

PLAT OF PROPERTY SURVEY FOR
TABBATHA SAPP

PART OF THE SOUTHEAST QUARTER OF SECTION THIRTY (30)
TOWNSHIP TWENTY TWO (22), RANGE EIGHTEEN (18)
FRANKLIN TOWNSHIP, RICHLAND COUNTY, OHIO

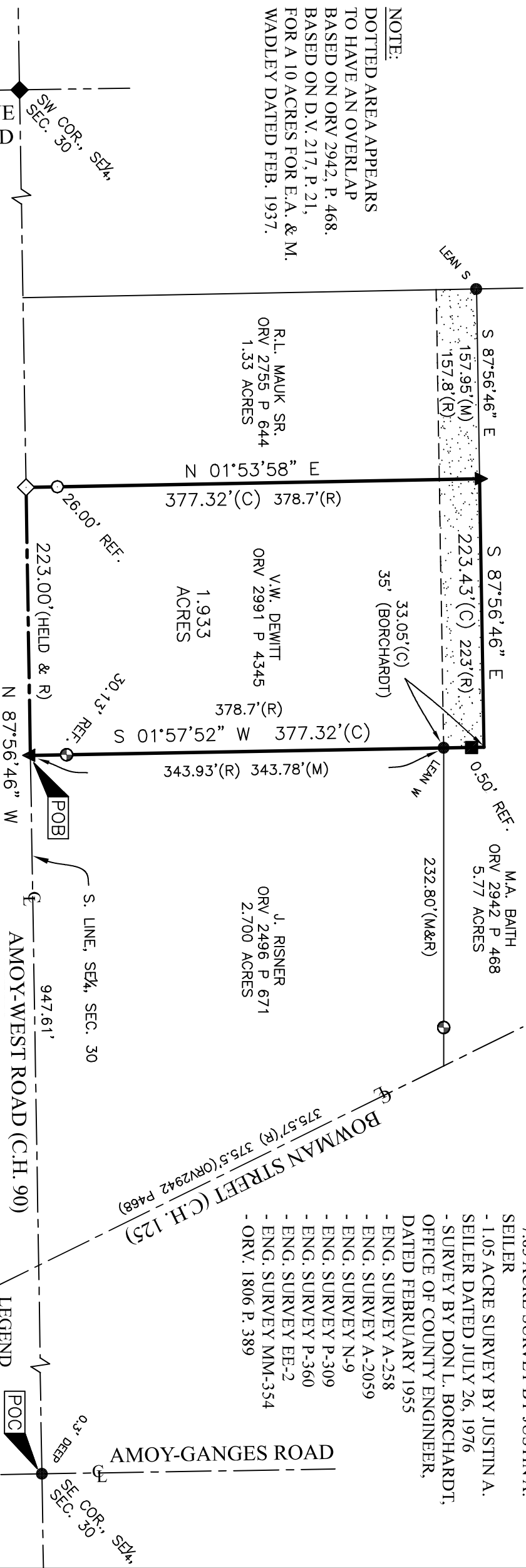
BASIS OF BEARINGS
THE BEARINGS HEREIN ARE BASED ON
RICHLAND COUNTY ENGINEER SURVEY
P-309.

NOTE: THIS SURVEY WAS PREPARED
USING DOCUMENTS OF RECORD AND
PRIOR PLATS OF SURVEY INCLUDING:
- 7.83 ACRE SURVEY BY JUSTIN A.
SELLER
- 1.05 ACRE SURVEY BY JUSTIN A.
SELLER DATED JULY 26, 1976
- SURVEY BY DON L. BORCHARDT,
OFFICE OF COUNTY ENGINEER,
DATED FEBRUARY 1955

- ENG. SURVEY A-258
- ENG. SURVEY A-2059
- ENG. SURVEY N-9
- ENG. SURVEY P-309
- ENG. SURVEY P-360
- ENG. SURVEY EE-2
- ENG. SURVEY MM-354
- ORV. 1806 P. 389

NOTE:

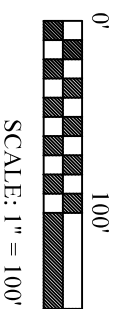
DOTTED AREA APPEARS
TO HAVE AN OVERLAP
BASED ON ORV 2942, P. 468.
FOR A 10 ACRES FOR E.A. & M.
WADLEY DATED FEB. 1937.



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: JULY 13, 2022



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
INITIAL **EAK** DATE **7-28-22**
00-240

- LEGEND**
- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
 - ◇ RAILROAD SPIKE SET
 - 5/8" REBAR FOUND (UNLESS NOTED)
 - ⊕ CAPPED "VANCE 6553" IRON PIN FOUND
 - ▲ PK NAIL FOUND
 - ▼ IRON PIPE FOUND
 - ◆ RAILROAD SPIKE FOUND
 - 13" WOOD POST FOUND
 - (C) CALCULATED (M) MEASURED (R) RECORD

HANNING SURVEYING, LLC.

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

Matthew T. Hanning, PS

2022-048

**DESCRIPTION OF 1.933 ACRE PARCEL
TABBATHA SAPP**

Situated in the State of Ohio, County of Richland, Township of Franklin, lying in the Southeast Quarter of Section Thirty (30), Township Twenty Two (22), Range Eighteen (18), of an original tract conveyed to V.W. DeWitt by deed of record in Official Record Volume 2991, Page 4345 (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 at the Southeast corner of the Southeast Quarter of said Section 30, in the intersection of Amoy-Ganges Road and Amoy-West Road (C.H. 90);

thence North 87°56'46" West, with the South line of the Southeast Quarter of said Section 30 and the centerline of said Amoy-West Road, a distance of 947.61 feet to a PK nail found at the Southwest corner of a 2.700 acre tract conveyed to J. Risner by deed of record in Official Record Volume 2496, Page 671, said point being the POINT OF BEGINNING for the tract herein described, referenced by a capped "Vance 6553" iron pin found, North 01°57'52" East, a distance of 30.13 feet;

thence continuing North 87°56'46" West, with the South line of the Southeast Quarter of said Section 30 and the centerline of said Amoy-West Road, distance of 223.00 feet to a railroad spike set at the Southeast corner of a 1.33 acre tract conveyed to R.L. Mauk Sr. by deed of record in Official Record Volume 2755, Page 644, referenced by an iron pin set North 01°53'58" East, a distance of 26.00 feet;

thence North 01°53'58" East, with the East line of said 1.33 acre tract, a distance of 377.32 feet to an iron pipe found at the Northeast corner of said 1.33 acre tract and the South line of a 5.77 acre tract conveyed to B.D. & M.A. Baith by deed of record in Official Record Volume 2942, Page 468;

thence South 87°56'46" East, with the South line of said 5.77 acre tract, a distance of 223.43 feet to a point on a Southerly corner of said 5.77 acre tract, referenced by a 13" wood post found, South 01°57'52" West, a distance of 0.50 feet;

thence South 01°57'52" West, with the West line of said 5.77 acre tract and said 2.700 acre tract, a distance of 377.32 feet to the POINT OF BEGINNING, passing by a 5/8" rebar found, at a distance of 33.05 feet, containing 1.933 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/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 P-309.

Prior Deed References: ORV 2991, P 4345

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 July 2022.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: July 13, 2022



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