

NOTE: THIS SURVEY WAS PREPARED USING DOCUMENTS OF RECORD AND PRIOR PLATS OF SURVEY INCLUDING:
 -ENG. SURVEY AA-302
 -ENG. SURVEY CC-90
 -ENG. SURVEY NN-74
 -ENG. SURVEY OO-20
 -55.47 ACRE SURVEY BY JUSTIN SEILER DATED JUNE 19, 1968
 -17.49 ACRE, 2.28 ACRE & 79.67 ACRE SURVEY BY KROCKA & ASSOC. DATED SEPT. 27, 1976
 -ORV. 2428, P. 73

PLAT OF PROPERTY SURVEY
 PART OF THE SOUTHWEST QUARTER OF SECTION THIRTY SIX (36)
 TOWNSHIP TWENTY TWO (22), RANGE NINETEEN (19)
 JACKSON TOWNSHIP, RICHLAND COUNTY, OHIO

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

G.E. MILLIRON LIVING TRUST
 ORV. 2428 P. 68
 52.22 AC.

G.E. MILLIRON LIVING TRUST
 ORV. 2428 P. 73

G.E. & T. MILLIRON JR.
 ORV. 2190 P. 832
 15.00 AC.

G.E. & T. MILLIRON JR.
 ORV. 2995 P. 4611
 20.799 AC.

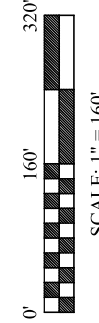
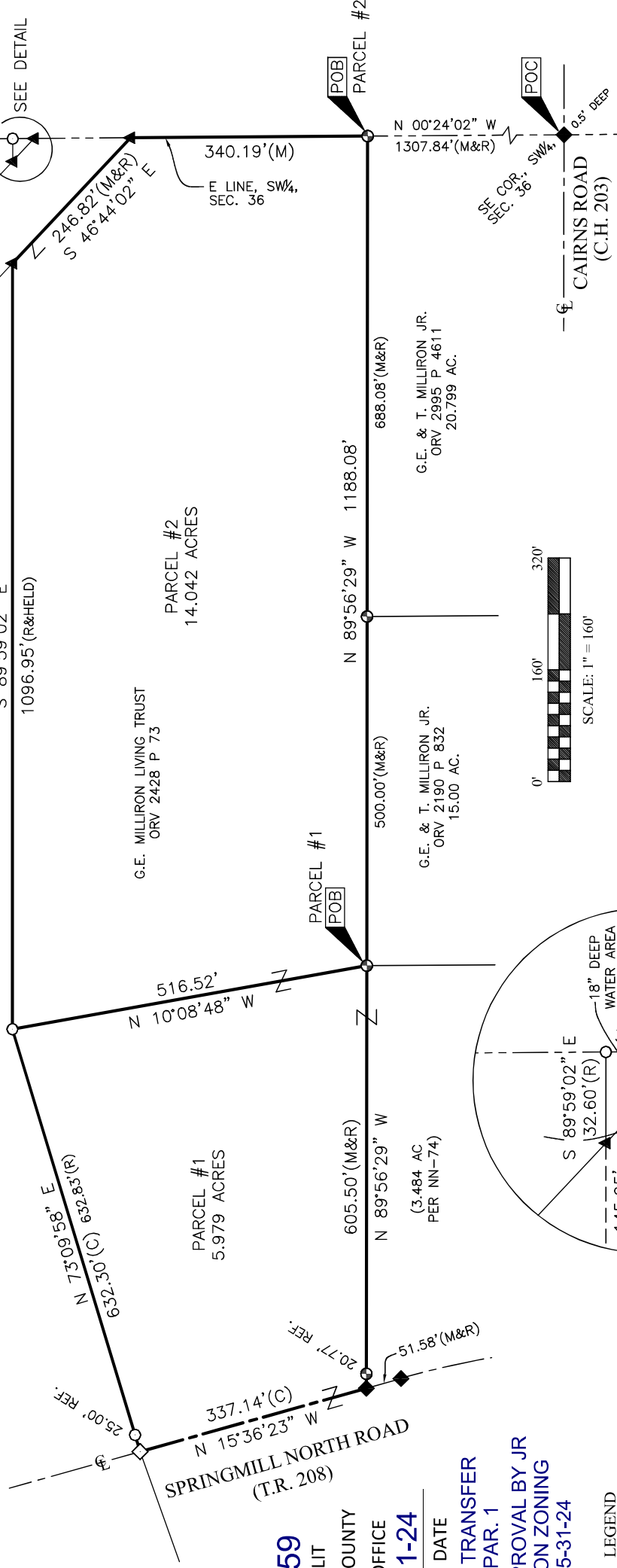
QQ-159
 NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 5-31-24

INITIAL & DATE

**PAR. 2 MUST TRANSFER
 BEFORE PAR. 1**

**VERBAL APPROVAL BY JR
 RICE JACKSON ZONING
 INSPECTOR 5-31-24**

- LEGEND
- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
 - ◇ RAILROAD SPIKE SET
 - CAPPED "RICHLAND ENG 7375" IRON PIN FOUND
 - ▲ IRON PIPE FOUND
 - ◆ RAILROAD SPIKE FOUND
 - WOOD POST FOUND
 - (C) CALCULATED (M) MEASURED (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: MAY 10, 2024

DETAIL: SCALE: 1" = 40'

HANNING SURVEYING, LLC.

