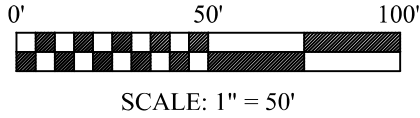
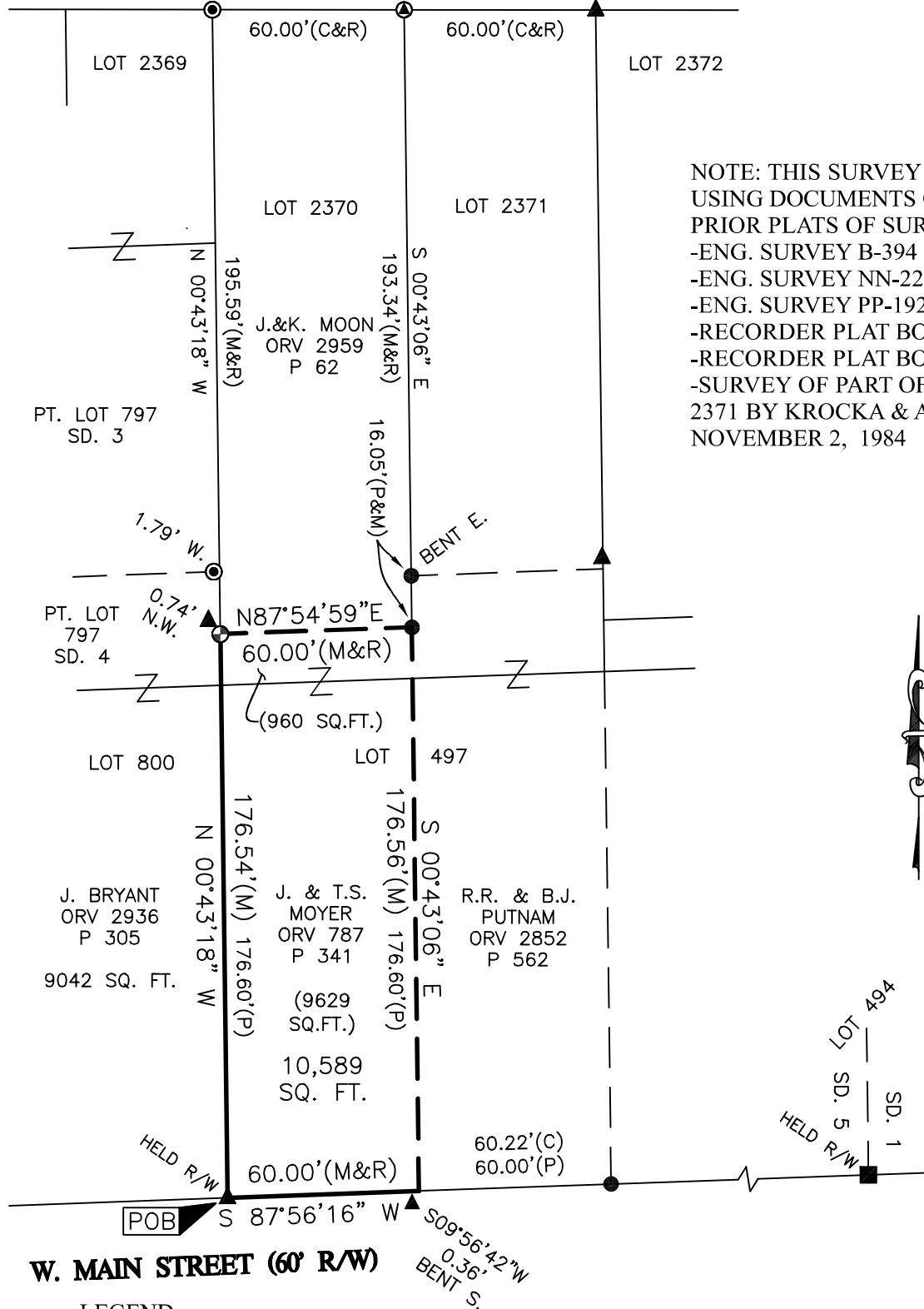


PLAT OF PROPERTY SURVEY FOR  
 PART OF LOT 497, PLAT BOOK 2 #3, PAGE 11  
 & PART OF LOT 2370, PLAT BOOK 13, PAGE 8  
 CITY OF SHELBY, RICHLAND COUNTY, OHIO



BASIS OF BEARINGS  
 THE BEARINGS HEREIN ARE BASED ON  
 STATE PLAN GRID NORTH NAD83 (2011),  
 GEOID 12B, OHIO NORTH ZONE.

