

NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE

EAK 11-15-21

INITIAL DATE

PARCEL 1 & 3 MUST

TRANSFER BEFORE PARCEL 2

PLAT OF PROPERTY SURVEY FOR
JOSEPH BARNETT
 PART OF OUT LOT 36
 VILLAGE OF PLYMOUTH, RICHLAND COUNTY, OHIO

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE

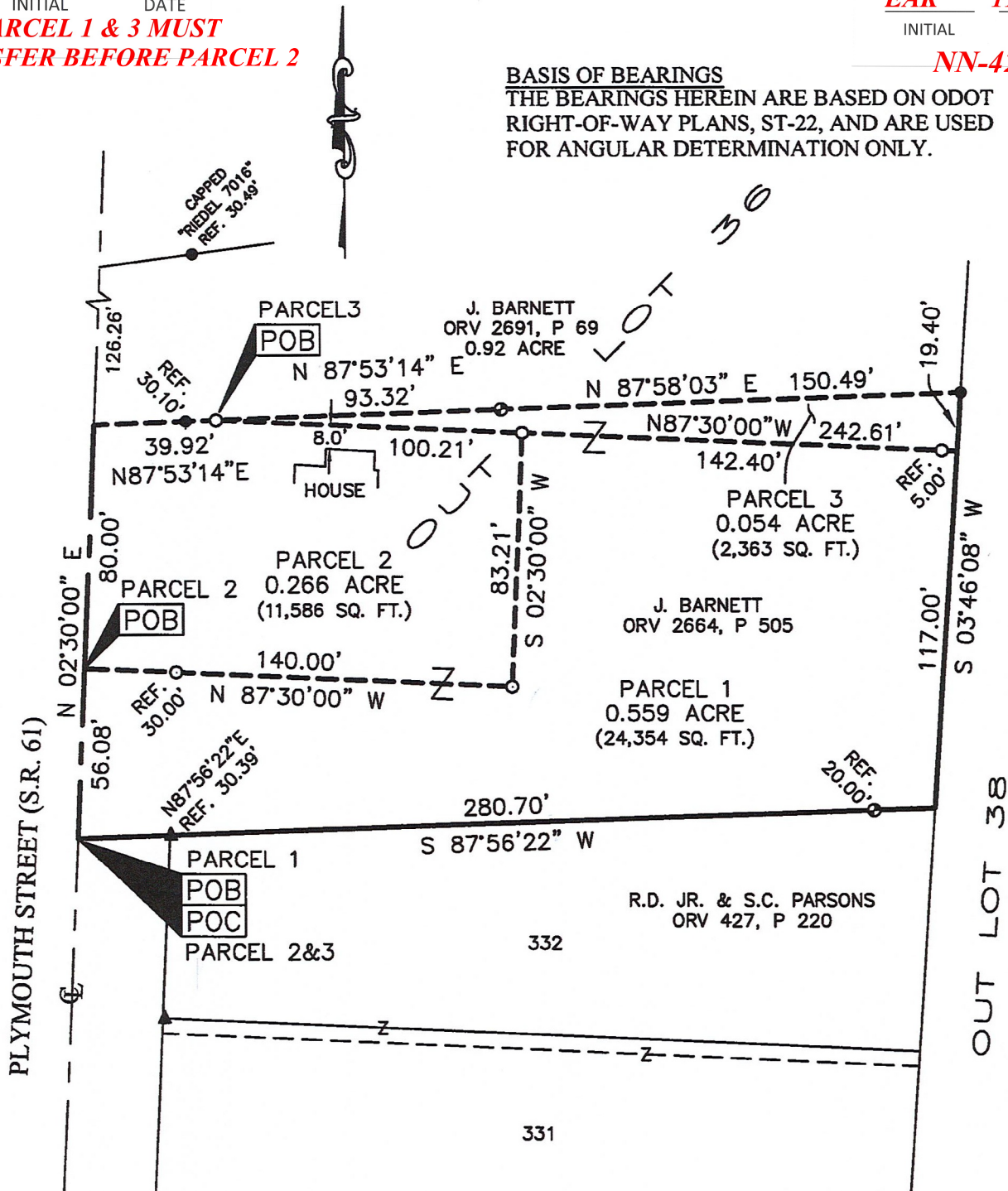
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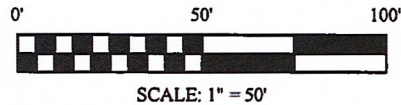
NN-422

BASIS OF BEARINGS

THE BEARINGS HEREIN ARE BASED ON ODOT
 RIGHT-OF-WAY PLANS, ST-22, AND ARE USED
 FOR ANGULAR DETERMINATION ONLY.



