

PLAT OF BOUNDARY SURVEY
PARTS OF OUTLOT 42
TOWNSHIP TWENTY (20), RANGE NINETEEN (19)
VILLAGE OF LEXINGTON, TROY TOWNSHIP, RICHLAND COUNTY, OHIO

REFERENCE MATERIALS

- DEEDS AS SHOWN
- TAX MAPS

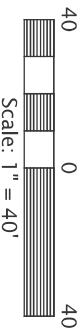
THE FOLLOWING RICHLAND COUNTY SURVEYS:

- AA-382
- D-306
- F-3-007
- SURVEY FOR WALKER BY ROBERT A. CUNNING DATED APRIL 2, 1991
- SURVEY FOR SCHNEIDER/BRUMMENSHENKEL BY ROBERT A. CUNNING DATED SEPTEMBER 2, 1982

LEGEND

- IRON PIPE FOUND WITH PK NAIL IN CENTER
- △ IRON PIN FOUND
- 5/8" DIAMETER, 30" LONG IRON PIN SET WITH CAP STAMPED "KROCKA & ASSOC."
- ⊕ 3" SURVEY SPIKE SET IN ASPHALT

BEARINGS ARE BASED ON SURVEY "D-306" BY POGDENEYER DESIGN GROUP, INC. DATED OCTOBER, 1987.



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

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
 OHIO REGISTERED SURVEYOR NO. 8252
 DATE: MAY 30, 2023



NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
 INITIAL & DATE
FAK 8-25-23
PP-219

