

VICINITY MAP
N.T.S.

LOT SPLIT LEGAL DESCRIPTION

Part of the NE1/4 of Section 35, T4S, R6E, in the Village of Cridersville, County of Auglaize, State of Ohio, a tract of land bounded and described as follows:

Commencing at a railroad spike found marking the intersection of the centerline of Dixie Highway, (R/W Varies) and the centerline of Main Street (60' R/W);

Thence along said centerline of Dixie Highway (Old U.S. Rte 25), N 00°31'31"E, a distance of 227.40 feet (measured) to the southeast corner of a tract of land currently owned by the Ohio Valley Car Wash LLC by Official Record 459, Page 1261 of the Auglaize County Deed Records;

Thence from the above described point of beginning and along the south line of said tract, N 89°28'23"W, a distance of 199.95 feet (measured), 199.71 feet (deed) to a 5/8" Rebar found marking the southwest corner of said tract and passing a PK Nail found at 45.00 feet;

Thence along the west line of said tract, N 00°33'12"E, a distance of 105.32 feet (measured), 105.61 feet (deed) to a 5/8" Rebar found on the south line of Lot #31 in Graham's Addition to the Village of Cridersville;

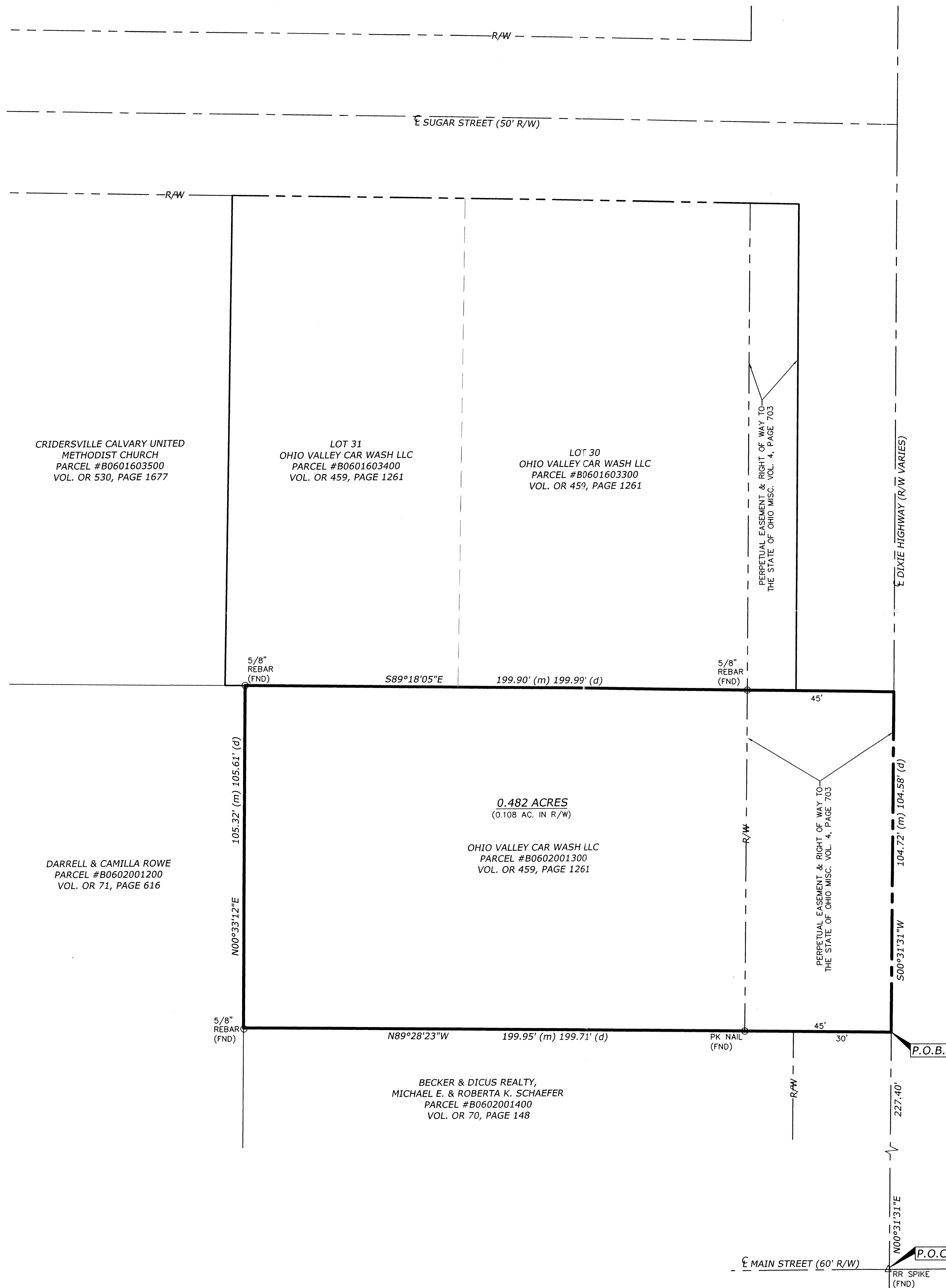
Thence along said south line of Lot #31 and the south line of Lot #30 of said Graham's Addition, S 89°18'05"E, a distance of 199.90 feet (measured), 199.99 feet (deed) to said centerline of Dixie Highway (Old U.S. Route 25) and passing a 5/8" Rebar found 45.00 feet west thereof;

