



- LEGEND**
- IRON PIN/PIPE FOUND
 - △ 2"-MAGNAIL SPIKE SET
 - IRON PIN SET-5/8" REBAR SET WITH I.D. CAP STAMPED "RAMSEY S-8396"



Distances shown hereon are expressed in feet and decimal parts thereof.

Bearings are to an assumed meridian and are used to express angles only.

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

By: *Nathaniel B. Ramsey* 1/17/2017
Nathaniel B. Ramsey, P.S. #8396 Date
For Ramsey Surveying

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 1-23-17
INITIAL DATE
JJ-15

LINE	BEARING	DISTANCE
L-1	N 45°09'15" W	13.83'
L-2	S 44°28'18" W	8.25'

RAMSEY SURVEYING
Professional Land Surveying Services

283 Eby Road
Shiloh, Ohio 44878
TEL (419) 512-2596 FAX (419) 522-0399
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SURVEY MADE FOR PROPERTY TRANSFER

BEING LOT NO. 70, PART OUTLOT 26, AND PART VACATED ALLEY, VILLAGE OF LEXINGTON, RICHLAND COUNTY, OHIO

DRAWN NBR	CHECKED <i>NR</i>	SCALE 1" = 30'	DATE 01/17/2017
DWG NO: SM-5189	JOB NO: SM-5189	SHEET 1 OF 1	

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LEGAL DESCRIPTION

LOT 70
PART O.L. 26
PART VACATED ALLEY
VILLAGE OF LEXINGTON,
RICHLAND COUNTY, OHIO

January 17, 2017

Situated in the Village of Lexington, County of Richland, State of Ohio and being Lot #70, Part Outlot 26, and Part Vacated Alley, being a parcel conveyed to Charles Edward Lehman and Doris Kathleen Lehman, Co-Trustees (or their Substitute or Successor Trustees or Co-Trustees) U/A dated January 27, 2000, known as The Lehman Family Trust, by official record volume 784, page 445, and being more particularly described as follows:

Beginning for the same at an iron pin set marking the northwesterly corner of said Lot 70;

Thence, the following **SIX** courses:

1. **South 45 degrees 09 minutes 15 seconds East, 131.80 feet** along the northerly line of said lot to an iron pin set in the northeasterly corner thereof, said iron pin also being on the northwesterly line of Outlot 26;
2. **South 32 degrees 39 minutes 00 seconds West, 67.52 feet** traversing Outlot 26 to an iron pin set on the southeasterly extension of a vacated alley;
3. **North 45 degrees 09 minutes 15 seconds West, 13.83 feet** to an iron pin set on in the southeasterly corner of the aforementioned lot 70, the same being the northeasterly corner of said vacated alley;
4. **South 44 degrees 28 minutes 18 seconds West, 8.25 feet** along the easterly line of said vacated alley to a Magnail spike set in a concrete driveway;
5. **North 45 degrees 09 minutes 15 seconds West, 131.76 feet** along the centerline of said vacated alley to a point on the easterly existing right of way of Delaware Street-(66' R/W), said point being referenced by a Magnail spike set in a drill hole found North North 28 degrees 24 minutes 01 second West, 0.12 feet from said point, and being in a concrete driveway;
6. **North 44 degrees 26 minutes 33 seconds East, 74.25 feet** along said easterly line of Delaware Street to the **Place of Beginning** containing 0.235 acres, more or less, and subject to all legal highways and easements, leases, and use restrictions of record.

Bearings are to an assumed meridian and are used to express angles only.

Iron pins set are 5/8" diameter rebar with plastic cap stamped "Ramsey S-8396"; Magnail spikes set are 2" in length.

According to a survey made January 2017 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
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Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
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