

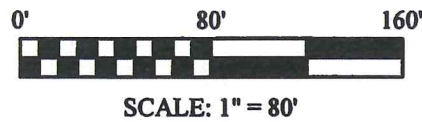
PLAT OF PROPERTY SURVEY FOR  
**DAVID KEINATH**

PART OF THE NORTHWEST QUARTER OF SECTION NINE (9), TOWNSHIP TWENTY-TWO (22),  
RANGE NINETEEN (19), FORMER JACKSON TOWNSHIP & PART OF OUTLOT 10  
CITY OF SHELBY, RICHLAND COUNTY, OHIO

**BASIS OF BEARINGS**  
THE BEARINGS HEREIN ARE BASED ON RICHLAND  
COUNTY RECORDERS PLAT VOLUME 31, PAGE 85.

APPROVED  
NO PLAT REQUIRED AS TO PARCELS #1, #2, #3, AND #5  
EXEMPT AS TO PARCEL #4

*Raymond J. Lencowski* 11/4/2020  
Shelby City Engineer



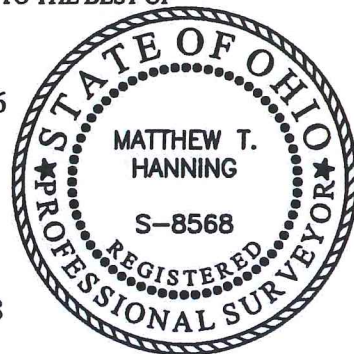
**LEGEND**

- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
- 5/8" REBAR FOUND (UNLESS NOTED)
- ⊕ CAPPED "KROCKA & ASSOC." IRON PIN FOUND
- ⊙ CAPPED "LUTZ 6756" IRON PIN FOUND
- CAPPED "C KERG RLS 7152" IRON PIN FOUND
- CAPPED IRON PIN FOUND
- ▲ IRON PIPE FOUND
- (C) CALCULATED (M) MEASURED (R) RECORD

