

# Plat of Survey

Township of Sandusky, County of Richland, State of Ohio, and being part of the Southwest Quarter of Section 12, Township 20, Range 20.

## PROPERTY LOCATION:

Situated in the Township of Sandusky, County of Richland, State of Ohio, and being part of the Southwest Quarter of Section 12, Township 20, Range 20.

Being a Re-Survey of a 0.7 Acre parcel conveyed to Federal National Mortgage Association, as recorded in O.R. Book 2430, Page 448, in the Richland County Official Records, and being all of Auditor's P.P.N. 042-31-207-10-000.

The bearings of this plat are based on the West line of Section 12, as being S 00°02'32" E, and is an assumed Meridian used to denote angles only.

PREPARED FOR:

**Manley-Deas**  
Columbus, Ohio

## RELATED DOCUMENTS

- 1) 2005 Survey of 1.7591 Acres by David E. Lutz, P.S.



Lincoln Highway C.H. 330  
centerline

POINT OF COMMENCEMENT:  
INTERSECTION OF LINCOLN HIGHWAY  
CENTERLINE & WEST LINE SECTION 12

## LEGEND

- - 5/8" x 30" long rebar w/red plastic cap labeled "S.A. England #7452"
- - 5/8" o.d. Iron Pin Found
- △ - Survey Nail Found
- - 1/2" o.d. Iron Pipe Found

SECTION 11

West line Section 12  
S 00°02'32" E 718.00'

SECTION 12

S 89°35'18" E  
677.83'

POINT OF BEGINNING

S 89°35'18" E

200.00'

N 01°04'59" W 150.00'

S 01°04'59" E 150.00'

N 89°35'18" W

200.00'

SECTION 12

South line Section 12

SECTION 13

Ronald D. & Evangeline K. Lehman, Trustees  
14.79 Acres (tax duplicate)  
O.R. Book 942, Page 753  
P.P.N. 042-31-206-01-000  
15' ingress/egress easement to Lincoln Highway C.H. 330  
Deed Volume 496, Page 204

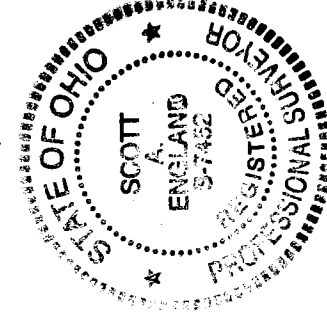
J. Darren Abernathy  
9.1809 Acres (tax duplicate)  
O.R. Book 1867, Page 85  
P.P.N. 042-31-206-04-001

Ronald D. & Evangeline K. Lehman, Trustees  
14.79 Acres (tax duplicate)  
O.R. Book 942, Page 753  
P.P.N. 042-31-206-01-000

Federal National Mortgage Association  
0.7 Acres (tax duplicate)  
O.R. Book 2430, Page 448  
P.P.N. 042-31-207-10-000

0.688 Acres

Ronald D. & Evangeline K. Lehman, Trustees  
80 Acres  
O.R. Book 942, Page 753  
P.P.N. 042-31-206-03-000



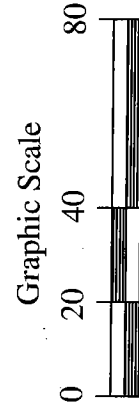
NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK 6-22-16  
INITIAL DATE  
III-167

I, Scott A. England, hereby certify that an actual survey was made on June 2, 2016 and all markers were set or found as indicated.

6/21/16

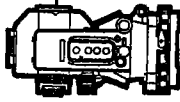
Date

Scott A. England, P.S.  
Ohio Registered Surveyor #S-7452

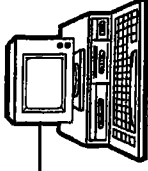


PREPARED BY:

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**Legal Description**  
**0.688 Acres**

**All of Federal National Mortgage Association Parcel: O.R. Book 2430, Page 448**

Situated in the Township of Sandusky, County of Richland, State of Ohio, and being a part of the Southwest Quarter of Section 12, Township 20, Range 20, and being more particularly described as follows;

Being a Re-Survey of a 0.7 Acre parcel conveyed to Federal National Mortgage Association, as recorded in O.R. Book 2430, Page 448, in the Richland County Deed Records, and being all of Auditor's P.P.N. 042-31-207-10-000, and further described as follows;

Commencing at a survey nail found at the intersection of the Lincoln Highway C.H. 330 centerline and the West line of Section 12;

Thence, S 00°02'32" E 718.00 feet leaving Lincoln Highway C.H. 330 with the West line of Section 12, to a ½" o.d. iron pipe found marking the Northwest corner of a parcel conveyed to Ronald D. & Evangeline K. Lehman, Trustees, as recorded in O.R. Book 942, Page 753, and being the Southwest corner of a parcel conveyed to J. Dairren Abernathy, as recorded in O.R. Book 1867, Page 85;

Thence, S 89°35'18" E 677.83 feet with the South line of said parcel conveyed to Abernathy (O.R.1867,Pg.85), the same being the North line of said parcel conveyed to Lehman, Trustee (O.R.942,Pg.753), to an iron pin set, and being the **PRINCIPLE PLACE OF BEGINNING** of the **0.688 Acre** parcel herein to be described;

Thence, S 89°35'18" E 200.00 feet with the South line of said parcel conveyed to Abernathy (O.R.1867,Pg.85), to a 5/8" o.d. iron pin found on the boundary of said parcel conveyed to Lehman, Trustee (O.R.942,Pg.753);

Thence, S 01°04'59" E 150.00 feet with the boundary of said parcel conveyed to Lehman, Trustee (O.R.942,Pg.753), to an iron pin set on the South line of Section 12, also being the North line of Section 13 and an 80 Acre parcel conveyed to Ronald D. & Evangeline K. Lehman, Trustees, as recorded in O.R. Book 942, Page 753);

Thence, N 89°35'18" W 200.00 feet with the South line of Section 12, the same being the North line of Section 13 and said 80 Acre parcel conveyed to Lehman, Trustee (O.R.942,Pg.753), to an iron pin set;

Thence, N 01°04'59" W 150.00 feet with the boundary of said parcel conveyed to Lehman, Trustee (O.R.942,Pg.753), to the **PRINCIPLE PLACE OF BEGINNING**, and containing **0.688 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The bearings of the above description are based on the West line of Section 12, as being S 00°02'32" E, and is an assumed Meridian used to denote angles only.

Together with a 15 foot wide ingress/egress to Lincoln Highway C.H. 330, as recorded in Deed Volume 496, Page 204.

All iron pins set are 5/8" o.d. reinforcing bars 30 inches long w/red caps labeled "S.A. England #7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in June of 2016.

Dated 6/21/16

Scott A. England P.S.

Job No. 2901-16RI-Rev1

**NEW SURVEY** Ohio Registered Surveyor #7452  
**OF EXISTING PARCEL**  
**RICHLAND COUNTY**  
**TAX MAP OFFICE**

**EAK** 6-22-16  
 INITIAL DATE  
 II-167

