

PLAT OF PROPERTY SURVEY FOR
HEATHER D. WISE

LOT 104 & PART VACATED ALLEY

PART OF THE SOUTHEAST QUARTER OF SECTION TWENTY-ONE (21)
TOWNSHIP TWENTY-ONE N (21N), RANGE NINETEEN W (19W)
SPRINGFIELD TOWNSHIP, CITY OF ONTARIO, RICHLAND COUNTY, OHIO

BASIS OF BEARINGS

THE BEARINGS HEREIN ARE BASED ON ENGINEER SURVEY R-82.

NOTE: THIS SURVEY WAS PREPARED
USING DOCUMENTS OF RECORD AND
PRIOR PLATS OF SURVEY INCLUDING:
JUSTIN SEILER 1.29 AC. DATED
JULY 11, 1994

D. BRUCE LARCOMB 0.38 AC. & 0.36
AC. DATED MARCH 9, 1973

ENG. SURVEY E-326

ENG. SURVEY M-86

ENG. SURVEY O-3

ENG. SURVEY P-210

ENG. SURVEY R-82

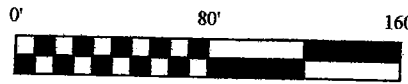
ENG. SURVEY R-125

ENG. SURVEY HH-204

P.B. 1, P. 47

P.B. 20, P. 77

ORV. 714 P. 4



SCALE: 1" = 80'

LINE	BEARING	DISTANCE
L1	N 89°00'00" E	60.00'
L2	N 01°57'36" W	14.00'
L3	N 89°00'00" E	14.00'
L4	S 01°57'36" E	14.00'
L5	N 89°00'00" E	125.14'
L6	N 01°01'19" W	14.00'
L7	N 89°00'00" E	14.00'
L8	S 01°01'19" E	14.00'
L9	N 89°00'00" E	119.58'
L10	N 00°51'22" W	14.00'
L11	N 89°00'00" E	14.00'
L12	N 89°00'00" E	59.58'
L13	N 00°31'28" W	14.00'
L14	N 89°00'00" E	14.00'
L15	S 00°31'28" E	14.00'
L16	N 89°00'00" E	59.58'

LEGEND

- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "PS 8568 HANNING"
- IRON PIN FOUND
- ▲ IRON PIPE FOUND
- ◆ FENCE POST

