

PLAT OF PROPERTY SURVEY FOR
LORI FANNIN

PART OF THE NORTHEAST QUARTER OF SECTION TWENTY-FOUR (24)
TOWNSHIP TWENTY (20), RANGE NINETEEN (19)
VILLAGE OF LEXINGTON, TROY TOWNSHIP, RICHLAND COUNTY, OHIO

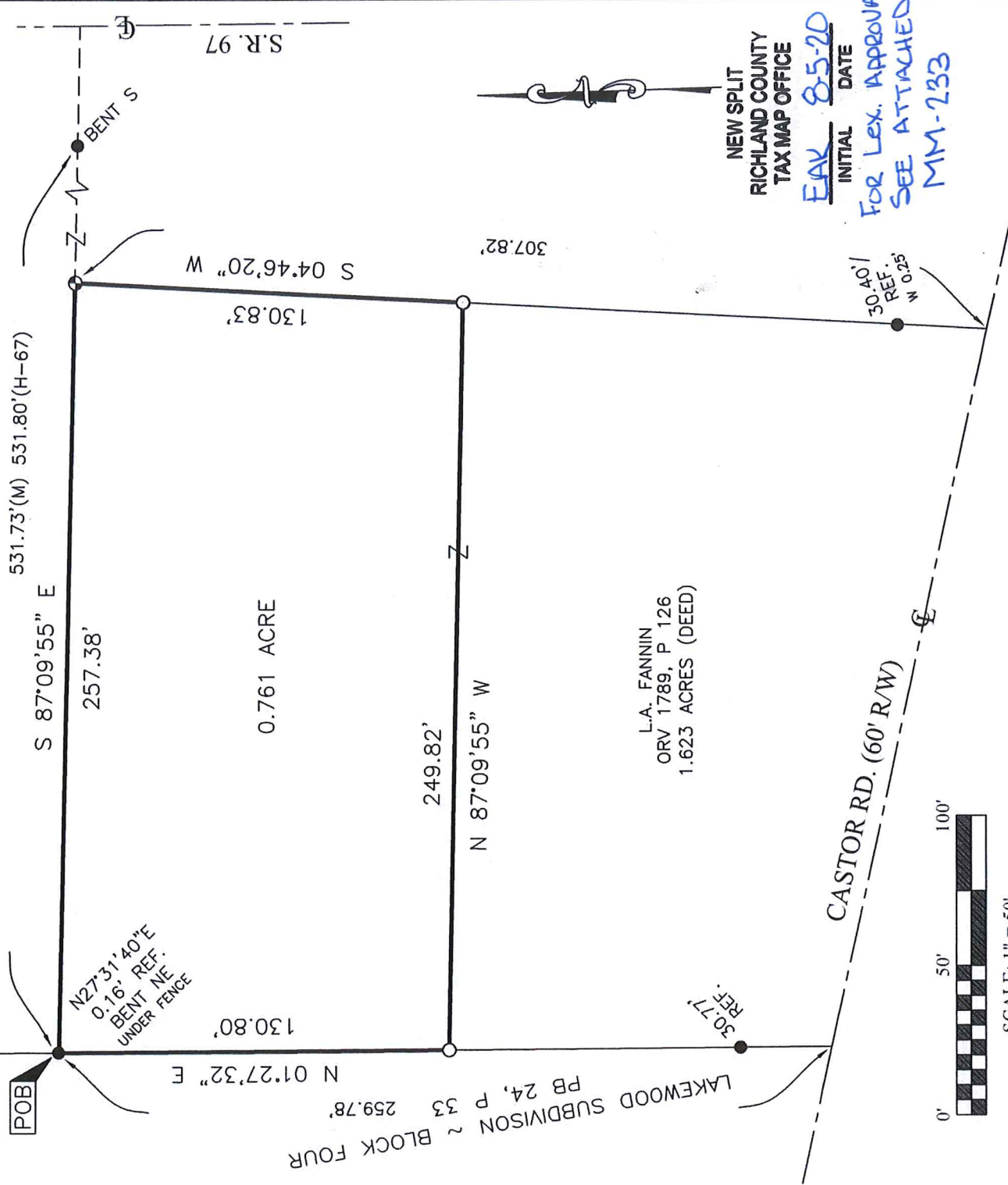
LAKWOOD SUBDIVISION
BLOCK TWO
PB 23, P 101
LOT 1219

BASIS OF BEARINGS
THE BEARINGS HEREIN ARE BASED ON RICHLAND COUNTY
ENGINEER SURVEY F-2-246.

