

PLAT OF PROPERTY SURVEY FOR
PATTY BARR

PART OF THE SOUTHWEST QUARTER OF SECTION TWENTY EIGHT (28)
TOWNSHIP TWENTY (20), RANGE NINETEEN (19)
TROY TOWNSHIP, RICHLAND COUNTY, OHIO

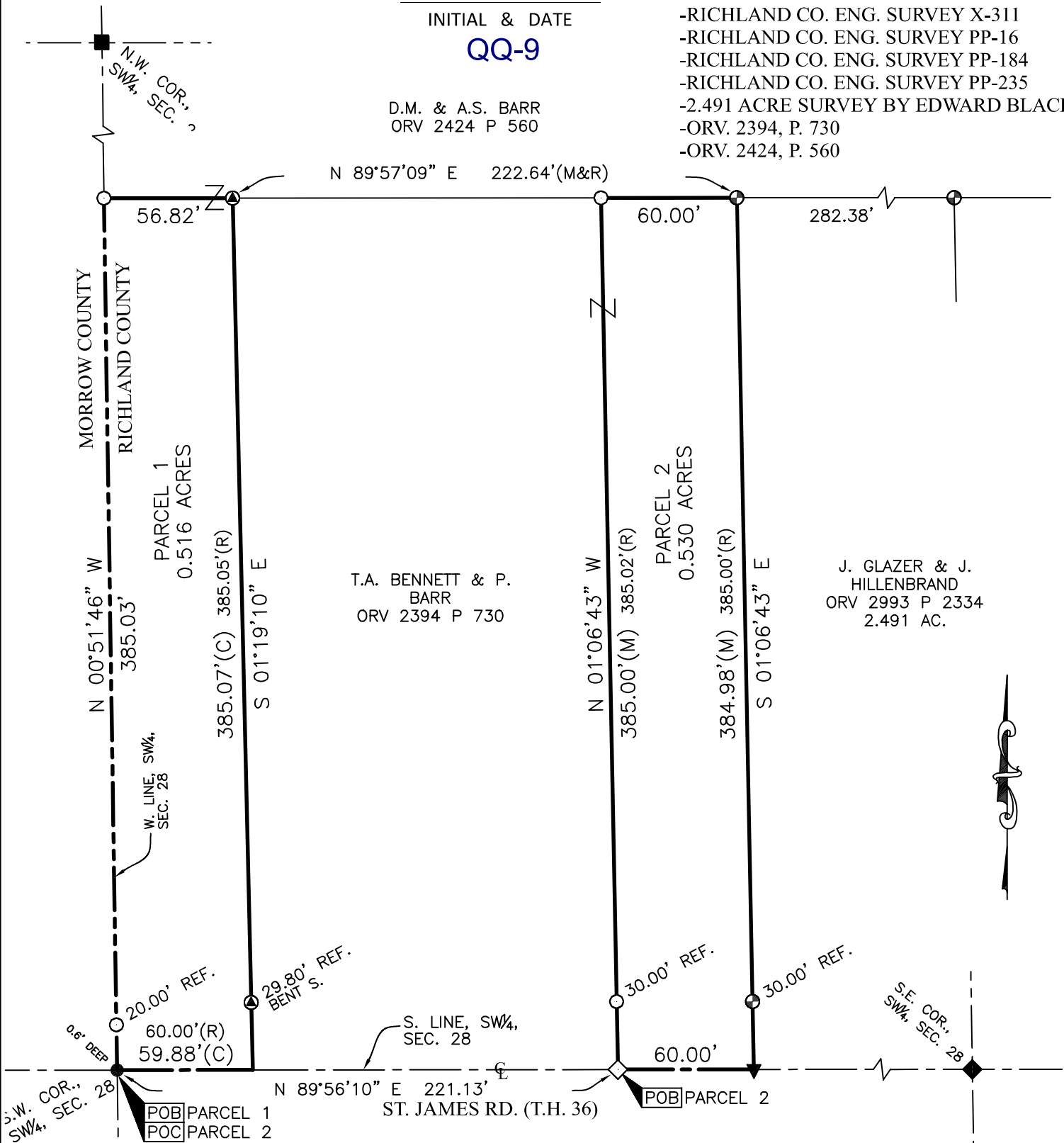
BASIS OF BEARINGS
THE BEARINGS HEREIN ARE
BASED ON RICHLAND COUNTY
ENGINEER SURVEY PP-184.

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 1-19-24

INITIAL & DATE
QQ-9

D.M. & A.S. BARR
ORV 2424 P 560

NOTE: THIS SURVEY WAS PREPARED
USING DOCUMENTS OF RECORD AND
PRIOR PLATS OF SURVEY INCLUDING:
-MORROW CO. ENG. P.B. 11, P. 246
-MORROW CO. ENG. P.B. 11, P. 344
-MORROW CO. ENG. P.B. 11, P. 565
-RICHLAND CO. ENG. SURVEY E-149
-RICHLAND CO. ENG. SURVEY X-311
-RICHLAND CO. ENG. SURVEY PP-16
-RICHLAND CO. ENG. SURVEY PP-184
-RICHLAND CO. ENG. SURVEY PP-235
-2.491 ACRE SURVEY BY EDWARD BLACK
-ORV. 2394, P. 730
-ORV. 2424, P. 560



