

PLAT OF PROPERTY SURVEY FOR

JOHN DOUGLAS

PART OF THE NORTHEAST QUARTER OF SECTION EIGHTEEN (18)
TOWNSHIP TWENTY ONE (21), RANGE SEVENTEEN (17)
WORTHINGTON TOWNSHIP, RICHLAND COUNTY, OHIO

BASIS OF BEARINGS
THE BEARINGS HEREIN ARE BASED ON
RICHLAND COUNTY ENGINEER SURVEY
F-2-232.

NOTE: THIS SURVEY WAS PREPARED
USING DOCUMENTS OF RECORD AND
PRIOR PLATS OF SURVEY INCLUDING:
-ENG. SURVEY F-2-232
-ORV. 1960, P. 495

J. DOUGLAS, TRUSTEE
ORV 2806 P 178
9.319 AC.

N 89°23'00" E 827.63'

0.898 ACRE

S 89°23'00" W 802.50'

S.L. BELLAN, TRUSTEE
ORV 1960 P 495

S 00°24'48" E 48.00'

E. LINE, NE $\frac{1}{4}$
SEC. 18

POB

N 28°05'20" W
54.10'

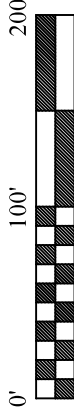
Z

N 00°24'48" W
755.81'

803.81' (M&R)

S.E. COR., NE $\frac{1}{4}$
SEC. 18

POC



SCALE: 1" = 100'

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: OCTOBER 28, 2023

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 11-18-23

INITIAL & DATE
PP-322

LEGEND

- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
- 5/8" REBAR FOUND IN STANDING PIPE
- ◐ CAPPED "STEVENS 7054" IRON PIN FOUND
- (C) CALCULATED (M) MEASURED (R) RECORD



**DESCRIPTION OF 0.898 ACRE PARCEL
JOHN DOUGLAS**

Situated in the State of Ohio, County of Richland, Township of Worthington, lying in the Northeast Quarter of Section Eighteen (18), Township Twenty One (21), Range Seventeen (17), of an original tract conveyed to S.L. Bellan, Trustee by deed of record in Official Record Volume 1960, Page 495 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at a capped "Stevens 7054" iron pin found at the Southeast corner of the Northeast Quarter of said Section 18;

thence North 00°24'48" West, with the East line of the Northeast Quarter of said Section 18, a distance of 755.81 feet to an iron pin set, said point being the POINT OF BEGINNING for the tract herein described;

thence across said original tract conveyed to S.L. Bellan, Trustee the following two (2) courses and distances:

1. South 89°23'00" West, a distance of 802.50 feet to an iron pin set;
2. North 28°05'20" West, a distance of 54.10 feet to an iron pin set on the South line of a 9.319 acre tract conveyed to J. Douglas, Trustee by deed of record in Official Record Volume 2806, Page 178;

thence North 89°23'00" East, with the South line of said 9.319 acre tract, a distance of 827.63 feet to a capped "Stevens 7054" iron pin found on the East line of the Northeast Quarter of said Section 18;

thence South 00°24'48" East, on said East line, a distance of 48.00 feet to the POINT OF BEGINNING, containing 0.898 total acres 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 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.

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 Engineer Survey F-2-232.

Prior Deed References: ORV 1960, P 495.

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 2023.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: October 28, 2023



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