

PLAT OF PROPERTY SURVEY FOR
TOM RUCKMAN
 PART OF THE NORTHEAST QUARTER OF
 SECTION TWENTY-ONE (21)
 TOWNSHIP TWENTY (20),
 RANGE EIGHTEEN (18)
 WASHINGTON TOWNSHIP,
 RICHLAND COUNTY, OHIO

BASIS OF BEARINGS
 THE BEARINGS HEREIN ARE BASED ON
 RICHLAND COUNTY ENGINEER SURVEY
 F-4-246.

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

- ENG. SURVEY V-138
- ENG. SURVEY Z-61
- ENG. SURVEY F-4-246
- SURVEY OF A 2.0 ACRE TRACT BY
 S. HORN DATED OCT. 1974
- ORV. 2566, P. 598

LEGEND

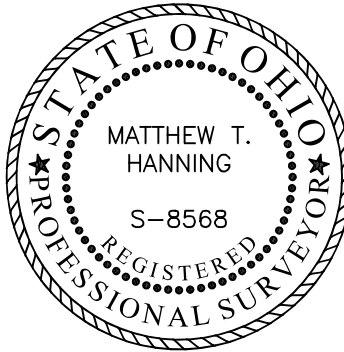
- 5/8 INCH REBAR 30" LONG SET WITH
 CAP STAMPED "HANNING PS 8568"
- 5/8" REBAR FOUND (UNLESS NOTED)
- ⊕ DRILL HOLE FOUND
- ⊙ CAPPED "CRAIG 8195" IRON PIN FOUND
- ⊙ CAPPED "STEVENS 7054" IRON PIN FOUND
- ◆ RAILROAD SPIKE FOUND

**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

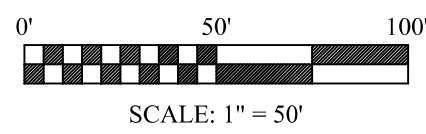
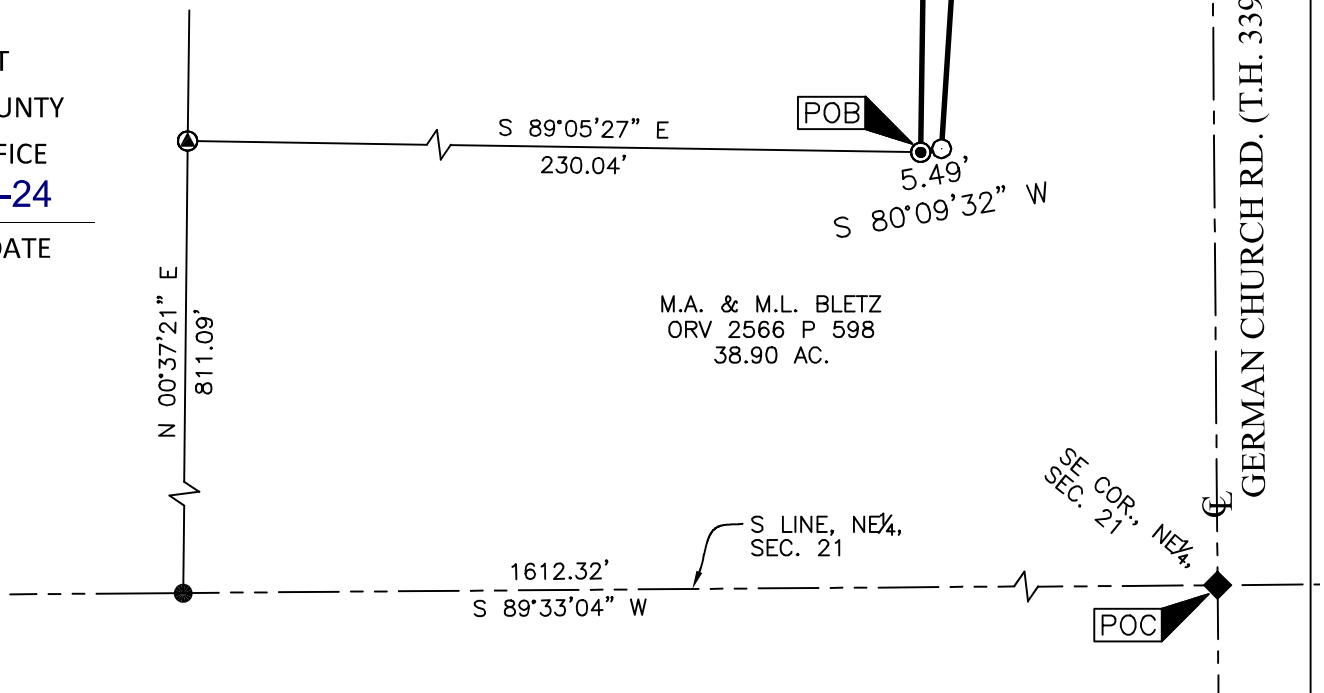


MATTHEW T. HANNING
 OHIO REGISTERED SURVEYOR NO. 8568
 DATE: JANUARY 31, 2024



NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 2-16-24

INITIAL & DATE
QQ-49



**DESCRIPTION OF 0.106 ACRE PARCEL
TOM RUCKMAN**

Situated in the State of Ohio, County of Richland, Township of Washington, lying in the Northeast Quarter of Section Twenty One (21), Township Twenty (20), Range Eighteen (18), of an original tract conveyed to M.A. & M.L. Bletz by deed of record in Official Record Volume 2566, Page 598 (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 Southeast corner of the Northeast Quarter of said Section 21 and the centerline of German Church Road (T.H. 339);

thence South 89°33'04" West, with the South line of the Northeast Quarter of said Section 21, a distance of 1612.32 feet to a capped 5/8" rebar found at the Southwest corner of said original tract conveyed to M.A. & M.L. Bletz;

thence North 00°37'21" East, with the West line of said original tract, a distance of 811.09 feet to a capped "Stevens 7054" iron pin found at the Southwest corner of a 2.004 acre tract conveyed to T.L. & T.K. Ruckman by deed of record in Official Record Volume 1562, Page 292;

thence South 89°05'27" East, with the South line of said 2.004 acre tract, a distance of 230.04 feet to a capped "Craig 8195" at the Southeast corner of said 2.004 acre tract, said point being the POINT OF BEGINNING for the tract herein described;

thence North 00°49'32" East, with the East line of said 2.004 acre tract, a distance of 246.48 feet to a drill hole found on said East line;

thence continuing on said East line with a curve turning to the left with an arc length of 143.36 feet, with a radius of 220.02 feet, with a delta of 37°19'58", with a chord bearing of North 17°50'33" West, with a chord length of 140.84 feet to a capped "Stevens 7054" iron pin found on said East line;

thence across said original tract conveyed to M.A. & M.L. Bletz the following three (3) courses and distances:

1. South 36°30'29" East, a distance of 107.94 feet to an iron pin set;
2. South 03°45'11" West, a distance of 293.46 feet to an iron pin set, passing through an iron pin set at a distance of 42.89 feet;
3. South 80°09'32" West, a distance of 5.49 feet to the POINT OF BEGINNING, containing 0.106 total acres of land, more or less;

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

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.

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 F-4-246.

Prior Deed References: ORV 2566, P 598.

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 January 2024.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: January 31, 2024



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