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

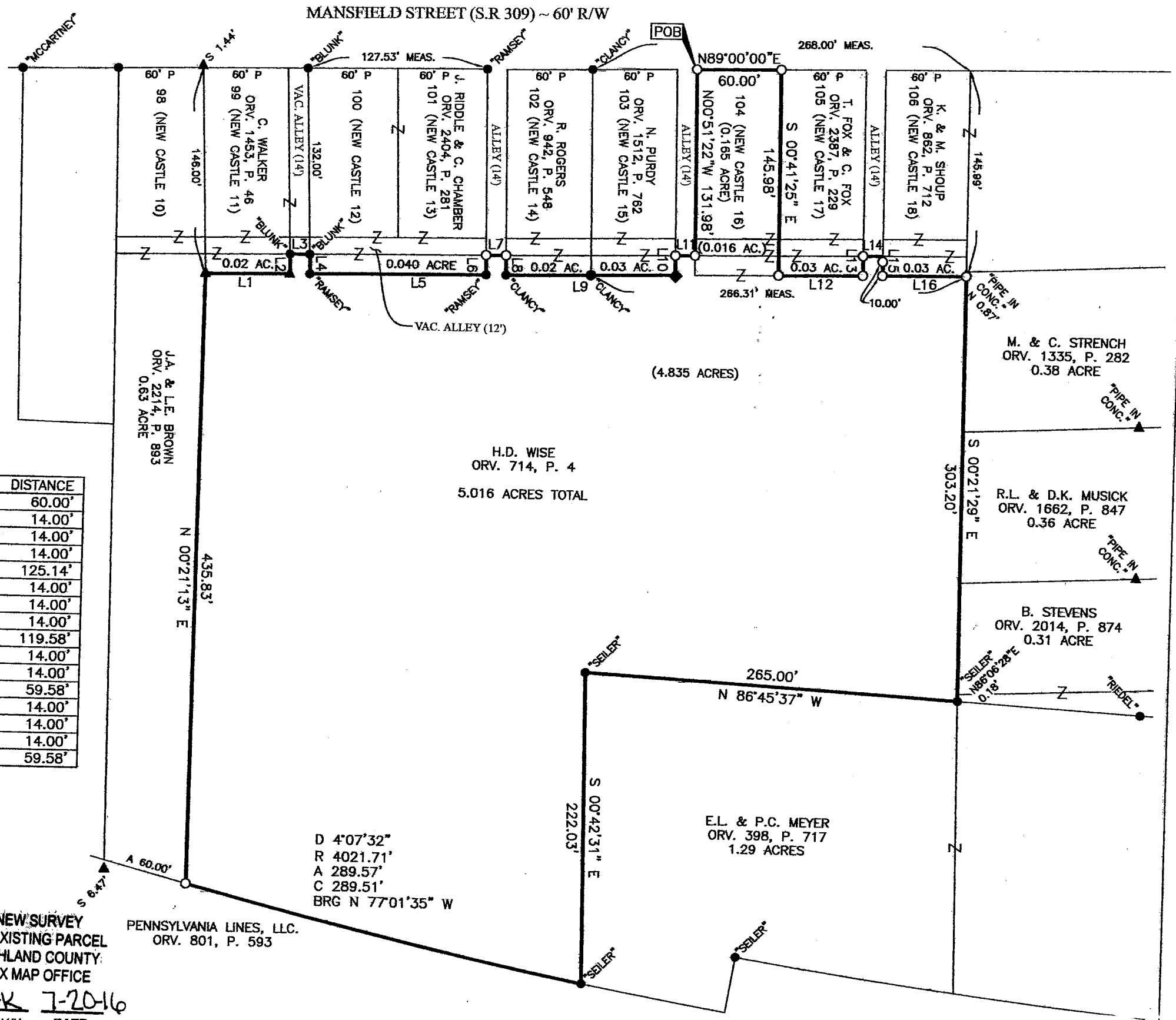
Matthew T. Hanning
MATTHEW T. HANNING
OHIO REGISTERED SURVEYOR NO. 8568

DATE: 7/20/16



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 7-20-16
INITIAL DATE
II-191

PENNSYLVANIA LINES, LLC.
ORV. 801, P. 593



**DESCRIPTION OF 5.016 ACRE PARCEL
HEATHER D. WISE**

Situated in the State of Ohio, County of Richland, City of Ontario, and being Lot 104, part of Vacated Alley, and part of the Southeast Quarter of Section Twenty-One (21), Township Twenty-One North (21N), Range Nineteen West (19W), containing 5.013 acres of land as conveyed to Heather Wise by deed of record in Official Record 714, Page 4 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

BEGINNING at an iron pin set at the northwest corner of Lot 104 in consecutive numbered lots as shown in Plat Book 20, Page 77, and being on the southerly right-of-way of Mansfield Street (S.R. 309) (60' Right-Of-Way);

Thence North 89°00'00" East, with the southerly right-of-way of said Mansfield Street, a distance of 60.00 feet to an iron pin set on the northwest corner of Lot 105;

Thence South 00°41'25" East, with the westerly line of Lot 105, a distance of 145.98 feet to an iron pin set on the southwest corner of a 0.03 acre tract of land conveyed to T. Fox & C. Fox by deed of record in Official Record Volume 2387, Page 229;

Thence North 89°00'00" East, with the southerly line of said 0.03 acre tract, a distance of 59.58 feet to an iron pin set;

Thence North 00°31'28" West, with the easterly line of said 0.03 acre tract, a distance of 14.00 feet to an iron pin set on the southerly line of a vacated alley;

Thence North 89°00'00" East, with the southerly line of an alley, a distance of 14.00 feet to a point on the northwesterly corner of a 0.03 acre tract of land conveyed to K. & M. Shoup by deed of record in Official Record Volume 862, Page 712, referenced by an iron pin set South 00°31'28" E, a distance of 4.00 feet;

Thence South 00°31'28" E, with the westerly line of said 0.03 acre tract, a distance of 14.00 feet to an iron pin set;

Thence North 89°00'00" East, with the southerly line of said 0.03 acre tract, a distance of 59.58 feet to an iron pin set on the westerly line of a 0.38 acre tract of land conveyed to M. & C. Strench by deed of record in Official Record 1335, Page 282;

