

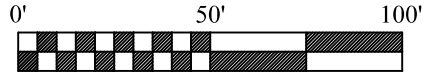
PLAT OF PROPERTY SURVEY FOR
 PART OF THE NORTHEAST QUARTER OF SECTION THIRTEEN (13)
 TOWNSHIP TWENTY (20), RANGE NINETEEN (19)
 TROY TOWNSHIP, RICHLAND COUNTY, OHIO

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

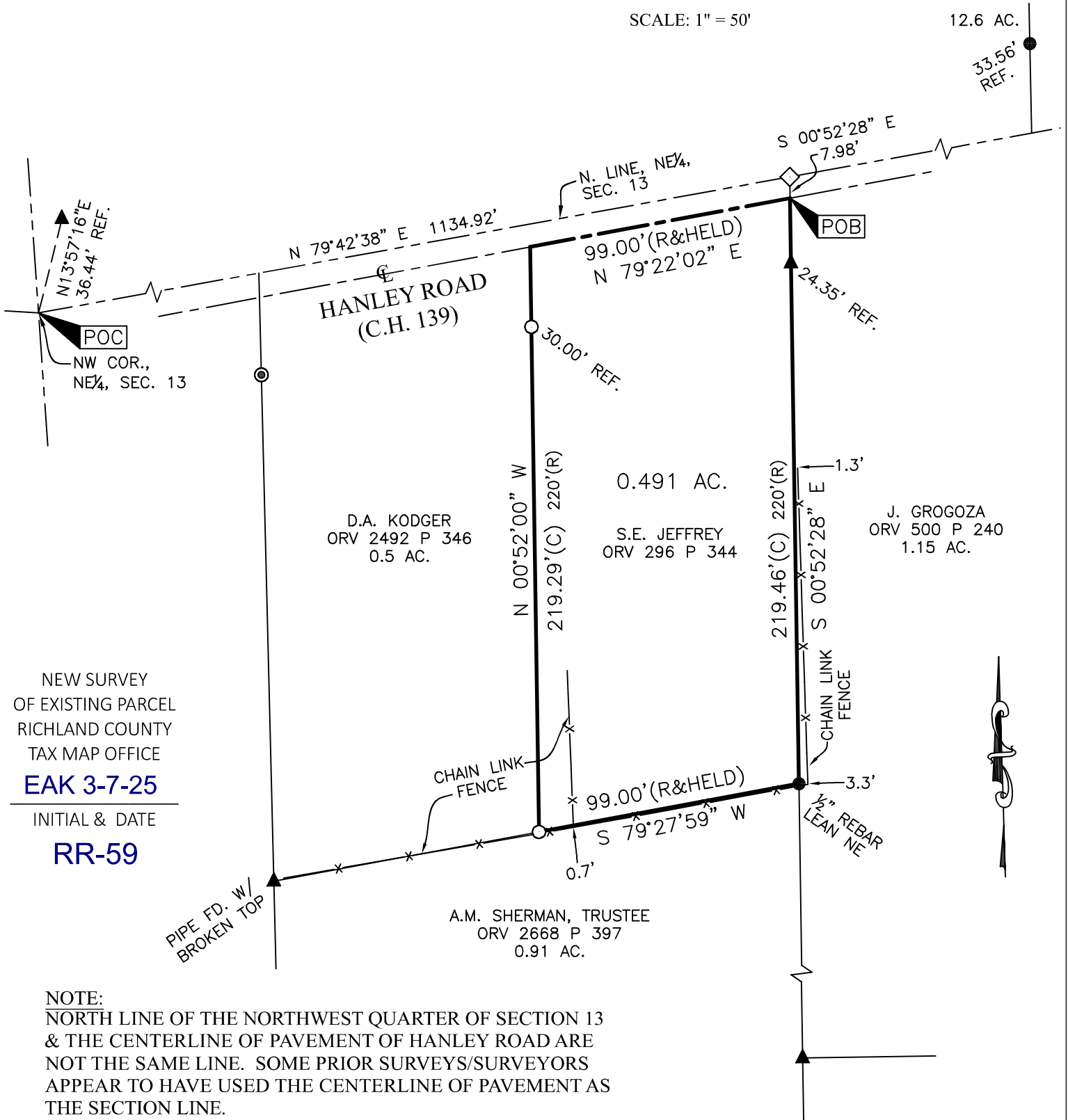
- ENG. SURVEY JJ-138
- ENG. SURVEY QQ-38
- 17.19 AC. & 16.00 AC. SURVEY BY
 DOUGLAS C. SEILER DATED 5/19/86
- ORV. 296, P. 345

