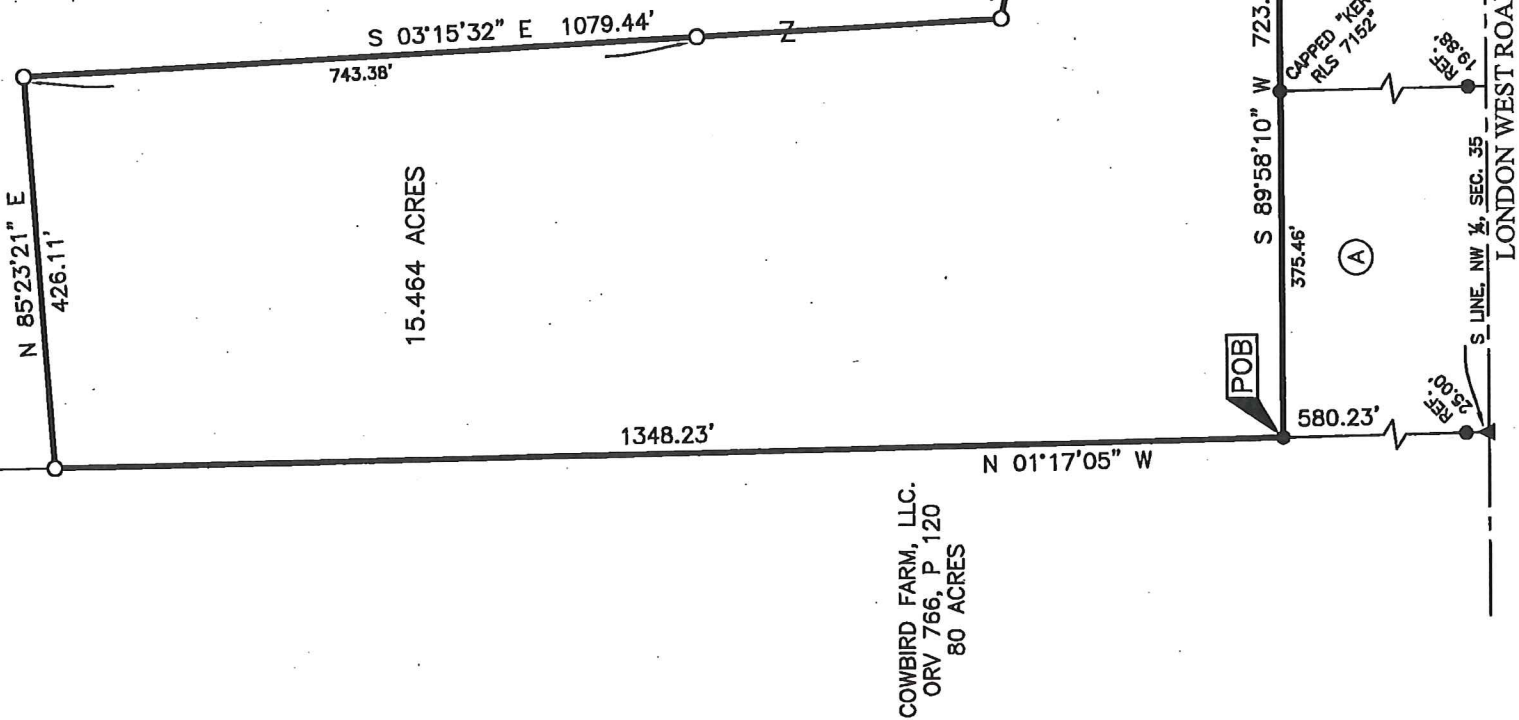


PLAT OF PROPERTY SURVEY FOR  
**AARON & APRIL BOND**  
 PART OF THE NORTHWEST QUARTER OF SECTION THIRTY-FIVE (35)  
 TOWNSHIP TWENTY-TWO (22), RANGE TWENTY (20)  
 PLYMOUTH TOWNSHIP, RICHLAND COUNTY, OHIO

NOTE: THIS SURVEY WAS PREPARED  
 USING DOCUMENTS OF RECORD AND  
 PRIOR PLATS OF SURVEY INCLUDING:  
 ENG. SURVEY I-276  
 ORV. 2112 P. 383

BASIS OF BEARINGS  
 THE BEARINGS HEREIN ARE BASED ON RICHLAND COUNTY  
 ENGINEER SURVEY I-276.

