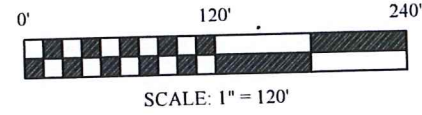


NOTE: THIS SURVEY WAS PREPARED USING DOCUMENTS OF RECORD AND PRIOR PLATS OF SURVEY INCLUDING:
 - 13.49 ACRE SURVEY BY JAN K. GARVERICK DATED APRIL 9, 1987.
 - ENG. SURVEY M-53
 - ENG. SURVEY S-114
 - ENG. SURVEY JJ-252
 - ORV. 2096, P. 561
 - ORV. 2351, P. 285
 - ORV. 2584, P. 215

PLAT OF PROPERTY SURVEY FOR
DAVID SCHULER
 PART OF THE SOUTHWEST QUARTER OF SECTION TWO SOUTH (2S)
 TOWNSHIP NINETEEN (19), RANGE TWENTY (20)
 SANDUSKY TOWNSHIP, RICHLAND COUNTY, OHIO

BASIS OF BEARINGS
 THE BEARINGS HEREIN ARE BASED ON RICHLAND COUNTY ENGINEER SURVEY M-53.



NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
 EAK 7-15-19
 INITIAL DATE
 LL-174

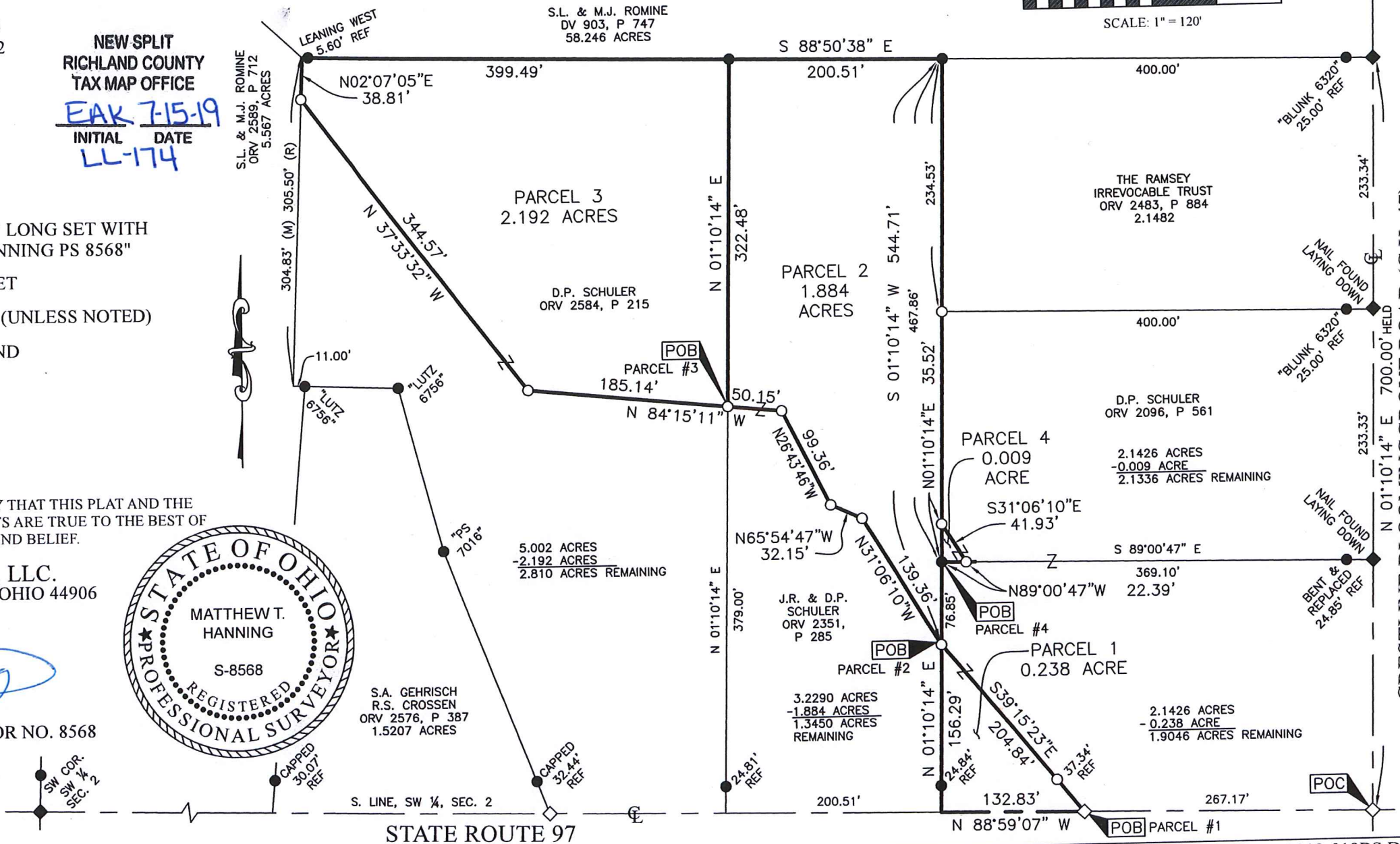
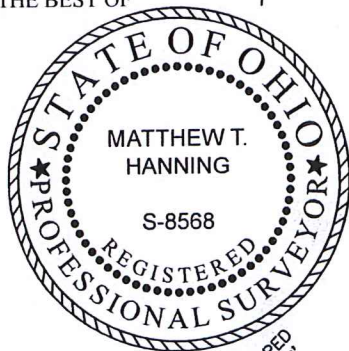
LEGEND

- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
- ◇ RAILROAD SPIKE SET
- 5/8" REBAR FOUND (UNLESS NOTED)
- ◆ SURVEY NAIL FOUND
- (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: JULY 12, 2019



HANNING SURVEYING, LLC.

Matthew T. Hanning, PS

2019-019_P1

DESCRIPTION OF 0.238 ACRE PARCEL DAVID SCHULER PARCEL 1

Situated in the State of Ohio, County of Richland, Township of Sandusky, lying in the Southwest Quarter of Section Two South (2S), Township Nineteen (19), Range Twenty (20), containing 0.238 acres of the 2.1426 acres of land conveyed to D.P. Schuler by deed of record in Official Record 2096, Page 561 (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 set at the intersection of Crestline Bloominggrove Road (C.H. 47) and State Route 97 on the south line of the southwest quarter of Section 2;

thence North 88°59'07" West, with the centerline of State Route 97 and the south line of the southwest quarter of Section 2, a distance of 267.17 feet to a railroad spike set, said point being the POINT OF BEGINNING for the tract herein described, said point referenced by an iron pin set, North 39°15'23" West, a distance of 37.34 feet;

thence North 88°59'07" West, with the centerline of State Route 97 and the south line of the southwest quarter of Section 2, a distance of 132.83 feet to a point on the southeasterly corner of a 3.2290 acre tract conveyed to J.R. & D.P. Schuler by deed of record in Official Record 2351, Page 285, said point referenced by a 5/8" rebar found, North 01°10'14" East, a distance of 24.84 feet;

thence North 01°10'14" East, with the easterly line of said 3.2290 acre tract, a distance of 156.29 feet to an iron pin set on the easterly line of said 3.2290 acre tract;

thence South 39°15'23" East, across said 2.1426 acre tract, a distance of 204.84 feet to the POINT OF BEGINNING, containing 0.238 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 "HANNING PS 8568".

The bearings herein are based on Richland County Engineer Survey M-53.

The grantee, 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 principal building site under applicable zoning.

Prior Deed References: ORV 2096, P 561

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 2019.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: July 12, 2019



NEW SPLIT
RICHLAND COUNTY
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LL-174

HANNING SURVEYING, LLC.

