

PLAT OF PROPERTY SURVEY FOR
SANDRA RAMEY
 LOT 342 & PART OF LOT 348
 LINCOLN HEIGHTS NO. 2, P.B. 12, P. 20
 MADISON TOWNSHIP, RICHLAND COUNTY, OHIO

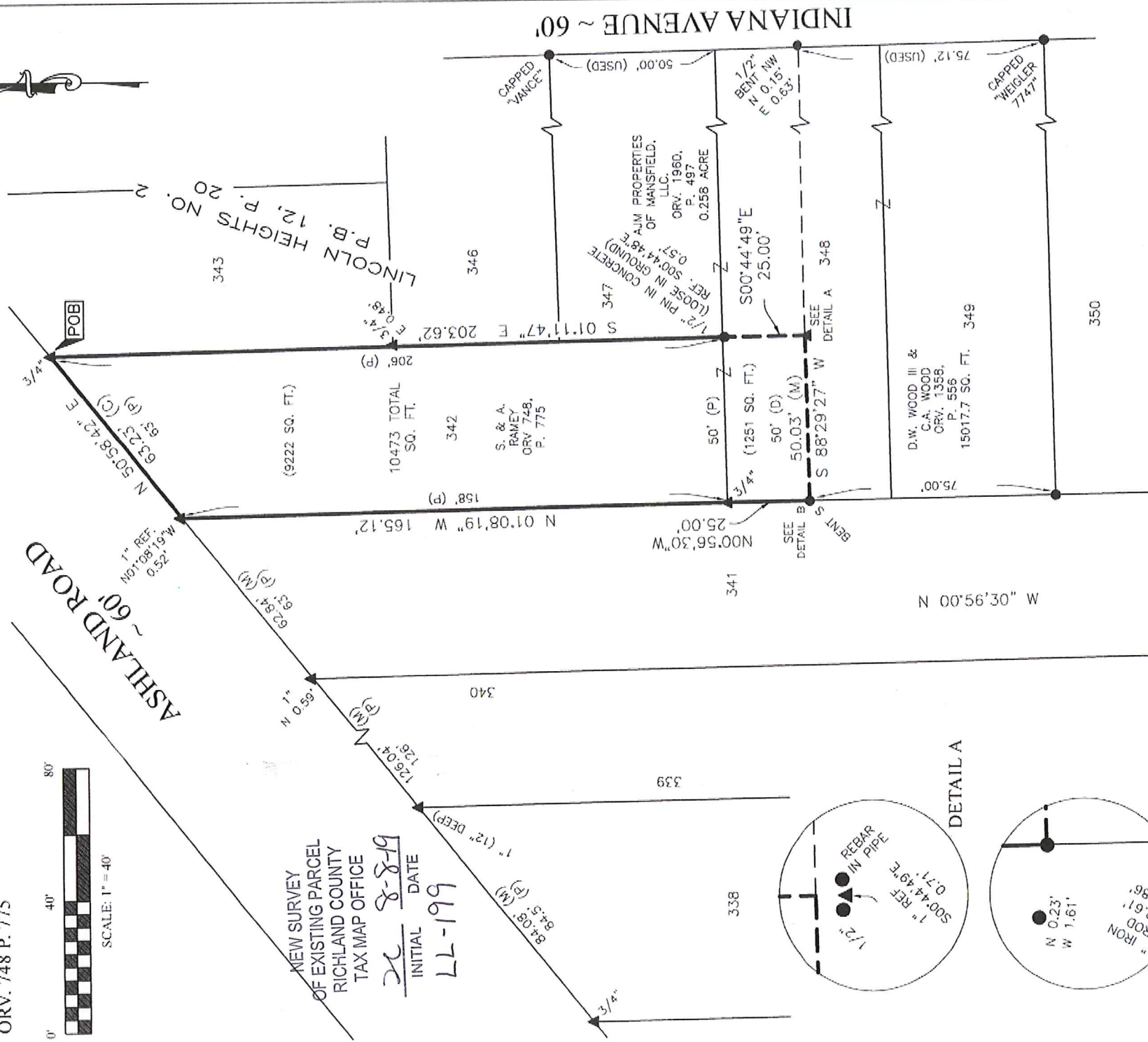
NOTE: THIS SURVEY WAS PREPARED
 USING DOCUMENTS OF RECORD AND
 PRIOR PLATS OF SURVEY INCLUDING:

P.B. 12, P. 20
 ENG. SURVEY E-131
 ENG. SURVEY S-249
 ORV. 748 P. 775

BASIS OF BEARINGS
 THE BEARINGS HEREIN ARE BASED ON RICHLAND COUNTY
 ENGINEER SURVEY S-249.

