

PLAT OF PROPERTY SURVEY FOR

NEIL CONN

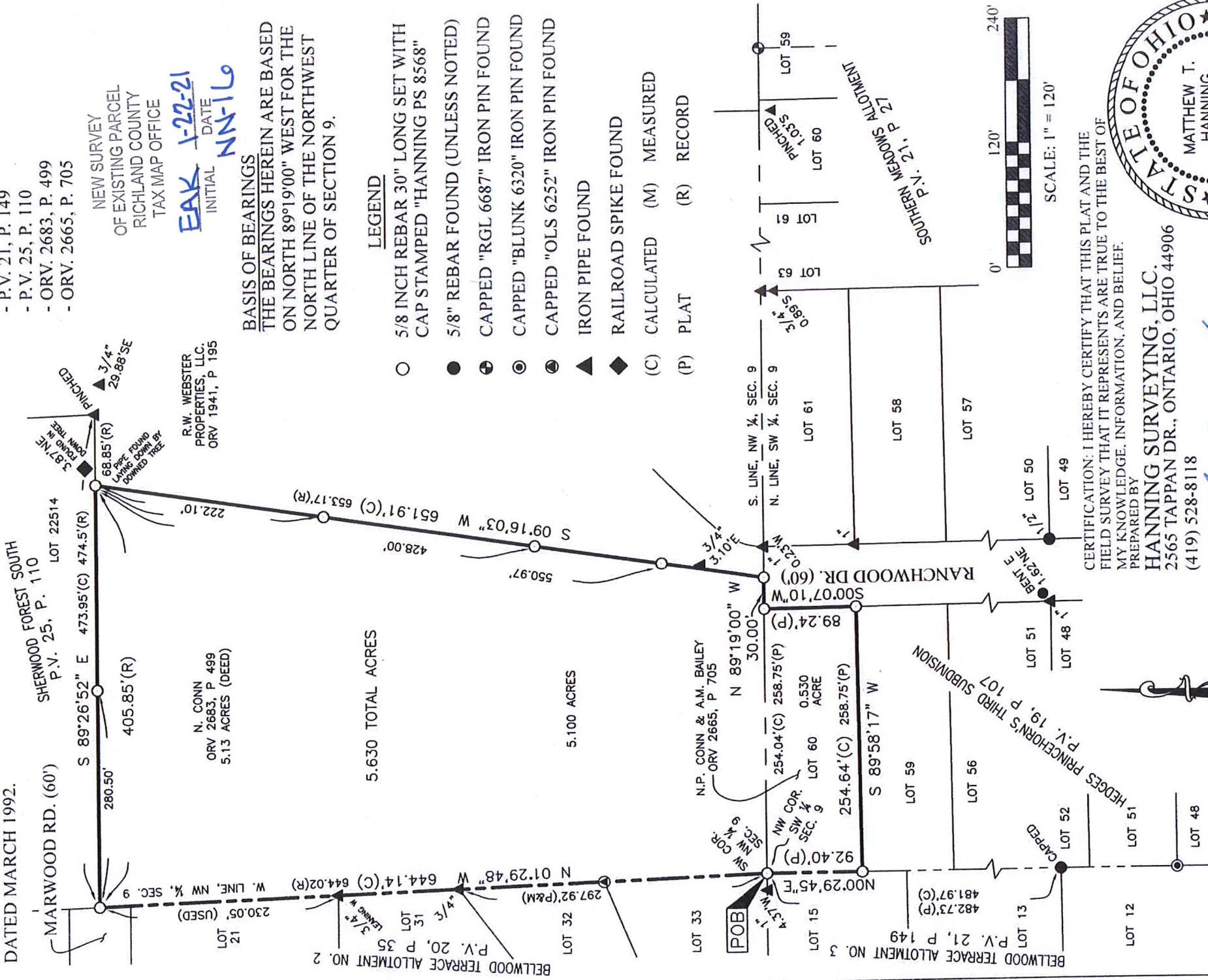
LOT 60 OF HEDGES PRINCEHORN'S THIRD SUBDIVISION, P.V. 19, P. 107 AND PART OF THE NORTHWEST QUARTER OF SECTION NINE (9) TOWNSHIP TWENTY (20), RANGE EIGHTEEN (18) WASHINGTON TOWNSHIP, RICHLAND COUNTY, OHIO

NOTE: THIS SURVEY WAS PREPARED USING DOCUMENTS OF RECORD

AND PRIOR PLATS OF SURVEY INCLUDING:

- 5.13 ACRE SURVEY BY JUSTIN SEILER DATED SEPT. 1976.
- 5.01 ACRE SURVEY BY JUSTIN SEILER DATED NOV. 1976.
- 1.001 ACRE SURVEY BY ARTHUR W. VANAUKER DATED NOV. 1983.
- 58.97 ACRE SURVEY BY JUSTIN SEILER DATED AUG. 1982.
- LOT 60 & PART OF LOT 61 SURVEY BY RAYMOND LENCZOWSKI DATED MARCH 1992.

