

PLAT OF PROPERTY SURVEY

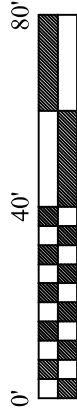
PART OF THE SOUTHWEST QUARTER OF SECTION SIX (6)
TOWNSHIP TWENTY TWO (22), RANGE NINETEEN (19)
SHARON TOWNSHIP, RICHLAND COUNTY, OHIO

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

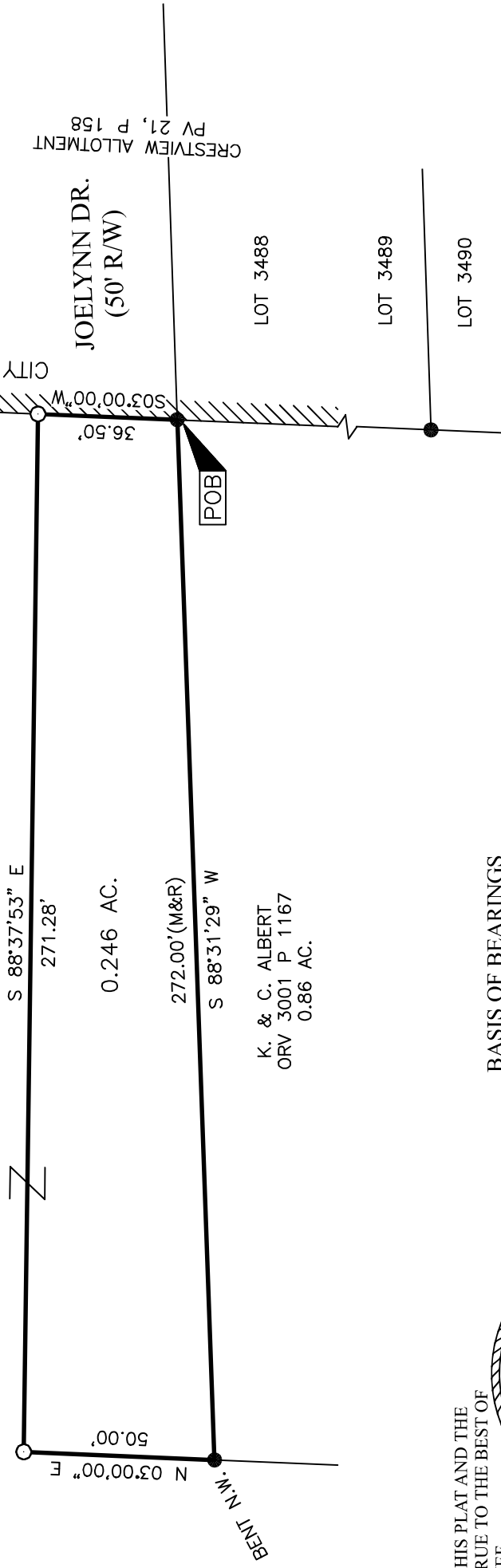
- REC. P.V. 21, P. 158
- REC. P.V. 29, P. 84
- ENG. SURVEY I-4
- 0.860 AC. SURVEY BY KROCKA &
ASSOC. DATED JUNE 7, 1988
- ORV. 3005, P. 2176

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 6-14-24
INITIAL & DATE
QQ-177

R.L. SCHERER, TRUSTEE
ORV 3005 P 2176



SCALE: 1" = 40'



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: MAY 31, 2024



BASIS OF BEARINGS
THE BEARINGS HEREIN ARE BASED ON
N 3°00'00" E FOR THE WEST LINE OF
CRESTVIEW ALLOTMENT, PV 21, P. 158.

LEGEND

- 5/8 INCH REBAR 30" LONG SET WITH
CAP STAMPED "HANNING PS 8568"
- 5/8" REBAR FOUND (UNLESS NOTED)
- (C) CALCULATED (M) MEASURED (R) RECORD

HANNING SURVEYING, LLC.

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

Matthew T. Hanning, PS

2024-050

DESCRIPTION OF 0.246 ACRE PARCEL

Situated in the State of Ohio, County of Richland, Township of Sharon, lying in the Southwest Quarter of Section Six (6), Township Twenty Two (22), Range Nineteen (19), of an original tract conveyed to R.L. Scherer, Trustee by deed of record in Official Record Volume 3005, Page 2176 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

BEGINNING at a 5/8" rebar found at the Northwest corner of Lot 3488, Crestview Allotment, Plat Volume 21, Page 158 and the Northeast corner of a 0.86 acre tract conveyed to A. & C. Albert by deed of record in Official Record Volume 3001, Page 1167 at the intersection of the South right-of-way and the West right-of-way of Joelynn Drive (50' right-of-way) and being the border between Sharon Township and the City of Shelby;

thence South 88°31'29" West, with the North line of said 0.86 acre tract, a distance of 272.00 feet to a 5/8" rebar found at the Northwest corner of said 0.86 acre tract;

thence crossing over said original tract conveyed to R.L. Scherer, Trustee, the following two (2) courses and distances:

1. North 03°00'00" East, a distance of 50.00 feet to an iron pin set;
2. South 88°37'53" East, a distance of 271.28 feet to an iron pin set on the West right-of-way of said Joelynn Drive also being the border between Sharon Township and the City of Shelby;

thence South 03°00'00" West, with said West right-of-way along said border between Sharon Township and the City of Shelby, a distance of 36.50 feet to the POINT OF BEGINNING, containing 0.246 total acres of land, more or less;

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

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.

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 North 03°00'00" East for the West line of Crestview Allotment, PV 21, Page 158.

Prior Deed References: ORV 3005, P 2176.

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 May 2024.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: May 31, 2024



NEW SPLIT
RICHLAND COUNTY
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EAK 6-14-24

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