

PLAT OF PROPERTY SURVEY FOR
KEITH BACIN & ERIC WEBB

PART OF LOT 1508
 LEXINGTON WOODS, PB 25, P 137
 VILLAGE OF LEXINGTON, RICHLAND COUNTY, OHIO

NOTE: THIS SURVEY WAS PREPARED
 USING DOCUMENTS OF RECORD AND
 PRIOR PLATS OF SURVEY INCLUDING:

- PB 25, P 137
- ENG. SURVEY F-3-212
- ENG. SURVEY F-3-315
- ENG. SURVEY II-150
- ORV. 1269, P. 695
- ORV. 2640, P. 20

BASIS OF BEARINGS

THE BEARINGS HEREIN ARE BASED
 ON PLAT BOOK 25, PAGE 137.

0.80 AC. (PLAT)
 -0.300 AC.
 -0.159 AC.
 0.341 AC. REMAINING

LOT
 1508

N 76°28'54" E
 188.79'

LOT
 1495

13058 SQ. FT.
 (0.300 AC.)

S 54°47'35" W
 87.57'

LOT
 1496

LEXINGTON WOODS
 PB 25, P 137

POB
 PARCEL #1
 PARCEL #2

6910 SQ. FT.
 (0.159 AC.)

REF.
 S89°51'12"E
 0.22'

C MOTTER PROPERTIES, LLC.
 ORV 2671, P 760
 0.742 AC.

S 00°08'48" W
 193.49'

N 26°25'24" W
 159.68'(M) 160.00'(P)

LOT
 1497

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FAK 5420
 INITIAL DATE
 MM-119

CEDARWOOD
 DRIVE
 (60' R/W)

REF.
 S89°51'12"E
 0.33'

LOT
 1498



SCALE: 1" = 40'

J.G. & C.M. LAMB
 ORV 2663, P 799
 1.074 AC.

LOT
 1500

S 0°25'00" W
 17.35'

LOT
 1552

LEGEND

- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
- CAPPED "CRAIG 8195" IRON PIN FOUND
- CAPPED "VANCE 6553" IRON PIN FOUND
- CAPPED "SEILER 6869" IRON PIN FOUND
- 5/8" REBAR FOUND (UNLESS NOTED)
- (P) PB 25 P 137 (M) MEASURED

CERTIFICATION: I HEREBY CERTIFY THAT THIS PLAT AND THE
 FIELD SURVEY THAT IT REPRESENTS ARE TRUE TO THE BEST OF
 MY KNOWLEDGE, INFORMATION, AND BELIEF.
 PREPARED BY

HANNING SURVEYING, LLC.
 2565 TAPPAN DR., ONTARIO, OHIO 44906
 (419) 528-8118

Matthew T. Hanning

MATTHEW T. HANNING
 OHIO REGISTERED SURVEYOR NO. 8568
 DATE: MAY 4, 2020



HANNING SURVEYING, LLC.

2565 Tappan Drive, Ontario, OH 44906
Phone: (419) 528-8118

Matthew T. Hanning, PS

2020-024

DESCRIPTION OF 6910 SQUARE FOOT PARCEL ERIC WEBB

Situated in the State of Ohio, County of Richland, Village of Lexington, being part of Lot 1508, Lexington Woods, Plat Book 25, Page 137, (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

BEGINNING at a capped "Seiler 6869" iron pin found at the east corner of Lot 1496 and the north corner of Lot 1497;

thence North 54°47'35" East, crossing Lot 1508, a distance of 87.57 feet to a point on the east line of Lot 1508 and the east line of said Lexington Woods, the southwest corner of a 1.008 acre tract conveyed to M. & M. Ferguson by deed of record in Official Record 2762, Page 537, and the northwest corner of a 0.742 acre tract conveyed to C Motter Properties, LLC. by deed of record in Official Record 2671, Page 760, referenced by a capped "Craig 8195" iron pin found, South 89°51'12" East, a distance of 0.22 feet;

thence South 00°08'48" West, with the east line of Lot 1508 and the east line of said Lexington Woods, the west line of said 0.742 acre tract and the west line of a 1.074 acre tract conveyed to J.G. & C.M. Lamb by deed of record in Official Record 2663, Page 799, a distance of 193.49 feet to a point the east corner of Lot 1497 and the northeast corner of Lot 1498, referenced by a capped "Vance 6553" iron pin found, South 89°51'12" East, a distance of 0.10 feet;

thence North 26°25'24" West, with the east line of Lot 1497, a distance of 159.68 feet to the POINT OF BEGINNING, containing 6910 square feet of land, more or less;

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 parcels fronting on a public highway or street.

Subject, however, to all legal rights-of-ways and/or easements of record.

Iron pins set, where indicated, are iron rebar, five/eighths (5/8) inch diameter, thirty (30) inches long with a plastic cap on top bearing "HANNING PS 8568".

The bearings herein are based on Plat Book 25, Page 137.

The above description was prepared by me, Matthew T. Hanning, Registered Surveyor No. 8568 from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code in April 2020.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: May 4, 2020



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INITIAL FAK DATE 5-4-20
MM-119

HANNING SURVEYING, LLC.

2565 Tappan Drive, Ontario, OH 44906
Phone: (419) 528-8118

Matthew T. Hanning, PS

2020-024

DESCRIPTION OF 13058 SQUARE FOOT PARCEL KEITH BACIN

Situated in the State of Ohio, County of Richland, Village of Lexington, being part of Lot 1508, Lexington Woods, Plat Book 25, Page 137, (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

BEGINNING at a capped "Seiler 6869" iron pin found at the east corner of Lot 1496 and the north corner of Lot 1497;

thence North 52°48'06" West, with the northeast line of said Lot 1496, a distance of 140.36 feet to a capped "Seiler 6869" iron pin found on the north corner of Lot 1496 and the east corner of Lot 1495;

thence North 76°28'54" East, crossing Lot 1508, a distance of 188.79 feet to an iron pin set on the east line of said Lot 1508 and Lexington Woods and the west line of a 1.008 acre tract conveyed to M. & M. Ferguson by deed of record in Official Record 2762, Page 537;

thence South 00°08'48" West, with the east line of said Lexington Woods and the west line of said 1.008 acre tract, a distance of 78.50 feet to a point on the southwest corner of said 1.008 acre tract and the northwest corner of a 0.742 acre tract conveyed to C Motter Properties, LLC. by deed of record in Official Record 2671, Page 760, referenced by a capped "Craig 8195" iron pin found, South 89°51'12" East, a distance of 0.22 feet;

thence South 54°47'35" West, crossing Lot 1508, a distance of 87.57 feet to the POINT OF BEGINNING, containing 13058 square feet of land, more or less;

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 parcels fronting on a public highway or street.

Subject, however, to all legal rights-of-ways and/or easements of record.

Iron pins set, where indicated, are iron rebar, five/eighths (5/8) inch diameter, thirty (30) inches long with a plastic cap on top bearing "HANNING PS 8568".

The bearings herein are based on Plat Book 25, Page 137.

The above description was prepared by me, Matthew T. Hanning, Registered Surveyor No. 8568 from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code in April 2020.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568

Dated: May 4, 2020



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