

PLAT OF PROPERTY SURVEY FOR

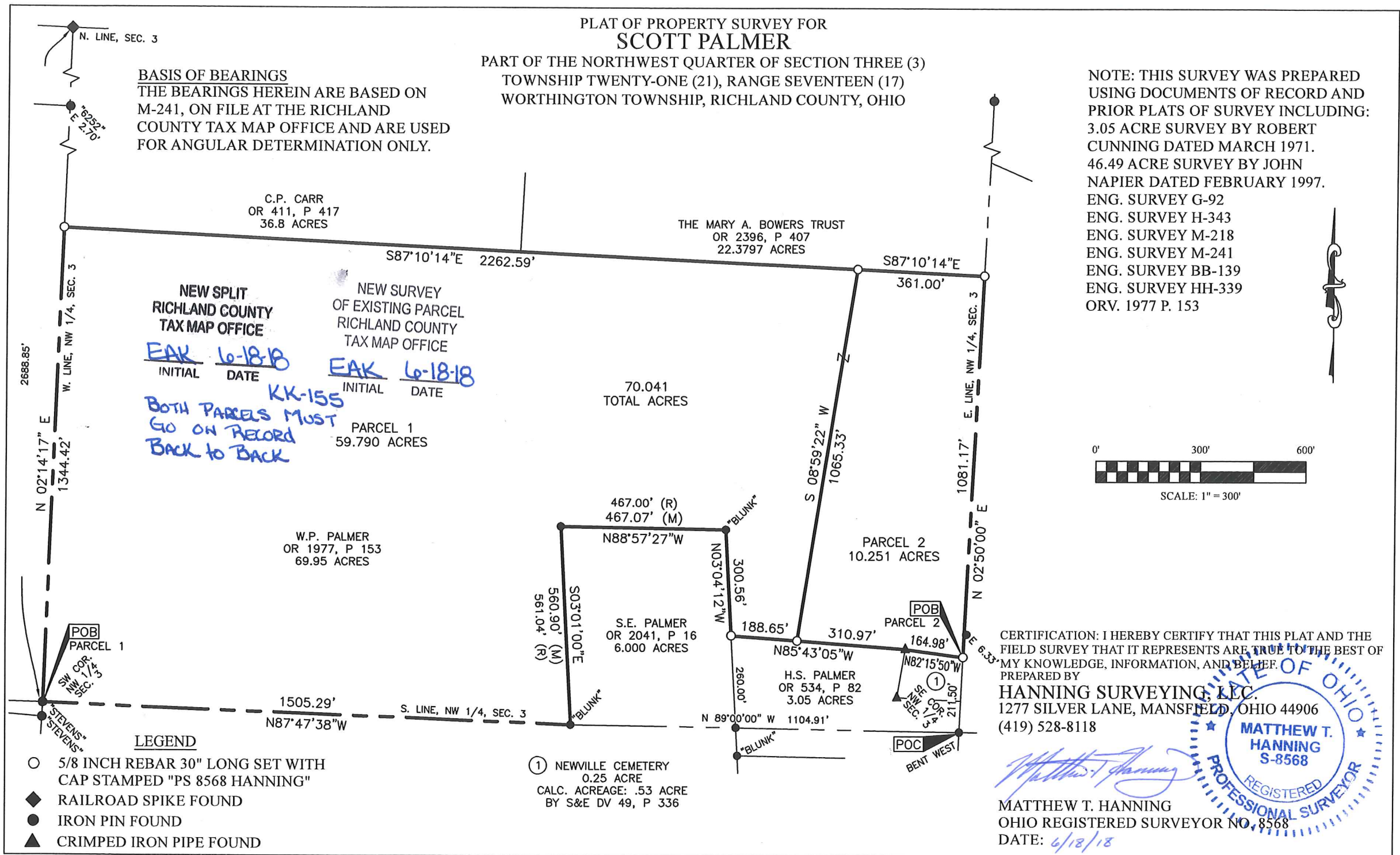
SCOTT PALMER

PART OF THE NORTHWEST QUARTER OF SECTION THREE (3)
TOWNSHIP TWENTY-ONE (21), RANGE SEVENTEEN (17)
WORTHINGTON TOWNSHIP, RICHLAND COUNTY, OHIO

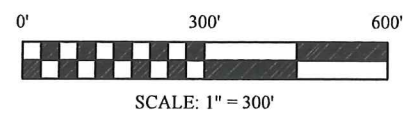
BASIS OF BEARINGS

THE BEARINGS HEREIN ARE BASED ON M-241, ON FILE AT THE RICHLAND COUNTY TAX MAP OFFICE AND ARE USED FOR ANGULAR DETERMINATION ONLY.

NOTE: THIS SURVEY WAS PREPARED USING DOCUMENTS OF RECORD AND PRIOR PLATS OF SURVEY INCLUDING:
3.05 ACRE SURVEY BY ROBERT CUNNING DATED MARCH 1971.
46.49 ACRE SURVEY BY JOHN NAPIER DATED FEBRUARY 1997.
ENG. SURVEY G-92
ENG. SURVEY H-343
ENG. SURVEY M-218
ENG. SURVEY M-241
ENG. SURVEY BB-139
ENG. SURVEY HH-339
ORV. 1977 P. 153



NEW SPLIT RICHLAND COUNTY TAX MAP OFFICE
INITIAL EAK DATE 6-18-18
NEW SURVEY OF EXISTING PARCEL RICHLAND COUNTY TAX MAP OFFICE
INITIAL EAK DATE 6-18-18
KK-155
BOTH PARCELS MUST GO ON RECORD BACK TO BACK



- LEGEND**
- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "PS 8568 HANNING"
 - ◆ RAILROAD SPIKE FOUND
 - IRON PIN FOUND
 - ▲ CRIMPED IRON PIPE FOUND

