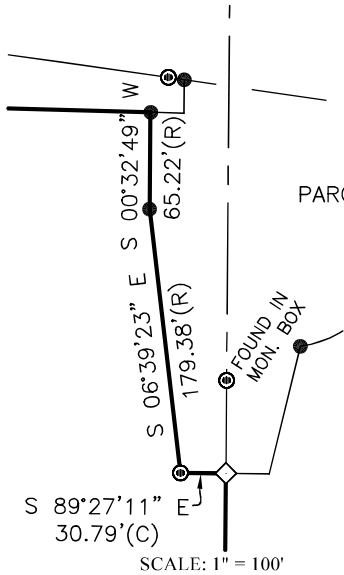
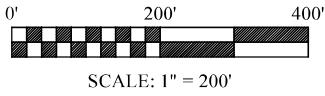


PLAT OF PROPERTY SURVEY FOR  
**SHAWN RICHARD**  
 PART OF THE SOUTHWEST QUARTER OF SECTION TWENTY THREE (23)  
 TOWNSHIP TWENTY (20), RANGE TWENTY (20)  
 SANDUSKY TOWNSHIP, RICHLAND COUNTY, OHIO

- ① COUNTY OF RICHLAND  
 ORV 840 P 122  
 0.247 AC.
- ② STATE OF OHIO  
 ORV 817 P 236  
 0.504 AC.
- ③ I.R. & L.I. ULMER  
 TRUSTEES  
 ORV 1900 P 265

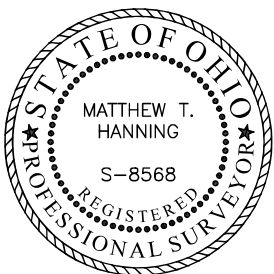
NOTE: THIS SURVEY WAS PREPARED  
 USING DOCUMENTS OF RECORD AND  
 PRIOR PLATS OF SURVEY INCLUDING:  
 -ENG. SURVEY F-3-003  
 -ENG. SURVEY K-360  
 -OHIO DEPARTMENT OF  
 TRANSPORTATION STATE ROUTE 30  
 PLANS (RIC-30-0.000)  
 -ORV. 1123 P. 800



**BASIS OF BEARINGS**  
 THE BEARINGS HEREIN ARE BASED  
 ON OHIO DEPARTMENT OF  
 TRANSPORTATION STATE ROUTE 30  
 PLANS (RIC-30-0.000)

