

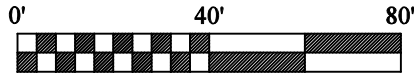
PLAT OF PROPERTY SURVEY
 LOT 2807 & PART OF LOT 2808,
 RECORDER PLAT BOOK 15, PAGE 35
 CITY OF SHELBY, RICHLAND COUNTY, OHIO

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

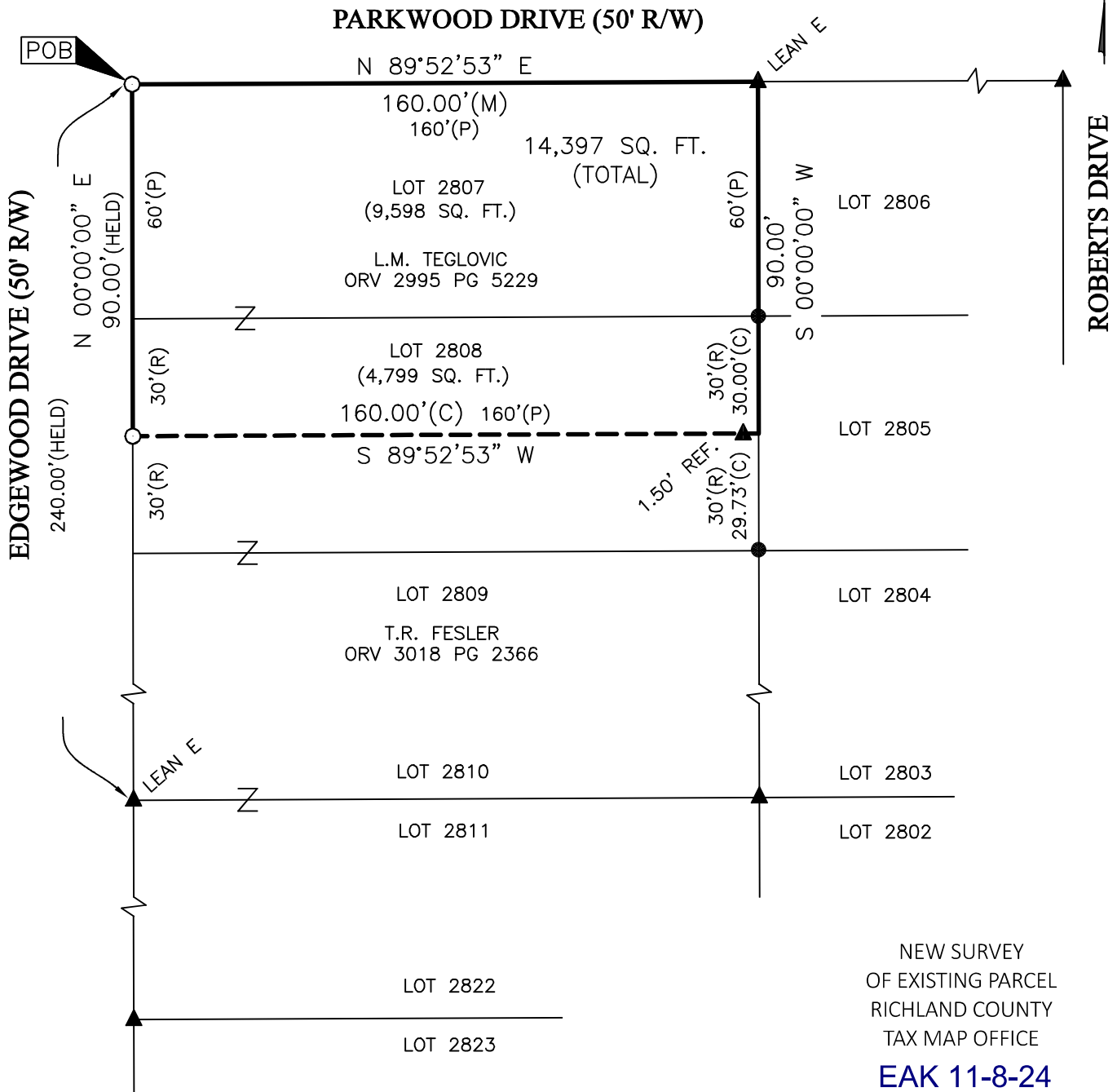
- REC. P.B. 15, P. 35
- ENG. SURVEY U-35
- ENG. SURVEY X-291
- ORV. 2995, P. 5229

BASIS OF BEARINGS

THE BEARINGS HEREIN ARE BASED ON RICHLAND COUNTY
 ENGINEER SURVEY U-35.



SCALE: 1" = 40'



NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE

EAK 11-8-24

INITIAL & DATE

QQ-321

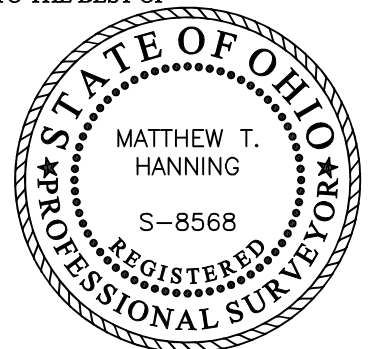
LEGEND

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

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 31, 2024



HANNING SURVEYING, LLC.

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

Matthew T. Hanning, PS

2024-124

DESCRIPTION OF 14,397 SQUARE FEET PARCEL

Situated in the State of Ohio, County of Richland, Lot 2807 and part of Lot 2808, Recorder Plat Book 15, Page 35, City of Shelby, of an original tract conveyed to L.M. Teglovic by deed of record in Official Record Volume 2995, Page 5229 (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 intersection of the South right-of-way of Parkwood Drive (50' R/W) and the East right-of-way of Edgewood Drive (50' R/W);

thence North 89°52'53" East, with the South right-of-way of said Parkwood Drive, a distance of 160.00 feet to an iron pipe found at the Northwest corner of Lot 2806;

thence South 00°00'00" West, with the West line of said Lot 2806 and Lot 2805, a distance of 90.00 feet to the Northeast corner of a tract conveyed to T.R. Fesler by deed of record in Official Record Volume 3018, Page 2366, referenced by an iron pipe found, South 89°52'53" West, a distance of 1.50 feet;

thence South 89°52'53" West, with the North line of said tract conveyed to T.R. Fesler, a distance of 160.00 feet to an iron pin set on the East right-of-way of said Edgewood Drive and the Northwest corner of said tract conveyed to T.R. Fesler;

thence North 00°00'00" East, with the East right-of-way of said Edgewood Drive, a distance of 90.00 feet to the POINT OF BEGINNING, containing 14,397 total square feet of land, more or less, 9,598 square feet being in Lot 2807 and 4,799 square feet being in part of Lot 2808;

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 U-35.

Prior Deed References: ORV 2995, P 5229

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 2024.

Prepared by:
Hanning Surveying, LLC.

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



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
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