

LEGEND
SEE SHEET 2 OF 2

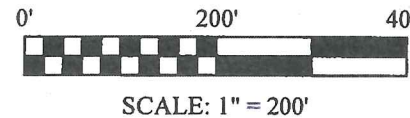
NOTE: THIS SURVEY WAS PREPARED USING DOCUMENTS OF RECORD AND PRIOR PLATS OF SURVEY (SEE SHEET 2 OF 2)

PLAT OF PROPERTY SURVEY FOR
HICKORY HILL LAND COMPANY, LLC
PART OF THE SOUTHEAST QUARTER OF SECTION ELEVEN (11)
TOWNSHIP TWENTY NORTH (20N), RANGE EIGHTEEN WEST (18W)
WASHINGTON TOWNSHIP, RICHLAND COUNTY, OHIO
SHEET 1 OF 2

BASIS OF BEARINGS
THE BEARINGS HEREIN ARE BASED ON RICHLAND COUNTY ENGINEER SURVEY EE-215.

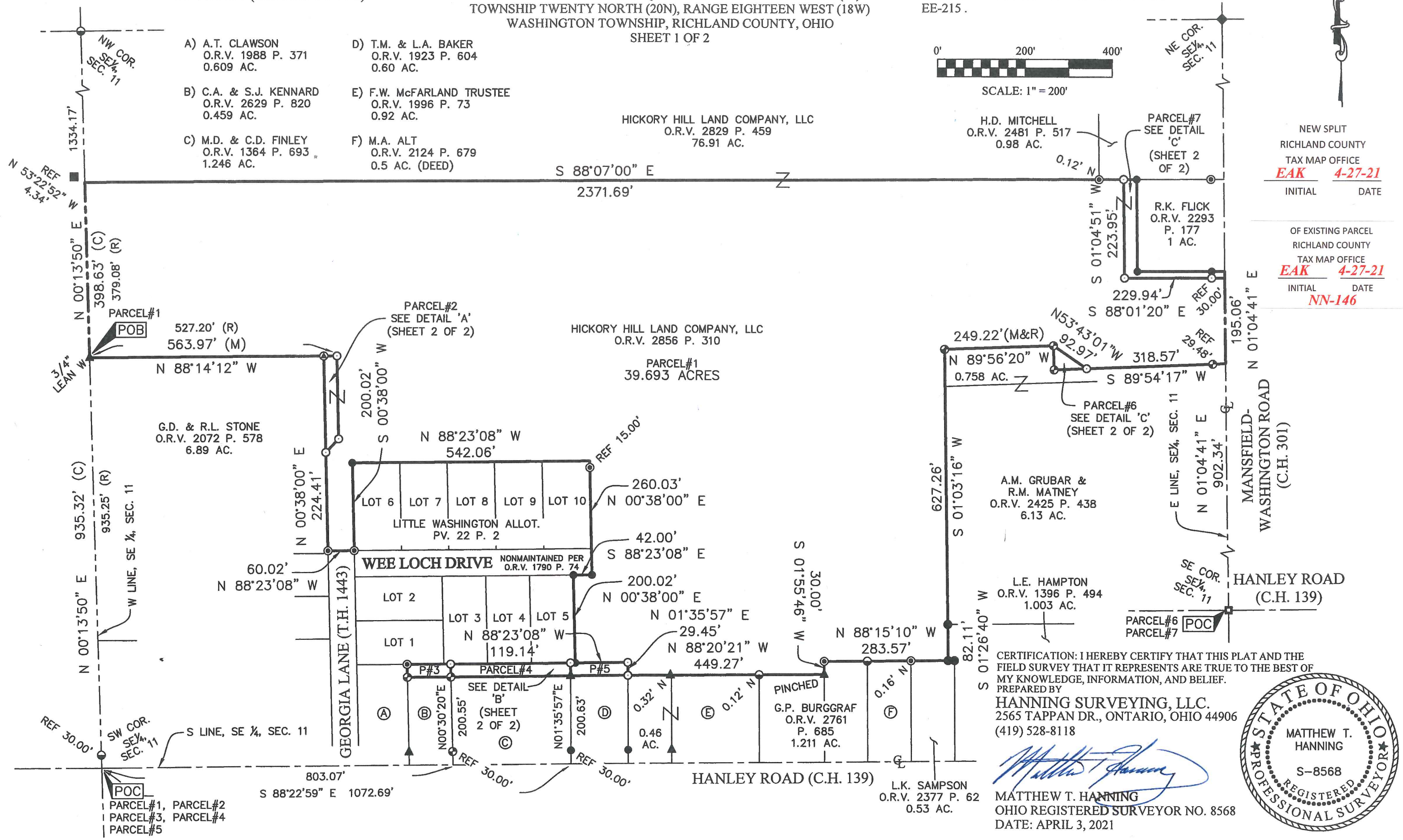
- | | |
|---|--|
| A) A.T. CLAWSON
O.R.V. 1988 P. 371
0.609 AC. | D) T.M. & L.A. BAKER
O.R.V. 1923 P. 604
0.60 AC. |
| B) C.A. & S.J. KENNARD
O.R.V. 2629 P. 820
0.459 AC. | E) F.W. McFARLAND TRUSTEE
O.R.V. 1996 P. 73
0.92 AC. |
| C) M.D. & C.D. FINLEY
O.R.V. 1364 P. 693
1.246 AC. | F) M.A. ALT
O.R.V. 2124 P. 679
0.5 AC. (DEED) |