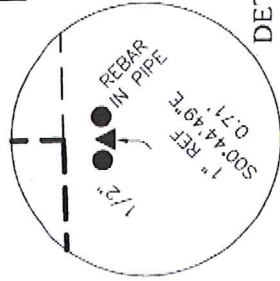


SCALE: 1" = 40'

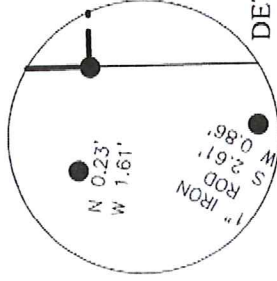


NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE

INITIAL *MC* DATE *8-8-19*
 LL-199



DETAIL A



DETAIL B

LEGEND

- 5/8" REBAR FOUND (UNLESS NOTED)
- ▲ IRON PIPE FOUND
- ◆ RAILROAD SPIKE FOUND
- (C) CALCULATED
- (M) MEASURED
- (R) RECORD

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.
 2565 TAPPAN DR., ONTARIO, OHIO 44906
 (419) 528-8118

Matthew T. Hanning
 MATTHEW T. HANNING
 OHIO REGISTERED SURVEYOR NO. 8568
 DATE: *8/6/19*



**DESCRIPTION OF LOT 342 & PART OF LOT 348
SANDRA RAMEY**

Situated in the State of Ohio, County of Richland, Madison Township, being Lot 342 and Part of Lot 348 of Lincoln Heights No. 2, Plat Book 12, Page 20 as conveyed to Sandra and Arthur Ramey by deed of record in Official Record 748, Page 775, (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

BEGINNING at a 3/4" iron pipe found at the northeast corner of Lot 342 and northwest corner of Lot 343 in consecutively numbered lots as shown in said Plat Book 12, Page 20 and the southerly right-of-way of Ashland Road (60 foot right-of-way);

thence South 01°11'47" East, with the westerly line of Lots 343, 346 and 347, a distance of 203.62 feet to a point on the southeast corner of Lot 342, southwest corner of Lot 347 and the north line of Lot 348, referenced by a 1/2" pin in concrete found, South 00°44'49" East, a distance of 0.57 feet;

thence South 00°44'49" East, with the westerly line of a 0.258 acre tract conveyed to AJM Properties of Mansfield, LLC. by deed of record in Official Record 1960, Page 497, a distance of 25.00 feet to the southwest corner of said 0.258 acre tract and the northerly line of a 15017.7 square foot tract conveyed to D.W. Wood III & C.A. Wood by deed of record in Official Record 1358, Page 556, referenced by a 1" iron pipe found, South 00°44'49" East, 0.71 feet;

thence South 88°29'27" West, with the northerly line of said 15017.7 square foot tract, a distance of 50.03 feet to a 5/8" rebar found on the easterly line of Lot 341 and the northwest corner of said 15017.7 square foot tract;

thence North 00°56'30" West, with the east line of Lot 341, a distance of 25.00 feet to a 3/4" iron pipe found on the east line of Lot 341, northwest corner of Lot 348 and the southwest corner of Lot 342;

thence North 01°08'19" West, with the easterly line of Lot 341, a distance of 165.12 feet to a point on the northeast corner of Lot 341 and southerly right-of-way of said Ashland Road, referenced by a 1" iron pipe found, North 01°08'19" West, a distance of 0.52 feet;

thence North 50°58'42" East, with the southerly right-of-way of said Ashland Road, a distance of 63.23 feet to the POINT OF BEGINNING, containing 10473 total square feet of land more or less, 9222 square feet of land in Lot 342 and 1251 square feet of land in Part of Lot 348;

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

The bearings herein are based on Richland County Engineer Survey S-249.

Prior Deed Reference: O.R.V. 748, P. 775

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 August 2019.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: 8/6/19



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

Initial: *MTH* / Date: 8-8-19

INITIAL DATE

LL-199