

PLAT OF PROPERTY SURVEY FOR
ANNA TACKETT
 PART OF LOTS 164 & 165
 VILLAGE OF PLYMOUTH
 RICHLAND COUNTY, OHIO

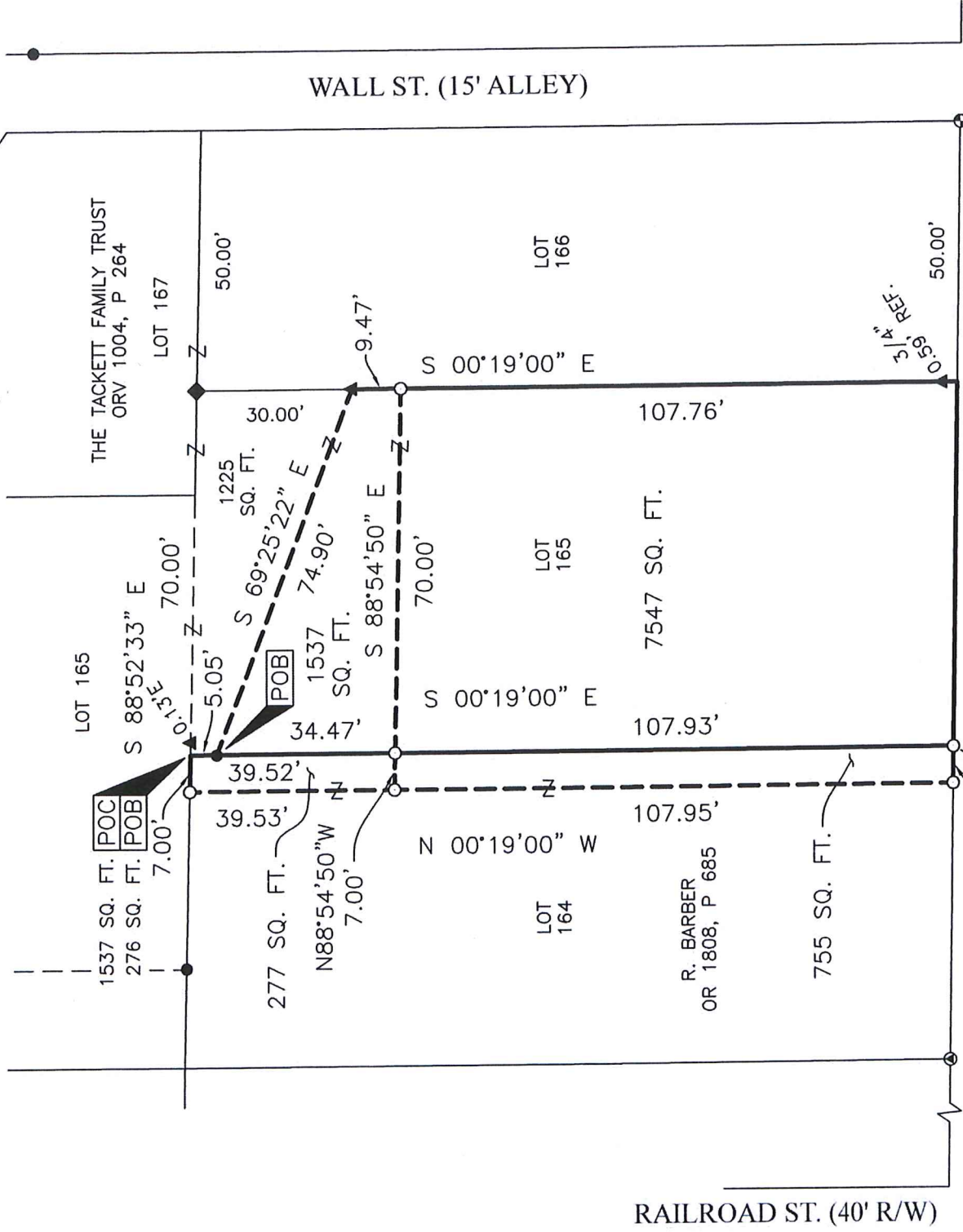
NOTE: THIS SURVEY WAS PREPARED
 USING DOCUMENTS OF RECORD AND
 PRIOR PLATS OF SURVEY INCLUDING:
 1910 HISTORICAL MAP
 ENG. SURVEY G-341
 ENG. SURVEY I-105
 ENG. SURVEY L-149
 ENG. SURVEY S-186
 ORV. 1004, P. 264

BASIS OF BEARINGS
 THE BEARINGS HEREIN ARE BASED ON
 RICHLAND COUNTY ENGINEER SURVEY G-341.

W. BROADWAY ST.



SCALE: 1" = 30'



NEW SPLIT
 RICHLAND COUNTY
 TAXMAP OFFICE

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAXMAP OFFICE

MILLS AVE. (56' R/W)

1537 SQ. PARCEL MUST
 TRANSFER BEFORE

INITIAL DATE
 EAK 7-24-20

INITIAL DATE
 MM-220
 EAK 7-24-20

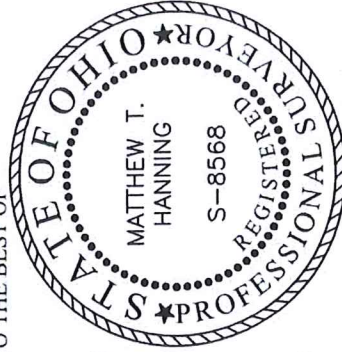
LENS S

LEGEND

- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
- 5/8" REBAR FOUND (UNLESS NOTED)
- ⊕ CAPPED "KERG" IRON PIN FOUND
- ⊙ CAPPED "KELSER 7871" IRON PIN FOUND
- ▲ 3/4" IRON PIPE FOUND
- ◆ RAILROAD SPIKE FOUND

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: JULY 15, 2020

HANNING SURVEYING, LLC.