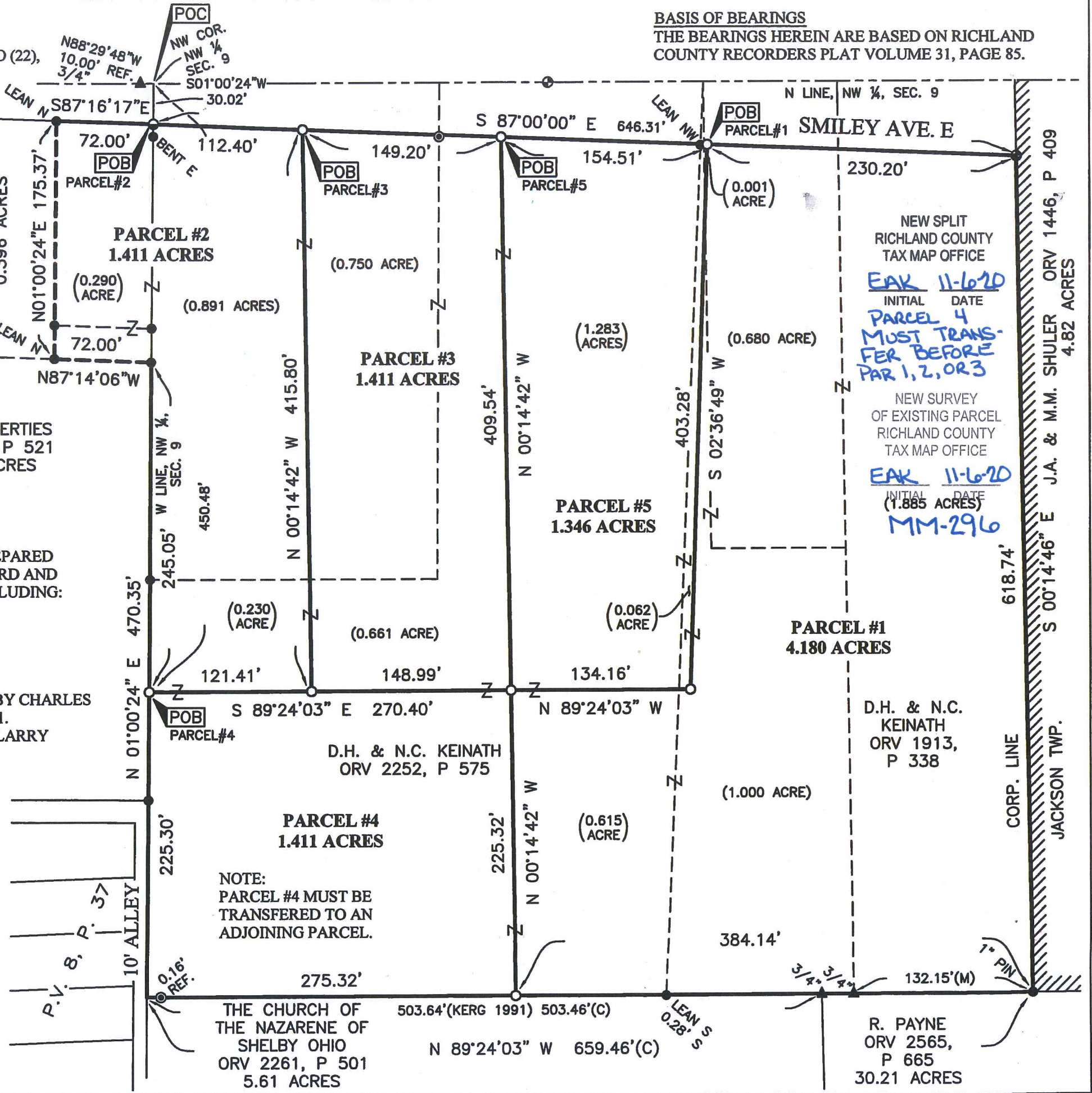
NOTE: THIS SURVEY WAS PREPARED USING DOCUMENTS OF RECORD AND PRIOR PLATS OF SURVEY INCLUDING:  
 - P.V. 8, P. 37  
 - P.V. 31, P. 85  
 - ENG. SURVEY AA-317  
 - ENG. SURVEY F-1-288  
 - ENG. SURVEY F-3-300  
 - 1.067 & 6.204 ACRE SURVEY BY CHARLES KERG DATED JANUARY 7, 1991.  
 - 0.76 & 2.0 ACRE SURVEY BY LARRY BLUNK DATED JUNE 6, 1979.  
 - ORV. 1913, P. 338  
 - ORV. 2252, P. 575

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: AUGUST 27, 2020  
REV.: OCTOBER 19, 2020



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK 11-6-20  
INITIAL DATE  
PARCEL 4  
MUST TRANSFER BEFORE PAR 1, 2, OR 3  
NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK 11-6-20  
INITIAL DATE  
(1.885 ACRES)  
MM-296

NOTE:  
PARCEL #4 MUST BE TRANSFERRED TO AN ADJOINING PARCEL.

D.H. & N.C. KEINATH  
ORV 1913,  
P 338

THE CHURCH OF THE NAZARENE OF SHELBY OHIO  
ORV 2261, P 501  
5.61 ACRES

R. PAYNE  
ORV 2565,  
P 665  
30.21 ACRES



# HANNING SURVEYING, LLC.

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

Matthew T. Hanning, PS

2020-062DS\_P1

## PARCEL #1 DESCRIPTION OF 4.180 ACRE PARCEL DAVID KEINATH

Situated in the State of Ohio, County of Richland, City of Shelby, lying in the Northwest Quarter of Section Nine (9), Township Twenty-Two (22), Range Nineteen (19), former Jackson Township, containing 4.180 acres of tracts conveyed to D.H. & N.C. Keinath by deed of record in Official Record 1913, Page 338 and Official Record 2252, Page 575 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at the Northwest Corner of the Northwest Quarter of Section 9 and the centerline of Smiley Avenue East, referenced by an iron pipe found, North 88°29'48" West, a distance of 10.00 feet;

