

PLAT OF PROPERTY SURVEY FOR
MATT BREWSTER

PART OF LOT 2926
CITY OF SHELBY
RICHLAND COUNTY, OHIO

BASIS OF BEARINGS

THE BEARINGS HEREIN ARE BASED ON THE SOUTHERLY
LINE OF MORRIS-FIELD EXTENSION, PLAT BOOK 16, PAGE 5.

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

- ENG. SURVEY S-099
- ENG. SURVEY K-468A
- ENG. SURVEY AA-296
- ENG. SURVEY CC-210
- ENG. SURVEY II-103
- ENG. SURVEY F-2-102
- ORV. 2458 P. 66

ROBERTS
DRIVE
(60' RW)

GLENWOOD DRIVE (50' RW)

CITY OF SHELBY

MORRIS-FIELD EXTENSION
P.B. 16, P. 5

LOT 2825
(10478 SQ. FT.)

M. JP & E.J.
BREWSTER
ORV. 2458
P. 66

LOT 2824

LOT 2826

LOT 2827

LOT 2926
(1.5369 AC.)

K. SCHUMACHER
ORV. 2086 P. 539

REPLAT OF PART OF LOT 2926 &
DEDICATION OF LYNN ROAD
P.B. 20, P. 12

LOT 3244
(10423 SQ. FT.)

LOT 3495

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

FAK 7-30-18
INITIAL DATE
KK-210

SELTZER CREEK

P. & L.
BETTAC
ORV. 2117
P. 242

LEGEND

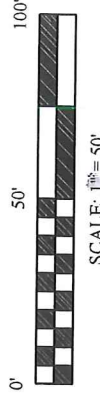
- 5/8 INCH REBAR 30" LONG SET WITH
CAP STAMPED "PS 8568 HANNING"
- ◇ MAG NAIL 2" LONG SET
- REBAR FOUND
- ▲ IRON PIPE FOUND
- ◎ CONCRETE MONUMENT FOUND

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: 7/27/18



HANNING SURVEYING, LLC.

Matthew T. Hanning, PS

2018-016

DESCRIPTION OF PART OF LOT 2926 MATT BREWSTER

Situated in the State of Ohio, County of Richland, City of Shelby, being part of Lot 2926 of Replat of Part of Lot 2926 & Dedication of Lynn Road, Plat Book 20, Page 12, containing 2408 square feet of a 1.5369 acre tract as conveyed to K. Schumacher by deed of record in Official Record 2086, Page 539, (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at a concrete monument found at the northeast corner of Lot 3244 in consecutively numbered lots as shown in said Plat Book 20, Page 12;

Thence North 86°06'00" West, with the northerly line of Lot 3244 and southerly line of Lots 2825 and 2826, a distance of 83.09 feet to a point on the northwesterly corner of Lot 3244 and northeasterly corner of Lot 2926, referenced by an iron pipe found, South 02°04'51" West, a distance of 0.73 feet, said point being the POINT OF BEGINNING for the tract herein described;

Thence South 02°04'51" West, with the westerly line of Lot 3244, a distance of 130.53 feet to an iron pin found in the center of Seltzer Creek and on the easterly line of Lot 2926;

Thence South 86°43'41" West, across said Lot 2926 and with the center of Seltzer Creek, a distance of 19.89 feet to a point, referenced by an iron pin set, North 03°23'15" East, a distance of 18.00 feet;

Thence North 03°23'15" East, across said Lot 2926, a distance of 132.95 feet to a point on the southeasterly corner of Lot 2824 and southwesterly corner of Lot 2825, referenced by a rebar found, North 06°03'02" East, a distance of 1.23 feet;

Thence South 86°06'00" East, with the southerly line of Lot 2825, a distance of 16.78 feet to the POINT OF BEGINNING, containing 2408 total square feet of land more or less.

The grantees, his heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site under applicable zoning and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcels fronting on a public highway or street.

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 Morris-Field Extension, Plat Book 16, Page 5.

Prior Deed Reference: O.R.V. 2458, P. 66

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 July 2018.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: 7/27/18



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAK 7-30-18
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