HICKORY HILL LAND COMPANY, LLC
O.R.V. 2829 P. 459
76.91 AC.



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 4-27-21
INITIAL DATE

OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 4-27-21
INITIAL DATE
NN-146



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: APRIL 3, 2021

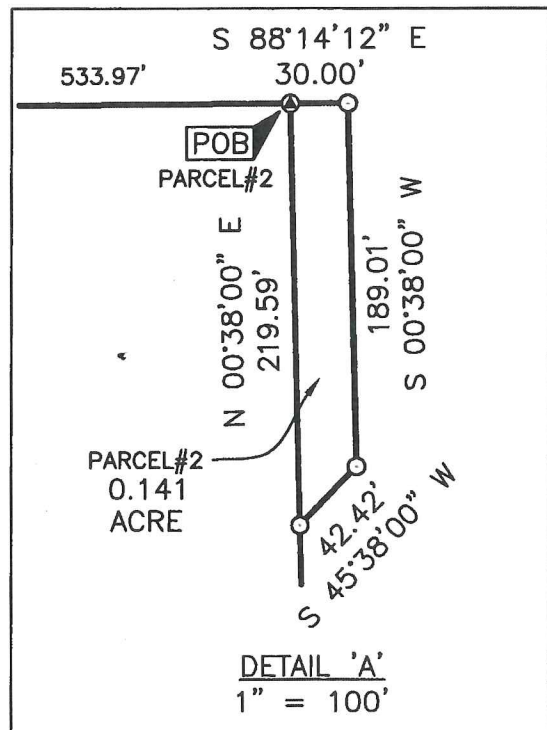


NOTE: THIS SURVEY WAS PREPARED USING DOCUMENTS OF RECORD AND PRIOR PLATS OF SURVEY INCLUDING:

ENG. SURVEY C-183 ENG. SURVEY H-294
 ENG. SURVEY K-306 ENG. SURVEY M-229
 ENG. SURVEY S-161 ENG. SURVEY W-24
 ENG. SURVEY Z-267 ENG. SURVEY Z-318
 ENG. SURVEY CC-217 ENG. SURVEY EE-215
 ENG. SURVEY HH-29 ENG. SURVEY HH-101
 0.46 & 1.84 ACRE SURVEY BY WILLIAM PAULSON DATED JAN. 1962
 0.69 ACRE SURVEY BY JUSTIN SEILER
 0.567 & 0.567 ACRE SURVEY BY WILLIAM PAULSON DATED APRIL 1962
 0.6 ACRE SURVEY BY WILLIAM PAULSON DATED MARCH 1965
 ORV. 2856 P. 310

