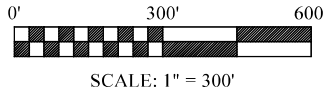


NOTE: THIS SURVEY WAS PREPARED USING DOCUMENTS OF RECORD AND PRIOR PLATS OF SURVEY INCLUDING:

- ENG. SURVEY E-140
- ENG. SURVEY E-172
- ENG. SURVEY E-173
- ENG. SURVEY O-16
- ENG. SURVEY Y-68
- ENG. SURVEY AA-198
- ENG. SURVEY LL-125
- ENG. SURVEY MM-176
- ENG. SURVEY OO-405
- 2.68 ACRE SURVEY DATED 8/4/52
- RIC-TR 174 - 1.85 RIGHT-OF-WAY PLANS
- RIGHT-OF-WAY & TRACK MAP - C.C.C. & ST. L. RR DATED JUNE 30, 1915
- ORV. 2254, P. 328

PLAT OF PROPERTY SURVEY FOR
FLASHOVER LAND MANAGEMENT
 PART OF THE SOUTHEAST QUARTER OF SECTION THIRTY FIVE (35)
 TOWNSHIP TWENTY ONE (21), RANGE TWENTY (20)
 SHARON TOWNSHIP, RICHLAND COUNTY, OHIO

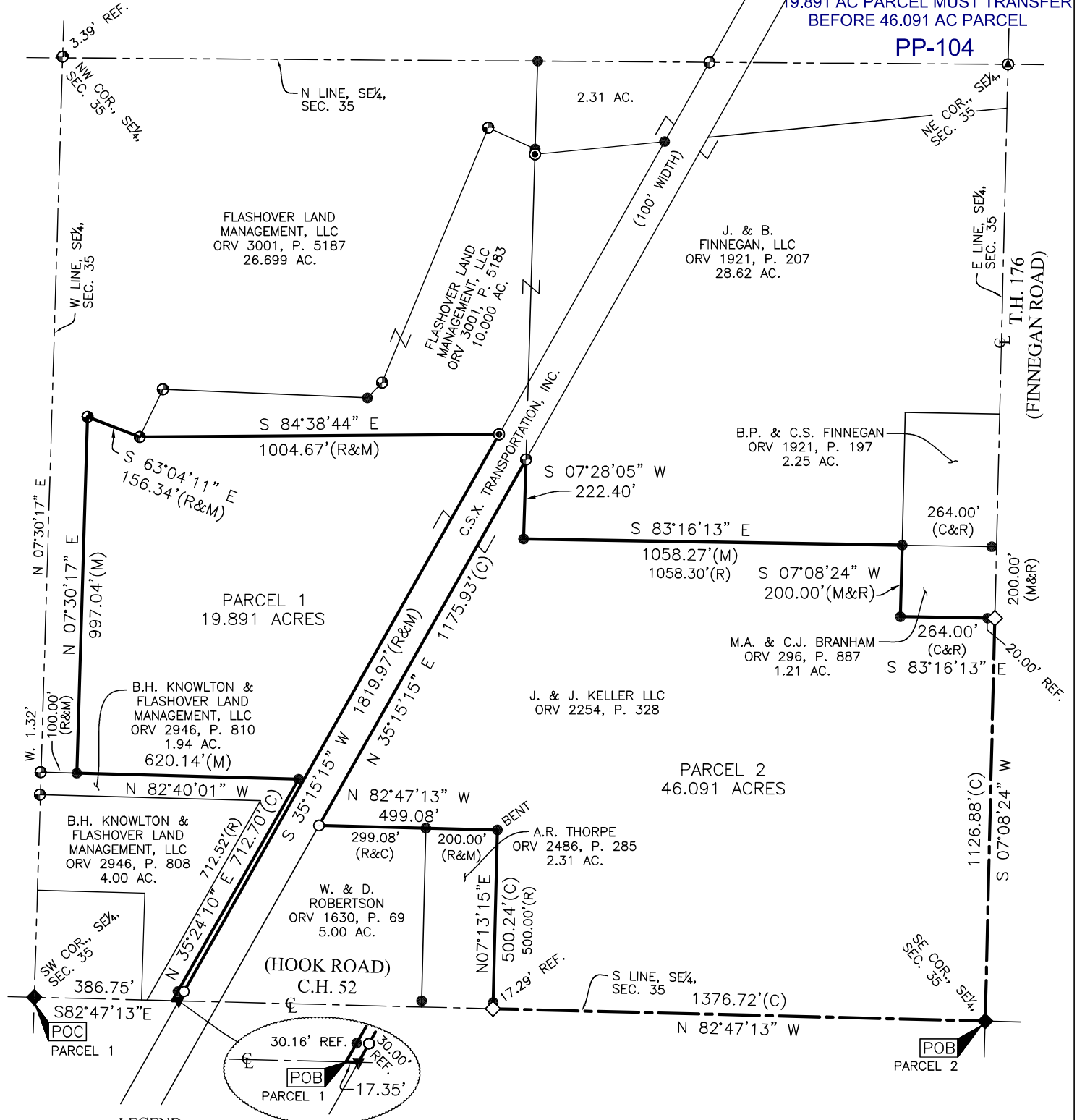


BASIS OF BEARINGS
 THE BEARINGS HEREIN ARE BASED ON RICHLAND COUNTY ENGINEER SURVEY MM-176.

NEW SPLIT RICHLAND COUNTY TAX MAP OFFICE EAK 5-9-23 INITIAL & DATE	NEW SURVEY OF EXISTING PARCEL RICHLAND COUNTY TAX MAP OFFICE EAK 5-9-23 INITIAL & DATE
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19.891 AC PARCEL MUST TRANSFER BEFORE 46.091 AC PARCEL

PP-104



LEGEND

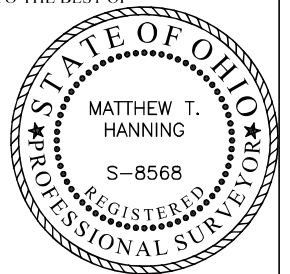
- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
- ◇ RAILROAD SPIKE SET
- 5/8" REBAR FOUND (UNLESS NOTED)
- ⊕ CAPPED "PS 7016" IRON PIN FOUND
- ⊙ CAPPED "HANNING PS 8568" IRON PIN FOUND
- ▼ MAG NAIL FOUND
- ◆ MAG SPIKE FOUND
- (C) CALCULATED (M) MEASURED (R) RECORD (P) PLAT

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 17, 2023



**PARCEL #1
DESCRIPTION OF 19.891 ACRE PARCEL
FLASHOVER LAND MANAGEMENT**

Situated in the State of Ohio, County of Richland, Township of Sharon, lying in the Southeast Quarter of Section Thirty Five (35), Township Twenty One (21), Range Twenty (20), of an original tracts conveyed to J. & J. Keller, LLC by deed of record in Official Record Volume 2254, Page 328 (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 Southwest corner of the Southeast Quarter of said Section 35 in the centerline of Hook Road (C.H. 52);

