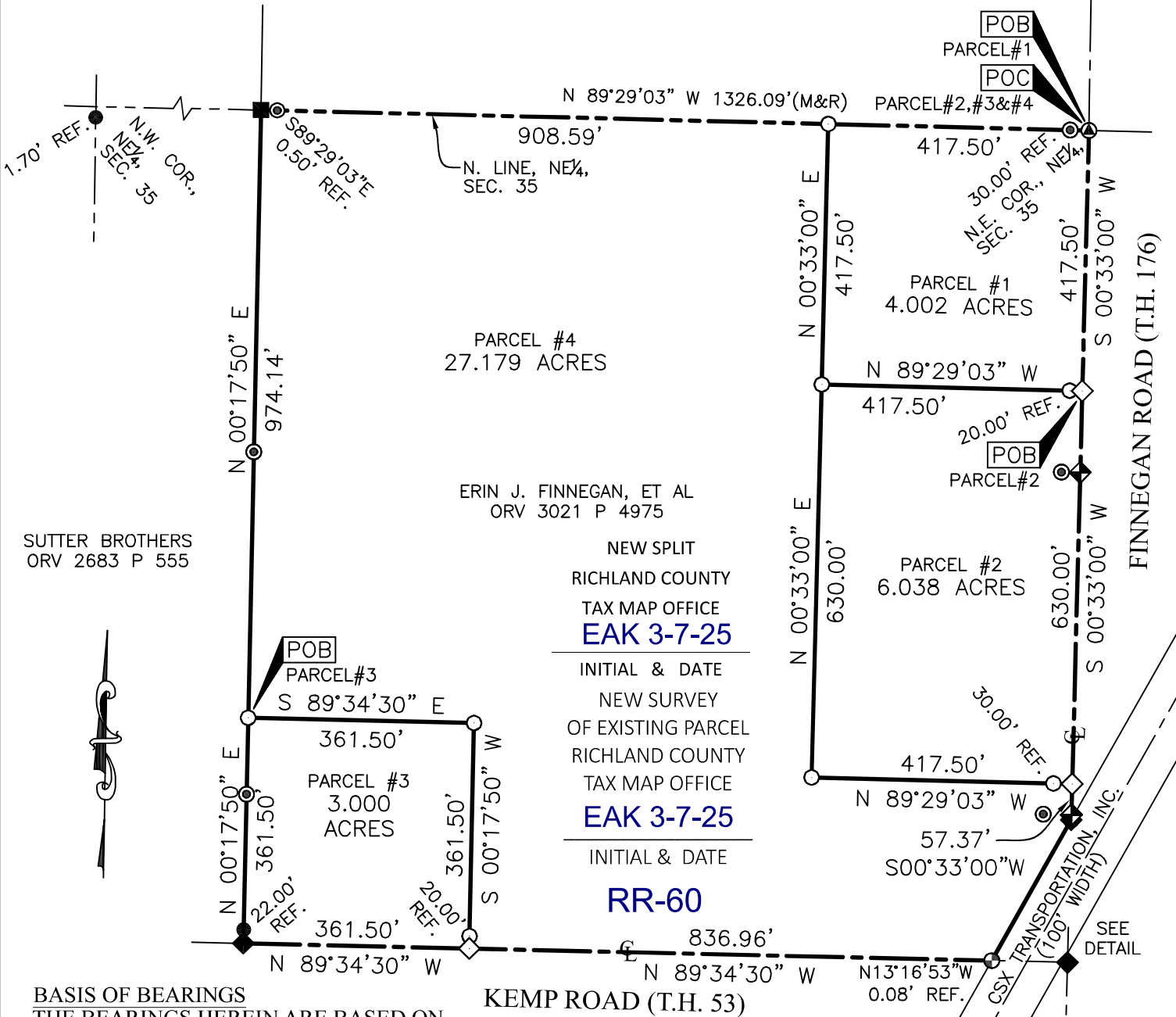
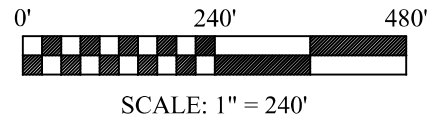


