

**SURVEYOR'S DESCRIPTION FOR
MARJORIE FOUST**

1.070 Acres

Situated in the Village of Lexington, County of Richland, State of Ohio, being Lot 146 and part of Outlot 30 as recorded in plat volume 5, page 10 and being more particularly described as follows:

Beginning at an iron pin set in the northwest corner of said Outlot 30;

Thence with the following **SIX** courses:

- 1) **S 87° 05' 11" E, 451.16 feet** along the north line of said Outlot 30 and along the north line of said Lot 146 to a point being the northeast corner of said Lot 146, said point also being in the west right of way line of Maple Street (49.50') and passing through an iron pin set at 447.16 feet;
- 2) **S 02° 46' 55" W, 98.00 feet** along the east line of said Lot 146 also being along said west right of way line of Maple Street (49.50') to an iron pin set in the southeast corner of said Lot 146, said iron pin also being in the north line of an alley (16.50');
- 3) **N 87° 05' 11" W, 132.00 feet** along the south line of said Lot 146, also being along said north line of said alley (16.50') to a point being the southwest corner of said Lot 146, said point also being the northwest corner of said alley, being in the east line of said Outlot 30 and being referenced by an iron pin set S 02° 46' 55" W, 8.25 feet from said point;
- 4) **S 02° 46' 55" W, 8.25 feet** along said east line of said Outlot 30 also being along the west line of said alley (16.50') to an iron pin set;
- 5) **N 87° 05' 11" W 314.96 feet** to a point being in the west line of said Outlot 30 and passing through an iron pin set at 313.92 feet;
- 6) **N 00 ° 31' 07" E, 106.34 feet** along said west line of said Outlot 30 to the **place of beginning** and containing **1.070 Acres**, more or less, of which 0.297 acre is in Lot 146 and 0.773 acre is in part of Outlot 30 and subject to all legal highways and easements of record.

Bearings are to an assumed meridian and are used to express angles only.

All iron pins set are 5/8" diameter reinforcing rod with plastic cap stamped "STEVENS 7052".

According to a survey made in May 2019 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.



Roger L. Stevens
 Roger L. Stevens
 Registered Surveyor No. 7052
 SM-1716A

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE

EAK 6-7-19
 INITIAL DATE

LL-145

**.542 AC + 1.233 AC MUST
 TRANSFER BEFORE THIS
 PARCEL**

0.542 Acre

Situated in the Village of Lexington, County of Richland, State of Ohio, being part of Outlot 30 as recorded in plat volume 5, page 10 and being more particularly described as follows:

Commencing at an iron pin set in the northwest corner of said Outlot 30;

Thence S 00 ° 31' 07" W, 106.34 feet along the west line of said Outlot 30 to a point, said point being referenced by an iron pin set S 87° 05' 11" E, 1.04 feet from said point and being the **true place of beginning**;

Thence with the following **FOUR** courses:

- 1) **S 87° 05' 11" E, 314.96 feet** to an iron pin set in the east line of said Outlot 30, said iron pin also being in the west line of an alley (16.50');
- 2) **S 02° 46' 55" W, 75.25 feet** along said east line of said Outlot 30 also being along the west line of said alley (16.50') and along the west line of Lot 148 to point being the southwest corner of a parcel of land conveyed to James M. Pierce by official records volume 1874, page 230, said point being referenced by an iron pin found N 87° 05' 11" W, 0.66 feet from said point;
- 3) **N 87° 05' 11" W 311.99 feet** to a point being in the west line of said Outlot 30, passing through previously referenced iron pin found at 0.66 feet and passing through an iron pin set at 310.82 feet;
- 4) **N 00 ° 31' 07" E, 75.32 feet** along said west line of said Outlot 30 to the **true place of beginning** and containing **0.542 Acre**, more or less, and subject to all legal highways and easements of record.

The grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site under applicable zoning and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.

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All iron pins set are 5/8" diameter reinforcing rod with plastic cap stamped "STEVENS 7052".

According to a survey made in May 2019 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.



Roger L. Stevens
Roger L. Stevens
Registered Surveyor No. 7052
SM-1716A

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

FAX 607-19
INITIAL DATE

LL-145

THIS PARCEL MUST TRANSFER
BEFORE 1.070 AC PARCEL

1.233 Acres

Situated in the Village of Lexington, County of Richland, State of Ohio, being part of Outlots 29 and 30 as recorded in plat volume 5, page 10 and being more particularly described as follows:

Beginning at an axle found in the southwest corner of said Outlot 29;

Thence with the following **EIGHT** courses:

- 1) **N 00° 31' 07" E, 213.90 feet** along said west line of said Outlots 29 and 30 to a point, said said point being referenced by an iron pin set S 87° 05' 11" E, 1.17 feet from said point;
- 2) **S 87° 05' 11" E, 311.99 feet** to a point being in the east line of said Outlot 30, said point also being in the west line of Lot 148 and being in the northwest corner of a parcel of land conveyed to Diana L. Bachelder by official records volume 794, page 409, passing through previously referenced iron pin set at 1.17 feet and passing through an iron pin found at 311.33 feet;
- 3) **S 02° 46' 55" W, 81.20 feet** along said east line of said Outlots 30 and 29 also being along the west line of said land of Diana L. Bachelder, along the west line of Lots 148 and 150 and the west line of an alley (16.50') to point being in the north line of a parcel of land conveyed to Randy D. and Shirley J. Kilgore by official records volume 373, page 924, said point being referenced by an axle found S 86° 24' 44" E, 1.75 feet from said point;
- 4) **N 86° 24' 44" W 46.77 feet** along said north line of said land of Randy D. and Shirley J. Kilgore to an axle found in the northwest corner of said land;
- 5) **S 03° 04' 18" W, 66.21 feet** along the west line of said land of Randy D. and Shirley J. Kilgore to an axle found in the southwest corner of said land, said axle also being in the north line of a parcel of land conveyed to Dexter H. and Kathleen J. Casto by official records volume 1896, page 811;
- 6) **N 86° 47' 38" W 84.79 feet** along said north line of said land of Dexter H. and Kathleen J. Casto to an axle found in the northwest corner of said land;
- 7) **S 03° 13' 19" W, 66.13 feet** along the west line of said land of Dexter H. and Kathleen J. Casto to an axle found in the southwest corner of said land, said axle also being in the south line of said Outlot 29;
- 8) **N 87° 28' 37" W, 171.15 feet** along said south line of said Outlot 29 to the **place of beginning** and containing **1.233 Acres**, more or less, of which 1.076 acres are in part of Outlot 29 and 0.157 acre is in part of Outlot 30 and subject to all legal highways and easements of record.

The grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site under applicable zoning and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.

Bearings are to an assumed meridian and are used to express angles only.

All iron pins set are 5/8" diameter reinforcing rod with plastic cap stamped "STEVENS 7052".

According to a survey made in May 2019 by Roger L. Stevens, Ohio Registered Surveyor No. 70

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAK INITIAL
DATE 6-7-19

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK INITIAL
DATE 6-7-19

THIS PARCEL MUST TRANSFER BEFORE 1.070 AC PARCEL



Roger L. Stevens
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 Registered Surveyor No. 7052
 SM-1716A