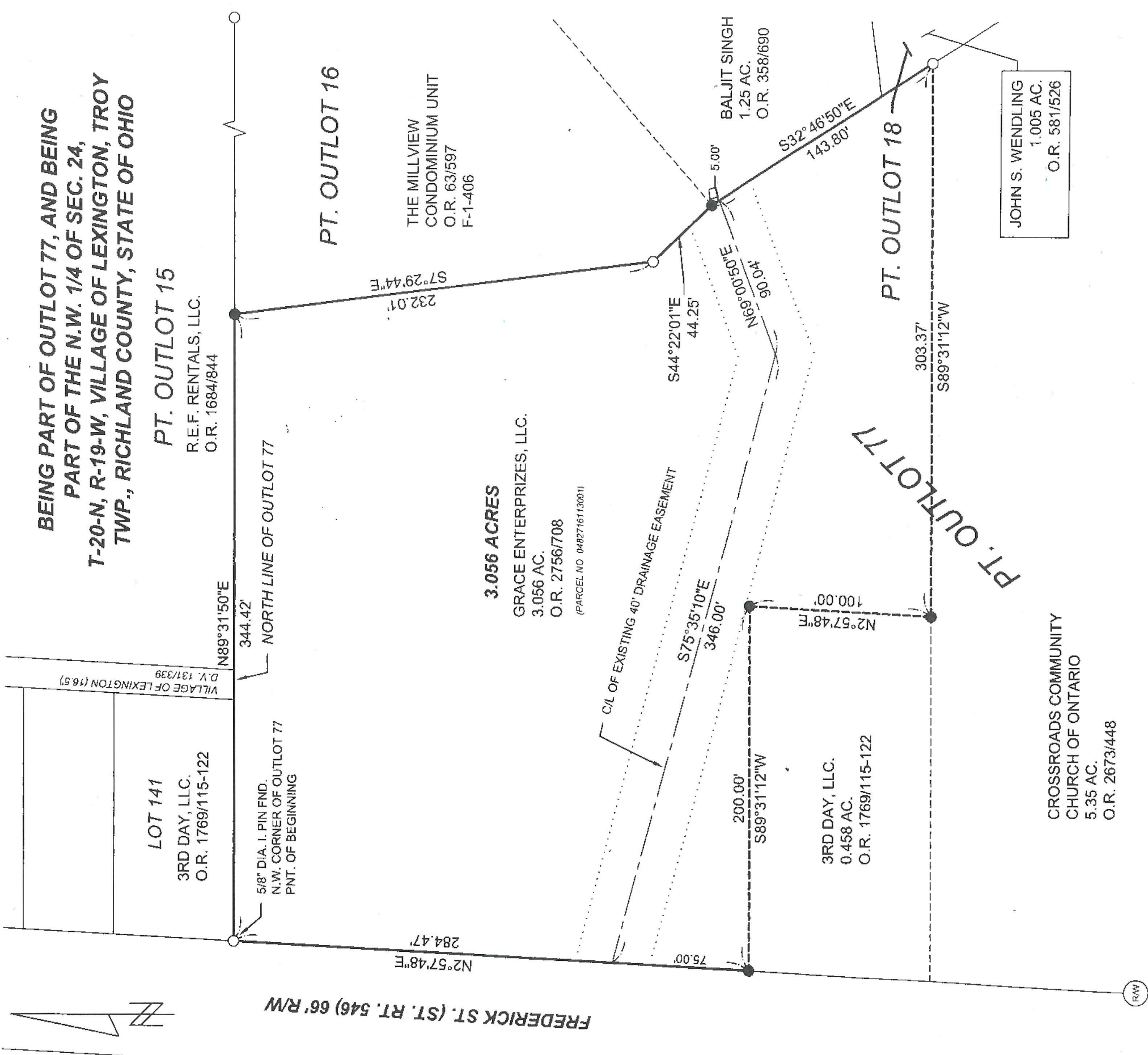


PLAT of SURVEY

FOX SURVEYING COMPANY

106 S. Elm St.
Prospect, Ohio 43342-0133
foxsurveying@frontier.com
Ph.: 740-494-2028
Fax: 740-494-2730



THIS SURVEY WAS PERFORMED AT THE REQUEST OF :

REFERENCE MATERIALS

- ① D-300
- ② C-61
- ③ F-1-406
- ④ J-112
- ⑤

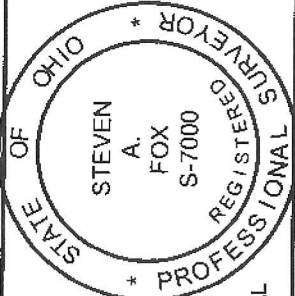
Official Record 2756 Page 708
 Prior Deed Volume _____ Page _____
 Basis of Bearing NAD83-OH STATE PLANE COORS. (N.Z.)
 E. RW OF FREDRICK ST. - N 2°57'48"E

SITE ENGINEERING SOLUTIONS

LEGEND

Scale 1" = 60 feet

- ⊕ R.R. Spike Fnd.
- 5/8" dia. Iron pin fnd.
- ⊕ Survey nail set
- Stone found
- State hwy R/W monument fnd.
- 5/8" dia. iron pin set with a plastic cap stamped " FOX SURVEYING CO"
- ⊗ Survey (MAG) spike set
- Ⓜ Monument Box found



CERTIFICATION

I hereby certify that this plat is a true and correct representation of a survey performed under my responsible direction and supervision and is correct to the best of my knowledge.

