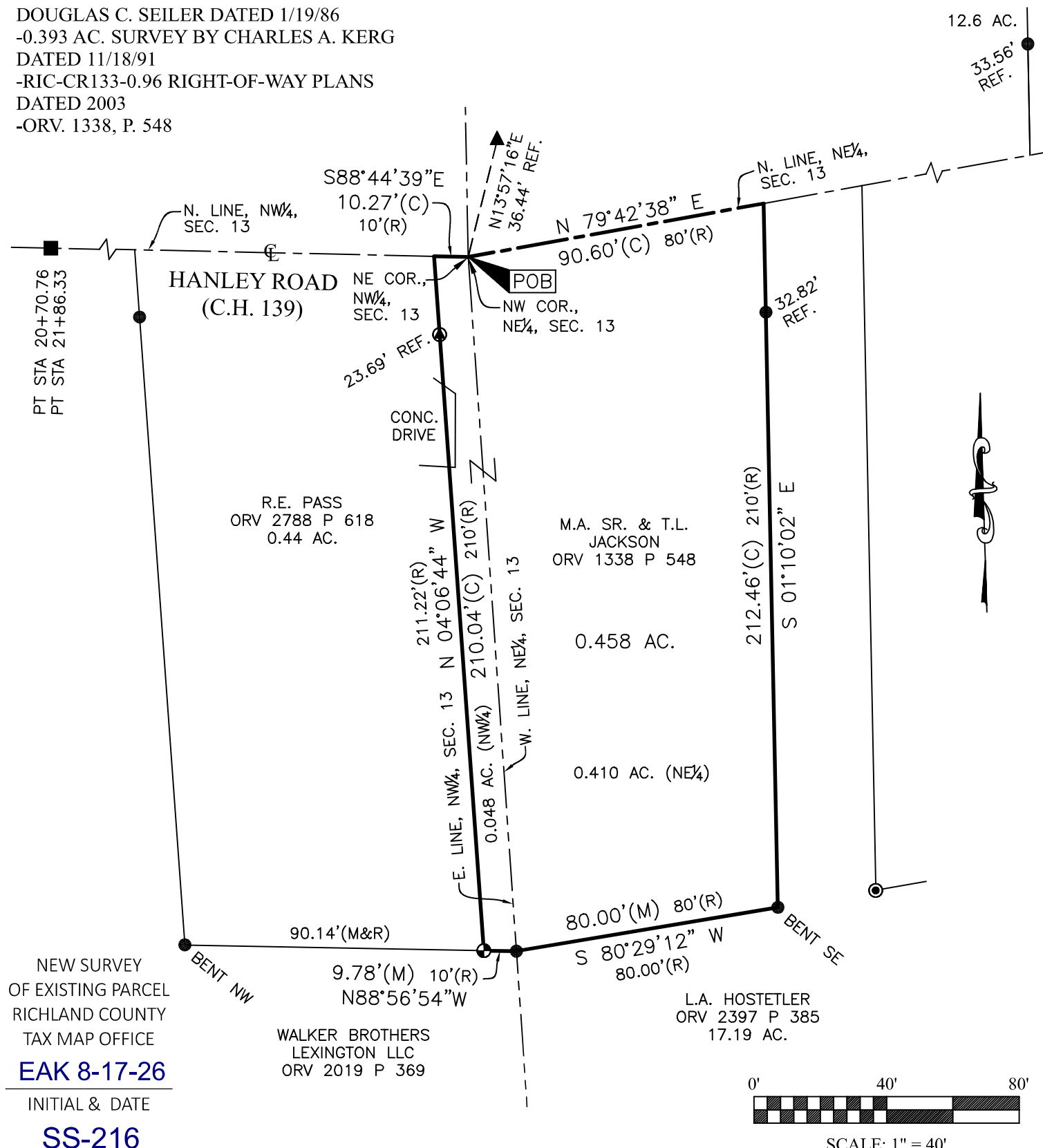


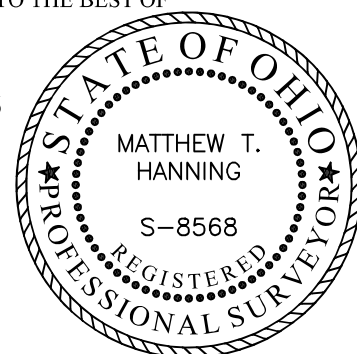
PLAT OF PROPERTY SURVEY  
PART OF THE NORTHEAST & NORTHWEST QUARTER OF  
SECTION THIRTEEN (13)  
TOWNSHIP TWENTY (20), RANGE NINETEEN (19)  
TROY TOWNSHIP, RICHLAND COUNTY, OHIO