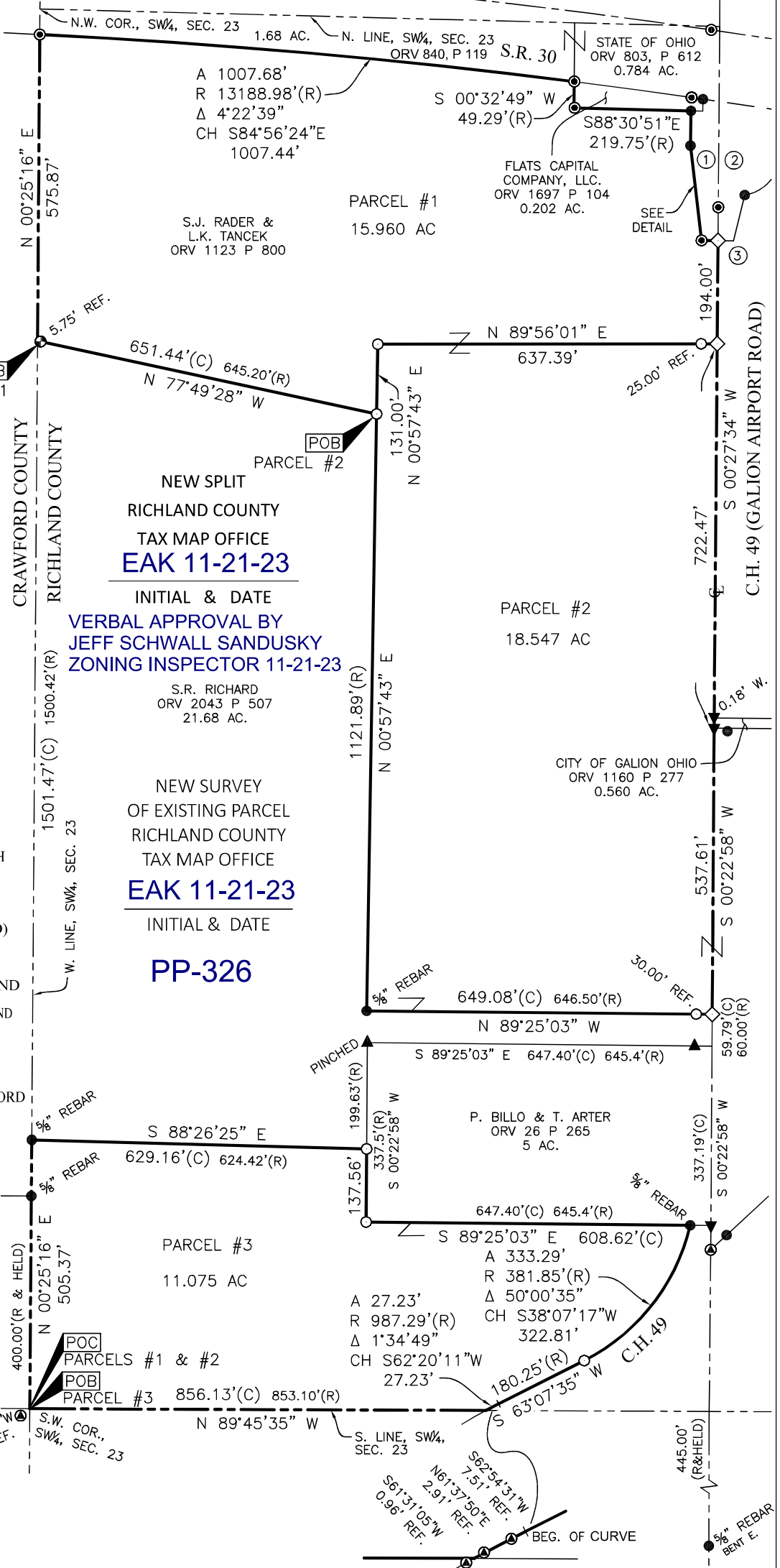
**LEGEND**

- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
- ◇ RAILROAD SPIKE SET
- 3/4" REBAR FOUND (UNLESS NOTED)
- ⊕ CAPPED "PS 7016" IRON PIN FOUND
- ⊙ CAPPED "ODOT R/W" IRON PIN FOUND
- ⊗ CAPPED "MAKEEVER & ASSOC." IRON PIN FOUND
- ▲ IRON PIPE FOUND
- ▼ MAG NAIL 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: NOVEMBER 8, 2023



NEW SPLIT  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK 11-21-23**  
 INITIAL & DATE  
**VERBAL APPROVAL BY**  
**JEFF SCHWALL SANDUSKY**  
**ZONING INSPECTOR 11-21-23**

NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK 11-21-23**  
 INITIAL & DATE  
**PP-326**

**PARCEL #1  
DESCRIPTION OF 15.960 ACRE PARCEL  
SHAWN RICHARD**

Situated in the State of Ohio, County of Richland, Township of Sandusky, lying in the Southwest Quarter of Section Twenty Three (23), Township Twenty (20), Range Twenty (20), of an original tract conveyed to S.J. Rader & L.K. Tancek by deed of record in Official Record Volume 1123, Page 800 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at a point at the Southwest corner of the Southwest Quarter of said Section 23, referenced by a capped "Makeever & Assoc." iron pin found, South 68°26'08" West, a distance of 4.07 feet;

thence North 00°25'16" East, with the West line of the Southwest Quarter of said Section 23, a distance of 2006.84 feet to a point at the Northwest corner of a 21.68 acre tract conveyed to S.R. Richard by deed of record in Official Record Volume 2043, Page 507, said point being the POINT OF BEGINNING for the tract herein described, referenced by a capped "PS 7016" iron pin found, South 77°49'28" East, a distance of 5.75 feet;

