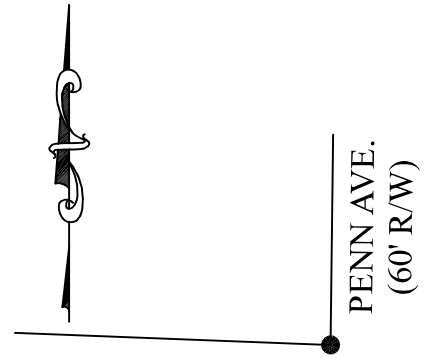


PLAT OF PROPERTY SURVEY  
PART OF LOT 1619 & 1620, P.V. 2-3, P. 20  
CITY OF MANSFIELD, RICHLAND COUNTY, OHIO

BASIS OF BEARINGS  
THE BEARINGS HEREIN ARE BASED ON  
RICHLAND CO. ENGINEER SURVEY NN-297.

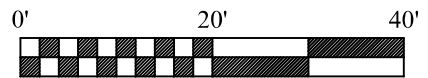
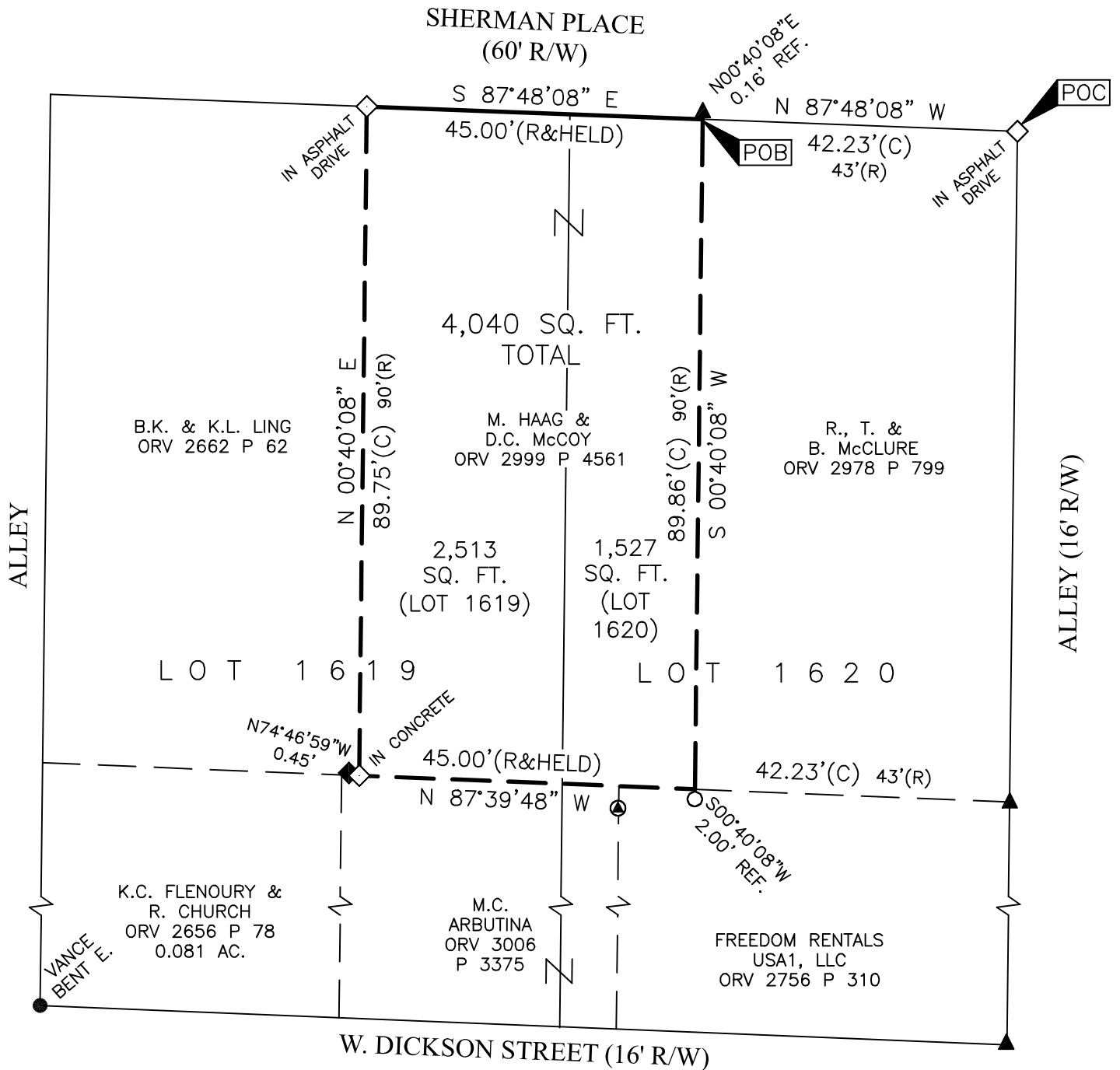
NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 10-2-24**  
INITIAL & DATE  
**QQ-287**

