

NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
 INITIAL **EAK** DATE **8-9-22**
.3725 AC PARCEL MUST TRANSFER BEFORE 1.0795 AC PARCEL

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
 INITIAL **EAK** DATE **8-9-22**
00-263

PLAT OF BOUNDARY SURVEY FOR
RALPH W. AND JEANETTE M. BROWN
 LOT 142, 144, VACATED ALLEY AND PART OF OUTLOT 31
 VILLAGE OF LEXINGTON
 TROY TOWNSHIP, RICHLAND COUNTY, OHIO

LEXINGTON
 GRACE
 BRETHERN
 CHURCH
 A CORPORATION
 D.V. 822, P.114

JOEL A. LIKENS
 D.V. 809, P. 498

R. MICHEAL ARTER
 O.R.V. 512, P. 593

16225.91 S.F.
 0.3725 AC.

28669.21 S.F.
 RALPH W. AND
 JEANETTE M. BROWN
 O.R.V. 384, P. 746

47024.28 S.F. TOTAL
 1.0795 AC. TOTAL

8714.33 S.F.
 LOT 142

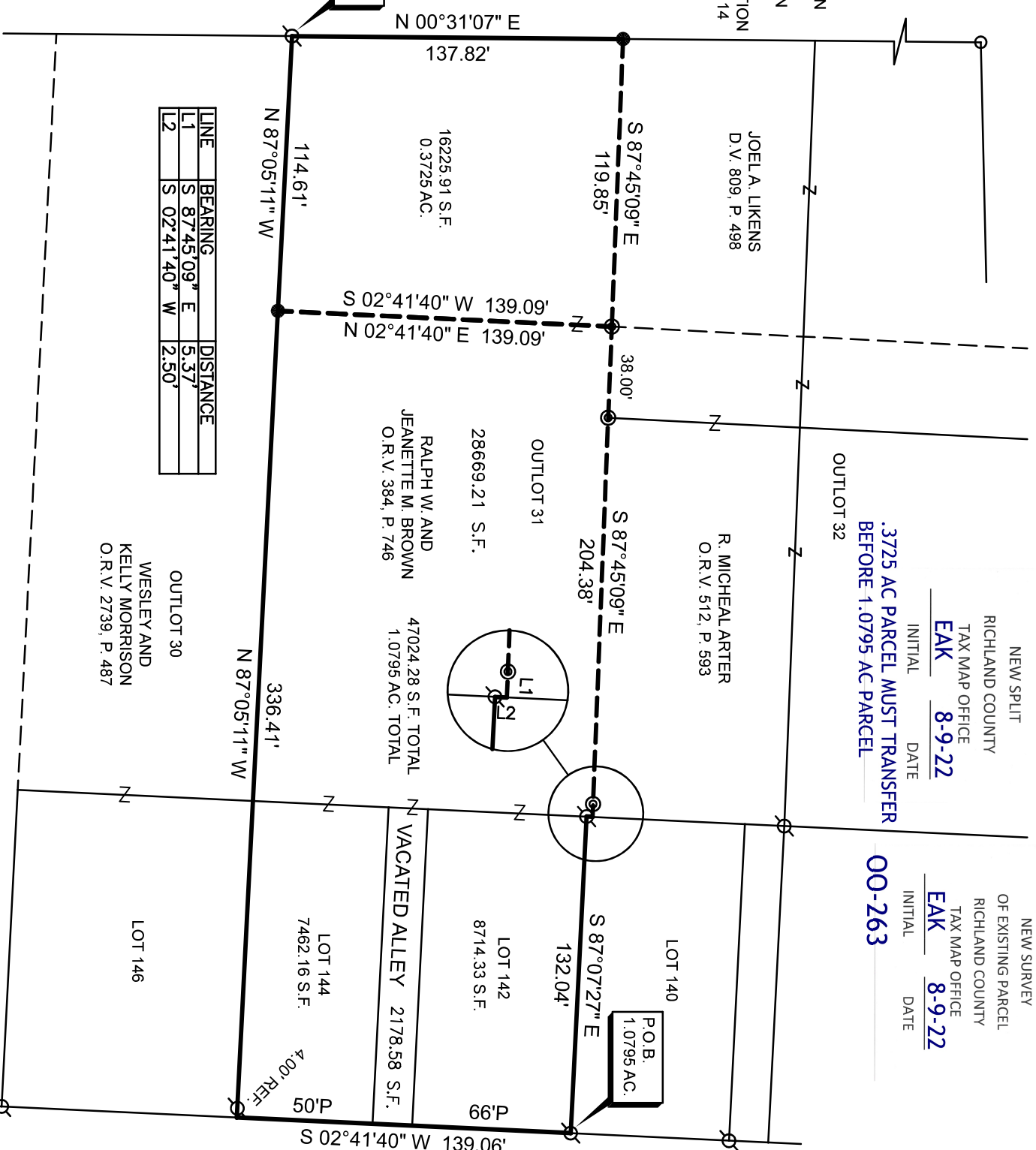
7462.16 S.F.
 LOT 144

2178.58 S.F.
 VACATED ALLEY

P.O.B.
 0.3725 AC.

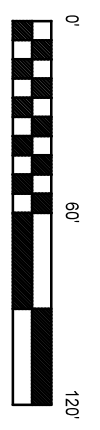
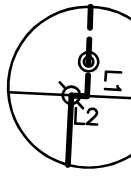
P.O.B.
 1.0795 AC.

MAPLE STREET - 49.5' R/W



LINE	BEARING	DISTANCE
L1	S 87°45'09" E	5.37'
L2	S 02°41'40" W	2.50'

OUTLOT 30
 WESLEY AND
 KELLY MORRISON
 O.R.V. 2739, P. 487



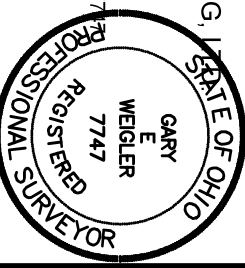
LEGEND

- 5/8" DIA. x 30" LONG REBAR SET WITH PLASTIC CAP STAMPED "WEIGLER 7747"
