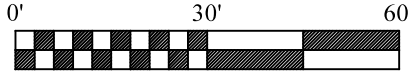


NOTE: THIS SURVEY WAS PREPARED USING DOCUMENTS OF RECORD AND PRIOR PLATS OF SURVEY INCLUDING:

- REC. P.B. 29, P. 121
- ENG. SURVEY E-89
- ENG. SURVEY F-1-227
- ENG. SURVEY Q-319
- ENG. SURVEY U-191
- ENG. SURVEY Z-46
- ENG. SURVEY AA-298
- ENG. SURVEY II-253
- SURVEY BY CHARLES BLOSSER OF LOTS 1260, 1261 & 1262, DATED JULY 15, 1950
- SURVEY BY F.E. KOROCKA OF PART OF OUT LOT 17, DATED OCTOBER 25, 1958
- SURVEY BY STEVE RIEDEL OF PART OF OUT LOT 17, DATED MAY 20, 1999, REV. FEBRUARY 12, 2004
- ORV. 1514 P. 155

PLAT OF PROPERTY SURVEY FOR
FRANK BURTON
PART OF OUT LOT 17
CITY OF SHELBY, RICHLAND COUNTY, OHIO

BASIS OF BEARINGS
THE BEARING HEREIN ARE BASED ON
ENGINEER SURVEY Q-319.



SCALE: 1" = 30'



NEW SPLIT
RICHLAND COUNTY
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NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
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MYERS AVE. (50' R/W)

GROVE AVE. EXTENSION (50' R/W)
P.B. 29, P. 121

S 89°30'45" E
60.00'(R)

12.3'
(M)

N 00°25'19" E

179.39'(C) 180'(R)

PARCEL #1
10,740 SQ. FT.

F. BURTON &
R.F. DAVIS
ORV. 2109, P. 20

12' WIDTH (BLOOM)
11.5' WIDTH (KROCKA)

11.9'
(M)

PARCEL #1

POB
POC

PARCEL #2

PARCEL #2

POB

PARCEL #2
862 SQ. FT.

B.R. PATTON
ORV. 502, P. 592

S 00°25'23" W 178.68'(C) 180'(R)

S 00°21'06" W 178.62'

143.50'(R&HELD)

S 89°48'16" W 376.49'(M&F-1-227)

DOFASCO SHELBY INC.
ORV. 1604, P. 410
78.64 AC.

PT LOT 2232

LEGEND

- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
- 5/8" REBAR FOUND (UNLESS NOTED)
- ⊕ CAPPED "PS 7016" IRON PIN FOUND
- ⊙ CAPPED "S.J.L." IRON PIN FOUND
- ⊗ CONCRETE MONUMENT FOUND
- ⊕ CAPPED "HANNING PS 8568" IRON PIN FOUND
- ▲ IRON PIPE FOUND
- ◆ RAILROAD SPIKE FOUND
- POST 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.
PREPARED BY

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

MATTHEW T. HANNING
OHIO REGISTERED SURVEYOR NO. 8568
DATE: OCTOBER 10, 2022



HANNING SURVEYING, LLC.

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

Matthew T. Hanning, PS

2022-085_P1

**PARCEL #1
DESCRIPTION OF 10,740 SQUARE FEET PARCEL
FRANK BURTON**

Situated in the State of Ohio, County of Richland, City of Shelby, Part of Out Lot Seventeen (17), an original tract conveyed to F. Burton & R.F. Davis by deed of record in Official Record Volume 2109, Page 20 (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 pin set at the Southwest corner of said Out Lot 17 on the North line of a 78.64 acre tract conveyed to Dofasco Shelby Inc. by deed of record in Official Record Volume 1604, Page 410;

thence North 00°25'19" East, with the West line of said Out Lot 17 and the East right-of-way of an alley, a distance of 179.39 feet to a 5/8" rebar found on the South line of Grove Avenue Extension (50' R/W);

thence South 89°30'45" East, with the South line of said Grove Avenue Extension, a distance of 60.00 feet to an iron pin set at the Northwest corner of a parcel conveyed to B.R. Patton by deed of record in Official Record Volume 502, Page 592;

thence South 00°25'23" West, across said Out Lot 17 and the West line of said B.R. Patton parcel, a distance of 178.68 feet to an iron pin set on the South line of said Out Lot 17 and the North line of said 78.64 acre tract;

thence South 89°48'16" West, with the South line of said Out Lot 17 and the North line of said 78.64 acre tract, a distance of 60.00 feet to the POINT OF BEGINNING, containing 10,740 square feet 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 Engineer Survey Q-319.

Prior Deed References: ORV 2109, P 20

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 October 2022.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: October 10, 2022



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
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00-361

HANNING SURVEYING, LLC.

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

Matthew T. Hanning, PS

2022-085_P2

**PARCEL #2
DESCRIPTION OF 862 SQUARE FEET PARCEL
FRANK BURTON**

Situated in the State of Ohio, County of Richland, City of Shelby, Part of Out Lot Seventeen (17), an original tract conveyed to B.R. Patton by deed of record in Official Record Volume 502, Page 592 (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 pin set at the Southwest corner of said Out Lot 17 on the North line of a 78.64 acre tract conveyed to Dofasco Shelby Inc. by deed of record in Official Record Volume 1604, Page 410;

thence North 89°48'16" East, with the South line of said Out Lot 17 and the North line of said 78.64 acre tract, a distance of 60.00 feet to an iron pin set at the Southeast corner of a parcel conveyed to F. Burton & R.F. Davis by deed of record in Official Record Volume 2109, Page 20, said point being the POINT OF BEGINNING for the tract herein described;

thence North 00°25'23" East, across said Out Lot 17, a distance of 178.68 feet to an iron pin set on the South line of Grove Avenue Extension (50' R/W) and the Northeast corner of said F. Burton & R.F. Davis parcel;

thence South 89°30'45" East, with the South line of said Grove Avenue Extension, a distance of 4.71 feet to a point, referenced by a 5/8" rebar found, South 00°21'06" West, a distance of 2.64 feet;

thence South 00°21'06" West, across said B.R. Patton parcel, a distance of 178.62 feet to a capped "PS 7016" iron pin found on the South line of said Out Lot 17 and the North line of said 78.64 tract;

thence South 89°48'16" West, with South line of said Out Lot 17 and the North line of said 78.64 acre tract, a distance of 4.94 feet to the POINT OF BEGINNING, containing 862 square feet 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 Engineer Survey Q-319.

Prior Deed References: ORV 502, P 592

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.

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 October 2022.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: October 10, 2022



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 10-26-22

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