

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

- ENG. SURVEY A-559
- ENG. SURVEY F-2-92
- 14.96 ACRE SURVEY BY WARNE CLANCY DATED FEB. 3, 1989.
- 8.50 ACRE SURVEY BY DOUGLAS SEILER DATED JAN. 19, 1990.
- 10.00 ACRE SURVEY BY DOUGLAS SEILER DATED FEB. 15, 1990.
- ORV. 2041 P. 509

VERBAL APPROVAL  
MATT THAYER  
TROY ZONING 6-17-2020  
EAK 6-17-2020

L.F. & K.D. FEICHTNER,  
TRUSTEES  
ORV 442, P 844  
8.50 ACRES

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

EAK 6-17-20  
INITIAL DATE

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

EAK 6-17-20  
INITIAL DATE

MM-168

PLAT OF PROPERTY SURVEY FOR  
**DALE STEVENS**

PART OF THE NORTHWEST & NORTHEAST QUARTER OF SECTION THREE (3)  
TOWNSHIP TWENTY (20), RANGE NINETEEN (19)  
TROY TOWNSHIP, RICHLAND COUNTY, OHIO

N LINE, NE 1/4, SEC. 3

POC

S01°13'30"W  
433.05'

N86°54'14"W  
REF. 30.00'

S01°57'30"W  
200.00'

N86°44'20"W  
REF. 31.66'

S04°41'00"W  
652.25'

30.00'  
REF.

POB  
PARCEL #1

J.R. & L.L. GURIK  
ORV 2191, P 465  
14.35 ACRES

N 03°04'45" E  
179.00'  
179.27'

(3.13 ACRES)  
NW 1/4

PARCEL #1  
5.00 ACRES

D.A. ANGLE  
ORV 2041, P 509  
10.00 ACRES (DEED)

(1.87 ACRES)  
NE 1/4

N 87°11'45" W 1214.27'

W LINE, NE 1/4, SEC. 3  
E LINE, NW 1/4, SEC. 3

30.00'  
REF.

LEXINGTON-  
ONTARIO RD.  
(C.H. 144)

POB  
PARCEL #2

(3.15 ACRES)  
NW 1/4

PARCEL #2  
5.00 ACRES

(1.85 ACRES)  
NE 1/4

N 87°11'45" W 1219.91'

700.00'

30.00'  
REF.

BRG S00°55'49"W  
CH 162.84'  
A 162.95'  
R 1243.81'  
Δ 7°30'22"

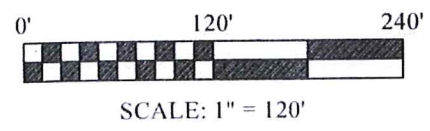
135.63'  
(F-2-96)

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

T.F. CHANG  
ORV 415, P 484  
5.30 ACRES

BASIS OF BEARINGS  
THE BEARINGS HEREIN ARE BASED ON  
A 10.00 ACRE SURVEY COMPLETED BY  
DOUGLAS SEILER DATED FEB. 15, 1990.



*Matthew T. Hanning*

MATTHEW T. HANNING  
OHIO REGISTERED SURVEYOR NO. 8568  
DATE: JUNE 9, 2020



LEGEND

- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
- ◇ RAILROAD SPIKE SET
- 5/8" REBAR FOUND (UNLESS NOTED)
- ⊕ CAPPED "SEILER 6869" IRON PIN FOUND
- ⦿ METAL T POST FOUND

# HANNING SURVEYING, LLC.

2565 Tappan Drive, Ontario, OH 44906

Phone: (419) 528-8118

Matthew T. Hanning, PS

2020-040P1

## DESCRIPTION OF 5.00 ACRE PARCEL DALE STEVENS ~ PARCEL #1

Situated in the State of Ohio, County of Richland, Township of Troy, lying in the Northwest and Northeast Quarters of Section Three (3), Township Twenty (20), Range Nineteen (19), containing 5.00 acres of a 10.00 acre tract conveyed to D.A. Angle by deed of record in Official Record 2041, Page 509 (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 found on the north line of the Northeast Quarter of Section 3 and the centerline of Lexington-Ontario Road (C.H. 144);

thence the following four (4) courses and distances along the centerline of said Lexington-Ontario Road:

1. South 01°13'30" West, a distance of 433.05 feet to a point, referenced by a capped "Seiler 6869" iron pin found, North 86°54'14" West, a distance of 30.00 feet;
2. South 01°57'30" West, a distance of 200.00 feet to a point, referenced by a Metal T Post found, North 86°44'20" West, a distance of 31.66 feet;
3. South 04°41'00" West, a distance of 652.25 feet to a railroad spike set on the centerline of said Lexington-Ontario Road and the southeast corner of an 8.50 acre tract conveyed to L.F. & K.D. Feichtner, Trustees by deed of record in Official Record 442, Page 844, said point being the POINT OF BEGINNING for the tract herein described, referenced by a capped "Seiler 6869" iron pin found, North 87°11'45" West, a distance of 30.00 feet;
4. South 04°41'00" West, a distance of 179.09 feet to a railroad spike set, referenced by an iron pin set, North 87°11'45" West, a distance of 30.00 feet;

thence North 87°11'45" West, passing through said 10.00 acre parcel, a distance of 1214.27 feet to an iron pin set on the east line of a 14.35 acre tract conveyed to J.R. & L.L. Gurik by deed of record in Official Record 2191, Page 465, passing an iron pin set, a distance of 700.00 feet;

thence North 03°04'45" East, with the east line of said 14.35 acre tract, a distance of 179.00 feet to an iron pin set on the said easterly line of said 14.35 acre tract and the southwest corner of said 8.50 acre tract;

thence South 87°11'45" East, with the south line of said 8.50 acre tract, a distance of 1219.28 feet to the POINT OF BEGINNING, passing an iron pin set, a distance of 519.28 feet, containing 5.00 total acres of land, more or less, 3.13 acres of land in the Northwest Quarter and 1.87 acres of land in the Northeast Quarter;

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 bearing "HANNING PS 8568".

The bearings herein are based on a 10.00 acre survey completed by Douglas Seiler dated February 15, 1990.

Prior Deed References: ORV 2041, P 509

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 June 2020.

Prepared by:  
Hanning Surveying, LLC.



Matthew T. Hanning  
Registered Surveyor No. 8568  
Dated: June 9, 2020



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

EAK 6-17-20  
INITIAL DATE  
MM-168

# HANNING SURVEYING, LLC.

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

Matthew T. Hanning, PS

2020-040P2

## DESCRIPTION OF 5.00 ACRE PARCEL DALE STEVENS ~ PARCEL #2

Situated in the State of Ohio, County of Richland, Township of Troy, lying in the Northwest and Northeast Quarters of Section Three (3), Township Twenty (20), Range Nineteen (19), containing 5.00 acres of a 10.00 acre tract conveyed to D.A. Angle by deed of record in Official Record 2041, Page 509 (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 found on the north line of the Northeast Quarter of Section 3 and the centerline of Lexington-Ontario Road (C.H. 144);

thence the following five (5) courses and distances along the centerline of said Lexington-Ontario Road:

1. South 01°13'30" West, a distance of 433.05 feet to a point, referenced by a capped "Seiler 6869" iron pin found, North 86°54'14" West, a distance of 30.00 feet;
2. South 01°57'30" West, a distance of 200.00 feet to a point, referenced by a Metal T Post found, North 86°44'20" West, a distance of 31.66 feet;
3. South 04°41'00" West, a distance of 831.34 feet to a railroad spike set on the centerline of said Lexington-Ontario Road, said point being the POINT OF BEGINNING for the tract herein described, referenced by an iron pin set, North 87°11'45" West, a distance of 30.00 feet;
4. South 04°41'00" West, a distance of 16.53 feet to a railroad spike set;
5. with a curve turning to the left with an arc length of 162.95 feet, a radius of 1243.81 feet, a chord bearing of South 00°55'49" West, a chord length of 162.84 feet and a delta angle of 7°30'22", to a railroad spike set on the northeast corner of a 5.30 acre tract conveyed to T.F. Chang by deed of record in Official Record 415, Page 484, referenced by a 5/8" rebar found, North 87°11'45" West, a distance of 30.00 feet;

thence North 87°11'45" West, with the north line of said 5.30 acre tract, a distance of 1219.91 feet to an iron pin set on the easterly line of a 14.35 acre tract conveyed to J.R. & L.L. Gurik by deed of record in Official Record 2191, Page 465, passing an iron pin set, a distance of 700.00 feet;

thence North 03°04'45" East, with the east line of said 14.35 acre tract, a distance of 179.27 feet to an iron pin set;

thence South 87°11'45" East, passing through said 10.00 acre parcel, a distance of 1214.27 feet to the POINT OF BEGINNING, passing an iron pin set, a distance of 514.27 feet, containing 5.00 total acres of land, more or less, 3.15 acres of land in the Northwest Quarter and 1.85 acres of land in the Northeast Quarter;

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 bearing "HANNING PS 8568".

The bearings herein are based on a 10.00 acre survey completed by Douglas Seiler dated February 15, 1990.

Prior Deed References: ORV 2041, P 509

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 June 2020.

Prepared by:  
Hanning Surveying, LLC.



Matthew T. Hanning  
Registered Surveyor No. 8568  
Dated: June 9, 2020



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK 16-17-20  
INITIAL DATE  
MM-1608