- ⊗ REBAR WITH CAP STAMPED "STEVENS 7052" FOUND
- ⊙ 5/8" REBAR FOUND
- ⊕ CRIMPED IRON PIPE IN CONCRETE FOUND

CERTIFICATION: I HEREBY CERTIFY THAT THE FOREGOING SURVEY WAS PREPARED FROM ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE.

PREPARED BY
WEIGLER LAND SURVEYING, L.P.

Gary E. Weigler
 GARY E. WEIGLER
 OHIO REGISTERED SURVEYOR NO. 7747
 DATE: JULY 26, 2022
 FILE NO. 22029





Weigler Land Surveying, Ltd.

513 Amoy East Road, Mansfield, Ohio 44903

Phone and Fax (419) 747-7155

22029

**DESCRIPTION
LOT 142, 144, VACATED ALLEY,
PART OUTLOT 31**

Situated in the State of Ohio, County of Richland, Township of Troy, Village of Lexington and being Lot number 142, 144 and vacated alley and part of Outlot 31 of the consecutively numbered inlots and outlots in said Village, now or formerly owned by Ralph W. and Jeanette M. Brown as recorded in Official Record Volume 384, Page 746, and being more particularly described as follows;

BEGINNING at a rebar with cap stamped "Stevens 7052" found marking the northeast corner of Lot 142, said rebar being in the west right-of-way line of Maple Street (49.5 feet in width);

Thence with the following Six (6) courses;

