

PLAT OF PROPERTY SURVEY
 PART OF THE SOUTHWEST QUARTER & SOUTHEAST QUARTER OF SECTION SEVEN (7)
 TOWNSHIP TWENTY TWO (22), RANGE EIGHTEEN (18)
 FRANKLIN TOWNSHIP, RICHLAND COUNTY, OHIO

NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 8-5-24

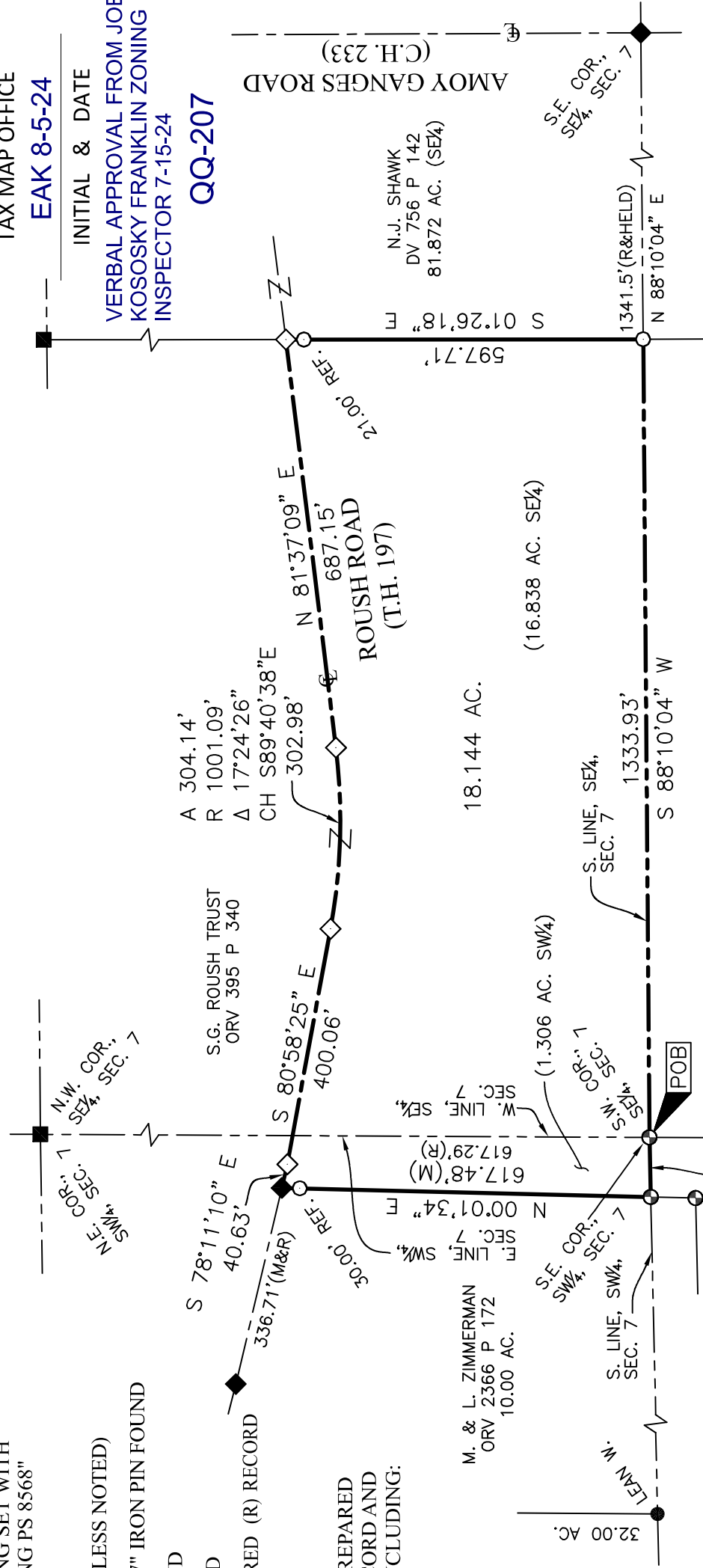
INITIAL & DATE

VERBAL APPROVAL FROM JOE
 KOSOSKY FRANKLIN ZONING
 INSPECTOR 7-15-24

QQ-207

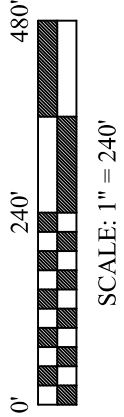
- LEGEND**
- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
 - ◇ RAILROAD SPIKE SET
 - 5/8" REBAR FOUND (UNLESS NOTED)
 - ⊕ CAPPED "WEIGLER 7477" IRON PIN FOUND
 - ◆ RAILROAD SPIKE FOUND
 - CONCRETE POST FOUND
 - (C) CALCULATED (M) MEASURED (R) RECORD

NOTE: THIS SURVEY WAS PREPARED USING DOCUMENTS OF RECORD AND PRIOR PLATS OF SURVEY INCLUDING:
 -ENG. SURVEY B-420
 -ENG. SURVEY I-325
 -ENG. SURVEY W-265
 -ENG. SURVEY CC-247
 -ENG. SURVEY F-3-231
 -ORV. 395, P. 340



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: JULY 6, 2024 REV. JULY 27, 2024



BASIS OF BEARINGS
 THE BEARINGS HEREIN ARE BASED ON
 RICHLAND COUNTY ENGINEER SURVEY
 W-265.



DESCRIPTION OF 18.144 ACRE PARCEL

Situated in the State of Ohio, County of Richland, Township of Franklin, lying in the Southwest Quarter and the Southeast Quarter of Section Seven (7), Township Twenty Two (22), Range Eighteen (18), of an original tract conveyed to S.G. Roush Trust by deed of record in Official Record Volume 395, Page 340 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

BEGINNING at a capped "Weigler 7477" iron pin found at the Southwest corner of the Southeast Quarter and the Southeast corner of the Southwest Quarter of said Section 7;

thence South 87°19'05" West, with the South line of the Southwest Quarter of said Section 7, a distance of 99.81 feet to a capped "Weigler 7477" iron pin found at the Southeast corner of a 10.00 acre tract conveyed to M. & L. Zimmerman by deed of record in Official Record Volume 2366, Page 172;

