

NORTH



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

**EAK** 12-28-18  
INITIAL DATE  
**KK-369**

LOT #3

PART O.L. 6

PART O.L. 7

S 87°12'29" E 82.53'

10,884 SQ. FT.  
TOTAL

LOT #5

(8,712 SF)

N 02°25'05" E 131.99'

VACATED ALLEY

(2,172 SF)

S 02°28'01" W 131.94'

LOT #7

P.O.B.

N 87°14'46" W 82.42'

EAST MAIN STREET 66, R/W

BASIS OF BEARING IS STATE PLANE  
GRID NORTH NAD 83 (2011), GEOID  
12A, OHIO NORTH ZONE.

**LEGEND**

- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ⊗ 3" SURVEY MARKER SET
- △ RAILROAD SPIKE SET
- ▲ RAILROAD SPIKE FOUND
- ⊗ 5/8" IRON PIN SET WITH CAP  
STAMPED "CRAIG 8195"



*Chad F. Craig*

SURVEY BY: CHAD F. CRAIG P.S. #8195  
for SEILER & CRAIG SURVEYING INC.  
270 PARK AVENUE WEST  
MANSFIELD, OHIO 44902  
(419) 525-3644  
EMAIL:SEILERANDCRAIG@SEILERANDCRAIG.COM

SURVEY PLAT FOR  
NICKEL AND BEAN COFFEE SHOP

LOT #5 AND VACATED ALLEY  
VILLAGE OF LEXINGTON  
RICHLAND COUNTY, OHIO

DATE: DECEMBER 17, 2018 SCALE: 1"=30'

MAIN\_ST\_27\_PLAT

**SEILER & CRAIG SURVEYING, INC.**

Chad F. Craig, P.S.  
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**SURVEY DESCRIPTION**

LOT #5 AND  
VACATED ALLEY  
VILLAGE OF LEXINGTON,  
RICHLAND COUNTY, OHIO

Situated in Village of Lexington, County of Richland, State of Ohio and being known as Lot #5 of the consecutively numbered lots and a vacated alley in said village, being more particularly described as follows:

Beginning for the same at an iron pin found and accepted as marking the southwest corner of Lot #5 in the Village of Lexington; Thence, North 02 degrees 25 minutes 05 seconds East with the west line of Lot #5, 131.99 feet to an iron pin found and accepted as marking the northwest corner of said lot;

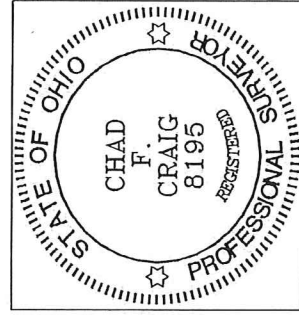
Thence, South 87 degrees 12 minutes 29 seconds East with the north line of said lot and the easterly prolongation thereof, 82.53 feet to an iron pin found and accepted as marking the northeast corner of the terminus of a vacated alley, the same being the northwest corner of Lot #7 in the Village of Lexington;

Thence, South 02 degrees 28 minutes 01 second West with the east line of said vacated alley, the same being the west line of Lot #7, 131.94 feet to an iron pin found and accepted as marking the southeast terminus of said alley, the same being the southwest corner of Lot #7 and a point on the north right of way of East Main Street (66' R/W);

Thence, North 87 degrees 14 minutes 46 seconds West with said right of way, 82.42 feet to the place of beginning, containing a total of 10,884 square feet of which 8712 square feet are located within Lot #5 and 2172 square feet are located within a vacated alley, according to survey by Chad F. Craig P.S. 8195 on December 17, 2018 but subject to all legal highways and easements of record.

Iron pins set are 5/8" rods with caps stamped "CRAIG 8195".

Bearings are based on State Plane Grid North NAD 83 (2011), Geoid 12A, Ohio North Zone and are intended to be used for angular determination only.



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A handwritten signature in blue ink that reads "Chad F. Craig".

Chad F. Craig P.S. #8195  
Seiler and Craig Surveying, Inc.