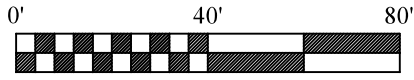


PLAT OF PROPERTY SURVEY FOR  
**CHAD PATRICK**  
 PART OF INLOT 499  
 CITY OF SHELBY, RICHLAND COUNTY, OHIO

NOTE: THIS SURVEY WAS PREPARED  
 USING DOCUMENTS OF RECORD AND  
 PRIOR PLATS OF SURVEY INCLUDING:  
 ENG. SURVEY N-52  
 ENG. SURVEY F-3-018  
 PART OF LOT 499 SURVEY BY  
 BOYD WIERMAN  
 ORV. 2901, P. 717

BASIS OF BEARINGS  
 THE BEARINGS HEREIN ARE BASED ON RICHLAND COUNTY  
 ENGINEER SURVEY N-52.



SCALE: 1" = 40'



LEGEND

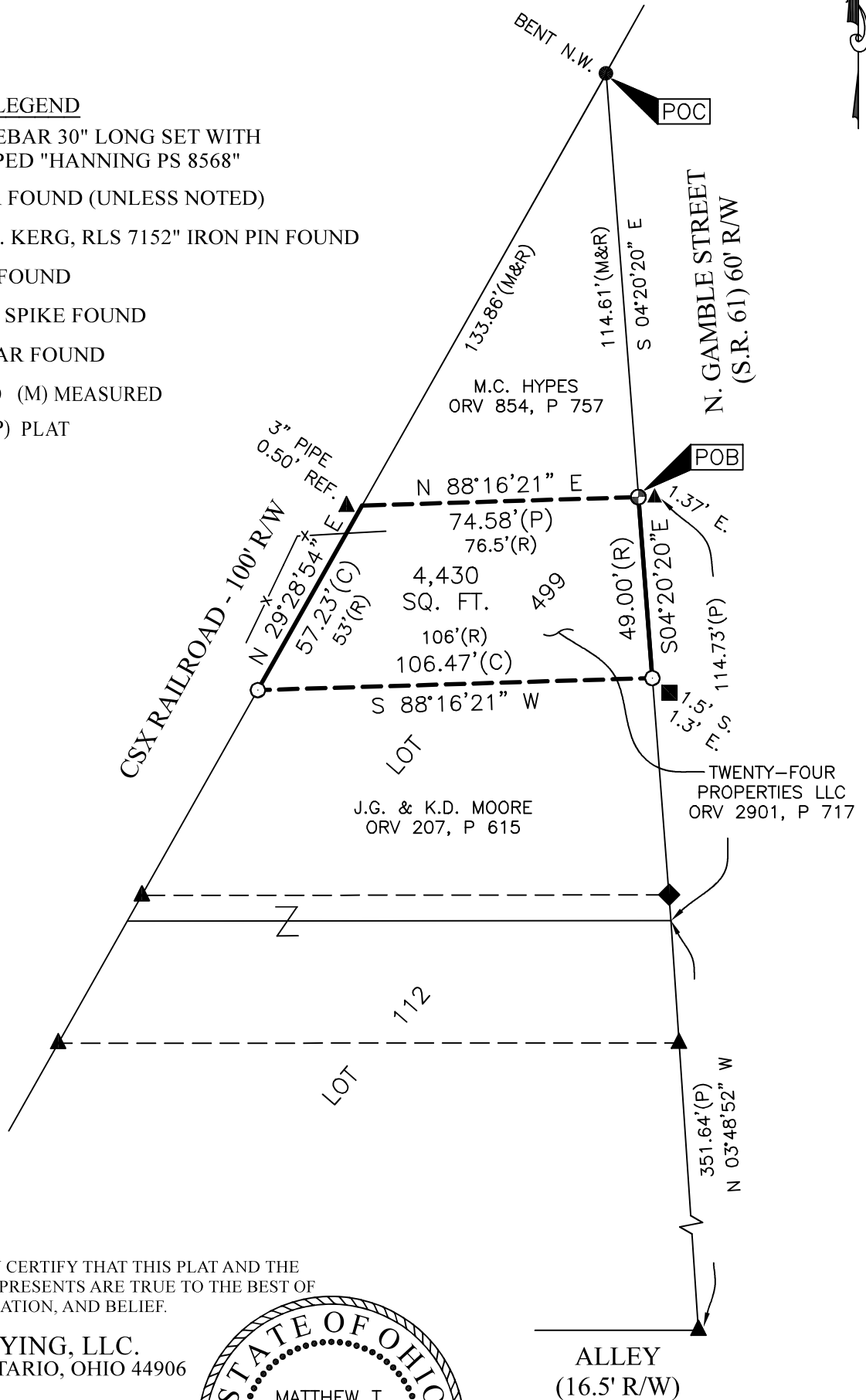
- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
- 5/8" REBAR FOUND (UNLESS NOTED)
- ⊕ CAPPED "C. KERG, RLS 7152" IRON PIN FOUND
- ▲ IRON PIPE FOUND
- ◆ RAILROAD SPIKE FOUND
- SQUARE BAR FOUND
- (C) CALCULATED (M) MEASURED
- (R) RECORD (P) PLAT

NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE

**EAK 11-16-22**

INITIAL & DATE

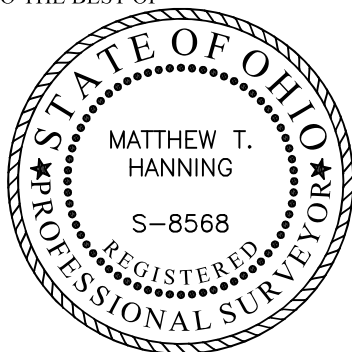
**00-381**



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 26, 2022



**HANNING SURVEYING, LLC.**

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

Matthew T. Hanning, PS

2022-088

**DESCRIPTION OF 4,430 SQUARE FEET PARCEL  
CHAD PATRICK**

Situated in the State of Ohio, County of Richland, City of Shelby, Part of Inlot 499, of an original tract conveyed to Twenty-Four Properties, LLC by deed of record in Official Record Volume 2901, Page 717 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at a 5/8" rebar found at the intersection of the Easterly right-of-way of CSX Railroad (100' R/W) and the Westerly right-of-way of N. Gamble Street (S.R. 61) (60' R/W)

thence South 04°20'20" East, with the Westerly right-of-way of said N. Gamble Street, a distance of 114.61 feet to a capped "C. Kerg, RLS 7152" iron pin found at the Southeast corner of a tract conveyed to M.C. Hypes by deed of record in Official Record Volume 854, Page 757, said point being the POINT OF BEGINNING for the tract herein described;

thence South 04°20'20" East, with the Westerly right-of-way of said N. Gamble Street, a distance of 49.00 feet to an iron pin set at the Northeast corner of a tract conveyed to J.G. & K.D. Moore by deed of record in Official Record Volume 207, Page 615;

thence South 88°16'21" West, with the North line of said tract conveyed to J.G. & K.D. Moore, a distance of 106.47 feet to an iron pin set on the Easterly right-of-way of said CSX Railroad;

thence North 29°28'54" East, with the Easterly right-of-way of said CSX Railroad, a distance of 57.23 feet to the Southwest corner of said tract conveyed to M.C. Hypes, referenced by an iron pipe found, South 88°16'21" West, a distance of 0.50 feet;

thence North 88°16'21" East, with the South line of said tract conveyed to M.C. Hypes, a distance of 74.58 feet to the POINT OF BEGINNING, containing 4,430 total 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 Richland County Engineer Survey N-52.

Prior Deed References: ORV 2901, P 717

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 26, 2022



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 11-16-22**  
INITIAL & DATE  
**00-381**