

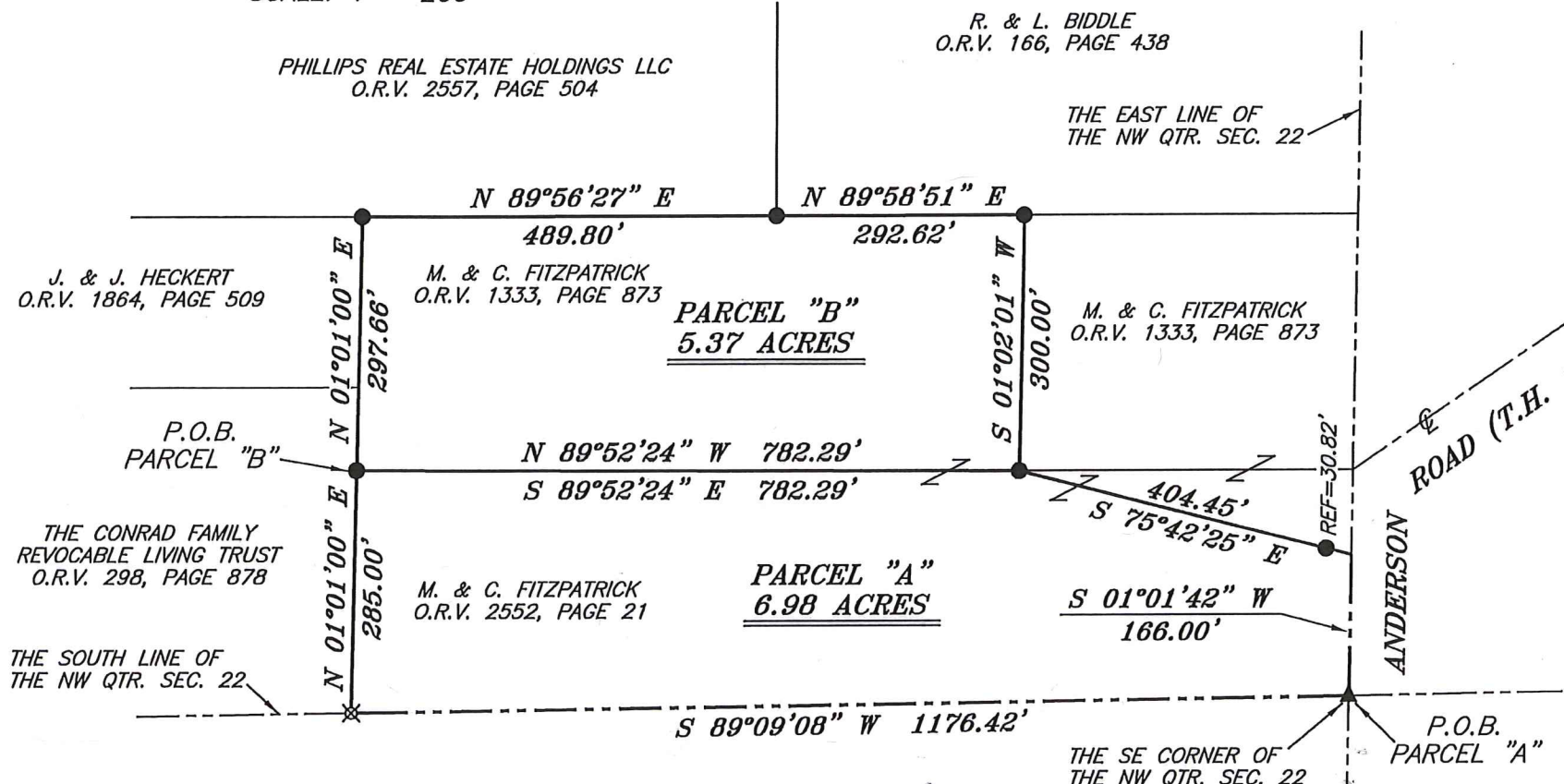
NORTH



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

**LEGEND**

- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ⊗ 3" SURVEY MARKER SET
- △ RAILROAD SPIKE SET
- ▲ RAILROAD SPIKE FOUND
- ⊗ 5/8" IRON PIN SET WITH CAP  
STAMPED "CRAIG 8195"



SURVEY PLAT FOR	
FITZPATRICK	
PART NW QTR. SEC. 22, T-20, R-18 WASHINGTON TOWNSHIP RICHLAND COUNTY, OHIO	
DATE: NOVEMBER 14, 2018	SCALE: 1"=200'
ANDERSON_RD_3034_A_B	

J. & J. HECKERT  
O.R.V. 1864, PAGE 509

PHILLIPS REAL ESTATE HOLDINGS LLC  
O.R.V. 2557, PAGE 504

R. & L. BIDDLE  
O.R.V. 166, PAGE 438

M. & C. FITZPATRICK  
O.R.V. 1333, PAGE 873

M. & C. FITZPATRICK  
O.R.V. 1333, PAGE 873

THE CONRAD FAMILY  
REVOCABLE LIVING TRUST  
O.R.V. 298, PAGE 878

M. & C. FITZPATRICK  
O.R.V. 2552, PAGE 21

THE SOUTH LINE OF  
THE NW QTR. SEC. 22

THE SE CORNER OF  
THE NW QTR. SEC. 22

P.O.B.  
PARCEL "A"

