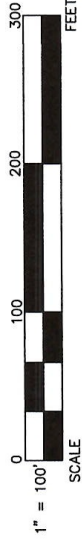


NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 10-24-24

INITIAL & DATE
QQ-304



LEGEND

SET FOUND	DESCRIPTION
⊙	MONUMENT
⊕	RAILROAD SPIKE
⊖	2" MAG NAIL
○	MAG NAIL
⊗	IRON PIPE
⊘	DRILL HOLE
⊙	5/8"φx30" IRON BAR CAPPED: JD BARNES PS 8411
⬢	IRON BAR
⬣	FENCE POST
⬤	STONE
⬢	MONUMENT BOX
D	DEED
P	PLAT
M	MEASURED
C	CALCULATED
∅	OUTSIDE DIAMETER
SR	SURVEY RECORD
—	CHAIN LINK FENCE



LOT 187

RAYMOND STREET (50' R/W)

LOT 188

PARCEL A
0.4590 acres
19,995.49 sq. ft.
0.0574 acres in R/W
2,500.00 sq. ft. in R/W

CHAD A HUMPHREY
D.R. 3010, PG. 4567
P# 0355618221000

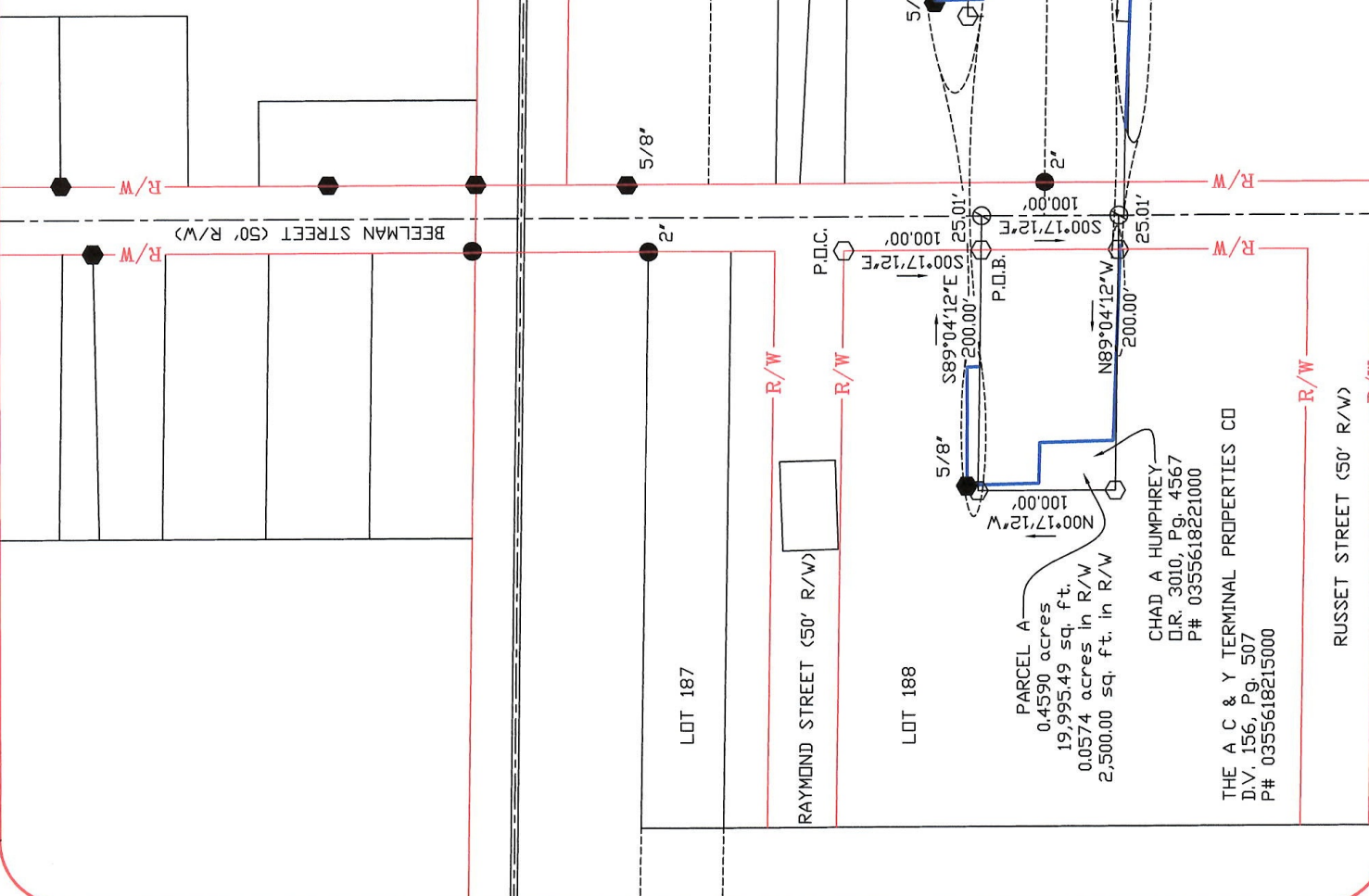
THE A C & Y TERMINAL PROPERTIES CO
D.V. 156, PG. 507
P# 0355618215000

RUSSET STREET (50' R/W)

BEELMAN STREET (50' R/W)

P.O.C.