Thence along said centerline, S 00°31'31"W, a distance of 104.72 feet (measured), 104.58 feet (deed) to the point of beginning and containing 0.482 Acres or land, more or less, of which 0.108 Acres lies in the right-of-way of Dixie Highway and subject to any prior easements of record.

NOTE: All bearings used are based on prior surveys and deeds of record and are for description only.

LOT SPLIT SURVEY

BEING PART OF THE NE 1/4 OF SECTION 35, T4S, R6E
THE VILLAGE OF CRIDERSVILLE, COUNTY OF AUGLAIZE, STATE OF OHIO.
Containing 0.482 Acres of land, more or less



LEGEND	
△ ○	MONUMENTATION FOUND, AS MARKED
⊗	SECTION CORNERS, AS MARKED
▲	MAG NAIL SET
●	5/8" X 30" REBAR SET, MARKED W/ "VHIA" ORANGE PLASTIC CAP
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R/W	RIGHT-OF-WAY

LOT SPLIT PREPARED BY

PAUL E. SCHMELZER, P.E., P.S. DATE August 4, 2011
REG. NO. E-62259, S-8160

NOTE: SURVEY MODIFIED AUGUST 3, 2011 TO REFLECT PROPER QUARTER SECTION REFERENCE, NE 1/4 OF SECTION 35.

VH

Van Horn
Hoover

& Associates, Inc.

SURVEYING

CIVIL ENGINEERING

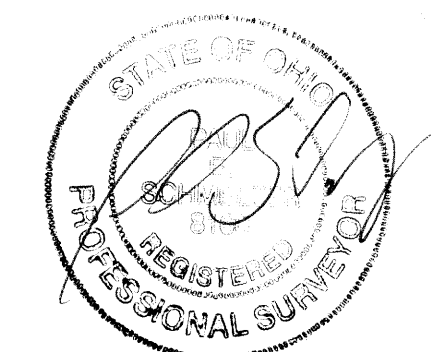
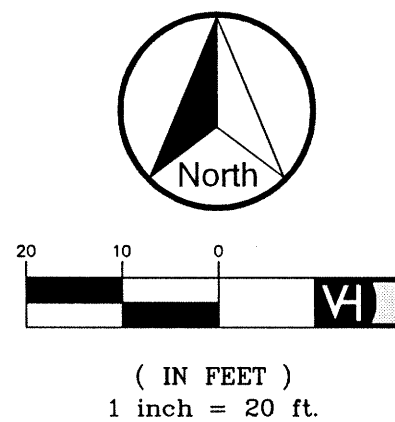
LAND USE PLANNING

GPS/GIS CONSULTANTS

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PREPARED FOR:
LINDEN AVENUE,
LLC

259 Chateaugay Drive
Pataskala, OH

LOT SPLIT SURVEY

111 Dixie Highway
Cridersville, OH

REVISIONS		
MARK	DATE	DESCRIPTION

PLOTS SCALE: 1:1

DRAWN: SEM CHECKED: PES

DRAWING SCALE: 1"=20'

DATE: 04/19/11

JOB NUMBER: Z:\PROJECTS\11231\11231-LOTSPLIT.dwg

SHEET NUMBER: 1 OF 1

DVC-35-4