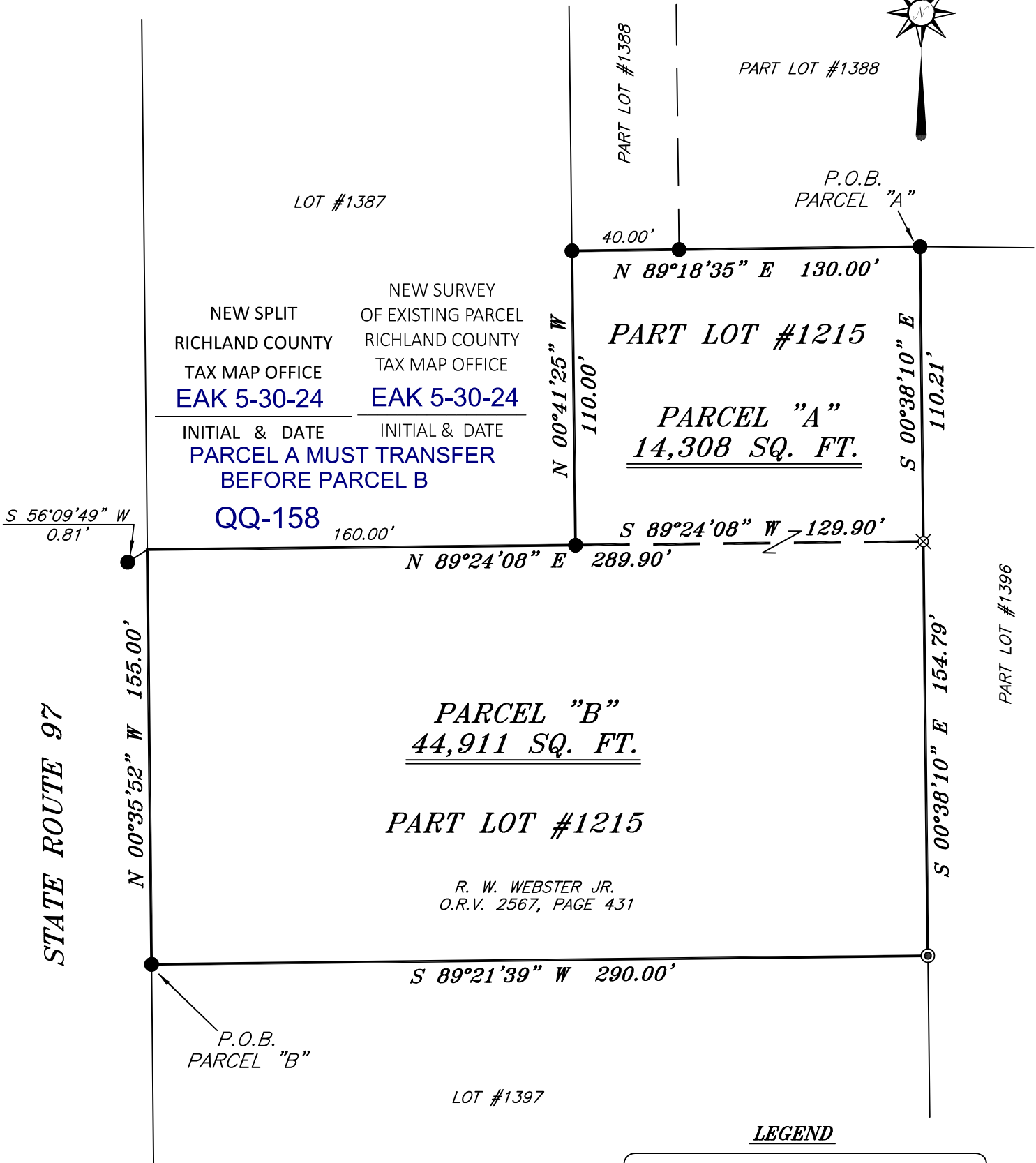


BASIS OF BEARING IS STATE PLANE
 GRID NORTH NAD 83 (2011), GEOID
 18A, OHIO NORTH ZONE.

