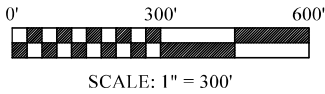


PLAT OF PROPERTY SURVEY FOR
DIANE ANDREWS

PART OF THE SOUTHWEST QUARTER OF SECTION FIFTEEN (15)
PART OF THE NORTHWEST QUARTER OF SECTION TWENTY TWO (22)
TOWNSHIP TWENTY ONE (21), RANGE NINETEEN (19)
CITY OF ONTARIO, SPRINGFIELD TOWNSHIP, RICHLAND COUNTY, OHIO

BASIS OF BEARINGS

THE BEARINGS HEREIN ARE BASED ON 40 FOOT RIGHT-OF-WAY FOR LEWIS ROAD BASED ON A SURVEY COMPLETED BY ROBERT A. CUNNING DATED NOVEMBER 1, 1990.



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

- ENG. P.V. 18, P. 261 ENG. P.V. 20, P. 78
- ENG. P.V. 21, P. 12
- ENG. SURVEY A-199 ENG. SURVEY B-373
- ENG. SURVEY E-39 ENG. SURVEY H-265
- ENG. SURVEY H-391 ENG. SURVEY J-429
- ENG. SURVEY S-13 ENG. SURVEY S-153
- ENG. SURVEY Y-311 ENG. SURVEY DD-167
- ENG. SURVEY DD-229 ENG. SURVEY GG-298
- ENG. SURVEY NN-254 ENG. SURVEY NN-301
- ENG. SURVEY F-2-417
- 0.50 ACRE SURVEY BY CHARLES BLOSSER DATED 10/9/1948
- 2.5 ACRE SURVEY BY JUSTIN A. SEILER DATED 1/31/1972
- 0.85 ACRE SURVEY BY ROBERT A. CUNNING DATED 9/10/1986
- 20.92 ACRE SURVEY BY DOUGLAS C. SEILER DATED 6/21/1988
- 40 FOOT RIGHT-OF-WAY SURVEY FOR LEWIS ROAD BY ROBERT A. CUNNING DATED 11/01/1990
- 4.01 ACRE SURVEY BY DOUGLAS C. SEILER DATED 6/6/1991
- 5.0001 ACRE, 5.247 ACRE & 5.0001 ACRE SURVEY BY DOUGLAS C. SEILER DATED 2/20/1992
- ORV. 2778 P. 265

- | | |
|---|---|
| (A) J.L. & A.N. SMITH
O.R.V. 2794 P. 675
1.033 AC. | (F) R.A. GIESIGE
O.R.V. 1458 P. 717
1.04 AC. |
| (B) T.L. GRIEBLING
O.R.V. 2150 P. 238
0.500 AC. | (G) M.J. DILLE & K.R. REFFEL
O.R.V. 1386 P. 787
0.68 AC. |
| (C) WALNUT GRAIN FARMS, LLC
O.R.V. 2369 P. 267
17.031 AC. | (H) M.J. & K. DILLE
O.R.V. 1802 P. 456
0.69 AC. |
| (D) P.E. & H.C. COBB
O.R.V. 2533 P. 490
3.97 AC. | (I) THE HIPSHER FAMILY TRUST
O.R.V. 1321 P. 511
5.247 AC. |
| (E) J. SMITH
D.V. 672 P. 336
2.5 AC. | (J) D.P. PAONE III
O.R.V. 2401 P. 843
0.25 AC. |