Matthew T. Hanning, PS

2019-019_P2

DESCRIPTION OF 1.884 ACRE PARCEL DAVID SCHULER PARCEL 2

Situated in the State of Ohio, County of Richland, Township of Sandusky, lying in the Southwest Quarter of Section Two South (2S), Township Nineteen (19), Range Twenty (20), containing 1.884 acres of the 3.2290 acres of land conveyed to J.R. & D.P. Schuler by deed of record in Official Record 2351, Page 285 (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 set at the intersection of Crestline Bloominggrove Road (C.H. 47) and State Route 97 on the south line of the southwest quarter of Section 2;

thence North 88°59'07" West, with the centerline of State Route 97 and the south line of the southwest quarter of Section 2, a distance of 400.00 feet to a point on the southwesterly corner of a 2.1426 acre tract conveyed to D.P. Schuler by deed of record in Official Record 2096, Page 561, referenced by a 5/8" rebar found, North 01°10'14" East, a distance of 24.84 feet;

thence North 01°10'14" East, with the westerly line of said 2.1426 acre tract, a distance 156.29 feet to an iron pin set on the westerly line of said 2.1426 acre tract, said point being the POINT OF BEGINNING for the tract herein described;

thence across said 3.2290 acre tract the following four (4) courses and distances:

thence North 31°06'10" West, a distance of 139.36 feet to an iron pin set;

thence North 65°54'47" West, a distance of 32.15 feet to an iron pin set;

thence North 26°43'46" West, a distance of 99.36 feet to an iron pin set;

thence North 84°15'11" West, a distance of 50.15 feet to an iron pin set on the easterly line of a 5.002 acre tract conveyed to D.P. Schuler by deed of record in Official Record 2584, Page 215;

thence North 01°10'14" East, with the easterly line of said 5.002 acre tract, a distance of 322.48 feet to a 5/8" rebar found on the southerly line of a 58.246 acre tract conveyed to S.L. & M.J. Romine by deed of record in Deed Volume 903, Page 747;

thence South 88°50'38" East, with the southerly line of said 58.246 acre tract, a distance of 200.51 feet to a 5/8" rebar found on the northwesterly corner of a 2.1482 acre tract conveyed to The Ramsey Irrevocable Trust by deed of record in Official Record 2483, Page 884;

thence South 01°10'14" West, with the westerly line of said 2.1482 acre tract, the westerly line of a 2.1426 acre tract conveyed to D.P. Schuler by deed of record Official Record 2096, Page 561, and the westerly line of previously said 2.1426 acre tract, a distance of 544.71 feet to the POINT OF BEGINNING, containing 1.884 acres of land more or less, passing an iron pin set, a distance of 234.53 feet and 432.34 feet, passing a 5/8" rebar found, a distance of 467.86 feet;

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 "HANNING PS 8568".

The bearings herein are based on Richland County Engineer Survey M-53.

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 principal building site under applicable zoning and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcels fronting on a public highway or street.

Prior Deed References: ORV 2351, P 285

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 2019.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: July 12, 2019



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HANNING SURVEYING, LLC.

Matthew T. Hanning, PS

2019-019_P3

DESCRIPTION OF 2.192 ACRE PARCEL DAVID SCHULER PARCEL 3

Situated in the State of Ohio, County of Richland, Township of Sandusky, lying in the Southwest Quarter of Section Two South (2S), Township Nineteen (19), Range Twenty (20), containing 2.192 acres of the 5.002 acres of land conveyed to D.P. Schuler by deed of record in Official Record 2584, Page 215 (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 set at the intersection of Crestline Bloominggrove Road (C.H. 47) and State Route 97 on the south line of the southwest quarter of Section 2;

thence North 88°59'07" West, with the centerline of State Route 97 and the south line of the southwest quarter of Section 2, a distance of 600.51 feet to a point on the southwesterly corner of a 3.2290 acre tract conveyed to J.R. & D.P. Schuler by deed of record in Official Record 2351, Page 285, referenced by a 5/8" rebar found, North 01°10'14" East, a distance of 24.81 feet;

thence North 01°10'14" East, with the westerly line of said 3.2290 acre tract, a distance 379.00 feet to an iron pin set on the westerly line of said 3.2290 acre tract, said point being the POINT OF BEGINNING for the tract herein described;

