

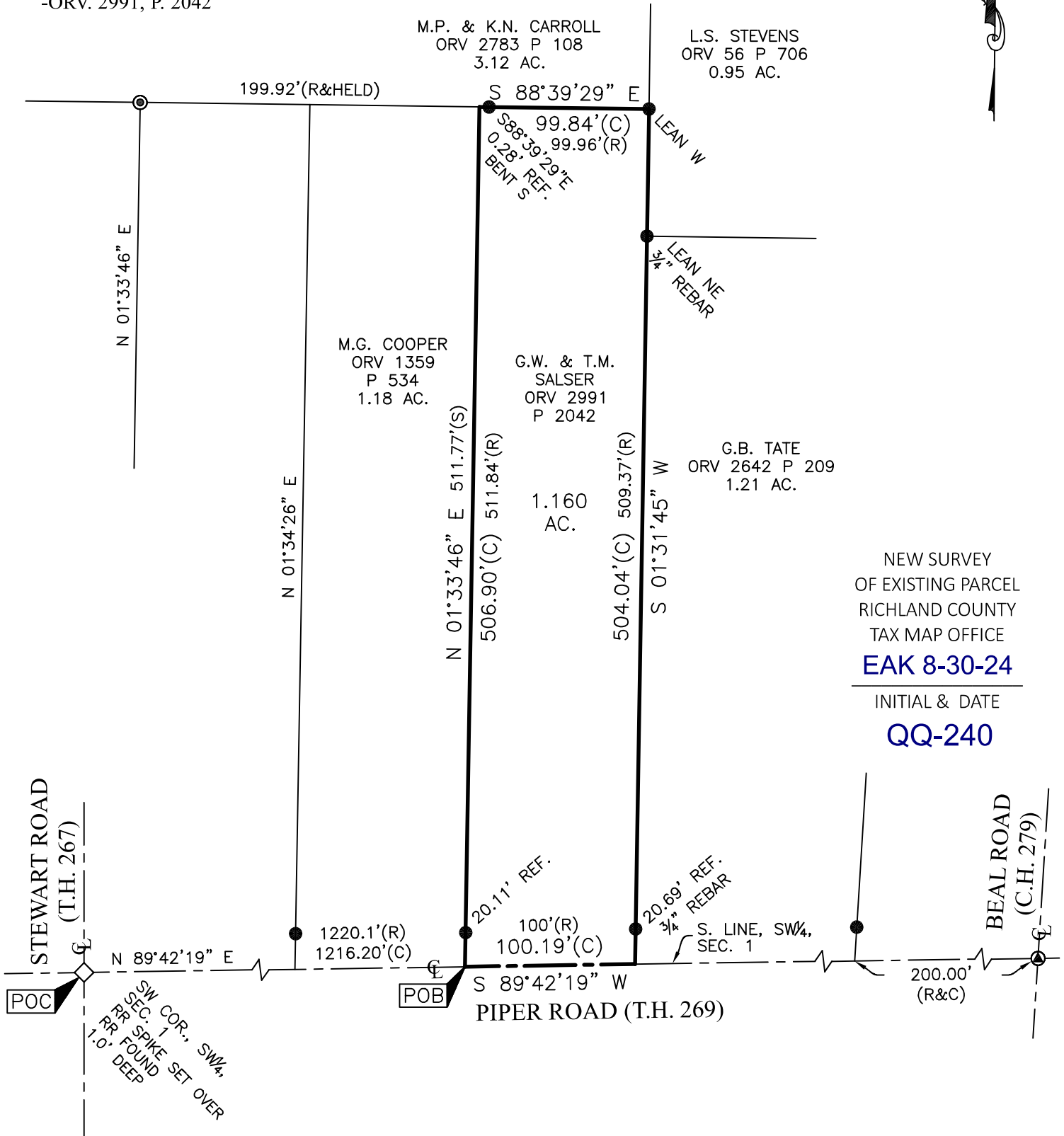
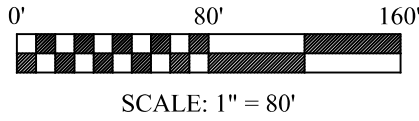
PLAT OF PROPERTY SURVEY
 PART OF THE SOUTHWEST QUARTER OF SECTION ONE (1)
 TOWNSHIP TWENTY ONE (21), RANGE EIGHTEEN (18)
 MADISON TOWNSHIP, RICHLAND COUNTY, OHIO