LEGEND

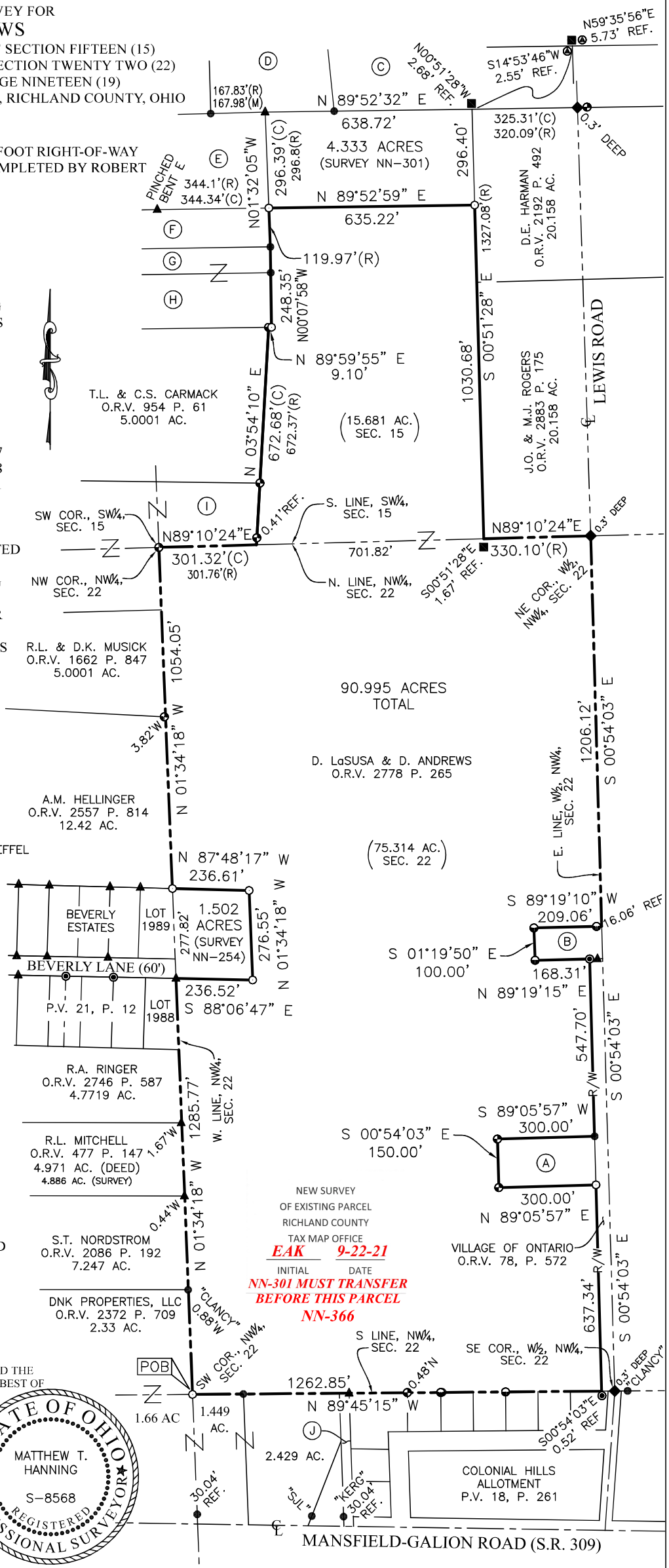
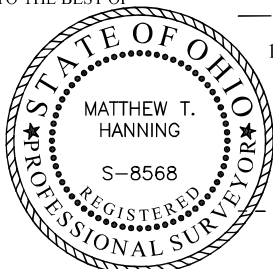
- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
 - ◇ RAILROAD SPIKE SET
 - 5/8" REBAR FOUND (UNLESS NOTED)
 - ⊕ CAPPED "SEILER 6869" IRON PIN FOUND
 - ⊙ CAPPED "BLUNK 6320" IRON PIN FOUND
 - ⊗ CAPPED "R.E.L." IRON PIN FOUND
 - ⊕ CAPPED "BENDER 4978" IRON PIN FOUND
 - ▲ IRON PIPE FOUND
 - ◆ RAILROAD SPIKE FOUND
 - POST FOUND
- (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: JULY 1, 2021



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 9-22-21
INITIAL DATE
**NN-301 MUST TRANSFER
BEFORE THIS PARCEL
NN-366**

**DESCRIPTION OF 90.995 ACRE PARCEL
DIANE ANDREWS**

Situated in the State of Ohio, County of Richland, City of Ontario, Township of Springfield, lying in the Southwest Quarter of Section Fifteen (15) and the Northwest Quarter of Section Twenty Two (22), Township Twenty One (21), Range Nineteen (19), containing 90.995 acres of an original tract conveyed to D. LaSusa & D. Andrews by deed of record in Official Record Volume 2778, Page 265 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

BEGINNING at an iron pin set at the Southwest corner of the Northwest Quarter of said Section 22;

thence North 01°34'18" West, with the West line of the Northwest Quarter of said Section 22, a distance of 1285.77 feet to an iron pipe found at the Northeast corner of Lot 1988 of Beverly Estates, recorded in Plat Volume 21, Page 12;

Thence across said original tract conveyed to D. LaSusa & D. Andrews the following three (3) courses and distances:

1. South 88°06'47" East, a distance of 236.52 feet to an iron pin set;
2. North 01°34'18" West, a distance of 276.55 feet to an iron pin set;
3. North 87°48'17" West, a distance of 236.61 feet to an iron pin set on the West line of the Northwest Quarter of Section 22;

thence North 01°34'18" West, with the West line of the Northwest Quarter of Section 22, distance of 1054.05 feet to a capped "Seiler 6869" iron pin found at the Northwest corner of the Northwest Quarter of said Section 22;

thence North 89°10'24" East, with the North line of the Northwest Quarter of Section 22, a distance of 301.32 feet to a point on said North line and a Southeasterly corner of a 5.247 acre tract conveyed to The Hipsher Family Trust by deed of record in Official Record Volume 1321, Page 511, referenced by a capped "Seiler 6869" iron pin found, North 03°54'10" East, a distance of 0.41 feet;

