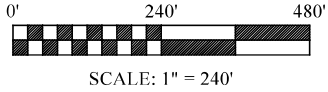
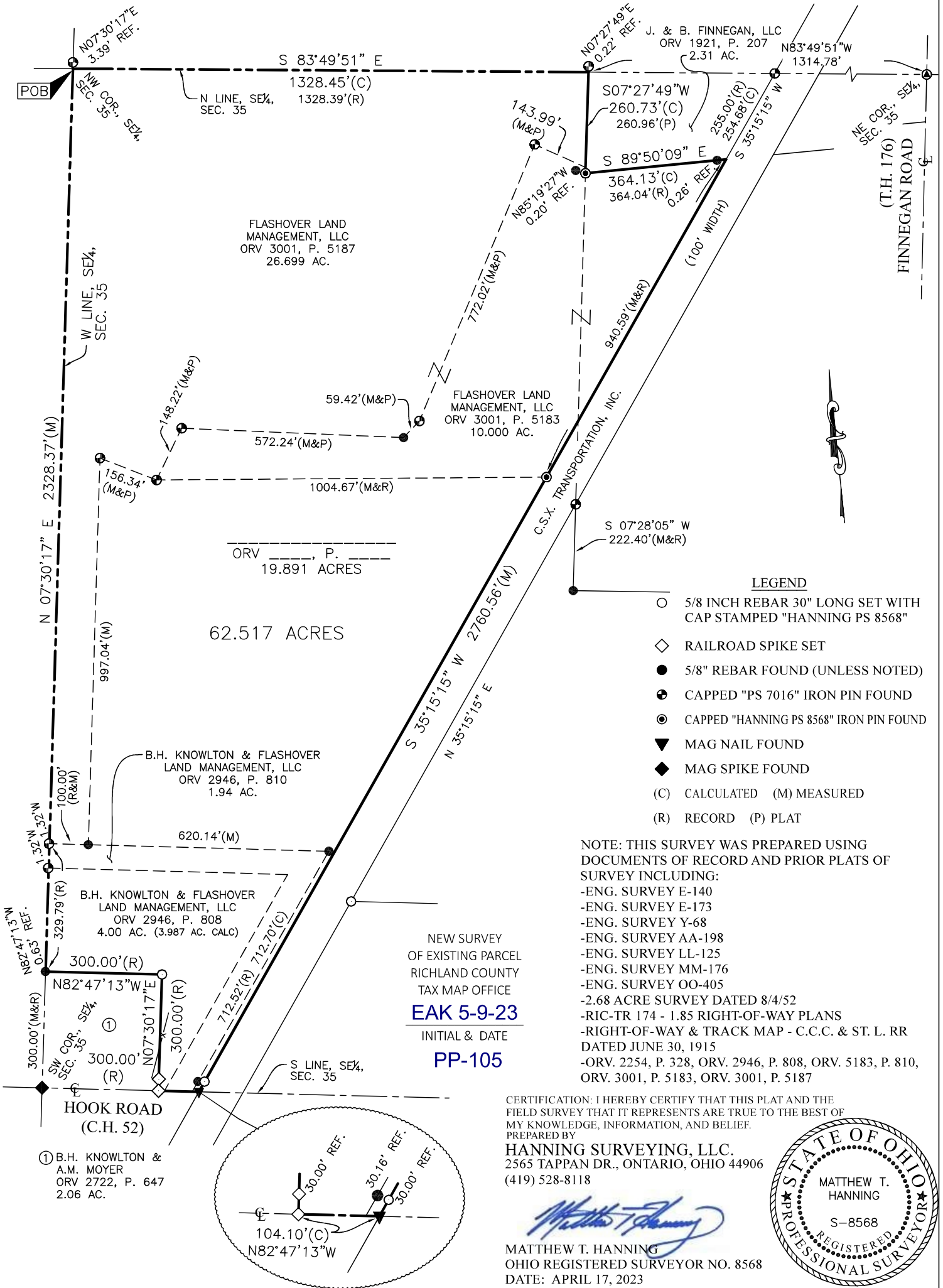


