

PLAT OF PROPERTY SURVEY
 PART OF THE NORTHWEST QUARTER OF SECTION TWENTY (20)
 TOWNSHIP TWENTY (20), RANGE EIGHTEEN (18)
 WASHINGTON TOWNSHIP, RICHLAND COUNTY, OHIO

BASIS OF BEARINGS
 THE BEARINGS HEREIN ARE BASED
 ON RICHLAND COUNTY ENGINEER
 SURVEY QQ-143.

NOTE: THIS SURVEY WAS PREPARED
 USING DOCUMENTS OF RECORD AND
 PRIOR PLATS OF SURVEY INCLUDING:
 -ENG. SURVEY A-511
 -ENG. SURVEY C-264
 -ENG. SURVEY GG-189
 -ENG. SURVEY QQ-143
 -0.55 AC. SURVEY BY C.B. PARRETT
 DATED AUG. 14, 1964
 -76.01 AC. & 49.19 AC. SURVEY BY
 ROBERT A. CUMMING DATED APRIL
 30, 1979
 -1.38 AC. & 1.38 AC. SURVEY BY LARRY
 G. BLUNK DATED NOV. 19, 1985
 -RIC-CR 322 ORCHARD PARK RD. R/W
 PLANS
 -ORV. 2989, P. 3011

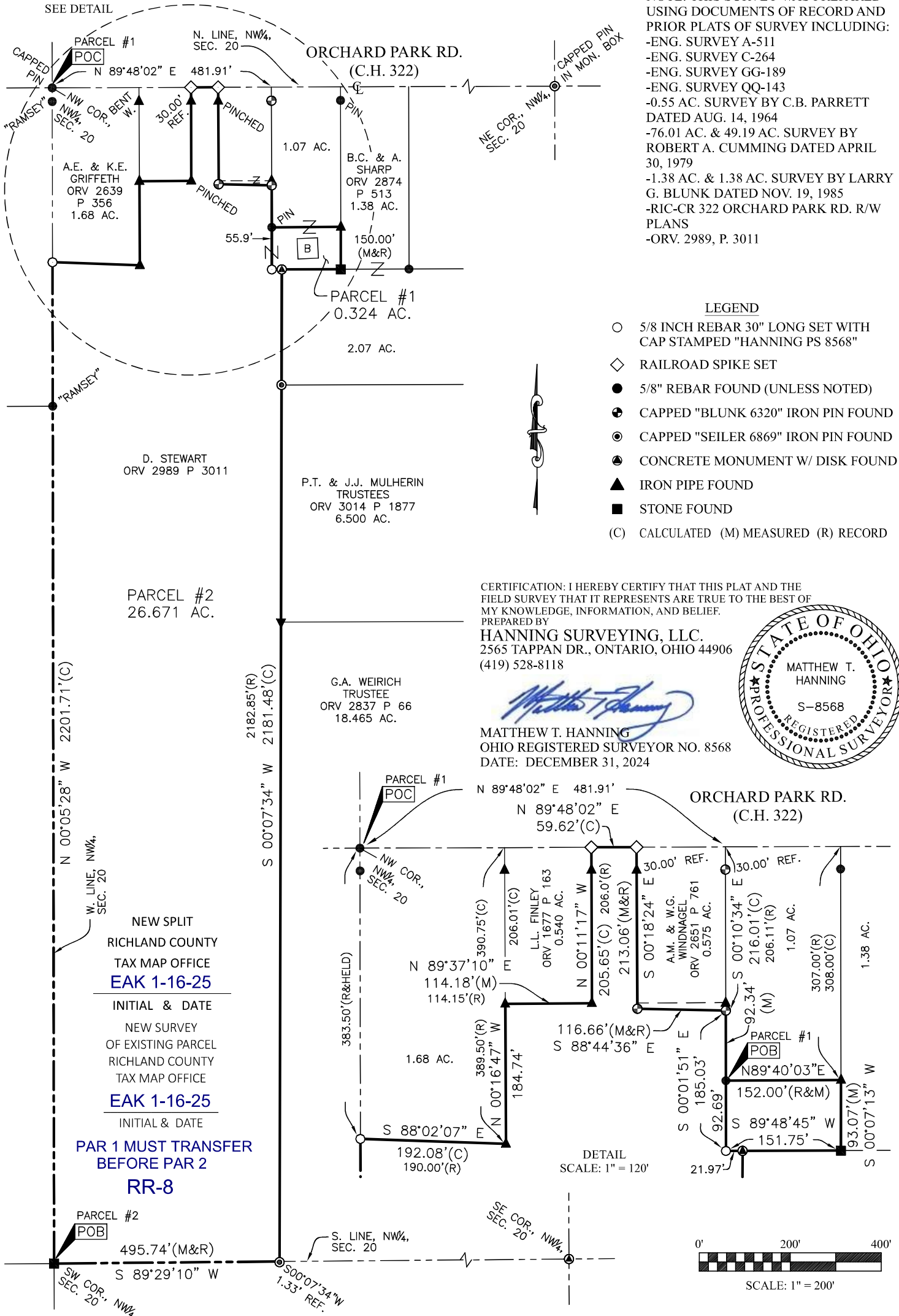
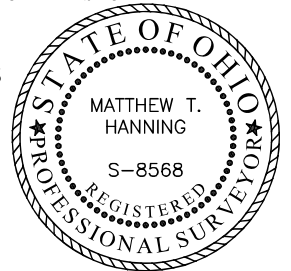
LEGEND