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

- P.B. 23, P. 101
- P.B. 24, P. 33
- ENG. SURVEY H-67
- ENG. SURVEY F-2-246
- ORV. 1789, P. 126

SLATE OAK WOOD OH, LLC.
10.475 ACRES
ORV 2688, P 264



L.A. FANNIN
ORV 1789, P 126
1.623 ACRES (DEED)

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 85-20
INITIAL DATE
FOR Lex. APPROVAL
SEE ATTACHED
MM-233

CASTOR RD. (60' R/W)



SCALE: 1" = 50'

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

LEGEND

- 5/8" INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
- 5/8" REBAR FOUND (UNLESS NOTED)
- ⊕ CAPPED "PETERMAN ASSC" IRON PIN FOUND
- ▲ IRON PIPE FOUND
- (C) CALCULATED (M) MEASURED (R) RECORD

PLAT OF PROPERTY SURVEY FOR
LORI FANNIN
 PART OF THE NORTHEAST QUARTER OF SECTION TWENTY-FOUR (24)
 TOWNSHIP TWENTY (20), RANGE NINETEEN (19)
 VILLAGE OF LEXINGTON, TROY TOWNSHIP, RICHLAND COUNTY, OHIO

LAKWOOD SUBDIVISION
 BLOCK TWO
 PB 23, P. 101
 LOT 1219

POC
 LOT 1248

S 01°27'32" W 584.44'
 LOT 1246
 POB

SLATE OAK WOOD OH, LLC.
 10.475 ACRES
 ORV 2688, P. 264

S 87°09'55" E 257.38'
 531.73'(M) 531.80'(H-67)

130.83'
 S 04°46'20" W 307.82'

0.761 ACRE

249.82'
 N 87°09'55" W

L.A. FANNIN
 ORV 1789, P. 126
 1.623 ACRES (DEED)

CASTOR RD. (60' R/W)



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



LEGEND

- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
- 5/8" REBAR FOUND (UNLESS NOTED)
- ⊕ CAPPED "PETERMAN ASSC" IRON PIN FOUND
- ▲ IRON PIPE FOUND
- (C) CALCULATED (M) MEASURED (R) RECORD

NOTE: THIS SURVEY WAS PREPARED USING DOCUMENTS
 OF RECORD AND PRIOR PLATS OF SURVEY INCLUDING:
 P.B. 23, P. 101
 P.B. 24, P. 33
 ENG. SURVEY H-67
 ENG. SURVEY F-2-246
 ORV. 1789, P. 126

Matt Hanning
 Village of Lexington - Admin Director

N 27°13'40" E 0.16' REF. 2
 BENT NE UNDER FENCE

LAKWOOD SUBDIVISION P 33 259.78'
 BLOCK FOUR

HANNING SURVEYING, LLC.

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

Matthew T. Hanning, PS

2020-053

**DESCRIPTION OF 0.761 ACRE PARCEL
LORI FANNIN**

Situated in the State of Ohio, County of Richland, Village of Lexington, Troy Township, and lying in the Northeast Quarter of Section Twenty-Four (24), Township Twenty (20), Range Nineteen (19), containing 0.761 acre out of a 1.623 acre tract conveyed to L.A. Fannin by deed of record in Official Record Volume 1789, Page 126 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at a 1" iron pipe found at the northeast corner of Lot 1248 of Lakewood Subdivision – Block Four, Plat Book 24, Page 33, an angle point of Lot 1219 of Lakewood Subdivision – Block Two, Plat Book 23, Page 101 and a northwesterly corner of a 10.475 acre tract conveyed to Slate Oak Wood OH, LLC. by deed of record in Official Record 2688, Page 264;

Thence South 01°27'32" West, with the east line of said Lakewood Subdivision – Block Four and the west line of said 10.475 acre tract, a distance of 584.44 feet to a point on a southwesterly corner of said 10.475 acre tract, referenced by a 5/8" rebar found, North 27°31'40" East, a distance of 0.16 feet, said point being the POINT OF BEGINNING for the tract herein described;

thence South 87°09'55" East, with a southerly line of said 10.475 acre tract, a distance of 257.38 feet to a capped "Peterman Assc." iron pin found on a westerly corner of said 10.475 acre tract;

thence South 04°46'20" West, with a westerly line of said 10.475 acre tract, a distance of 130.83 feet to an iron pin set;

thence North 87°09'55" West, crossing said 1.623 acre tract, a distance of 249.82 feet to an iron pin set on the east line of said Lakewood Subdivision – Block Four;

thence North 01°27'32" East, with the east line of said Lakewood Subdivision – Block Four, a distance of 130.80 feet to the POINT OF BEGINNING, containing 0.761 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/ights (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-2-246.

Prior Deed References: ORV 1789, P 126

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
INITIAL DATE
FAK 8-5-20
MM-233