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

Matthew T. Hanning, PS

2024-045

**PARCEL #1
DESCRIPTION OF 5.979 ACRE PARCEL**

Situated in the State of Ohio, County of Richland, Township of Jackson, lying in the Southwest Quarter of Section Thirty Six (36), Township Twenty Two (22), Range Nineteen (19), of an original tract conveyed to G.E. Milliron Living Trust by deed of record in Official Record Volume 2428, Page 73 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at a railroad spike found at the Southeast corner of the Southwest Quarter of said Section 36 and the centerline of Cairns Road (C.H. 203);

thence North 00°24'02" West, with the East line of the Southwest Quarter of said Section 36, a distance of 1307.84 feet to a capped "Richland Eng 7375" iron pin found at the Northeast corner of a 20.799 acre tract conveyed to G.E. & T. Milliron Jr. by deed of record in Official Record Volume 2995, Page 4611;

thence North 89°56'29" West, with the North line of said 20.799 acre tract and the North line of a 15.00 acre tract conveyed to G.E. & T. Milliron Jr. by deed of record in Official Record Volume 2190, Page 832, a distance of 1188.08 feet to a capped "Richland Eng 7375" iron pin found at the Northwest corner of said 15.00 acre tract, said point being the POINT OF BEGINNING for the tract herein described;

thence North 89°56'29" West, across said original tract conveyed to G.E. Milliron Living Trust, a distance of 605.50 feet to a railroad spike found in the centerline of Springmill North Road (T.R. 208), passing by a capped "Richland Eng 7375" iron pin found at a distance of 584.73 feet;

thence North 15°36'23" West, with the centerline of said Springmill North Road, a distance of 337.14 feet to a Railroad spike set at the Southwest corner of a 52.22 acre tract conveyed to G.E. Milliron Living Trust by deed of record in Official Record Volume 2428, Page 68, referenced by an iron pin set, North 73°09'58" East, a distance of 25.00 feet;

thence North 73°09'58" East, with the South line of said 52.22 acre tract, a distance of 632.30 feet to an iron pin set on said South line;

thence South 10°08'48" East, across said original tract conveyed to G.E. Milliron Living Trust, a distance of 516.52 feet to the POINT OF BEGINNING, containing 5.979 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 NN-74.

Prior Deed References: ORV 2428, P 73

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 & May 2024.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: May 10, 2024



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 5-31-24

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**PARCEL 2 MUST TRANSFER
BEFORE THIS PARCEL**

QQ-159

HANNING SURVEYING, LLC.

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

Matthew T. Hanning, PS

2024-045

**PARCEL #2
DESCRIPTION OF 14.042 ACRE PARCEL**

Situated in the State of Ohio, County of Richland, Township of Jackson, lying in the Southwest Quarter of Section Thirty Six (36), Township Twenty Two (22), Range Nineteen (19), of an original tract conveyed to G.E. Milliron Living Trust by deed of record in Official Record Volume 2428, Page 73 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at a railroad spike found at the Southeast corner of the Southwest Quarter of said Section 36 in the centerline of Cairns Road (C.H. 203);

thence North 00°24'02" West, with the East line of the Southwest Quarter of said Section 36, a distance of 1307.84 feet to a capped "Richland Eng 7375" iron pin found at the Northeast corner of a 20.799 acre tract conveyed to G.E. & T. Milliron Jr. by deed of record in Official Record Volume 2995, Page 4611, said point being the POINT OF BEGINNING for the tract herein described;

thence North 89°56'29" West, with the North line of said 20.799 acre tract and the North line of a 15.00 acre tract conveyed to G.E. & T. Milliron Jr. by deed of record in Official Record Volume 2190, Page 832, a distance of 1188.08 feet to a capped "Richland Eng 7375" iron pin found at the Northwest corner of said 15.00 acre tract,

thence North 10°08'48" West, across said original tract conveyed to G.E. Milliron Living Trust, a distance of 516.52 feet to an iron pin set on the South line of a 52.22 acre tract conveyed to G.E. Milliron Living Trust by deed of record in Official Record Volume 2428, Page 68;

thence South 89°59'02" East, with the South line of said 52.22 acre tract, a distance of 1096.95 feet to an iron pipe found on the West line of a 3.26 acre tract conveyed to G.E. Milliron Living Trust by deed of record in Official Record Volume 2428, Page 68;

thence South 46°44'02" East, with the Southwesterly line of said 3.26 acre tract, a distance of 246.82 feet to an iron pipe found on the East line of the Southwest Quarter of said Section 36;

thence South 00°24'02" East, with the East line of the Southwest Quarter of said Section 36, a distance of 340.19 feet to the POINT OF BEGINNING, containing 14.042 total acres of land, more or less;

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.

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 NN-74.

Prior Deed References: ORV 2428, P 73.

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 & May 2024.

Prepared by:
Hanning Surveying, LLC.

Matthew T. Hanning
Registered Surveyor No. 8568
Dated: May 10, 2024



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