

CLINE AVENUE 60' R/W
N 87°49'29" E

BASIS OF BEARING IS STATE PLANE
GRID NORTH NAD 83 (2011), GEOID
12A, OHIO NORTH ZONE.

NORTH



LEGEND

- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ▣ IRON PIN FOUND IN CONCRETE
- △ RAILROAD SPIKE SET IN TREE ROOT
- ▲ RAILROAD SPIKE FOUND
- ⊗ 5/8" IRON PIN SET WITH CAP STAMPED "CRAIG 8195"

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 10-2-18

INITIAL DATE

KK-289

LOT #12669

LOT #12668

LOT #12667

LOT #12665

LOT #12664

LOT #8853

LOT #8852

LOT #8851

LOT #8850

LOT #8849

LOT #8848

LOT #8847

LOT #8846

LOT #8845

LOT #8844

TOWNVIEW CIRCLE
EAST 60' R/W

LOT #8843

P.O.B.

LOT #7958

LOT #7959

LOT #7961

LOT #8017

T. J. TOGLIATTI TRUSTEE
O.R.V. 2427, PAGE 508

SINHA PROPERTIES, LLC
O.R.V. 2381, PAGE 566

REF=30.01

REF=30.02

SMITH-MAYER, LLC
O.R.V. 1270, PAGE 883

P. & H. PADIVAL
O.R.V. 503, PAGE 448

P.B.R. AN OHIO
PARTNERSHIP
DEED VOLUME 810,
PAGE 473

N 00°43'06" E 321.71'

N 88°25'37" E
137.68'

S 00°06'29" E 359.32'

N 87°54'17" E
285.13'

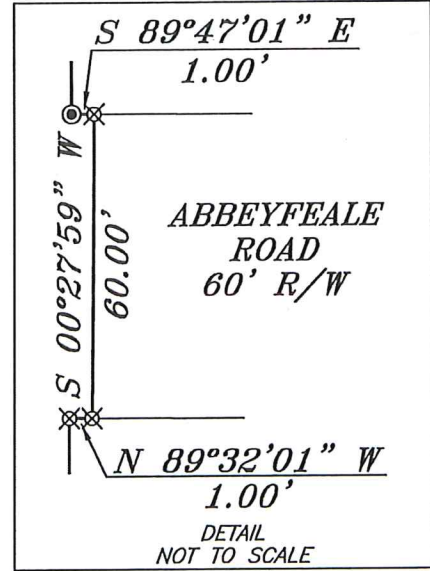
S 00°03'28" E 213.30'

6.77 ACRES

SD 2 & PT. SD 4

S 00°27'59" W
43.43'

S 88°24'59" W 665.35'



SEE
DETAIL

ABBEYFEALE ROAD
60' R/W



Chad F. Craig

SURVEY BY: CHAD F. CRAIG P.S. #8195
for SEILER & CRAIG SURVEYING INC.
270 PARK AVENUE WEST
MANSFIELD, OHIO 44902
(419) 525-3644
EMAIL:SEILERANDCRAIG@SEILERANDCRAIG.COM

SURVEY PLAT FOR	
PROPERTY TRANSFER	
PART SW QTR. SEC. 28, SD 2 & PT. SD 4, T-21, R-18 MADISON TWP., CITY OF MANSFIELD, RICHLAND CNTY, OH	
DATE: SEPTEMBER 20, 2018	SCALE: 1"=120'
CLINE_AVE_291	

SEILER & CRAIG SURVEYING, INC.