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

*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



EAK 11-16-18 INITIAL DATE  
EAK 11-16-18 INITIAL DATE  
5.37AC PARCEL MUST TRANSFER  
BEFORE 6.98 AC PARCEL  
KK-337

**SEILER & CRAIG SURVEYING, INC.**

Chad F. Craig, PS  
270 Park Avenue West  
Mansfield, Ohio 44902  
419-525-3644

Email: [seilerandcraig@seilerandcraig.com](mailto:seilerandcraig@seilerandcraig.com)

**SURVEY DESCRIPTION  
PARCEL "A"**

PART OF THE NW QUARTER OF SECTION 22  
WASHINGTON TOWNSHIP  
RICHLAND COUNTY, OHIO

Situated in the Township of Washington, County of Richland, State of Ohio and being a part of the Northwest Quarter of Section 22, of Township 20 North, Range 18 West, and being more particularly described as follows:

Beginning for the same at a railroad spike found and accepted as marking the southeast corner of the northwest quarter of Section 22, the same being a point in the centerline of Anderson Road (T.H. 343); Thence, South 89 degrees 09 minutes 08 seconds West with the south line of said quarter section, 1176.42 feet to an iron pin set on the southeast corner of a parcel currently owned by The Conrad Family Revocable Living Trust (O.R.V. 298, Page 878);

Thence, North 01 degree 01 second 00 minutes East with the east line of said Conrad parcel, 285.00 feet to an iron pin found;

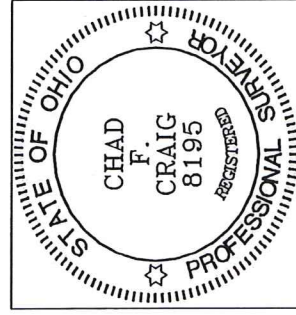
Thence, South 89 degrees 52 minutes 24 seconds East 782.29 feet to an iron pin found;

Thence, South 75 degrees 42 minutes 25 seconds East, passing through an iron pin found for reference at 373.63 feet, a total distance of 404.45 feet to a point on the east line of said quarter section and in said centerline;

Thence, south 01 degree 01 minute 42 seconds West with said east line and said centerline, 166.00 feet to the place of beginning, containing 6.98 acres, according to survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on November 14, 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.



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

FAK 11-16-18  
INITIAL DATE

5.37 AC PARCEL  
MUST TRANSFER  
BEFORE THIS PARCEL  
KK-337

*Chad F. Craig*

Chad F. Craig P.S. #8195  
for Seiler & Craig Surveying, Inc.

**SEILER & CRAIG SURVEYING, INC.**

*Chad F. Craig, PS  
270 Park Avenue West  
Mansfield, Ohio 44902  
Phone: 419-525-3644*

*Email: [seilerandcraig@seilerandcraig.com](mailto:seilerandcraig@seilerandcraig.com)*

**SURVEY DESCRIPTION  
PARCEL "B"**

PART OF THE NW QUARTER OF SECTION 22  
WASHINGTON TOWNSHIP  
RICHLAND COUNTY, OHIO

Situated in the Township of Washington, County of Richland, State of Ohio and being a part of the Northwest Quarter of Section 22, of Township 20 North, Range 18 West, and being more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the southeast corner of the northwest quarter of Section 22, the same being a point in the centerline of Anderson Road (T.H. 343); Thence, South 89 degrees 09 minutes 08 seconds West with the south line of said quarter section, 1176.42 feet to an iron pin set on the southeast corner of a parcel currently owned by The Conrad Family Revocable Trust (O.R.V. 298, Page 878); Thence, North 01 degree 01 minute 00 seconds East with the east line of said Conrad parcel, 285.00 feet to and iron pin found, the place of beginning of the parcel herein described;

Thence, continuing North 01 degree 01 minute 00 seconds East with the east line of said Conrad parcel and the northerly prolongation thereof, 297.66 feet to an iron pin found on the northeast corner of a parcel currently owned by J. and J. Heckert (O.R.V. 1864, Page 509), the same being a point on the south line of a parcel currently owned by Phillips Real Estate Holdings, LLC (O.R.V. 2557, Page 504);

Thence, North 89 degrees 56 minutes 27 seconds East with said south line, 489.80 feet to an iron pin found on the southeast corner thereof, the same being the southwest corner of a parcel currently owned by R. and L. Biddle (O.R.V. 166, Page 438);

Thence, North 89 degrees 58 minutes 51 seconds East with said south line, 292.62 feet to an iron pin found;

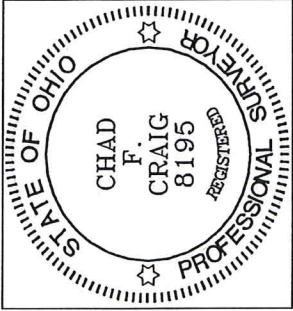
Thence, South 01 degree 02 minutes 01 second West 300.00 feet to an iron pin found;

Thence, North 89 degrees 52 minutes 24 seconds West 782.29 feet to the place of beginning, containing 5.37 acres, according to survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on November 14, 2018, but subject to all easements, right of ways and highways 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 parcel fronting on a public highway or street.

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.



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

EAK 11-16-18  
INITIAL DATE

THIS PARCEL MUST  
TRANSFER BEFORE  
6.98AC PARCEL  
KK-337

Chad F. Craig P.S.#8195  
for Seiler & Craig Surveying, Inc.