

PLAT OF PROPERTY SURVEY FOR  
**IDEAL PROPERTY INVESTORS, LLC.**

PART OF LOT 14368 & LOT 14369  
 PART OF THE NORTHEAST QUARTER OF SECTION FIVE (5)  
 TOWNSHIP TWENTY (20), RANGE EIGHTEEN (18)

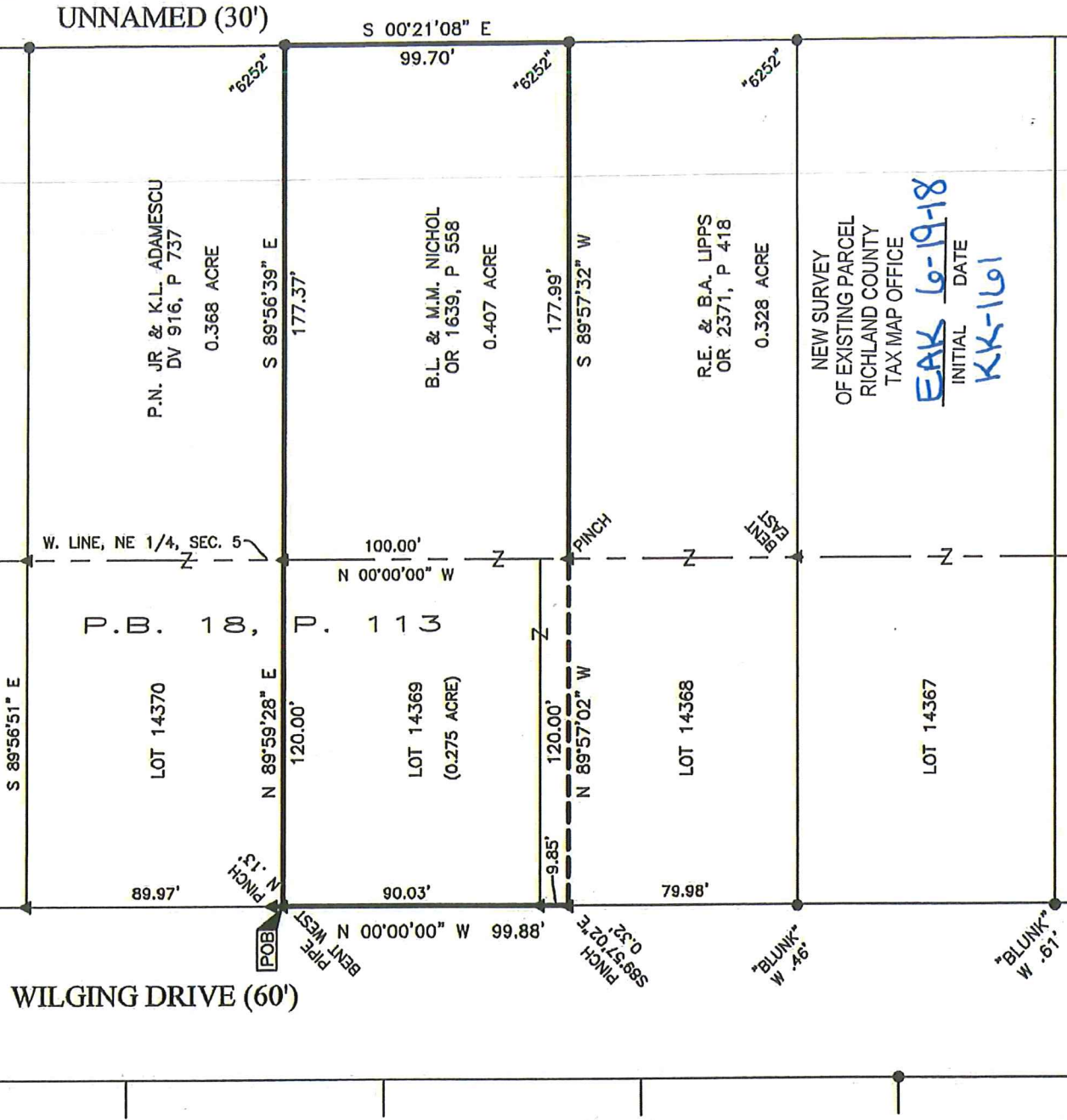
FORMER WASHINGTON TOWNSHIP, CITY OF MANSFIELD, RICHLAND COUNTY COUNTY, OHIO

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

- P.B. 18, P. 118
- ENG. SURVEY A-208
- ENG. SURVEY I-363
- ENG. SURVEY T-143
- ENG. SURVEY CC-41
- ORV. 1639, P. 558

BASIS OF BEARINGS

THE BEARINGS HEREIN ARE BASED ON CC-41, ON FILE AT  
 THE RICHLAND COUNTY TAX MAP OFFICE AND ARE USED  
 FOR ANGULAR DETERMINATION ONLY.



LEGEND

- IRON PIN FOUND
- ▲ IRON PIPE FOUND
- ◎ CONCRETE MON.

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: *6/19/18*



NEW SURVEY  
 OF EXISTING PARCEL  
 OF RICHLAND COUNTY  
 TAX MAP OFFICE  
*EAK 6-19-18*  
 INITIAL DATE  
*KK-161*

# HANNING SURVEYING, LLC.

Matthew T. Hanning, PS

2018-012

## DESCRIPTION OF PART OF LOT 14368 & LOT 14369 & 0.407 ACRE PARCEL IDEAL PROPERTY INVESTORS, LLC.

Situated in the State of Ohio, County of Richland, City of Mansfield, being part of Lot 14368 and Lot 14369 of the consecutively numbered Lots in said City as recorded in Plat Book 18, Page 113 and being part of the Northeast Quarter of Section 5, former Township of Washington, Township Twenty (20), Range Eighteen (18), as conveyed to Barry L. & Marilyn M. Nichol by deed of record in Official Record 1639, Page 558, (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

BEGINNING at a iron pipe found at the northwest corner of Lot 14369 and being the east line of Wilging Drive (60 foot right-of-way);

Thence North 89°59'28" East, with the southerly line of Lot 14370, a distance of 120.00 feet to an iron pipe found on the southeasterly corner of Lot 14370 and the West line of the Northeast Quarter of Section 5 and being the southwesterly corner of a 0.368 acre tract conveyed to P.N. Jr & K.L. Adamescu by deed of record in Deed Volume 916, Page 737;

