

PLAT OF PROPERTY SURVEY
 PART OF THE NORTHEAST QUARTER OF SECTION THIRTY FOUR (34)
 TOWNSHIP TWENTY (20), RANGE NINETEEN (19)
 TROY TOWNSHIP, RICHLAND COUNTY, OHIO

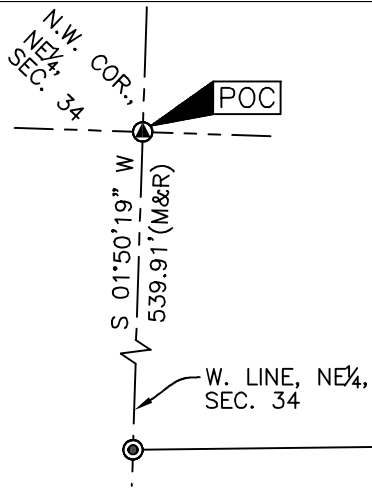
NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 12-10-24

INITIAL & DATE

QQ-348

VERBAL APPROVAL BY MATT
 THAYER TROY ZONING
 INSPECTOR 12-10-24

J.W. & E.M. WATKINS
 ORV 2917 P 753
 6.20 AC.



C.S. WHITNEY
 ORV 3011 P 5463
 21.176 AC.

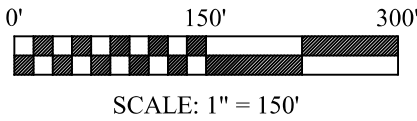
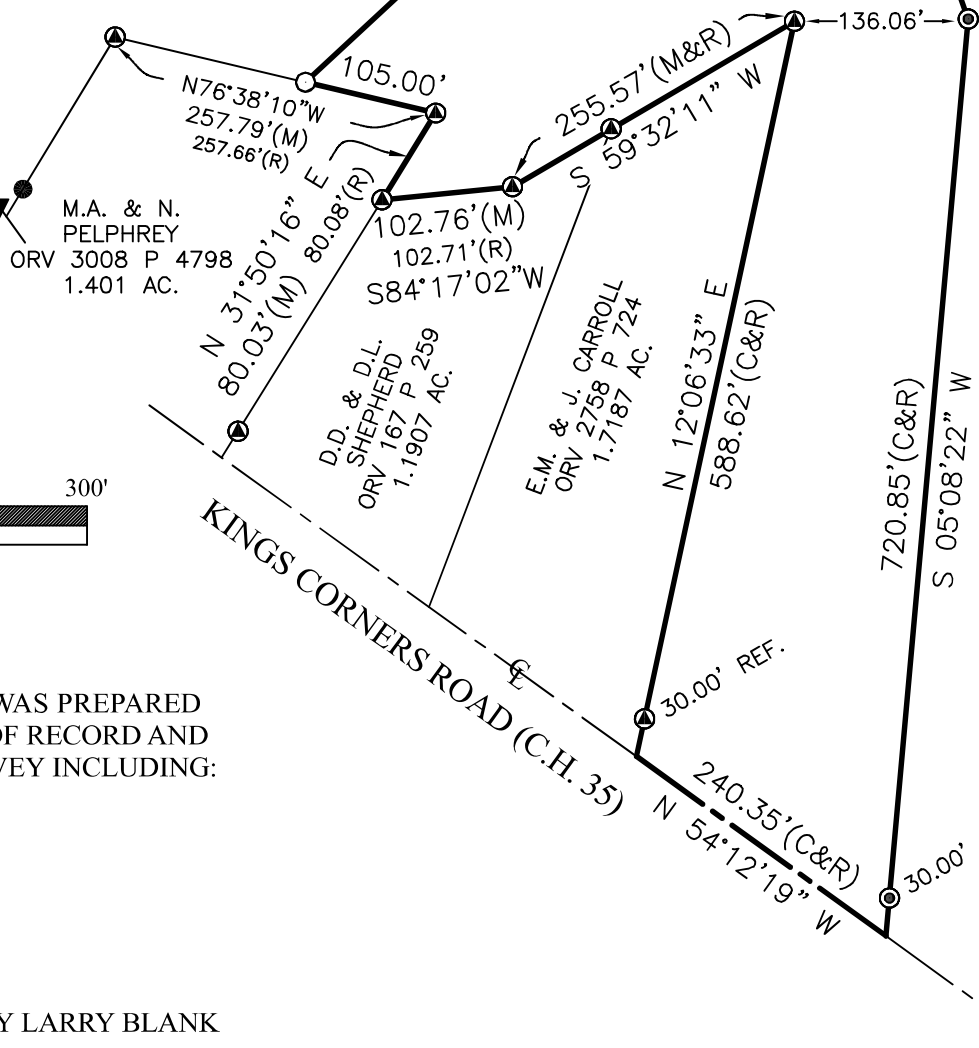
N 89°19'56" E
 727.19'(M&R)

BASIS OF BEARINGS
 THE BEARINGS HEREIN ARE
 BASED ON RICHLAND COUNTY
 ENGINEER SURVEY NN-303.

