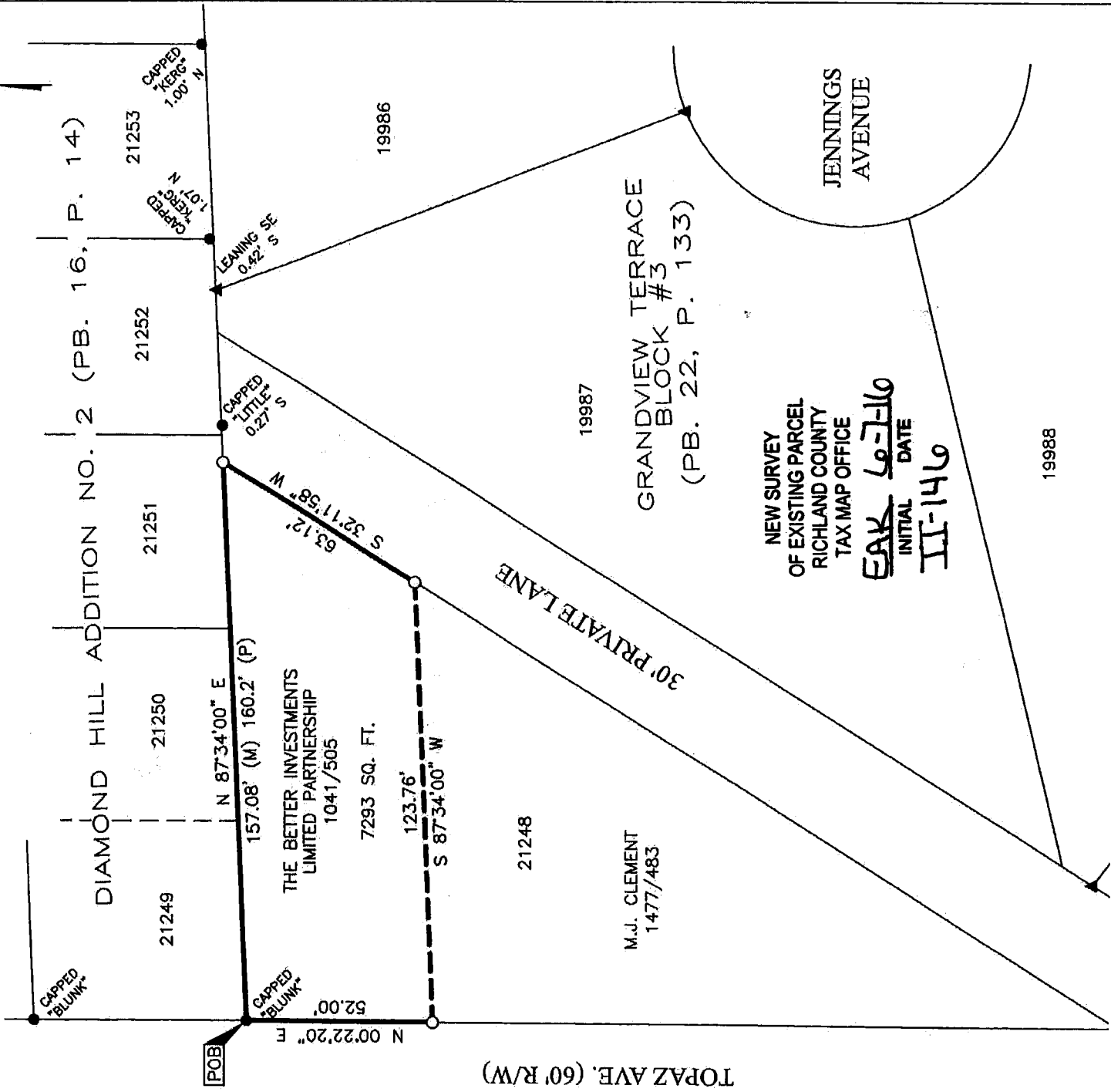


PLAT OF PROPERTY SURVEY FOR  
**CROUCH ENTERPRISES, LLC.**  
 PART OF LOT 21248, P.B. 16, P. 14  
 CITY OF MANSFIELD  
 RICHLAND COUNTY, OHIO

