

X-176

**PROPERTY LOCATION:**

Situated in the Township of Madison, County of Richland, State of Ohio, and being a part of the Northwest Quarter of Section 25, Township 21N, Range 18W, and being a part of Lots 75 & 76 of Green Ridge Allotment No. 2, as recorded in Plat Book 18, Page 141, in the Richland County Deed Records.

Being a Survey of a parcel conveyed to Federal National Mortgage Association, as recorded in Deed Volume 1652, Page 0665, in the Richland County Deed Records, and being all of Auditor's Parcel No. 025-09-144-02-000.

Bearings of this plat are based on the North Right of Way Line of Walker Avenue (60' Wide), as being S 90°00'00" W, and is an assumed Meridian used to denote angles only.

**LEGEND**

- ☐ - 1.5" o.d. Iron Pipe Found
- - 1" o.d. Iron Pipe Found w/cap
- ⊙ - Iron Pin Set: 30" long 5/8" Rebar with a Red I.D. Cap Labeled S.A. England #7452

**PREPARED FOR:**

Title First Agency, Inc.  
555 S. High Street  
Columbus, Ohio

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

MIB 10-23-06  
INITIAL DATE

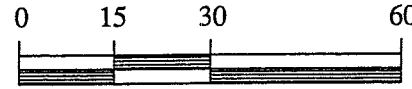


I hereby certify that an actual survey was made of the premises, and that this plat is correct to the best of my knowledge.

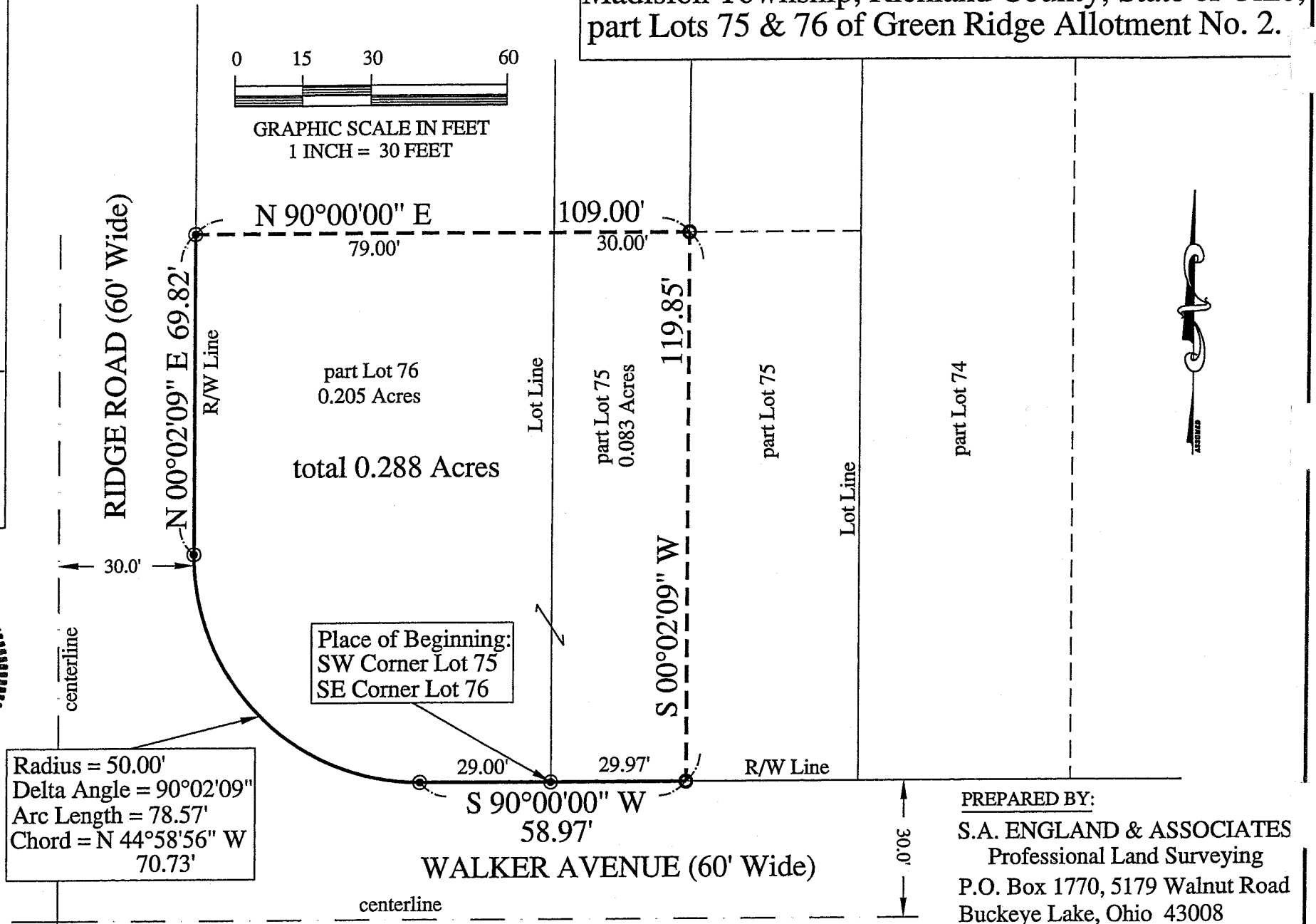
Date 10/18/06  
Scott A. England, P.S.  
Ohio Registered Surveyor #S-7452