NOTE: THIS SURVEY WAS PREPARED  
USING DOCUMENTS OF RECORD AND  
PRIOR PLATS OF SURVEY INCLUDING:  
-REC. P.V. 2-3, P. 20  
-ENG. SURVEY N-223  
-ENG. SURVEY N-360  
-ENG. SURVEY EE-45  
-ENG. SURVEY NN-297  
-ORV. 2999, P. 4561



ROWLAND AVE.  
(60' R/W)

PENN AVE.  
(60' R/W)



SCALE: 1" = 20'

**LEGEND**

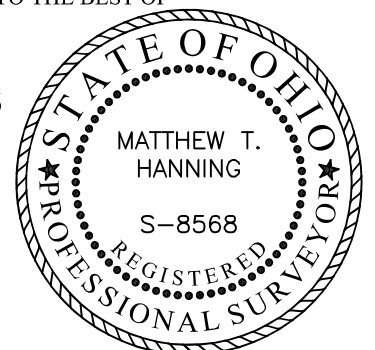
- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
- ◇ MAG NAIL SET (2" LONG)
- 5/8" REBAR FOUND (UNLESS NOTED)
- ⊙ CONCRETE MONUMENT FOUND
- ⦿ CAPPED "CLANCY" IRON PIN FOUND
- ▲ IRON PIPE FOUND
- ◆ MAG NAIL FOUND
- (C) CALCULATED (M) MEASURED (R) RECORD

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*

**MATTHEW T. HANNING**  
OHIO REGISTERED SURVEYOR NO. 8568  
DATE: SEPTEMBER 22, 2024



# HANNING SURVEYING, LLC.

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

Matthew T. Hanning, PS

2024-106

## DESCRIPTION OF 4,040 SQ. FT. PARCEL

Situated in the State of Ohio, County of Richland, Part of Lot 1619 & 1620, P.V. 2-3, Page 20, City of Mansfield, of an original tract conveyed to M. Haag & D.C. McCoy by deed of record in Official Record Volume 2999, Page 4561 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at a Mag nail set in asphalt drive at the Northeast corner of said Lot 1620 at the intersection of the South right-of-way of Sherman Place (60' R/W) and the West right-of-way of an Alley (16' R/W)

thence North 87°48'08" West, with the South right-of-way of said Sherman Place, a distance of 42.23 feet to the Northwest corner of a tract conveyed to conveyed to R., T. & B. McClure by deed of record in Official Record Volume 2978, Page 799, said point being the POINT OF BEGINNING for the tract herein described, referenced by an iron pipe found, North 00°40'08" East, a distance of 0.16 feet;

thence South 00°40'08" West, with the West line of said tract conveyed to R., T. & B. McClure, a distance of 89.86 feet to the North line of a tract conveyed to Freedom Rentals USA1, LLC by deed of record in Official Record Volume 2756, Page 310, referenced by an iron pin set, South 00°40'08" West, a distance of 2.00 feet;

thence North 87°39'48" West, with the North line of said tract conveyed to Freedom Rentals USA1, LLC and the North line of a tract conveyed to M.C. Arbutina by deed of record in Official Record Volume 3006, Page 3375, a distance of 45.00 feet to a Mag nail set in concrete at the Southeast corner of a tract conveyed to B.K. & K.L. Ling by deed of record in Official Record Volume 2662, Page 62;

thence North 00°40'08" East, with the East line of said tract conveyed to B.K. & K.L. Ling, a distance of 89.75 feet to a Mag nail set in asphalt drive on the Northeast corner of said tract conveyed to B.K. & K.L. Ling and the South right-of-way of said Sherman Place;

thence South 87°48'08" East, with the South right-of-way of said Sherman Place, a distance of 45.00 feet to the POINT OF BEGINNING, containing 4,040 total square feet of land, more or less, of which 2,513 square feet is in part of Lot 1619 and 1,527 square feet is in part of Lot 1620;

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 NN-297.

Prior Deed References: ORV 2999, P 4561.

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 September 2024.

Prepared by:  
Hanning Surveying, LLC.



Matthew T. Hanning  
Registered Surveyor No. 8568  
Dated: September 22, 2024



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

**EAK 10-2-24**

INITIAL & DATE

**QQ-287**