

**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.

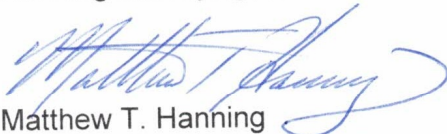
Iron pins set, where indicated, are iron rebar, five/eighths (5/8) inch diameter, thirty (30) inches long with a plastic cap on top stamped "HANNING PS 8568".

The bearings herein are based on Richland County Engineer Survey 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



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK **1-18-22**
INITIAL DATE
00-12