thence North 00°01'34" East, with the East line of said 10.00 acre tract, a distance of 617.48 feet to a railroad spike found in the centerline of Roush Road (T.H. 197), passing through an iron pin set at a distance of 587.48 feet;

thence with said centerline of Roush Road and crossing over said original tract conveyed to S.G. Roush Trust the following four (4) courses and distances:

1. South 78°11'10" East, a distance of 40.63 feet to a railroad spike set;
2. South 80°58'25" East, a distance of 400.06 feet to a railroad spike set at a point of tangency;
3. A curve turning to the left with an arc length of 304.14 feet, with a radius of 1001.09 feet, with a delta angle of 17°24'26", with a chord bearing of South 89°40'38" East, with a chord length of 302.98 feet to a railroad spike set at a point of tangency;
4. North 81°37'09" East, a distance of 687.15 feet to a railroad spike set of the West line of a 81.872 acre tract conveyed to N.J. Shawk by deed of record in Deed Volume 756, Page 142, referenced by an iron pin set, South 01°26'18" East, a distance of 21.00 feet;

thence South 01°26'18" East, with the West line of said 81.872 acre tract, a distance of 597.71 feet to an iron pin set on the South line of the Southeast Quarter of said Section 7;

thence South 88°10'04" West, with the South line of said Section 7, a distance of 1333.93 feet to the POINT OF BEGINNING, containing 18.144 total acres of land, more or less, of which 1.306 acres lies in said Southwest quarter and 16.838 acres lies in said Southeast 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 W-265.

Prior Deed References: ORV 395, P 340

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 2024.

Prepared by:
Hanning Surveying, LLC.


Matthew T. Hanning
Registered Surveyor No. 8568
Dated: July 6, 2024
Rev: July 27, 2024



NEW SPLIT
RICHLAND COUNTY
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EAK 8-5-24
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