

NOTE: THIS SURVEY WAS PREPARED
USING DOCUMENTS OF RECORD AND
PRIOR PLATS OF SURVEY INCLUDING:
-ENG. SURVEY I-138
-ENG. SURVEY OO-44
-ENG. SURVEY OO-386
-ORV. 2982, P. 266

KASTER ROAD
(T.H. 214)

7.000 AC. 8.654 AC.

POB

S 89°59'00" E 418.47'

N. LINE, SW¼, SEC. 19

20.00' REF.

5.047 AC.

N 00°57'54" W 586.73'

W. LINE, SW¼, SEC. 19

K.B. JR. & C.A. BURRER
ORV 2982 P 266

N 74°57'00" W 20.00' REF.

S 21°01'46" W 68.99'

25.00' REF.

25.00' REF.

S 83°28'07" W 162.00'

233.00'

S 82°09'44" W

DITCH

472.00'

S 00°57'54" E

18.00' REF.

RANSON ROAD
(T.H. 422)

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 6-8-26

K.B. JR. & C.A. BURRER
ORV 2982 P 266
4.1715 AC.

INITIAL & DATE

STATE OF OHIO
 MATTHEW T. HANNING
 S-8568
 REGISTERED PROFESSIONAL SURVEYOR

DESCRIPTION OF 5.047 ACRE PARCEL

Situated in the State of Ohio, County of Richland, Township of Bloominggrove, lying in the Southwest Quarter of Section Nineteen (19), Township Twenty Three North (23N), Range Eighteen West (18W), of an original tract conveyed to K.B. Jr. & C.A. Burrer by deed of record in Official Record Volume 2982, Page 266 (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 Northwest corner of the Southwest Quarter of Section 19 and the intersection of Kaster Road (T.H. 214) and Ranson Road (T.H. 422);

thence South 89°59'00" East, with the North line of the Southwest Quarter of Section 19 and the centerline of said Kaster Road, a distance of 418.47 feet to a railroad spike set, referenced by an iron pin set, South 00°57'54" East, a distance of 20.00 feet;

thence, crossing over said original tract conveyed to K.B. Jr. & C.A. Burrer, the following three (3) courses and distances:

- 1. South 00°57'54" East, a distance of 472.00 feet to the centerline of a ditch, passing through an iron pin set at a distance of 454.00 feet;
- 2. South 82°09'44" West, with the centerline of said ditch, a distance of 233.00 feet to a point, referenced by an iron pin set, North 74°57'00" West, a distance of 20.00 feet;
- 3. South 21°01'46" West, with the centerline of said ditch, a distance of 68.99 feet to a point on the North line of a 4.1715 acre tract conveyed to K.B. Jr. & C.A. Burrer by deed of record in Official Record Volume 2982, Page 266, referenced by an iron pin set, South 83°28'07" West, a distance of 25.00 feet;

thence South 83°28'07" West, with the North line of said 4.1715 acre tract, a distance of 162.00 feet to a railroad spike set on the West line of the Southwest Quarter of Section 19 and the centerline of said Ranson Road, passing an iron pin set at a distance of 137.00 feet;

thence North 00°57'54" West, with the West line of the Southwest Quarter of Section 19 and the centerline of said Ranson Road, a distance of 586.73 feet to the POINT OF BEGINNING, containing 5.047 total acres of land, more or less;

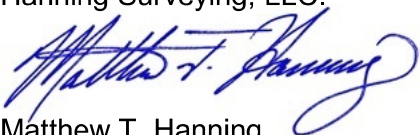
Subject, however, to all legal rights-of-ways and/or easements of record.

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 I-138.

Prior Deed References: ORV 2982, P 266

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 May 2026.

Prepared by:
Hanning Surveying, LLC.

Matthew T. Hanning
Registered Surveyor No. 8568
Dated: May 15, 2026



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 5-8-26

INITIAL & DATE

SS-138