

PLAT OF PROPERTY SURVEY FOR
CHANEL HIPPI

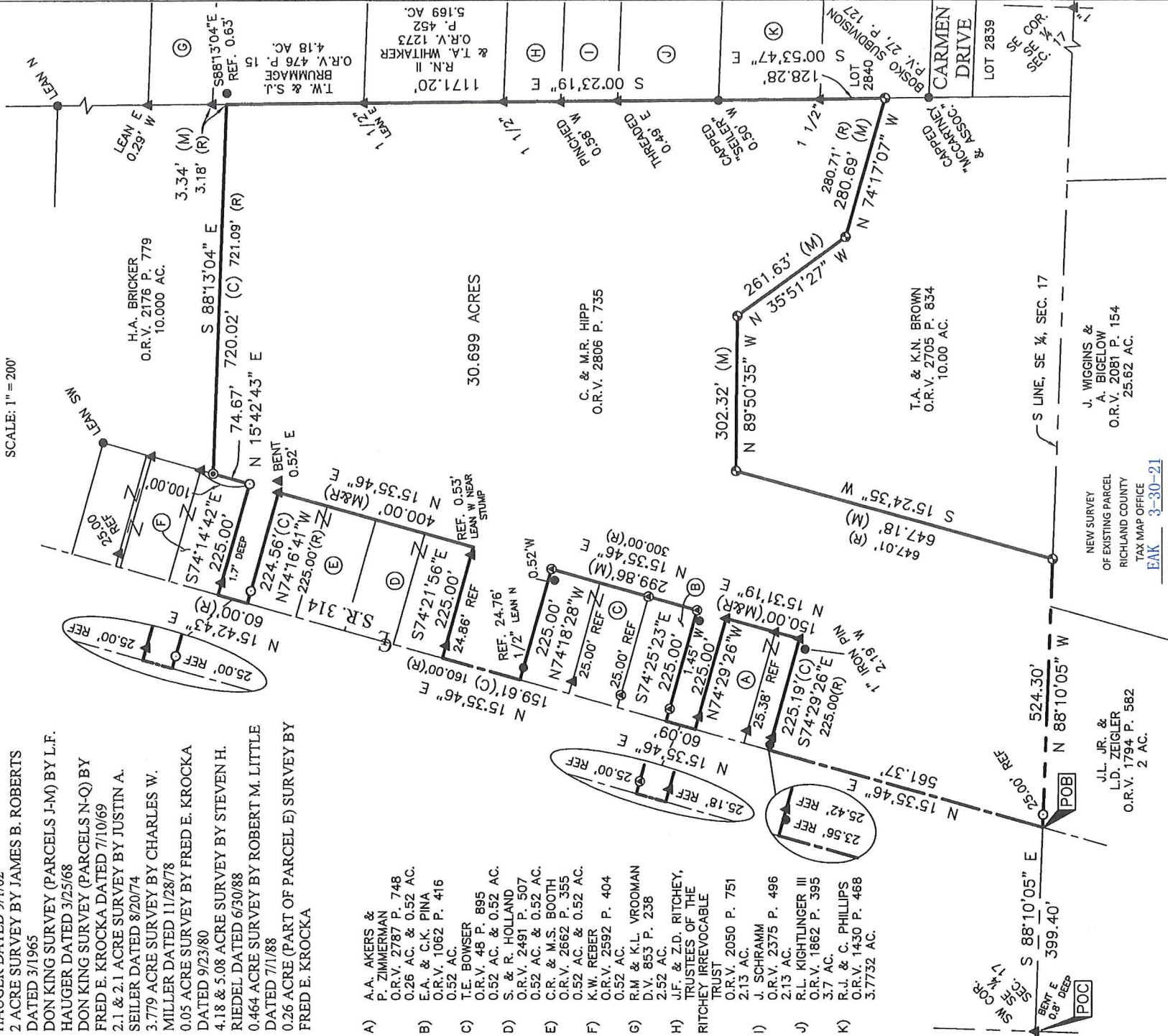
BEING IN THE CITY OF ONTARIO AND
PART OF THE SOUTHEAST QUARTER OF SECTION SEVENTEEN (17),
TOWNSHIP TWENTY ONE (21), RANGE NINETEEN (19)
SPRINGFIELD TOWNSHIP, RICHLAND COUNTY, OHIO

BASIS OF BEARINGS
THE BEARINGS HEREIN ARE
BASED ON RICHLAND COUNTY
ENGINEER SURVEY II-61.