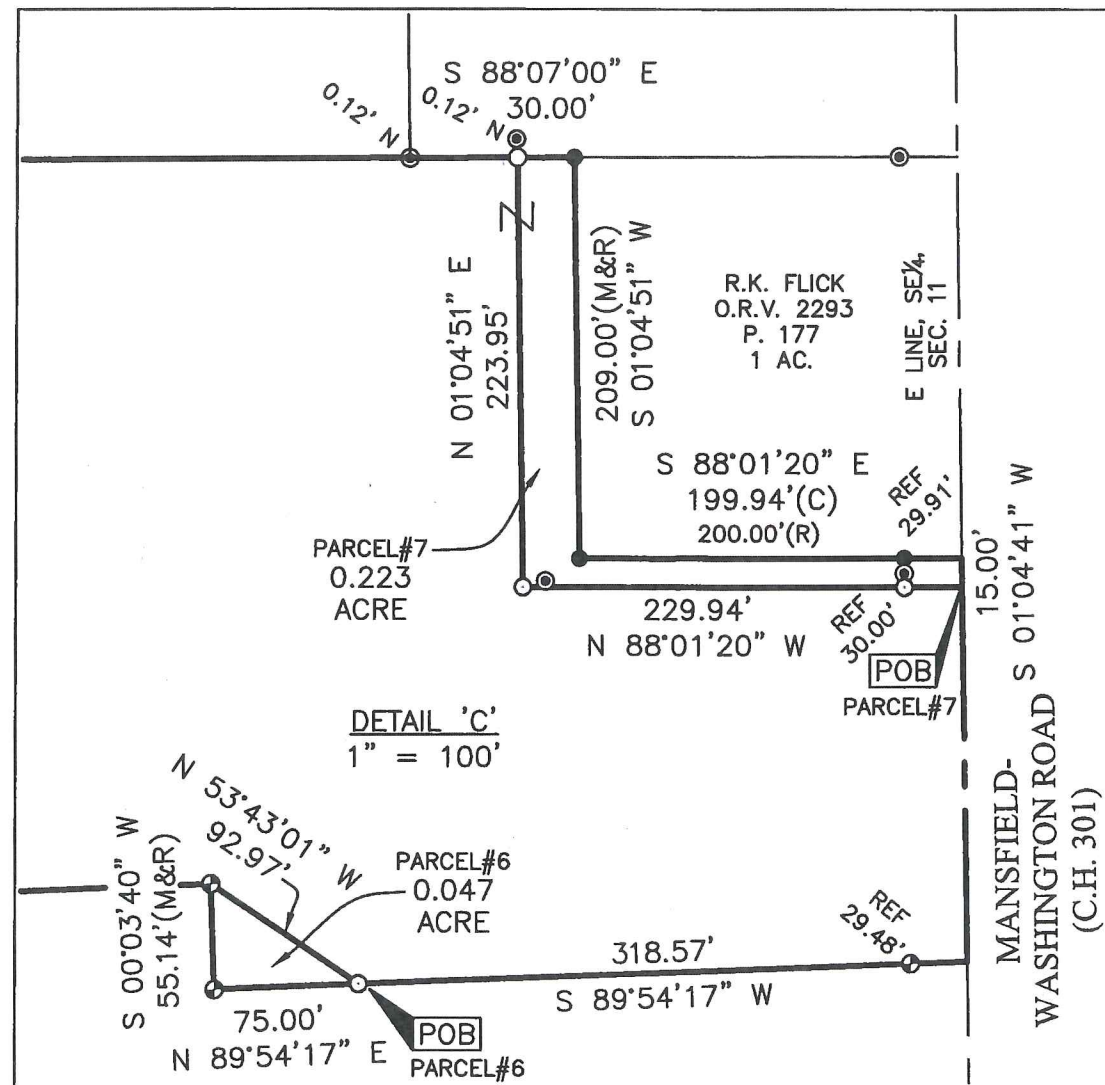
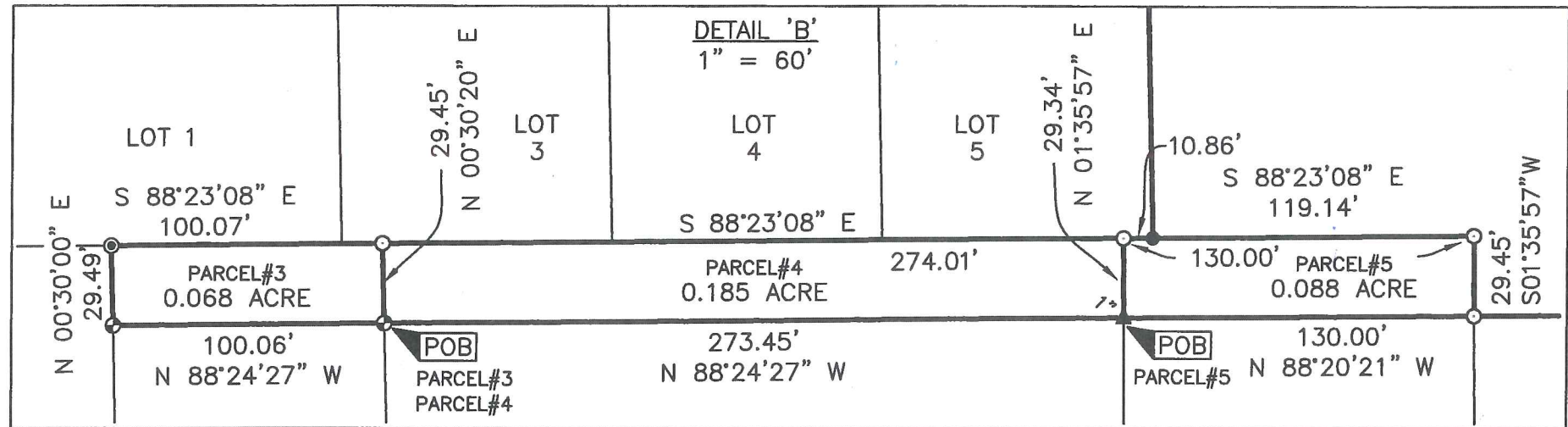
LEGEND

- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
- 5/8" REBAR FOUND (UNLESS NOTED)
- ⊕ CAPPED "CLANCY 7178" IRON PIN FOUND
- ⊙ CAPPED "CRAIG 8195" IRON PIN FOUND
- ⊗ CAPPED "SEILER & CRAIG, INC." IRON PIN FOUND
- ⊖ CAPPED "STEVENS 7052" IRON PIN FOUND
- ▲ IRON PIPE FOUND
- ◆ RAILROAD SPIKE FOUND
- ▣ BRASS TOP MONUMENT FOUND
- WOOD POST FOUND
- (C) CALCULATED (M) MEASURED (R) RECORD



PLAT OF PROPERTY SURVEY FOR
HICKORY HILL LAND COMPANY, LLC
 PART OF THE SOUTHEAST QUARTER OF SECTION ELEVEN (11)
 TOWNSHIP TWENTY NORTH (20N), RANGE EIGHTEEN WEST (18W)
 WASHINGTON TOWNSHIP, RICHLAND COUNTY, OHIO
 SHEET 2 OF 2

BASIS OF BEARINGS
 THE BEARINGS HEREIN ARE BASED ON
 RICHLAND COUNTY ENGINEER SURVEY
 EE-215.

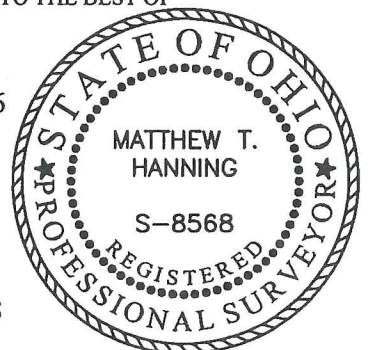


NEW SPLIT
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CERTIFICATION: I HEREBY CERTIFY THAT THIS PLAT AND THE FIELD SURVEY THAT IT REPRESENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.
 PREPARED BY

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

Matthew T. Hanning
 MATTHEW T. HANNING
 OHIO REGISTERED SURVEYOR NO. 8568
 DATE: APRIL 3, 2021



HANNING SURVEYING, LLC.

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

Matthew T. Hanning, PS

2021-018_P1

PARCEL #1 DESCRIPTION OF 39.693 ACRE PARCEL HICKORY HILL LAND COMPANY, LLC

Situated in the State of Ohio, County of Richland, Township of Washington, lying in the Southeast Quarter of Section Eleven (11), Township Twenty North (20N), Range Eighteen West (18W), containing 39.693 acres of an original tract conveyed to Hickory Hill Land Company, LLC by deed of record in Official Record Volume 2856, Page 310 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at the Southwest corner of said Southeast Quarter and the centerline of Hanley Road (C.H. 139), referenced by a capped "Stevens 7052" iron pin found, North 00°13'50" East, a distance of 30.00 feet;

thence North 00°13'50" East, with the West line of said Southeast Quarter, a distance of 935.32 feet to a 3/4" iron pipe found at a northwest corner of a 6.89 acre tract conveyed to G.D. & R.L. Stone by deed of record in Official Record Volume 2072, Page 578, said point being the POINT OF BEGINNING for the tract herein described;

thence continuing North 00°13'50" East, with said West line, a distance of 398.63 feet to a point at the southwest corner of a 76.91 acre tract conveyed to Hickory Hill Land Company, LLC by deed of record in Official Record Volume 2829, Page 459, referenced by a wood post found North 53°22'52" West, a distance of 4.34 feet;

thence South 88°07'00" East, with the south line of said 76.91 acre tract, a distance of 2371.69 feet to an iron pin set;

thence across said Hickory Hill Land Company, LLC tract, the following two (2) courses and distances:

1. South 01°04'51" West, a distance of 223.95 feet to an iron pin set;
2. South 88°01'20" East, a distance of 229.94 feet to a point on the East line of said Southeast Quarter and the centerline of Mansfield-Washington Road (C.H. 301), passing a 5/8" rebar found, a distance of 199.94 feet;

thence South 01°04'41" West, with said East line and the centerline of said Mansfield-Washington Road, a distance of 195.06 feet to a point at a northeasterly corner of a 0.758 acre tract conveyed to A.M. Grubar & R.M. Matney by deed of record in Official Record Volume 2425, Page 438, referenced by a capped "Clancy 7178" iron pin found, South 89°54'17" West, a distance of 29.48 feet;

thence South 89°54'17" West, with the north line of said 0.758 acre tract, a distance of 318.57 feet to an iron pin set;

thence North 53°43'01" West, crossing said Hickory Hill Land Company, LLC tract, a distance of 92.97 feet to a capped "Clancy 7178" iron pin found;

