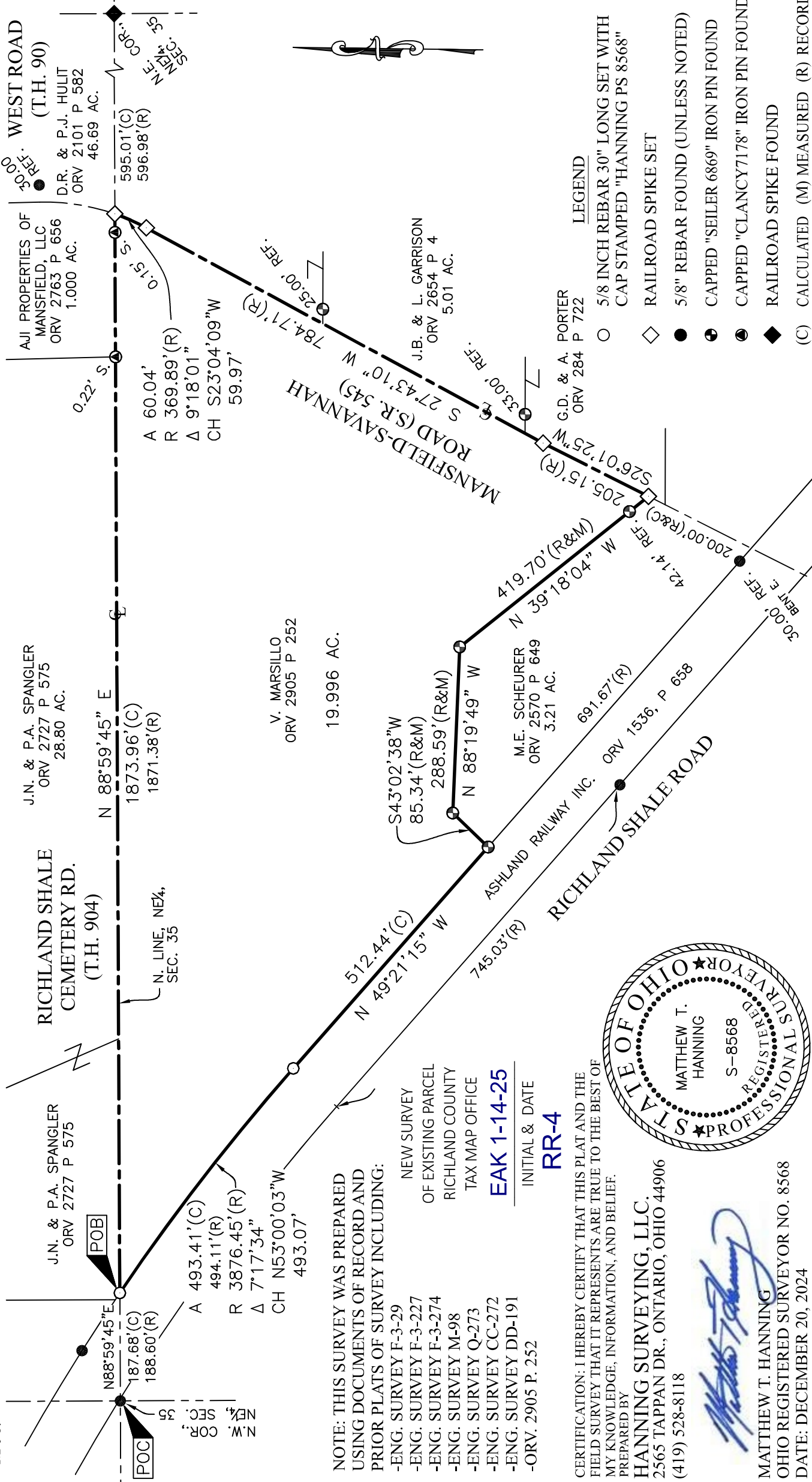
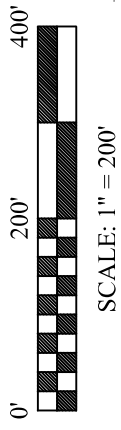


BASIS OF BEARINGS
THE BEARINGS HEREIN ARE BASED ON
RICHLAND COUNTY ENGINEER SURVEY
M-98.

PLAT OF PROPERTY SURVEY
PART OF THE NORTHEAST QUARTER OF SECTION THIRTY FIVE (35)
TOWNSHIP TWENTY TWO (22), RANGE EIGHTEEN (18)
WELLER TOWNSHIP, RICHLAND COUNTY, OHIO



J.N. & P.A. SPANGLER
ORV 2727 P 575
28.80 AC.