thence North 03°54'10" East, with the east line of said 5.247 acre and the east line of a 5.0001 acre tract conveyed to T.L. & C.S. Carmack by deed of record in Official Record Volume 954, Page 61, a distance of 672.68 feet to a capped "Seiler 6869" iron pin found at the Northeast corner of said 5.0001 acre tract and the South line of a 0.69 acre tract conveyed to M.J. & K. Dille by deed of record in Official Record Volume 1802, Page 456;

thence North 89°59'55" East, with the South line of said 0.69 acre tract, a distance of 9.10 feet to an iron pin set at the Southeast corner of said 0.69 acre tract;

thence North 00°07'58" West, with the East line of said 0.69 acre tract and the East line of a 0.68 acre tract conveyed to M.J. Dille & K.R. Reffel by deed of record in Official Record Volume 1386, Page 787, a distance of 248.35 feet to a 5/8" rebar found at the Northeast corner of said 0.68 acre tract and the Southeast corner of a 1.04 acre tract conveyed to R.A. Giesige by deed of record in Official Record Volume 1458, Page 717;

thence North 01°32'05" West, with the East line of said 1.04 acre tract, a distance of 119.97 feet to an iron pin set at the Northeast corner of said 1.04 acre tract and the Southeast corner of a 2.5 acre tract conveyed to J. Smith by deed of record in Deed Volume 672, Page 336;

thence North 89°52'59" East, across said original tract conveyed to D. LaSusa & D. Andrews, a distance of 635.22 feet to an iron pin set on the West line of a 20.158 acre tract conveyed to D.E. Harman by deed of record in Official Record Volume 2192, Page 492;

thence South 00°51'28" East, with the West line of said 20.158 acre tract and the West line of a 20.158 acre tract conveyed to J.O. & M.J. Rogers by deed of record in Official Record Volume 2883, Page 175, a distance of 1030.68 feet to a point at the Southwest corner of said J.O. & M.J. Rogers 20.158 acre tract, referenced by a post found, South 00°51'28" East, a distance of 1.67 feet;

thence North 89°10'24" East, with the South line of said J.O. & M.J. Rogers 20.158 acre tract and the North line of the Northwest Quarter of Section 22, a distance of 330.10 feet to a railroad spike found at the Northeast corner of the West Half of the Northwest Quarter of said Section 22 and the centerline of Lewis Road;

thence South 00°54'03" East, with the East line of the West Half of the Northwest Quarter of said Section 22 and the centerline of Lewis Road, a distance of 1206.12 feet to the Northeast corner of a 0.500 acre tract conveyed to T.L. Griebing by deed of record in Official Record Volume 2150, Page 238, referenced by a capped "Blunk 6320" iron pin found, South 89°19'10" West, a distance of 16.06 feet;

thence South 89°19'10" West, with the North line of said 0.500 acre tract, a distance of 209.06 feet to a capped "Blunk 6320" iron pin found at the Northwest corner of said 0.500 acre tract;

thence South 01°19'50" East, with the West line of said 0.500 acre tract, a distance of 100.00 feet to a capped "Blunk 6320" iron pin found at the Southwest corner of said 0.500 acre tract;

thence North 89°19'15" East, with the South line of said 0.500 acre tract, a distance of 168.31 feet to a capped "R.E.L." iron pin found on the right-of-way of Lewis Road;

thence South 00°54'03" East, with the right-of-way of said Lewis Road, a distance of 547.70 feet to a 5/8" rebar found at the Northeast corner of a 1.033 acre tract conveyed to J.L. & A.N. Smith by deed of record in Official Record Volume 2794, Page 675;

thence South 89°05'57" West, with the North line of said 1.033 acre tract, a distance of 300.00 feet to a capped "Seiler 6869" iron pin found at the Northwest corner of said 1.033 acre tract;

thence South 00°54'03" East, with the West line of said 1.033 acre tract, a distance of 150.00 feet to a capped "Seiler 6869" iron pin found at the southwest corner of said 1.033 acre tract;

thence North 89°05'57" East, with the South line of said 1.033 acre tract, a distance of 300.00 feet to an iron pin set on the Southeast corner of said 1.033 acre tract and the right-of-way of Lewis Road;

thence South 00°54'03" East, with the right-of-way of Lewis Road, a distance of 637.34 feet to the South line of the Northwest Quarter of said Section 22, referenced by a capped "R.E.L." iron pin found, South 00°54'03" East, a distance of 0.52 feet;

thence North 89°45'15" West, with the South line of the Northwest Quarter of Section 22, a distance of 1262.85 feet to the POINT OF BEGINNING, containing 90.995 total acres of land more or less, of which 15.681 acres is in Section 15 and 75.314 acres is in Section 22;

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 40 foot right-of-way for Lewis Road based on a survey completed by Robert A. Cunning dated November 1, 1990.

Prior Deed References: ORV 2778, P 265

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 2021.

Prepared by:
Hanning Surveying, LLC.


Matthew T. Hanning
Registered Surveyor No. 8568
Dated: July 1, 2021



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK **9-22-21**
INITIAL DATE
NN-301 MUST TRANSFER
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