

BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (CORS). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK. THE PORTION OF THE SOUTHERLY LINE OF ASHLAND ROAD, HAVING A BEARING OF N 52°06'12" E AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

FLOOD NOTE:

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS NUMBER 39139C0163E, WITH AN EFFECTIVE DATE OF 4/4/2011, THE SUBJECT TRACT IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN).

DEED REFERENCES:

LOT 339: RICHARD D. AND LINDA E. SOUZA
O.R. 779, PG. 600
PPN 025-09-219-12-000

LOT 340: DAVID YOXTHEIMER AND CELENA YOXTHEIMER
O.R. 2138, PG. 152
O.R. 2169, PG. 765
PPN 025-09-236-12-000

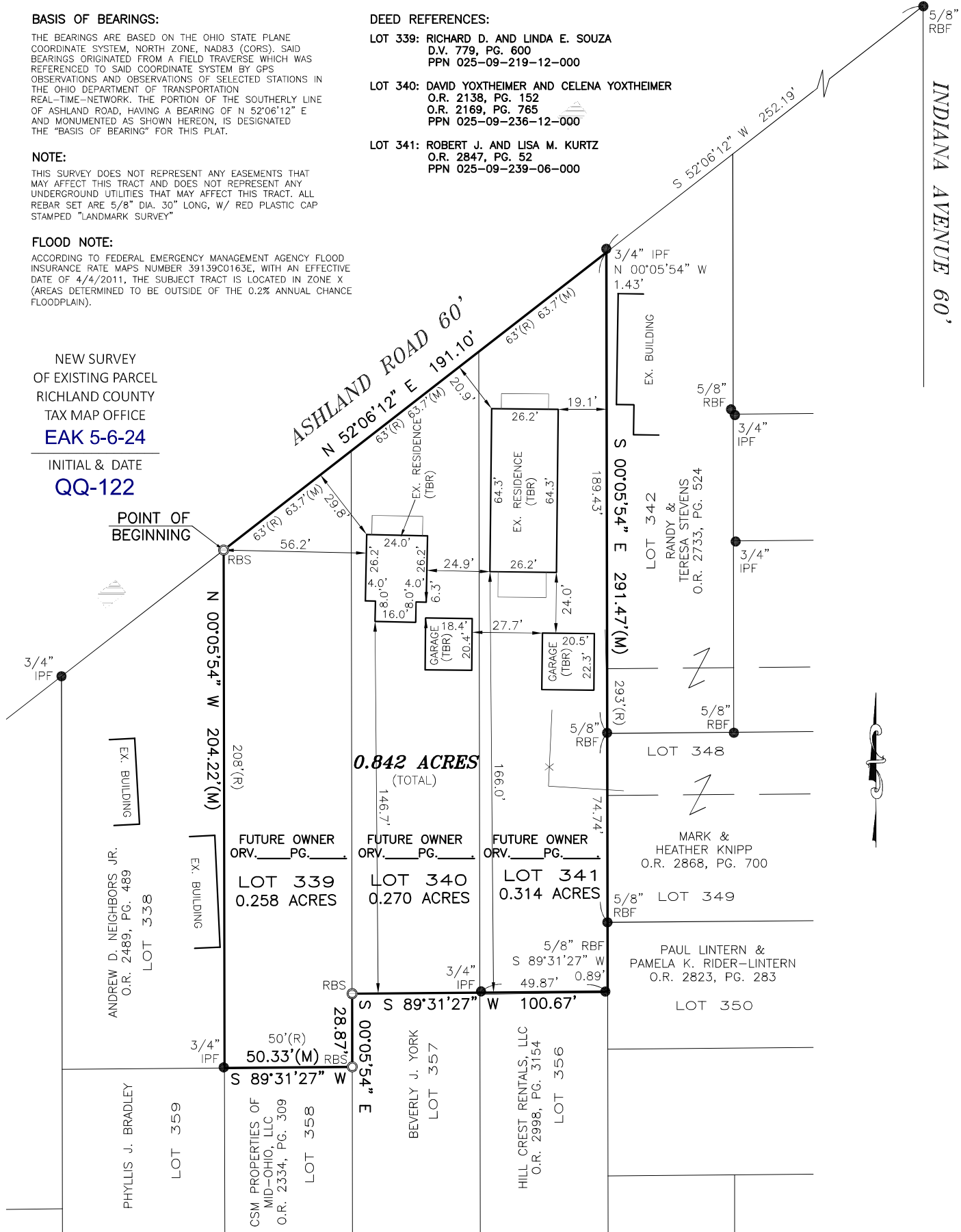
LOT 341: ROBERT J. AND LISA M. KURTZ
O.R. 2847, PG. 52
PPN 025-09-239-06-000

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 5-6-24

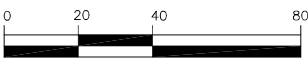
INITIAL & DATE
QQ-122

ASHLAND ROAD 60'
N 52°06'12" E 191.10'

INDIANA AVENUE 60'



GRAPHIC SCALE



(IN FEET)

1 inch = 40 ft.