BOARD OF PARK COMMISSIONERS
 FOR RICHLAND COUNTY, OHIO
 DV 9071624

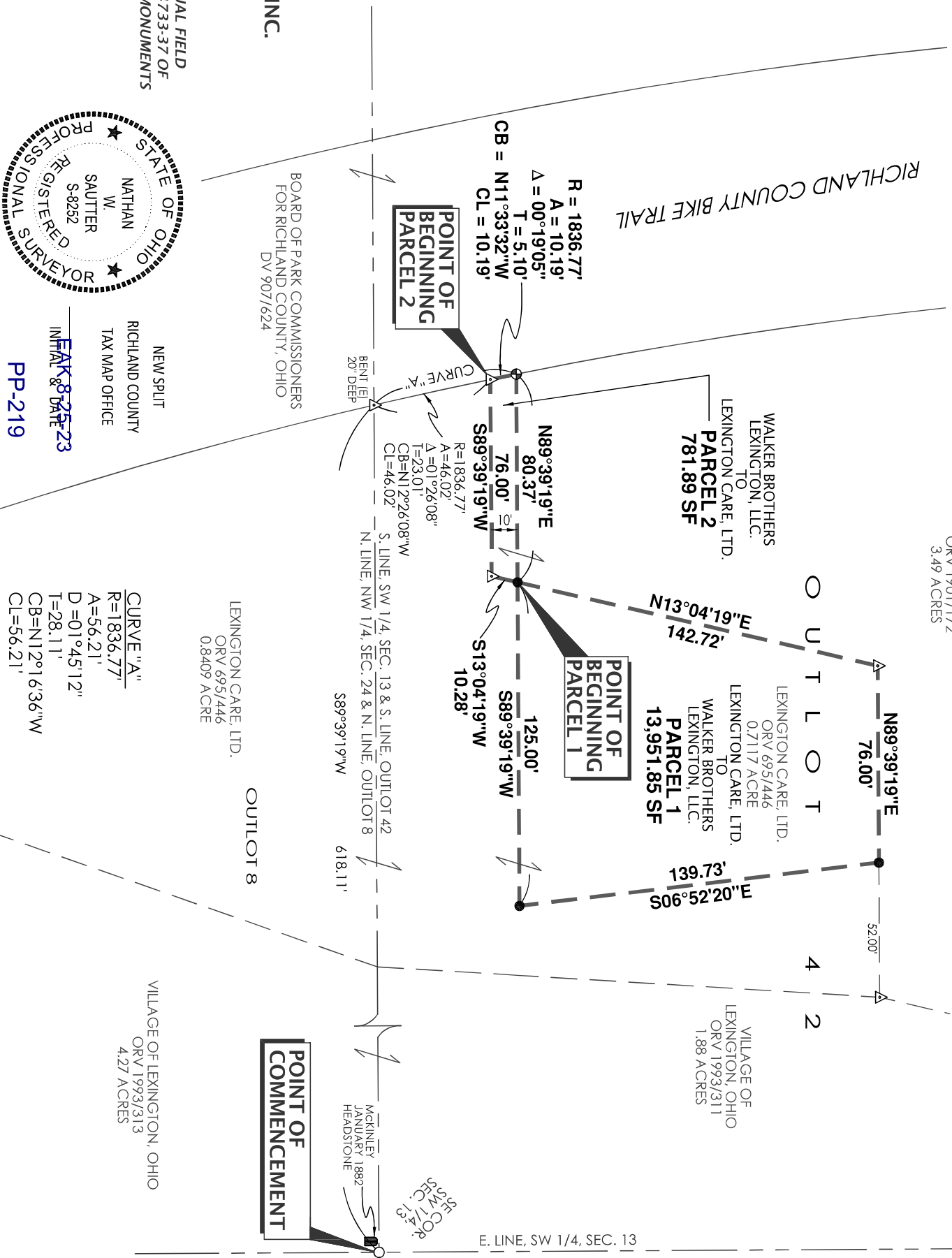
RICHLAND COUNTY BIKE TRAIL

WALKER BROTHERS LEXINGTON, LLC.
 ORV 1901/1172
 3.49 ACRES

WALKER BROTHERS LEXINGTON, LLC.
 TO
 LEXINGTON CARE, LTD.
PARCEL 2
781.89 SF

LEXINGTON CARE, LTD.
 ORV 695/1446
 0.7117 ACRE
 LEXINGTON CARE, LTD.
 WALKER BROTHERS LEXINGTON, LLC.
PARCEL 1
13,951.85 SF

NOTE (PARCELS 1 & 2): 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 PRINCIPAL BUILDING SITE AND WILL NOT BE CONVEYED BY SAID GRANTEES, HEIRS, AND ASSIGNS INDEPENDENT AND SEPARATE FROM ANY ADJOINING OR CONTIGUOUS PARCEL.



E. LINE, SW 1/4, SEC. 13

VILLAGE OF LEXINGTON, OHIO
 ORV 1993/313
 4.27 ACRES



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 42
PART OF THE SOUTHWEST QUARTER, SECTION THIRTEEN (13)
TOWNSHIP TWENTY (20), RANGE NINETEEN (19)
VILLAGE OF LEXINGTON, TROY TOWNSHIP, RICHLAND COUNTY, OHIO
PARCEL 1 – 13,951.85 S.F.**

DESCRIPTION: Being part of Outlot 42, part of the Southwest Quarter, Section Thirteen (13), Township Twenty (20), Range Nineteen (19), Village of Lexington, Troy Township, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at an iron pipe found with a pk nail in the center at the southeast corner of the Southwest Quarter, Section 13; thence S89°39'19"W, along the south line of the Southwest Quarter of Section 13, a distance of 618.11 feet to an iron pin found on the east line of a parcel in the name of Board of Park Commissioners for Richland County, Ohio described in Deed Volume 907, Page 624; thence on a curve to the right having a radius of 1836.77 feet, a delta of 01°45'12", and an arc length of 56.21 feet (chord bearing N12°16'36"W, 56.21 feet), along the east line of said Board of Park Commissioners for Richland County, Ohio parcel and passing for reference an iron pin found at 46.02 feet, to a 3" survey spike set in asphalt on the west line of a 3.49 acre parcel described in Official Record Volume 1901, Page 172; thence N89°39'19"E, a distance of 80.37 feet to a 5/8" iron pin set on an east line of said 3.49 acre parcel at the real point of beginning for the parcel herein described;

