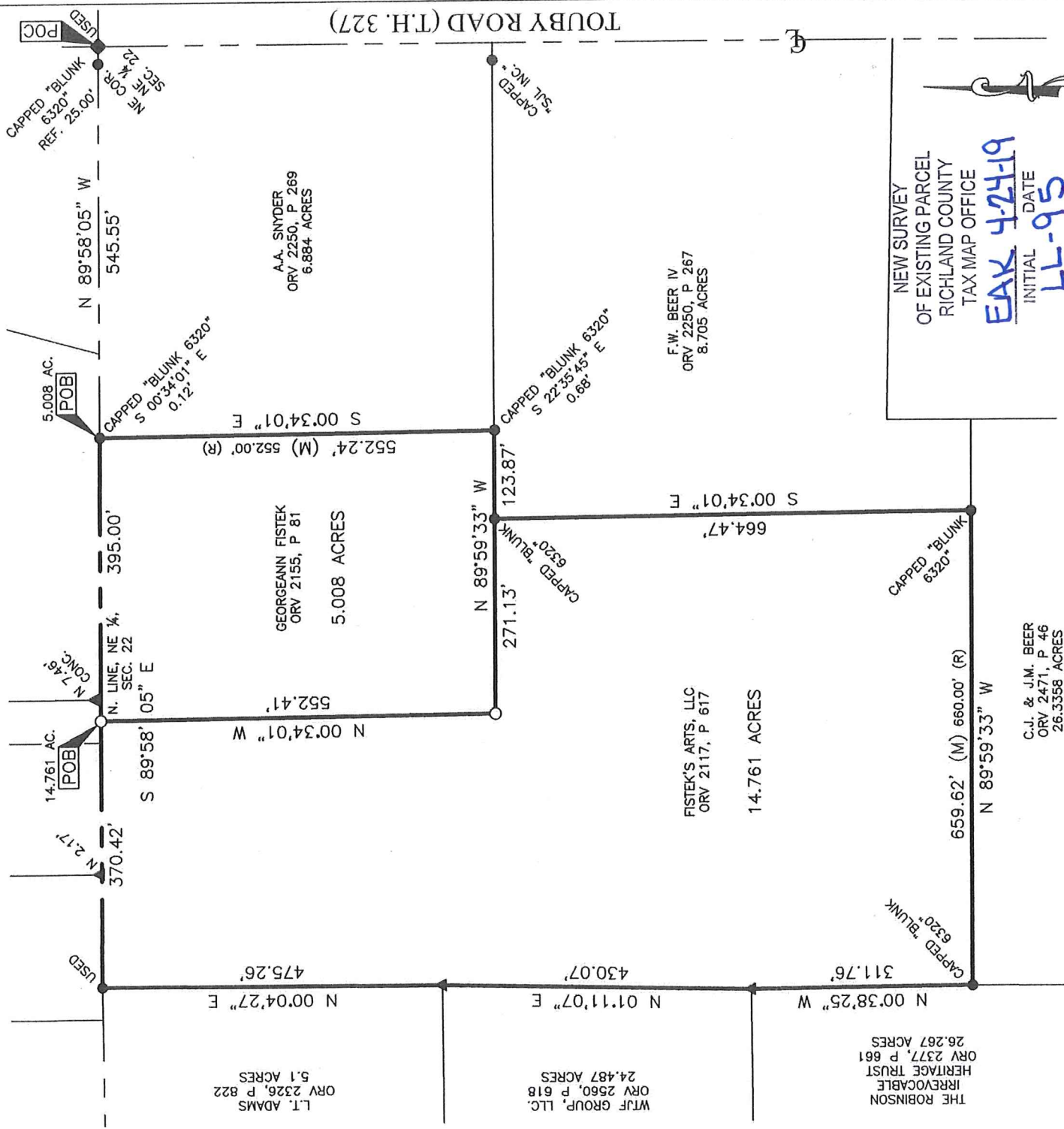


PLAT OF PROPERTY SURVEY FOR
GEORGEANN FISTEK
 PART OF THE NORTHEAST QUARTER OF SECTION TWENTY-TWO (22)
 TOWNSHIP TWENTY (20), RANGE EIGHTEEN (18)
 WASHINGTON TOWNSHIP, RICHLAND COUNTY, OHIO

NOTE: THIS SURVEY WAS PREPARED USING DOCUMENTS OF RECORD AND PRIOR PLATS OF SURVEY INCLUDING:
 ENG. SURVEY H-155
 ENG. SURVEY EE-115
 ENG. SURVEY JJ-19
 ENG. SURVEY JJ-178
 ENG. SURVEY F-2-300
 36.341 ACRE SURVEY BY RICHARD E. FIDDELL DATED OCT. 1976.
 ORV. 2117, P. 617 & ORV. 2155, P. 81

BASIS OF BEARINGS
 THE BEARINGS HEREIN ARE BASED ON ENGINEER SURVEY F-2-300 AND ARE USED FOR ANGULAR DETERMINATION ONLY.



NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 4-24-19
 INITIAL DATE
LL-95

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.