Steven A. Fox
 Steven A. Fox, Reg. P.S. No. 7000
 Date of Survey 01-25-2020

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE

EAK 10-18-20
 INITIAL DATE
MM-11-09

Dwg. By: BJJ

Job No.: 20010

Isa. 28-17a



106 S. Elm St.
P.O. Box 133

Fax.: 740-494-2730
Ph.: 740-494-2028
Cell: 740-802-3269

FOX SURVEYING COMPANY

Prospect, Ohio 43342

Description of 3.056 Acres

Being part of Outlot 77, and being part of the northwest quarter of Section 24, Township 20 North, Range 19 West, and being the same 3.056 acre tract, now or formerly owned by Grace Enterprizes, LLC., Official Record 2756, page 708, Village of Lexington, Troy Township, Richland County, State of Ohio and being more particularly described as follows:

Beginning at a 5/8 inch dia. iron pin found located on the east right-of-way of Frederick Street (State Route 546 - 66'), said point being the northwest corner of Outlot 77, the northwest corner of hereinafter described 3.056 acre tract, and the true point of beginning;

Thence along the north line of Outlot 77, the south line of Lot 141 in the Village of Lexington, now or formerly owned by 3rd Day, LLC., Official Record 1769, pages 115-122, the south line of an alley, now or formerly owned by the Village of Lexington, Deed Volume 131, page 339, and then along the south line of Outlot 15, and the south line of a tract of land, now or formerly owned by R.E.F. Rentals, LLC., Official Record 1684, page 844, **North 89 deg. 31 min. 50 sec. East** for a distance of **344.42 feet** to an iron pin set;

Thence along the east line of Outlot 77, the west line of Outlot 16, and the west line of The Millview Condominium Unit, Official Record 63, page 597 the following courses and distances:

South 7 deg. 29 min. 44 sec. East for a distance of **232.01 feet** to a 5/8 inch dia. iron pin found;

South 44 deg. 22 min. 01 sec. East for a distance of **44.25 feet** to an iron pin set;

Thence continuing along the east line of Outlot 77, the west line of Outlot 16, and then along the west line of Outlot 18, and the west line of a 1.25 acre tract of land, now or formerly owned by Baljit Singh, Official Record 358, page 690 **South 32 deg. 46 min. 50 sec. East** for a distance of **143.80 feet** to a 5/8 inch dia. iron pin found;

Thence crossing Outlot 77 and along the north line of a 5.35 acre tract of land, now or formerly owned by Crossroads Community Church of Ontario, Official Record 2673, page 448 **South 89 deg. 31 min. 12 sec. West** for a distance of **303.37 feet** to an iron pin set;

Thence crossing Outlot 77 and along the common line between grantor's tract and a 0.458 acre tract of land, now or formerly owned by 3rd Day, LLC., Official Record 1769, pages 115-122 the following courses and distances:

North 2 deg. 57 min. 48 sec. East for a distance of **100.00 feet** to an iron pin set;

South 89 deg. 31 min. 12 sec. West for a distance of **200.00 feet** to an iron pin set located on the east right-of-way of Frederick Street;

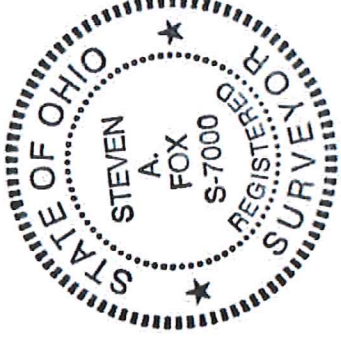
Thence along said right-of-way **North 2 deg. 57 min. 48 sec. East** for a distance of **284.47 feet** to a 5/8 inch dia. iron pin found and the true place of beginning.

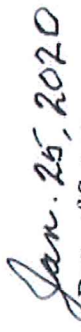
Containing 3.056 acres, more or less, and subject to legal highways, easements, restrictions and agreements of record. This description was prepared from a survey performed by Steven A. Fox, Registered Professional Surveyor 7000, and dated January 25, 2020. All 5/8 inch dia. Iron pins set have a plastic identity cap with the inscription "Fox Surveying Co."

Prior Deed, Official Record 2756, page 708


Basis of bearings, NAD83 Ohio State Plane Coors. (North Zone), East right-of-way of Frederick Street North 2 deg. 57 min. 48 sec. East


Steven A. Fox, P.S. 7000




Date of Survey
Job No. 20010

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE


INITIAL DATE
MM-169