thence North 89°56'20" West, with the north line of said 0.758 acre tract, a distance of 249.22 feet to a capped "Clancy 7178" iron pin found on the northwest corner of said 0.758 acre tract;

thence South 01°03'16" West, with the west line of said 0.758 acre tract and the west line of a 6.13 acre tract conveyed to said A.M. Grubar & R.M. Matney, a distance of 627.26 feet to a 5/8" rebar found at the southwest corner of said 6.13 acre tract and a northwest corner of a 1.003 acre tract conveyed to L.E. Hampton by deed of record in Official Record Volume 1396, Page 494;

thence South 01°26'40" West, with the west line of said 1.003 acre tract, a distance of 82.11 feet to a 5/8" rebar found at a southwest corner of said 1.003 acre tract and the north line of a 0.53 acre tract conveyed to L.K. Sampson by deed of record in Official Record Volume 2377, Page 62;

thence North 88°15'10" West, with the north line of said 0.53 acre tract and a 0.5 acre tract conveyed to M.A. Alt by deed of record in Official Record Volume 2124, Page 679 and a 1.211 acre tract conveyed to G.P. Burggraf by deed of record in Official Record Volume 2761, Page 685, a distance of 283.57 feet to a capped "Craig 8195" iron pin found at a northerly corner of said 1.211 acre tract;

thence South 01°55'46" West, with a westerly line of said 1.211 acre tract, a distance of 30.00 feet to a pinched iron pipe found at a northerly corner of said 1.211 acre tract;

thence North 88°20'21" West, with the north lines of said 1.211 acre tract, 0.92 acre tract and 0.46 acre tract conveyed to F.W. McFarland Trustee by deed of record in Official Record Volume 1996,

Page 73, a distance of 449.27 feet to an iron pin set at the northeast corner of a 0.60 acre tract conveyed to T.M. & L.A. Baker by deed of record in Official Record Volume 1923, Page 604;

thence across said Hickory Hill Land Company, LLC tract, the following two (2) courses and distances:

1. North 01°35'57" East, a distance of 29.45 feet to an iron pin set;
2. North 88°23'08" West, a distance of 119.14 feet to a 5/8" rebar found at the southeast corner of Little Washington Allot., Plat Volume 22, Page 2;

thence North 00°38'00" East, with the east line of said Little Washington Allot., a distance of 200.02 feet to a 5/8" rebar found at a easterly corner of said Little Washington Allot. and the south right-of-way of Wee Loch Drive;

thence South 88°23'08" East, with the south line of Wee Loch Drive, a distance of 42.00 feet to a 5/8" rebar found;

thence North 00°38'00" East, with the east line of said Little Washington Allot. and Wee Loch Drive, a distance of 260.03 feet to a point on the northeast corner of said Little Washington Allot., passing a capped "Craig 8195" iron pin found, a distance of 245.03 feet;

thence North 88°23'08" West, with the north line of said Little Washington Allot., a distance of 542.06 feet to a 5/8" rebar found at the northwest corner of said Little Washington Allot.;

thence South 00°38'00" West, with the west line of said Little Washington Allot., a distance of 200.02 feet to a capped "Craig 8195" iron pin found at the north right-of-way of Georgia Lane (T.H. 1443);

thence North 88°23'08" West, with the northerly right-of-way of said Georgia Lane, a distance of 60.02 feet to a capped "Craig 8195" iron pin found on the east line of said 6.89 acre tract;

thence North 00°38'00" East, with the east line of said 6.89 acre tract, a distance of 224.41 feet to an iron pin set;

thence across said Hickory Hill Land Company, LLC tract, the following three (3) courses and distances:

1. North 45°38'00" East, a distance of 42.42 feet to an iron pin set;
2. North 00°38'00" East, a distance of 189.01 feet to an iron pin set;
3. North 88°14'12" West, a distance of 563.97 feet to the POINT OF BEGINNING, passing a capped "Seiler & Craig, Inc." iron pin found, a distance of 30.00 feet, containing 39.693 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 EE-215

Prior Deed References: ORV 2856, P 310

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 & April 2021.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: April 3, 2021



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 4-27-21
INITIAL DATE
NN-146

HANNING SURVEYING, LLC.