P.O.B.

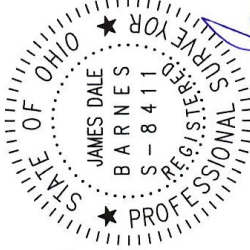


REFERENCES

DEED VOLUMES AND PAGES AS SHOWN
PLAT VOLUME 5, PAGE 14
SURVEY VOLUME F-1-215

THIS SURVEY DOES NOT INCLUDE A TITLE SEARCH. ALL EASEMENTS OR OTHER ENCUMBRANCES ON OR OVER THE LAND ARE NOT SHOWN ON THIS SURVEY. PLEASE FURNISH ALL INFORMATION IF THESE ARE REQUIRED ON THIS PLAT. ALL FOUND SURVEY MONUMENTS WERE AT GRADE OR PAVEMENT SURFACE AND IN GOOD CONDITION, UNLESS OTHERWISE NOTED.

I HEREBY DECLARE THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY DURING OCTOBER, 2024 AS PER LEGAL DESCRIPTION FURNISHED TO ME. THIS SURVEY IS SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, RESTRICTIONS, LEASES OF RECORD AND OF RECORDS IN RESPECTIVE UTILITY OFFICES. THE BEARINGS REFERRED TO HEREON ARE BASED ON THE OHIO NORTH STATE PLANE COORDINATE SYSTEM.



James Dale Barnes

JAMES DALE BARNES, P.S. 8411

DATE

BARNES SURVEYING

10312 MASON ROAD, CASTALIA, OHIO 44824-9218
OFFICE: (419) 684-7742 CELL: (419) 871-1780

SURVEY FOR: CHAD HUMPHREY

SITUATED IN PART OF LOT 188 OF THE VILLAGE OF PLYMOUTH,
RICHLAND COUNTY, OHIO

LEGAL DESCRIPTION OF A 0.4590-ACRE PARCEL A

Being a parcel of land situated in part of Lot 188 of the Village of Plymouth, Richland County, Ohio and being further described as follows:

COMMENCING at set and capped 5/8" iron bar marking the intersection of the southerly right-of-way of Raymond Street (50' R/W) with the westerly right-of-way of Beelman Street (50' R/W) and the northeasterly corner of Lot 188 and a parcel of land, now or formerly owned by the A. C. & Y. Terminal Properties Company through Deed Volume 156, Page 507 of the records of Richland County.

Thence, South $00^{\circ} 17' 12''$ East, along the westerly right-of-way of said Beelman Street and the easterly line of said A. C. & Y. Terminal Properties Company lands, a distance of 100.00 feet, to a set and capped 5/8" iron bar marking the POINT OF BEGINNING and a southeasterly corner of said A. C. & Y. Terminal Properties Company lands.

- 1) Thence, South $89^{\circ} 04' 12''$ East, along the easterly extension of the southerly line of said A. C. & Y. Terminal Properties Company lands, a distance of 25.01 feet, to a set mag nail marking the centerline of said Beelman Street;
- 2) Thence, South $00^{\circ} 17' 12''$ East, along the centerline of said Beelman Street, a distance of 100.00 feet, to a set mag nail;

- 3) Thence, North 89° 04' 12" West, along the easterly extension of a northerly line of said A. C. & Y. Terminal Properties Company lands and a northerly line of said A. C. & Y. Terminal Properties Company lands, passing at a distance of 25.01 feet, a set 5/8" iron bar marking the westerly right-of-way of said Beelman Street, a total distance of 200.00 feet, to a set and capped 5/8" iron bar marking an interior corner of said A. C. & Y. Terminal Properties Company lands;
- 4) Thence, North 00° 17' 12" West, along an easterly line of said A. C. & Y. Terminal Properties Company lands, a distance of 100.00 feet, to a set and capped 5/8" iron bar marking an interior corner of said A. C. & Y. Terminal Properties Company lands;
- 5) Thence, South 89° 04' 12" East, along a southerly line of said A. C. & Y. Terminal Properties Company lands, a distance of 174.99 feet, to the POINT OF BEGINNING.

Containing in all, 0.4590 acres of land (19,995.49 sq. ft.) more or less, of which 0.0574 acres of land (2,500.00 sq. ft.) lies within the right-of-way.

The bearings referred to on are based on the Ohio North State Plane Coordinate System.

Prior Reference(s): Official Records 3010, Page 4567

Error of Closure = 1:600,000,000.

This legal description is based upon an actual field survey performed for Chad Humphrey by James Dale Barnes, P.S. 8411, of Barnes Surveying in October 2024.

October 11th, 2024
Job No. 24280
JDB/jdb

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