

PLAT OF PROPERTY SURVEY FOR
VICTORIA CARPENTER

PART OF THE SOUTHEAST QUARTER OF SECTION ELEVEN (11)
TOWNSHIP TWENTY ONE (21), RANGE EIGHTEEN (18)
MADISON TOWNSHIP, RICHLAND COUNTY, OHIO

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

- ENG. SURVEY L-70
- ENG. SURVEY N-378
- ENG. SURVEY W-226
- ENG. SURVEY AA-259
- ENG. SURVEY GG-74
- ENG. SURVEY JJ-161
- ENG. SURVEY LL-268
- ENG. SURVEY F-2-248
- ORV. 1057 P. 339

BASIS OF BEARINGS
THE BEARINGS HEREIN ARE BASED ON RICHLAND COUNTY
ENGINEER SURVEY GG-74.

GLADYSFIELD DR.
(T.R. 1455)

N 89°03'48" E
200.00'(R)

3.019 ACRES

400'(R)

(1.835 ACRES)

M.V. CARPENTER
ORV 1057, P 339

S 00°37'55" W 596.63'

M. SHULTS
ORV 68 P 60

STEWART RD.
(T.R. 267)

N LINE, SE ¼, SEC. 11
N 89°03'48" E
555.05' REF. 11
0.6' DEEP

G.R. & L.C. PETROVIC
61.79 ACRES
ORV 2324 P 67

N 00°37'55" E 735.00'

BENT N

POC
S 58°07'19" W 800.88' REF. 1.65'

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EA# 7-10-20
INITIAL DATE
MM-198

A 137.81'
R 2400.00'
Δ 3°17'24"
C S58°56'27"W
137.79'

(1.184 ACRES)

S 60°35'09" W 25.00' REF. 1.84'

S 60°35'09" W 68.71'

J. FRECH & T. KING
1.543 ACRES
ORV 2545 P 572

N 01°54'27"E 30.18' REF. 1.84'

A 178.62'
R 649.22'
Δ 15°45'48"
C S52°42'15"W 178.05'

BENT

40.00' REF.

FLEMING FALLS RD.
(T.R. 270)

LEGEND

- ◇ 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
- ◇ RAILROAD SPIKE SET
- 5/8" REBAR FOUND (UNLESS NOTED)
- ⊕ CAPPED "CRAIG 8195" FOUND
- ⊙ CAPPED "VANCE" FOUND
- ◆ RAILROAD SPIKE FOUND
- ▲ PK NAIL FOUND
- WOOD POST FOUND
- (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: JUNE 25, 2020



SCALE: 1" = 100'

HANNING SURVEYING, LLC.

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

Matthew T. Hanning, PS

2020-046

DESCRIPTION OF 3.019 ACRE PARCEL VICTORIA CARPENTER

Situated in the State of Ohio, County of Richland, Township of Madison, lying in the Southeast Quarter of Section Eleven (11), Township Twenty One (21), Range Eighteen (18), containing 2.98 acres conveyed to M.V. Carpenter by deed of record in Official Record 1057, Page 339 (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 intersection of the east line of the Southeast Quarter of Section 11, centerline of Stewart Road (Township Road 267) and the centerline of Flemming Falls Road (Township Road 270), said point referenced by a 5/8" rebar found, South 58°07'19" West, a distance of 1.65 feet;

thence South 58°07'19" West, with the centerline of said Flemming Falls Road, a distance of 800.88 feet to a railroad spike found at a point of tangency of said Flemming Falls Road;

thence with the centerline of said Flemming Falls Road with a curve turning to the right with an arc length of 137.81 feet, with a radius of 2400.00 feet, with a delta angle of 3°17'24" and a chord bearing of South 58°56'27" West, with a chord length of 137.79 feet to a railroad spike found at a point of tangency of said Flemming Falls Road;

thence South 60°35'09" West, with the centerline of said Flemming Falls Road, a distance of 47.84 feet to a railroad spike set on the centerline of said Flemming Falls Road and a southwesterly corner of a tract of land conveyed to M. Shults by Official Record 68, Page 60, said point being the POINT OF BEGINNING for the tract herein described, said point referenced by an iron pin set, North 00°37'55" East, a distance of 25.00 feet;

thence the following two (2) course with the centerline of said Flemming Falls Road:

1. South 60°35'09" West, a distance of 68.71 feet to a railroad spike set at a point of tangency of said Flemming Falls Road;
2. with a curve turning to the left with an arc length of 178.62 feet, with a radius of 649.22 feet, with a delta angle of 15°45'48" and a chord bearing of South 52°42'15" West, with a chord length of 178.05 feet to a PK nail found at a point of tangency of said Flemming Falls Road and the southeast corner of a 1.543 acre tract conveyed to J. Frech and T. King by deed of record in Official Record 2545, Page 572, said point referenced by a 5/8" rebar found, North 01°54'27" East, a distance of 30.18 feet;

thence North 00°37'55" East, with the east line of said 1.543 acre tract and the east line of a 61.79 acre tract conveyed to G.R. & L.C. Petrovic by deed of record in Official Record 2324, Page 67, a distance of 735.00 feet to an iron pin set on a southwesterly corner of said M. Shults tract;

thence North 89°03'48" East, parallel with the north line of said Southeast Quarter and a southerly line of said M. Shults tract, a distance of 200.00 feet to an iron pin set on a southeasterly corner of said M. Shults tract;

thence South 00°37'55" West, with a westerly line of said M. Shults tract, a distance of 596.63 feet to the POINT OF BEGINNING, containing 3.019 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/ eights (5/8) inch diameter, thirty (30) inches long with a plastic cap on top bearing "HANNING PS 8568".

The bearings herein are based on Richland County Engineer Survey GG-74.

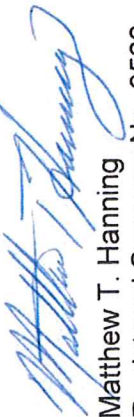
Prior Deed References: ORV 1057 P 339

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.

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 7-10-20
INITIAL DATE
MM-198

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: June 25, 2020

