

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.

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
- ENG. SURVEY LL-174
- ORV. 2096, P. 561
- ORV. 2351, P. 285
- ORV. 2584, P. 215

**NEW SPLIT  
 RICHLAND COUNTY  
 TAX MAP OFFICE**  
*EAK 8-14-19*  
 INITIAL DATE  
 PAR. 3 MOST TRANS.  
 1st LL-210  
 S.L. & M.J. ROMINE  
 ORV 2589, P. 712  
 5.567 ACRES

**LEGEND**

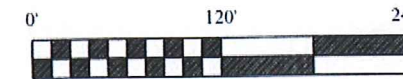
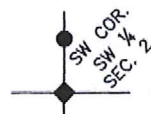
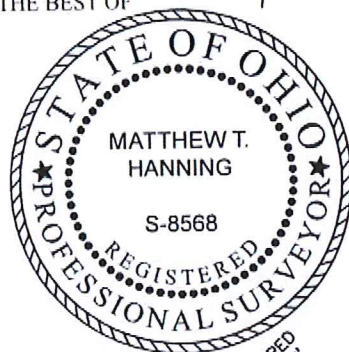
- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
- ◇ RAILROAD SPIKE SET
- 5/8" REBAR FOUND (UNLESS NOTED)
- ◆ RAILROAD SPIKE FOUND
- (M) MEASURED
- (R) RECORD

**NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE**  
*EAK 8-14-19*  
 INITIAL DATE  
 LL-210

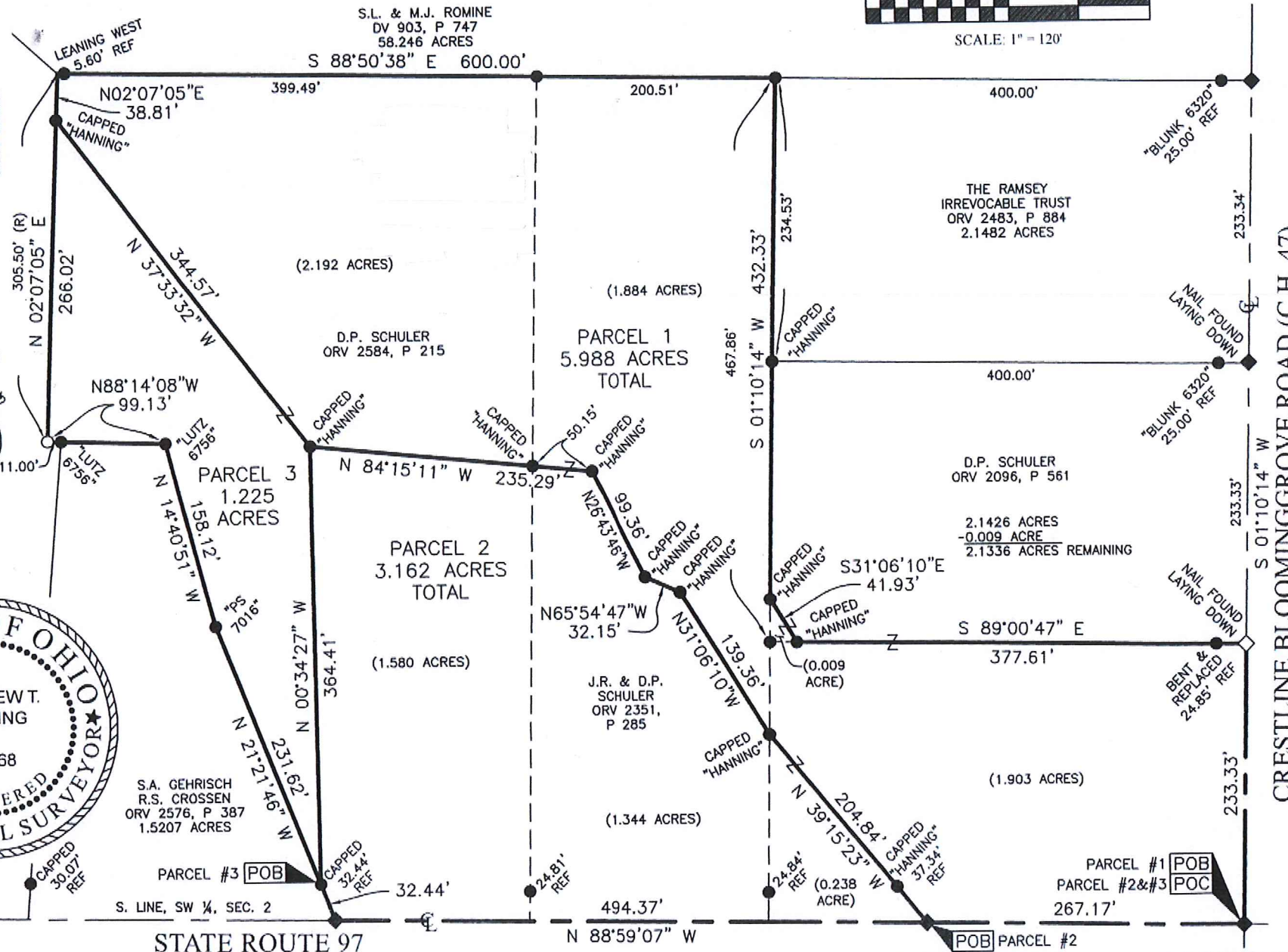
CERTIFICATION: I HEREBY CERTIFY THAT THIS PLAT AND THE  
 FIELD SURVEY THAT IT REPRESENTS ARE TRUE TO THE BEST OF  
 MY KNOWLEDGE, INFORMATION, AND BELIEF.  
 PREPARED BY