- ENG. SURVEY K-256
- P.V. 19, P. 107
- P.V. 20, P. 35
- P.V. 20, P. 120
- P.V. 21, P. 27
- P.V. 21, P. 149
- P.V. 25, P. 110
- ORV. 2683, P. 499
- ORV. 2665, P. 705



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 1-22-21
INITIAL DATE
NN-110

R.W. WEBSTER
PROPERTIES, LLC.
ORV 1941, P. 195

N. CONN
ORV 2683, P. 499
5.13 ACRES (DEED)

BASIS OF BEARINGS
THE BEARINGS HEREIN ARE BASED ON NORTH 89°19'00" WEST FOR THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9.

5.630 TOTAL ACRES

5.100 ACRES

LEGEND

- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
- 5/8" REBAR FOUND (UNLESS NOTED)
- ⊕ CAPPED "RGL 6687" IRON PIN FOUND
- ⊙ CAPPED "BLUNK 6320" IRON PIN FOUND
- ⊗ CAPPED "OLS 6252" IRON PIN FOUND
- ▲ IRON PIPE FOUND
- ◆ RAILROAD SPIKE FOUND
- (C) CALCULATED (M) MEASURED
- (P) PLAT (R) RECORD

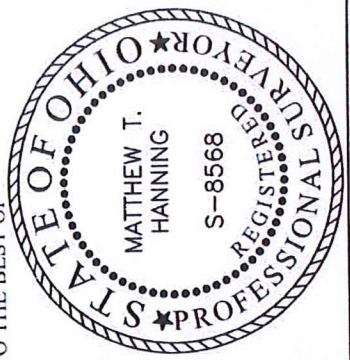


CERTIFICATION: I HEREBY CERTIFY THAT THIS PLAT AND THE FIELD SURVEY THAT IT REPRESENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

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

Matthew T. Hanning

MATTHEW T. HANNING
OHIO REGISTERED SURVEYOR NO. 8568
DATE: JANUARY 21, 2021



HANNING SURVEYING, LLC.

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

Matthew T. Hanning, PS

2021-002

DESCRIPTION OF 5.630 ACRE PARCEL NEIL CONN

Situated in the State of Ohio, County of Richland, Township of Washington, lying in the Southwest and Northwest Quarters of Section Nine (9), Township Twenty (20), Range Eighteen (18), being a tract of land conveyed to N. Conn by deed of record in Official Record 2683, Page 499, and Lot 60 of Hedges Princehorn's Third Subdivision, Plat Volume 19, Page 107, conveyed to N.P. Conn and A.M. Bailey by deed of record in Official Record 2665, Page 705, (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 southwest corner of the Northwest Quarter and the northwest corner of said Hedges Princehorn's Third Subdivision;

thence North 01°29'48" West, with the west line of said Northwest Quarter, a distance of 644.14 feet to an iron pin set at the centerline of Marwood Road of Bellwood Terrace Allotment, No. 2, Plat Volume 20, Page 35, and the southwest corner of Lot 22514 of Sherwood Forest South, Plat Volume 25, Page 110;

thence South 89°26'52" East, with the south line of said Lot 22514, a distance of 405.85 feet to an iron pin set on a westerly corner of a tract of land conveyed to R.W. Webster Properties, LLC. by deed of record in Official Record 1941, Page 195, passing an iron pin set, a distance of 280.50 feet;

thence South 09°16'03" West, with a westerly line of said R.W. Webster Properties, LLC. tract, a distance of 651.91 feet to an iron pin set at the centerline of Ranchwood Drive (60 foot right-of-way) of said Hedges Princehorn's Third Subdivision, passing iron pins set at distances of 222.10 feet, 428.00 feet and 550.97 feet;

thence North 89°19'00" West, with the south line of said Northwest Quarter, a distance of 30.00 feet to an iron pin set on the northeast corner of said Lot 60;

thence South 00°07'10" West, with the west right-of-way of said Ranchwood Drive, a distance of 89.24 feet to an iron pin set on the northeast corner of Lot 59 of said Hedges Princehorn's Third Subdivision;

thence South 89°58'17" West, with the north line of said Lot 59, a distance of 254.64 feet to an iron pin set on the northwest corner of said Lot 59 and the west line of said Hedges Princehorn's Third Subdivision;

thence North 00°29'45" East, with the west line of said Hedges Princehorn's Third Subdivision, a distance of 92.40 feet to the POINT OF BEGINNING, containing 5.630 total acres of land, more or less, of which 5.100 acres lies in the Northwest Quarter of Section 9 and 0.530 acre lies in said Lot 60;

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 stamped "HANNING PS 8568".

The bearings herein are based on North 89°19'00" West for the north line of the Northwest Quarter of Section 9.

Prior Deed References: ORV 2665, P 705 & ORV 2683, P 499

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 January 2021.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: January 21, 2021



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK INITIAL DATE
1-22-21
NN-119