

PLAT OF PROPERTY SURVEY FOR  
**BRODY GLOVER**

SOUTHWEST QUARTER OF SECTION TWENTY-NINE (29)  
TOWNSHIP TWENTY-TWO (22), RANGE EIGHTEEN (18)  
FRANKLIN TOWNSHIP, RICHLAND COUNTY, OHIO

C. & B. HEIL  
ORV. 2997, P. 5717  
5.3536 ACRES

N 89°50'43" E 199.08' (M&R)

BENT E.

AMYGANGES ROAD  
(COUNTY HIGHWAY 223)

J.L. & K.H. HUFF  
ORV. 1879, P. 235  
1.61 ACRES

E.B. &  
M.M. KUHN  
DV 895,  
P. 749  
0.43 ACRE

J.B. GLOVER &  
D.B. VIPPERMAN  
ORV. 2836,  
P. 453

L.F. DRAKE  
ORV. 1956 P. 181  
4.5246 ACRES

0.465  
ACRE

S LINE, SW¼, SEC. 29  
S 90°00'00" E 324.04' (M&R)

N 90°00'00" W

AMOY EAST ROAD  
(COUNTY HIGHWAY 90)

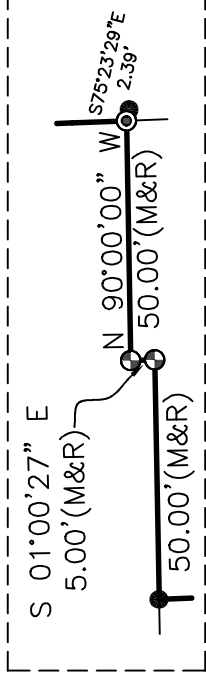
CERTIFICATION: I HEREBY CERTIFY THAT THIS PLAT AND THE  
FIELD SURVEY THAT IT REPRESENTS ARE TRUE TO THE BEST OF  
MY KNOWLEDGE, INFORMATION, AND BELIEF.  
PREPARED BY  
**HANNING SURVEYING, LLC.**  
2565 TAPPAN DR., ONTARIO, OHIO 44906  
(419) 528-8118

DATE: AUGUST 9, 2023

*Matthew T. Hanning*  
MATTHEW T. HANNING  
OHIO REGISTERED SURVEYOR NO. 8568



DETAIL "A"



BASIS OF BEARINGS  
THE BEARINGS HEREIN ARE BASED ON  
RICHLAND COUNTY ENGINEER SURVEY P-360 .

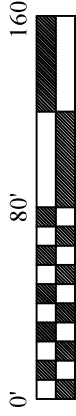
NOTE: THIS SURVEY WAS PREPARED  
USING DOCUMENTS OF RECORD AND  
PRIOR PLATS OF SURVEY INCLUDING:  
ENG. SURVEY H-63  
ENG. SURVEY P-360  
ENG. SURVEY P-361  
ENG. SURVEY Q-325  
ENG. SURVEY S-171  
ENG. SURVEY Z-170  
ENG. SURVEY II-195  
ENG. SURVEY MM-354  
ORV. 2997, P. 5717

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 9-8-23**  
INITIAL & DATE

**PP-242**

LEGEND

- 5/8 INCH REBAR 30" LONG SET WITH  
CAP STAMPED "HANNING PS 8568"
- 5/8" REBAR FOUND (UNLESS NOTED)
- ▲ IRON PIPE FOUND
- ⊕ CAPPED " VILLAGE ENGINEERING" IRON PIN FOUND
- ⊙ CAPPED "HANNING PS 8568" IRON PIN FOUND
- ◆ RAILROAD SPIKE FOUND
- (C) CALCULATED (M) MEASURED (R) RECORD



SCALE: 1" = 80'

**DESCRIPTION OF 0.456 ACRE PARCEL  
BRODY GLOVER**

Situated in the State of Ohio, County of Richland, Township of Franklin, lying in the Southwest Quarter of Section Twenty Nine (29), Township Twenty Two (22), Range Eighteen (18), of an original tract conveyed to C. & B. Heil by deed of record in Official Record Volume 2997, Page 5717 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at a 5/8" rebar at the Southwest corner of the Southwest Quarter of said Section 29 in the intersection of Amoy-Ganges Road (County Highway 223) and Amoy East Road (County Highway 90);

thence South 90°00'00" East, with the South line of the Southwest Quarter of said Section 29 and the centerline of said Amoy East Road, a distance of 324.04 feet to a railroad spike found at the Southeast corner of a 0.43 acre tract conveyed to E.B. & M.M. Kuhn by deed of record in Deed Volume 895, Page 749 and the Southwest corner of a 0.465 acre tract conveyed to J.B. Glover & D.B. Viperman by deed of record in Official Record Volume 2836, Page 453, referenced by a capping "Hanning PS 8568" iron pin found, North 01°00'27" West, a distance of 30.00 feet;

thence North 01°00'27" West, with the East line of said 0.43 acre tract and the West line of said 0.465 acre tract, a distance of 200.08 feet to 5/8" rebar found, said point being the POINT OF BEGINNING for the tract herein described;

thence North 90°00'00" West, with the North line of said 0.43 acre tract, a distance of 90.00 feet to a 5/8" rebar found on the East line of a 1.61 acre tract conveyed to J.L. & K.H. Huff by deed of record in Official Record Volume 1879, Page 235;

thence North 01°00'27" West, with the East line of said 1.61 acre tract, a distance of 104.56 feet to a 5/8" rebar found at a Southwesterly corner of a 5.3536 acre tract conveyed to C. & B. Heil by deed of record in Official Record Volume 2997, Page 5717;

thence North 89°50'43" East, across said 5.3536 acre tract, a distance of 194.01 feet to an iron pin set on the West line of a 4.5246 acre tract conveyed to L.F. Drake by deed of record in Official Record Volume 1956, Page 181;

thence South 01°17'39" West, with the West line of said 4.5246 acre tract, a distance of 100.09 feet to a capped "Hanning PS 8568" iron pin found on said West line and the Northeast corner of said 0.465 acre tract;

thence along the Northerly line of said 0.465 acre tract the following three (3) courses and distances:

1. North 90°00'00" West, a distance of 50.00 feet to a capped "Village Engineering" iron pin found;
2. South 01°00'27" East, a distance of 5.00 feet to a capped "Village Engineering" iron pin found;
3. North 90°00'00" West, a distance of 50.00 feet to the POINT OF BEGINNING, containing 0.456 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 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.

The bearings herein are based on Richland County Engineer Survey P-360.

Prior Deed References: ORV 2997, P 5717

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 August 2023.

Prepared by:  
Hanning Surveying, LLC.



Matthew T. Hanning  
Registered Surveyor No. 8568  
Dated: August 9, 2023



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
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