LEGEND

- IPF IRON PIN FOUND
- RBF REBAR FOUND
- ⊙ RBS REBAR SET
- X- EXISTING FENCE LINE
- (M) MEASURED DISTANCE
- (R) RECORD DISTANCE
- TBR TO BE REMOVED

**SURVEY OF
0.842 ACRES**

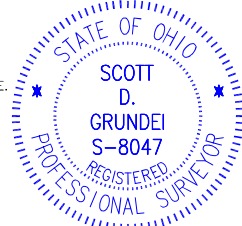
LYING IN
LOTS 339, 340 & 341
LINCOLN HEIGHTS ALLOTMENT
PLAT BOOK 12, PAGE 20
TOWNSHIP OF MADISON, COUNTY OF RICHLAND
STATE OF OHIO

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN JANUARY OF 2024 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

Scott D. Grunde 4/30/24

SCOTT D. GRUNDEI, P.S.
REGISTERED SURVEYOR NO. 8047

DATE



690 LAKEVIEW PLAZA BLVD. SUITE A
WORTHINGTON OH. 43085
PHONE: (614) 485-9000
WWW.LANDMARKSURVEY.COM

REV: 4/30/24 DATE: 4/10/24 FILE NO. ALTA1-JOB57-MISC

**DESCRIPTION OF 0.842 ACRES
LYING WEST OF INDIANA AVENUE
AND SOUTH OF ASHLAND ROAD**

Situated in the State of Ohio, County of Richland, Township of Madison, being all of lots 339, 340 and 342 of Lincoln Heights Allotment, of record in Plat Book 12, Page 20, Recorder's Office, Richland County, Ohio, and being bounded and more particularly described as follows:

Beginning, at a rebar set, at the northwesterly corner of said lot 339, the northeasterly corner of lot 338 of said Lincoln Heights Allotment, and on the southerly line of Ashland Road (60 feet wide);

Thence North 52°06'12" East, a distance of 191.10 feet, along the northerly line of said lots 339, 340 and 341, and the southerly line of said Ashland Road, to a point, at the northeasterly corner of said lot 341, and the northwesterly corner of lot 342 of said Lincoln Heights Allotment, referenced by a 3/4 inch iron pin found, North 00°05'54" West, a distance of 1.43 feet, and a 5/8 inch rebar found North 52°06'12" East, a distance of 252.19 feet, at the southwesterly intersection of said Ashland Road, and Indiana Avenue (60 feet wide);

Thence South 00°05'54" East, a distance of 291.47 feet, passing a 5/8 inch rebars found at distances of 189.43 feet and 264.17 feet, along the line common to said lots 341 and 342, the westerly line of lot 348, of said Lincoln Heights Allotment, the westerly line of lot 349, of said Lincoln Heights Allotment, and the westerly line of lot 350 of said Lincoln Heights Allotment, to a point referenced by a 5/8 inch rebar found, South 89°31'27" West, a distance of 0.89 feet, at the southeasterly corner of said lot 341, and the northeasterly corner of lot 356 of said Lincoln Heights Allotment;

Thence South 89°31'27" West, a distance of 100.67 feet, passing a 3/4 inch iron pin found at a distance of 49.87 feet, along the line common to said lots 341 and 356, the southerly line of said lot 340, and the northerly line of lot 357 of said Lincoln Heights Allotment, to a rebar set, at the westerly common corner of said lots 340 and 357, and on the easterly line of said lot 339;

Thence South 00°05'54" East, a distance of 28.87 feet, along the line common to said lots 339 and 357, to a rebar set, at the southeasterly corner of said lot 339, and the northeasterly corner of lot 358 of said Lincoln Heights Allotment;

Thence South 89°31'27" West, a distance of 50.33 feet, along the line common to said lots 339 and 358, to a 3/4 inch iron pin found, at the southerly common corner of said lots 338 and 339, the northwesterly corner of said lot 358, and the northeasterly corner of lot 359 of said Lincoln Heights Allotment;

Thence North 00°05'54" West, a distance of 204.22 feet, along the line common to said lots 338 and 339, to the **Point of Beginning**, containing 0.842 acres, of which 0.258 acres lies within lot 339, 0.270 acres lies within lot 340 and 0.314 acres lies within lot 341, more or less, and being subject to all easements, restrictions and rights-of-way of record.

The bearings are based on the Ohio State Plane Coordinate System, North Zone, NAD83 (CORS). Said bearings originated from a field traverse which was referenced to said Coordinate System by GPS observations and observations of selected stations in the Ohio Department of Transportation Real-Time-Network. The portion of the southerly line of Ashland Road, having a bearing of North 52°06'12" East and monumented as shown hereon, is designated the "basis of bearing" for this description.

All rebar set are 5/8 inch DIA. 30 inches in length, with a red plastic cap stamped with the name "Landmark Survey".

The above description is based on an actual field survey performed in January of 2024.



LANDMARK SURVEY GROUP, INC.

Scott D. Grundei

4/30/24

Scott D. Grundei, P.S.

Date

Registered Surveyor No. 8047

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
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