PLAT OF PROPERTY SURVEY
 PART OF THE NORTHEAST QUARTER OF SECTION THIRTY FIVE (35)
 TOWNSHIP TWENTY ONE (21), RANGE TWENTY (20)
 SHARON TOWNSHIP, RICHLAND COUNTY, OHIO



SUTTER BROTHERS
 ORV 2683 P 555

ERIN J. FINNEGAN, ET AL
 ORV 3021 P 4975

NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 3-7-25

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

INITIAL & DATE
RR-60

BASIS OF BEARINGS
 THE BEARINGS HEREIN ARE BASED ON
 RICHLAND COUNTY ENGINEER SURVEY A-363.

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

- ENG. SURVEY A-363
- ENG. SURVEY E-165
- ENG. SURVEY W-242
- ORV. 2336 P. 584
- ENG. SURVEY NN-441
- ENG. SURVEY OO-405
- ENG. SURVEY PP-104
- ENG. SURVEY PP-105
- ENG. SURVEY QQ-331

LEGEND

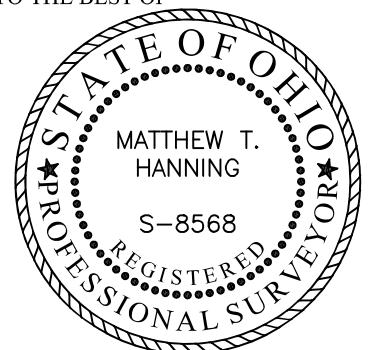
- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
- ◇ RAILROAD SPIKE SET
- 5/8" REBAR FOUND (UNLESS NOTED)
- ⊙ MAG NAIL FOUND
- ▲ IRON PIPE FOUND
- ⊕ CAPPED "LUTZ 6756" IRON PIN FOUND
- ▼ MAGSPIKE FOUND
- ◆ RAILROAD SPIKE FOUND
- WOOD POST FOUND
- ⚡ RAILROAD SPIKE SET (QQ-331)
- ⊙ CAPPED "HANNING PS 8568" IRON PIN FOUND (QQ-331)
- (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: JANUARY 24, 2025

**VERBAL APPROVAL BY
 GREG WASILEWSKI
 SHARON ZONING
 INSPECTOR 3-6-25**



**PARCEL #1
DESCRIPTION OF 4.002 ACRE PARCEL**

Situated in the State of Ohio, County of Richland, Township of Sharon, lying in the Northeast Quarter of Section Thirty Five (35), Township Twenty One (21), Range Twenty (20), of an original tract conveyed to Erin J. Finnegan, et al by deed of record in Official Record Volume 3021, Page 4975 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

BEGINNING at a Mag nail found at the Northeast corner of the Northeast Quarter of said Section 35 in the centerline of Finnegan Road (T.H. 176), referenced by a capped "Hanning PS 8568" iron pin found, North 89°29'03" West, a distance of 30.00 feet;

thence South 00°33'00" West, with the East line of the Northeast Quarter of said Section 35 and the centerline of said Finnegan Road, a distance of 417.50 feet to a railroad spike set in said centerline, referenced by an iron pin set, North 89°29'03" West, a distance of 20.00 feet;

thence over said Erin J. Finnegan, et al tract, the following two (2) courses and distances:

1. North 89°29'03" West, a distance of 417.50 feet to an iron pin set;
2. North 00°33'00" East, a distance of 417.50 feet to an iron pin set on the North line the Northeast Quarter of said Section 35;

thence South 89°29'03" East, with the North line of the Northeast Quarter of said Section 35, a distance of 417.50 feet to the POINT OF BEGINNING, containing 4.002 total acres of land, more or less;

Subject, however, to all legal rights-of-ways and/or easements of record.