- 1) thence N13°04'19"E, along an east line of said 3.49 acre parcel, a distance of 142.72 feet to an iron pin found at a corner of said 3.49 acre parcel;
- 2) thence N89°39'19"E, along a line of said 3.49 acre parcel, a distance of 76.00 feet to a 5/8" iron pin set;
- 3) thence S06°52'20"E, a distance of 139.73 feet to a 5/8" iron pin set;
- 4) thence S89°39'19"W, a distance of 125.00 feet to the real point of beginning,

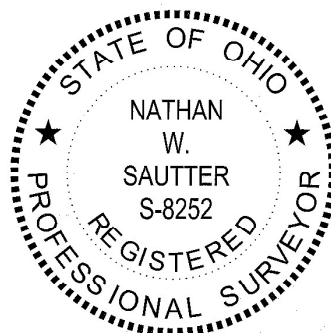
and containing 13,951.85 square feet, more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 5/8" diameter, 30" long with caps stamped "KROCKA & ASSOC." Bearings are based on survey "D-306" by Poggemeyer Design Group, Inc. dated October, 1987.

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 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.

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 30, 2023



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 8-25-23

INITIAL & DATE
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F.E. Krocka & Associates, Inc.

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PART OF THE SOUTHWEST QUARTER, SECTION THIRTEEN (13)
TOWNSHIP TWENTY (20), RANGE NINETEEN (19)
VILLAGE OF LEXINGTON, TROY TOWNSHIP, RICHLAND COUNTY, OHIO
PARCEL 2 – 781.89 S.F.**

DESCRIPTION: Being part of Outlot 42, part of the Southwest Quarter, Section Thirteen (13), Township Twenty (20), Range Nineteen (19), Village of Lexington, Troy Township, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at an iron pipe found with a pk nail in the center at the southeast corner of the Southwest Quarter, Section 13; thence S89°39'19"W, along the south line of the Southwest Quarter of Section 13, a distance of 618.11 feet to an iron pin found at the southwest corner of a 0.7117 acre parcel described in Official Record Volume 695, Page 446, said point also being on the east line of a parcel in the name of Board of Park Commissioners for Richland County, Ohio described in Deed Volume 907, Page 624; thence on a curve to the right having a radius of 1836.77 feet, a delta of 01°26'08", and an arc length of 46.02 feet (chord bearing N12°26'08"W, 46.02 feet), along the west line of said 0.7117 acre parcel and the east line of said Board of Park Commissioners for Richland County, Ohio parcel, to an iron pin found at a corner of said 0.7117 acre parcel, said point being the real point of beginning for the parcel herein described;

- 1) thence continuing along the east line of said Board of Park Commissioners for Richland County, Ohio parcel, on a curve to the right having a radius of 1836.77 feet, a delta of 00°19'05", and an arc length of 10.19 feet (chord bearing N11°33'32"W, 10.19 feet), to a 3" survey spike set in asphalt;
- 2) thence N89°39'19"E, a distance of 80.37 feet to a 5/8" iron pin set on a west line of said 0.7117 acre parcel;
- 3) thence S13°04'19"W, along a west line of said 0.7117 acre parcel, a distance of 10.28 feet to an iron pin found at a corner of said 0.7117 acre parcel;
- 4) thence S89°39'19"W, a distance of 76.00 feet, along a north line of said 0.7117 acre parcel, to the real point of beginning,

and containing 781.89 square feet, more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 5/8" diameter, 30" long with caps stamped "KROCKA & ASSOC." Bearings are based on survey "D-306" by Poggemeyer Design Group, Inc. dated October, 1987.

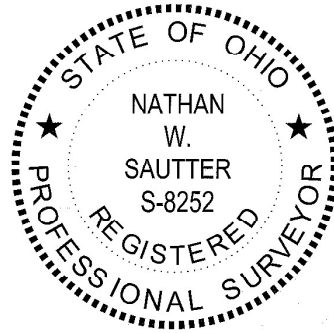
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