

P-295

SURVEY FOR: WALKER ENTERPRISES

DATE: 5-13-02

JOB NUMBER: SM-1797

LOCATION: PART OF LOT 357 IN THE VILLAGE OF LEXINGTON, & PART OF SEC. 23, T-20, R-19, RICHLAND CO., OHIO

Q. LEXINGTON-STEAM CORNERS ROAD (60')

N. LINE NE. 1/4 SEC. 23

S 89°43'56" W
50.00'

N 87°46'16" E
150.00'

P 100.00'

BRIAN W. BACIN
D.V.-830 P.-588

0.723 ACRES

S 01°14'50" E
325.00'

N 01°14'50" W
240.00'

W. LINE NE. 1/4 SEC. 23

LOT 357

ARMSTRONG-COCKLEY-TEXTER
ADDITION
P.V.-18 P.-170

N 87°46'16" E
150.00'

N 01°14'50" W
85.00'

S 01°14'50" E
210.00'

LOT 356

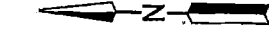
S 01°14'50" E
295.00'

S 01°14'50" E
85.00'

S 89°43'56" W
100.00'

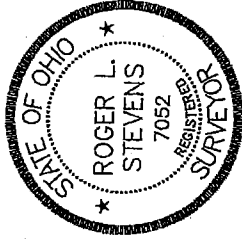
S 87°46'16" W
150.00'

P 100.00'



WALKER ENTERPRISES
O.R.V.-833 P.-490

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 5/16/02
INITIAL DATE



10-9-15

LEGEND

- IRON PIN FOUND IN Village of Lexington Admin. Director
- IRON PIN SET, 5/8" DIA. ROD WITH PLASTIC CAP STAMPED "STEVENS 7052"

Roger L. Stevens
Roger L. Stevens, P.S. #7052

Distances shown hereon are expressed in feet and decimal parts thereof.
Basis of Bearings: Survey G-244.

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

R.L.S.

LAND LOCK
CLOUSE REMOVED
10-9-15 SEE
ATTACHED LETTER

**SURVEYOR'S DESCRIPTION
FOR
WALKER ENTERPRISES**

Part of Lot 357

Situated in the Village of Lexington, County of Richland, State of Ohio and being part of lot 357 of the consecutively numbered lots in said Village, being lot 357 of Armstrong-Cockley-Texter Addition as recorded in plat volume 18, page 170 and being part of the Northeast Quarter of Section 23, Township 20, Range 19 and being more particularly described as follows:

Beginning at an iron pin found in the southwest corner of said lot 357, said iron pin also being in the west line of said Northeast Quarter;

Thence N 01° 14' 50" W, 85.00 feet along the west line of said lot 357 also being along said west line of said Northeast Quarter to an iron pin set;

Thence N 87° 46' 16" E, 150.00 feet to an iron pin set in the east line of said lot 357;

Thence S 01° 14' 50" E, 85.00 feet along said east line of said lot 357 to an iron pin set in the southeast corner of said lot;

Thence S 87° 46' 16" W, 150.00 feet along the south line of said lot 357 to the **Place of Beginning** and containing **0.293 acre**, more or less, and subject to all legal highways and easements of record.

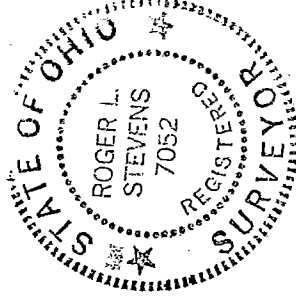
~~Grantors, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site under applicable zoning and will not be conveyed by said grantees, heirs and assigns independent and separate from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

REMOVED
FROM
FILE
FEB 01 12
ID# 9-12
SEE
LETTER

Basis of Bearing: Survey G-244.

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

According to a survey made in May 2002 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.



Roger L. Stevens
Roger L. Stevens
Registered Surveyor No. 7052
SM-1797

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

DAY INITIAL 5/16/02
DATE DATA

P-295



The Village of Lexington, Ohio

A Growing Community For Families

44 West Main Street ▪ Lexington, OH 44904
Phone: 419-884-0765 ▪ Fax: 419-884-1640
LexingtonOhio.us

Richland County Tax Map Office
Attn: Elaine Kiefer
50 Park Avenue East
Mansfield, Ohio 44902

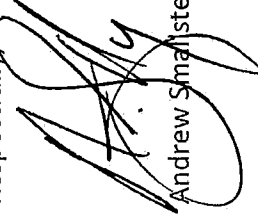
October 9, 2015

Ms. Kiefer,

In regards to the attached plot map for lot 357 owned by Walker Enterprises within the Village of Lexington, the lot is now currently all road frontage to Benjamin Street, a developed R-1 One Family district in the Village. This lot meets all our zoning requirements for the district and should be free of any land-locked clause that may have been placed in effect previously.

If you have any other questions, feel free to contact my office.

Respectfully,


Andrew Smallstey

Andrew Smallstey
Administrative Director
asmallstey@lexingtonohio.us