N LINE, NW ¼, SEC. 35



B.J. & K.J. ALT &  
 K.A. & N.A. ALT  
 ORV 466, P 141

70 ACRES  
 - 15.464 ACRES  
 54.536 ACRES  
 REMAINING

15.464 ACRES

NEW SPLIT  
 RICHLAND COUNTY  
 TAX MAP OFFICE

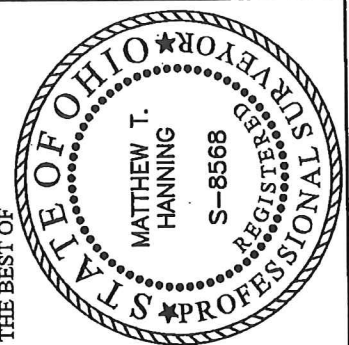
INITIAL AL DATE 11-7-19  
LL-218

(A) A.J. & A.R. BOND  
 ORV 2112, P 383  
 5.000 ACRES

(B) C.W. & K.R. COOK  
 ORV 1983, P 147  
 5.000 ACRES

COWBIRD FARM, LLC.  
 ORV 766, P 120  
 80 ACRES

S LINE, NW ¼, SEC. 35  
 E LINE, NW ¼, SEC. 35



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  
 OHIO REGISTERED SURVEYOR NO. 8568  
 DATE: NOVEMBER 7, 2019

- LEGEND**
- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
  - 5/8" REBAR FOUND (UNLESS NOTED)
  - ▲ SURVEY NAIL FOUND
  - ◆ RAILROAD SPIKE FOUND
  - WOOD FENCE POST FOUND

# HANNING SURVEYING, LLC.

Matthew T. Hanning, PS

2019-043

## DESCRIPTION OF 15.464 ACRE PARCEL AARON & APRIL BOND

Situated in the State of Ohio, County of Richland, Township of Plymouth, lying in the Northwest Quarter of Section Thirty-Five (35), Township Twenty-Two (22), Range Twenty (20), containing 15.464 acres of a 70 acre tract conveyed to B.J. & K.J. Alt & K.A. & N.A. Alt by deed of record in Official Record 466, Page 141 (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 southeast corner of the Northwest Quarter of Section 35;

thence South 89°58'10" West, with the south line of the Northwest Quarter of Section 35 and the centerline of London West Road (County Highway 58), a distance of 1341.85 feet to a survey nail found on the southwest corner of a 5.000 acre tract conveyed to A.J. & A.R. Bond, by deed of record in Official Record 2112, Page 383, and the southeast corner of a 80 acre tract conveyed to Cowbird Farm, LLC. by deed of record in Official Record 766, Page 120, referenced by a 5/8" rebar found, North 01°17'05" West, a distance of 25.00 feet;

thence North 01°17'05" West, with the west line of said 5.000 acre tract and the east line of said 80 acre tract, a distance of 580.23 feet to a 5/8" rebar found on the northwest corner of said 5.000 acre tract, said point being the POINT OF BEGINNING for the tract herein described;

thence North 01°17'05" West, with the east line of said 80 acre tract, a distance of 1348.23 feet to an iron pin set;

thence across said 70 acre tract the following four (4) courses and distances:

North 85°23'21" East, a distance of 426.11 feet to an iron pin set;

South 03°15'32" East, a distance of 1079.44 feet to an iron pin set, passing an iron pin set at distance of 743.38 feet;

South 78°15'55" East, a distance of 179.36 feet to an iron pin set;

South 19°00'32" East, a distance of 283.02 feet to an iron pin set on the northeast corner of a 5.000 acre tract conveyed to C.W. & K.R. Cook by deed of record in Official Record 1983, Page 147;

Thence South 89°58'10" West, with the north line of said Cook 5.000 acre tract and the north line of said Bond 5.000 acre tract, a distance of 723.66 feet to the POINT OF BEGINNING, containing 15.464 total acres of land, more or less, passing a capped "Kerg RLS 7152" iron pin found at a distance of 348.20 feet;

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 front 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/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 I-276.

Prior Deed References: ORV 2112, P 383

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 October 2019.

Prepared by:  
Hanning Surveying, LLC.



Matthew T. Hanning  
Registered Surveyor No. 8568

Dated: November 7, 2019



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

INITIAL DATE  
de 11-7-19  
LL-818