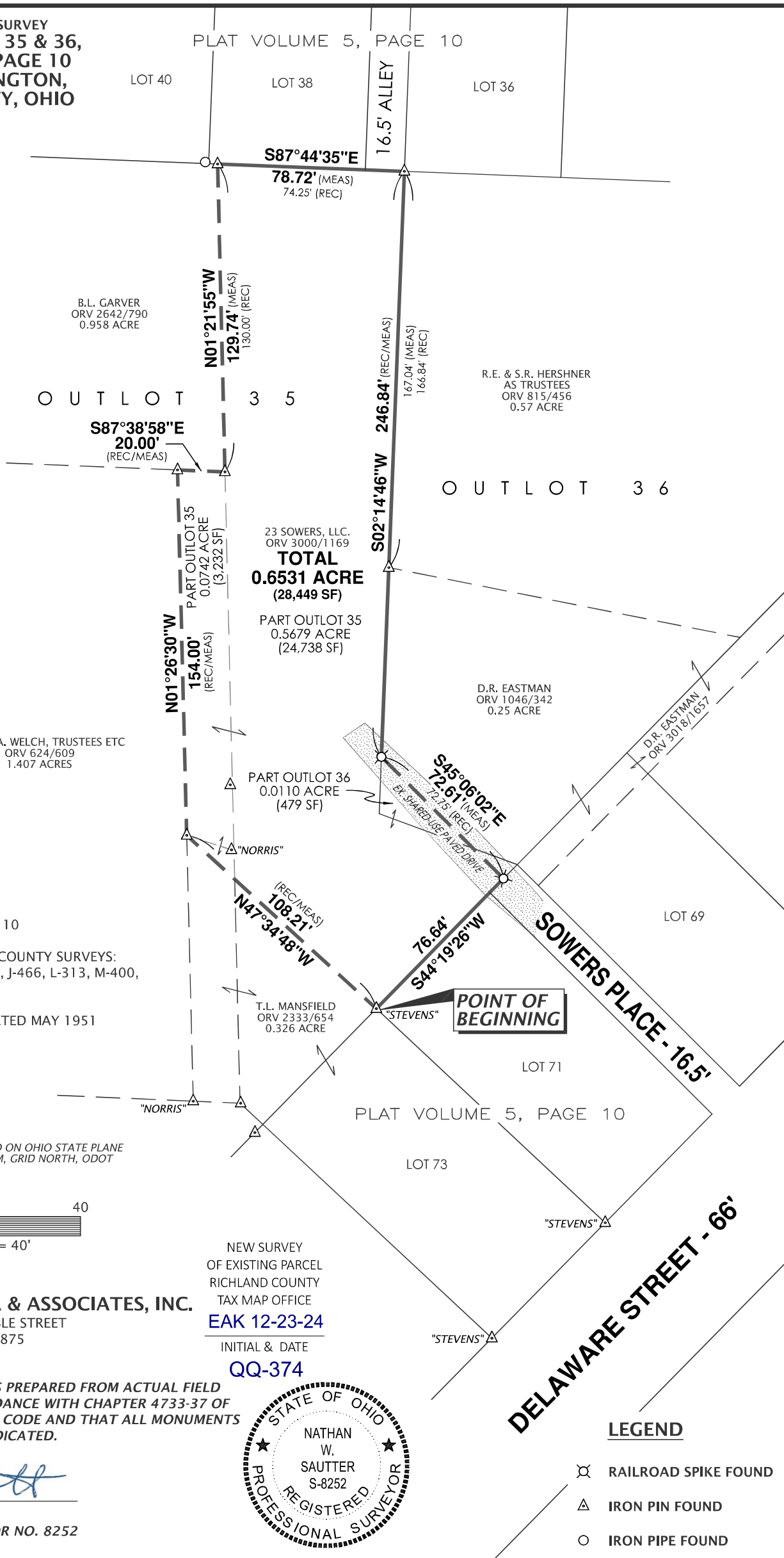


**PLAT OF BOUNDARY SURVEY  
PART OF OUTLOTS 35 & 36,  
PLAT VOLUME 5, PAGE 10  
VILLAGE OF LEXINGTON,  
RICHLAND COUNTY, OHIO**



REFERENCE MATERIALS

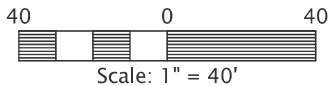
- DEEDS AS SHOWN
- TAX MAPS
- PLAT VOLUME 5, PAGE 10

THE FOLLOWING RICHLAND COUNTY SURVEYS:  
B-344, D-333, GG-133, I-132, J-466, L-313, M-400,  
NN-163, PP-185, X-254

- SURVEY OF OUTLOT 36 DATED MAY 1951



BEARINGS ARE BASED ON OHIO STATE PLANE  
COORDINATE SYSTEM, GRID NORTH, ODOT  
VRS, NORTH ZONE.