NOTE: THIS SURVEY WAS PREPARED
USING DOCUMENTS OF RECORD AND
PRIOR PLATS OF SURVEY INCLUDING:
RECORDER P.V. 27, P. 127
ENG. SURVEY B-213 ENG. SURVEY E-383
ENG. SURVEY M-209 ENG. SURVEY P-151
ENG. SURVEY Q-275 ENG. SURVEY Q-285
ENG. SURVEY T-219 ENG. SURVEY U-094
ENG. SURVEY II-061 ENG. SURVEY JJ-195
HISTORICAL SURVEYS:
DON KING SURVEY (PARCELS F-J) BY L.F.
HAUGER DATED 9/1/62
2 ACRE SURVEY BY JAMES B. ROBERTS
DATED 3/1965
DON KING SURVEY (PARCELS J-M) BY L.F.
HAUGER DATED 3/25/68
DON KING SURVEY (PARCELS N-Q) BY
FRED E. KROCKA DATED 7/10/69
2.1 & 2.1 ACRE SURVEY BY JUSTIN A.
SEILER DATED 8/20/74
3.779 ACRE SURVEY BY CHARLES W.
MILLER DATED 11/28/78
0.05 ACRE SURVEY BY FRED E. KROCKA
DATED 9/23/80
4.18 & 5.08 ACRE SURVEY BY STEVEN H.
RIEDEL DATED 6/30/88
0.464 ACRE SURVEY BY ROBERT M. LITTLE
DATED 7/1/88
0.26 ACRE (PART OF PARCEL E) SURVEY BY
FRED E. KROCKA

- A) A.A. AKERS & P. ZIMMERMAN O.R.V. 2787 P. 748 0.26 AC. & 0.52 AC.
- B) E.A. & C.K. PINA O.R.V. 1062 P. 416 0.52 AC.
- C) T.E. BOWSER O.R.V. 48 P. 895 0.52 AC. & 0.52 AC.
- D) S. & R. HOLLAND O.R.V. 2491 P. 507 0.52 AC. & 0.52 AC.
- E) C.R. & M.S. BOOTH O.R.V. 2662 P. 355 0.52 AC. & 0.52 AC.
- F) K.W. REBER O.R.V. 2592 P. 404 0.52 AC.
- G) R.M. & K.L. VROOMAN D.V. 853 P. 238 2.52 AC.
- H) J.F. & Z.D. RITCHEY, TRUSTEES OF THE RITCHEY IRREVOCABLE TRUST O.R.V. 2050 P. 751 2.13 AC.
- I) J. SCHRAMM O.R.V. 2375 P. 496 2.13 AC.
- J) R.L. KIGHTLINGER III O.R.V. 1862 P. 395 3.7 AC.
- K) R.J. & C. PHILLIPS O.R.V. 1430 P. 468 3.7732 AC.



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 3-30-21
INITIAL DATE
NN-103

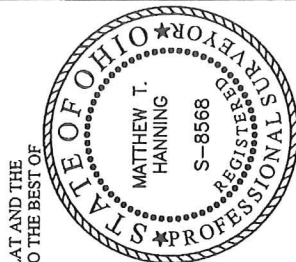
J.L. JR. & L.D. ZEIGLER
O.R.V. 1794 P. 582
2 AC.

T.A. & K.N. BROWN
O.R.V. 2705 P. 834
10.00 AC.

