

PLAT OF PROPERTY SURVEY FOR
JOSEPH & PATRICIA MASI

PART OF THE NORTHWEST QUARTER OF SECTION TWENTY FIVE (25)
TOWNSHIP TWENTY (20), RANGE NINETEEN (19)
TROY TOWNSHIP, RICHLAND COUNTY, OHIO

NOTE: THIS SURVEY WAS PREPARED
USING DOCUMENTS OF RECORD AND
PRIOR PLATS OF SURVEY INCLUDING:
-ENG. SURVEY F-1-98
-ENG. SURVEY M-263
-ENG. SURVEY P-081
-ENG. SURVEY P-297
-ENG. SURVEY EE-262
-ENG. SURVEY EE-263
-C.E. EARHART FARM SURVEY
-ORV. 703, P. 226

BASIS OF BEARINGS
THE BEARINGS HEREIN ARE
BASED ON RICHLAND COUNTY
ENGINEER SURVEY F-1-98.

-ORV. 703, P. 226

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

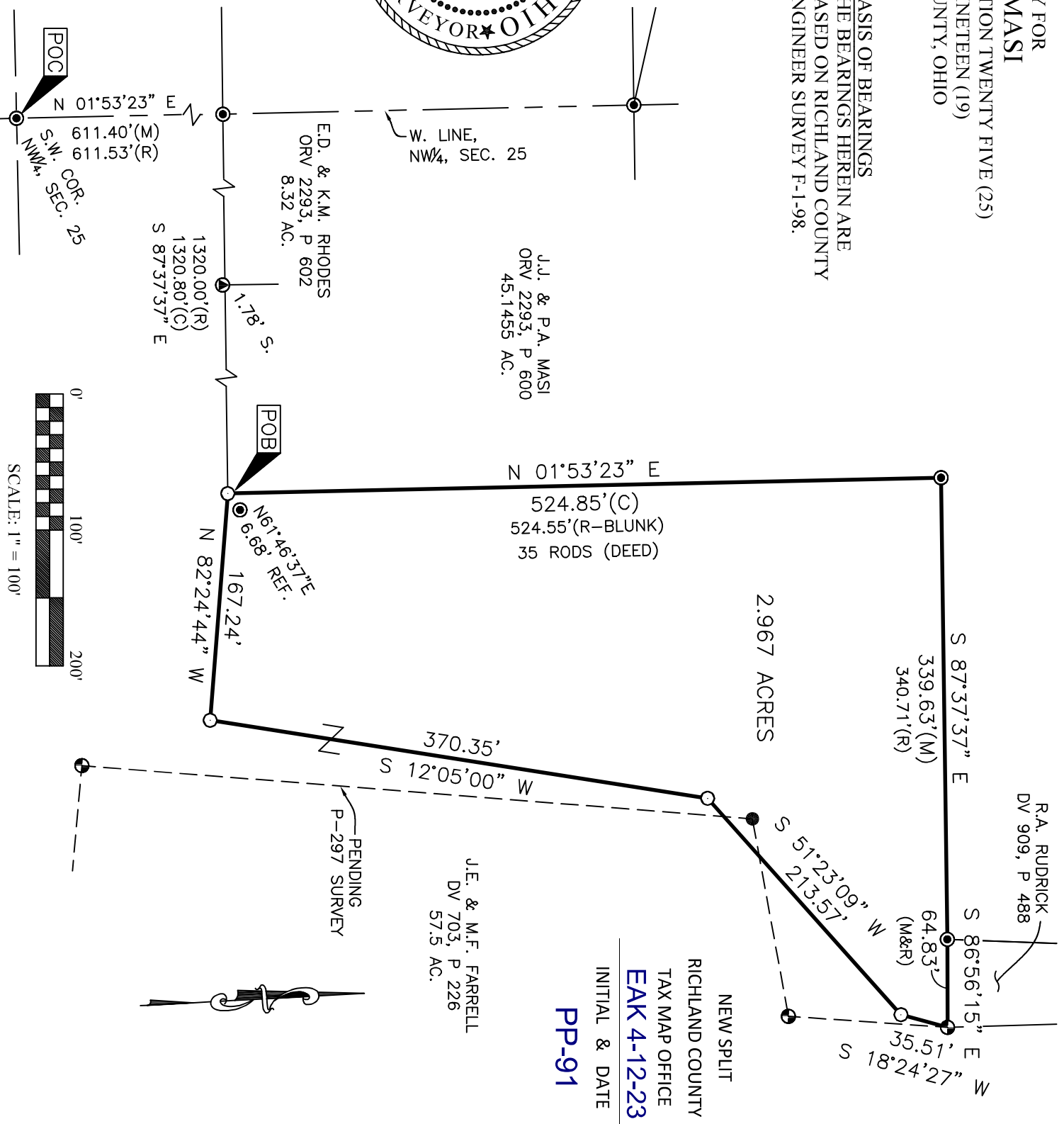
HANNING SURVEYING, LLC.
2565 TAPPAN DR., ONTARIO, OHIO 44906
(419) 528-8118