The grantees, their heirs successors and assigns do hereby covenant and agree that the parcel of land described by this instrument will not be used as a building site under zoning and subdivision regulations that requires a sewage treatment system for any reason without the approval of the Richland Public Health. Approval of this lot split does not guarantee a sewage treatment system can be sited on this property should the lot be evaluated for future residential or commercial use.

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 A-363.

Prior Deed References: ORV 3021, P 4975

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 January 2025.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: January 24, 2025



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 3-7-25

INITIAL & DATE
RR-60

HANNING SURVEYING, LLC.

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

Matthew T. Hanning, PS

2024-111

**PARCEL #2
DESCRIPTION OF 6.038 ACRE PARCEL**

Situated in the State of Ohio, County of Richland, Township of Sharon, lying in the Northeast Quarter of Section Thirty Five (35), Township Twenty One (21), Range Twenty (20), of an original tract conveyed to Erin J. Finnegan, et al by deed of record in Official Record Volume 3021, Page 4975 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at a Mag nail found at the Northeast corner of the Northeast Quarter of said Section 35 in the centerline of Finnegan Road (T.H. 176);

thence South 00°33'00" West, with the East line of the Northeast Quarter of said Section 35 and the centerline of said Finnegan Road, a distance of 417.50 feet to a railroad spike set, said point being the POINT OF BEGINNING for the tract herein described, referenced by an iron pin set, North 89°29'03" West, a distance of 20.00 feet;

thence continuing South 00°33'00" West, with the East line of the Northeast Quarter of said Section 35 and the centerline of said Finnegan Road, a distance of 630.00 feet to a railroad spike set, referenced by an iron pin set, North 89°29'03" West, a distance of 30.00 feet;

thence over said Erin J. Finnegan, et al tract, the following three (3) courses and distances:

1. North 89°29'03" West, a distance of 417.50 feet to an iron pin set;
2. North 00°33'00" East, a distance of 630.00 feet to an iron pin set;
3. South 89°29'03" East, a distance of 417.50 feet to the POINT OF BEGINNING, containing 6.038 total acres of land, more or less;

Subject, however, to all legal rights-of-ways and/or easements of record.

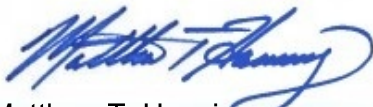
Iron pins set, where indicated, are iron rebar, five/eighths (5/8) inch diameter, thirty (30) inches long with a plastic cap on top stamped "HANNING PS 8568".

The bearings herein are based on Richland County Engineer Survey A-363.

Prior Deed References: ORV 3021, P 4975

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 January 2025.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: January 24, 2025



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 3-7-25

INITIAL & DATE

RR-60

HANNING SURVEYING, LLC.

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

Matthew T. Hanning, PS

2024-111

PARCEL #3 DESCRIPTION OF 3.000 ACRE PARCEL

Situated in the State of Ohio, County of Richland, Township of Sharon, lying in the Northeast Quarter of Section Thirty Five (35), Township Twenty One (21), Range Twenty (20), of an original tract conveyed to Erin J. Finnegan, et al by deed of record in Official Record Volume 3021, Page 4975 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at a Mag nail found at the Northeast corner of the Northeast Quarter of said Section 35 in the centerline of Finnegan Road (T.H. 176);

North 89°29'03" West, with the North line of the Northeast Quarter of said Section 35, a distance of 1326.09 feet to a wood post found at the Northeast corner of a tract conveyed to Sutter Brothers by deed of record in Official Record Volume 2683, Page 555, passing a capped "Hanning PS 8568" iron pin found, a distance of 1325.59 feet;

thence South 00°17'50" West, with the East line of said Sutter Brothers tract, a distance of 974.14 feet to an iron pin set, said point being the POINT OF BEGINNING for the tract herein described;

thence over said Erin J. Finnegan, et al tract, the following two (2) courses and distances:

1. South 89°34'30" East, a distance of 361.50 feet;
2. South 00°17'50" West, a distance of 361.50 feet to a railroad spike set in the centerline of Kemp Road (T.H. 53), passing an iron pin set at a distance of 341.50 feet;

thence North 89°34'30" West, with the centerline of said Kemp Road, a distance of 361.50 feet to a railroad spike found at the Southeast corner of said Sutter Brothers tract, referenced by a 5/8" rebar found, North 00°17'50" East, a distance of 22.00 feet;

thence North 00°17'50" East, with the East line of said Sutter Brothers tract, a distance of 361.50 feet to the POINT OF BEGINNING, containing 3.000 total acres of land, more or less;

The grantees, their heirs successors and assigns do hereby covenant and agree that the parcel of land described by this instrument will not be used as a building site under zoning and subdivision regulations that requires a sewage treatment system for any reason without the approval of the Richland Public Health. Approval of this lot split does not guarantee a sewage treatment system can be sited on this property should the lot be evaluated for future residential or commercial use.

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 A-363.

Prior Deed References: ORV 3021, P 4975

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 January 2025.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: January 24, 2025



NEW SPLIT
RICHLAND COUNTY
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EAK 3-7-25

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HANNING SURVEYING, LLC.

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

Matthew T. Hanning, PS

2024-111

**PARCEL #4
DESCRIPTION OF 27.179 ACRE PARCEL**

Situated in the State of Ohio, County of Richland, Township of Sharon, lying in the Northeast Quarter of Section Thirty Five (35), Township Twenty One (21), Range Twenty (20), of an original tract conveyed to Erin J. Finnegan, et al by deed of record in Official Record Volume 3021, Page 4975 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

COMMENCING at a Mag nail found at the Northeast corner of the Northeast Quarter of said Section 35 in the centerline of Finnegan Road (T.H. 176);

thence North 89°29'03" West, with the North line of the Northeast Quarter of said Section 35, a distance of 417.50 feet to an iron pin set, said point being the POINT OF BEGINNING for the tract herein described;

thence over said Erin J. Finnegan, et al tract, the following two (2) courses and distances:

1. South 00°33'00" West, a distance of 1047.50 feet;
2. South 89°29'03" East, a distance of 417.50 feet to a railroad spike set on the East line of the Northeast Quarter of said Section 35 and the centerline of said Finnegan Road, passing an iron pin set at a distance of 387.50;

thence South 00°33'00" West, with the East line of the Northeast Quarter of said Section 35 and the centerline of said Finnegan Road, a distance of 57.37 feet to a railroad spike found on the Southeasterly line of Kemp Road (T.H. 53) and the Northwest line of CSX Transportation Inc.;

thence South 28°33'09" West, with the Southeasterly line of said Kemp Road and the Northwest line of CSX Transportation Inc, a distance of 259.30 feet to a point in the projected centerline of said Kemp Road, referenced by a capped "Lutz 6756" iron pin found, North 13°16'53" West, a distance of 0.08 feet;

thence North 89°34'30" West, with the centerline of said Kemp Road, a distance of 836.96 feet to a railroad spike set, referenced by an iron pin set, North 00°17'50" East, a distance of 20.00 feet;

thence over said B.J. Finnegan tract, the following two (2) courses and distances:

1. North 00°17'50" East, a distance of 361.50 feet to an iron pin set;
2. North 89°34'30" West, a distance of 361.50 feet to an iron pin set on the East line of a tract conveyed to Sutter Brothers by deed of record in Official Record Volume 2683, Page 555;

thence North 00°17'50" East, with the East line of said tract conveyed to Sutter Brothers, a distance of 974.14 feet to a wood post found at the Northeast corner of said tract conveyed to Sutter Brothers and the North line of the Northeast Quarter of said Section 35, referenced by a capped "Hanning PS 8568" iron pin found, South 89°29'03" East, a distance of 0.50 feet;

thence South 89°29'03" East, with the North line of the Northeast Quarter of said Section 35, a distance of 908.59 feet to the POINT OF BEGINNING, containing 27.179 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 A-363.

Prior Deed References: ORV 3021, P 4975

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 January 2025.

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: January 24, 2025



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 3-7-25

INITIAL & DATE

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