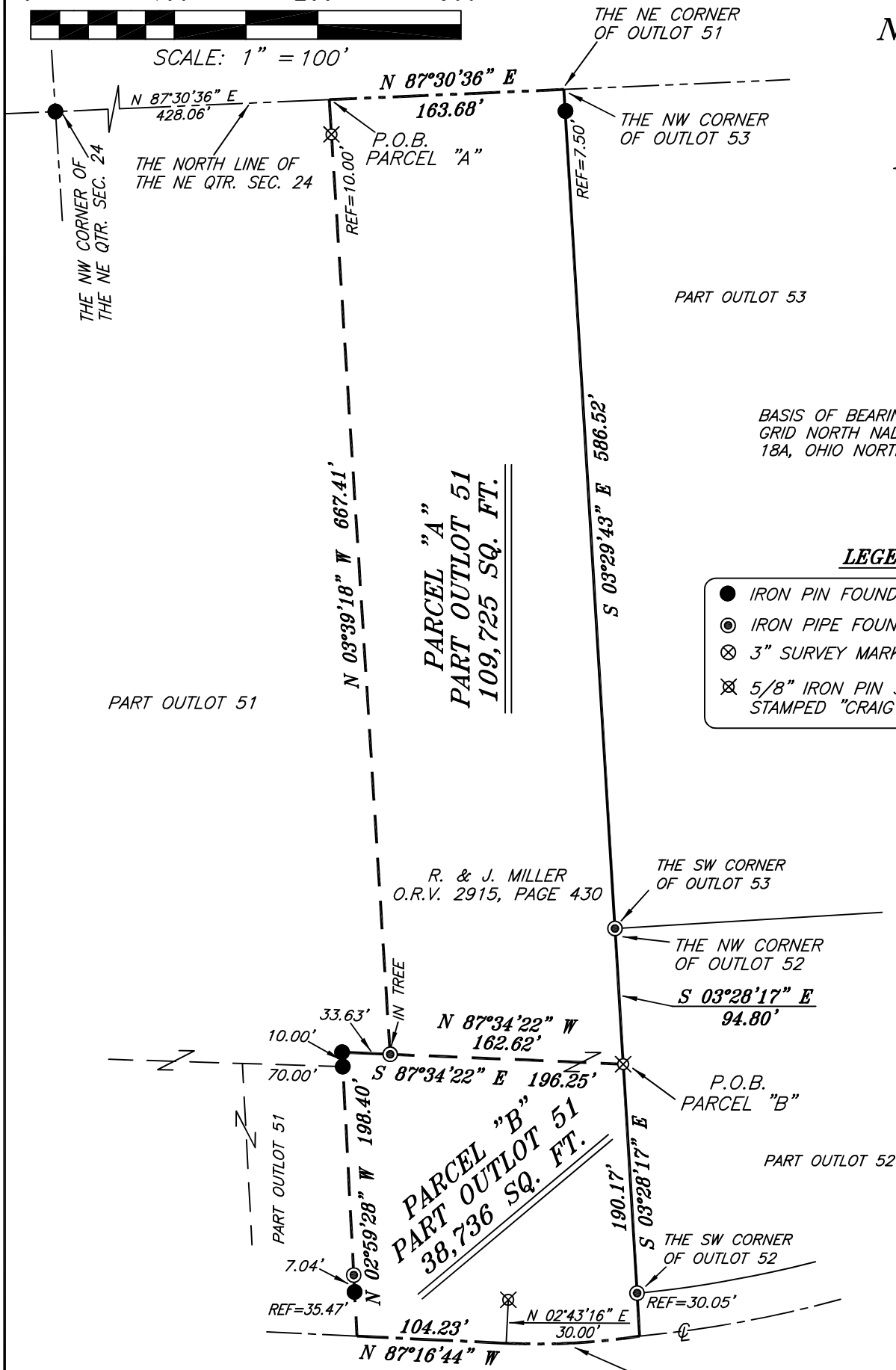




SCALE: 1" = 100'

**NORTH**



BASIS OF BEARING IS STATE PLANE GRID NORTH NAD 83 (2011), GEOID 18A, OHIO NORTH ZONE.

**LEGEND**

- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ⊗ 3" SURVEY MARKER SET
- ⊗ 5/8" IRON PIN SET WITH CAP STAMPED "CRAIG 8195"

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 3-5-24**

INITIAL & DATE  
**PARCEL "A" MUST  
TRANSFER  
BEFORE PAR "B"**

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 3-5-24**

INITIAL & DATE  
**QQ-64**

**MAIN STREET (ST. RT. 42)**



*Chad F. Craig*

SURVEY BY: CHAD F. CRAIG P.S. #8195  
for SEILER & CRAIG SURVEYING INC.  
270 PARK AVENUE WEST  
MANSFIELD, OHIO 44902  
(419) 525-3644  
EMAIL:SEILERANDCRAIG@SEILERANDCRAIG.COM

**APPROVED BY LEXINGTON  
VILLAGE COUNCIL 3-4-24**

SURVEY PLAT FOR	
PROPERTY TRANSFER	
PART OUTLOT 51 VILLAGE OF LEXINGTON RICHLAND COUNTY, OHIO	
DATE: JANUARY 23, 2024	SCALE: 1"=100'
MAIN_ST_167_MILLER	

**SURVEY DESCRIPTION  
PARCEL "A"**

PART OUT LOT 51  
VILLAGE OF LEXINGTON,  
RICHLAND COUNTY, OHIO

Situated in the Village of Lexington, County of Richland, State of Ohio and being known as Part Out Lot 51 in said village and being more particularly described as follows:

Commencing at and iron pin found and accepted as marking the northwest corner of the northeast quarter of Section 24, Thence, North 87 degrees 30 minutes 36 seconds East with the north line of said quarter 428.06 feet to a point being referenced by an iron pin set on a bearing of South 03 degrees 39 minutes 18 seconds East and at a distance of 10.00 feet, said point being on the north line of Out Lot 51, said point being the place of beginning of the parcel herein described;

Thence, North 87 degrees 30 minutes 36 seconds East with the north line of said quarter and the north line of said Out Lot 163.68 feet to a point referenced by an iron pin found on a bearing of South 03 degrees 29 minutes 43 seconds East and at a distance of 7.50 feet;

Thence, South 03 degrees 29 minutes 43 seconds East with the east line of said Out Lot and passing through said iron pin found a total distance of 586.52 feet to an iron pipe found;

Thence, South 03 degrees 28 minutes 17 seconds East with the east line of said Out Lot 94.80 feet to an iron pin set;

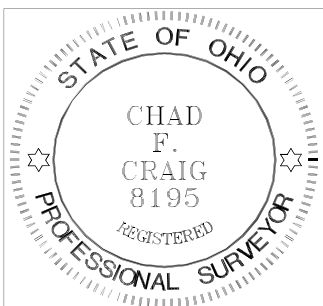
Thence, North 87 degrees 34 minutes 22 seconds West 162.62 feet to an iron pipe found in a tree;

Thence, North 03 degrees 39 minutes 18 seconds West passing through an iron pin set for reference at a distance of 657.41 feet, a total distance of 667.41 feet to the place of beginning, containing a total of 109,725 square feet, according to survey by Chad F. Craig P.S. 8195 on January 23, 2024, but subject to all easements, right of ways and highways of record.

Iron pins set are 5/8" rods with caps stamped "CRAIG 8195".

Bearings are based on State Plane Grid North NAD 83 (2011), Geoid 18A, Ohio North Zone and are intended to be used for angular determination only.

The grantees, his 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.



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 3-5-24**

INITIAL & DATE

**QQ-64**

A handwritten signature in black ink that reads "Chad F. Craig".

Chad F. Craig P.S. #8195  
Seiler and Craig Surveying, Inc.

**SURVEY DESCRIPTION  
PARCEL "B"**

PART OUT LOT 51  
VILLAGE OF LEXINGTON,  
RICHLAND COUNTY, OHIO

Situated in the Village of Lexington, County of Richland, State of Ohio and being known as Part Out Lot 51 in said village and being more particularly described as follows:

Commencing at and iron pin found and accepted as marking the northwest corner of the northeast quarter of Section 24, Thence, North 87 degrees 30 minutes 36 seconds East with the north line of said quarter 428.06 feet to a point being referenced by an iron pin set on a bearing of South 03 degrees 39 minutes 18 seconds East and at a distance of 10.00 feet, said point being on the north line of Out Lot 51, Thence, North 87 degrees 30 minutes 36 seconds East with the north line of said quarter and the north line of said Out Lot 163.68 feet to a point referenced by an iron pin found on a bearing of South 03 degrees 29 minutes 43 seconds East and at a distance of 7.50 feet, Thence, South 03 degrees 29 minutes 43 seconds East with the east line of said Out Lot and passing through said iron pin found, a total distance of 586.52 feet to an iron pipe found marking the northwest corner of Out Lot 52, Thence, South 03 degrees 28 minutes 17 seconds East with said east line of Out Lot 51, the same as being the west line of Out Lot 52 a distance of 94.80 feet to an iron pin set, the place of beginning of the parcel herein described;

Thence, South 03 degrees 28 minutes 17 seconds East with the east line of said out lot, passing through an iron pipe found at a distance of 160.12 feet, a total distance of 190.17 feet to a point in the centerline of Main Street (State Route 42);

Thence, with said centerline and with a curve to the right having a central angle of 11 degrees 31 minutes 03 seconds, a radius of 464.73 feet, an arc length of 93.42 feet, a chord bearing of South 86 degrees 57 minutes 44 seconds West and a chord distance of 93.26 feet to a point referenced by an iron pin set on a bearing of North 02 degrees 43 minutes 16 seconds East and at a distance of 30.00 feet;

Thence, North 87 degrees 16 minutes 44 seconds West with said centerline 104.23 feet to a point referenced by an iron pin found on a bearing of North 02 degrees 59 minutes 28 seconds West and at a distance of 35.47 feet;

Thence, North 02 degrees 59 minutes 28 seconds West passing through said iron pin found and passing through an iron pipe at a distance of 42.51 and passing through an iron pin found at a distance of 188.40 feet, a total distance of 198.40 feet to an iron pin found;

Thence, South 87 degrees 34 minutes 22 seconds East passing through an iron pipe found in a tree at a distance of 33.63 feet, a total distance of 196.25 feet to the place of beginning, containing a total of 38,736 square feet, according to survey by Chad F. Craig P.S. 8195 on January 23, 2024, but subject to all easements, right of ways and highways of record.

Iron pins set are 5/8" rods with caps stamped "CRAIG 8195".

Bearings are based on State Plane Grid North NAD 83 (2011), Geoid 18A, Ohio North Zone and are intended to be used for angular determination only.



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 3-5-24**

INITIAL & DATE

**PARCEL "A" MUST TRANSFER  
BEFORE THIS PARCEL**

**QQ-64**

A handwritten signature in black ink that reads "Chad F. Craig".

Chad F. Craig P.S. #8195  
Seiler and Craig Surveying, Inc.