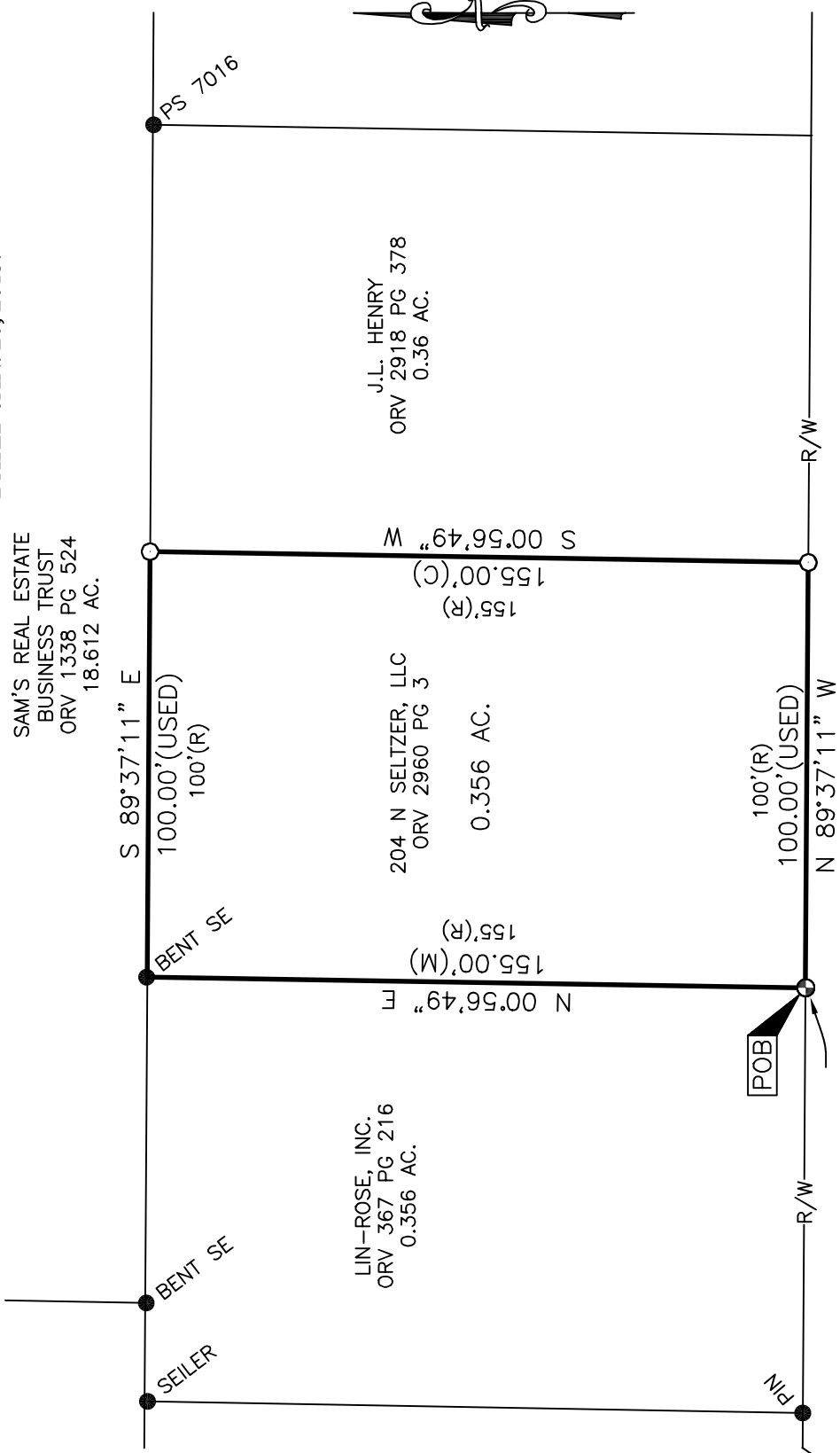


NOTE: THIS SURVEY WAS PREPARED USING DOCUMENTS OF RECORD AND PRIOR PLATS OF SURVEY INCLUDING:  
 -ENG. SURVEY D-206  
 -ENG. SURVEY E-102  
 -ENG. SURVEY L-161  
 -ENG. SURVEY AA-37  
 -ENG. SURVEY F-1-238  
 -ENG. SURVEY F-3-199  
 -FERGUSON RD. RIGHT-OF-WAY PLANS DATED JAN. 20, 2015.  
 -ORV. 2960 P. 3