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

*Matthew T. Hanning*  
**MATTHEW T. HANNING**  
 OHIO REGISTERED SURVEYOR NO. 8568  
 DATE: AUGUST 13, 2019



SCALE: 1" = 120'



DESCRIPTION OF 5.988 ACRE PARCEL  
DAVID SCHULER  
PARCEL 1

2019-019DS2\_P1

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) and being more particularly described as follows:

BEGINNING at a railroad spike found 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, said point being the POINT OF BEGINNING for parcel herein described;

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 found, said point referenced by a capped "Hanning PS 8568" 5/8" rebar found, North 39°15'23" West, a distance of 37.34 feet;

thence North 39°15'23" West, a distance of 204.84 feet to a capped "Hanning PS 8568" 5/8" rebar found;

thence North 31°06'10" West, a distance of 139.36 feet to a capped "Hanning PS 8568" 5/8" rebar found;

thence North 65°54'47" West, a distance of 32.15 feet to a capped "Hanning PS 8568" 5/8" rebar found;

thence North 26°43'46" West, a distance of 99.36 feet to a capped "Hanning PS 8568" 5/8" rebar found;

thence North 84°15'11" West, a distance of 235.29 feet to a capped "Hanning PS 8568" 5/8" rebar found, passing a capped "Hanning PS 8568" 5/8" rebar found, a distance of 50.15 feet;

thence North 37°33'32" West, a distance of 344.57 feet to a capped "Hanning PS 8568" 5/8" rebar found 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 (all references are to the records of the Recorder's Office, Richland County, Ohio);

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 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, 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 58.249 acre tract, a distance of 600.00 feet to a 5/8" rebar found on the northwest corner of a 2.1482 acre tract conveyed to The Ramsey Irrevocable Trust by deed of record in Official Record 2483, Page 884, passing a 5/8" rebar found, a distance of 399.49 feet;

thence South 01°10'14" West, with the west line of said 2.1482 acre tract and west line of a 2.1336 acre tract conveyed to D.P. Schuler by deed of record in Official Record 2096, Page 561, a distance of 432.33 feet to a capped "Hanning PS 8568" 5/8" rebar found on a southwest corner of said 2.1336 acre tract, passing a "Hanning PS 8568" 5/8" rebar found on the southwest corner of said 2.1482 acre tract and northwest corner of said 2.1336 acre tract;

thence South 31°06'10" East, a distance of 41.93 feet to a capped "Hanning PS 8568" 5/8" rebar found on the south line of said 2.1336 acre tract;

thence South 89°00'47" East, with the southerly line of said 2.1336 acre tract, a distance of 377.61 feet to a railroad spike set on the centerline of Crestline Bloominggrove Road (C.H. 47), passing a 5/8" rebar found, a distance of 352.76 feet;

thence South 01°10'14" West, with the centerline of said Crestline Bloominggrove Road, a distance of 233.33 feet to the POINT OF BEGINNING, containing 5.988 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.

Prior Deed References: ORV 2096, P 561, ORV 2351, P 285 & 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 July 2019.

Prepared by:  
Hanning Surveying, LLC.



