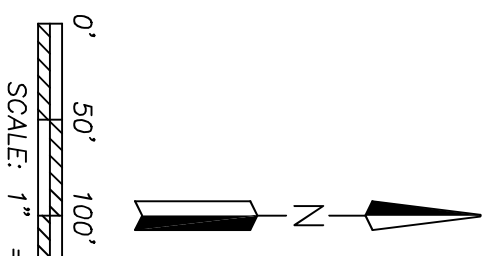



LINE	BEARING	DISTANCE
L-1	S 04°20'33" E	15.60'
L-2	N 14°39'12" W	46.09'
L-3	N 04°20'33" W	25.08'
L-4	N 82°04'27" E	140.00'
L-5	S 04°25'42" E	33.42'
L-6	S 85°29'12" W	139.78'

- LEGEND**
- ◻ MONUMENT BOX FOUND
  - IRON PIN/PIPE FOUND
  - △ MAGNAIL SPIKE FOUND
  - 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, P.S.#0396  
 For Ramsey Surveying  
 Date 07/01/2022



NEW SPLIT  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
 EAK 7-15-22  
 INITIAL DATE  
 00-227

**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 THE OUTLOT 38,  
 VILLAGE OF LEXINGTON,  
 RICHLAND COUNTY, OHIO

DRAWN MJD	CHECKED NBR	SCALE 1" = 100'	DATE 07-01-2022
JOB NO: SM-5328A		SHEET 1 OF 1	

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**LEGAL DESCRIPTION**

**PARCEL A**

**Situated** in the Village of Lexington, County of Richland, State of Ohio and being known as a part of Outlot 38 of the consecutively numbered Outlots in said Village, being a parcel conveyed to Village of Lexington by official record volume 55, page 748 and being more particularly described as follows:

**Commencing** at a point marking the intersection of the north line of the Southwest Quarter of Section 13, Township 20-North, Range 19-West, and the centerline of Plymouth Street-(66' R/W) and being referenced by an iron pin found North 58 degrees 49 minutes 25 seconds West, 46.02 feet from said point;

Thence, **South 14 degrees 39 minutes 12 seconds East, 1650.08 feet** along the centerline of Plymouth Street to a point being referenced by an iron pin set North 85 degrees 29 minutes 12 seconds East, 35.02 feet, therefrom, and being the **Place of Beginning** of the parcel herein described;

Thence, the following **FOUR** courses:


1. **North 85 degrees 29 minutes 12 seconds East, 502.14 feet** traversing aforementioned Village of Lexington parcel to an iron pin set on a west line of a parcel conveyed to Lew Ohio, LLC an Ohio limited Liability Company by official record volume 2701, page 508;
2. **South 04 degrees 20 minutes 33 seconds East, 15.60 feet** along a west line of said Lew Ohio, LLC parcel to an iron pin found in an interior corner thereof;
3. **South 82 degrees 02 minutes 18 seconds West, 494.87 feet** along a north line of said Lew Ohio, LLC parcel to a point on the aforementioned centerline of Plymouth Street, passing through an iron pin found for reference at 459.81 feet;
4. **North 14 degrees 39 minutes 12 seconds West, 46.09 feet** along said centerline of Plymouth Street to the **Place of Beginning**, and containing 0.3500 of an acre (15,244.00 square feet), more or less, and subject to all legal highways, leases, servitudes, use restrictions, and easements of record.

Bearings are based on 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".

According to a survey made in July 2022 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

The grantees, heirs and assigns to hereby covenant and agree that the parcel of land described in this instrument does not constitute a principal building site under applicable zoning.

  
\_\_\_\_\_  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-5328A Legal PARCEL A



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK     5-17-22  
INITIAL     DATE  
00-227

**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

**LEGAL DESCRIPTION**

**PARCEL B**

**Situated** in the Village of Lexington, County of Richland, State of Ohio and being known as a part of Outlot 38 of the consecutively numbered Outlots in said Village, being a parcel conveyed to Lew Ohio, LLC an Ohio limited liability company by official record volume 2701, page 508 and being more particularly described as follows:

**Commencing** at a point marking the intersection of the north line of the Southwest Quarter of Section 13, Township 20-North, Range 19-West, and the centerline of Plymouth Street-(66' R/W) and being referenced by an iron pin found North 58 degrees 49 minutes 25 seconds West, 46.02 feet from said point;

Thence, **South 14 degrees 39 minutes 12 seconds East, 1696.17 feet** along the centerline of Plymouth Street to a point in the southwest corner of a parcel conveyed to the Village of Lexington by official record volume 55, page 748;

Thence, **North 82 degrees 02 minutes 18 seconds East, 494.87 feet** along the south line of said Village of Lexington parcel to an iron pin found in a southeast corner thereof passing through an iron pin found for reference at 35.06 feet;

Thence, **North 04 degrees 20 minutes 33 seconds West, 15.60 feet** along an East line of said Village of Lexington parcel to an iron pin set being the **Place of Beginning** of the parcel herein described;

Thence, the following **FOUR** courses:

1. **North 04 degrees 20 minutes 33 seconds West, 25.08 feet** continuing along said east line of Village of Lexington parcel to an iron pin found in an interior corner thereof;
2. **North 82 degrees 04 minutes 27 seconds East, 140.00 feet** along a south line of said Village of Lexington parcel to an iron pin set on the westerly right of way line of the Richland County Bike Trail being a parcel conveyed to the Richland County Park Board by deed volume 907, page 624;
3. **South 04 degrees 25 minutes 42 seconds East, 33.42 feet** along said westerly right of way line of the Richland County Bike Trail to an iron pin set;
4. **South 85 degrees 29 minutes 12 seconds West, 139.78 feet** traversing aforementioned Lew Ohio, LLC parcel to the **Place of Beginning**, and containing 0.0938 of an acre

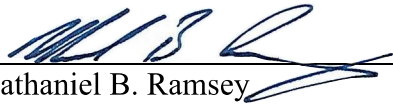
(4087.75 square feet), more or less, and subject to all legal highways, leases, servitudes, use restrictions, and easements of record.

Bearings are based on 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".

According to a survey made in July 2022 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

The grantees, heirs and assigns to hereby covenant and agree that the parcel of land described in this instrument 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 parcel fronting on a public highway or street.

  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-5328A Legal



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK     7-15-22  
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