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

- REC. P.V. 21, P. 80
- ENG. SURVEY I-23
- ENG. SURVEY N-175
- ENG. SURVEY R-115
- ENG. SURVEY S-259
- ORV. 2991, P. 2042

BASIS OF BEARINGS

THE BEARINGS HEREIN ARE BASED ON RICHLAND COUNTY
 ENGINEER SURVEY R-115.



NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE

EAK 8-30-24

INITIAL & DATE

QQ-240

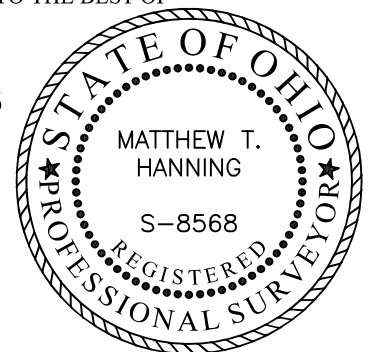
LEGEND

- ◇ RAILROAD SPIKE SET
- 1/2" REBAR FOUND (UNLESS NOTED)
- ⊙ CAPPED "PS 7016" IRON PIN FOUND
- NAIL FOUND
- (C) CALCULATED (M) MEASURED (R) RECORD
- (S) SURVEY

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: AUGUST 16, 2024



HANNING SURVEYING, LLC.

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

Matthew T. Hanning, PS

2024-094

DESCRIPTION OF 1.160 ACRE PARCEL

Situated in the State of Ohio, County of Richland, Township of Madison, lying in the Southwest Quarter of Section One (1), Township Twenty One (21), Range Eighteen (18), of an original tract conveyed to G.W. & T.M. Salser by deed of record in Official Record Volume 2991, Page 2042 (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 set over a railroad spike found at the Southwest corner of the Southwest Quarter of said Section 1 at the intersection of Stewart Road (T.H. 267) and Piper Road (T.H. 269);

thence North 89°42'19" East, with the South line of the Southwest Quarter of said Section 1 and the centerline of said Piper Road, a distance of 1216.20 feet to the Southeast corner of a 1.18 acre tract conveyed to M.G. Cooper by deed of record in Official Record Volume 1359, Page 534, said point being the POINT OF BEGINNING for the tract herein described, referenced by a 1/2" rebar found, North 01°33'46" East, a distance of 20.11 feet;

thence North 01°33'46" East, with the East line of said 1.18 acre tract, a distance of 506.90 feet to a point at the Northeast corner of said 1.18 acre tract and the South line of a 3.12 acre tract conveyed to M.P. & K.N. Carroll by deed of record in Official Record Volume 2783, Page 108, referenced by a 1/2" rebar found, South 88°39'29" East, a distance of 0.28 feet;

thence South 88°39'29" East, with the South line of said 3.12 acre tract, a distance of 99.84 feet to a 1/2" rebar found on the West line of a 0.95 acre tract conveyed to L.S. Stevens by deed of record in Official Record Volume 56, Page 706;

thence South 01°31'45" West, with the West line of said 0.95 acre tract and the West line of a 1.21 acre tract conveyed to G.B. Tate by deed of record in Official Record Volume 2642, Page 209, a distance of 504.04 feet to the South line of the Southwest Quarter of said Section 1 and the centerline of said Piper Road, passing a 3/4" rebar at a distance of 483.35 feet;

thence South 89°42'19" West, with the South line of the Southwest Quarter of said Section 1 and the centerline of said Piper Road, a distance of 100.19 feet to the POINT OF BEGINNING, containing 1.160 total acres of land, more or less;

Subject, however, to all legal rights-of-ways and/or easements of record.

The bearings herein are based on Richland County Engineer Survey R-115.

Prior Deed References: ORV 2991, P 2042.

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 August 2024.

Prepared by:
Hanning Surveying, LLC.

Matthew T. Hanning
Registered Surveyor No. 8568
Dated: August 16, 2024



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
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