

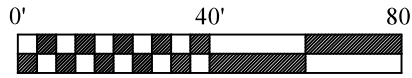
PLAT OF PROPERTY SURVEY FOR  
**CLORISSA ROSE**  
 PART OF LOT 1623, LOT 1624 AND PART OF LOT 1625 OF  
 PLAT BOOK 8, PAGE 24  
 CITY OF SHELBY, RICHLAND COUNTY, OHIO

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

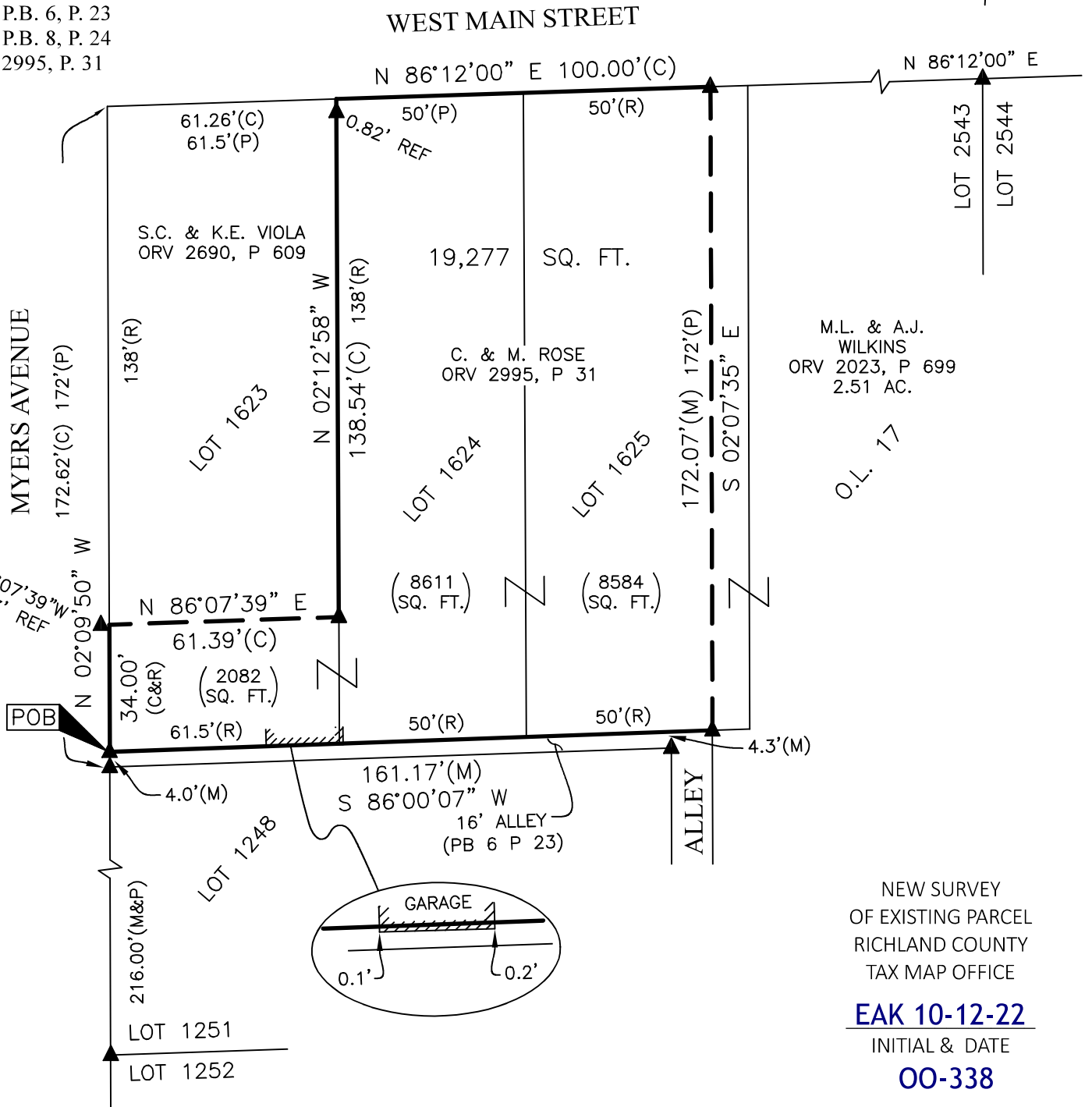
- ENG. SURVEY B-245
- ENG. SURVEY H-20
- ENG. SURVEY K-420
- ENG. SURVEY M-243
- ENG. SURVEY T-145
- ENG. SURVEY V-249
- ENG. SURVEY Z-46
- ENG. SURVEY HH-177
- ENG. SURVEY NN-4
- REC. P.B. 6, P. 23
- REC. P.B. 8, P. 24
- ORV. 2995, P. 31