thence South 82°47'13" East, with the South line of the Southeast Quarter of said Section 35 and the centerline of said Hook Road, a distance of 386.75 feet to a point at the Southeast corner of a 1.94 acre tract conveyed to B.H. Knowlton & Flashover Land Management LLC by deed of record in Official Record Volume 2946, Page 810, said point being the POINT OF BEGINNING for the tract herein described, referenced by a 5/8" rebar found, North 35°24'10" East, a distance of 30.16 feet;

thence with said 1.94 acre tract the following two (2) courses and distances:

1. North 35°24'10" East, a distance of 712.70 feet to a 5/8" rebar found;
2. North 82°40'01" West, a distance of 620.14 feet to a 5/8" rebar found at the Southeast corner of a 26.699 acre tract conveyed to Flashover Land Management, LLC by deed of record in Official Record Volume 3001, Page 5187;

thence with said 26.699 acre tract the following two (2) courses and distances:

1. North 07°30'17" East, a distance of 997.04 feet to a capped "PS 7016" iron pin found;
2. South 63°04'11" East, a distance of 156.34 feet to a capped "PS 7016" iron pin found and the Southwest corner of a 10.000 acre tract conveyed to Flashover Land Management, LLC by deed of record in Official Record Volume 3001, Page 5183;

thence South 84°38'44" East, with the South line of said 10.000 acre tract, a distance of 1004.67 feet to a capped "Hanning PS 8568" iron pin found on the West right-of-way line of C.S.X. Transportation, Inc. (100' wide);

thence South 35°15'15" West, with said West right-of-way, a distance of 1819.97 feet to a Mag nail found on the South line of the Southeast Quarter of said Section 35 in the centerline of said Hook Road, passing an iron pin set, a distance of 1789.97 feet;

thence North 82°47'13" West, with the South line of the Southeast Quarter of said Section 35 and the centerline of said Hook Road, a distance of 17.35 feet to the POINT OF BEGINNING, containing 19.891 total acres 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 MM-176.