RICHLAND SHALE
CEMETERY RD.
(T.H. 904)

J.N. & P.A. SPANGLER
ORV 2727 P 575

N88°59'45"E
187.68'(C)
188.60'(R)

N 88°59'45" E
1873.96'(C)
1871.38'(R)

N. LINE, NE¼,
SEC. 35

A 493.41'(C)
R 3876.45'(R)
Δ 7°17'34"
CH N53°00'03"W
493.07'

V. MARSILLO
ORV 2905 P 252
19.996 AC.

J.B. & L. GARRISON
ORV 2654 P 4
5.01 AC.

MANSFIELD-SAVANNAH
ROAD (S.R. 545)

S43°02'38"W
85.34'(R&M)
288.59'(R&M)
N 88°19'49" W

N 49°21'15" W
512.44'(C)
745.03'(R)

ASHLAND RAILWAY INC.
ORV 1536, P 658

G.D. & A. PORTER
ORV 284 P 722

S 27°43'10" W
784.71'(R)
205.15'(R)
526.01'25"W
42.14' REF.
200.00'(R&C)
30.00' REF.

PAVONIA
WEST ROAD
(T.H. 90)
D.R. & P.J. HULIT
ORV 2101 P 582
46.69 AC.
595.01'(C)
596.98'(R)

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

- ENG. SURVEY F-3-29 NEW SURVEY
- ENG. SURVEY F-3-227 OF EXISTING PARCEL
- ENG. SURVEY F-3-274 RICHLAND COUNTY
- ENG. SURVEY M-98 TAX MAP OFFICE
- ENG. SURVEY Q-273
- ENG. SURVEY CC-272
- ENG. SURVEY DD-191
- ORV. 2905 P. 252

EAK 1-14-25
INITIAL & DATE
RR-4

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



(Signature)
MATTHEW T. HANNING
OHIO REGISTERED SURVEYOR NO. 8568
DATE: DECEMBER 20, 2024

LEGEND

- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
- ◇ RAILROAD SPIKE SET
- 5/8" REBAR FOUND (UNLESS NOTED)
- ◐ CAPPED "SEILER 6869" IRON PIN FOUND
- ◑ CAPPED "CLANCY7178" IRON PIN FOUND
- ◆ RAILROAD SPIKE FOUND
- (C) CALCULATED (M) MEASURED (R) RECORD

DESCRIPTION OF 19.996 ACRE PARCEL

Situated in the State of Ohio, County of Richland, Township of Weller, lying in the Northeast Quarter of Section Thirty Five (35), Township Twenty Two (22), Range Eighteen (18), of an original tract conveyed to V. Marsillo by deed of record in Official Record Volume 2905, Page 252 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at a 5/8" rebar found at the Northwest corner of the Northeast Quarter of said Section 35;

thence North 88°59'45" East, with the North line of the Northeast Quarter of said Section 35, a distance of 187.68 feet to an iron pin set, said point being the POINT OF BEGINNING for the tract herein described;

thence continuing North 88°59'45" East, with the North line of the Northeast Quarter of said Section 35 and the centerline of Richland Shale Cemetery Road (T.H. 904), a distance of 1873.96 feet to a railroad spike set at the intersection of said Richland Shale Cemetery Road and S.R. 545;

thence with the centerline of said S.R. 545 the following two (2) courses and distances:

1. With a curve turning to the right with an arc length of 60.04 feet, with a radius of 369.89 feet, with a delta angle of 9°18'01", with a chord bearing of South 23°04'09" West, with a chord length of 59.97 feet to a railroad spike set;
2. South 27°43'10" West, a distance of 784.71 feet to a railroad spike set in the centerline of said Mansfield-Savannah Road;

thence South 26°01'25" West, with the centerline of said Mansfield-Savannah Road, a distance of 205.15 feet to a railroad spike set in the centerline of said Mansfield-Savannah Road at the Northeast corner of a 3.21 acre tract conveyed to M.E. Scheurer by deed of record in Official Record Volume 2570, Page 649, referenced by a capped "Seiler 6869" iron pin found, North 39°18'04" West, a distance of 42.14 feet;

thence with said 3.21 acre tract the following three (3) courses and distances:

1. North 39°18'04" West, a distance of 419.70 feet to a capped "Seiler 6869" iron pin found;
2. North 88°19'49" West, a distance of 288.59 feet to a capped "Seiler 6869" iron pin found;
3. South 43°02'38" West, a distance of 85.34 feet to a capped "Seiler 6869" iron pin found on the North railroad right-of-way of Ashland Railway, Inc. by deed of record in Official Record Volume 1536, Page 658;

thence with the North right-of-way of said railroad the following two (2) courses and distances:

1. North 49°21'15" West, a distance of 512.44 feet to an iron pin set;
2. With a curve turning to the left with an arc length of 493.41 feet, with a radius of 3876.45 feet, with a delta angle of 7°17'34", with a chord bearing of North 53°00'03" West, with a chord length of 493.07 feet to the POINT OF BEGINNING, containing 19.996 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 M-98.

Prior Deed References: ORV 2905, P 252

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 December 2024.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: December 20, 2024



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 1-14-25

INITIAL & DATE

RR-4