PLAT OF PROPERTY SURVEY FOR  
**FLASHOVER LAND MANAGEMENT**  
 PART OF THE SOUTHEAST QUARTER OF SECTION THIRTY FIVE (35)  
 TOWNSHIP TWENTY ONE (21), RANGE TWENTY (20)  
 SHARON TOWNSHIP, RICHLAND COUNTY, OHIO



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



**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

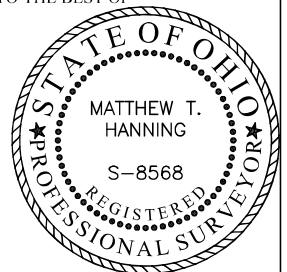
NOTE: THIS SURVEY WAS PREPARED USING DOCUMENTS OF RECORD AND PRIOR PLATS OF SURVEY INCLUDING:  
 -ENG. SURVEY E-140  
 -ENG. SURVEY E-173  
 -ENG. SURVEY Y-68  
 -ENG. SURVEY AA-198  
 -ENG. SURVEY LL-125  
 -ENG. SURVEY MM-176  
 -ENG. SURVEY OO-405  
 -2.68 ACRE SURVEY DATED 8/4/52  
 -RIC-TR 174 - 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, ORV. 2946, P. 808, ORV. 5183, P. 810, ORV. 3001, P. 5183, ORV. 3001, P. 5187

NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK 5-9-23**  
 INITIAL & DATE  
**PP-105**

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



**DESCRIPTION OF 62.517 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 26.699 acre tract conveyed to Flashover Land Management, LLC by deed of record in Official Record Volume 3001, Page 5187, a 10.000 acre tract conveyed to Flashover Land Management, LLC by deed of record in Official Record Volume 3001, Page 5183, 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, a 4.00 acre tract conveyed to B.H. Knowlton & Flashover Land Management, LLC by deed of record in Official Record Volume 2946, Page 808 and a \_\_\_\_\_ acre tract conveyed to \_\_\_\_\_ by deed of record in Official Record Volume \_\_\_\_\_, Page \_\_\_\_\_ (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

BEGINNING at the Northwest corner of the Southeast Quarter of said Section 35, referenced by a capped "PS 7016" iron pin found, North 07°30'17" East, a distance of 3.39 feet;

thence South 83°49'51" East, with the North line of the Southeast Quarter of said Section 35, a distance of 1328.45 feet to the Northwest corner of a 2.31 acre tract conveyed to J. & B. Finnegan, LLC by deed of record in Official Record Volume 1921, Page 207, referenced by a capped "PS 7016" iron pin found, North 07°27'49" East, a distance of 0.22 feet;

thence with said 2.31 acre tract the following two (2) courses and distances:

1. South 07°27'49" West, a distance of 260.73 feet to a capped "Hanning PS 8568" iron pin found at the Southwest corner of said 2.31 acre tract;
2. South 89°50'09" East, a distance of 364.13 feet to a point on the West line of C.S.X. Transportation Inc. (100' Wide), passing by a 5/8" rebar found at a distance of 363.87 feet;

thence South 35°15'15" West, with said West line of C.S.X. Transportation, Inc., a distance of 2760.56 feet to a Mag nail found on the South line of the Southeast Quarter of said Section 35 and the centerline of Hook Road (C.H. 52), passing by an iron pin set at a distance of 2730.56 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 104.10 feet to a railroad spike set at the Southeast corner of a 2.06 acre tract conveyed to B.H. Knowlton & A.M. Moyer by deed of record in Official Record Volume 2722, Page 647, referenced by an railroad spike set, North 07°30'17" East, a distance of 30.00 feet;

thence with said 2.06 acre tract the following two (2) courses and distances:

1. North 07°30'17" East, a distance of 300.00 feet to a iron pin set at the Northeast corner of said 2.06 acre tract;
2. North 07°30'17" East, a distance of 300.00 feet to a iron pin set at the Northeast corner of said 2.06 acre tract;

thence North 07°30'17" East, with the West line of the Southeast Quarter of said Section 35, a distance of 2328.37 feet to the POINT OF BEGINNING, containing 62.517 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 3001, P 5187, ORV 3001, P 5183, ORV 2946, P 810, ORV 2946, P 808 and ORV \_\_\_\_\_ P \_\_\_\_\_

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

**PP-105**