

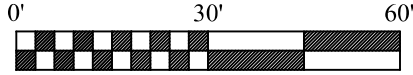
PLAT OF PROPERTY SURVEY FOR
JUSTIN LIGHTFOOT

PART OF LOT 1833, PLAT VOLUME 9, PAGE 23
CITY OF SHELBY, RICHLAND COUNTY, OHIO

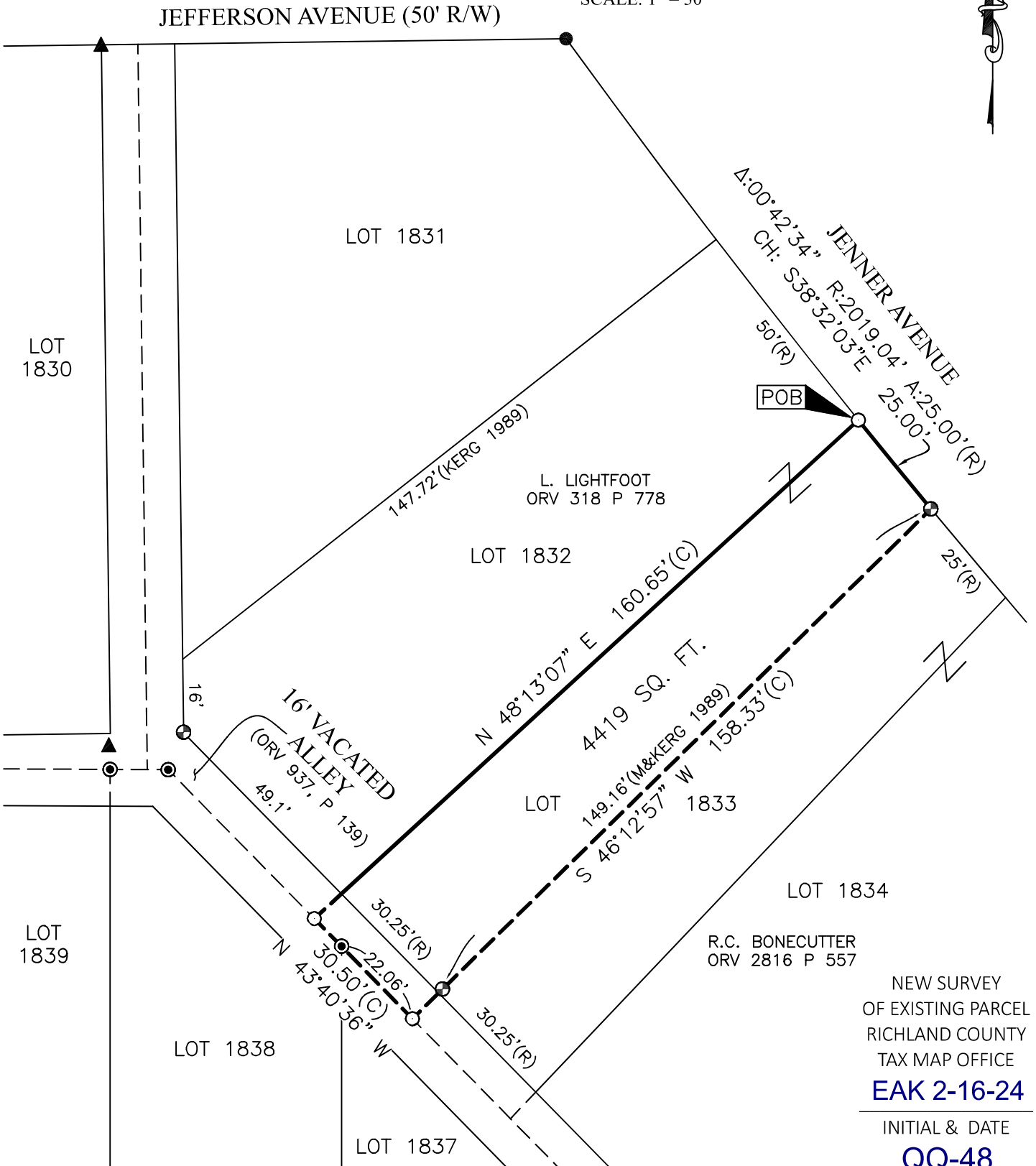
NOTE: THIS SURVEY WAS PREPARED
USING DOCUMENTS OF RECORD AND
PRIOR PLATS OF SURVEY INCLUDING:

- REC. P.V. 9, P.23
- SURVEY OF LOTS 1831 & 1832 AND
PART OF LOT 1833 BY CHARLES KERG
DATED JULY 3, 1989.
- ENG. SURVEY Y-198
- ENG. SURVEY BB-202
- ORV. 318, P. 778

BASIS OF BEARINGS
THE BEARINGS HEREIN ARE BASED ON A SURVEY OF LOTS
1831 & 1832 AND PART OF LOT 1833 BY CHARLES KERG
DATED JULY 3, 1989.



SCALE: 1" = 30'



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 2-16-24

INITIAL & DATE
QQ-48

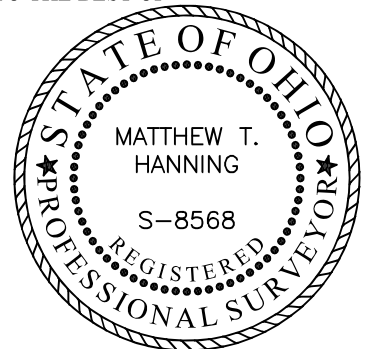
LEGEND

- 5/8 INCH REBAR 30" LONG SET WITH
CAP STAMPED "HANNING PS 8568"
- 5/8" REBAR FOUND (UNLESS NOTED)
- ⊕ CAPPED "C.KERG, RLS 7152" IRON PIN FOUND
- ⊙ CAPPED "CRAIG 8195" IRON PIN FOUND
- ▲ IRON PIPE FOUND
- (C) CALCULATED (M) MEASURED (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.

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: FEBRUARY 7, 2024



HANNING SURVEYING, LLC.

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

Matthew T. Hanning, PS

2024-013

**DESCRIPTION OF 4419 SQUARE FEET PARCEL
JUSTIN LIGHTFOOT**

Situated in the State of Ohio, County of Richland, City of Shelby, lying in part of Lot 1833, Recorder Plat Volume 9, Page 23, of an original tract conveyed to L. Lightfoot by deed of record in Official Record Volume 318, Page 778 (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 Northeasterly corner of said Lot 1833 also being the Southeasterly corner of Lot 1832 on the Southwesterly right-of-way of Jenner Avenue;

thence with the Southwesterly right-of-way of said Jenner Avenue, on a curve turning to the left with a delta angle of 00°42'34", with a radius of 2019.04 feet, an arc length of 25.00 feet and a chord bearing of South 38°32'03" East with a distance of 25.00 feet to a capped "C. Kerg, RLS 7152" iron pin found on said right-of-way;

thence South 46°12'57" West, with the Northerly line of part of Lot 1833 conveyed to R.C. Bonecutter by deed of record in Official Record Volume 2816, Page 557, a distance of 158.33 feet to an iron pin set on the centerline of a 16 foot vacated alley by deed of record in Official Record Volume 937, Page 139, passing a capped "C. Kerg, RLS 7152" iron pin found a distance of 149.16 feet;

thence North 43°40'36" West, with said centerline, a distance of 30.50 feet to an iron pin set;

thence North 48°13'00" East, with the Southeasterly line of said Lot 1832, a distance of 160.65 feet to the POINT OF BEGINNING, containing 4419 total 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 a survey of Lots 1831 & 1832 and part of Lot 1833 by Charles Kerg dated July 3, 1989.

Prior Deed References: ORV 318, P 778.

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 February 2024.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: February 7, 2024



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

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INITIAL & DATE

QQ-48