

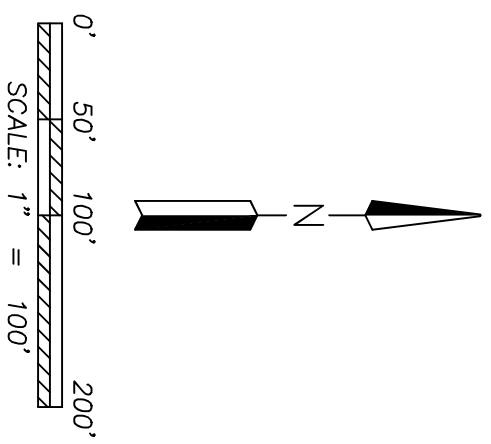
**COMBINATION PARCEL**  
5.0351 ACRES

LEW OHIO, LLC  
AN OHIO LIMITED  
LIABILITY COMPANY  
ORV. 2701, PG. 508  
PART OUTLOT 38  
(4.6852 Ac.)

VILLAGE OF LEXINGTON  
ORV. 55, PG. 748  
PART OUTLOT 38

SHAF ENTERPRISES, LTD  
ORV. 2072, PG. 780  
ORV. 2072, PG. 782  
PART OUTLOT 40

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 11-3-22**  
INITIAL & DATE  
**00-373**







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 Date 07/01/2022



**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"

**RAMSEY SURVEYING**  
Professional Land Surveying Services  
283 Eby Road  
Smith, 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 HOS	CHECKED NBR	SCALE 1" = 100'	DATE 07-01-2022
		JOB NO: SM-5328A	SHEET 1 OF 1

**LEGAL DESCRIPTION**

**COMBINATION PARCEL**

**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 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 in the southwest corner of a parcel conveyed to the Village of Lexington, said 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;

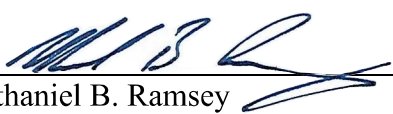
Thence, the following **FOUR** courses:

1. **North 85 degrees 29 minutes 12 seconds East, 641.92 feet** along the 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;
2. **South 04 degrees 25 minutes 42 seconds East, 393.88 feet** along said westerly right of way line of the Richland County Bike Trail to a point in the northwest corner of a parcel conveyed to Shaf Enterprises LTD by official record volume 2072, page 780 and official record volume 2072 page 782;
3. **North 87 degrees 49 minutes 22 seconds West, 587.12 feet** along the north line of said Shaf Enterprises LTD parcels to a point on the aforementioned centerline of Plymouth Street, passing through an iron pin found for reference at 0.46 feet and 552.65 feet;
4. **North 14 degrees 39 minutes 12 seconds West, 330.65 feet** along said centerline of Plymouth Street to the **Place of Beginning**, and containing 5.0351 acres, 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.

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