BASIS OF BEARINGS

THE BEARINGS HEREIN ARE BASED ON RICHLAND
 COUNTY ENGINEER SURVEY JJ-138.



SCALE: 1" = 50'



NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 3-7-25

INITIAL & DATE
RR-59

NOTE:
 NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 13
 & THE CENTERLINE OF PAVEMENT OF HANLEY ROAD ARE
 NOT THE SAME LINE. SOME PRIOR SURVEYS/SURVEYORS
 APPEAR TO HAVE USED THE CENTERLINE OF PAVEMENT AS
 THE SECTION LINE.

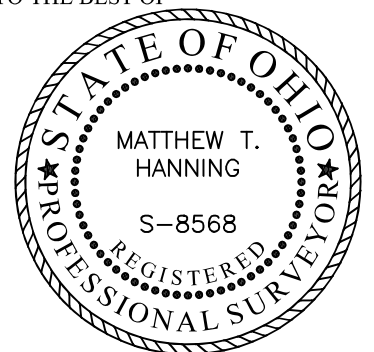
LEGEND

- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
- ◇ MAG NAIL SET (2 1/2" LONG)
- 5/8" REBAR FOUND (UNLESS NOTED)
- ⊙ CAPPED "SEILER 6869" IRON PIN FOUND
- ▲ IRON PIPE 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: FEBRUARY 22, 2025



DESCRIPTION OF 0.491 ACRE PARCEL

Situated in the State of Ohio, County of Richland, Township of Troy, lying in the Northeast Quarter of Section Thirteen (13), Township Twenty (20), Range Nineteen (19), of an original tract conveyed to S.E. Jeffrey by deed of record in Official Record Volume 296, Page 344 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter of said Section 13, referenced by an iron pipe found, North 13°57'16" East, a distance of 36.44 feet;

thence North 79°42'38" East, with the North line of the Northeast Quarter of said Section 13, a distance of 1134.92 feet to a Mag nail set in pavement;

thence South 00°52'28" East, a distance of 7.98 feet to a point in the centerline of Hanley Road (C.H. 139), said point being the POINT OF BEGINNING for the tract herein described, referenced by an iron pipe found, South 00°52'28" East, a distance of 24.35 feet;

thence South 00°52'28" East, with the West line of a 1.15 acre tract conveyed to J. Groggoza by deed of record in Official Record 500, Page 240, a distance of 219.46 feet to a 1/2" rebar found at the Northeast corner of a 0.91 acre tract conveyed to A.M. Sherman, Trustee by deed of record in Official Record Volume 2668, Page 397;

thence South 79°27'59" West, with the North line of said 0.91 acre tract, a distance of 99.00 feet to an iron pin set at the Southeast corner of a 0.5 acre tract conveyed to D.A. Kodger by deed of record in Official Record Volume 2492, Page 346;

thence North 00°52'00" West, with the East line of said 0.5 acre tract, a distance of 219.29 feet to a point in the centerline of said Hanley Road, passing through an iron pin set at a distance of 189.29 feet;

thence North 79°22'02" East, with the centerline of said Hanley Road, a distance of 99.00 feet to the POINT OF BEGINNING, containing 0.491 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 JJ-138.

Prior Deed References: ORV 296, P 344.

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 22, 2025



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
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