J. WIGGINS & A. BIGELOW
O.R.V. 2081 P. 154
25.52 AC.

LEGEND

- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
- 5/8" REBAR FOUND (UNLESS NOTED)
- ⊕ CAPPED "CRAIG 8195" IRON PIN FOUND
- ⊙ CAPPED "LITTLE 5524" IRON PIN FOUND
- 3/4" IRON PIPE FOUND IN CONCRETE
- ▲ 3/4" IRON PIPE FOUND (UNLESS NOTED)
- (C) CALCULATED (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: MARCH 22, 2021

HANNING SURVEYING, LLC.

2565 Tappan Drive, Ontario, OH 44906
Phone: (419) 528-8118

Matthew T. Hanning, PS

2020-099

DESCRIPTION OF 30.699 ACRE PARCEL CHANEL HIPP

Situated in the State of Ohio, County of Richland, City of Ontario, Township of Springfield, lying in the Southeast Quarter of Section Seventeen (17), Township Twenty One (21), Range Nineteen (19), containing 30.699 acres of an original tract conveyed to C. and M. R. Hipp by deed of record in Official Record Volume 2806, Page 735 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at a 3/4" iron pipe found at the southwest corner of said Southeast Quarter;

thence South 88°10'05" East, with the south line of said Southeast Quarter, a distance of 399.40 feet to a point in the centerline of S.R. 314, referenced by an iron pin set, South 88°10'05" East, a distance of 25.00 feet; said point being the POINT OF BEGINNING for the tract herein described;

thence North 15°35'46" East, with said centerline, a distance of 561.37 feet to a point at the southwest corner of a 0.26 acre tract conveyed to A.A. Akers & P. Zimmerman by deed of record in Official Record Volume 2787, Page 748, referenced by a 3/4" iron pipe found, South 74°29'26" East, a distance of 25.42 feet;

thence South 74°29'26" East, with the south line of said 0.26 acre tract, a distance of 225.19 feet to a 3/4" iron pipe found at the southeast corner of said 0.26 acre tract;

thence North 15°31'19" East, with the east line of said 0.26 acre tract and the east line of a 0.52 acre tract conveyed to said Akers & Zimmerman, a distance of 150.00 feet to a 3/4" iron pipe found at the northeast corner of said 0.52 acre tract;

thence North 74°29'26" West, with the north line of said 0.52 acre tract, a distance of 225.00 feet to the centerline of S.R. 314 and the northwest corner of said 0.52 acre tract, passing a 3/4" iron pipe found, a distance of 199.82 feet;

thence North 15°35'46" East, with said centerline, a distance of 60.09 feet to a point at the southwest corner of a 0.52 acre tract conveyed to E.A. & C.K. Pina by deed of record in Official Record Volume 1062, Page 416, referenced by a 3/4" iron pipe found in concrete, South 74°25'23" East, a distance of 25.00 feet;

thence South 74°25'23" East, with the south line of a said Pina 0.52 acre tract, a distance of 225.00 feet to a 3/4" iron pipe found in concrete at the southeast corner of said Pina 0.52 acre tract;

thence North 15°35'46" East, with the east line of said Pina 0.52 acre tract and the east lines of 0.52 acre tract and 0.52 acre tract conveyed to T.E. Bowser by deed of record in Official Record Volume 48, Page 895, a distance of 299.86 feet to a 3/4" iron pipe found in concrete at the northeast corner of said Bowser 0.52 acre tract;

thence North 74°18'28" West, with the north line of said Bowser 0.52 acre tract, a distance of 225.00 feet to the centerline of S.R. 314, passing a 1/2" rebar found, a distance of 200.24 feet;

thence North 15°35'46" East, with said centerline, a distance of 159.61 feet to a point at the southwest corner of a 0.52 acre tract conveyed to S. and R. Holland by deed of record in Official Record Volume 2491, Page 507, referenced by a 3/4" iron pipe found, South 74°21'56" East, a distance of 24.86 feet;

thence South 74°21'56" East, with the south line of said Holland 0.52 acre tract, a distance of 225.00 feet to a point at the southeast corner of said Holland 0.52 acre tract, passing a 3/4" iron pipe found, a distance of 224.47 feet;

