

N 87°56'07" E 225.00'

WARNER AVE. (60')

60.00'

N 87°56'07" E 101.84'

L=60.94'
R=40.00'
Δ=87°17'36"
C LEN=55.22'
BRG=N 44°17'19" E

0.377 ACRES
TOTAL
(16,413.48 SQ.FT.)

LOT 117
(0.281 AC.
(12,233.20 SQ.FT.))

W. 1/2 LOT 116
(0.096 AC.
(4,180.28 SQ.FT.))

119.57' (120.00' R)
194.27' (195.00' R)

E. 1/2 LOT 116

119.57'

SABO DR. (60')



- = 5/8" REBAR FOUND
- = 7/8" PIPE FOUND
- = 5/8" IRON PIN SET WITH CAP STAMPED

- — — — — = EXISTING PROPERTY LINE
- - - - - = PROPOSED OR SUBJECT LINE

(R), (M), (C)=RECORD, MEASURED, CALCULATED
 BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND
 ARE FOR THE PURPOSE OF INDICATING DIRECTIONAL VARIATION.
 DISTANCES ARE MEASURED UNLESS OTHERWISE STATED.
 ANGLES ARE IN DEG - MIN - SEC.
 DISTANCES ARE IN FEET



NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
 EAK 6-29-20
 INITIAL DATE
 MM-188



I HEREBY CERTIFY THIS PLAT TO
 BE A TRUE DELINEATION OF A
 FIELD SURVEY PERFORMED IN
 JULY, 2020 AND IS CORRECT
 TO THE BEST OF MY KNOWLEDGE.

JASON K. LAUGHERY
 REGISTERED SURVEYOR #8755

PLAT OF A SURVEY TO LOCATE
 AND DESCRIBE LOT 117 AND
 THE WEST 1/2 OF LOT 116 IN
 THE HILLSDALE ALLOTMENT
 RECORDED IN PLAT VOLUME 19,
 PAGE 180 AND BEING CONVEYED
 TO JOSHUA S. ALLEMAN BY DEED
 RECORDED IN OFFICIAL RECORDS
 VOLUME 2429, PAGE 721.

LAUGHERY LAND SURVEYING, LLC
 967 US HWY 42 unit B
 ASHLAND, OHIO 44805
 laugherysurveys@gmail.com 419-289-0469

PART OF HILLSDALE ALLOTMENT
 NW 1/4, SECTION 24, MADISON TWP.
 RICHLAND COUNTY, OHIO

DRAWN BY JKL DATE 06/18/20 SCALE 1"=30'

LAUGHERY LAND SURVEYING, LLC
967 US 42, unit B
ASHLAND, OHIO 44805

0.377 ACRES

The following parcel of land Situated in the State of Ohio, the County of Richland and the Township of Madison;

Being Lot 117 and the west ½ of Lot 116 in the Hillsdale Allotment recorded in Plat Volume 19, Page 180 and being conveyed to Joshua S. Alleman by deed recorded in Official Records Volume 2429, Page 721, and being more fully described as follows:

Beginning at a 7/8" pipe found at the northeast corner of Lot 119;

Thence along the following 5 courses:

1. **South 87°-56'-07" West**, along the north line of Lot 119, a distance of **140.00 feet** to an iron pin set on the east line of Nelson Avenue (60')(un-improved);
2. **North 00°-38'-30" East**, along the east line of said Nelson Avenue, a distance of **81.42 feet** to an iron pin set;
3. Continuing along the east line of said Nelson Avenue and a curve to the right, a distance of 60.94 feet to an iron pin set on the south line of Warner Avenue (60'), said curve having a chord bearing **North 44°-17'-19" East** a distance of **55.22 feet**, a Radius of 40.00 feet, and a delta angle of **87°-17'-36"**;
4. **North 87°-56'-07" East**, along the south line of said Warner Drive, a distance of **101.84 feet** to an iron pin set at the northwest corner of the east ½ of Lot 116;
5. **South 00°-38'-30" West**, along the west line of the east ½ of Lot 116, a distance of **119.57 feet** to the place of beginning.

The tract of land as surveyed contains **0.377 acres** (16,413.48 sq. ft.) of land subject to all legal highways and easements of record. Said acreage includes 0.096 acres (4,180.28 sq. ft.) in the west part of Lot 116 and 0.281 acres (12,233.20 sq. ft.) in Lot 117. Bearings are based on an assumed meridian and are for the purpose of indicating directional variation. All iron pins set are 5/8" rebar, 30" long with cap stamped "Laughery- P.S. 8755".

The above description was prepared by Jason K. Laughery, Registered Surveyor No. 8755, from notes of a field survey performed June, 2020.

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK INITIAL **6-29-20** DATE
MM-188