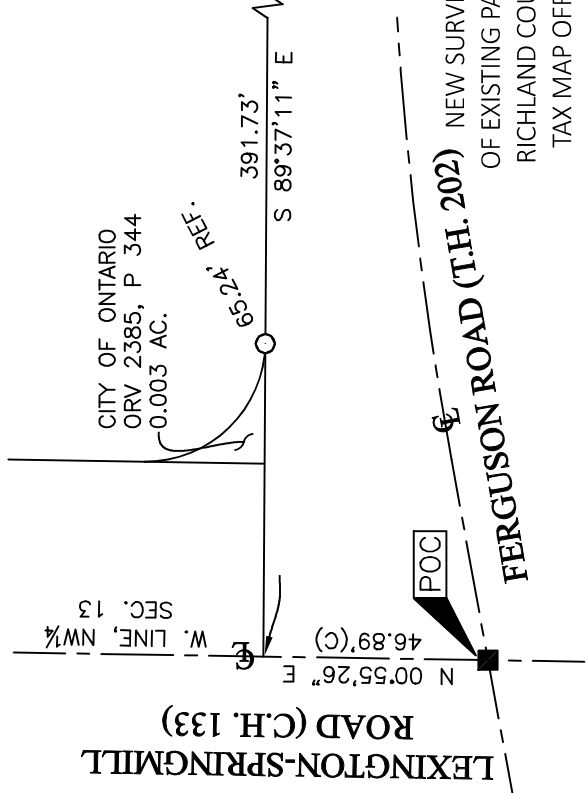
PLAT OF PROPERTY SURVEY  
 PART OF THE NORTHWEST QUARTER OF SECTION THIRTEEN (13)  
 TOWNSHIP TWENTY ONE (21), RANGE NINETEEN (19)  
 CITY OF ONTARIO, RICHLAND COUNTY, OHIO

BASIS OF BEARINGS  
 THE BEARINGS HEREIN ARE BASED ON  
 FERGUSON ROAD RIGHT-OF-WAY PLANS  
 DATED JAN. 20, 2015.



**LEGEND**

- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
- 5/8" REBAR FOUND (UNLESS NOTED)
- ⊕ CAPPED "RICHLAND ENG, PLS 4939" IRON PIN FOUND
- MONUMENT BOX 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: OCTOBER 17, 2024



**EAK 11-1-24**  
 INITIAL & DATE  
**QQ-314**

**DESCRIPTION OF 0.356 ACRE PARCEL**

Situated in the State of Ohio, County of Richland, City of Ontario, lying in the Northwest Quarter of Section Thirteen (13), Township Twenty One (21), Range Nineteen (19), of an original tract conveyed to 204 N Seltzer, LLC by deed of record in Official Record Volume 2960, Page 3 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at a monument box found at the intersection of Lexington-Springmill Road (C.H. 133), being the West line of said Northwest Quarter and Ferguson Road (T.H. 202);

thence North 00°55'26" East, with the centerline of said Lexington-Springmill Road and the West line of said Northwest Quarter, a distance of 46.89 feet to a point projected from the North right-of-way line of said Ferguson Road, referenced by an iron pin set, South 89°37'11" East, a distance of 65.24 feet;

thence South 89°37'11" East, with the North line of said Ferguson Road, a distance of 391.73 feet to a capped "Richland Eng, PLS 4939" iron pin found at the Southeast corner of a 0.356 acre tract conveyed to Lin-Rose, Inc. by deed of record in Official Record Volume 367, Page 216, said point being the POINT OF BEGINNING for the tract herein described;

thence North 00°56'49" East, with the East line of said 0.356 acre tract, a distance of 155.00 feet to a 5/8" rebar found on the South line of a 18.612 acre tract conveyed to Sam's Real Estate Business Trust by deed of record in Official Record Volume 1338, Page 524;

thence South 89°37'11" East, with the South line of said 18.612 acre tract, a distance of 100.00 feet to an iron pin set at the Northwest corner of a 0.36 acre tract conveyed to J.L. Henry by deed of record in Official Record Volume 2918, Page 378;

thence South 00°56'49" West, with the West line of said 0.36 acre tract, a distance of 155.00 feet to an iron pin set on the North line of said Ferguson Road;

thence North 89°37'11" West, with the North right-of-way line of said Ferguson Road, a distance of 100.00 feet to the POINT OF BEGINNING, containing 0.356 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 Ferguson Road Right-of-Way Plans dated January 20, 2015.

Prior Deed References: ORV 2960, P 3

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 October 2024.

Prepared by:  
Hanning Surveying, LLC.



Matthew T. Hanning  
Registered Surveyor No. 8568  
Dated: October 17, 2024



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

**EAK 11-1-24**

INITIAL & DATE

**QQ-314**