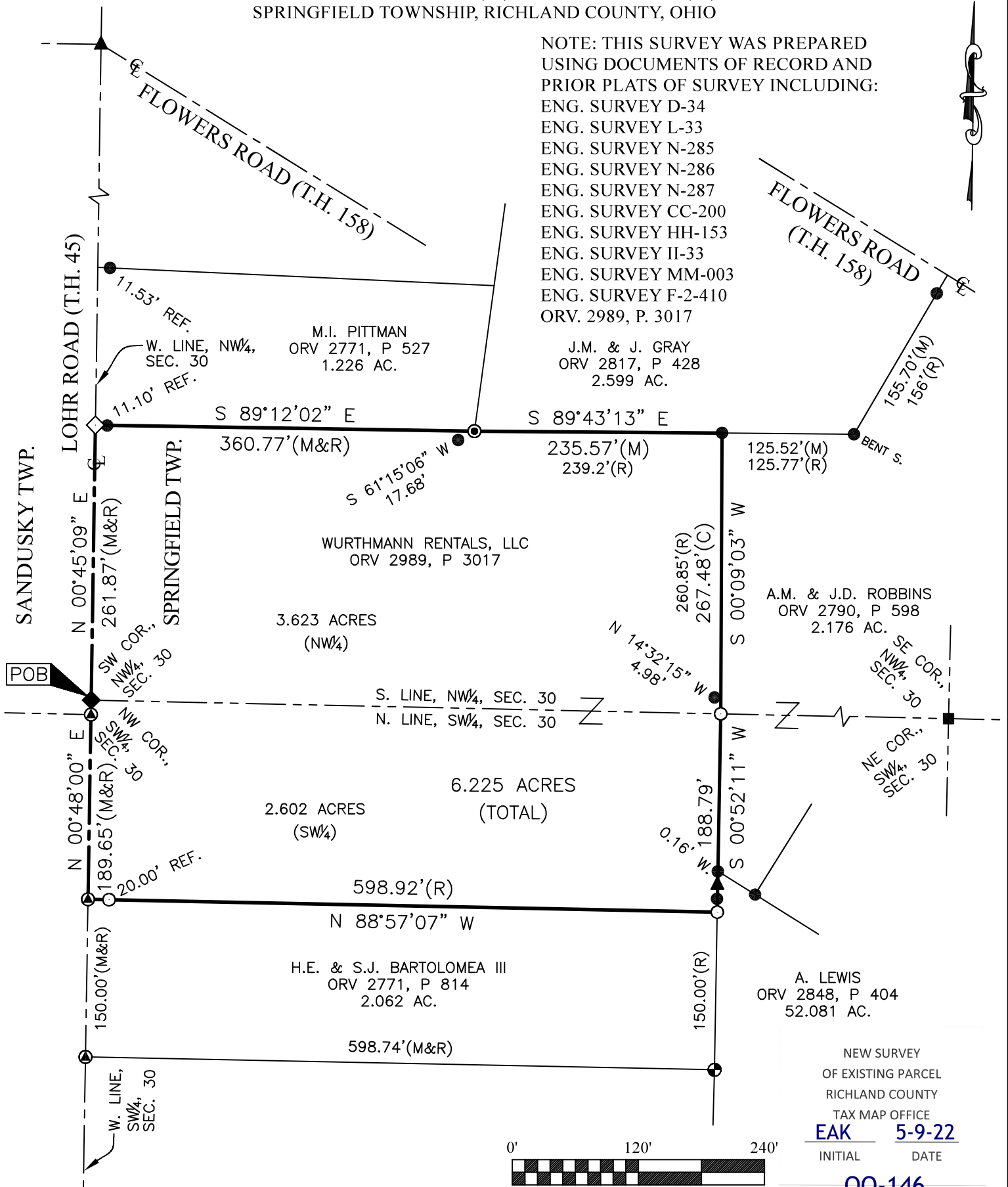


PLAT OF PROPERTY SURVEY FOR  
WENDY FLAUGHER

PART OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION THIRTY (30)  
TOWNSHIP TWENTY ONE (21), RANGE NINETEEN (19)  
SPRINGFIELD TOWNSHIP, RICHLAND COUNTY, OHIO

NOTE: THIS SURVEY WAS PREPARED  
USING DOCUMENTS OF RECORD AND  
PRIOR PLATS OF SURVEY INCLUDING:  
ENG. SURVEY D-34  
ENG. SURVEY L-33  
ENG. SURVEY N-285  
ENG. SURVEY N-286  
ENG. SURVEY N-287  
ENG. SURVEY CC-200  
ENG. SURVEY HH-153  
ENG. SURVEY II-33  
ENG. SURVEY MM-003  
ENG. SURVEY F-2-410  
ORV. 2989, P. 3017



J.M. & J. GRAY  
ORV 2817, P 428  
2.599 AC.

M.I. PITTMAN  
ORV 2771, P 527  
1.226 AC.

WURTHMANN RENTALS, LLC  
ORV 2989, P 3017

A.M. & J.D. ROBBINS  
ORV 2790, P 598  
2.176 AC.

