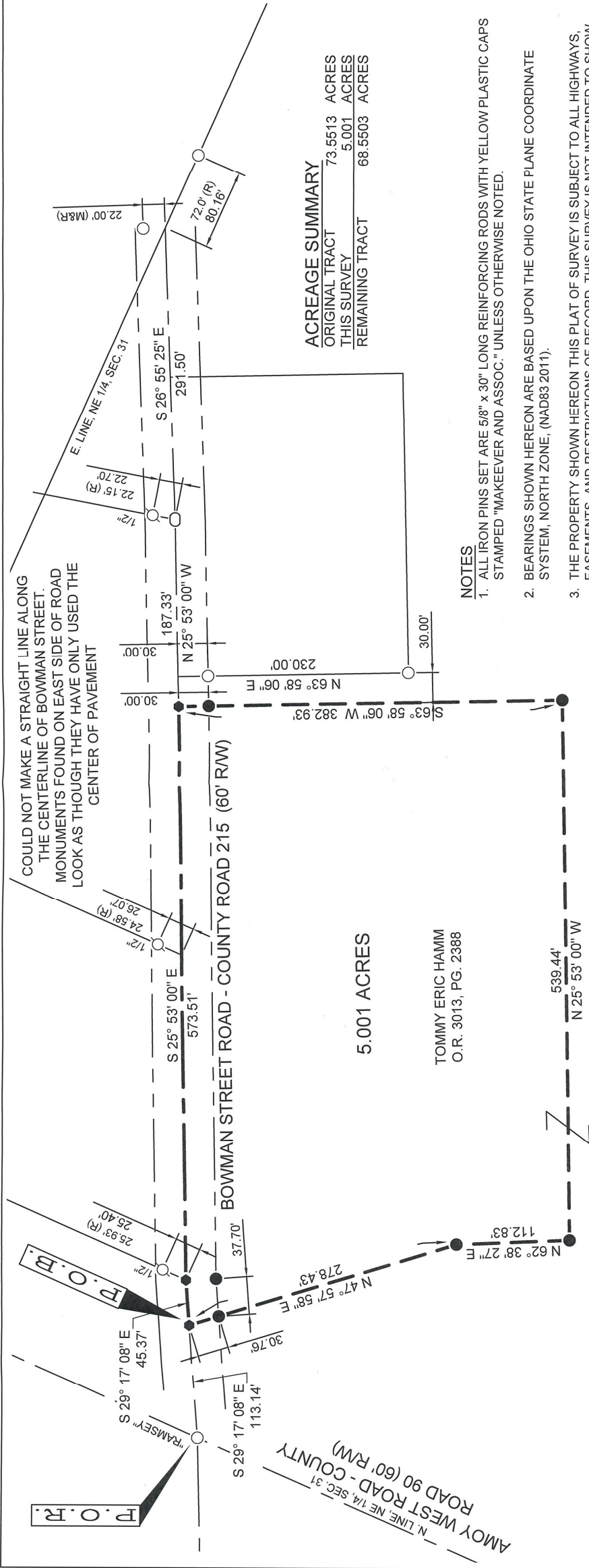




ACREAGE SUMMARY	
ORIGINAL TRACT	73.5513 ACRES
THIS SURVEY	5.001 ACRES
REMAINING TRACT	68.5503 ACRES

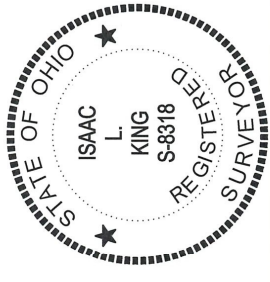
- NOTES**
- ALL IRON PINS SET ARE 5/8" x 30" LONG REINFORCING RODS WITH YELLOW PLASTIC CAPS STAMPED "MAKEEVER AND ASSOC." UNLESS OTHERWISE NOTED.
 - BEARINGS SHOWN HEREON ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, (NAD83 2011).
 - THE PROPERTY SHOWN HEREON THIS PLAT OF SURVEY IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD. THIS SURVEY IS NOT INTENDED TO SHOW EASEMENTS AFFECTING THE PROPERTY.

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 8-18-26

LEGEND	
FOUND	SET
○	●
∅	●
△	▲
□	■
◇	◆

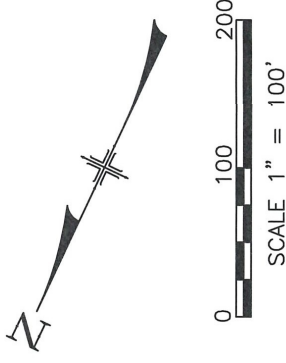
- 5/8" IRON PIN, UNLESS NOTED
5/8" IRON PIPE, UNLESS NOTED
RAILROAD SPIKE
SURVEY NAIL
4" MAG SPIKE

SURVEYOR'S STATEMENT
I HEREBY STATE TO ERIN HAMM THAT THE DRAWING HEREIN IS REPRESENTATIVE OF AN ACTUAL SURVEY PERFORMED IN JULY, 2026, BY MAKEEVER AND ASSOCIATES UNDER MY DIRECT SUPERVISION AND THAT ALL INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Isaac L. King
ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: **7-23-2026**

SS-217
VERBAL APPROVAL FROM JOE KOSOSKY FRANKLIN ZONING INSPECTOR 8-18-26



DESCRIPTION
BEING PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 22 NORTH, RANGE 18 WEST, FRANKLIN TOWNSHIP, RICHLAND COUNTY, OHIO.