Thence South 00°21'29" East, with the westerly line of said 0.38 acre tract, westerly line of a 0.36 acre tract of land conveyed to R.L. & D.K. Musick, by deed of record in Official Record Volume 1662, Page 847, westerly line of a 0.31 acre tract of land conveyed to B. Stevens, by deed of record in Official Record Volume 2014, Page 874, a distance of 303.20 feet to a point on the northeasterly corner of a 1.29 acre tract of land conveyed to E.L. & P.C. Meyer, by deed of record in Official Record Volume 398, Page 717, referenced by an iron pin found capped "Seiler", North 86°06'28" East, a distance of 0.18 feet;

Thence North 86°45'37" West, with the northerly line of said 1.29 acre tract, a distance of 265.00 feet to an iron pin found capped "Seiler";

Thence South 00°42'31" East, with the westerly line of said 1.29 acre tract, a distance of 222.03 feet to an iron pin found capped "Seiler" on the northerly right-of-way of Pennsylvania Lines, LLC. by deed of record in Official Record Volume 801, Page 593;

Thence along a curve to the right, having a radius of 4021.71 feet, arc length of 289.57 feet, delta angle of 04°07'32", chord bearing of North 77°01'35" West, chord distance of 289.51 feet to an iron pin set on the southeasterly corner of a 0.63 acre tract of land conveyed to J.A. & L.E. Brown, by deed of record in Official Record Volume 2214, Page 893;

Thence North 00°21'13" East, with the easterly line of said 0.63 acre tract, a distance of 435.83 feet to an iron pipe found on the southwest corner of a 0.02 acre tract of land conveyed to C. Walker, by deed of record in Official Record Volume 1453, Page 46;

Thence North 89°00'00" East, with the southerly line of said 0.02 acre tract, a distance of 60.00 feet to an iron pipe found;

Thence North 01°57'36" West, with the easterly line of said 0.02 acre tract, a distance of 14.00 feet to an iron pin capped "Blunk" found on the southerly line of said vacated alley;

Thence North 89°00'00" East, with the southerly line of said vacated alley, a distance of 14.00 feet to an iron pin found capped "Blunk" on the northwesterly corner of a 0.040 acre tract of land conveyed to J. Riddle & C. Chamber, by deed of record in Official Record Volume 2404, Page 281;

Thence South 01°57'36" East, with the westerly line of said 0.040 acre tract, a distance of 14.00 feet to an iron pin found capped "Ramsey";

Thence North 89°00'00" East, with the southerly line of said 0.040 acre tract, a distance of 125.14 feet to an iron pin found capped "Ramsey";

Thence North 01°01'19" West, with the easterly line of said 0.040 acre tract, a distance of 14.00 feet to an iron pin set on the southerly line of said vacated alley;

Thence North 89°00'00" East, with the southerly line of an alley, a distance of 14.00 feet to an iron pin set on the northwesterly corner of a 0.02 acre tract of land conveyed to R. Rogers, by deed of record in Official Record Volume 942, Page 548;

Thence South 01°01'19" E, with the westerly line of said 0.02 acre tract, a distance of 14.00 feet to an iron pin found capped "Clancy";

Thence North 89°00'00" East, with the southerly line of said 0.02 acre tract, southerly line of a 0.03 acre tract of land conveyed to N. Purdy, by deed of record in Official Record 1512, Page 762, a distance of 119.58 feet to a fence post found;

Thence North 00°51'22" West, with the easterly line of said 0.03 acre tract, a distance of 14.00 feet to an iron pin set on the southerly line of said vacated alley;

Thence North 89°00'00" East, with the southerly line of an alley, a distance of 14.00 feet to an iron pin set;

Thence North 00°51'22" West, with the easterly right-of-way of 14 foot alley, a distance of 131.98 feet to the PLACE OF BEGINNING, containing 5.016 acres of land more or less of which 4.835 acres of land are in the Southeast Quarter of Section 21, 0.016 acre are in a part of a vacated alley and 0.165 acre are in Lot 104;

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 Engineer Survey R-82.

Prior Deed Reference: O.R. 714, P. 4

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 October 2015.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568

Dated: 7/20/16



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

FAK INITIAL
DATE 7-20-16
II-191