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

Matthew T. Hanning, PS

2020-051_P4

DESCRIPTION OF 1537 SQUARE FOOT PARCEL ANNA TACKETT

Situated in the State of Ohio, County of Richland, Village of Plymouth, being part of Lot 165 conveyed to The Tackett Family Trust by deed of record in Official Record Volume 1004, Page 264 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at the northeast corner of Lot 164, referenced by a 3/4" iron pipe found, South 88°52'33" East, a distance of 0.13 feet;

thence South 00°19'00" East, with the west line of Lot 165, a distance of 5.05 feet to a 5/8" rebar found at the southwest corner of a 1225 square foot tract conveyed to said The Tackett Family Trust, said point being the POINT OF BEGINNING for the tract herein described;

thence South 69°25'22" East, with the south line of said 1225 square foot tract, a distance of 74.90 feet to a 3/4" iron pipe found on the west line of Lot 166;

thence South 00°19'00" East, with the west line of Lot 166, a distance of 9.47 feet to an iron pin set;

thence North 88°54'50" West, crossing Lot 165, a distance of 70.00 feet to an iron pin set on the east line of Lot 164;

thence North 00°19'00" West, with the east line of Lot 164, a distance of 34.47 feet to the POINT OF BEGINNING, containing 1537 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 Richland County Engineer Survey G-341.

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.

Prior Deed References: ORV 1004, P 264

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 July 2020.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: July 15, 2020



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAK INITIAL 7-23-20 DATE

MM-220

HANNING SURVEYING, LLC.

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

Matthew T. Hanning, PS

2020-051_P2

DESCRIPTION OF 755 SQUARE FOOT PARCEL ANNA TACKETT

Situated in the State of Ohio, County of Richland, Village of Plymouth, being part of Lot 164 conveyed to The R. Barber by deed of record in Official Record Volume 1808, Page 685 (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 a southwest corner of Lot 165 and the north right-of-way of Mills Avenue (56 foot right-of-way);
thence North 89°03'23" West, with the north right-of-way of said Mills Avenue, a distance of 7.00 feet to an iron pin set;
thence North 00°19'00" West, crossing Lot 164, a distance of 107.95 feet to an iron pin set;
thence South 88°54'50" East, crossing Lot 164, a distance of 7.00 feet to an iron pin set on the west line of Lot 165;
thence South 00°19'00" East, with the west line of Lot 165, a distance of 107.93 feet to the POINT OF BEGINNING, containing 755 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 Richland County Engineer Survey G-341.

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.

Prior Deed References: ORV 1808, P 685

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 July 2020.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: July 15, 2020



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAK INITIAL 7-23-20 DATE
MM-220

HANNING SURVEYING, LLC.

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

Matthew T. Hanning, PS

2020-051_P3

DESCRIPTION OF 277 SQUARE FOOT PARCEL ANNA TACKETT

Situated in the State of Ohio, County of Richland, Village of Plymouth, being part of Lot 164 conveyed to The R. Barber by deed of record in Official Record Volume 1808, Page 685 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

BEGINNING at a point at the northeast corner of Lot 164, referenced by a 3/4" iron pipe found, South 88°52'33" East, a distance of 0.13 feet;

thence South 00°19'00" East, with the west line of Lot 165, a distance of 39.52 feet to an iron pin set;

thence North 88°54'50" West, crossing Lot 164, a distance of 7.00 feet to an iron pin set;

thence North 00°19'00" West, crossing Lot 164, a distance of 39.53 feet to an iron pin set on a south line of Lot 165;

thence South 88°52'33" East, with a south line of Lot 165, a distance of 7.00 feet to the **POINT OF BEGINNING**, containing 276 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 Richland County Engineer Survey G-341.

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.

Prior Deed References: ORV 1808, P 685

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 July 2020.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: July 15, 2020



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAK 7-23-20
INITIAL DATE
MM-220

HANNING SURVEYING, LLC.

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

Matthew T. Hanning, PS

2020-051_P1

DESCRIPTION OF 7547 SQUARE FOOT PARCEL ANNA TACKETT

Situated in the State of Ohio, County of Richland, Village of Plymouth, being part of Lot 165 conveyed to The Tackett Family Trust by deed of record in Official Record Volume 1004, Page 264 (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 southeast corner of Lot 164 and the north right-of-way of Mills Avenue (56 foot right-of-way):

thence North 00°19'00" West, with the east line of Lot 164, a distance of 107.93 feet to an iron pin set;

thence South 88°54'50" East, crossing Lot 165, a distance of 70.00 feet to an iron pin set on the west line of Lot 166;

thence South 00°19'00" East, with the west line of Lot 166, a distance of 107.76 feet to a point on the southwest corner of Lot 166 and the north right-of-way of said Mills Avenue, passing through a 3/4" iron pipe found, a distance of 107.17 feet;

thence North 89°03'23" West, with the north right-of-way of said Mills Avenue, a distance of 70.00 feet to the POINT OF BEGINNING, containing 7547 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 Richland County Engineer Survey G-341.

Prior Deed References: ORV 1004, P 264

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 July 2020.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: July 15, 2020



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

FAK 7-13-20
INITIAL DATE

1537 sq' PARCEL MUST
TRANSFER TO ADJOINING
OWNER BEFORE THIS
PARCEL CAN TRANSFER.
MM-220