- 5/8 INCH REBAR 30" LONG SET WITH CAP STAMPED "HANNING PS 8568"
- ◇ RAILROAD SPIKE SET
- 5/8" REBAR FOUND (UNLESS NOTED)
- ⊙ CAPPED "BLUNK 6320" IRON PIN FOUND
- ⊙ CAPPED "SEILER 6869" IRON PIN FOUND
- CONCRETE MONUMENT W/ DISK FOUND
- ▲ IRON PIPE FOUND
- STONE 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: DECEMBER 31, 2024



**PARCEL #1
DESCRIPTION OF 0.324 ACRE PARCEL**

Situated in the State of Ohio, County of Richland, Township of Washington, lying in the Northwest Quarter of Section Twenty (20), Township Twenty (20), Range Eighteen (18), of an original tract conveyed to D. Stewart by deed of record in Official Record Volume 2989, Page 3011 (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 pin found at the Northwest corner of the Northwest Quarter of said Section 20 and the centerline of Orchard Park Rd. (C.H. 322);

thence North 89°48'02" East, with the North line of the Northwest Quarter of said Section 20 and the centerline of said Orchard Park Rd., a distance of 481.91 feet to the Northeast corner of a 0.575 acre tract conveyed to A.M. & W.G. Windnagel by deed of record in Official Record Volume 2651, Page 761 and the Northwest corner of a 1.07 acre tract conveyed to D. Stewart by deed of record in Official Record Volume 2989, Page 3011, referenced by an iron pipe found, South 00°10'34" East, a distance of 30.00 feet;

thence South 00°10'34" East, with the East line of said 0.575 acre tract and the West line of said 1.07 acre tract, a distance of 216.01 feet to a capped "Blunk 6320" iron pin found at the Southeast corner of said 0.575 acre tract;

thence South 00°01'51" East, with the West line of said 1.07 acre tract, a distance of 92.34 feet to a pin found at the Southwest corner of said 1.07 acre tract, said point being the POINT OF BEGINNING for the tract herein described;

thence North 89°40'03" East, with the South line of said 1.07 acre tract, a distance of 152.00 feet to an iron pipe found on the West line of a 1.38 acre tract conveyed to B.C. & A. Sharp by deed of record in Official Record Volume 2874, Page 513;

thence South 00°07'13" West, with the West line of said 1.38 acre tract, a distance of 93.07 feet to a stone found at the Southwest corner of said 1.38 acre tract and the North line of a 2.07 acre tract conveyed to said B.C. & A. Sharp;

thence South 89°48'45" West, with the North line of said 2.07 acre tract and crossing over said D. Stewart tract, a distance of 151.75 feet to an iron pin set, passing a concrete monument with a disk found at a distance of 129.78 feet;

thence North 00°01'51" West, crossing over said D. Stewart tract, a distance of 92.69 feet to the POINT OF BEGINNING, containing 0.324 total acres of land, more or less;

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

The grantees, his heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site under applicable zoning and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcels fronting on a public highway or street.