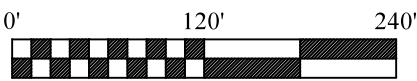
6.225 ACRES (TOTAL)  
2.602 ACRES (SW¼)

H.E. & S.J. BARTOLOMEA III  
ORV 2771, P 814  
2.062 AC.

A. LEWIS  
ORV 2848, P 404  
52.081 AC.

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK** **5-9-22**  
INITIAL DATE

**00-146**



SCALE: 1" = 120'

LEGEND

- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
- ◇ RAILROAD SPIKE SET
- 5/8" REBAR FOUND (UNLESS NOTED)
- ⊕ CAPPED "KROCKA & ASSC" IRON PIN FOUND
- ⊙ CAPPED "STEVENS 7052" IRON PIN FOUND
- SURVEY SPIKE FOUND
- ▲ IRON PIPE FOUND
- ◆ RAILROAD SPIKE FOUND
- IRON BAR FOUND
- (C) CALCULATED (M) MEASURED (R) RECORD

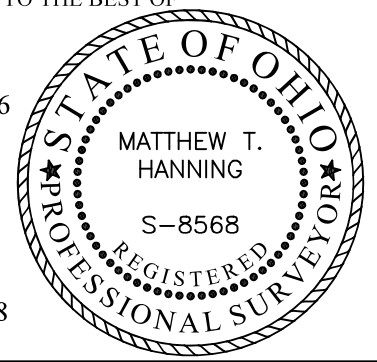
BASIS OF BEARINGS  
THE BEARINGS HEREIN ARE BASED ON RICHLAND COUNTY  
ENGINEER SURVEY HH-153.

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: APRIL 22, 2022



**DESCRIPTION OF 6.225 ACRE PARCEL  
WENDY FLAUGHER**

Situated in the State of Ohio, County of Richland, Township of Springfield, lying in the Northwest Quarter and Southwest Quarter of Section Thirty (30), Township Twenty One (21), Range Nineteen (19), of an original tract conveyed to Wuthmann Rentals, LLC by deed of record in Official Record Volume 2989, Page 3017 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

BEGINNING at a railroad spike found at the Southwest corner of the Northwest Quarter and the Northwest corner of the Southwest Quarter of said Section 30 in the centerline of Lohr Road (T.H. 45);

thence North 00°45'09" East, with the West line of the Northwest Quarter of said Section 30 and with the said centerline of said Lohr Road, a distance of 261.87 feet to a railroad spike set at the Southwest corner of a 1.226 acre tract conveyed to M.I. Pittman by deed of record in Official Record Volume 2771, Page 527, referenced by a 5/8" rebar found, South 89°12'02" East, a distance of 11.10 feet;

thence South 89°12'02" East, with the South line of said 1.226 acre tract, a distance of 360.77 feet to a capped "Stevens 7052" iron pin found at the Southwest corner of a 2.599 acre tract conveyed to J.M. & J. Gray by deed of record in Official Record Volume 2817, Page 428;

thence South 89°43'13" East, with the South line of said 2.599 acre tract, a distance of 235.57 feet to a 5/8" rebar found on the West line of a 2.176 acre tract conveyed to A.M. & J.D. Robbins by deed of record in Official Record Volume 2790, Page 598;

thence South 00°09'03" West, with the West line of said 2.176 acre tract, a distance of 267.48 feet to an iron pin set on the South line of the Northwest Quarter and the North line of the Southwest Quarter of said Section 30;

thence South 00°52'11" West, with the West line of said 2.176 acre tract and the West line of a 52.081 acre tract conveyed to A. Lewis by deed of record in Official Record Volume 2848, Page 404, a distance of 188.79 feet to an iron pin set at the Northeast corner of a 2.062 acre tract conveyed to H.E. & S.J. Bartolomea III by deed of record in Official Record Volume 2771, Page 814;

thence North 88°57'07" West, with the North line of said 2.062 acre tract, a distance of 598.92 feet to a survey spike found on the West line of the Southwest Quarter of said Section 30 and the centerline of said Lohr Road, passing by an iron pin set at a distance of 578.92 feet;

thence North 00°48'00" East, with the West line of the Southwest Quarter of said Section 30 and the centerline of said Lohr Road, a distance of 189.65 feet to the POINT OF BEGINNING, containing 6.225 total acres of land, more or less, of which 3.623 acres are in the Northwest quarter and 2.602 acres are in the Southwest quarter;

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

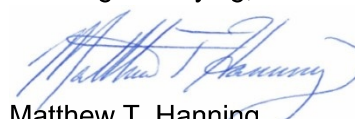
Iron pins set, where indicated, are iron rebar, five/eighths (5/8) inch diameter, thirty (30) inches long with a plastic cap on top stamped "HANNING PS 8568".

The bearings herein are based on Richland County Engineer Survey HH-153.

Prior Deed References: ORV 2989, P 3017

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 April 2022.

Prepared by:  
Hanning Surveying, LLC.

  
Matthew T. Hanning  
Registered Surveyor No. 8568  
Dated: April 22, 2022



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK**      **5-9-22**  
INITIAL      DATE

**00-146**