Prior Deed References: ORV 2254, P 328.

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 April 2023.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: April 17, 2023



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 5-9-23

INITIAL & DATE
PP-104

**PARCEL #2
DESCRIPTION OF 46.091 ACRE PARCEL
FLASHOVER LAND MANAGEMENT**

Situated in the State of Ohio, County of Richland, Township of Sharon, lying in the Southeast Quarter of Section Thirty Five (35), Township Twenty One (21), Range Twenty (20), of an original tracts conveyed to J. & J. Keller, LLC by deed of record in Official Record Volume 2254, Page 328 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

BEGINNING at a railroad spike found at the Southeast corner of the Southeast Quarter of said Section 35 in the intersection of Finnegan Road (T.H. 176) and Hook Road (C.H. 52);

thence North 82°47'13" West, with the South line of the Southeast Quarter of said Section 35 and the centerline of said Hook Road, a distance of 1376.72 feet to a railroad spike set at the Southeast corner of a 2.31 acre tract conveyed to A.R. Thorpe by deed of record in Official Record Volume 2486, Page 285, referenced by a 5/8" rebar found, North 07°13'15" East, a distance of 17.29 feet;

thence North 07°13'15" East, with the East line of said 2.31 acre tract, a distance of 500.24 feet to a 5/8" rebar found at the Northeast corner of said 2.31 acre tract;

thence North 82°47'13" West, with the North line of said 2.31 acre tract and the North line of a 5.00 acre tract conveyed to W. & D. Robertson by deed of record in Official Record Volume 1630, Page 69, a distance of 499.08 feet to an iron pin set at the Northwest corner of said 5.00 acre tract on the East right-of-way line of C.S.X. Transportation, Inc. (100' wide);

thence North 35°15'15" East, with said East right-of-way, a distance of 1175.93 feet to a capped "PS 7016" iron pin found on the West line of a 28.62 acre tract conveyed to J. & B. Finnegan, LLC by deed of record in Official Record Volume 1921, Page 207;

thence with said 28.62 acre tract the following two (2) courses and distances:

1. South 07°28'05" West, a distance of 222.40 feet to a 5/8" rebar found;
2. South 83°16'13" East, a distance of 1058.27 feet to a 5/8" rebar found at the Southwest corner of a 2.25 acre tract conveyed to B.P. & C.S. Finnegan by deed of record in Official Record Volume 1921, Page 197 and the Northwest corner of a 1.21 acre tract conveyed to M.A. & C.J. Branham by deed of record in Official Record Volume 296, Page 887;

thence with said 1.21 acre tract the following two (2) courses and distances:

1. South 07°08'24" West, a distance of 200.00 feet to a 5/8" rebar found;
2. South 83°16'13" East, a distance of 264.00 feet to a railroad spike set on the East line of the Southeast Quarter of said Section 35 in the centerline of said Finnegan Road, passing by a 5/8" rebar found at a distance of 244.00 feet;

thence South 07°08'24" West, with the East line of the Southeast Quarter of said Section 35 and the centerline of said Finnegan Road, a distance of 1126.88 feet to the POINT OF BEGINNING, containing 46.091 total acres of land, more or less;

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

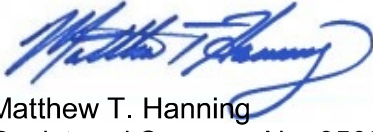
Iron pins set, where indicated, are iron rebar, five/eighths (5/8) inch diameter, thirty (30) inches long with a plastic cap on top stamped "HANNING PS 8568".

The bearings herein are based on Richland County Engineer Survey MM-176.

Prior Deed References: ORV 2254, P 328.

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 April 2023.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: April 17, 2023



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 5-9-23

INITIAL & DATE

**19.891 AC PARCEL MUST
TRANSFER BEFORE THIS PARCEL**

PP-104