

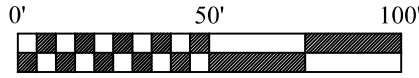
PLAT OF PROPERTY SURVEY
 PART OF LOT 74 AND LOT 75 OF WOOSTER HEIGHTS PLAT, VOLUME 14, PAGE 11
 PART OF THE SOUTHWEST QUARTER OF SECTION TWENTY FOUR (24)
 TOWNSHIP TWENTY ONE (21), RANGE EIGHTEEN (18)
 MADISON TOWNSHIP, RICHLAND COUNTY, OHIO

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

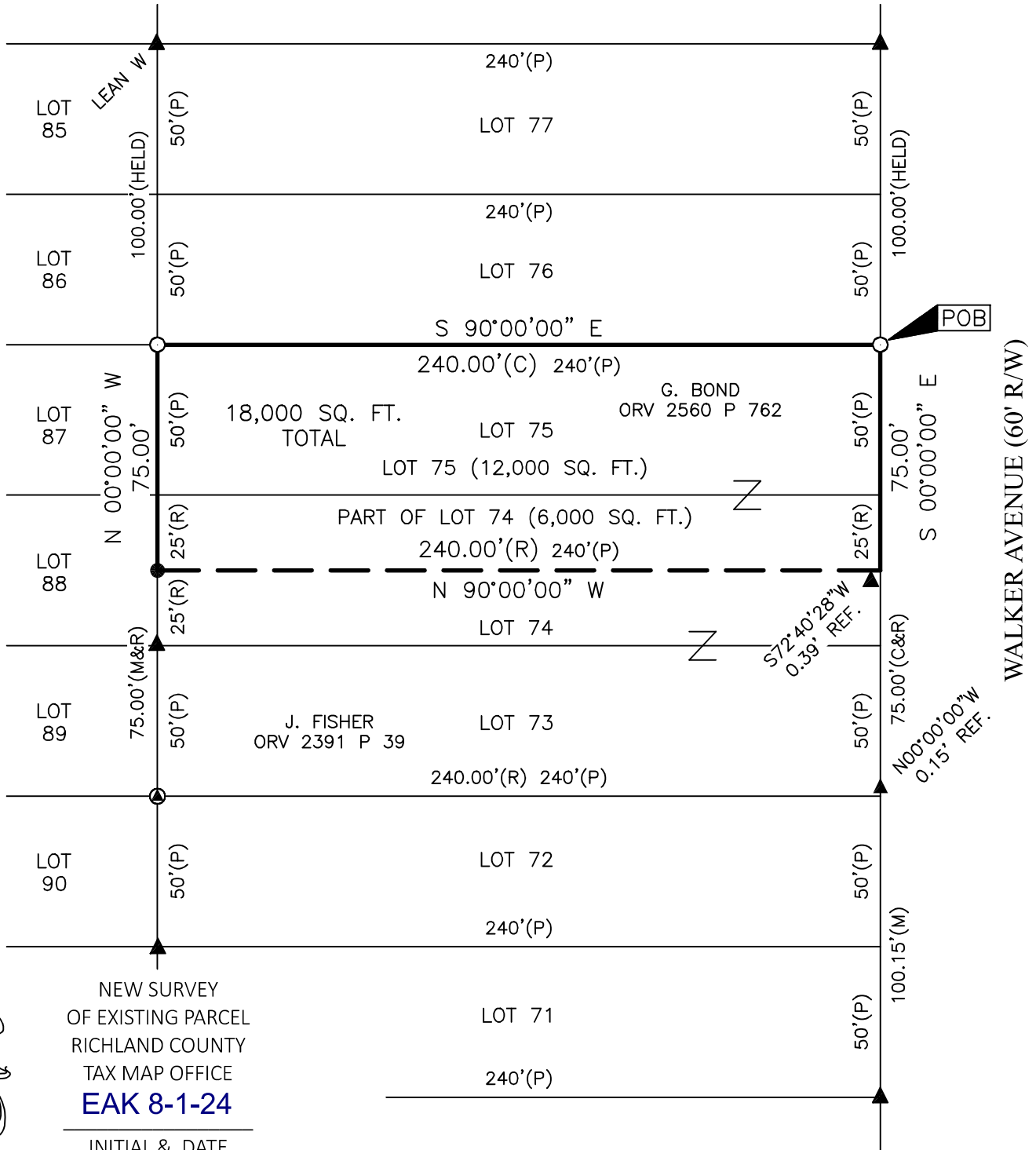
- REC. P.V. 14, P. 11
- SURVEYS FOR LOTS 73, 74 & 75 BY
 ARTHUR W. VAN AUKER DATED
 JULY 13, 1982
- ENG. SURVEY EE-94
- ORV. 2560, P. 762

BASIS OF BEARINGS

THE BEARINGS HEREIN ARE BASED ON RICHLAND COUNTY
 ENGINEER SURVEY EE-94.



SCALE: 1" = 50'



NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 8-1-24

INITIAL & DATE
QQ-217

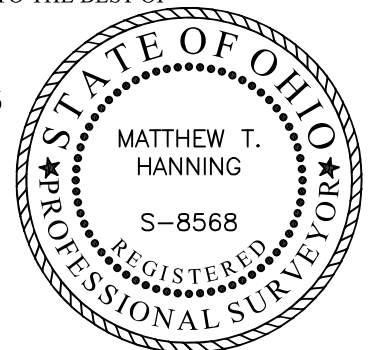
LEGEND

- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
- 5/8" REBAR FOUND (UNLESS NOTED)
- CAPPED "STEVENS 7054" IRON PIN FOUND
- ▲ 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: JULY 20, 2024



HANNING SURVEYING, LLC.

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

Matthew T. Hanning, PS

2024-080

DESCRIPTION OF 18,000 SQ. FT. PARCEL

Situated in the State of Ohio, County of Richland, Township of Madison, Part of Lot 74 and Lot 75 of Wooster Heights Plat, Volume 14, Page 11, lying in the Southwest Quarter of Section Twenty Four (24), Township Twenty One (21), Range Eighteen (18), of an original tract conveyed to G. Bond by deed of record in Official Record Volume 2560, Page 762 (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 Southeast corner of Lot 76 and on the West right-of-way of Walker Avenue (60' R/W);

thence South 00°00'00" East, with the West right-of-way of said Walker Avenue, a distance of 75.00 feet to a point at the Northeast corner of a tract conveyed to J. Fisher by deed of record in Official Record Volume 2391, Page 39, referenced by an iron pipe found, South 72°40'28" West, a distance of 0.39 feet;

thence North 90°00'00" West, with the North line of said tract conveyed to J. Fisher, a distance of 240.00 feet to a 5/8" rebar found on the East line of Lot 88 and the Northwest corner of said J. Fisher tract;

thence North 00°00'00" West, with the East line of Lots 88 and 87, a distance of 75.00 feet to an iron pin set at the Southeast corner of Lot 86 and the Southwest corner of Lot 76;

thence South 90°00'00" East, with the South line of said Lot 76, a distance of 240.00 feet to the POINT OF BEGINNING, containing 18,000 total square feet of land, more or less, of which 6,000 square feet lies in part of Lot 74 and 12,000 square feet lies in Lot 75;

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 EE-94.

Prior Deed References: ORV 2560, P 762

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 20, 2024



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 8-1-24
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QQ-217