thence continuing North 00°25'16" East, with the West line of the Southwest Quarter of said Section 23, a distance of 575.87 feet to a capped "ODOT R/W" iron pin found on the Southerly right-of-way of S.R. 30;

thence with said Southerly right of way the following three (3) courses and distances:

thence with a curve turning to the right with said Southerly right-of-way with an arc length of 1007.68 feet, with a radius of 13188.98 feet, with a delta of 4°22'39", with a chord bearing of South 84°56'24" East, with a chord length of 1007.43 feet to a capped "ODOT R/W" iron pin found on the Northwest corner of a 0.202 acre tract conveyed to Flats Capital Company, LLC. By deed of record in Official Record Volume 1697, Page 104;

thence South 00°32'49" West, with the West line of said 0.202 acre tract, a distance of 49.29 feet to a capped "ODOT R/W" iron pin found at the Southwest corner of said 0.202 acre tract;

thence South 88°30'51" East, with the South line of said 0.202 acre tract, a distance of 219.75 feet to a 3/4" rebar found at the Northwest corner of a 0.247 acre tract conveyed to County of Richland by deed of record in Official Record Volume 840, Page 122;

thence with the West line of said 0.247 acre tract the following three (3) courses and distances:

1. South 00°32'49" West, a distance of 65.22 feet to a 3/4" rebar found;
2. South 06°39'23" East, a distance of 179.38 feet to a capped "ODOT R/W" iron pin found;
3. South 89°27'11" East, a distance of 30.79 feet to a railroad spike set in the centerline of Galion Airport Road (C.H. 49);

thence South 00°27'34" West, with said centerline of Galion Airport Road, a distance of 194.00 feet to a railroad spike set, referenced by an iron pin set, South 89°56'01" West, a distance of 25.00 feet;

thence across said original tract conveyed to S.J. Rader & L.K. Tancek the following two (2) courses and distances:

1. South 89°56'01" West, a distance of 637.39 feet to an iron pin set;
2. South 00°57'43" West, a distance of 131.00 feet to an iron pin set at the Northeast corner of said 21.68 acre tract conveyed to S.R. Richard;

thence North 77°49'28" West, with the North line of said 21.68 acre tract, a distance of 651.44 feet to the POINT OF BEGINNING, containing 15.960 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 Ohio Department of Transportation State Route 30 Plans (RIC-30-0.000).

Prior Deed References: ORV 1123 P 800

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 October 2023.

Prepared by:  
Hanning Surveying, LLC.



Matthew T. Hanning  
Registered Surveyor No. 8568  
Dated: November 8, 2023

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 11-21-23**

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INITIAL & DATE

**PP-326**

**PARCEL #2  
DESCRIPTION OF 18.547 ACRE PARCEL  
SHAWN RICHARD**

Situated in the State of Ohio, County of Richland, Township of Sandusky, lying in the Southwest Quarter of Section Twenty Three (23), Township Twenty (20), Range Twenty (20), of an original tract conveyed to S.J. Rader & L.K. Tancek by deed of record in Official Record Volume 1123, Page 800 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at a point at the Southwest corner of the Southwest Quarter of said Section 23, referenced by a capped "Makeever & Assoc." iron pin found, South 68°26'08" West, a distance of 4.07 feet;

thence North 00°25'16" East, with the West line of the Southwest Quarter of said Section 23, a distance of 2006.84 feet to the Northwest corner of a 21.68 acre tract conveyed to S.R. Richard by deed of record in Official Record Volume 2043, Page 507, referenced by a capped "PS 7016" iron pin found South 77°49'28" East, a distance of 5.75 feet;

thence South 77°49'28" East, with the North line of said 21.68 acre tract, a distance of 651.44 feet to an iron pin set at the Northeast corner of said 21.68 acre tract, said point being the POINT OF BEGINNING for the tract herein described;

thence across said original tract conveyed to S.J. Rader & L.K. Tancek the following two (2) courses and distances:

1. North 00°57'43" East, a distance of 131.00 feet to an iron pin set;
2. North 89°56'01" East, a distance of 637.39 feet to a railroad spike set in the centerline of Galion Airport Road (C.H. 49), passing by an iron pin set at a distance of 612.39 feet;

thence South 00°27'34" West, with said centerline of Galion Airport Road, a distance of 722.47 feet to a Mag nail found at the Southwest corner of a 0.560 acre tract conveyed to City of Galion Ohio by deed of record in Official Record Volume 1160, Page 277;

thence South 00°22'58" West, with said centerline of Galion Airport Road, a distance of 537.61 feet to a railroad spike set on a Northeasterly corner of said 21.68 acre tract, referenced by an iron pin set, North 89°25'03" West, a distance of 30.00 feet;

thence with said 21.68 acre tract the following two (2) courses and distances:

1. North 89°25'03" West, a distance of 649.08 feet to a 5/8" rebar found;
2. North 00°57'43" East, a distance of 1121.89 feet to the POINT OF BEGINNING, containing 18.547 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 Ohio Department of Transportation State Route 30 Plans (RIC-30-0.000).

Prior Deed References: ORV 1123, P 800

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 October 2023.

Prepared by:  
Hanning Surveying, LLC.



Matthew T. Hanning  
Registered Surveyor No. 8568  
Dated: November 8, 2023



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 11-21-23**

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INITIAL & DATE

**PP-326**

**PARCEL #3  
DESCRIPTION OF 11.075 ACRE PARCEL  
SHAWN RICHARD**

Situated in the State of Ohio, County of Richland, Township of Sandusky, lying in the Southwest Quarter of Section Twenty Three (23), Township Twenty (20), Range Twenty (20), of an original tract conveyed to S.J. Rader & L.K. Tancek by deed of record in Official Record Volume 1123, Page 800 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

BEGINNING at a point at the Southwest corner of the Southwest Quarter of said Section 23, referenced by a capped "Makeever & Assoc." iron pin found, South 68°26'08" West, a distance of 4.07 feet;

thence North 00°25'16" East, with the West line of the Southwest Quarter of said Section 23, a distance of 505.37 feet to a 5/8" rebar found at the Southwest corner of a 21.68 acre tract conveyed to S.R. Richard by deed of record in Official Record Volume 2043, Page 507;

thence South 88°26'25" East, with the South line of said 21.68 acre tract, a distance of 629.16 feet to an iron pin set on the West line of a 5 acre tract conveyed to P. Billo and T. Arter by deed of record in Official Record Volume 26, Page 265;

thence with said 5 acre tract the following two (2) courses and distances:

1. South 00°22'58" West, a distance of 137.56 feet to an iron pin set;
2. South 89°25'03" East, a distance of 608.62 feet to a 5/8" rebar found on the Northwestern right-of-way of Galion Airport Road (C.H. 49);

thence with said Northwestern right-of-way of Galion Airport Road the following three (3) courses and distances:

1. A curve turning to the right with an arc length of 333.29 feet, with a radius of 381.85 feet, with a delta of 50°00'35", with a chord bearing of South 38°07'17" West, with a chord length of 322.81 feet to an iron pin set;
2. South 63°07'35" West, a distance of 180.25 feet to a point, referenced by a capped "Makeever & Assoc." iron pin found, South 62°54'31" West, a distance of 7.51 feet;
3. A curve turning to the left with an arc length of 27.23 feet, with a radius of 987.29 feet, with a delta of 1°34'49", with a chord bearing of South 62°20'11" West, with a chord length of 27.23 feet to a point on the South line of the Southwest corner of said Section 23, referenced by a capped "Makeever & Assoc." iron pin found, South 61°31'05" West, a distance of 0.96 feet;

thence North 89°45'35" West, with said South line, a distance of 856.13 feet to the POINT OF BEGINNING, containing 11.075 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 Ohio Department of Transportation State Route 30 Plans (RIC-30-0.000).

Prior Deed References: ORV 1123, P 800

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 October 2023.

Prepared by:  
Hanning Surveying, LLC.



Matthew T. Hanning  
Registered Surveyor No. 8568  
Dated: November 8, 2023



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

**EAK 11-21-23**

INITIAL & DATE

**PP-326**