*Chad F. Craig, P.S.
270 Park Avenue West
Mansfield, Ohio 44902
Phone: 419-525-3644
Email: seilerandcraig@seilerandcraig.com*

SURVEY DESCRIPTION

PART OF THE SW QUARTER OF SECTION 28
CITY OF MANSFIELD
RICHLAND COUNTY, OHIO

Situated in the City of Mansfield (formerly Madison Township), County of Richland, State of Ohio and being a part of the Southwest Quarter of Section 28, SD 2 and Part SD 4 of Township 21 North, Range 18 West, and being more particularly described as follows:

Beginning for the same at an iron pipe found and accepted as marking the northeast corner of Lot #8843 in the City of Mansfield; Thence, South 88 degrees 24 minutes 59 seconds West with the north line of Lot #8843 and the westerly prolongation thereof, 665.35 feet to an iron pipe found and accepted as marking the southeast corner of Lot #12664 in the City of Mansfield, the same being the northeast corner of Lot #8853 in said city;

Thence, North 00 degrees 43 minutes 06 seconds East with the east line of Lot #12664 and the northerly prolongation thereof, 321.71 feet to an iron pipe found and accepted as marking the southwest corner of a parcel currently owned by Sinha Properties, LLC (O.R.V. 2381, Page 566);

Thence, North 88 degrees 25 minutes 37 seconds East with the south line of said Sinha parcel, 137.68 feet to an iron pipe found on the southeast corner thereof;

Thence, North 00 degrees 25 minutes 27 seconds East with the east line of said Sinha parcel and the northerly prolongation thereof, passing through an iron pipe found for reference at 319.58 feet, a total distance of 349.60 feet to a point in the centerline of Cline Avenue (R/W 60');

Thence, North 87 degrees 49 minutes 29 seconds East with said centerline, 236.03 feet to a point referenced by a railroad spike set in a tree root on a bearing of South 00 degrees 06 minutes 29 seconds East and at a distance of 30.01 feet, said point being the northwest corner of a parcel currently owned by Smith-Maiyer LLC (O.R.V. 1270, Page 883);

Thence, South 00 degrees 06 minutes 29 seconds East, with the west line of said Smith-Maiyer parcel and the southerly prolongation thereof, passing through said reference spike, a total distance of 359.32 feet to an iron pipe found and accepted as marking the southwest corner of a parcel currently owned by P. and H. Padival (O.R.V. 503, Page 448);

Thence, North 87 degrees 54 minutes 17 seconds East with the south line of said Padival parcel and the easterly prolongation thereof, 285.13 feet to an iron pin found in concrete on the southeast corner of a parcel currently owned by P B R, an Ohio Partnership (D.V. 810, Page 473), the same being a point on the west line of Lot #7958 in the City of Mansfield;

Thence, South 00 degrees 03 minutes 28 seconds East with said west line and the southerly prolongation thereof, 213.30 feet to an iron pipe found and accepted as marking the southwest corner of Lot #7961 in said city;

Thence, South 89 degrees 47 minutes 01 second East with the south line of said lot, 1.00 foot to an iron pin set on the northwest terminus of Abbeyfeale Road (60' R/W);

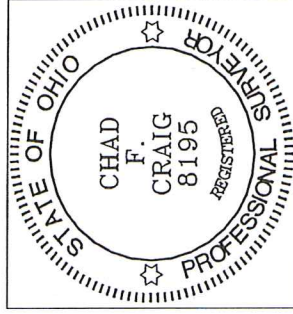
Thence, South 00 degrees 27 minutes 59 seconds West with the west right of way line of Abbeyfeale Road 60.00 feet to an iron pin set on the north line of Lot #8017;

Thence, North 89 degrees 32 minutes 01 second West with said north line, 1.00 foot to an iron pin set on the northwest corner thereof;

Thence, South 00 degrees 27 minutes 59 seconds West with the west line of Lot #8017, 43.43 feet to the place of beginning, containing 6.77 acres, according to survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on September 20, 2018, but subject to all easements, right of ways and highways of record.

Iron pins set are 5/8" rods with caps stamped "CRAIG 8195".

Bearings are based on State Plane Grid North, NAD 83 (2011), Geoid 12A, Ohio North Zone and are intended to be used for angular determination only.

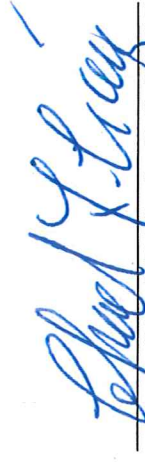


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for Seiler & Craig Surveying, Inc.