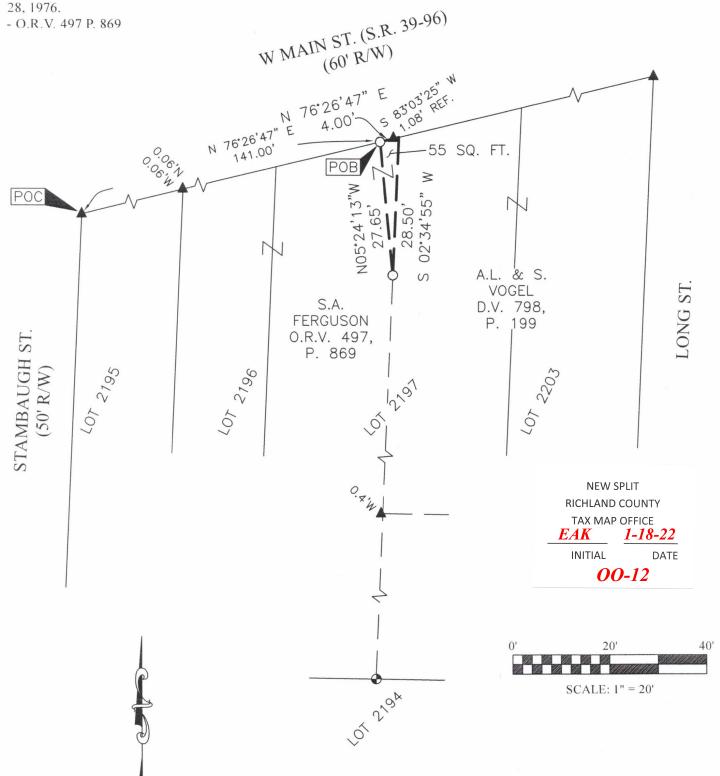
PLAT OF PROPERTY SURVEY FOR ALFRED & SUZANNE VOGEL

PART OF LOT 2197 CITY OF SHELBY, RICHLAND COUNTY, OHIO

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

- ENG. SURVEY W-305
- LOT 2197, 2198 & 2203 SURVEY BY F.E. KROCKA & ASSOCIATES DATED JULY 1976.
- LOT 2194, 2197, 2198 & PART OF VACATED STREET SURVEY BY F.E. KROCKA & ASSOCIATES DATED JUNE 28, 1976.

BASIS OF BEARINGS THE BEARINGS HEREIN ARE BASED ON RICHLAND COUNTY ENGINEER SURVEY W-305.



LEGEND

- O 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
- ◆ CAPPED "C.KERG, RLS 7152" FOUND
- ▲ IRON PIPE FOUND
- (C) CALCULATED (M) MEASURED (R) RECORD

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

MY KNOWLEDGE, INFORMATION, AND BELIEF PREPARED BY

HANNING SURVEYING, LLC. 2565 TAPPAN DR., ONTARIO, OHIO 44906 (419) 528-8118

MATTHEW T. HANNING

OHIO REGISTERED SURVEYOR NO. 8568 DATE: DECEMBER 28, 2021

MATTHEW T.
HANNING
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2021-086BS.DWG

HANNING SURVEYING, LLC.

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

2021-086

DESCRIPTION OF 55 SQUARE FOOT PARCEL ALFRED AND SUZANNE VOGEL

Situated in the State of Ohio, County of Richland, City of Shelby, Part of Lot 2197 of consecutively numbered lots within the City of Shelby, part of said lot conveyed to S.A. Ferguson by deed of record in Official Record Volume 497, Page 869 (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 pipe found at the intersection of the South right-of-way of W. Main Street (State Route 39-96) (60' right-of-way) and the East right-of-way of Stambaugh Street (50' right-of-way);

thence North 76°26'47" East, with the South right-of-way of said W. Main Street, a distance of 141.00 feet to an iron pin set, said point being the POINT OF BEGINNING for the tract herein described;

thence North 76°26'47" East, with the South right-of-way of said W. Main Street, a distance of 4.00 feet to a point on the Northwest corner of a parcel conveyed to A.L. & S. Vogel by deed of record in Deed Volume 798, Page 199, referenced by an iron pipe found, South 83°03'25" West, a distance of 1.08 feet;

thence South 02°34'55" West, with the West line of said A.L. & S. Vogel parcel, a distance of 28.50 feet to an iron pin set;

thence North 05°24'13" West, across said part of Lot 2197, conveyed to S.A. Ferguson, a distance of 27.65 feet to the POINT OF BEGINNING, containing 55 square foot 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/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 Engineer Survey W-305.

Prior Deed References: ORV 497, P 869

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 December 2021.

Prepared by:

Hanning Surveying, LLC.

Matthew T. Hanning

Registered Surveyor No. 8568

Dated: December 28, 2021

MATTHEW T ** *PROFF HANNING SIONAL

NEW SPLIT RICHLAND COUNTY TAX MAP OFFICE

<u>1-18-22</u> EAK INITIAL

DATE

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