# Plat of Survey

Madison Township, Richland County, State of Ohio,  
part Lots 75 & 76 of Green Ridge Allotment No. 2.



GRAPHIC SCALE IN FEET  
1 INCH = 30 FEET

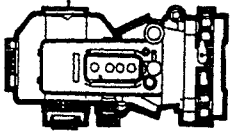


Radius = 50.00'  
Delta Angle = 90°02'09"  
Arc Length = 78.57'  
Chord = N 44°58'56" W 70.73'

**PREPARED BY:**

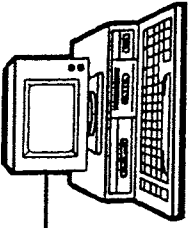
S.A. ENGLAND & ASSOCIATES  
Professional Land Surveying  
P.O. Box 1770, 5179 Walnut Road  
Buckeye Lake, Ohio 43008  
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Fax: 740-928-9565

Ohio Phone: 1-800-551-5844

## Exhibit "A"

### Legal Description

0.288 Acres

### part Lots 75 & 76 of Green Ridge Allotment No. 2

Situated in the Township of Madison, County of Richland, State of Ohio, and being a part of the Northwest Quarter of Section 25, Township 21N, Range 18W, and being a part of Lots 75 & 76 of Green Ridge Allotment No. 2, as recorded in Plat Book 18, Page 141, in the Richland County Plat Records, and being more particularly described as follows:

Being a survey of a parcel conveyed to The Federal National Mortgage Association, as recorded in Deed Volume 1652, Page 0665, in the Richland County Deed Records, and being all of Auditor's Parcel No. 025-09-144-02-000.

Commencing at an iron pin ~~set~~ on the North Right of Way Line of Walker Avenue (60' Wide Right of Way) marking the Southwest corner of said Lot 75 of which this description is a part, the same being the Southeast corner of said Lot 76 of which this description is a part, and being the **PRINCIPLE PLACE OF BEGINNING** of the **0.288** acre parcel herein to be described;

Thence, **S 90°00'00" W 29.00 feet** with the North Right of Way Line of said Walker Avenue, the same being the South line of said Lot 76, to an iron pin set at a point of curvature;

Thence with a curve to the right (Radius 50.00 feet, delta angle 90°02'09", arc length 78.57 feet) with a chord bearing **N 44°58'56" W 70.73 feet** to an iron pin set at the end of said curve on the East Right of Way Line of Ridge Road (60' wide Right of Way);

Thence, **N 00°02'09" E 69.82 feet** with said line of Ridge Road, the same being the West line of said Lot 76, to an iron pin set;

Thence, **N 90°00'00" E 109.00 feet** leaving Ridge Road with a line across said Lots 75 and 76, to a 1" o.d. iron pipe found, and crossing over the line between Lots 75 & 76 at 79.00 feet;

Thence, **S 00°02'09" W 119.85 feet** with a line across said Lot 75, to a 1" o.d. iron pipe found on the South line thereof, and being on the North Right of Way Line of said Walker Avenue;

Thence, **S 90°00'00" W 29.97 feet** with the North Right of Way Line of said Walker Avenue, the same being the South line of said Lot 75, to the **PRINCIPLE PLACE OF BEGINNING**, and containing **0.288 Acres**, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

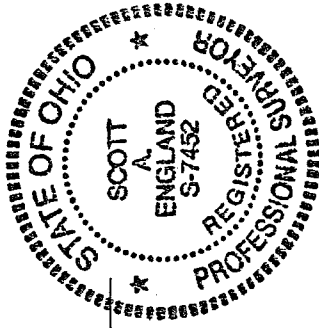
The above described 0.288 Acre parcel contains 0.205 Acres in part of Lot 76 and 0.083 Acres in part of Lot 75.

Bearings of the above description are based on the North Right of Way Line of Walker Avenue (60' Wide), as being **S 90°00'00" W**, 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 October of 2006.

Dated 1c/16/06



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

1911-06RI(revised)

NEW SURVEY  
OF EXISTING PARCEL,  
RICHLAND COUNTY,  
TAX MAP OFFICE

SAE / 10-23-06  
INITIAL DATE

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