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



● 5/8" REBAR FOUND (UNLESS NOTED)  
 ⊕ 1/2" REBAR FOUND (BENT)  
 ⊙ CAPPED "SEILER & CRAIG, INC." IRON PIN FOUND  
 ⊗ CAPPED "CRAIG 8195" IRON PIN FOUND  
 ▲ IRON PIPE FOUND  
 ■ MON. BOX FOUND (UNABLE TO OPEN)  
 (C) CALCULATED (M) MEASURED (R) RECORD

MATTHEW T. HANNING  
OHIO REGISTERED SURVEYOR NO. 8568  
DATE: JULY 28, 2026



**HANNING SURVEYING, LLC.**

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

Matthew T. Hanning, PS

2026-116

**DESCRIPTION OF 0.458 ACRE PARCEL**

Situated in the State of Ohio, County of Richland, Township of Troy, lying in the Northeast and Northwest Quarter of Section Thirteen (13), Township Twenty (20), Range Nineteen (19), of an original tract conveyed to M.A. Sr. & T.L. Jackson by deed of record in Official Record Volume 1338, Page 548 (all references are to the records of the Recorder's Office, Richland County, Ohio) and being more particularly described as follows:

BEGINNING at the Northwest corner of the Northeast Quarter and the Northeast corner of the Northwest Quarter of Section 13 and the centerline of Hanley Road (C.H. 139), 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 Section 13 and the centerline of said Hanley Road, a distance of 90.60 feet to the Northwest corner of a 17.19 acre tract conveyed to L.A. Hostetler by deed of record in Official Record Volume 2397, Page 385, referenced by a 5/8" rebar found, South 01°10'02" East, a distance of 32.82 feet;

thence, with said 17.19 acre tract, the following two (2) courses and distances:

- 1. South 01°10'02" East, a distance of 212.46 feet to a 5/8" rebar found;
- 2. South 80°29'12" West, a distance of 80.00 feet to a 5/8" rebar found on the West line of the Northeast Quarter and the Northeast corner of a tract conveyed to Walker Brothers Lexington LLC by deed of record in Official Record Volume 2019, Page 369;

thence North 88°56'54" West, with the North line of said tract conveyed to Walker Brothers Lexington LLC, a distance of 9.78 feet to a 1/2" rebar found at the Southeast corner of a 0.44 acre tract conveyed to R.E. Pass by deed of record in Official Record Volume 2788, Page 618;

thence North 04°06'44" West, with the East line of said 0.44 acre tract, a distance of 210.04 feet to the North line of the Northwest Quarter of Section 13 and the centerline of said Hanley Road, passing through a capped "Craig 8195" iron pin found at a distance of 186.35 feet;

thence South 88°44'39" East, with the North line of the Northwest Quarter of Section 13 and the centerline of said Hanley Road, a distance of 10.27 feet to the POINT OF BEGINNING, containing 0.458 total acre of land, more or less, of which 0.410 acre lies in said Northeast Quarter and 0.048 acre lies in said Northwest Quarter;

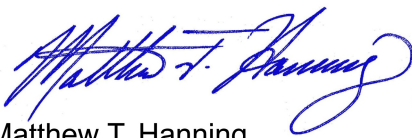
Subject, however, to all legal rights-of-ways and/or easements of record.

The bearings herein are based on Richland County Engineer Survey JJ-138.

Prior Deed References: ORV 1338, P 548.

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 July 2026.

Prepared by:  
Hanning Surveying, LLC.

  
Matthew T. Hanning  
Registered Surveyor No. 8568  
Dated: July 29, 2026



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 8-17-26**  
INITIAL & DATE  
**SS-216**