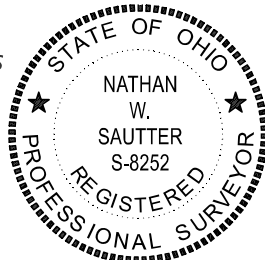
PREPARED BY  
**F.E. KROCKA & ASSOCIATES, INC.**  
100 NORTH GAMBLE STREET  
SHELBY, OHIO 44875  
(419) 342-4556

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 12-23-24**

INITIAL & DATE  
**QQ-374**

I CERTIFY THIS SURVEY WAS PREPARED FROM ACTUAL FIELD  
MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-37 OF  
THE OHIO ADMINISTRATIVE CODE AND THAT ALL MONUMENTS  
WERE FOUND OR SET AS INDICATED.

*Nathan W. Sautter*  
NATHAN W. SAUTTER  
OHIO REGISTERED SURVEYOR NO. 8252  
DATE: DECEMBER 12, 2024



LEGEND

- ⊗ RAILROAD SPIKE FOUND
- △ IRON PIN FOUND
- IRON PIPE FOUND



**F.E. Krocka & Associates, Inc.**

*Surveying and Mapping  
100 North Gamble Street  
Shelby, Ohio 44875  
Phone: (419) 342-4556  
Fax: (419) 347-8885*

**DESCRIPTION  
PART OF OUTLOTS 35 & 36  
PLAT VOLUME 5, PAGE 10  
VILLAGE OF LEXINGTON, RICHLAND COUNTY, OHIO**

DESCRIPTION: Being part of Outlots 35 and 36 as shown in Plat Volume 5, Page 10, in the Village of Lexington, Richland County, Ohio, and being more particularly described as follows:

Beginning for the same at an iron pin found at the northwesterly corner of Lot 71, said point also being at the northeasterly corner of Lot 73 and on the southerly line of Outlot 35 as shown on Plat Volume 5, Page 10;

- 1) thence N47°34'48"W, along the northerly line of a 0.326 acre parcel described in Official Record Volume 2333, Page 654, a distance of 108.21 feet to an iron pin found on the east line of a 1.407 acre parcel described in Official Record Volume 624, Page 609;
- 2) thence N01°26'30"W, along the east line of said 1.407 acre parcel, a distance of 154.00 feet to an iron pin found on the south line of a 0.958 acre parcel described in Official Record Volume 2642, Page 790;
- 3) thence S87°38'58"E, along the south line of said 0.958 acre parcel, a distance of 20.00 feet to an iron pin found at the southeast corner of said 0.958 acre parcel;
- 4) thence N01°21'55"W, along the east line of said 0.958 acre parcel, a distance of 129.74 feet to an iron pin found on the north line of Outlot 35, said point also being on south line of Lot 38 as shown on Plat Volume 5, Page 10;
- 5) thence S87°44'35"E, along the north line of Outlot 35 (south line of Lot 38), a distance of 78.72 feet to an iron pin found at the northeast corner of Outlot 35 and the northwest corner of Outlot 36, and on the southeast right-of-way corner of a 16.5 foot wide alley and being at southwest corner of Lot 36 as shown on Plat Volume 5, Page 10;
- 6) thence S02°14'46"W, along the east line of Outlot 35 (west line of Outlot 36) and passing for reference an iron pin found at 167.04 feet, a total distance of 246.84 feet to a railroad spike found in a paved drive at the southwest corner of a 0.25 acre parcel described in Official Record Volume 1046, Page 342;
- 7) thence S45°06'02"E, along the southerly line of said 0.25 acre parcel, a distance of 72.61 feet to a railroad spike found in said paved drive on the southerly line of Outlot 35, said point also being on the northerly right-of-way line and the centerline of Sowers Place (16.5 feet in width);
- 8) thence S44°19'26"W, along the south line of Outlot 35 and the north line of Lot 71, a distance of 76.64 feet to the real point of beginning,

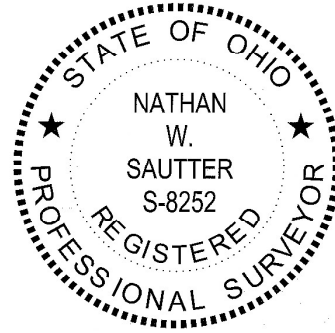
and containing 0.6531 acres (28,449 square feet) total, {0.6421 acre (27,970 square feet) in part of Outlot 35 and 0.0110 acre (479 square feet) in part of Outlot 36}, more or less, but subject to all legal easements and public rights-of-way now on record. Bearings are based on Ohio State Plane Coordinate System, Grid North, ODOT VRS, North Zone.

CERTIFICATION: I certify this survey was prepared from actual field measurements in accordance with Chapter 4733-37 of the Ohio Administrative Code and that all monuments were found or set as indicated.

F. E. KROCKA & ASSOCIATES, INC.



Nathan W. Sautter  
Ohio Registered Surveyor No. 8252  
Date: December 12, 2024



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

**EAK 12-20-24**

INITIAL & DATE

**QQ-374**