NOTE: THIS SURVEY WAS PREPARED USING DOCUMENTS OF RECORD AND PRIOR PLATS OF SURVEY INCLUDING:
 - SUBDIVISION OF O.L. 35 BY CHARLES R. BLOSSER DATED JULY 1948.
 - ODOT RIGHT-OF-WAY PLANS, ST-22
 - ENG. SURVEY B-243
 - ENG. SURVEY KK-327
 - ORV. 2664 P. 505



Zoning Wayne R. Light
 11-15-21

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.

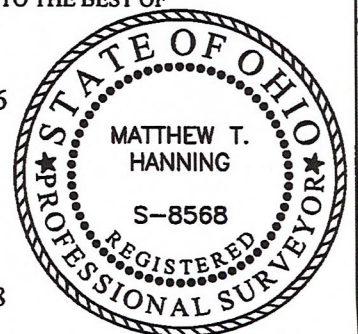
PREPARED BY
HANNING SURVEYING, LLC.
 2565 TAPPAN DR., ONTARIO, OHIO 44906
 (419) 528-8118

Matthew T. Hanning

MATTHEW T. HANNING
 OHIO REGISTERED SURVEYOR NO. 8568
 DATE: OCTOBER 27, 2021

LEGEND

- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
- 5/8" REBAR FOUND (UNLESS NOTED)
- ▲ IRON PIPE FOUND
- ⊕ CAPPED "HANNING PS 8568" IRON PIN FOUND
- (C) CALCULATED (M) MEASURED (R) RECORD



**PARCEL #1
DESCRIPTION OF 24,354 SQUARE FOOT PARCEL
JOSEPH BARNETT**

Situated in the State of Ohio, County of Richland, Village of Plymouth and being Part of Out Lot 36 as conveyed to J. Barnett by deed of record in Official Record Volume 2664, Page 505 (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 said Out Lot 36 and the centerline of Plymouth Street (State Route 61), referenced by an iron pipe found, North 87°56'22" East, a distance of 30.39 feet;

thence North 02°30'00" East, with the West line of said Out Lot 36 and the centerline of said Plymouth Street, a distance of 56.08 feet to a point, referenced by an iron pin set, South 87°30'00" East, a distance of 30.00 feet;

thence across said original tract conveyed to J. Barnett the following three (3) courses and distances:

1. South 87°30'00" East, a distance of 140.00 feet to an iron pin set;
2. North 02°30'00" East, a distance of 83.21 feet to an iron pin set;
3. South 87°30'00" East, a distance of 142.40 feet to a point on the East line of said Out Lot 36 and the West line of Out Lot 38, passing an iron pin set, at a distance of 137.40 feet;

thence South 03°46'08" West, with the East line of said Out Lot 36 and the West line of Out Lot 38, a distance of 117.00 feet to a point at the Northeast corner of Lot 332, referenced by a capped "Hanning PS 8568" iron pin found, South 87°56'22" West, a distance of 20.00 feet;

thence South 87°56'22" West, with the North line of Lot 332, a distance of 280.70 feet to the POINT OF BEGINNING, containing 24,354 square feet of land, more or less;

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

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.

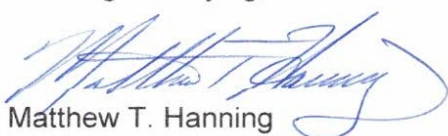
Iron pins set, where indicated, are iron rebar, five/eighths (5/8) inch diameter, thirty (30) inches long with a plastic cap on top stamped "HANNING PS 8568".

The bearings herein are based on ODOT Right-of-Way Plans, ST-22, and are used for angular determination only.

Prior Deed References: ORV 2664, P 505

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 October 2021.

Prepared by:
Hanning Surveying, LLC.