thence across said 5.002 acre tract the following two (2) courses and distances:

thence North 84°15'11" West, a distance of 185.14 feet to an iron pin set;

thence North 37°33'32" West, a distance of 344.57 feet to an iron pin set on the easterly line of a 5.567 acre tract conveyed to S.L. & M.J. Romine by deed of record in Official Record 2589, Page 712;

thence North 02°07'05" East, with the easterly line of said 5.567 acre tract, a distance of 38.81 feet to a point on a northeasterly corner of said 5.567 acre tract and a southerly corner of a 58.246 acre tract conveyed to S.L. & M.J. Romine by deed of record in Deed Volume 903, Page 747, said point referenced by a 5/8" rebar found, South 88°50'38" East, a distance of 5.60 feet;

thence South 88°50'38" East, with the southerly line of said 58.246 acre tract, a distance of 399.49 feet to a 5/8" rebar found on the northwesterly corner of said 3.2290 acre tract;

thence South 01°10'14" West, with the westerly line of said 3.2290 acre tract, a distance of 322.48 feet to the POINT OF BEGINNING, containing 2.192 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 "HANNING PS 8568".

The bearings herein are based on Richland County Engineer Survey M-53.

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 principal building site under applicable zoning and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcels fronting on a public highway or street.

Prior Deed References: ORV 2584, P 215

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 2019.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: July 12, 2019



NEW SPLIT
RICHLAND COUNTY
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HANNING SURVEYING, LLC.

Matthew T. Hanning, PS

2019-019_P4

DESCRIPTION OF 0.009 ACRE PARCEL DAVID SCHULER PARCEL 4

Situated in the State of Ohio, County of Richland, Township of Sandusky, lying in the Southwest Quarter of Section Two South (2S), Township Nineteen (19), Range Twenty (20), containing 0.009 acre of the 2.1426 acres of land conveyed to D.P. Schuler by deed of record in Official Record 2096, Page 561 (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 set at the intersection of Crestline Bloominggrove Road (C.H. 47) and State Route 97 on the south line of the southwest quarter of Section 2;

thence North 88°59'07" West, with the centerline of State Route 97 and the south line of the southwest quarter of Section 2, a distance of 400.00 feet to a point on the southeasterly corner of a 3.2290 acre tract conveyed to J.R. & D.P. Schuler by deed of record in Official Record 2351, Page 285, and southwesterly corner of a 2.1426 acre tract conveyed to D.P. Schuler by deed of record in Official Record 2096, Page 561, referenced by a 5/8" rebar found, North 01°10'14" East, a distance of 24.84 feet;

thence North 01°10'14" East, with the easterly line of said 3.2290 acre tract and westerly line of said 2.1426 acre tract, a distance of 233.14 feet to a 5/8" rebar found on the northwesterly corner of said 2.1426 acre tract, said point being the POINT OF BEGINNING for the tract herein described;

thence North 01°10'14" East, with the easterly line of said 3.2290 acre tract, a distance of 35.52 feet to an iron pin set on the easterly line of said 3.2290 acre tract;

thence South 31°06'10" East, across 2.1426 acre tract conveyed to D.P. Schuler by deed of record in Official Record 2096, Page 561, a distance of 41.93 feet to an iron pin set on the northerly line of said 2.1426 acre tract conveyed to D.P. Schuler by deed of record in Official Record 2096, Page 561;

thence North 89°00'47" West, with the northerly line of said 2.1426 acre tract conveyed to D.P. Schuler by deed of record in Official Record 2096, Page 561, a distance of 22.39 feet to the POINT OF BEGINNING, containing 0.009 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 "HANNING PS 8568".

The bearings herein are based on Richland County Engineer Survey M-53.

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 principal building site under applicable zoning and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcels fronting on a public highway or street.

Prior Deed References: ORV 2096, P 561

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 2019.

Prepared by:
Hanning Surveying, LLC.


Matthew T. Hanning
Registered Surveyor No. 8568

Dated: 7/12/19



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