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

Matthew T. Hanning, PS

2021-018_P2

PARCEL #2 DESCRIPTION OF 0.141 ACRE PARCEL HICKORY HILL LAND COMPANY, LLC

Situated in the State of Ohio, County of Richland, Township of Washington, lying in the Southeast Quarter of Section Eleven (11), Township Twenty North (20N), Range Eighteen West (18W), containing 0.141 acre of an original tract conveyed to Hickory Hill Land Company, LLC by deed of record in Official Record Volume 2856, Page 310 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at the Southwest corner of said Southeast Quarter and the centerline of Hanley Road (C.H. 139), referenced by a capped "Stevens 7052" iron pin found, North 00°13'50" East, a distance of 30.00 feet;

thence North 00°13'50" East, with the West line of said Southeast Quarter, a distance of 935.32 feet to a 3/4" iron pipe found at a northwest corner of a 6.89 acre tract conveyed to G.D. & R.L. Stone by deed of record in Official Record Volume 2072, Page 578;

thence South 88°14'12" East, with the north line of said 6.89 acre tract, a distance of 533.97 feet to a capped "Seiler & Craig, Inc." iron pin found at the northeast corner of said 6.89 acre tract, said point being the POINT OF BEGINNING for the tract herein described;

thence across said Hickory Hill Land Company, LLC tract, the following three (3) courses and distances:

1. South 88°14'12" East, a distance of 30.00 feet to an iron pin set;
2. South 00°38'00" West, a distance of 189.01 feet to an iron pin set;
3. South 45°38'00" West, a distance of 42.42 feet to an iron pin set on the east line of said 6.89 acre tract;

thence North 00°38'00" East, with said east line of said 6.89 acre tract, a distance of 219.59 feet to the POINT OF BEGINNING, containing 0.141 total acre of land, more or less;

Subject, however, to all legal rights-of-ways and/or easements of record.

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.

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 EE-215

Prior Deed References: ORV 2856, P 310

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 & April 2021.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: April 3, 2021



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
INITIAL EAK DATE 4-27-21
NN-146

HANNING SURVEYING, LLC.

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

Matthew T. Hanning, PS

2021-018_P3

PARCEL #3 DESCRIPTION OF 0.068 ACRE PARCEL HICKORY HILL LAND COMPANY, LLC

Situated in the State of Ohio, County of Richland, Township of Washington, lying in the Southeast Quarter of Section Eleven (11), Township Twenty North (20N), Range Eighteen West (18W), containing 0.068 acre of an original tract conveyed to Hickory Hill Land Company, LLC by deed of record in Official Record Volume 2856, Page 310 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at the Southwest corner of said Southeast Quarter and the centerline of Hanley Road (C.H. 139), referenced by a capped "Stevens 7052" iron pin found, North 00°13'50" East, a distance of 30.00 feet;

thence South 88°22'59" East, with the South line of said Southeast Quarter and the centerline of said Hanley Road, a distance of 803.07 feet to a point at the southeast corner of a 0.459 acre tract conveyed to C.A. & S.J. Kennard by deed of record in Official Record Volume 2629, Page 820 and the southwest corner of a 1.246 acre tract conveyed to M.D. & C.D. Finley by deed of record in Official Record Volume 1364, Page 693, referenced by a capped "Clancy 7178" iron pin found, North 00°30'20" East, a distance of 30.00 feet;

thence North 00°30'20" East, with the common line of said 0.459 acre tract and 1.246 acre tract, a distance of 200.55 feet to a capped "Clancy 7178" iron pin found, said point being the POINT OF BEGINNING for the tract herein described;

thence North 88°24'27" West, with the north line of said 0.459 acre tract, a distance of 100.06 feet to a capped "Clancy 7178" iron pin found at the northwest corner of said 0.459 acre tract and the east line of a 0.609 acre tract conveyed to A.T. Clawson by deed of record in Official Record Volume 1988, Page 371;

thence North 00°30'00" East, with the east line of said 0.609 acre tract, a distance of 29.49 feet to a capped "Craig 8195" iron pin found on the south line Little Washington Allot., Plat Volume 22, Page 2;

thence South 88°23'08" East, with the south line of said Little Washington Allot., a distance of 100.07 feet to an iron pin set;

thence South 00°30'20" West, across said Hickory Hill Land Company, LLC tract, a distance of 29.45 feet to the POINT OF BEGINNING, containing 0.068 total acre of land, more or less;

Subject, however, to all legal rights-of-ways and/or easements of record.

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.

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 EE-215

Prior Deed References: ORV 2856, P 310

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 & April 2021.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: April 3, 2021



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 4-27-21
INITIAL DATE
NN-146

HANNING SURVEYING, LLC.