MATTHEW T. HANNING
OHIO REGISTERED SURVEYOR NO. 8568
DATE: MARCH 23, 2023



- LEGEND**
- 5/8 INCH REBAR 30" LONG SET WITH
CAP STAMPED "HANNING PS 8568"
 - 5/8" REBAR FOUND (UNLESS NOTED)
 - ⊕ CAPPED "STEVENS 7052" IRON PIN FOUND
 - ⊙ CAPPED "BLUNK 6320" IRON PIN FOUND
 - ⊖ CAPPED "CLANCY 7178" IRON PIN FOUND
 - (C) CALCULATED (M) MEASURED (R) RECORD



**DESCRIPTION OF 2.967 ACRE PARCEL
JOSEPH & PATRICIA MASI**

Situated in the State of Ohio, County of Richland, Township of Troy, lying in the Northwest Quarter of Section Twenty Five (25), Township Twenty (20), Range Nineteen (19), of an original tract conveyed to J.E. & M.F. Farrell by deed of record in Deed Volume 703, Page 226 (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 "Blunk 6320" iron pin found at the Southwest corner of the Northwest Quarter of said Section 25;

thence North 01°53'23" East, with the West line of the Northwest Quarter of said Section 25, a distance of 611.40 feet to a capped "Blunk 6320" iron pin found at the Southwest corner of a 8.32 acre tract conveyed to E.D. & K.M. Rhodes by deed of record in Official Record Volume 2293, Page 602;

thence South 87°37'37" East, with the South line of said 8.32 acre tract and the South line of a 45.1455 acre tract conveyed to J.J. & P.A. Masi by deed of record in Official Record Volume 2293, Page 600, a distance of 1320.80 feet to an iron pin set at a Southeast corner of said 45.1455 acre tract, said point being the POINT OF BEGINNING for the tract herein described, referenced by a capped "Blunk 6320" iron pin found, North 61°46'37" East, a distance of 6.68 feet;

thence with the Easterly lines of said 45.1455 acre tract the following two (2) courses and distances:

1. North 01°53'23" East, a distance of 524.85 feet to a capped "Blunk 6320" iron pin found;
2. South 87°37'37" East, a distance of 339.63 feet to a capped "Blunk 6320" iron pin found at a Southeast corner of said 45.1455 acre tract and the Southwest corner of a tract of land conveyed to R.A. Rudrick by deed of record in Official Record Volume 909, Page 488;

thence South 86°56'15" East, with the South line of said Rudrick tract, a distance of 64.83 feet to a capped "Stevens 7052" iron pin found at the Southeast corner of said Rudrick tract;

thence across said original tract conveyed to J.E. & M.F. Farrell the following four (4) courses and distances:

1. South 18°24'27" West, a distance of 35.51 feet to an iron pin set;
2. South 51°23'09" West, a distance of 213.57 feet to an iron pin set;
3. South 12°05'00" West, a distance of 370.35 feet to an iron pin set;
4. North 82°24'44" West, a distance of 167.24 feet to the POINT OF BEGINNING, containing 2.967 total acres 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 Richland County Engineer Survey F-1-98.

Prior Deed References: DV 703, P 226.

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.

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 March 2023.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: March 23, 2023



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 4-12-23

INITIAL & DATE

PP-91