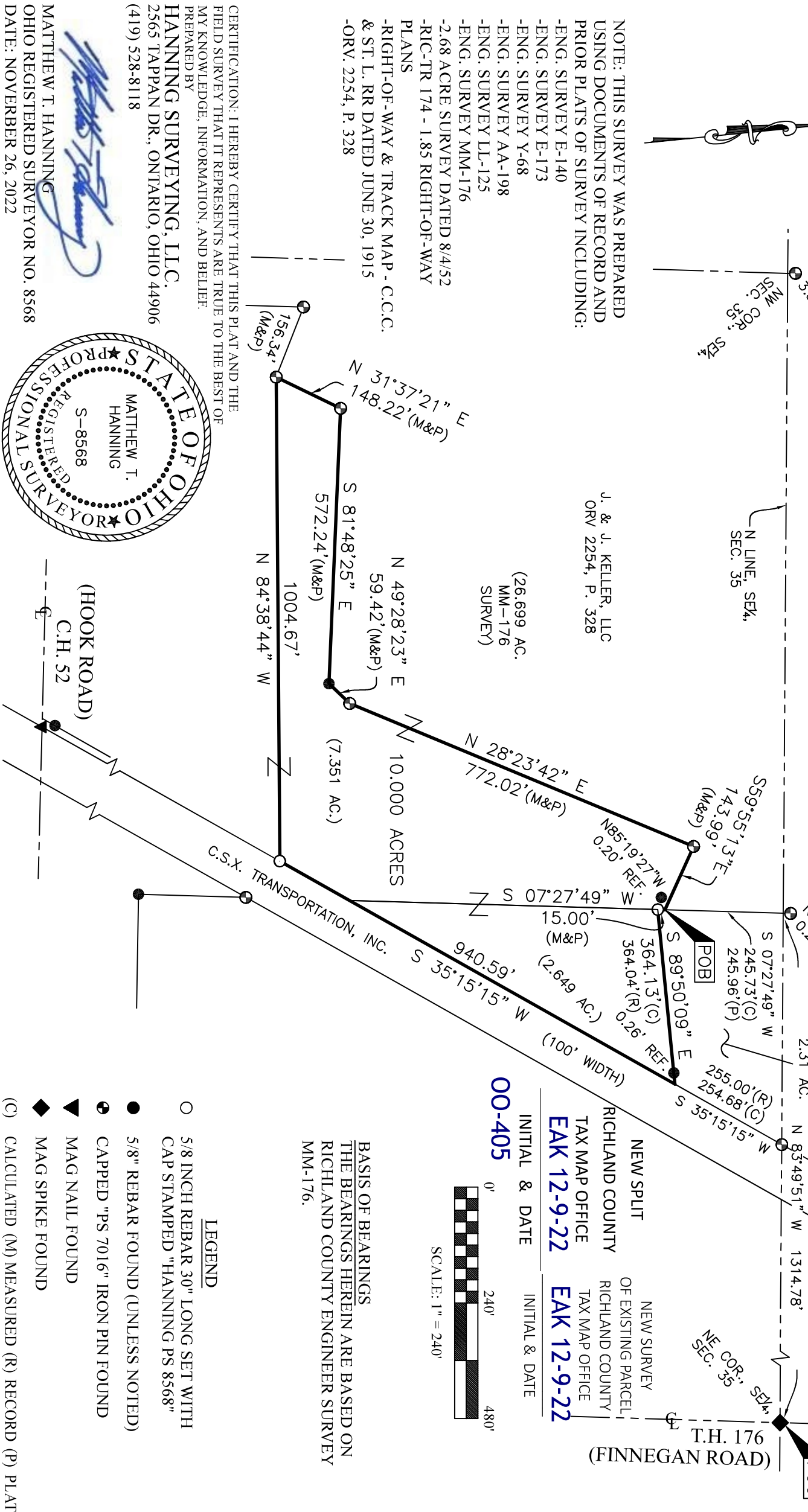


PLAT OF PROPERTY SURVEY FOR  
FLASHOVER LAND MANAGEMENT & BRIAN KNOWLTON

PART OF THE SOUTHEAST QUARTER OF SECTION THIRTY FIVE (35)  
TOWNSHIP TWENTY ONE (21), RANGE TWENTY TWO (20)  
SHARON TOWNSHIP, RICHLAND COUNTY, OHIO