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

Matthew T. Hanning, PS

2021-018_P4

PARCEL #4 DESCRIPTION OF 0.185 ACRE PARCEL HICKORY HILL LAND COMPANY, LLC

Situated in the State of Ohio, County of Richland, Township of Washington, lying in the Southeast Quarter of Section Eleven (11), Township Twenty North (20N), Range Eighteen West (18W), containing 0.185 acre of an original tract conveyed to Hickory Hill Land Company, LLC by deed of record in Official Record Volume 2856, Page 310 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at the Southwest corner of said Southeast Quarter and the centerline of Hanley Road (C.H. 139), referenced by a capped "Stevens 7052" iron pin found, North 00°13'50" East, a distance of 30.00 feet;

thence South 88°22'59" East, with the South line of said Southeast Quarter and the centerline of said Hanley Road, a distance of 803.07 feet to a point at the southeast corner of a 0.459 acre tract conveyed to C.A. & S.J. Kennard by deed of record in Official Record Volume 2629, Page 820 and the southwest corner of a 1.246 acre tract conveyed to M.D. & C.D. Finley by deed of record in Official Record Volume 1364, Page 693, referenced by a capped "Clancy 7178" iron pin found, North 00°30'20" East, a distance of 30.00 feet;

thence North 00°30'20" East, with the common line of said 0.459 acre tract and 1.246 acre tract, a distance of 200.55 feet to a capped "Clancy 7178" iron pin found, said point being the POINT OF BEGINNING for the tract herein described;

thence North 00°30'20" East, crossing said Hickory Hill Land Company, LLC tract, a distance of 29.45 feet to an iron pin set on the south line of Little Washington Allot., Plat Volume 22, Page 2;

thence South 88°23'08" East, with the south line of said Little Washington Allot., a distance of 274.01 feet to an iron pin set;

thence South 01°35'57" West, crossing said Hickory Hill Land Company, LLC tract, a distance of 29.34 feet to a 1" iron pipe found at the northeast corner of said 1.246 acre tract and the northwest corner of a 0.60 acre tract conveyed to T.M. & L.A. Baker by deed of record in Official Record Volume 1923, Page 604;

thence North 88°24'27" West, with the north line of said 1.246 acre tract, a distance of 273.45 feet to the POINT OF BEGINNING, containing 0.185 total acre of land, more or less;

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.

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 EE-215

Prior Deed References: ORV 2856, P 310

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 & April 2021.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: April 3, 2021



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HANNING SURVEYING, LLC.

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Phone: (419) 528-8118

Matthew T. Hanning, PS

2021-018_P5

PARCEL #5 DESCRIPTION OF 0.088 ACRE PARCEL HICKORY HILL LAND COMPANY, LLC

Situated in the State of Ohio, County of Richland, Township of Washington, lying in the Southeast Quarter of Section Eleven (11), Township Twenty North (20N), Range Eighteen West (18W), containing 0.088 acre of an original tract conveyed to Hickory Hill Land Company, LLC by deed of record in Official Record Volume 2856, Page 310 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at the Southwest corner of said Southeast Quarter and the centerline of Hanley Road (C.H. 139), referenced by a capped "Stevens 7052" iron pin found, North 00°13'50" East, a distance of 30.00 feet;

thence South 88°22'59" East, with the South line of said Southeast Quarter and the centerline of said Hanley Road, a distance of 1072.69 feet to a point on the southeast corner of a 1.246 acre tract conveyed to M.D. & C.D. Finley by deed of record in Official Record Volume 1364, Page 693 and the southwest corner of a 0.60 acre tract conveyed to T.M. & L.A. Baker by deed of record in Official Record Volume 1923, Page 604, referenced by a 5/8" rebar found, North 01°35'57" East, a distance of 30.00 feet;

thence North 01°35'57" East, with the common line of said 1.246 acre tract and 0.60 acre tract, a distance of 200.63 feet to a 1" iron pipe found, said point being the POINT OF BEGINNING for the tract herein described;

thence North 01°35'57" East, a distance of 29.34 feet to an iron pin set on the south line of Little Washington Allot., Plat Volume 22, Page 2;

thence South 88°23'08" East, with the south line of said Little Washington Allot. and crossing said Hickory Hill Land Company, LLC parcel, a distance of 130.00 feet to an iron pin set, passing a 5/8" rebar found, a distance of 10.86 feet;

thence South 01°35'57" West, a distance of 29.45 feet to an iron pin set at the northeast corner of said 0.60 acre tract and the northwest corner of a 0.46 acre tract conveyed to F.W. McFarland Trustee by deed of record in Official Record Volume 1996, Page 73;

thence North 88°20'21" West, with the north line of said 0.60 acre tract, a distance of 130.00 feet to the POINT OF BEGINNING, containing 0.088 total acre of land, more or less;

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.