thence North 15°35'46" East, with the east line of said Holland 0.52 acre and a 0.52 acre tract conveyed to said S. and R. Holland, the east lines of 0.52 acre tract and 0.52 acre tract conveyed to C.R. & M.S. Booth by deed of record in Official Record Volume 2662, Page 355, a distance of 400.00 feet to a 3/4" iron pipe found at the northeast corner of said Booth 0.52 acre tract;

thence North 74°16'41" West, with the north line of said Booth 0.52 acre tract, a distance of 224.56 feet to the centerline of S.R. 314 and the northwest corner of said Booth 0.52 acre tract, passing an iron pin set, a distance of 199.56 feet;

thence North 15°42'43" East, with said centerline, a distance of 60.00 feet to a point at the southwest corner of a 0.52 acre tract conveyed to K.W. Reber by deed of record in Official Record Volume 2592, Page 404, referenced by a 3/4" iron pipe found, South 74°14'42" East, a distance of 25.00 feet;

thence South 74°14'42" East, with the south line of said Reber 0.52 acre tract, a distance of 225.00 feet to an iron pin set;

thence North 15°42'43" East, with the east line of said Reber 0.52 acre tract, a distance of 74.67 feet to a capped "Little 5524" iron pin found at a southwesterly corner of a 10.00 acre tract conveyed to H.A. Bricker by deed of record in Official Record Volume 2176, Page 779;

thence South 88°13'04" East, with the south line of said 10.000 acre tract, a distance of 720.02 feet to a point on the southeasterly corner of said 10.000 acre tract and the west line of a 4.18 acre tract conveyed to T.W. and S.J. Brummage by deed of record in Official Record Volume 476, Page 15, referenced by a 5/8" rebar found, South 88°13'04" East, a distance of 0.63 feet;

thence South 00°23'19" East, with the west line of the following six tracts: said 4.18 acre tract, a 5.169 acre tract conveyed to R.N. II and T.A. Whitaker by deed of record in Official Record Volume 1273, Page 452, a 2.13 acre tract conveyed to J.F. and Z.D. Ritchey, Trustees of the Ritchey Irrevocable Trust by deed of record in Official Record Volume 2050, Page 751, a 2.13 acre tract conveyed to J. Schramm by deed of record in Official Record Volume 2375, Page 496, a 3.7 acre tract conveyed to R.L. Kightlinger III by deed of record in Official Record Volume 1862, Page 395, a 3.7732 acre tract conveyed to R.J. and C. Phillips by deed of record in Official Record Volume 1430, Page 468, a distance of 1171.20 feet to a 1 1/2" iron pipe found at the southwest corner of said 3.7732 acre tract and the northwest corner of Bosko Subdivision, Plat Volume 27, Page 127;

thence South 00°53'47" East, with the west line of said Bosko Subdivision, a distance of 128.28 feet to a capped "Craig 8195" iron pin found on a northeasterly corner of a 10.00 acre tract conveyed to T.A. and K.N. Brown by deed of record in Official Record Volume 2705, Page 834;

thence with the northerly lines of said 10.00 acre tract, the following four (4) courses and distances:

1. North 74°17'07" West, a distance of 280.69 feet to a capped "Craig 8195" iron pin found;
2. North 35°51'27" West, a distance of 261.63 feet to a capped "Craig 8195" iron pin found;
3. North 89°50'35" West, a distance of 302.32 feet to a capped "Craig 8195" iron pin found;
4. South 15°24'35" West, a distance of 647.18 feet to a capped "Craig 8195" iron pin found on the south line of said Southeast Quarter;

thence North 88°10'05" West, with the south line of said Southeast Quarter, a distance of 524.30 feet to the POINT OF BEGINNING, containing 30.699 total 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 stamped "HANNING PS 8568".

The bearings herein are based on Richland County Engineer Survey II-61.

Prior Deed References: ORV 2806, P 735

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 March 2021.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: March 22, 2021



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 3-30-21
INITIAL DATE
NN-103