

Village of Lexington  
O.R. Volume 830, Page 78: Auditor's Parcel No. 0482710504000  
S 89°48'42" E 161.47'  
Lot Line

# Plat of Survey

Village of Lexington, County of Richland, State of Ohio,  
part Lot 416 Clear Fork Hills Section One-Block 'A',  
(Plat Book 19, Page 34), being part of Auditor's  
Parcel No. 0482710809000.

PREPARED FOR:  
Village of Lexington  
Lexington, Ohio  
Approved: 3-10-06  
*Charles P. ...*

PROPERTY LOCATION:  
SITUATED IN THE VILLAGE OF LEXINGTON,  
COUNTY OF RICHLAND, STATE OF OHIO, AND  
BEING A PART OF THE SOUTHWEST QUARTE  
OF SECTION 13, TOWNSHIP 20, RANGE 19, AND  
BEING A PART OF LOT 416 OF CLEAR FORK  
HILLS SECTION ONE-BLOCK 'A' SUBDIVISION,  
AS RECORDED IN PLAT BOOK 19, PAGE 34, OF  
THE RICHLAND COUNTY PLAT RECORDS.

BEING A SURVEY OF A PART OF A PARCEL  
CONVEYED TO CLEAR FORK SWIMMING  
CLUB, AS RECORDED IN DEED VOLUME 471,  
PAGE 306, IN THE RICHLAND COUNTY DEED  
RECORDS, AND BEING PART OF AUDITOR'S  
PARCEL NO. 0482710809000.

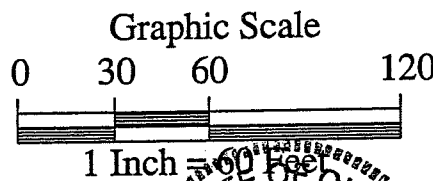
SUBJECT TO THE LIMITS AND RESTRICTIONS  
OF THE FLOOD ZONE 'A' PLAIN, AS PER THE  
FEMA MAPS: COMMUNITY PANEL NO.  
390618-0001-A: DATED 12-01-83.

THE BEARINGS OF THIS PLAT ARE BASED ON  
THE WEST RIGHT OF WAY LINE OF  
PLYMOUTH STREET (66' WIDE), AS BEING  
S 13°20'00" E, AND IS AN ASSUMED MERIDIAN  
USED TO DENOTE ANGLES ONLY.

NE Corner  
Lot 416

1.468 Acres

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK 3-10-06  
INITIAL DATE



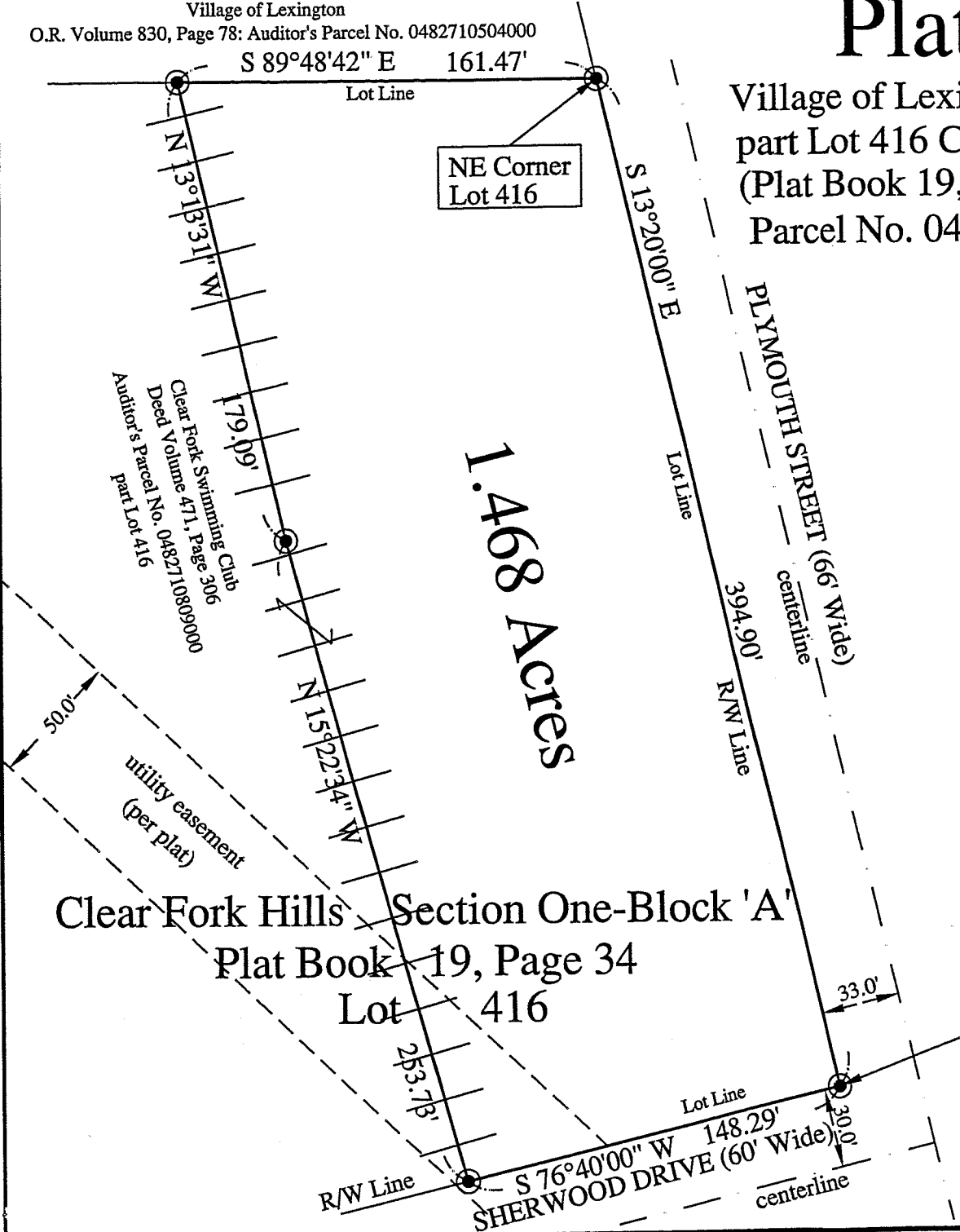
POINT OF BEGINNING:  
SE Corner Lot 416 &  
Intersection of R/W Lines