G. & L. WHITNEY &
 J.S. & D.M. BROUGHTON
 ORV 3013 P 1437



5.015 AC.



NOTE: THIS SURVEY WAS PREPARED
 USING DOCUMENTS OF RECORD AND
 PRIOR PLATS OF SURVEY INCLUDING:
 -ENG. SURVEY F-1-099
 -ENG. SURVEY F-1-244
 -ENG. SURVEY F-4-070
 -ENG. SURVEY Z-186
 -ENG. SURVEY CC-8
 -ENG. SURVEY NN-270
 -ENG. SURVEY NN-303
 -1.1907 AC. SURVEY BY LARRY BLANK
 DATED APRIL 5, 1991.
 -ORV. 3013, P. 1437

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: NOVEMBER 7, 2024



- LEGEND**
- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
 - CAPPED "CRAIG 8195" IRON PIN FOUND
 - CAPPED "BLUNK 6320" FOUND
 - (C) CALCULATED (M) MEASURED (R) RECORD

DESCRIPTION OF 5.015 ACRE PARCEL

Situated in the State of Ohio, County of Richland, Township of Troy, lying in the Northeast Quarter of Section Thirty Four (34), Township Twenty (20), Range Nineteen (19), of an original tract conveyed to G. & L. Whitney and J.S. & D.M. Broughton by deed of record in Official Record Volume 3013, Page 1437 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at a capped "Blunk 6320" pin found at the Northwest corner of the Northeast Quarter of said Section 34;

thence South 01°50'19" West, with the West line of the Northeast Quarter of said Section 34, a distance of 539.91 feet to a capped "Craig 8195" iron pin found at the Southwest corner of a 21.176 acre tract conveyed to C.S. Whitney by deed of record in Official Record Volume 3011, Page 5463;

thence North 89°19'56" East, with the South line of said 21.176 acre tract, a distance of 727.19 feet to a capped "Craig 8195" iron pin found at the Northwest corner of a 6.20 acre tract conveyed to J.W. & E.M. Watkins by deed of record in Official Record Volume 2917, Page 753;

thence South 19°23'57" East, with the West line of said 6.20 acre tract, a distance of 271.85 feet to an iron pin set, said point being the POINT OF BEGINNING for the tract herein described;

thence, with the West line of said 6.20 acre tract, the following two (2) courses and distances:

1. South 19°23'57" East, a distance of 345.00 feet to a capped "Craig 8195" iron pin found;
2. South 05°08'22" West, a distance of 720.85 feet to a point in the centerline of Kings Corners Road (C.H. 35), passing through a capped "Craig 8195" iron pin found at a distance of 690.85 feet;

thence North 54°12'19" West, with the centerline of said Kings Corners Road, a distance of 240.35 feet to a point at the Southeast corner of a 1.7187 acre tract conveyed to E.M. & J. Carroll by deed of record in Official Record Volume 2758, Page 724, referenced by a capped "Blunk 6320" pin found, North 12°06'33" East, a distance of 30.00 feet;

thence North 12°06'33" East, with the East line of said 1.7187 acre tract, a distance of 588.62 feet to a capped "Blunk 6320" pin found at the Northeast corner of said 1.7187 acre tract;

thence South 59°32'11" West, with the North line of said 1.7187 acre tract and the North line of a 1.1907 acre tract conveyed to D.D. & D.L. Shepherd by deed of record in Official Record Volume 167, Page 259, a distance of 255.57 feet to a capped "Blunk 6320" pin found;

thence South 84°17'02" West, with the North line of said 1.1907 acre tract, a distance of 102.76 feet to a capped "Blunk 6320" pin found on the East line of a 1.401 acre tract conveyed to M.A. & N. Pelphrey by deed of record in Official Record Volume 3008, Page 4798;

thence, with said 1.401 acre tract, the following two (2) courses and distances:

1. North 31°50'16" East, a distance of 80.03 feet to a capped "Blunk 6320" pin found;
2. North 76°38'10" West, a distance of 105.00 feet to an iron pin set;

thence North 47°08'31" East, crossing over said original tract conveyed to G. & L. Whitney and J.S. & D.M. Broughton, a distance of 551.05 feet to the POINT OF BEGINNING, containing 5.015 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 NN-303.

Prior Deed References: ORV 3013, P 1437

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: November 7, 2024



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 12-10-24

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