

LINE	BEARING	DISTANCE
L1	S 87°44'43" E	33.02'
L2	S 87°44'43" E	8.25'



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY

TAX MAP OFFICE

EAK 5-4-21

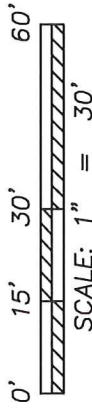
INITIAL DATE

NN-163



LEGEND

- IRON PIN/PIPE FOUND
- △ MAGNAIL SPIKE FOUND
- IRON PIN SET-5/8" REBAR SET WITH I.D. CAP STAMPED "RAMSEY S-8396"



Distances shown hereon are expressed in feet and decimal parts thereof.

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

CERTIFICATION: I hereby state that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code.

By:  Nathaniel B. Ramsey, P.S. #8396
For Ramsey Surveying

04/27/2021
Date

RAMSEY SURVEYING
Professional Land Surveying Services

283 Eby Road
Shiloh, Ohio 44878
TEL (419) 512-2596 FAX (419) 522-0399
EMAIL nr Ramsey@ramsey-surveying.com

SURVEY MADE AT THE REQUEST OF
THEODORE J. TOGLIATTI

**BEING INLOT 32, PART OF INLOT 30 & PART OF OUTLOT 36
IN THE VILLAGE OF LEXINGTON, TROY TOWNSHIP
T-20 N, R-19 W
RICHLAND COUNTY, OHIO**

DATE	SCALE	JOB NO.	SHEET
04/27/2021	1" = 30'	SM-5564	1 OF 1

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April 27, 2021

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Richland, Village of Lexington; being Inlot 32, part of Inlot 30 and part of Outlot 36, Township 20-North, Range 19-West, and being a portion of lands conveyed to Theodore J. Togliatti, Trustee of the Theodore J. Togliatti Living Trust by official record volume 2654, page 434, being more particularly described as follows:

Beginning for the same at a point being the northwest corner of said Inlot 32, said point also being on the south right of way line of Main Street-(66' R/W) and being referenced by an iron pin found North 08 degrees 21 minutes 54 seconds West, 0.48 feet therefrom;

Thence, the following **EIGHT** Courses:

1. **South 87 degrees 33 minutes 41 seconds East, 98.98 feet** along the north line of said Inlot 32, the north line of said Inlot 30, also being the said south right of way line of Main Street to a point;
2. **South 02 degrees 31 minutes 54 seconds West, 131.47 feet** with an existing line across said Inlot 30 to a point on the north line of aforementioned Outlot 36, referenced by an iron pin found South 02 degrees 31 minutes 54 seconds West, 0.06 feet, also passing through an iron pin found for reference at 0.07 feet;
3. **South 87 degrees 44 minutes 43 seconds East, 33.02 feet** along the north line of said Outlot 36, the south line of said Inlot 30 to an iron pin found in the southeast corner thereof;
4. **South 05 degrees 49 minutes 45 seconds West, 48.30 feet** along an existing line across said Outlot 36 to an iron pin found on a southeasterly line thereof;
5. **North 87 degrees 44 minutes 43 seconds West, 138.37 feet** along an existing line across said Outlot 36 to an iron pin set;
6. **North 02 degrees 49 minutes 04 seconds East, 48.21 feet** along an existing line across Outlot 36 to an iron pin set on the north line thereof, the south line of a 16.5 foot alley;
7. **South 87 degrees 44 minutes 43 seconds East, 8.25 feet** along said north line of Outlot 36, said south line of said 16.5 foot alley to an iron pin set in the southwest corner of aforementioned Inlot 32;

8. North 02 degrees 49 minutes 04 seconds East, 131.79 feet along the west line of said Inlot 32, the east line of said 16.5 foot alley to the Place of Beginning containing 19,803.37 square feet, more or less, of which 8690.79 square feet are located within Inlot 32, 4380.78 square feet are located within Part Inlot 30 and 6731.80 square feet are located within Part Outlot 36 and subject to all legal highways, easements, leases, and use restrictions of record.

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

Iron pins set are 5/8" diameter rod with plastic cap stamped "Ramsey S-8396".

According to a survey made in April 2021 by Nathaniel B. Ramsey,
Ohio Registered Professional Surveyor No. 8396.



Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5564 legal



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