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 QQ-143.

Prior Deed References: ORV 2989, P 3011

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.

NEW SPLIT

RICHLAND COUNTY

TAX MAP OFFICE

EAK 1-16-25

INITIAL & DATE

RR-8

Prepared by:
Hanning Surveying, LLC.



Matthew T. Hanning
Registered Surveyor No. 8568
Dated: December 31, 2024



PARCEL #2
DESCRIPTION OF 26.671 ACRE PARCEL

Situated in the State of Ohio, County of Richland, Township of Washington, lying in the Northwest Quarter of Section Twenty (20), Township Twenty (20), Range Eighteen (18), of an original tract conveyed to D. Stewart by deed of record in Official Record Volume 2989, Page 3011 (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 Northwest Quarter of said Section 20;

thence North 00°05'28" West, with the West line of the Northwest Quarter of said Section 20, a distance of 2201.71 feet to an iron pin set at the Southwest corner of a 1.68 acre tract conveyed to A.E. & K.E. Griffeth by deed of record in Official Record Volume 2639, Page 356;

thence with said 1.68 acre tract the following two (2) courses and distances:

1. South 88°02'07" East, a distance of 192.08 feet to an iron pipe found;
2. North 00°16'47" West, a distance of 184.74 feet to an iron pipe found at the Southwest corner of a 0.540 acre tract conveyed to L.L. Finley by deed of record in Official Record Volume 1677, Page 163;

thence with said 0.540 acre tract the following two (2) courses and distances:

1. North 89°37'10" East, a distance of 114.18 feet to an iron pipe found;
2. North 00°11'17" West, a distance of 205.65 feet to a railroad spike set on the North line of the Northwest Quarter of said Section 20 and the centerline of Orchard Park Rd. (C.H. 322), passing through a iron pipe found, a distance of 175.65 feet;

thence North 89°48'02" East, with the North line of the Northwest Quarter of said Section 20 and the centerline of said Orchard Park Rd., a distance of 59.62 feet to a railroad spike set at the Northwest corner of a 0.575 acre tract conveyed to A.M. & W.G. Windnagel by deed of record in Official Record Volume 2651, Page 761, referenced by an iron pipe found, South 00°18'24" East, a distance of 30.00 feet;

thence with said 0.575 acre tract the following two (2) courses and distances:

1. South 00°18'24" East, a distance of 213.06 feet to a capped "Blunk 6320" iron pin found;
2. South 88°44'36" East, a distance of 116.66 feet to a capped "Blunk 6320" iron pin found on the West line of a 1.07 acre tract conveyed to said D. Stewart;

thence South 00°01'51" East, with the West line of said 1.07 acre tract and crossing over said D. Stewart tract, a distance of 185.03 feet to an iron pin set;

thence North 89°48'45" East, crossing over said D. Stewart tract, a distance of 21.97 feet to a concrete monument with disk found at the Northwest corner of a 2.07 acre tract conveyed to B.C. & A. Sharp by deed of record in Official Record Volume 2874, Page 513;

thence South 00°07'34" West, with the West line of said 2.07 acre tract, the West line of a 6.500 acre tract conveyed to P.T. & J.J. Mulherin by deed of record in Official Record Volume 3014, Page 1877 and the West line of a 18.465 acre tract conveyed to G.A. Weirich, Trustee by deed of record in Official Record Volume 2837, Page 66, a distance of 2181.48 feet to a point on the South line of the Northwest Quarter of said Section 20, referenced by a capped "Seiler 6869" iron pin found, South 00°07'34" West, a distance of 1.33 feet;

thence South 89°29'10" West, with the South line of the Northwest Quarter of said Section 20, a distance of 495.74 feet to the POINT OF BEGINNING, containing 26.671 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 QQ-143.

Prior Deed References: ORV 2989, P 3011

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 31, 2024



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 1-16-25

INITIAL & DATE

PARCEL 1 MUST TRANSFER
BEFORE THIS PARCEL

RR-8