**RAYMOND AVENUE (60' R/W)**



NOTE: THIS SURVEY WAS PREPARED  
 USING DOCUMENTS OF RECORD AND  
 PRIOR PLATS OF SURVEY INCLUDING:  
 -ENG. SURVEY B-394  
 -ENG. SURVEY NN-223  
 -ENG. SURVEY PP-192  
 -RECORDER PLAT BOOK 2#3, PAGE 11  
 -RECORDER PLAT BOOK 13, PAGE 8  
 -SURVEY OF PART OF LOT 497, 2370 &  
 2371 BY KROCKA & ASSOC. DATED  
 NOVEMBER 2, 1984

**W. MAIN STREET (60' R/W)**

LEGEND

- CAPPED "HANNING PS 8568" IRON PIN FD.
- 5/8" REBAR FOUND (UNLESS NOTED)
- ⊕ CAPPED "LS 6687" IRON FOUND
- ⊙ CAPPED "VANCE" IRON PIPE FOUND
- ▲ IRON PIPE FOUND
- SQUARE IRON BAR FOUND
- (C) CALCULATED (M) MEASURED (R) RECORD
- (P) KROCKA & ASSOCIATES SURVEY

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*  
 MATTHEW T. HANNING  
 OHIO REGISTERED SURVEYOR NO. 8568  
 DATE: JULY 1, 2024

NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK 7-9-24**

INITIAL & DATE  
**QQ-201**



**HANNING SURVEYING, LLC.**

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

Matthew T. Hanning, PS

2024-075

**DESCRIPTION OF 10,589 SQUARE FOOT PARCEL**

Situated in the State of Ohio, County of Richland, City of Shelby, lying in part of Lot 497, Plat Book 2 #3, Page 11 and part of Lot 2370, Plat Book 13, Page 8, of an original tract conveyed to J. & T.S. Moyer by deed of record in Official Record Volume 787, Page 341 (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 Southeast corner Lot 800 of a 9042 square foot parcel conveyed to J. Bryant by deed of record in Official Record Volume 2936, Page 305 and the North right-of-way of West Main Street (60 foot right-of-way);

thence North 00°43'18" West, with the East line of Lot 800, a distance of 176.54 feet to a capped "LS 6687" iron pin found at the Southwest corner of a parcel conveyed to J. & K. Moon by deed of record in Official Record Volume 2959, Page 62;

thence North 87°54'59" East, with the South line of said J. & K. Moon parcel, a distance of 60.00 feet to a 5/8" rebar found at the Southeast corner of said J. & K. Moon and the West line of parcels conveyed to R.R. & B.J. Putnam by deed of record in Official Record Volume 2852, Page 562;

thence South 00°43'06" East, with the West line of said R.R. & B.J. Putnam parcels, a distance of 176.56 feet to a point at the Southwest corner of said R.R. & B.J. Putnam parcels and the North right-of-way of said West Main Street, referenced by an iron pipe found, South 09°56'42" West, 0.36 feet;

thence South 87°56'16" West, with the North right-of-way of said West Main Street, a distance of 60.00 feet to the POINT OF BEGINNING, containing 10,589 total square foot of land, more or less, of which 9,629 square foot of land lies in part of Lot 497 and 960 square foot of land lies in part of Lot 2370;

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

The bearings herein are based on State Plane Grid North NAD83 (2011), Geoid 12B, Ohio North Zone.

Prior Deed References: ORV 787, P 341

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 July 2024.

Prepared by:  
Hanning Surveying, LLC.

Matthew T. Hanning  
Registered Surveyor No. 8568  
Dated: July 1, 2024.



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 7-9-24**

INITIAL & DATE

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