

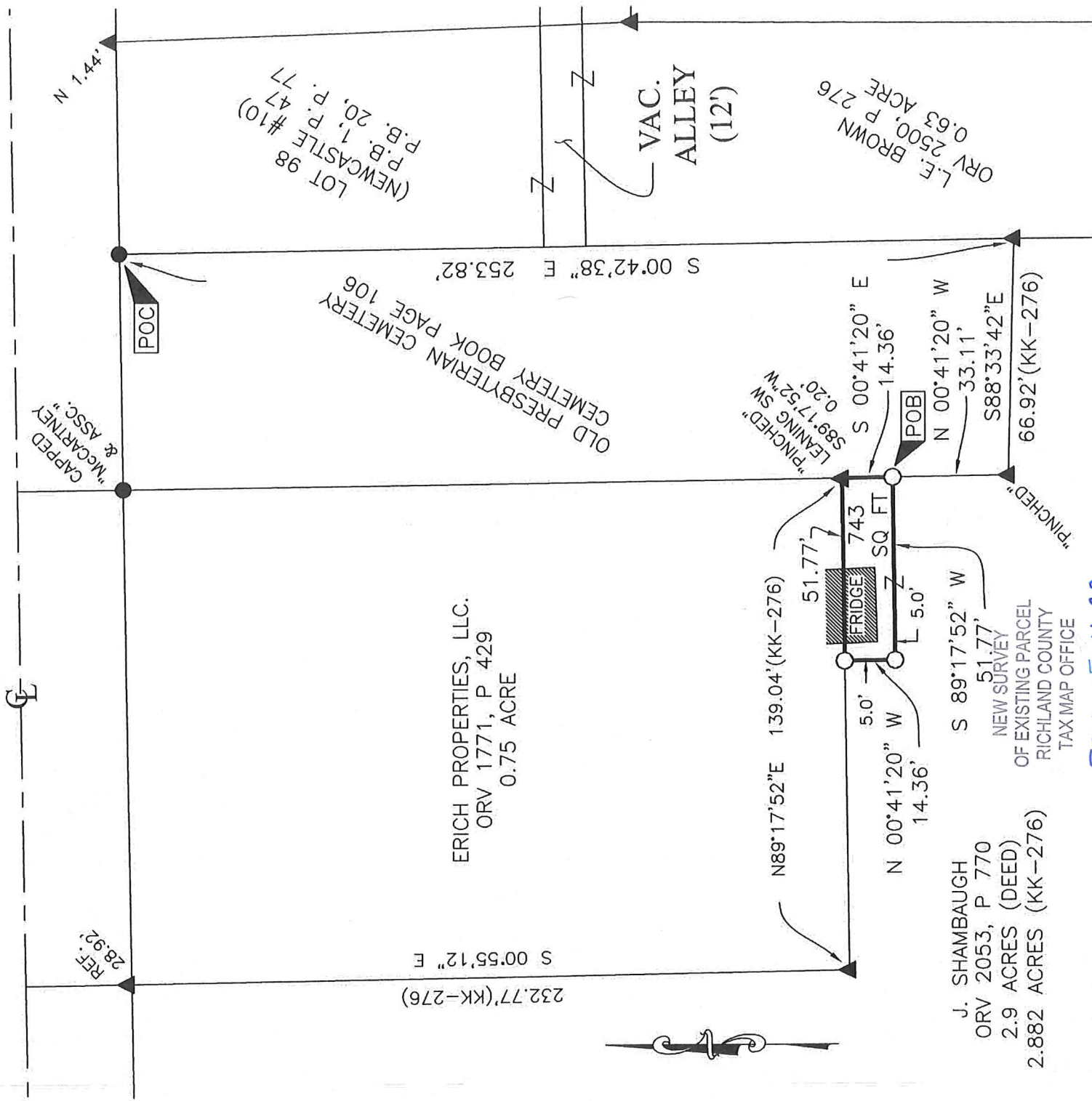
PLAT OF PROPERTY SURVEY FOR  
**ERICH PROPERTIES, LLC.**  
 PART OF THE SOUTHEAST QUARTER OF SECTION TWENTY-ONE (21)  
 TOWNSHIP TWENTY-ONE NORTH (21N), RANGE NINETEEN WEST (19W)  
 CITY OF ONTARIO, SPRINGFIELD TOWNSHIP, RICHLAND COUNTY, OHIO