① NEWVILLE CEMETERY
0.25 ACRE
CALC. ACREAGE: .53 ACRE
BY S&E DV 49, P 336

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.
1277 SILVER LANE, MANSFIELD, OHIO 44906
(419) 528-8118

Matthew T. Hanning
MATTHEW T. HANNING
REGISTERED PROFESSIONAL SURVEYOR
S-8568

MATTHEW T. HANNING
OHIO REGISTERED SURVEYOR NO. 8568
DATE: 6/18/18

**DESCRIPTION OF 10.251 ACRE PARCEL
SCOTT PALMER**

Situated in the State of Ohio, County of Richland, Township of Worthington, lying in the Northwest Quarter of Section Three (3), Township Twenty-One (21), Range Seventeen (17), containing 10.251 acres of a 69.95 acre tract as conveyed to W.P. Palmer by deed of record in Official Record 1977, Page 153 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at an iron pin found at the southeast corner of the northwest quarter of Section Three;

thence North 02°50'00" East, with the east line of the northwest quarter of said section, a distance of 211.50 feet to an iron pin set on the northwesterly corner of a 0.53 acre tract conveyed to Newville Cemetery by save and except in Deed Volume 49, Page 336, said point being the **POINT OF BEGINNING** for the tract herein described;

thence North 82°15'50" West, with the northerly line of said 0.53 acre tract, a distance of 164.98 feet to a crimped iron pipe found on the northwesterly corner of said 0.53 acre tract and the northeasterly corner of a 3.05 acre tract conveyed to H.S. Palmer by deed of record in Official Record 534, Page 82;

thence North 85°43'05" West, with the northerly line of said 3.05 acre tract, a distance of 310.97 feet to an iron pin set on the northerly line of said 3.05 acre tract;

thence North 08°59'22" East, across said 70.041 acre tract, a distance of 1065.33 feet to an iron pin set on the southerly line of a 22.3797 acre tract conveyed to The Mary A. Bowers Trust by deed of record in Official Record 2396, Page 407;

thence South 87°10'14" East, with the southerly line of said 22.3797 acre tract, a distance of 361.00 feet to an iron pin set on the east line of the northwest quarter of said section;

thence South 02°50'00" West, with the east line of the northwest quarter of said section, a distance of 1081.17 feet to the **POINT OF BEGINNING**, containing 10.251 acres of land more or less;

The grantees, his heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principle building site and will not be conveyed by said grantees, heir and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.

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 bearing "PS 8568 HANNING".

The bearings herein are based on survey M-241, on file at the Richland County Tax Map Office and are used for angular determination only.

Prior Deed Reference: O.R.V.1977, P. 153

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 2018.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568

Dated: 6/18/18



**NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE**

EAK INITIAL **6-18-18** DATE

10.251 AC PARCEL +

59.790 AC PARCEL MUST

GO ON RECORD BACK TO BOOK

KK-155

**DESCRIPTION OF 59.790 ACRE PARCEL
SCOTT PALMER**

Situated in the State of Ohio, County of Richland, Township of Worthington, lying in the Northwest Quarter of Section Three (3), Township Twenty-One (21), Range Seventeen (17), containing 59.790 acres of a 69.95 acre tract as conveyed to W.P. Palmer by deed of record in Official Record 1977, Page 153 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

BEGINNING at a capped rebar "Stevens" found on the southwest corner of the northwest quarter of Section Three;

thence North 02°14'17" East, with the westerly line of the northwest quarter of said section, a distance of 1344.42 feet to an iron pin set on the southwesterly corner of a 36.8 acre tract conveyed to C.P. Carr by deed of record in Official Record 411, Page 417;

thence South 87°10'14" East, with the southerly line of said 36.8 acre tract and southerly line of a 22.3797 acre tract conveyed to The Mary A. Bowers Trust by deed of record in Official Record 2396, Page 407, a distance of 2262.59 feet to an iron pin set;

thence South 08°59'22" West, across said 69.95 acre tract, a distance of 1065.33 feet to an iron pin set on the northerly line of a 3.05 acre tract conveyed to H.S. Palmer by deed of record in Official Record 534, Page 82;

thence North 85°43'05" West, with the northerly line of said 3.05 acre tract, a distance of 188.65 feet to an iron pin set on the northwesterly corner of said 3.05 acre tract and easterly line of a 6.000 acre tract conveyed to S.E. Palmer by deed of record in Official Record 2041, Page 16;

thence North 03°04'12" West, with the easterly line of said 6.000 acre tract, a distance of 300.56 feet to a capped rebar "Blunk" found on the northeasterly corner of said 6.000 acre tract;

thence North 88°57'27" West, with the northerly line of said 6.000 acre tract, a distance of 467.07 feet to an iron pin found on the northwesterly corner of said 6.000 acre tract;

thence South 03°01'00" East, with the westerly line of said 6.000 acre tract, a distance of 560.90 feet to a capped rebar "Blunk" found on the southerly line of the northwest quarter of said section and southwesterly corner of said 6.000 acre tract;

thence North 87°47'38" West, with the southerly line of the northwest quarter of said section, a distance of 1505.29 feet to the POINT OF BEGINNING, containing 59.790 acres of land more or less;

The grantees, his heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principle building site and will not be conveyed by said grantees, heir and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.

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 bearing "PS 8568 HANNING".

The bearings herein are based on survey M-241, on file at the Richland County Tax Map Office and are used for angular determination only.

Prior Deed Reference: O.R.V.1977, P. 153

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 2018.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: 6/18/18



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 6-18-18
INITIAL DATE

10.251 AC PARCEL +

59.790 AC PARCEL MUST

GO ON RECORD BACK TO BACK

KK-155