

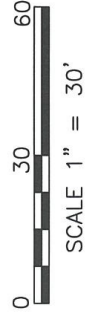
NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 11-19-24
INITIAL & DATE
QQ-328



LEGEND	
FOUND	SET
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5/8" IRON PIN, UNLESS NOTED
5/8" IRON PIPE, UNLESS NOTED
RAILROAD SPIKE
SURVEY NAIL
MAG SPIKE



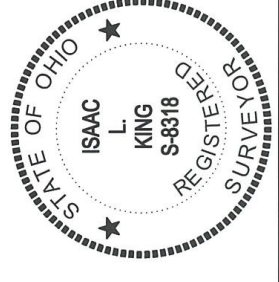
NOTES

- ALL IRON PINS SET ARE 5/8" x 30" LONG REINFORCING RODS WITH YELLOW PLASTIC CAPS STAMPED "MAKEEVER AND ASSOC." UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, (NAD83 2011).
- THE PROPERTY SHOWN HEREON THIS PLAT OF SURVEY IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD. THIS SURVEY IS NOT INTENDED TO SHOW EASEMENTS AFFECTING THE PROPERTY.

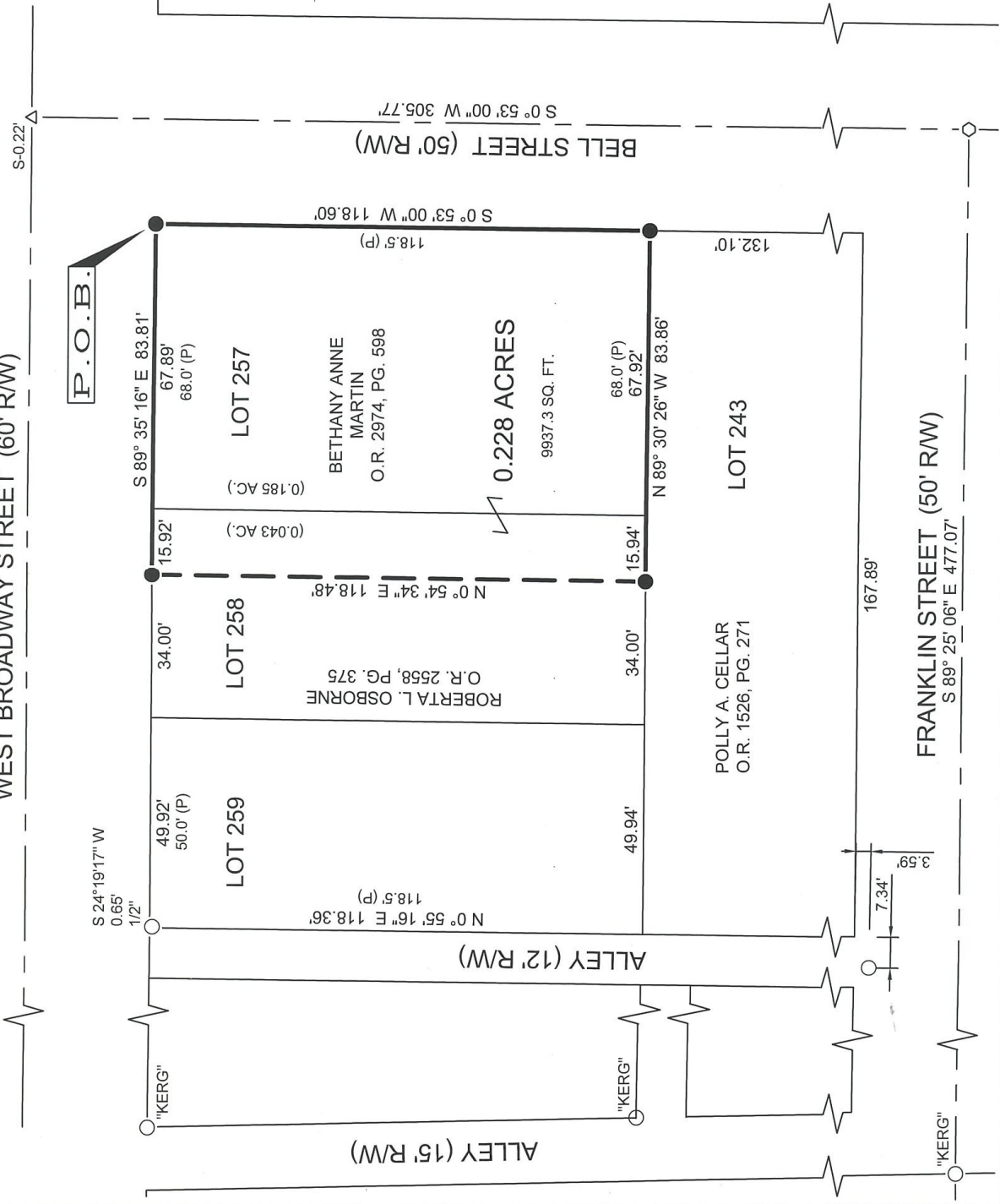
SURVEYOR'S STATEMENT

I HEREBY STATE TO RESOURCE SETTLEMENT SERVICES THAT THE DRAWING HEREIN IS REPRESENTATIVE OF AN ACTUAL SURVEY PERFORMED IN NOVEMBER, 2024, BY MAKEEVER AND ASSOCIATES UNDER MY DIRECT SUPERVISION AND THAT ALL INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: *11-1-2024*



WEST BROADWAY STREET (60' RW)



SURVEY REFERENCES

- P.B. N, PG. 409
- P.B. R, PG. 292
- P.B. U, PG. 128
- P.B. Z, PG. 218
- P.B. BB, PG. 5
- P.B. PP, PG. 230
- P.B. II, PG. 171.

