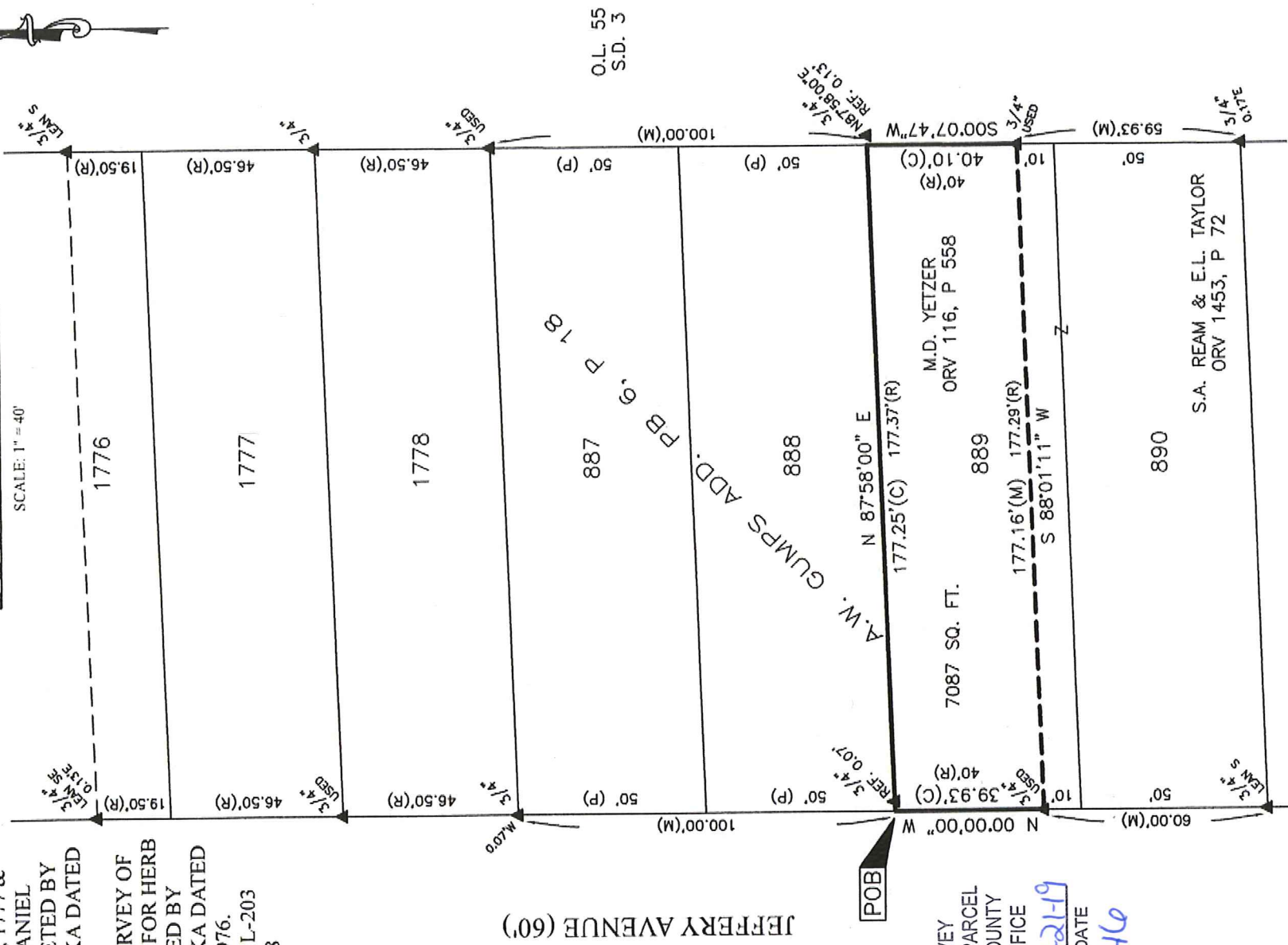


PLAT OF PROPERTY SURVEY FOR
MIKE YETZER
 PART OF LOT 889, A.W. GUMPS ADD.
 PLAT BOOK 6, PAGE 18
 CITY OF SHELBY, RICHLAND COUNTY, OHIO

NOTE: THIS SURVEY WAS PREPARED USING DOCUMENTS OF RECORD AND PRIOR PLATS OF SURVEY INCLUDING:
 - PROPERTY SURVEY OF LOTS 1775, 1776, 1777 & 1778 FOR NATHANIEL PERRY COMPLETED BY FRED E. KROCKA DATED JULY 18, 1974.
 - PROPERTY SURVEY OF LOTS 889 & 890 FOR HERB NYE COMPLETED BY FRED E. KROCKA DATED OCTOBER 18, 1976.
 - ENG. SURVEY L-203 - ORV. 116 P. 558

BASIS OF BEARINGS
 THE BEARINGS HEREIN ARE ASSUMED.



NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE

INITIAL LL DATE 11-21-19
 LL-346

LEGEND

- ▲ IRON PIPE FOUND
- (C) CALCULATED
- (M) MEASURED
- (P) PLAT
- (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
 OHIO REGISTERED SURVEYOR NO. 8568
 DATE: NOVEMBER 20, 2019



HANNING SURVEYING, LLC.

2565 Tappan Drive, Ontario, OH 44906
Phone: (419) 528-8118

Matthew T. Hanning, PS

2019-055

**DESCRIPTION OF 7087 SQ. FT. PARCEL
MICHAEL YETZER**

Situated in the State of Ohio, County of Richland, City of Shelby, being part of Lot 889 of A.W. Gumps Add., Plat Book 6, Page 18 as conveyed to M.D. Yetzer by deed of record in Official Record 116, 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 point at the southwest corner of Lot 888 and the northwest corner of Lot 889 in the consecutively numbered lots as shown in said Plat Book 6, Page 18, and the east right-of-way of Jeffery Avenue (60 foot right-of-way), referenced by a 3/4" iron pipe found, North 87°58'00" East, a distance of 0.07 feet;

thence North 87°58'00" East, with the south line of Lot 888, a distance of 177.25 feet to a point on the southeast corner of Lot 888 and the east line of said A.W. Gumps Add., referenced by a 3/4" iron pipe found, North 87°58'00" East, a distance of 0.13 feet;

thence South 00°07'47" West, with the east line of said Lot 889 and said east line of A.W. Gumps Add., a distance of 40.10 feet to a 3/4" iron pipe found on the northeast corner of a parcel conveyed to S.A. Ream & E.L. Taylor by deed of record in Official Record 1453, Page 72;

thence South 88°01'11" West, with the northerly line of said S.A. Ream & E.L. Taylor parcel, a distance of 177.16 feet to a 3/4" iron pipe found on the northwest corner of said S.A. Ream & E.L. Taylor parcel and the east right-of-way of said Jeffery Avenue;

thence North 00°00'00" West, with the east right-of-way of said Jeffery Avenue, a distance of 39.93 feet to the **POINT OF BEGINNING**, containing 7087 square feet of land, more or less;

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

The bearings herein are assumed.

Prior Deed References: ORV 116, 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 November 2019.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: November 20, 2019



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
INITIAL de DATE 11-21-19
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