NOTE: THIS SURVEY WAS PREPARED  
 USING DOCUMENTS OF RECORD AND  
 PRIOR PLATS OF SURVEY INCLUDING:

- P.B. 16, P. 4
- P.B. 22, P. 133
- ENG. SURVEY D-216
- ENG. SURVEY L-221
- ENG. SURVEY M-06
- ENG. SURVEY M-22
- ORV. 1041 P. 505
- SE-1

BASIS OF BEARINGS  
 THE BEARING HEREIN ARE BASED ON THE SOUTHERLY  
 LINE OF P.B. 16, P. 14.



**LEGEND**

- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "PS 8568 HANNING"
- IRON PIN FOUND
- ▲ IRON PIPE FOUND
- P PLAT
- M MEASURED

NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE

EAK 6-7-16  
 INITIAL DATE  
 II-146

CERTIFICATION: I HEREBY CERTIFY THAT THIS PLAT AND THE  
 FIELD SURVEY THAT IT REPRESENTS ARE TRUE TO THE BEST OF  
 MY KNOWLEDGE, INFORMATION, AND BELIEF.  
 PREPARED BY

HANNING SURVEYING, LLC.  
 1277 SILVER LANE, MANSFIELD, OHIO 44906  
 (419) 528-8118



*Matthew T. Hanning*  
 MATTHEW T. HANNING  
 OHIO REGISTERED SURVEYOR NO. 8568  
 DATE: 6/6/16

# HANNING SURVEYING, LLC.

Matthew T. Hanning, PS

2016-012

## DESCRIPTION OF PART OF LOT 21248 THE BETTER INVESTMENTS LIMITED PARTNERSHIP

Situated in the State of Ohio, County of Richland, City of Mansfield, being part of Lot 21248 of Diamond Hill Addition No. 2, Plat Book 16, Page 14, as conveyed to The Better Investments Limited Partnership by deed of record in Official Record 1041, Page 505, (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

BEGINNING at a capped rebar "Blunk" found on the easterly right-of-way of Topaz Avenue (60 foot right-of-way) and the northwest corner of Lot 21248 in consecutively numbered lots as shown in said Plat Book 16, Page 14;

Thence North 87°34'00" East, with the southerly line of Lots 21249, 21250 & 21251, a distance of 157.00 feet to an iron pin set on the westerly line of a 30 foot Private Lane;

Thence South 32°11'58" West, with the westerly line of said Private Lane, a distance of 63.12 feet to an iron pin set on the northerly line of the south part of Lot 21248 conveyed to M.J. Clement by deed of record in Official Record 1477, Page 483;

Thence South 87°34'00" West, parallel with the northerly line of said Lot 21248 and the northerly line of said south part of Lot 21248, a distance of 123.76 feet to an iron pin set on the easterly right-of-way of said Topaz Avenue;

Thence North 00°22'20" East, with the easterly right-of-way of said Topaz Avenue, a distance of 52.00 feet to the POINT OF BEGINNING, containing 7293 total square feet of land more or less;


Subject, however, to all legal rights-of-ways and/or easements of record.

Iron pins set, where indicated, are iron rebar, five/eighths (5/8) inch diameter, thirty (30) inches long with a plastic cap on top bearing "PS 8568 HANNING".

The bearings herein are based on the southerly line of Plat Book 16, Page 14.

Prior Deed Reference: O.R.V. 1041, P. 505

The above description was prepared by me, Matthew T. Hanning, Registered Surveyor No. 8568 from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code in June 2016.

Prepared by:  
Hanning Surveying, LLC.  
  
Matthew T. Hanning  
Registered Surveyor No. 8568  
Dated: 6/6/16



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK INITIAL 6-7-16  
DATE III-146