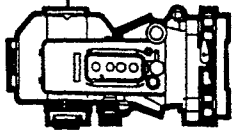
I hereby certify that an actual survey of the premises  
was made, and that this plat is correct to the best  
of my knowledge.

Dated: 3/10/06  
*Scott A. England*  
Scott A. England, P.S.  
Ohio Registered Surveyor #7452

- LEGEND**
- - 5/8" solid Iron Pin Found
  - ⊙ - Iron Pin Set  
5/8" Rebar 30" long w/red cap  
Labeled S.A. England #7452
  - △ - Mag Nail Set
  - - Stone Found

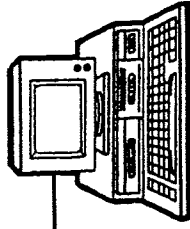
PREPARED BY:  
S.A. ENGLAND & ASSOCIATES  
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P.O. Box 1770/5179 Walnut Road  
Buckeye Lake, Ohio 43008  
740-928-8680 FAX 740-928-9565  
WWW.SURVEYOHIO.COM





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Fax: 740-928-9565

Ohio Phone: 1-800-551-5844

**Exhibit "A"**  
**Legal Description**  
**1.468 Acres**  
**part Lot 416 Clear Fork Hills Section One-Block 'A' (Plat Book 19, Page 34)**  
**part Auditor's Parcel No. 0482710809000**

Situated in the Village of Lexington, County of Richland, State of Ohio, being a part of the Southwest Quarter of Section 13, Township 20, Range 19, also being a part of Lot 416 of Clear Fork Hills Section One-Block 'A', as recorded in Plat Book 19, Page 34, in the Richland County Plat Records, and being more particularly described as follows;

Being a Survey of a part of a parcel conveyed to Clear Fork Swimming Club, as recorded in Deed Volume 471, Page 306, in the Richland County Deed Records, also being part of Auditor's Parcel No. 0482710809000, and being further described as follows;

Commencing at an iron pin set marking the Southeast corner of said Lot 416 of which this description is a part, also being the intersection of the North Right of Way Line of Sherwood Drive (60' Wide) and the West Right of Way Line of Plymouth Street (66' Wide), and being the PRINCIPLE PLACE OF BEGINNING of the 1.468 acre parcel herein to be described;

Thence, S 76°40'00" W 148.29 feet with the South line of said Lot 416 of which this description is a part, the same being the North line of Sherwood Drive, to an iron pin set;

Thence leaving Sherwood Drive with a line across said Lot 416 of which this description is a part, with the following two (2) courses and distances:

- 1) N 15°22'34" W 253.73 feet to an iron pin set;
- 2) N 13°13'31" W 179.09 feet to an iron pin set on the North line thereof, and being on the South line of a parcel conveyed to The Village of Lexington, as recorded in O.R. Volume 830, Page 78;

Thence, S 89°48'42" E 161.47 feet with the North line of said Lot 416 of which this description is a part, the same being the South line of said parcel conveyed to The Village of Lexington, to an iron pin set marking the Northeast corner of said Lot 416, and being on the West Right of Way Line of said Plymouth Street;

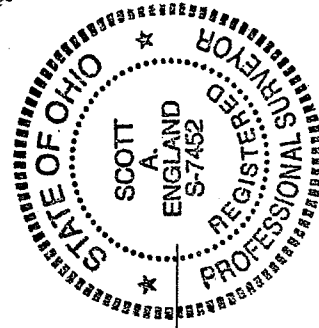
Thence, S 13°20'00" E 394.90 feet with the East line of said Lot 416 of which this description is a part, the same being the West line of Plymouth Street, to the PRINCIPLE PLACE OF BEGINNING, and containing 1.468 acres, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

Bearings of the above description are based on the West Right of Way Line of Plymouth Street (66' Wide), as being S 13°20'00" E, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England & Associates, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in November of 2005 and revised in March of 2006.

Dated 3/7/06



Scott A. England P.S.  
Ohio Registered Surveyor #7452

1695-05R1(REVISED)

Approved: 3-10-06  
*Charles F. Pscholka*  
Charles Pscholka  
Village of Lexington

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

INITIAL SAK DATE 3-10-06

W-165