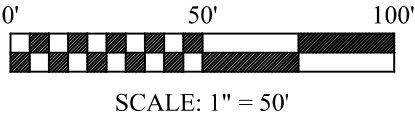
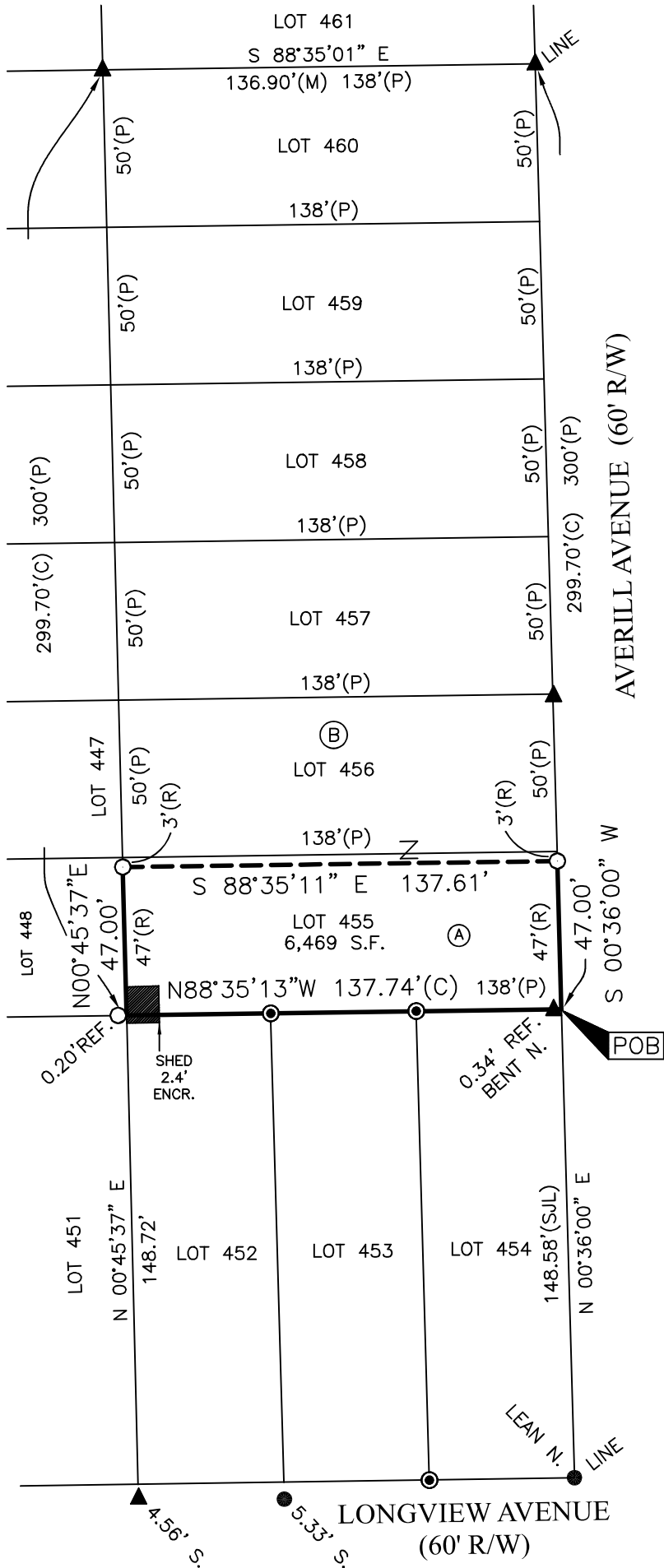


PLAT OF PROPERTY SURVEY  
PART OF LOT 455, HOME SITE GARDENS, P.V. 13, P. 7  
MADISON TOWNSHIP, RICHLAND COUNTY, OHIO



NOTE: THIS SURVEY WAS PREPARED  
USING DOCUMENTS OF RECORD AND  
PRIOR PLATS OF SURVEY INCLUDING:  
-REC. P.V. 13, P. 7  
-SURVEY OF LOTS 453 & 454 BY SJL, INC.  
DATED MAY 13, 2010.  
-PLAT OF LOTS 455 & 456 BY ROLLINS, JR.  
-ORV. 2667, P. 176

BASIS OF BEARINGS  
THE BEARINGS HEREIN ARE BASED  
ON A SURVEY OF LOTS 453 & 454 BY  
SJL, INC. DATED MAY 13, 2010.

- (A) L.D. MERWINE  
ORV 2667 P 176
- (B) B. FISHER  
ORV 2084 P 677



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 7-8-26**

INITIAL & DATE  
**SS-146**

LEGEND

- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
- 5/8" REBAR FOUND (UNLESS NOTED)
- ⊙ CAPPED "SJL INC." IRON PIN FOUND
- ▲ IRON PIPE 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: JUNE 3, 2026 REV. JUNE 24, 2026



**DESCRIPTION OF 6,469 SQUARE FEET PARCEL**

Situated in the State of Ohio, County of Richland, Township of Madison, lying in Part of Lot 455, Home Site Gardens, P.V. 13, P. 7, conveyed to L.D. Merwine by deed of record in Official Record Volume 2667, Page 176 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

BEGINNING at a point at the Southeast corner of said Lot 455 and the Northeast corner of Lot 454, on the West right-of-way of Averill Avenue (60' R/W), referenced by an iron pipe found, North 88°35'13" West, a distance of 0.34 feet;

thence North 88°35'13" West, with the South line of said Lot 455 and the North line of Lots 454, 453 & 452, a distance of 137.74 feet to a point at the Northeast corner of Lot 451 and the Southeast corner of Lot 448, referenced by an iron pin set, North 88°35'13" West, a distance of 0.20 feet;

thence North 00°45'37" East, with the East line of Lot 448, a distance of 47.00 feet to an iron pin set at the Southwest corner of a tract conveyed to B. Fisher by deed of record in Official Record Volume 2084, Page 677;

thence South 88°35'11" East, with said South line of said B. Fisher tract, a distance of 137.61 feet to an iron pin set on the West right-of-way of said Averill Avenue;

thence South 00°36'00" West, with said right-of-way, a distance of 47.00 feet to the POINT OF BEGINNING, containing 6,469 square feet of land, more or less;

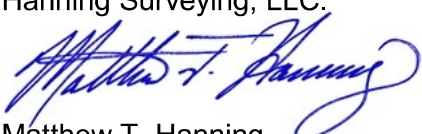
Subject, however, to all legal rights-of-ways and/or easements of record.

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 a survey of Lots 453 & 454 by SJL, Inc. dated May 13, 2010.

Prior Deed References: ORV 2667, P 176

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 June 2026.

Prepared by:  
Hanning Surveying, LLC.  
  
Matthew T. Hanning  
Registered Surveyor No. 8568  
Dated: June 3, 2026  
Rev: June 24, 2026



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 7-8-26**  
\_\_\_\_\_  
INITIAL & DATE  
**SS-146**