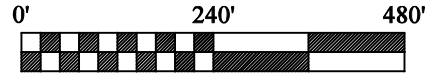
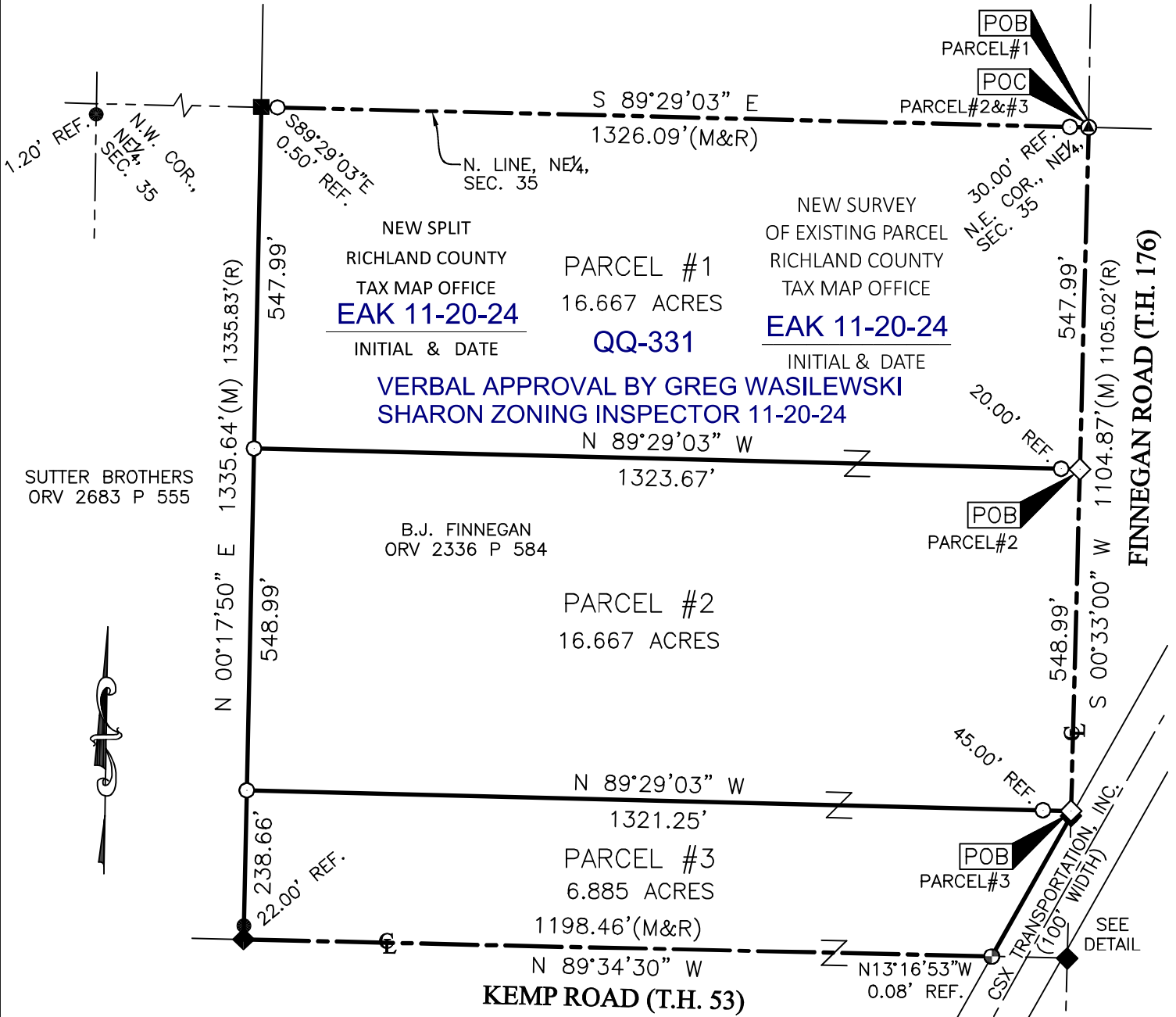


PLAT OF PROPERTY SURVEY
 PART OF THE NORTHEAST QUARTER OF SECTION THIRTY FIVE (35)
 TOWNSHIP TWENTY ONE (21), RANGE TWENTY (20)
 SHARON TOWNSHIP, RICHLAND COUNTY, OHIO



SCALE: 1" = 240'