J. & B. FINNEGAN, LLC  
ORV 1921, P. 207  
2.31 AC.



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

- ENG. SURVEY E-140
- ENG. SURVEY E-173
- ENG. SURVEY Y-68
- ENG. SURVEY AA-198
- ENG. SURVEY LL-125
- ENG. SURVEY MM-176
- 2.68 ACRE SURVEY DATED 8/4/52
- RIC-TR 174 - 1.85 RIGHT-OF-WAY PLANS
- RIGHT-OF-WAY & TRACK MAP - C.C.C. & ST. L. RR DATED JUNE 30, 1915
- ORV. 2254, P. 328

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: NOVEMBER 26, 2022



J. & J. KELLER, LLC  
ORV 2254, P. 328  
(26.699 AC. MM-176 SURVEY)

N LINE, SE<sub>4</sub>, SEC. 35

10.000 ACRES

POB

NOT 27'49" E 0.22' REF.

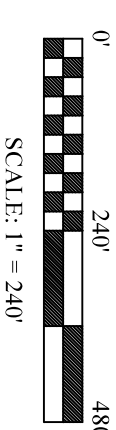
NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 12-9-22**

NEW SURVEY  
OF EXISTING PARCEL,  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 12-9-22**

00-405

INITIAL & DATE

INITIAL & DATE



BASIS OF BEARINGS  
THE BEARINGS HEREIN ARE BASED ON RICHLAND COUNTY ENGINEER SURVEY MM-176.

LEGEND

- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
- 5/8" REBAR FOUND (UNLESS NOTED)
- ⊕ CAPPED "PS 7016" IRON PIN FOUND
- ▼ MAG NAIL FOUND
- ◆ MAG SPIKE FOUND
- (C) CALCULATED (M) MEASURED (R) RECORD (P) PLAT

**DESCRIPTION OF 10.000 ACRE PARCEL  
FLASHOVER LAND MANAGEMENT & BRIAN KNOWLTON**

Situated in the State of Ohio, County of Richland, Township of Sharon, lying in the Southeast Quarter of Section Thirty Five (35), Township Twenty One (21), Range Twenty (20), of original tracts conveyed to J. & J. Keller, LLC by deed of record in Official Record Volume 2254, Page 328 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at a Mag spike found at the Northeast corner of the Southeast Quarter of said Section 35 in the centerline of T.H. 176 (Finnegan Road);

thence North 83°49'51" West, with the North line of the Southeast Quarter of said Section 35, a distance of 1314.78 feet to a point at the Northwest corner of a 2.31 acre tract conveyed to J. & B. Finnegan, LLC by deed of record in Official Record Volume 1921, Page 207, referenced by a capped "PS 7016" iron pin found, North 07°27'49" East, a distance of 0.22 feet;

thence South 07°27'49" West, with the West line of said 2.31 acre tract, a distance of 245.73 feet to a point on said West line, said point being the POINT OF BEGINNING for the tract herein described, referenced by a 5/8" rebar found, North 85°19'27" West, a distance of 0.20 feet;

thence South 07°27'49" West, with said West line, a distance of 15.00 feet to an iron pin set at the Southwest corner of said 2.31 acre tract;

thence South 89°50'09" East, with the South line of said 2.31 acre tract, a distance of 364.13 feet to a Southeast corner of said 2.31 acre tract and the Westerly line of C.S.X. Transportation, Inc., passing by a 5/8" rebar found at a distance of 363.87 feet;

thence South 35°15'15" West, with the Westerly line of C.S.X. Transportation, Inc., a distance of 940.59 feet to an iron pin set;

thence across said original tract conveyed to J. & J. Keller, LLC, the following six (6) courses and distances:

1. North 84°38'44" West, a distance of 1004.67 feet to a capped "PS 7016" iron pin found;
2. North 31°37'21" East, a distance of 148.22 feet to a capped "PS 7016" iron pin found;
3. South 81°48'25" East, a distance of 572.24 feet to a 5/8" rebar found;
4. North 49°28'23" East, a distance of 59.42 feet to a capped "PS 7016" iron pin found;
5. North 28°23'42" East, a distance of 772.02 feet to a capped "PS 7016" iron pin found;
6. South 59°55'13" East, a distance of 143.99 feet to the POINT OF BEGINNING, containing 10.000 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 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 and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcels fronting on a public highway or street.

The bearings herein are based on Richland County Engineer Survey MM-176.

Prior Deed References: ORV 2254, P 328

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 November 2022.

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 12-9-22**  
INITIAL & DATE

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 12-9-22**  
INITIAL & DATE

**00-405**

Prepared by:  
Hanning Surveying, LLC.



Matthew T. Hanning  
Registered Surveyor No. 8568  
Dated: November 26, 2022