Matthew T. Hanning
Registered Surveyor No. 8568
Dated: October 27, 2021



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BEFORE PARCEL 2**

NN-422

**PARCEL #2
DESCRIPTION OF 11,586 SQUARE FOOT PARCEL
JOSEPH BARNETT**

Situated in the State of Ohio, County of Richland, Village of Plymouth and being Part of Out Lot 36 as conveyed to J. Barnett by deed of record in Official Record Volume 2664, Page 505 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at a point at the Southwest corner of said Out Lot 36 and the centerline of Plymouth Street (State Route 61), referenced by an iron pipe found, North 87°56'22" East, a distance of 30.39 feet;

thence North 02°30'00" East, with the West line of said Out Lot 36 and the centerline of said Plymouth Street, a distance of 56.08 feet to a point, said point being the POINT OF BEGINNING for the tract herein described, said point referenced by an iron pin set, South 87°30'00" East, a distance of 30.00 feet;

thence North 02°30'00" East, with the West line of said Out Lot 36 and the centerline of said Plymouth Street, a distance of 80.00 feet to a point at the Southwest corner of a 0.92 acre tract of land conveyed to J. Barnett by deed of record in Official Record Volume 2691, Page 69, referenced by a 5/8" rebar found, North 87°53'14" East, a distance of 30.10 feet;

thence North 87°53'14" East, with the South line of said 0.92 acre tract, a distance of 39.92 feet to an iron pin set;

thence across said original tract conveyed to J. Barnett, the following three (3) courses and distances:

1. South 87°30'00" East, a distance of 100.21 feet to an iron pin set;
2. South 02°30'00" West, a distance of 83.21 feet to an iron pin set;
3. North 87°30'00" West, a distance of 140.00 feet to the POINT OF BEGINNING, containing 11,586 square feet of land, more or less;

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 ODOT Right-of-Way Plans, ST-22, and are used for angular determination only.

Prior Deed References: ORV 2664, P 505

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 October 2021.

Prepared by:
Hanning Surveying, LLC.

Matthew T. Hanning
Registered Surveyor No. 8568
Dated: October 27, 2021



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**PARCEL #3
DESCRIPTION OF 2,363 SQUARE FOOT PARCEL
JOSEPH BARNETT**

Situated in the State of Ohio, County of Richland, Village of Plymouth and being Part of Out Lot 36 as conveyed to J. Barnett by deed of record in Official Record Volume 2664, Page 505 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at a point at the Southwest corner of said Out Lot 36 and the centerline of Plymouth Street (State Route 61), referenced by an iron pipe found, North 87°56'22" East, a distance of 30.39 feet;

thence North 02°30'00" East, with the West line of said Out Lot 36 and the centerline of said Plymouth Street, a distance of 136.08 feet to a point at the Southwest corner of a 0.92 acre tract conveyed to J. Barnett by deed of record in Official Record Volume 2691, Page 69, said point referenced by a 5/8" rebar found, North 87°53'14" East, a distance of 30.10 feet;

thence North 87°53'14" East, with the South line of said 0.92 acre tract, a distance of 39.92 feet to an iron pin set, said point being the POINT OF BEGINNING for the tract herein described;

thence with the South line of said 0.92 acre tract the following two (2) courses and distances:

1. North 87°53'14" East, a distance of 93.32 feet to a capped "Hanning PS 8568" iron pin found;
2. North 87°58'03" East, a distance of 150.49 feet to a 5/8" rebar found at the Southeast corner of said 0.92 acre tract, the East line of said Out Lot 36 and the West line of Out Lot 38;

thence South 03°46'08" West, with the East line of said Out Lot 36 and the West line of Out Lot 38, a distance of 19.40 feet to a point, referenced by an iron pin set, North 87°30'00" West, a distance of 5.00 feet;

thence North 87°30'00" West, across said original tract conveyed to J. Barnett, a distance of 242.61 feet to the POINT OF BEGINNING, containing 2,363 square feet of land, more or less;

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

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.

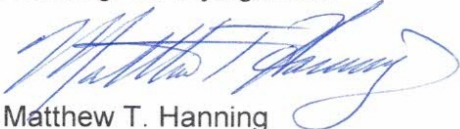
Iron pins set, where indicated, are iron rebar, five/eighths (5/8) inch diameter, thirty (30) inches long with a plastic cap on top stamped "HANNING PS 8568".

The bearings herein are based on ODOT Right-of-Way Plans, ST-22, and are used for angular determination only.

Prior Deed References: ORV 2664, P 505

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 October 2021.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: October 27, 2021



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