NOTE: THIS SURVEY WAS PREPARED  
 USING DOCUMENTS OF RECORD AND  
 PRIOR PLATS OF SURVEY INCLUDING:  
 - 2.90 ACRE & 0.75 ACRE SURVEY BY  
 JUSTIN A. SEILER DATED DEC. 27, 1977.  
 ENG. SURVEY R-82  
 ENG. SURVEY R-125  
 ENG. SURVEY II-191  
 ORV. 2053 P. 770

BASIS OF BEARINGS  
 THE BEARINGS HEREIN  
 ARE BASED ON SURVEY  
 R-82, ON FILE AT THE  
 RICHLAND COUNTY TAX  
 MAP OFFICE.



**MANSFIELD ST. (S.R. 309) ~ 60' R/W**



J. SHAMBAUGH  
 ORV 2053, P 770  
 2.9 ACRES (DEED)  
 2.882 ACRES (KK-276)

NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE

EAK 5-11-20  
 INITIAL MM-123

DATE 5-11-20  
 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



- LEGEND
- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
  - 5/8" REBAR FOUND (UNLESS NOTED)
  - ▲ IRON PIPE FOUND

MATTHEW T. HANNING  
 OHIO REGISTERED SURVEYOR NO. 8568  
 DATE: MAY 8, 2020

# HANNING SURVEYING, LLC.

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

Matthew T. Hanning, PS

2020-030

## DESCRIPTION OF 743 SQUARE FOOT PARCEL ERICH PROPERTIES, LLC.

Situated in the State of Ohio, County of Richland, City of Ontario, Township of Springfield, lying in the Southeast Quarter of Section Twenty-One (21), Township Twenty-One North (21N), Range Nineteen West (19W), containing 743 square feet of a 2.9 acre tract of land conveyed to J. Shambaugh by deed of record in Official Record 2053, Page 770 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at an iron pin found on the northwest corner of Lot 98 in the consecutively numbered lots as shown in Plat Book 20, Page 77, and being on the southerly right-of-way of Mansfield Street (S.R. 309) (60 foot Right-Of-Way);

thence South 00°42'38" East, with the easterly line of the Old Presbyterian Cemetery recorded in Cemetery Book Page 106 and the westerly line of said Lot 98, 12 foot vacated alley and the westerly line of a 0.63 acre tract of land conveyed to L.E. Brown by deed of record in Official Record 2500, Page 276, a distance of 253.82 feet to an iron pipe found at the southeast corner of said cemetery;

thence North 88°33'42" West, with the southerly line of said cemetery, a distance of 66.92 feet to a pinched top iron pipe found at the southwest corner of said cemetery;

thence North 00°41'20" West, with the westerly line of said cemetery, a distance of 33.11 feet to an iron pin set, said point being the POINT OF BEGINNING for the tract herein described;

thence across said 2.9 acre tract, the following two (2) courses and distances:

1. South 89°17'52" West, a distance of 51.77 feet to an iron pin set;
2. North 00°41'20" West, a distance of 14.36 feet to an iron pin set on the south line of a 0.75 acre tract conveyed to Erich Properties, LLC. by deed of record in Official Record 1771, Page 429;

thence North 89°17'52" East, with the south line of said 0.75 acre tract, a distance of 51.77 feet to a point on the west line of said cemetery, passing a pinched top iron pipe found, a distance of 51.57 feet;

thence South 00°41'20" East, with the west line of said cemetery, a distance of 14.36 feet to the POINT OF BEGINNING, containing 743 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 bearing "HANNING PS 8568".

The bearings herein are based on Survey R-82, on file at the Richland County Tax Map Office.

Prior Deed References: ORV 2053, P. 770

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 2020.

Prepared by:  
Hanning Surveying, LLC.



Matthew T. Hanning  
Registered Surveyor No. 8568  
Dated: May 8, 2020



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK 5-11-20  
INITIAL DATE  
MM-123