

LOT #377

HOLIDAY HILL (50' R/W)

N 31°48'34" E 137.97'

LOT #360

PROPERTY FOR TRANSFER  
0.2803 ACRES  
12208 SQ. FT.

DAVID F. MIONE &  
KATHLEEN R. MIONE  
ORV. 1857, PG. 431

LOT #361

DUSTIN L. HOSLER &  
CATHERINE HOSLER  
ORV. 2769, PG 523

LOT #376

S 58°09'34" E 90.00'  
10' Utility Easement

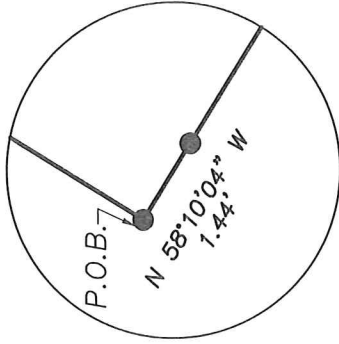
LOT #375

S 32°02'58" W 67.87'

P.O.B.-7

S 38°33'01" W 74.72'

WEST MAIN STREET (60' R/W)



Detail Not to Scale

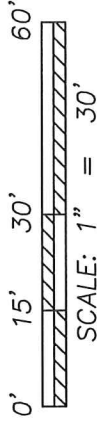
CURVE "A"  
A=79.66'  
R=770.68'  
Δ=5°55'21"  
CH. BRC.=N 55°12'24" W  
CH. DIST.=79.63'

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

INITIAL DATE  
EAK 8-28-20  
MM-272

LEGEND

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



SCALE: 1" = 30'



**RAMSEY SURVEYING**  
Professional Land Surveying Services

283 Eby Road  
Shiloh, Ohio 44878  
TEL (419) 512-2596 FAX (419) 522-0399  
EMAIL nramsey@ramsey-surveying.com

**SURVEY MADE FOR PROPERTY TRANSFER**

PART OF LOT 360,  
VILLAGE OF LEXINGTON  
RICHLAND COUNTY, OHIO

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, P.S. #8396  
For Ramsey Surveying

08/17/2020  
Date

DRAWN HCC  
CHECKED NBR  
SCALE 1" = 30'  
JOB NO: SIM-5448  
DATE 08/17/2020  
SHEET 1 OF 1

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August 17, 2020

**LEGAL DESCRIPTION**

**PART OF LOT 360  
VILLAGE OF LEXINGTON  
RICHLAND COUNTY, OHIO**

**Situated** in the Village of Lexington, County of Richland, State of Ohio; being a part of Lot 360 of the consecutively numbered lots in said village, being a parcel conveyed to David F. Mione and Kathleen R. Mione by official record volume 1857, page 431 of the Richland County Recorder's records, and being more particularly described as follows:

**Beginning** for the same at an iron pin set marking the westerly corner of said lot;

Thence, the following **SIX** Courses:

1. **North 31 degrees 48 minutes 54 seconds East, 137.97 feet** along the northwesterly line of said lot to an iron pin set marking the westerly corner of Lot 376;
2. **South 58 degrees 09 minutes 34 seconds East, 90.00 feet** along the southwesterly line of said Lot 376 to an iron pin set marking the northerly corner of Lot 361, said iron pin also being a northerly corner of a parcel conveyed to Dustin L. Hosler and Catherine Hosler by official record volume 2769, page 523;
3. **South 32 degrees 02 minutes 58 seconds West, 67.87 feet** along the northwesterly line of said Lot 361 and said Hosler parcel to an iron pin found;
4. **South 38 degrees 33 minutes 01 second West, 74.72 feet** continuing along a northwesterly line of said Hosler parcel to an iron pipe found on the southerly line of Lot 360;
5. Northwesterly along the southwesterly line of said Lot 360 with a curve to the left having a **radius of 770.68 feet, an arc length of 79.66 feet, a delta angle of 05 degrees 55 minutes 21 seconds, a chord bearing North 55 degrees 12 minutes 24 seconds West, and a chord distance of 79.63 feet** to an iron pin set marking a point of tangency;
6. **North 58 degrees 10 minutes 04 seconds West, 1.44 feet** continuing along said southwesterly line of Lot 360 to the **Place of Beginning**, and containing 0.2803 of an acre (12,208 SF), more or less and subject to all legal highways, easements, leases, and use restrictions of record.

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

Iron pins set are 5/8" diameter rod with plastic cap stamped "Ramsey S-8396".

According to a survey made in August 2020 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-5448



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