Matthew T. Hanning  
Registered Surveyor No. 8568  
Dated: August 13, 2019



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

INITIAL EAK DATE 8-14-19

PARCEL 3 MUST TRANS.  
BEFORE THIS PARCEL  
LL-210

# HANNING SURVEYING, LLC.

Matthew T. Hanning, PS

## DESCRIPTION OF 3.162 ACRE PARCEL DAVID SCHULER PARCEL 2

2019-019DS2\_P2

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) and being more particularly described as follows:

COMMENCING at a railroad spike found 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 found, said point being the POINT OF BEGINNING for the tract herein described, said point referenced by a capped "Hanning PS 8568" 5/8" rebar found, 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 494.37 feet to a railroad spike found at the southeast corner of a 1.5207 acre tract conveyed to S.A. Gehrisch and R.S. Crossen, by deed of record in Official Record 2576, Page 387 (all references are to the records of the Recorder's Office, Richland County, Ohio), referenced by a capped 5/8" rebar found, North 21°21'46" West, a distance of 32.44 feet;

thence North 21°21'46" West, with the easterly line of said 1.5207 acre tract, a distance of 32.44 feet to said capped 5/8" rebar found on the easterly line of said 1.5207 acre tract;

thence North 00°34'27" West, a distance of 364.41 feet to a capped "Hanning PS 8568" 5/8" rebar found;

thence South 84°15'11" East, a distance of 235.29 feet to a capped "Hanning PS 8568" 5/8" rebar found, passing a capped "Hanning PS 8568" 5/8" rebar found, a distance of 185.14 feet;

thence South 26°43'46" East, a distance of 99.36 feet to a capped "Hanning PS 8568" 5/8" rebar found;

thence South 65°54'47" East, a distance of 32.15 feet to a capped "Hanning PS 8568" 5/8" rebar found;

thence South 31°06'10" East, a distance of 139.36 feet to a capped "Hanning PS 8568" 5/8" rebar found;

thence South 39°15'23" East, a distance of 204.84 feet to the POINT OF BEGINNING, containing 3.162 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 "HANNING PS 8568".

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

Prior Deed References: ORV 2096, P 561, ORV 2351, P 285 & 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 August 2019.

Prepared by:  
Hanning Surveying, LLC.



Matthew T. Hanning  
Registered Surveyor No. 8568  
Dated: August 13, 2019



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

FAK 8-14-19  
INITIAL DATE

PARCEL 3 MUST TRANS.  
BEFORE THIS PARCEL  
LL-210

# HANNING SURVEYING, LLC.

Matthew T. Hanning, PS

## DESCRIPTION OF 1.225 ACRE PARCEL DAVID SCHULER PARCEL 3

2019-019DS2\_P3

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) and being more particularly described as follows:

COMMENCING at a railroad spike found 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 761.54 feet to a railroad spike found at the southeast corner of a 1.5207 acre tract conveyed to S.A. Gehrisch and R.S. Crossen, by deed of record in Official Record 2576, Page 387 (all references are to the records of the Recorder's Office, Richland County, Ohio), said point referenced by a capped 5/8" rebar found, North 21°21'46" West, a distance of 32.44 feet;

thence North 21°21'46" West, with the easterly line of said 1.5207 acre tract, a distance of 32.44 feet to said capped 5/8" rebar found on the easterly line of said 1.5207 acre tract, said point being the POINT OF BEGINNING for the tract herein described;

thence North 21°21'46" West, with the easterly line of said 1.5207 acre tract, a distance of 231.62 feet to a capped "PS 7016" 5/8" rebar found on an easterly corner of said 1.5207 acre tract;

thence North 14°40'51" West, with the easterly line of said 1.5207 acre tract, a distance of 158.12 feet to a capped "Lutz PS 6756" 5/8" rebar found on the northeasterly corner of said 1.5207 acre tract;

thence North 88°14'08" West, with the northerly line of said 1.5207 acre tract and a northerly line of a 5.567 acre tract conveyed to S.L. & M.J. Romine by deed of record in Official Record 2589, Page 712, a distance of 99.13 feet to an iron pin set, passing a capped "Lutz PS 6756" 5/8" rebar found, a distance of 88.13 feet;

thence North 02°07'05" East, with the easterly line of said 5.567 acre tract, a distance of 266.02 feet to a capped "Hanning PS 8568" 5/8" rebar found on the easterly line of said 5.567 acre tract;

thence South 37°33'32" East, a distance of 344.57 feet to a capped "Hanning PS 8568" 5/8" rebar found;

thence South 00°34'27" East, a distance of 364.41 feet to the POINT OF BEGINNING, containing 1.225 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 August 2019.

Prepared by:  
Hanning Surveying, LLC.



Matthew T. Hanning  
Registered Surveyor No. 8568  
Dated: August 13, 2019



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

INITIAL DATE  
EAK 8-14-19  
LL-210