

HANNING SURVEYING, LLC.

2565 Tappan Drive, Ontario, OH 44906
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Matthew T. Hanning, PS

2023-038_P1

**PARCEL #1
DESCRIPTION OF 9,018 SQUARE FEET PARCEL
JOSEPH PARKISON**

Situated in the State of Ohio, County of Richland, Township of Troy, being part of Lot Twelve (12), Wallace Heights Allotment, P.V. 19, P. 110, lying in the Northeast Quarter of Section Twelve (12), Township Twenty (20), Range Nineteen (19) (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 Southeast corner of said Lot 12, Southwest corner of Lot 11 and the North line of a tract conveyed to C. & A. McDermott by deed of record in Official Record Volume 2532, Page 855, referenced by an iron pin set, South 87°02'30" West, a distance of 1.95 feet;

thence South 87°02'30" West, with the South line of said Lot 12, a distance of 49.75 feet to an iron pin set on the South line of said Lot 12;

thence North 03°14'20" West, across said Lot 12, a distance of 180.66 feet to an iron pin set on the South line of Carter Drive (60' R/W);

thence North 86°40'00" East, with the South line of said Carter Drive, a distance of 50.00 feet to an iron pin set on the Northwest corner of Lot 11;

thence South 03°09'30" East, with the West line of said Lot 11, a distance of 180.98 feet to the POINT OF BEGINNING, containing 9,018 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.

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 Richland County Recorder Plat Volume 19, Page 110.

Prior Deed References: ORV 2875, P 521

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 April 2023.

Prepared by:
Hanning Surveying, LLC.

Matthew T. Hanning
Registered Surveyor No. 8568
Dated: April 22, 2023



NEW SPLIT

RICHLAND COUNTY

TAX MAP OFFICE

EAK 5-19-23

INITIAL & DATE

**THIS PARCEL MUST TRANSFER
BEFORE PARCEL 2**

PP-123

**PARCEL #2
DESCRIPTION OF 9,025 SQUARE FEET PARCEL
JOSEPH PARKISON**

Situated in the State of Ohio, County of Richland, Township of Troy, being part of Lot Twelve (12), Wallace Heights Allotment, P.V. 19, P. 110, lying in the Northeast Quarter of Section Twelve (12), Township Twenty (20), Range Nineteen (19) (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

BEGINNING at a capped "Seiler 6869" iron pin found at the Southwest corner of said Lot 12, Southeast corner of Lot 13 and the North line of a 1.15 acre tract conveyed to C. Shade by deed of record in Official Record Volume 2644, Page 377;

thence North 03°14'20" West, with the West line of said Lot 12 and the East line of said Lot 13, a distance of 180.33 feet to an iron pin set on the South line of Carter Drive (60' R/W);

thence North 86°40'00" East, with said South line of Carter Drive, a distance of 50.00 feet to an iron pin set on the North line of said Lot 12;

thence South 03°14'20" East, across said Lot 12, a distance of 180.66 feet to an iron pin set on the North line of tract conveyed to C. & A. McDermott by deed of record in Official Record Volume 2532, Page 855;

thence South 87°02'30" West, with said North line and the North line of said 1.15 acre tract, a distance of 50.00 feet to the POINT OF BEGINNING, containing 9,025 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.

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 Richland County Recorder Plat Volume 19, Page 110.

Prior Deed References: ORV 2875, P 521

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 April 2023.

Prepared by:
Hanning Surveying, LLC.

Matthew T. Hanning
Registered Surveyor No. 8568
Dated: April 22, 2023



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 5-19-23

INITIAL & DATE

PP-123