Makeever & Associates, Inc.
P.O. BOX 325, 1810 E. MANSFIELD ST.
BUCYRUS, OHIO 44820
Phone: (419) 562-7757 Fax: (419) 562-4717

PLAT OF SURVEY FOR:
ERIN HAMM

ORIG. DATE: 7-22-2026
ORIG. SHEET SIZE = 11"x17"
S:\2026\136
DWG. NAME : 2026-136 Ground



ENGINEERS •
SURVEYORS

1810 E. Mansfield St.
P.O. Box 325
Bucyrus, Ohio 44820
(419) 562-7757
(419) 562-4717 fax

**LEGAL DESCRIPTION FOR ERIN HAMM
5.001 ACRES
TOWNSHIP OF FRANKLIN, RICHLAND COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF RICHLAND, TOWNSHIP OF FRANKLIN, BEING PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 22 NORTH, RANGE 18 WEST, BEING A 5.001 ACRE TRACT OUT OF A TRACT CONVEYED TO TOMMY ERIC HAMM OF RECORD IN OFFICIAL RECORD 3013, PAGE 2388, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, RICHLAND COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING FOR REFERENCE AT AN IRON PIN FOUND AT THE CENTERLINE INTERSECTION OF BOWMAN STREET ROAD – COUNTY ROAD 215 (60 FEET IN WIDTH) AND AMOY WEST ROAD – COUNTY ROAD 90 (60 FEET IN WIDTH,) THE NORTH LINE OF SAID NORTHEAST QUARTER, AND THE NORTHEAST CORNER OF SAID HAMM TRACT;

THENCE SOUTH 29°17'08" EAST, A DISTANCE OF 113.14 FEET WITH THE CENTERLINE OF SAID BOWMAN STREET ROAD AND THE EAST LINE OF SAID HAMM TRACT, TO A MAG SPIKE SET AT THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 29°17'08" EAST, A DISTANCE OF 45.37 FEET WITH THE CENTERLINE OF SAID BOWMAN STREET ROAD AND AN EAST LINE OF SAID HAMM TRACT, TO A MAG SPIKE SET;

THENCE SOUTH 25°53'00" EAST, A DISTANCE OF 573.51 FEET WITH THE CENTERLINE OF SAID BOWMAN STREET ROAD AND AN EAST LINE OF SAID HAMM TRACT, TO A MAG SPIKE SET;

THENCE SOUTH 63°58'06" WEST, A DISTANCE OF 382.93 FEET OVER AND ACROSS SAID HAMM TRACT, WITH A NEW LINE, PASSING AN IRON PIN SET AT 30.00 FEET, TO AN IRON PIN SET;

THENCE NORTH 25°53'00" WEST, A DISTANCE OF 539.44 FEET OVER AND ACROSS SAID HAMM TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

THENCE NORTH 62°38'27" EAST, A DISTANCE OF 112.83 FEET OVER AND ACROSS SAID HAMM TRACT, WITH A NEW LINE, TO AN IRON PIN SET;

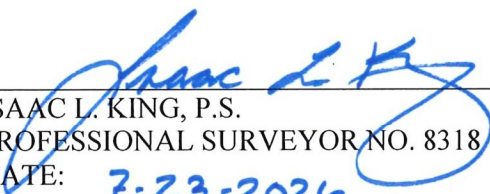
THENCE NORTH 47°57'58" EAST, A DISTANCE OF 278.43 FEET OVER AND ACROSS SAID HAMM TRACT, WITH A NEW LINE, PASSING AN IRON PIN SET AT 247.67 FEET, TO THE MAG SPIKE SET AT THE POINT OF BEGINNING, CONTAINING 5.001 ACRES OF LAND, MORE OR LESS.

ALL BEARINGS SHOWN HEREIN ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, (NAD83 2011).

ALL IRON PINS SET ARE 5/8" O.D. X 30" LONG REINFORCING RODS WITH YELLOW PLASTIC CAPS STAMPED "MAKEEVER AND ASSOC." UNLESS OTHERWISE NOTED.

THE ABOVE DESCRIPTION WAS BASED ON A SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF ISAAC L. KING, P.S. PROFESSIONAL SURVEYOR NUMBER 8318, DATED JULY 2026, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

PRIOR DEED REFERENCES: OFFICIAL RECORD 3013, PAGE 2388.



ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 7-23-2026



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 8-18-26

INITIAL & DATE

SS-217