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 EE-215

Prior Deed References: ORV 2856, P 310

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 & April 2021.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: April 3, 2021



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

Matthew T. Hanning, PS

2021-018_P6

PARCEL #6 DESCRIPTION OF 0.047 ACRE PARCEL HICKORY HILL LAND COMPANY, LLC

Situated in the State of Ohio, County of Richland, Township of Washington, lying in the Southeast Quarter of Section Eleven (11), Township Twenty North (20N), Range Eighteen West (18W), containing 0.047 acre of an original tract conveyed to Hickory Hill Land Company, LLC by deed of record in Official Record Volume 2856, Page 310 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at a brass top monument found at the Southeast corner of said Southeast Quarter and the intersection of Hanley Road (C.H. 139) and Mansfield-Washington Road (C.H. 301);

thence North 01°04'41" East, with the East line of said Southeast Quarter and the centerline of said Mansfield-Washington Road, a distance of 902.34 feet to a point at a northeast corner of a 0.758 acre tract conveyed to A.M. Grubar & R.M. Matney by deed of record in Official Record Volume 2425, Page 438, referenced by a capped "Clancy 7178" iron pin found South 89°54'17" West, a distance of 29.48 feet;

thence South 89°54'17" West, with the north line of said 0.758 acre tract, a distance of 318.57 feet to an iron pin set, said point being the POINT OF BEGINNING for the tract herein described;

thence North 53°43'01" West, crossing said Hickory Hill Land Company, LLC tract, a distance of 92.97 feet to a capped "Clancy 7178" iron pin found on a northerly corner of said 0.758 acre tract;

thence South 00°03'40" West, with a easterly line of said 0.758 acre tract, a distance of 55.14 feet to a capped "Clancy 7178" iron pin found at a northerly corner of said 0.758 acre tract;

thence North 89°54'17" East, the northerly line of said 0.758 acre tract, a distance of 75.00 feet to the POINT OF BEGINNING, containing 0.047 total acre of land, more or less;

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.

Subject, however, to all legal rights-of-ways and/or easements of record.

Iron pins set, where indicated, are iron rebar, five/ths (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 EE-215

Prior Deed References: ORV 2856, P 310

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 & April 2021.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: April 3, 2021



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 4-27-21
INITIAL DATE
NN-146

HANNING SURVEYING, LLC.

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

Matthew T. Hanning, PS

2021-018_P7

PARCEL #7 DESCRIPTION OF 0.223 ACRE PARCEL HICKORY HILL LAND COMPANY, LLC

Situated in the State of Ohio, County of Richland, Township of Washington, lying in the Southeast Quarter of Section Eleven (11), Township Twenty North (20N), Range Eighteen West (18W), containing 0.223 acre of an original tract conveyed to Hickory Hill Land Company, LLC by deed of record in Official Record Volume 2856, Page 310 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at a brass top monument found at the Southeast corner of said Southeast Quarter and the intersection of Hanley Road (C.H. 139) and Mansfield-Washington Road (C.H. 301);

thence North 01°04'41" East, with the East line of said Southeast Quarter and the centerline of said Mansfield-Washington Road, a distance of 1097.40 feet to a point, referenced by an iron pin set, North 88°01'20" West, a distance of 30.00 feet, said point being the POINT OF BEGINNING for the tract herein described;

thence across said Hickory Hill Land Company, LLC tract, the following two (2) courses and distances:

1. North 88°01'20" West, a distance of 229.94 feet to an iron pin set;
2. North 01°04'51" East, a distance of 223.95 feet to an iron pin set on the south line of a 0.98 acre tract conveyed to H.D. Mitchell by deed of record in Official Record Volume 2481, Page 517;

thence South 88°07'00" East, with the south line of said 0.98 acre tract, a distance of 30.00 feet to a 5/8" rebar found at the northwest corner of a 1 acre tract conveyed to R.K. Flick by deed of record in Official Record Volume 2293, Page 177;

thence South 01°04'51" West, with the west line of said 1 acre tract, a distance of 209.00 feet to a 5/8" rebar found at the southwest corner of said 1 acre tract;

thence South 88°01'20" East, with the south line of said 1 acre tract, a distance of 199.94 feet to the East line of said Southeast Quarter and the centerline of said Mansfield-Washington Road, passing a 5/8" rebar found, a distance of 170.03 feet;

thence South 01°04'41" West, with the East line of said Southeast Quarter and the centerline of said Mansfield-Washington Road, a distance of 15.00 feet to the POINT OF BEGINNING, containing 0.223 total acre of land, more or less;

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.

Subject, however, to all legal rights-of-ways and/or easements of record.

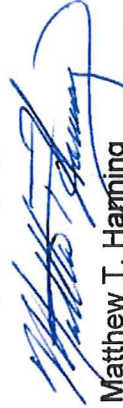
Iron pins set, where indicated, are iron rebar, five/eighths (5/8) inch diameter, thirty (30) inches long with a plastic cap on top stamped "HANNING PS 8568".

The bearings herein are based on Richland County Engineer Survey EE-215

Prior Deed References: ORV 2856, P 310

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 & April 2021.

Prepared by:
Hanning Surveying, LLC.


Matthew T. Hanning
Registered Surveyor No. 8568

Dated: April 3, 2021



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 4-27-21
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