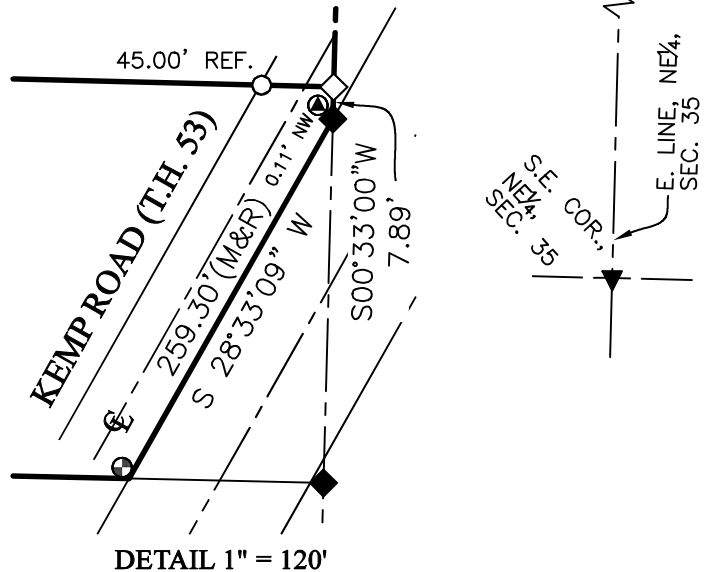
BASIS OF BEARINGS
 THE BEARINGS HEREIN ARE BASED ON
 RICHLAND COUNTY ENGINEER SURVEY A-363.

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

- ENG. SURVEY A-363
- ENG. SURVEY E-165
- ENG. SURVEY W-242
- ORV. 2336 P. 584
- ENG. SURVEY NN-441
- ENG. SURVEY OO-405
- ENG. SURVEY PP-104
- ENG. SURVEY PP-105

LEGEND

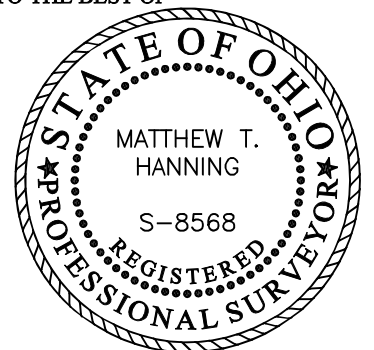
- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
- ◇ RAILROAD SPIKE SET
- 5/8" REBAR FOUND (UNLESS NOTED)
- MAG NAIL FOUND
- ▲ IRON PIPE FOUND
- ⊕ CAPPED "LUTZ 6756" IRON PIN FOUND
- ▼ MAGSPIKE FOUND
- ◆ RAILROAD SPIKE FOUND
- WOOD POST FOUND
- (C) CALCULATED (M) MEASURED (R) RECORD



**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: OCTOBER 7, 2024



HANNING SURVEYING, LLC.

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

Matthew T. Hanning, PS

2024-111

**PARCEL #1
DESCRIPTION OF 16.667 ACRE PARCEL**

Situated in the State of Ohio, County of Richland, Township of Sharon, lying in the Northeast Quarter of Section Thirty Five (35), Township Twenty One (21), Range Twenty (20), of an original tract conveyed to B.J. Finnegan by deed of record in Official Record Volume 2336, Page 584 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

BEGINNING at a Mag nail found at the Northeast corner of the Northeast Quarter of said Section 35 in the centerline of Finnegan Road (T.H. 176), referenced by an iron pin set, North 89°29'03" West, a distance of 30.00 feet;

thence South 00°33'00" West, with the East line of the Northeast Quarter of said Section 35 and the centerline of said Finnegan Road, a distance of 547.99 feet to a railroad spike set in said centerline, referenced by an iron pin set, North 89°29'03" West, a distance of 20.00 feet;

thence North 89°29'03" West, crossing over said original tract conveyed to B.J. Finnegan, a distance of 1323.67 feet to an iron pin set on the East line of a tract conveyed to Sutter Brothers by deed of record in Official Record Volume 2683, Page 555;

thence North 00°17'50" East, with the East line of said Sutter Brothers tract, a distance of 547.99 feet to a wood post found at the Northeast corner of said Sutter Brothers tract on the North line of the Northeast Quarter of said Section 35, referenced by an iron pin set, South 89°29'03" East, a distance of 0.50 feet;

thence South 89°29'03" East, with the North line of the Northeast Quarter of said Section 35, a distance of 1326.09 feet to the POINT OF BEGINNING, containing 16.667 total acres of land, more or less;

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

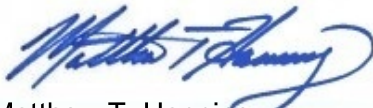
Iron pins set, where indicated, are iron rebar, five/eighths (5/8) inch diameter, thirty (30) inches long with a plastic cap on top stamped "HANNING PS 8568".