LEGEND

- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "PS 8568 HANNING"
- IRON PIN FOUND
- ▲ IRON PIPE FOUND
- ◆ RAILROAD SPIKE FOUND
- (M) MEASURED
- (R) RECORD

HANNING SURVEYING, LLC.
 2565 TAPPAN DR., ONTARIO, OHIO 44906
 (419) 528-8118

Matthew T. Hanning

MATTHEW T. HANNING
 OHIO REGISTERED SURVEYOR NO. 8568
 DATE: APRIL 23, 2019



**DESCRIPTION OF 5.008 ACRE PARCEL
GEORGEANN FISTEK**

Situated in the State of Ohio, County of Richland, Township of Washington, lying in the Northeast Quarter of Section Twenty-Two (22), Township Twenty (20), Range Eighteen (18), containing 5.008 acres of land conveyed to Georgeann Fistek by deed of record in Official Record 2155, Page 81 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at a railroad spike found at the northeast corner of the northeast quarter of Section 22;

thence North 89°58'05" West, with the north line of the northeast quarter of Section 22 and the northerly line of a 6.884 acre tract conveyed to A.A. Snyder by deed of record in Official Record 2250, Page 269, a distance of 545.55 feet to a point on the northwesterly corner of said 6.884 acre tract, said point being the POINT OF BEGINNING for the tract herein described, referenced by a capped "Blunk 6320" iron pin found, South 00°34'01" East, a distance of 0.12 feet;

thence South 00°34'01" East, with the westerly line of said 6.884 acre tract, a distance of 552.24 feet to a point on the northerly line of an 8.705 acre tract conveyed to F.W. Beer IV by deed of record in Official Record 2250, Page 267, referenced by a capped "Blunk 6320" iron pin found, South 22°35'45" East, a distance of 0.68 feet;

thence North 89°59'33" West, with the northerly line of said 8.705 acre tract and a northerly line of a 14.761 surveyed acre tract described in Official Record 2117, Page 617, a distance of 395.00 feet to an iron pin set, passing a capped "Blunk 6320" iron pin found, a distance of 123.87 feet;

thence North 00°34'01" West, with a westerly line of said 14.761 surveyed acre tract, a distance of 552.41 feet to an iron pin set on the north line of the northeast quarter of Section 22 and a northeasterly corner of said 14.761 surveyed acre tract;

thence South 89°58'05" East, with the north line of the northeast quarter of said Section 22, a distance of 395.00 feet to the POINT OF BEGINNING, containing 5.008 acres 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 bearing "PS 8568 HANNING".

The bearings herein are based on Engineer Survey F-2-300 and are used for angular determination only.

Prior Deed References: ORV 2155, P 81

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 April 2019.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: April 23, 2019



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
INITIAL DATE
EAX 4-24-19 LL-95

**DESCRIPTION OF 14.761 ACRE PARCEL
GEORGEANN FISTEK**

Situated in the State of Ohio, County of Richland, Township of Washington, lying in the Northeast Quarter of Section Twenty-Two (22), Township Twenty (20), Range Eighteen (18), containing 14.761 acres of land conveyed to Fistek's Arts, LLC. by deed of record in Official Record 2117, Page 617 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at a railroad spike found at the northeast corner of the northeast quarter of Section 22;

thence North 89°58'05" West, with the north line of the northeast quarter of Section 22, the northerly line of a 6.884 acre tract conveyed to A.A. Snyder by deed of record in Official Record 2250, Page 269, and a 5.008 surveyed acre tract conveyed to Georgeann Fistek by deed of record in Official Record 2155, Page 81, a distance of 940.55 feet to an iron pin set, said point being the POINT OF BEGINNING for the tract herein described;

thence South 00°34'01" East, with the westerly line of said 5.008 surveyed acre tract, a distance of 552.41 feet to an iron pin set;

thence South 89°59'33" East, with the southerly line of said 5.008 surveyed acre tract, a distance of 271.13 feet to a capped "Blunk 6320" iron pin found on the northwesterly corner of an 8.705 acre tract conveyed to F.W. Beer IV by deed of record in Official Record 2250, Page 267;

thence South 00°34'01" East, with the westerly line of said 8.705 acre tract, a distance of 664.47 feet to a capped "Blunk 6320" iron pin found on the northerly line of a 26.3358 acre tract conveyed to C.J. & J.M. Beer by deed of record in Official Record 2471, Page 46;

thence North 89°59'33" West, with the northerly line of said 26.3358 acre tract, a distance of 659.62 feet to a capped "Blunk 6320" iron pin found on the easterly line of a 26.267 acre tract conveyed to The Robinson Irrevocable Heritage Trust by deed of record in Official Record 2377, Page 661;

thence North 00°38'25" West, with the easterly line of said 26.267 acre tract, a distance of 311.76 feet to an iron pipe found on the southeasterly corner of a 24.487 acre tract conveyed to WTJF Group, LLC. by deed of record in Official Record 2560, Page 618;

thence North 01°11'07" East, with the easterly line of said 24.487 acre tract, a distance of 430.07 feet to an iron pipe found on the southeasterly corner of 5.1 acre tract conveyed to L.T. Adams by deed of record in Official Record 2326, Page 822;

thence North 00°04'27" East, with the easterly line of said 5.1 acre tract, a distance of 475.26 feet to an iron pin found on the north line of the northeast quarter of Section 22;

thence South 89°58'05" East, with the north line of the northeast quarter of Section 22, a distance of 370.42 feet to the POINT OF BEGINNING, containing 14.761 acres 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/ights (5/8) inch diameter, thirty (30) inches long with a plastic cap on top bearing "PS 8568 HANNING".

The bearings herein are based on Engineer Survey F-2-300 and are used for angular determination only.

Prior Deed References: ORV 2117, P 617

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 April 2019.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: April 23, 2019



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
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