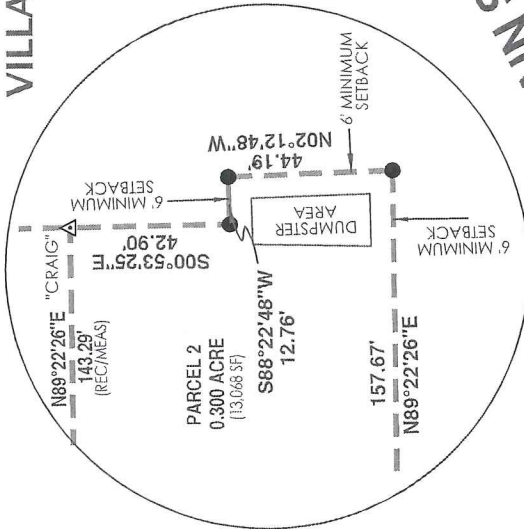


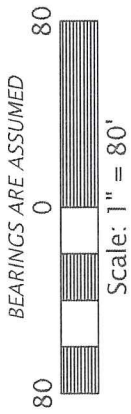
PLAT OF BOUNDARY SURVEY
PART OF OUTLOT 53
VILLAGE OF LEXINGTON, RICHLAND COUNTY, OHIO

MAIN STREET (U.S. ROUTE 42 - WIDTH VARIES)



DETAIL
NOT TO SCALE

- REFERENCE MATERIALS**
- DEEDS AS SHOWN
 - TAX MAPS
 - PLAT VOLUME 23, PAGE 121
 - THE FOLLOWING RICHLAND COUNTY SURVEYS FOUND AT THE RICHLAND COUNTY TAX MAP OFFICE: CC-49, CC-139, EE-169, EE-171, F-1-136, F-4-278, HH-129
 - SURVEY FOR LOGAN BY JUSTIN A. SEILER DATED JANUARY 15, 1979



TOTAL 6.576 ACRES
WALKER BROTHERS
LEXINGTON, LLC.
ORV 1901/172

**PARCEL 1
6.276 ACRES**

313.05' (REC)
312.81' (CALC)
N00°53'25\"/>

MID OHIO
HOSPITALITY, LLC.
ORV 2243/454
1.342 ACRES

N89°22'26\"/>

N00°29'20\"/>

PARCEL 2
0.300 ACRE
(13,068 SF)

**POINT OF
BEGINNING
PARCEL 2**

OUTLOT 54
KNLS ENTERPRISES, LLC
ORV 2048/251
3.493 ACRES

PARCEL 2 NOTE: GRANTEES, THEIR HEIRS, AND ASSIGNS DO HEREBY COVENANT AND AGREE THAT THE PARCEL OF LAND SHOWN ON THIS INSTRUMENT OR ANY PORTION THEREOF DOES NOT CONSTITUTE A PRINCIPLE 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.

**POINT OF
BEGINNING
PARCEL 1
POINT OF
COMMENCEMENT
PARCEL 2**

OUTLOT 56
LEXINGTON LOCAL
SCHOOL DISTRICT
DV 667/434



PREPARED BY
F.E. KROCKA & ASSOCIATES, INC.
100 NORTH GAMBLE STREET
SHELBY, OHIO 44875
(419) 342-4556

NEW SPLIT	NEW SURVEY
RICHLAND COUNTY	OF EXISTING PARCEL
TAX MAP OFFICE	RICHLAND COUNTY
EAK 6-9-21	TAX MAP OFFICE
INITIAL	EAK 6-9-21
DATE	INITIAL
	DATE
	PARCEL 2 MUST TRANSFER BEFORE PARCEL 1
	NN-215

I CERTIFY THIS SURVEY WAS PREPARED FROM ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THAT ALL MONUMENTS WERE FOUND OR SET AS INDICATED.

Nathan W. Sautter

NATHAN W. SAUTTER
OHIO REGISTERED SURVEYOR NO. 8252
DATE: MAY 26, 2021



LEGEND

- ⊕ MAG NAIL FOUND
- △ IRON PIN FOUND
- ⊙ 3" SURVEY SPIKE SET
- 5/8" DIAMETER, 30" LONG IRON PIN SET WITH CAP STAMPED "KROCKA & ASSOC."

LAKEWOOD ROAD - 60'

LAKEWOOD SUBDIVISION BLOCK TWO
PLAT VOLUME 23, PAGE 121

LOT 1220

LOT 1221

LOT 1222

180.07' (REC/USED)
"SEILER" HELD
89°48'00" (REC/USED)
89°46' (REC)
895.48' (CALC)
505.00' (REC/USED)

S00°22'50\"/>

409.5' (REC)
409.35' (CALC)
S88°19'16\"/>

"SEILER"
SW COR. OUTLOT 53
NW COR. LOT 1222

MAIN STREET (U.S. ROUTE 42 - WIDTH VARIES)

N61°49'19\"/>

REF. 33.91'

306.88'



F.E. Krocka & Associates, Inc.