DESCRIPTION

BEING ALL OF LOT 257 AND PART OF LOT 258 OF THE VILLAGE OF PLYMOUTH, RICHLAND COUNTY, OHIO.



PLAT OF SURVEY FOR:

RESOURCE SETTLEMENT SERVICES

ORIG. DATE: 11-1-2024
ORIG. SHEET SIZE = 11"x17"

S:\2024\205
DWG. NAME : 2024-205 GROUND



ENGINEERS •
SURVEYORS

1810 E. Mansfield St.
P.O. Box 325
Bucyrus, Ohio 44820
(419) 562-7757
(419) 562-4717 fax

**LEGAL DESCRIPTION FOR RESOURCE SETTLEMENT SERVICES
VILLAGE OF PLYMOUTH, RICHLAND COUNTY, STATE OF OHIO
0.228 ACRES**

SITUATED IN THE STATE OF OHIO, COUNTY OF RICHLAND, VILLAGE OF PLYMOUTH, BEING ALL OF LOT 257 AND PART OF LOT 258 OF THE CONSECUTIVELY NUMBERED LOTS OF SAID VILLAGE, AND BEING 0.228 ACRES CONVEYED TO BETHANY ANNE MARTIN OF RECORD IN OFFICIAL RECORD 2974, PAGE 598, RECORDS REFER TO THE RECORDER'S OFFICE RICHLAND COUNTY, OHIO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE SOUTHWEST RIGHT-OF-WAY INTERSECTION LINE OF WEST BROADWAY STREET (60 FEET IN WIDTH) AND BELL STREET (50 FEET IN WIDTH), A NORTHEAST CORNER OF SAID LOT 257 AND A NORTHEAST CORNER OF SAID MARTIN TRACT;

THENCE SOUTH $00^{\circ}53'00''$ WEST, A DISTANCE OF 118.60 FEET WITH THE WEST RIGHT-OF-WAY LINE OF SAID BELL STREET, AN EAST LINE OF SAID LOT 257, AND AN EAST LINE OF SAID MARTIN TRACT, TO AN IRON PIN SET AT A SOUTHEAST CORNER OF SAID LOT 257, A NORTHEAST CORNER OF LOT 243, AND A SOUTHEAST CORNER OF SAID MARTIN TRACT;

THENCE NORTH $89^{\circ}30'26''$ WEST, A DISTANCE OF 83.86 FEET WITH THE SOUTH LINE OF LOTS 257 AND 258, A NORTH LINE OF LOT 243, AND A SOUTH LINE OF SAID MARTIN TRACT, TO AN IRON PIN SET AT A SOUTHWEST CORNER OF SAID MARTIN TRACT AND A SOUTHEAST CORNER OF A TRACT CONVEYED TO ROBERTA L. OSBORNE OF RECORD IN OFFICIAL RECORD 2558, PAGE 375;

THENCE NORTH $00^{\circ}54'34''$ EAST, A DISTANCE OF 118.48 FEET WITH A WEST LINE OF SAID MARTIN TRACT AND AN EAST LINE OF SAID OSBORNE TRACT, TO AN IRON PIN SET ON THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST BROADWAY STREET, THE NORTH LINE OF SAID LOT 258, THE NORTHWEST CORNER OF SAID MARTIN TRACT, AND THE NORTHEAST CORNER OF SAID OSBORNE TRACT;

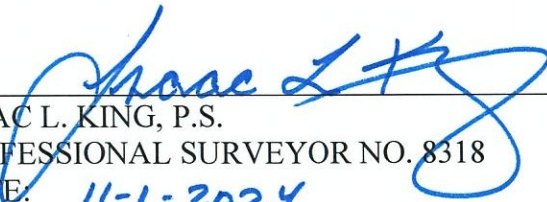
THENCE SOUTH 89°35'16" EAST, A DISTANCE OF 83.81 FEET WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST BROADWAY STREET, THE NORTH LINE OF SAID LOTS 258 AND 257, AND THE NORTH LINE OF SAID MARTIN TRACT, TO THE IRON PIN SET AT THE POINT OF BEGINNING, CONTAINING 0.228 ACRES OF LAND, MORE OR LESS.

THE ABOVE DESCRIPTION WAS BASED ON A PLAT OF SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF ISAAC L. KING, P.S. PROFESSIONAL SURVEYOR NUMBER 8318, IN OCTOBER, 2024, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

ALL BEARINGS SHOWN HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, (NAD 83 2011).

ALL IRON PINS SET ARE 5/8" O.D. X 30" LONG REINFORCING RODS WITH YELLOW PLASTIC CAPS STAMPED "MAKEEVER AND ASSOC." UNLESS OTHERWISE NOTED.

PRIOR DEED REFERENCE: OFFICIAL RECORD 2974, PAGE 598.



ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 11-1-2024



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