thence South 01°00'24" West, with the west line of the Northwest Quarter of Section 9, a distance of 30.02 feet to a capped iron pin found on the south right-of-way of Smiley Avenue East;

thence South 87°00'00" East, with the south right-of-way of Smiley Avenue East, a distance of 416.11 feet to an iron pin set on said south right-of-way, said point being the POINT OF BEGINNING for the tract herein described;

thence South 87°00'00" East, continuing with the said south right-of-way, a distance of 230.20 feet to a capped "Krocka & Assoc." iron pin found on the west line of a 4.82 acre tract conveyed to J.A. & M.M. Shuler by deed of record in Official Record 1446, Page 409;

thence South 00°14'46" East, with the west line of said 4.82 acre tract, a distance of 618.74 feet to a 1" iron pin found at the southwest corner of said 4.82 acre tract and the north line of a 30.21 acre tract conveyed to R. Payne by deed of record in Official Record 2565, Page 665;

thence North 89°24'03" West, with the north line of said 30.21 acre tract and the north line of a 5.61 acre tract conveyed to The Church of the Nazarene of Shelby Ohio by deed of record in Official Record 2261, Page 501, a distance of 384.14 feet to an iron pin set;

thence across said Keinath tracts, the following three (3) courses and distances:

1. North 00°14'42" West, a distance of 225.32 feet to an iron pin set;
2. South 89°24'03" East, a distance of 134.16 feet to an iron pin set;
3. North 02°36'49" East, a distance of 403.28 feet to the POINT OF BEGINNING, containing 4.180 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/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 Recorder's Plat Volume 31, Page 85.

Prior Deed References: ORV 1913, P 338 & ORV 2252, P 575

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 August 2020.

Prepared by:  
Hanning Surveying, LLC.



Matthew T. Hanning  
Registered Surveyor No. 8568  
Dated: August 27, 2020  
Rev.: October 19, 2020



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK INITIAL 11-6-20 DATE  
MM-29-20

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK INITIAL 11-6-20 DATE  
MM-29-20



# HANNING SURVEYING, LLC.

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

Matthew T. Hanning, PS

2020-062DS\_P2

## PARCEL #2 DESCRIPTION OF 1.411 ACRE PARCEL DAVID KEINATH

Situated in the State of Ohio, County of Richland, City of Shelby, lying in the Northwest Quarter of Section Nine (9), Township Twenty-Two (22), Range Nineteen (19), former Jackson Township and part of Outlot Ten (10), containing 1.411 acres of tracts conveyed to D.H. & N.C. Keinath by deed of record in Official Record 2252, Page 575 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at the Northwest Corner of the Northwest Quarter of Section 9 and the centerline of Smiley Avenue East, referenced by an iron pipe found, North 88°29'48" West, a distance of 10.00 feet;

thence South 01°00'24" West, with the west line of the Northwest Quarter of Section 9, a distance of 30.02 feet to a capped iron pin found on the south right-of-way of Smiley Avenue East, said point being the POINT OF BEGINNING for the tract herein described;

thence South 87°00'00" East, with said south right-of-way, a distance of 112.40 feet to an iron pin set;

thence across said tract of land conveyed to D.H. & N.C. Keinath, the following two (2) courses and distances:

1. South 00°14'42" East, a distance of 415.80 feet to an iron pin set;
2. North 89°24'03" West, a distance of 121.41 feet to an iron pin set on said west line of the Northwest Quarter and the east line of said Outlot 10 and a 4.991 acre tract conveyed to CRS Properties by deed of record in Official Record 123, Page 521;

thence North 01°00'24" East, with said west line of the Northwest Quarter and the east line of said Outlot 10 and said 4.991 acre tract, a distance of 245.05 feet to a 5/8" rebar found on the northeast corner of said 4.991 acre tract;

thence North 87°14'06" West, with the north line of said 4.991 acre tract, a distance of 72.00 feet to a 5/8" rebar found on the southeast corner of a 0.396 acre tract conveyed to J.A. Bilka & K.R. Gross by deed of record in Official Record 1667, Page 785;

thence North 01°00'24" East, with the east line of said 0.396 acre tract, a distance of 175.37 feet to a 5/8" rebar found on said south right-of-way;

thence South 87°16'17" East, with said south right-of-way, a distance of 72.00 feet to the POINT OF BEGINNING, containing 1.411 total acres of land, more or less, of which 0.290 acre of land in part of Outlot 10 and 1.121 acres of land in said Northwest Quarter;

Subject, however, to all legal rights-of-ways and/or easements of record.

Iron pins set, where indicated, are iron rebar, five/ eights (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 Recorder's Plat Volume 31, Page 85.

Prior Deed References: ORV 2252, P 575

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 August 2020

Prepared by:  
Hanning Surveying, LLC.



Matthew T. Hanning  
Registered Surveyor No. 8568  
Dated: August 27, 2020



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

EAK 9-22-20  
INITIAL DATE

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

EAK 9-22-20  
INITIAL DATE  
MM-29-20



# HANNING SURVEYING, LLC.

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

Matthew T. Hanning, PS

2020-062DS\_P3

## PARCEL #3 DESCRIPTION OF 1.411 ACRE PARCEL DAVID KEINATH

Situated in the State of Ohio, County of Richland, City of Shelby, lying in the Northwest Quarter of Section Nine (9), Township Twenty-Two (22), Range Nineteen (19), former Jackson Township, containing 1.411 acres of tracts conveyed to D.H. & N.C. Keinath by deed of record in Official Record 2252, Page 575 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at the Northwest Corner of the Northwest Quarter of Section 9 and the centerline of Smiley Avenue East, referenced by an iron pipe found, North 88°29'48" West, a distance of 10.00 feet;

thence South 01°00'24" West, with the west line of the Northwest Quarter of Section 9, a distance of 30.02 feet to a capped iron pin found on the south right-of-way of Smiley Avenue East;

thence South 87°00'00" East, with said south right-of-way, a distance of 112.40 feet to an iron pin set on said south right-of-way, said point being the POINT OF BEGINNING for the tract herein described;

thence South 87°00'00" East, with said south right-of-way, a distance of 149.20 feet to an iron pin set;

thence across said tract of land conveyed to D.H. & N.C. Keinath, the following three (3) courses and distances:

1. South 00°14'42" East, a distance of 409.54 feet to an iron pin set;
2. North 89°24'03" West, a distance of 148.99 feet to an iron pin set;
3. North 00°14'42" West, a distance of 415.80 to the POINT OF BEGINNING, containing 1.411 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/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 Recorder's Plat Volume 31, Page 85.

Prior Deed References: ORV 2252, P 575

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 August 2020

Prepared by:  
Hanning Surveying, LLC.



Matthew T. Hanning  
Registered Surveyor No. 8568  
Dated: August 27, 2020



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

EAK INITIAL  
MM-29L6 DATE  
9-22-20

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

EAK INITIAL  
MM-29L6 DATE  
11-16-20



# HANNING SURVEYING, LLC.

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

Matthew T. Hanning, PS

2020-062DS\_P4

## PARCEL #4 DESCRIPTION OF 1.411 ACRE PARCEL DAVID KEINATH

Situated in the State of Ohio, County of Richland, City of Shelby, lying in the Northwest Quarter of Section Nine (9), Township Twenty-Two (22), Range Nineteen (19), former Jackson Township, containing 1.411 acres of tracts conveyed to D.H. & N.C. Keinath by deed of record in Official Record 2252, Page 575 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at the Northwest Corner of the Northwest Quarter of Section 9 and the centerline of Smiley Avenue East, referenced by an iron pipe found, North 88°29'48" West, a distance of 10.00 feet;

thence South 01°00'24" West, with the west line of the Northwest Quarter of Section 9, a distance of 450.48 feet to an iron pin set on the east line of a 4.991 acre tract conveyed to CRS Properties by deed of record in Official Record 123, Page 521, said point being the POINT OF BEGINNING for the tract herein described;

thence across said tract of land conveyed to D.H. & N.C. Keinath, the following two (2) courses and distances:

1. South 89°24'03" East, a distance of 270.40 feet to an iron pin set;
2. South 00°14'42" East, a distance of 225.32 feet to an iron pin set on the north line of a 5.61 acre tract conveyed to The Church of the Nazarene of Shelby Ohio by deed of record in Official Record 2261, Page 501;

thence North 89°24'03" West, with the north line of said 5.61 acre tract, a distance of 275.32 feet to a point on the east right-of-way of a 10 foot alley, passing a capped "Lutz 6756" iron pin found, a distance of 275.16 feet;

thence North 01°00'24" East, with said east right-of-way of alley and east line of said 4.991 acre tract, a distance of 225.30 feet to the POINT OF BEGINNING, containing 1.411 total acres of land, more or less;

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.

Subject, however, to all legal rights-of-ways and/or easements of record.

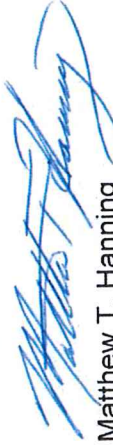
Iron pins set, where indicated, are iron rebar, five/eighths (5/8) inch diameter, thirty (30) inches long with a plastic cap on top stamped "HANNING PS 8568".

The bearings herein are based on Richland County Recorder's Plat Volume 31, Page 85.

Prior Deed References: ORV 2252, P 575

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 August 2020

Prepared by:  
Hanning Surveying, LLC.



Matthew T. Hanning  
Registered Surveyor No. 8568  
Dated: August 27, 2020



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

EAK 11-16-20  
INITIAL DATE  
MM-2916



# HANNING SURVEYING, LLC.

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

Matthew T. Hanning, PS

2020-062DS\_P5

## PARCEL #5 DESCRIPTION OF 1.346 ACRE PARCEL DAVID KEINATH

Situated in the State of Ohio, County of Richland, City of Shelby, lying in the Northwest Quarter of Section Nine (9), Township Twenty-Two (22), Range Nineteen (19), former Jackson Township, containing 1.346 acres of tracts conveyed to D.H. & N.C. Keinath by deed of record in Official Record 1913, Page 338 and Official Record 2252, Page 575 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at the Northwest Corner of the Northwest Quarter of Section 9 and the centerline of Smiley Avenue East, referenced by an iron pipe found, North 88°29'48" West, a distance of 10.00 feet;

thence South 01°00'24" West, with the west line of the Northwest Quarter of Section 9, a distance of 30.02 feet to a capped iron pin found on the south right-of-way of Smiley Avenue East;

thence South 87°00'00" East, with the south right-of-way of Smiley Avenue East, a distance of 261.60 feet to an iron pin set on said south right-of-way, said point being the POINT OF BEGINNING for the tract herein described;

thence South 87°00'00" East, continuing with the said south right-of-way, a distance of 154.51 feet to an iron pin set;

thence across said Keinath tracts, the following three (3) courses and distances:

1. South 02°36'49" West, a distance of 403.28 feet to an iron pin set;
2. North 89°24'03" West, a distance of 134.16 feet to a iron pin set;
3. North 00°14'42" West, a distance of 409.54 feet to the POINT OF BEGINNING, containing 1.346 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 Recorder's Plat Volume 31, Page 85.

Prior Deed References: ORV 1913, P 338 & ORV 2252, P 575

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 August 2020.

Prepared by:  
Hanning Surveying, LLC.



Matthew T. Hanning  
Registered Surveyor No. 8568  
Dated: August 27, 2020  
Rev.: October 19, 2020



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

EAH 11-6-20  
INITIAL DATE  
MM-29L6