Thence South 89°56'39" East, with the southerly line of said 0.368 acre tract, a distance of 177.37 feet to a capped "6252" iron pin found on the west line of a unnamed right-of-way 30 feet in width and the southeasterly corner of said 0.368 acre tract;

Thence South 00°21'08" East, with said unnamed right-of-way, a distance of 99.70 feet to a capped "6252" iron pin found on the west line of said unnamed right-of-way and the northeasterly corner of a 0.328 acre tract conveyed to R.E. & B.A. Lipps by deed of record in Official Record 2371, Page 418;

Thence South 89°57'32" West, with the northerly line of said 0.328 acre tract a distance of 177.99 feet to an iron pinch top pipe found on the West line of the Northeast Quarter of Section 5 and being the northwesterly corner of said 0.328 acre tract;

Thence North 89°57'02" West, across Lot 14368, a distance of 120.00 feet to a point on the east line of said Wilging Drive, referenced by an iron pinch top pipe found, South 89°57'02" East, a distance of 0.32 feet;

Thence North 00°00'00" West, with the east line of said Wilging Drive, a distance of 99.88 feet to the POINT OF BEGINNING, containing .682 total acre of land more or less, 0.275 acre of land in Part of Lot 14368 and Lot 14369 and 0.407 acre of land in the Northeast Quarter of Section 5;

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

The bearings herein are based on CC-41, on file at the Richland County Tax Map Office and are used for angular determination only.

Prior Deed Reference: O.R.V. 1639, P. 558

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 2018**

Prepared by:  
Hanning Surveying, LLC.



Matthew T. Hanning  
Registered Surveyor-No. 8568

Dated: 6/19/18



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OF EXISTING PARCEL  
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