The bearings herein are based on Richland County Engineer Survey A-363.

Prior Deed References: ORV 2336, P 584

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 7, 2024



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 11-20-24

INITIAL & DATE

QQ-331

HANNING SURVEYING, LLC.

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

Matthew T. Hanning, PS

2024-111

**PARCEL #2
DESCRIPTION OF 16.667 ACRE PARCEL**

Situated in the State of Ohio, County of Richland, Township of Sharon, lying in the Northeast Quarter of Section Thirty Five (35), Township Twenty One (21), Range Twenty (20), of an original tract conveyed to B.J. Finnegan by deed of record in Official Record Volume 2336, Page 584 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at a Mag nail found at the Northeast corner of the Northeast Quarter of said Section 35 in the centerline of Finnegan Road (T.H. 176);

thence South 00°33'00" West, with the East line of the Northeast Quarter of said Section 35 and the centerline of said Finnegan Road, a distance of 547.99 feet to a railroad spike set, said point being the POINT OF BEGINNING for the tract herein described, referenced by an iron pin set, North 89°29'03" West, a distance of 20.00 feet;

thence continuing South 00°33'00" West, with the East line of the Northeast Quarter of said Section 35 and the centerline of said Finnegan Road, a distance of 548.99 feet to a railroad spike set, referenced by an iron pin set, North 89°29'03" West, a distance of 45.00 feet;

thence North 89°29'03" West, crossing over said original tract conveyed to B.J. Finnegan, a distance of 1321.25 feet to an iron pin set on the East line of a tract conveyed to Sutter Brothers by deed of record in Official Record Volume 2683, Page 555;

thence North 00°17'50" East, with the East line of said Sutter Brothers tract, a distance of 548.99 feet to an iron pin set;

thence South 89°29'03" East, crossing over said original tract conveyed to B.J. Finnegan, a distance of 1323.67 feet to the POINT OF BEGINNING, containing 16.667 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 A-363.

Prior Deed References: ORV 2336, P 584

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 7, 2024



NEW SPLIT
RICHLAND COUNTY
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QQ-331

HANNING SURVEYING, LLC.

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

Matthew T. Hanning, PS

2024-111

**PARCEL #3
DESCRIPTION OF 6.885 ACRE PARCEL**

Situated in the State of Ohio, County of Richland, Township of Sharon, lying in the Northeast Quarter of Section Thirty Five (35), Township Twenty One (21), Range Twenty (20), of an original tract conveyed to B.J. Finnegan by deed of record in Official Record Volume 2336, Page 584 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at a Mag nail found at the Northeast corner of the Northeast Quarter of said Section 35 in the centerline of Finnegan Road (T.H. 176);

thence South 00°33'00" West, with the East line of the Northeast Quarter of said Section 35 and the centerline of said Finnegan Road a distance of 1096.98 feet to a railroad spike set, said point being the POINT OF BEGINNING for the tract herein described, referenced by an iron pin set, North 89°29'03" West, a distance of 45.00 feet;

thence continuing South 00°33'00" West, with the East line of the Northeast Quarter of said Section 35 and the centerline of said Finnegan Road, a distance of 7.89 feet to a railroad spike found on the Southeasterly line of Kemp Road (T.H. 53) and the Northwest line of CSX Transportation Inc.;

thence South 28°33'09" West, with the Southeasterly line of said Kemp Road and the Northwest line of CSX Transportation Inc, a distance of 259.30 feet to a point in the projected centerline of said Kemp Road, referenced by a capped "Lutz 6756" iron pin found, North 13°16'53" West, a distance of 0.08 feet;

thence North 89°34'30" West, with the centerline of said Kemp Road, a distance of 1198.46 feet to a railroad spike found on the East line of a tract conveyed to Sutter Brothers by deed of record in Official Record Volume 2683, Page 555, referenced by a 5/8" rebar found, North 00°17'50" East, a distance of 22.00 feet;

thence North 00°17'50" East, with the East line of said Sutter Brothers tract, a distance of 238.66 feet to an iron pin set;

thence South 89°29'03" East, crossing over said original tract conveyed to B.J. Finnegan, a distance of 1321.25 feet to the POINT OF BEGINNING, containing 6.885 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 A-363.

Prior Deed References: ORV 2336, P 584

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 7, 2024



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 11-20-24

INITIAL & DATE

QQ-331