Surveying and Mapping

100 North Gamble Street

Shelby, Ohio 44875

Phone: (419) 342-4556

Fax: (419) 347-8885

**DESCRIPTION
PART OF OUTLOT 53
VILLAGE OF LEXINGTON, RICHLAND COUNTY, OHIO
PARCEL 1 – 6.276 ACRES**

DESCRIPTION: Being part of Outlot 53 in the Village of Lexington, Richland County, Ohio, and being more particularly described as follows:

The real point of beginning being an iron pin found at the southwest corner of Outlot 53, said point also being at a northwest corner of Lot 1222 in Lakewood Subdivision Block Two, Plat Volume 23, Page 121 and on the east line of Outlot 56;

- 1) thence N00°53'33"W, along the west line of Outlot 53 (east line of Outlot 56), a distance of 266.95 feet to an iron pin found at the northeast corner of Outlot 56 (southeast corner of Outlot 54), said point also being at the southeast corner of a 3.493 acre parcel described in Official Record Volume 2048, Page 251;
- 2) thence N00°29'20"W, along the east line of said 3.493 acre parcel, a distance of 94.44 feet to an iron pin set;
- 3) thence N89°22'26"E, a distance of 157.67 feet to an iron pin set;
- 4) thence N02°12'48"W, a distance of 44.19 feet to an iron pin set;
- 5) thence S88°22'48"W, a distance of 12.76 feet to an iron pin set;
- 6) thence N00°53'25"W, partially along the east line of a 1.342 acre parcel described in Official Record Volume 2243, Page 454 and passing for reference iron pins found at 42.90 feet and 322.08 feet, a total distance of 355.71 feet to a 3" survey spike set on the centerline of Main Street (U.S. Route 42 – width varies;
- 7) thence N61°49'19"E, along the centerline of Main Street, a distance of 306.88 feet to a 3" survey spike set;
- 8) thence S00°22'50"E, along the east line of Outlot 53 (west line of Lots 1220, 1221, and 1222) and passing for reference an iron pin set at 33.91 feet, a total distance of 895.48 feet to a 3" survey spike set at the southeast corner of Outlot 53 (corner of Lot 1222);
- 9) thence S88°19'16"W, along the south line of Outlot 53 (north line of Lot 1222), a distance of 409.35 feet to the real point of beginning;

and containing 6.276 acres, more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 30" long, 5/8" diameter with caps stamped "KROCKA & ASSOC." Bearings are assumed.

CERTIFICATION: I certify this survey was prepared from actual field measurements in accordance with Chapter 4733-37 of the Ohio Administrative Code and that all monuments were found or set as indicated.

F. E. KROCKA & ASSOCIATES, INC.

Nathan W. Sautter

Ohio Registered Surveyor No. 8252

Date: May 26, 2021



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK INITIAL **6-9-21** DATE

**PARCEL 2 (.30 AC) MUST TRANSFER
BEFORE THIS PARCEL**

NN-215



F.E. Krocka & Associates, Inc.

Surveying and Mapping
100 North Gamble Street
Shelby, Ohio 44875
Phone: (419) 342-4556
Fax: (419) 347-8885

DESCRIPTION
PART OF OUTLOT 53
VILLAGE OF LEXINGTON, RICHLAND COUNTY, OHIO
PARCEL 2 – 0.300 ACRE

DESCRIPTION: Being part of Outlot 53 in the Village of Lexington, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at an iron pin found at the southwest corner of Outlot 53, said point also being at a northwest corner of Lot 1222 in Lakewood Subdivision Block Two, Plat Volume 23, Page 121 and on the east line of Outlot 56; thence N00°53'33"W, along the west line of Outlot 53 (east line of Outlot 56), a distance of 266.95 feet to an iron pin found at the northeast corner of Outlot 56 (southeast corner of Outlot 54), said point also being at the southeast corner of a 3.493 acre parcel described in Official Record Volume 2048, Page 251; thence N00°29'20"W, along the east line of said 3.493 acre parcel, a distance of 94.44 feet to an iron pin set at the real point of beginning for the parcel herein described;

- 1) thence N00°29'20"W, continuing along the east line of said 3.493 acre parcel, a distance of 86.85 feet to an iron pin found at a southerly corner of a 1.342 acre parcel described in Official Record Volume 2243, Page 454;
- 2) thence N89°22'26"E, along the south line of said 1.342 acre parcel, a distance of 143.29 feet to an iron pin found at the southeast corner of said 1.342 acre parcel;
- 3) thence S00°53'25"E, a distance of 42.90 feet to an iron pin set;
- 4) thence N88°22'48"E, a distance of 12.76 feet to an iron pin set;
- 5) thence S02°12'48"E, a distance of 44.19 feet to an iron pin set;
- 6) thence S89°22'26"W, a distance of 157.67 feet to the real point of beginning;

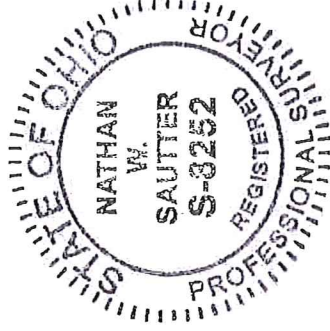
and containing 0.300 acre (13,068 square feet), more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 30" long, 5/8" diameter with caps stamped "KROCKA & ASSOC." Bearings are assumed.

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, their heirs, and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.

CERTIFICATION: I certify this survey was prepared from actual field measurements in accordance with Chapter 4733-37 of the Ohio Administrative Code and that all monuments were found or set as indicated.

F. E. KROCKA & ASSOCIATES, INC.

Nathan W. Sautter
Ohio Registered Surveyor No. 8252
Date: May 26, 2021



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 6-9-21
INITIAL DATE
NN-215