NORTH



PLAT VOL. 24, PG. 146



Chad F. Craig

SURVEY BY: CHAD F. CRAIG P.S. #8195
 for SEILER & CRAIG SURVEYING INC.
 270 PARK AVENUE WEST
 MANSFIELD, OHIO 44902
 (419) 525-3644
 EMAIL:SEILERANDCRAIG@SEILERANDCRAIG.COM

LEGEND

- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ⊗ 3" SURVEY MARKER SET
- △ RAILROAD SPIKE SET
- ▲ RAILROAD SPIKE FOUND
- ⊗ 5/8" IRON PIN SET WITH CAP STAMPED "CRAIG 8195"

SURVEY PLAT FOR	
WEBSTER	
LOT #1215	
VILLAGE OF LEXINGTON	
RICHLAND COUNTY, OHIO	
DATE: MAY 24, 2024	SCALE: 1"=50'
ST_RT_97_57	

**SURVEY DESCRIPTION
PARCEL "A"**

PART LOT #1215
VILLAGE OF LEXINGTON
RICHLAND COUNTY, OHIO

Situated in the Village of Lexington, County of Richland, State of Ohio and being a Part Lot #1215 of the consecutively numbered lots in said village, and being more particularly described as follows:

Beginning for the same at an iron pin found and accepted as marking the northeast corner of Lot #1215, Thence, South 00 degrees 38 minutes 10 seconds East with the east line of said lot 110.21 feet to an iron pin set;

Thence, South 89 degrees 24 minutes 08 seconds West 129.90 feet to an iron pin found marking a northerly corner of said lot;

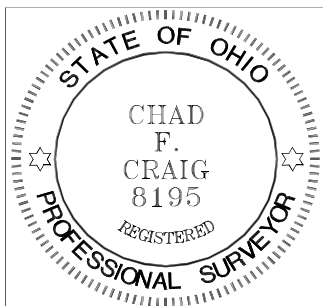
Thence, North 00 degrees 41 minutes 25 seconds West with a westerly line of said lot 110.00 feet to an iron pin found on the north line of said lot;

Thence, North 89 degrees 18 minutes 35 seconds East with said north line and passing through an iron pin found at a distance of 40.00 feet, a total distance of 130.00 feet to the place of beginning, containing 14,308 square feet, according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on May 24, 2024, but subject to all easements, right of ways and highways of record.

Iron pins set are 5/8" rods with caps stamped "CRAIG 8195".

Bearings are based on State Plane Grid North, NAD 83 (2011), Geoid 18A, Ohio North Zone and are intended to be used for angular determination only.

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 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.



A handwritten signature in black ink that reads "Chad F. Craig".

Chad F. Craig P.S.#8195
for Seiler & Craig Surveying, Inc.

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 5-30-24

INITIAL & DATE
QQ-158

**SURVEY DESCRIPTION
PARCEL "B"**

PART LOT #1215
VILLAGE OF LEXINGTON
RICHLAND COUNTY, OHIO

Situated in the Village of Lexington, County of Richland, State of Ohio and being a Part Lot #1215 of the consecutively numbered lots in said village, and being more particularly described as follows:

Beginning for the same at an iron pin found and accepted as marking the southwest corner of Lot #1215, Thence, North 00 degrees 35 minutes 52 seconds West with the west line of said lot, the same being the east right of way of State Route 97, 155.00 feet to a point marking a northwesterly corner of said lot and being referenced by an iron pin found on a bearing of South 56 degrees 09 minutes 49 seconds West and at a distance of 0.81 feet;

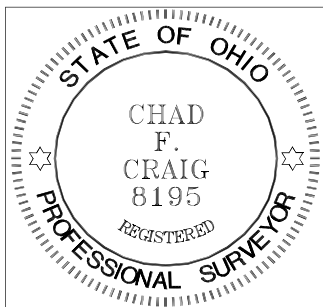
Thence, North 89 degrees 24 minutes 08 seconds East with a northerly line of said lot and the easterly prolongation thereof and passing through an iron pin found at a distance of 160.00 feet, a total distance of 289.90 feet to an iron pin set on the east line of said lot;

Thence, South 00 degrees 38 minutes 10 seconds East with the east line of said lot 154.79 feet to an iron pipe found marking the southeast corner of said lot;

Thence, South 89 degrees 21 minutes 39 seconds West with the south line of said lot 290.00 feet to the place of beginning, containing 44,911 square feet, according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on May 24, 2024, but subject to all easements, right of ways and highways of record.

Iron pins set are 5/8" rods with caps stamped "CRAIG 8195".

Bearings are based on State Plane Grid North, NAD 83 (2011), Geoid 18A, Ohio North Zone and are intended to be used for angular determination only.



A handwritten signature in black ink that reads "Chad F. Craig".

Chad F. Craig P.S.#8195
for Seiler & Craig Surveying, Inc.

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 5-30-24

INITIAL & DATE

**PARCEL A MUST TRANSFER
BEFORE THIS PARCEL**

QQ-158