

PLAT OF PROPERTY SURVEY

PART OF THE SOUTHEAST QUARTER OF SECTION THIRTY ONE (31)
TOWNSHIP TWENTY THREE (23), RANGE SEVENTEEN (17)
MIFFLIN TOWNSHIP, RICHLAND COUNTY, OHIO

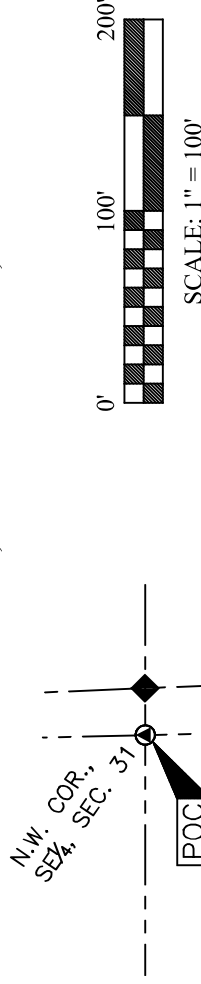
BASIS OF BEARINGS
THE BEARINGS HEREIN ARE BASED ON
STATE PLAN GRID NORTH NAD83 (2011),
GEOID 12B, OHIO NORTH ZONE.

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

- ENG. SURVEY I-81
- ENG. SURVEY P-82
- ENG. SURVEY GG-68
- ENG. SURVEY MM-148
- ENG. SURVEY NN-17
- ENG. SURVEY NN-113
- ENG. SURVEY F-2-414
- R.C. ENG. ROAD RECORD VOL. 3, P 183
- ORV. 2882, P. 873

LEGEND

- 5/8 INCH REBAR 30" LONG SET WITH
CAP STAMPED "HANNING PS 8568"
- ◇ RAILROAD SPIKE SET
- CAPPED "STEVENS 7054" IRON PIN FOUND
- ◆ RAILROAD SPIKE FOUND

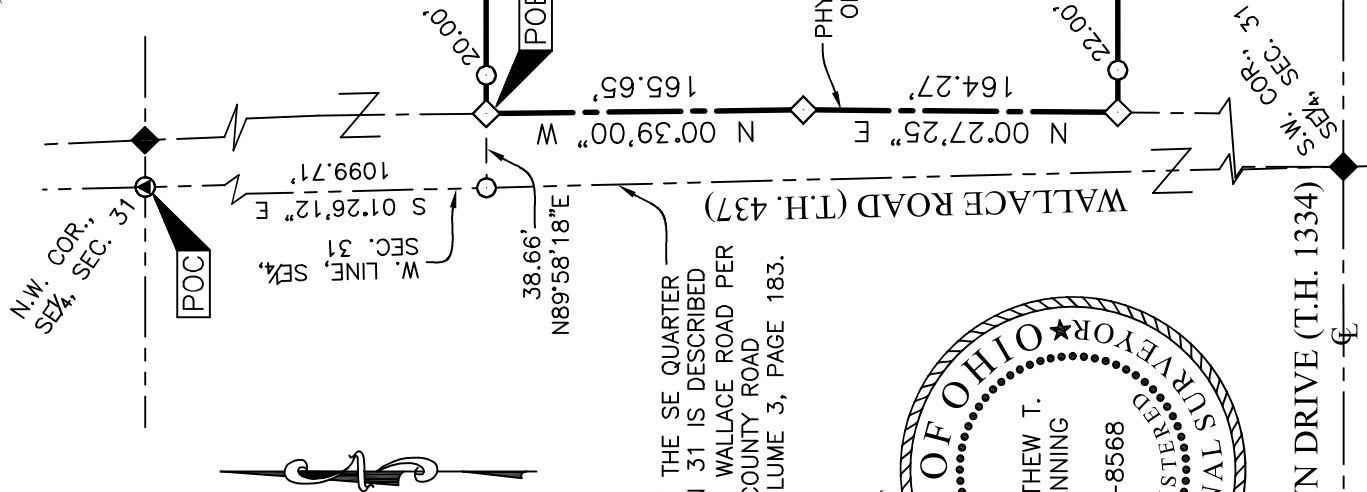


NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 2-27-25

INITIAL & DATE

VERBAL APPROVAL BY MIKE
SWITZER MIFFLIN ZONING
INSPECTOR 2-27-25
RR-44

E.J. WALLACE &
S.L. BAKER
ORV 2882 P 873



NOTE:
W. LINE OF THE SE QUARTER
OF SECTION 31 IS DESCRIBED
AS C/L OF WALLACE ROAD PER
RICHLAND COUNTY ROAD
RECORD VOLUME 3, PAGE 183.

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
OHIO REGISTERED SURVEYOR NO. 8568
DATE: FEBRUARY 6, 2025



MICHAEL DAWN DRIVE (T.H. 1334)

"County Engineer's Office has reviewed the location of the
centerline of right of way depicted on this survey and agrees
with the location being the centerline of pavement for the
section of roadway within this parcel." EAK 2-27-25

HANNING SURVEYING, LLC.

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

Matthew T. Hanning, PS

2025-011

DESCRIPTION OF 5.012 ACRE PARCEL

Situated in the State of Ohio, County of Richland, Township of Mifflin, lying in the Southeast Quarter of Section Thirty One (31), Township Twenty Three (23), Range Seventeen (17), of an original tract conveyed to E.J. Wallace & S.L. Baker by deed of record in Official Record Volume 2882, Page 873 (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 "Stevens 7054" iron pin found at the Northwest corner of the Southeast Quarter of said Section 31;

thence South 01°26'12" East, with the West line of the Southeast Quarter of said Section 31, a distance of 1099.71 feet to an iron pin set;

thence crossing over said original tract conveyed to E.J. Wallace and S.L. Baker the following six (6) courses and distances:

1. North 89°58'18" East, a distance of 38.66 feet to a railroad spike set in the centerline of existing Wallace Road, said point being the POINT OF BEGINNING for the tract herein described, referenced by an iron pin set, North 89°58'18" East, a distance of 20.00 feet;
2. North 89°58'18" East, a distance of 658.70 feet to an iron pin set;
3. South 01°26'12" East, a distance of 330.00 feet to an iron pin set;
4. South 89°58'18" West, a distance of 666.40 feet to a railroad spike set in the centerline of said road, passing by an iron pin set at a distance of 644.40 feet;
5. North 00°27'25" East, with the centerline of said road, a distance of 164.27 feet to a railroad spike in the centerline of an existing road;
6. North 00°39'00" West, with the centerline of said road, a distance of 165.65 feet to the POINT OF BEGINNING, containing 5.012 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 State Plan Grid North NAD83 (2011), GEOID 12B, Ohio North Zone.

Prior Deed References: ORV 2882, P 873

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 February 2025.

Prepared by:
Hanning Surveying, LLC.

Matthew T. Hanning
Registered Surveyor No. 8568
Dated: February 6, 2025



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 2-27-25

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