BASIS OF BEARINGS

THE BEARINGS HEREIN ARE BASED ON RICHLAND COUNTY  
 ENGINEER SURVEY K-420.



SCALE: 1" = 40'



M.L. & A.J.  
 WILKINS  
 ORV 2023, P 699  
 2.51 AC.

O.L. 17

NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE

**EAK 10-12-22**

INITIAL & DATE

**00-338**

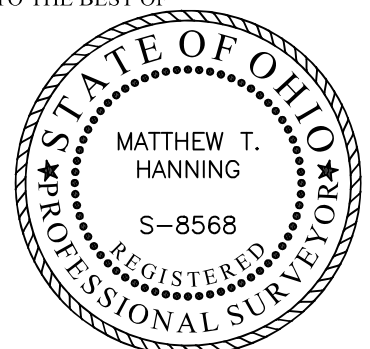
LEGEND

- ▲ IRON PIPE FOUND
- (C) CALCULATED (M) MEASURED
- (P) PLAT (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.

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

**MATTHEW T. HANNING**  
 OHIO REGISTERED SURVEYOR NO. 8568  
 DATE: SEPTEMBER 16, 2022



**HANNING SURVEYING, LLC.**

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

Matthew T. Hanning, PS

2022-077

**DESCRIPTION OF 19,277 SQ. FT.  
CLORISSA ROSE**

Situated in the State of Ohio, County of Richland, City of Shelby being Part of Lot 1623, Lot 1624 and Part of Lot 1625 of Plat Book 8, Page 24, of an original tract conveyed to C. & M. Rose by deed of record in Official Record Volume 2995, Page 31 (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 pipe found at the Southwest corner of said Lot 1623 on the East line of Myers Avenue;

thence North 02°09'50" West, with the West line of said Lot 1623 and the East line of Myers Avenue, a distance of 34.00 feet to a point at the Southwest corner of a tract conveyed to S.C. & K.E. Viola by deed of record in Official Record Volume 2690, Page 609, referenced by an iron pipe found, South 86°07'39" West, a distance of 0.23 feet;

thence North 86°07'39" East, with the South line of said tract conveyed to S.C. & K.E. Viola, a distance of 61.39 feet to an iron pipe found at the Southeast corner of said tract conveyed to S.C. & K.E. Viola, the East line of said Lot 1623 and the West line of said Lot 1624;

thence North 02°12'58" West, with the East line of said Lot 1623 and the West line of said Lot 1624, a distance of 138.54 feet to a point on the South line of West Main Street, passing an iron pipe found, a distance of 137.72 feet;

thence North 86°12'00" East, with said South line of West Main Street, a distance of 100.00 feet to an iron pipe found at the Northwest corner of a 2.51 acre tract conveyed to M.L. & A.J. Wilkins by deed of record in Official Record Volume 2023, Page 699;

thence South 02°07'35" East, with the West line of said 2.51 acre tract, a distance of 172.07 feet to an iron pipe found on the South line of said Lot 1625 and the North line of an Alley;

thence South 86°00'07" West, with the North line of said Alley and the South line of said Lots 1625, 1624 and 1623, a distance of 161.17 feet to the POINT OF BEGINNING, containing 19,277 total square feet of land, more or less, of which 2082 square feet in part of Lot 1623, 8611 square feet in Lot 1624 and 8584 square feet in part of Lot 1625;

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

The bearings herein are based on Richland County Engineer Survey K-420.

Prior Deed References: ORV 2995, P 31

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 September 2022.

Prepared by:  
Hanning Surveying, LLC.



Matthew T. Hanning  
Registered Surveyor No. 8568  
Dated: September 16, 2022



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

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