

DESCRIPTION OF 3.033 ACRE PARCEL

Situated in the State of Ohio, County of Richland, Township of Mifflin, lying in the Southeast Quarter of Section Sixteen (16), Township Twenty Three (23), Range Seventeen (17), of an original tract conveyed to C.S. & R.E. Betson by deed of record in Official Record Volume 2638, Page 354 (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 North line of the Southeast Quarter of said Section 16 and the centerline of Koogle Road (C.H. 291), referenced by a capped "Stevens 7054" iron pin found, North $78^{\circ}57'56''$ East, a distance of 39.60 feet;

thence with the centerline of said Koogle Road, the following seven (7) courses and distances:

1. South $68^{\circ}35'48''$ East, a distance of 192.88 feet to a mag spike found;
2. South $59^{\circ}53'13''$ East, a distance of 62.30 feet to a railroad spike set, referenced by a 5/8" rebar found, South $86^{\circ}58'51''$ East, a distance of 150.76 feet;
3. South $59^{\circ}46'36''$ East, a distance of 358.42 feet to a railroad spike set;
4. South $57^{\circ}07'18''$ East, a distance of 155.91 feet to a railroad spike set;
5. South $51^{\circ}51'56''$ East, a distance of 122.55 feet to a point of tangency, referenced by a 5/8" rebar found, South $78^{\circ}33'04''$ West, a distance of 33.43 feet;
6. With a curve turning to the right with an arc length of 363.57 feet, with a radius of 684.19 feet, with a delta of $30^{\circ}26'48''$, with a chord bearing of South $36^{\circ}38'33''$ East, with a chord length of 359.31 feet to a railroad spike set;
7. South $21^{\circ}25'09''$ East, a distance of 58.95 feet to a railroad spike set at the Southwest corner of a 3 acre tract conveyed to K.G. Partin by deed of record in Official Record Volume 2211, Page 216, said point being the POINT OF BEGINNING for the tract herein described, referenced by a 5/8" rebar found, North $81^{\circ}39'08''$ East, a distance of 34.79 feet;

thence North $81^{\circ}39'08''$ East, with the South line of said 3 acre tract, a distance of 693.59 feet to a 1/2" rebar found at the Southeast corner of said 3 acre tract and the West line of a 4.331 acre tract conveyed to said K.G. Partin;

thence South $08^{\circ}37'03''$ East, with the West line of said 4.31 acre tract, a distance of 196.69 feet to a 1/2" rebar found at a Northeast corner of a 4.999 acre tract conveyed to K.S. Jayjohn, Trustee by deed of record in Official Record Volume 3008, Page 2350;

thence South $81^{\circ}39'08''$ West, with the North line of said 4.999 acre tract, a distance of 652.08 feet to a railroad spike set in the centerline of said Koogle Road, passing through an iron pin set at a distance of 622.08 feet;

thence with the centerline of said Koogle Road, the following two (2) courses and distances:

1. North $18^{\circ}51'22''$ West, a distance of 70.57 feet to a point referenced by a capped "Seiler & Craig" iron pin found, South $71^{\circ}38'01''$ West, a distance of 30.00 feet;
2. North $21^{\circ}25'09''$ West, a distance of 130.68 feet to the POINT OF BEGINNING, containing 3.033 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 F-3-047.

Prior Deed References: ORV 2638, P 354

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 May & June 2024.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: June 3, 2024



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 6-14-24

INITIAL & DATE

QQ-176