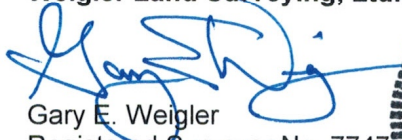
1. South 02°41'40" West, 139.06 feet with the west right-of-way line of said Maple Street to a point being referenced by a rebar with cap stamped "Stevens 7052" found, North 87°05'11" West, 4.00 feet, said point also marking the northeast corner of Lot 146;
2. North 87°05'11" West, 336.41 feet with the north line of Lot 146 and the north line of Outlot 30 to a 5/8" rebar with cap stamped "Weigler 7747" set;
3. North 02°41'40" East, 139.09 feet to a crimped iron pipe in concrete found marking the southeast corner of lands now or formerly owned by Joel A. Likens as recorded in Deed Volume 809, Page 498;
4. South 87°45'09" East, 204.38 feet with the south line of lands now or formerly owned by R. Michael Arter as recorded in Official Record Volume 512, Page 593 to a point in the west line of Lot 140, passing through crimped iron pipe in concrete at 38.00 feet and 199.01 feet;
5. South 02°41'40" West, 2.50 feet with the west line of said Lot 140 to a rebar with cap stamped "Stevens 7052" found marking the northwest corner of Lot 142;
6. South 87°07'27" East, 132.04 feet with the north line of Lot 142, to the point of beginning, containing 1.0795 acre (47024.28 Square Feet), of which 8714.33 square feet are in Lot 142, 2178.58 square feet are in a vacated alley, 7462.16 square feet are in Lot 144 and 28,669.21 square feet are in Part Outlot 31, being subject to all legal easements, restrictions and rights-of-way now on record.

Bearings are based on survey file 031 of the historical survey files of outlots in the village of Lexington found in the Richland County Tax Map Records, and are used to express angles only.

I hereby certify that this description is based upon an actual field survey made by Gary E. Weigler, Registered Surveyor No. 7747 and all monumentation was set or found as indicated.

Prior Deed Reference: Official Record Volume 384, Page 746

prepared by:
Weigler Land Surveying, Ltd.


Gary E. Weigler
Registered Surveyor No. 7747
Date: July 26, 2022



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK **8-9-22**

INITIAL DATE

**.3725 AC PARCEL MUST
TRANSFER BEFORE THIS PARCEL
OO-263**



Weigler Land Surveying, Ltd.

513 Amoy East Road, Mansfield, Ohio 44903

Phone and Fax (419) 747-7155

22029

DESCRIPTION PART OUTLOT 31

Situated in the State of Ohio, County of Richland, Township of Troy, Village of Lexington and being part of Outlot 31 of the consecutively numbered outlots in said Village, now or formerly owned by Ralph W. and Jeanette M. Brown as recorded in Official Record Volume 384, Page 746, and being more particularly described as follows;

BEGINNING at a rebar with cap stamped "Stevens 7052" found marking the southwest corner of Outlot 31, said rebar also marking the northwest corner of Outlot 30 being lands now or formerly owned by Wesley and Kelly Morrison as recorded in Official Record Volume 2739, Page 487, and being in the east line of lands now or formerly owned by Lexington Grace Brethren Church, a corporation as recorded in Deed Volume 822, Page 114;

Thence with the following Four (4) courses;

1. North 00°31'07" East, 137.82 feet with the east line of said Lexington Brethren Church lands to a 5/8" rebar with cap stamped "Weigler 7747" set marking the southwest corner of lands now or formerly owned by Joel A. Likens as recorded in Deed Volume 809, Page 498
2. South 87°45'09" East, 119.85 feet with the south line of said Likens lands to a crimped iron pipe in concrete found;
3. South 02°41'40" west, 139.09 feet to a 5/8" rebar with cap stamped "Weigler 7747" set in the south line of Outlot 31;
4. North 87°05'11" West, 114.61 feet with the south line of Outlot 31 to the point of beginning, containing 0.3725 acre (16225.91 Square Feet), being subject to all legal easements, restrictions and rights-of-way now on record.


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 the 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.

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I hereby certify that this description is based upon an actual field survey made by Gary E. Weigler, Registered Surveyor No. 7747 and all monumentation was set or found as indicated.

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