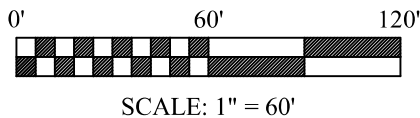
T.A. BENNETT & P.
BARR
ORV 2394 P 730

J. GLAZER & J.
HILLENBRAND
ORV 2993 P 2334
2.491 AC.



LEGEND

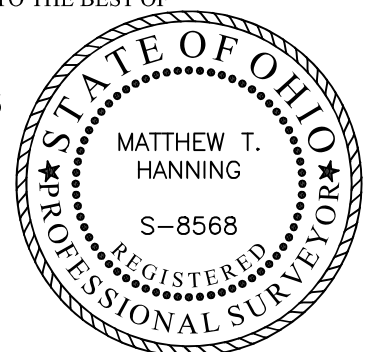
- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
- ◇ RAILROAD SPIKE SET
- CAPPED PIN FOUND (0.6' DEEP)
- ⊕ CAPPED "E.G. BLACK" IRON PIN FOUND
- ⊙ CAPPED "BLUNK" IRON PIN FOUND
- ◆ RAILROAD SPIKE FOUND
- ▼ MAGNAIL FOUND
- STONE W/ POST FOUND
- (C) CALCULATED (M) MEASURED (R) RECORD



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
OHIO REGISTERED SURVEYOR NO. 8568
DATE: DECEMBER 14, 2023



HANNING SURVEYING, LLC.

2565 Tappan Drive, Ontario, OH 44906
Phone: (419) 528-8118

Matthew T. Hanning, PS

2023-116

**PARCEL 1
DESCRIPTION OF 0.516 ACRE PARCEL
PATTY BARR**

Situated in the State of Ohio, County of Richland, Township of Troy, lying in the Southwest Quarter of Section Twenty Eight (28), Township Twenty (20), Range Nineteen (19), of an original tract conveyed to D.M. & A.S. Barr by deed of record in Official Record Volume 2424, Page 560 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

BEGINNING at a capped pin found at the Southwest corner of the Southwest Quarter of said Section 28 and the centerline of St. James Road (T.H. 36), referenced by an iron pin set, North 00°51'46" West, a distance of 20.00 feet;

thence North 00°51'46" West, with the West line of the Southwest Quarter of said Section 28, a distance of 385.03 feet to an iron pin set;

thence North 89°57'09" East, across said D.M. & A.S. Barr tract, a distance of 56.82 feet to a capped "Blunk" iron pin found at the Northwest corner of a tract conveyed to T.A. Bennett & P. Barr by deed of record in Official Record Volume 2394, Page 730;

thence South 01°19'10" East, with the West line of said T.A. Bennett & P. Barr tract, a distance of 385.07 feet to the South line of the Southwest Quarter of said Section 28 and the centerline of said St. James Road, passing by a capped "Blunk" iron pin found at a distance of 355.27 feet;

thence South 89°56'10" West, with the south line of the Southwest Quarter of said Section 28 and the centerline of said St. James Road, a distance of 59.88 feet to the POINT OF BEGINNING, containing 0.516 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.

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 PP-184.

Prior Deed References: ORV 2424, P 560.

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 December 2023.

Prepared by:
Hanning Surveying, LLC.

Matthew T. Hanning
Registered Surveyor No. 8568
Dated: December 14, 2023



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2565 Tappan Drive, Ontario, OH 44906
Phone: (419) 528-8118

Matthew T. Hanning, PS

2023-116

**PARCEL 2
DESCRIPTION OF 0.530 ACRE PARCEL
PATTY BARR**

Situated in the State of Ohio, County of Richland, Township of Troy, lying in the Southwest Quarter of Section Twenty Eight (28), Township Twenty (20), Range Nineteen (19), of an original tract conveyed to T.A. Bennett & P. Barr by deed of record in Official Record Volume 2394, Page 730 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at a capped pin found at the Southwest corner of the Southwest Quarter of said Section 28 and the centerline of St. James Road (T.H. 36), referenced by an iron pin set North 00°51'46" West, a distance of 20.00 feet;

thence North 89°56'10" East, with the South line of the Southwest Quarter of said Section 28 and the centerline of said St. James Road, a distance of 221.13 feet to a railroad spike set, said point being the POINT OF BEGINNING for the tract herein described, referenced by an iron pin set, North 01°06'43" West, a distance of 30.00 feet;

thence North 01°06'43" West, across said original tract conveyed to T.A. Bennett & P. Barr, a distance of 385.00 feet to an iron pin set on the South line of an original tract conveyed to D.M. & A.S. Barr by deed of record in Official Record Volume 2424, Page 560;

thence North 89°57'09" East, with said South line of said T.A. Bennett & P. Barr tract, a distance of 60.00 feet to a capped "E.G. Black" iron pin found at the Northwest corner of a 2.491 acre tract conveyed to J. Glazer & J. Hillenbrand by deed of record in Official Record Volume 2993, Page 2334;

thence South 01°06'43" East, with the West line of said 2.491 acre tract, a distance of 384.98 feet to a Mag Nail found on the South line of the Southwest Quarter of said Section 28 and the centerline of said St. James Road, passing by a capped "E.G. Black" iron pin found at a distance of 354.98 feet;

thence South 89°56'10" West, with the South line of the Southwest Quarter of said Section 28 and the centerline of said St. James Road, a distance of 60.00 feet to the POINT OF BEGINNING, containing 0.530 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.

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 PP-184.

Prior Deed References: ORV 2394, P 730

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 December 2023.

Prepared by:
Hanning Surveying, LLC.

Matthew T. Hanning
Registered Surveyor No. 8568
Dated: December 14, 2023



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