



PLAT OF PROPERTY SURVEY  
 PART OF THE NORTHEAST & SOUTHEAST QUARTER OF SECTION THIRTY THREE (33)  
 TOWNSHIP TWENTY (20), RANGE NINETEEN (19)  
 TROY TOWNSHIP, RICHLAND COUNTY, OHIO

NOTE: THIS SURVEY WAS PREPARED USING DOCUMENTS OF RECORD AND PRIOR PLATS OF SURVEY INCLUDING:  
 -ENG. SURVEY F-3-96  
 -ENG. SURVEY W-77  
 -ENG. SURVEY X-155  
 -ENG. SURVEY Z-199  
 -ENG. SURVEY HH-174  
 -ENG. SURVEY II-78  
 -ORV. 1991, P. 777  
 -1.96, 1.77 & 2.00 ACRE SURVEY BY PHILLIP MARCUS DATED JULY 8, 1968  
 -12.3 ACRE SURVEY BY PHILLIP MARCUS DATED AUGUST 28, 1968  
 -MULTI PARCEL SURVEY BY C. ROLLINS DATED MARCH 15, 1971  
 REV. APRIL 9, 1971  
 -MULTI PARCEL SURVEYS BY EDWARD BLACK DATED FEBRUARY 1981.  
 -96.23 AC. SURVEY FOR W.E. ROGERS

**NEW SPLIT**  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK 12-19-24**  
 INITIAL & DATE  
**QQ-370**  
 VERBAL APPROVAL BY  
 MATT THAYER TROY  
 ZONING INSPECTOR 12-19-24

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 24, 2024



BASIS OF BEARINGS  
 THE BEARINGS HEREIN ARE BASED ON  
 RICHLAND COUNTY ENGINEER SURVEY II-78.

- LEGEND
- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
  - ◇ RAILROAD SPIKE SET
  - CAPPED "SEILER & CRAIG, INC." IRON PIN FOUND
  - ⊕ CAPPED "KROCKA & ASSC" IRON PIN FOUND
  - STONE FOUND
  - ▲ IRON PIPE FOUND
  - ◆ RAILROAD SPIKE FOUND
  - WOOD POST FOUND
  - (C) CALCULATED (M) MEASURED (R) RECORD

**DESCRIPTION OF 52.504 ACRE PARCEL**

Situated in the State of Ohio, County of Richland, Township of Troy, lying in the Northeast and Southeast Quarter of Section Thirty Three (33), Township Twenty (20), Range Nineteen (19), of an original tracts conveyed to Oak Grove Memorial Park, Inc. by deed of record in Official Record Volume 1991, Page 777 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

BEGINNING at a stone found at the Southwest corner of the Northeast Quarter of said Section 33;

thence North  $01^{\circ}26'46''$  East, with the West line of the Northeast Quarter of said Section 33, a distance of 1625.47 feet to a wood post found at the Southwest corner of a 6.06 acre tract conveyed to J.J. & J.K. Vannatta, Trustees by deed of record in Official Record Volume 2582, Page 803;

thence North  $89^{\circ}29'31''$  East, with the South line of said 6.06 acre tract and the South line of a tract conveyed to J.S. & J.A. Allred by deed of record in Official Record Volume 1455, Page 115, a distance of 1636.15 feet to an iron pin set at the Northeast corner of a 60.786 acre tract conveyed to said Oak Grove Memorial Park, Inc.;

thence South  $01^{\circ}26'46''$  West, with the East line of said 60.786 acre tract, a distance of 470.00 feet to an iron pin set;

thence through original tracts conveyed to Oak Grove Memorial Park, Inc. the following four (4) courses and distances:

1. South  $46^{\circ}26'46''$  West, a distance of 840.00 feet to an iron pin set;
2. South  $01^{\circ}26'46''$  West, a distance of 480.00 feet to an iron pin set;
3. North  $89^{\circ}01'29''$  East, a distance of 1000.00 feet to an iron pin set;
4. South  $60^{\circ}58'31''$  East, a distance of 241.50 feet to a railroad spike set in the centerline of S.R. 42, passing by an iron pin set at a distance of 211.50 feet;

thence with said centerline of S.R. 42 the following two (2) courses and distances:

1. With a curve turning to the right with an arc length of 55.69 feet, with a radius of 1910.08 feet, with a delta angle of  $1^{\circ}40'13''$ , with a chord bearing of South  $51^{\circ}18'19''$  West, and a chord length of 55.68 feet to a railroad spike set;
2. South  $52^{\circ}08'25''$  West, a distance of 173.02 feet to a railroad spike set at the Northeast corner of a 5.5 acre tract conveyed to B.L. Meadows & M.J. Anderson, Trustee by deed of record in Official Record Volume 2939, Page 169, referenced by an iron pipe found, North  $67^{\circ}31'44''$  West, a distance of 38.52 feet;

thence North  $67^{\circ}31'44''$  West, with the Northeast line of said 5.5 acre tract, a distance of 415.92 feet to a point on the North line of the Southeast Quarter of said Section 33 also being the South line of the Northeast Quarter of said Section 33, referenced by an iron pipe found, North  $67^{\circ}31'44''$  West, a distance of 1.34 feet;

thence South  $89^{\circ}01'29''$  West, with the North line of the Southeast Quarter and the South line of the Northeast Quarter of said Section 33 a distance of 1691.23 feet to the POINT OF BEGINNING, containing 52.504 total acres of land, more or less, of which 51.388 acres lies in said Northeast Quarter and 1.116 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 II-78.

Prior Deed References: ORV 1991, P 777

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 November 2024.

Prepared by:  
Hanning Surveying, LLC.



Matthew T. Hanning  
Registered Surveyor No. 8568  
Dated: November 24, 2024



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 12-19-24**

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INITIAL & DATE

**QQ-370**