

SCALE: 1" = 300'

NORTH



N 89°20'33" E  
161.85'

**KOCHHEISER ROAD  
(T.H. 325)**

R=2864.79'  
Δ=12°39'26"  
L=632.87'  
BRG=N 16°05'20" E  
C LEN=631.58'

S 01°03'43" E  
391.53'

REF=50.00'

JEREMY E. AND STEVEN J.  
LAVERGNE CO. TRUSTEES  
O.R.V. 2214, PAGE 351

S 01°30'29" E  
515.16'

BEARINGS ARE BASED ON AN ASSUMED  
MERIDIAN AND ARE INTENDED TO BE  
USED FOR ANGULAR DETERMINATION ONLY

T. & R. FLYNN  
DEED VOLUME 886, PAGE 178

S 00°29'15" E  
401.31'

J. & T. DEMENT  
O.R.V. 2668, PAGE 860

JEREMY E. AND STEVEN J.  
LAVERGNE CO. TRUSTEES  
O.R.V. 2214, PAGE 351

**LEGEND**

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

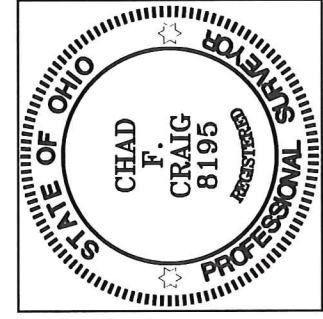
REFERENCE MATERIALS USED:  
SURVEY: Y-253  
SURVEY: II-261  
SURVEY: KK-347  
SURVEY: X-73  
DEEDS OF RECORD

P.O.B.  
EAST LINE  
NE QTR.  
SEC. 33

N 01°03'41" W  
487.10'  
N 00°25'09" W  
2.05'  
S 89°34'51" W  
330.13'

THE SOUTH LINE OF  
THE NE QTR. SEC. 33

THE SE CORNER OF  
THE NE QTR. SEC. 33



*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

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 2-11-19**  
INITIAL DATE  
**LL-28**

**27.72 ACRES**

STATE ROUTE 13  
N 24°25'03" E 1514.30'

R/W LINE  
(87 ACRES IN R/W)

N 89°18'37" W 1055.23'

D.L. AND M.C. FRY  
D.V. 919, PAGE 689

SURVEY PLAT FOR  
LAVERGNE

PART NE QTR. SEC. 33, T-20, R-18  
WASHINGTON TOWNSHIP  
RICHLAND COUNTY, OHIO

DATE: JANUARY 31, 2019 SCALE: 1"=300'

BELLVILLE\_NORTH\_RD\_LAVERGNE

## **SURVEY DESCRIPTION**

### **PART OF THE NE QUARTER OF SECTION 33 WASHINGTON TOWNSHIP RICHLAND COUNTY, OHIO**

Situated in the Township of Washington, County of Richland, State of Ohio and being a part of the Northeast Quarter of Section 33, of Township 20 North, Range 18 West, and being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the southeast corner of the northeast quarter of Section 33, Thence, South 89 degrees 34 minutes 51 seconds West with the south line of said quarter section, 330.13 feet to a point, said point being the southeast corner of a parcel currently owned by D.L. and M.C. Fry (D.V. 919, Page 689) and referenced by an iron pin found at a bearing of North 00 degrees 25 minutes 09 seconds West and at a distance of 2.05 feet, Thence, North 01 degree 03 minutes 41 seconds West, with the east line of said Fry parcel, 487.10 feet to an iron pin found on the northeast corner thereof, the place of beginning for the parcel herein described;

Thence, North 89 degrees 18 minutes 37 seconds West, with the north line of said Fry parcel, passing through an iron pin found at 962.36 feet for a total distance of 1055.23 feet to a point in the centerline of State Route 13;

Thence, with said centerline, North 24 degrees 25 minutes 03 seconds East 1514.30 feet to a concrete monument found;

Thence, with said centerline and with a curve to the left having a central angle of 2 degrees 00 minutes 00 seconds, a radius of 3819.72 feet, an arc length of 133.34 feet, a chord bearing of North 23 degrees 25 minutes 03 seconds East and with a chord distance of 133.33 feet to a concrete monument found;

Thence, with said centerline and with a curve to the left having a central angle of 12 degrees 39 minutes 26 seconds, a radius of 2864.79 feet, an arc length of 632.87 feet, a chord bearing of North 16 degrees 05 minutes 20 seconds East and with a chord distance of 631.58 feet to a point marking the intersection of the centerline of State Route 13 and the centerline of Kochheiser Road (T.H. 325), said point being referenced by an iron pin set on a bearing of South 12 degrees 30 minutes 40 seconds West and at a distance of 36.94 feet;

Thence, with the centerline of Kochheiser Road, North 89 degrees 20 minutes 33 seconds East 161.85 feet to a point, said point being the northwest corner of a parcel currently owned by Jeremy E. and Steven J. Lavergne Co. Trustees etc. (O.R.V. 2214, Page 351) referenced by an iron pin found on a bearing of South 01 degree 03 minutes 43 seconds East and at a distance of 50.00 feet;

Thence South 01 degree 03 minutes 43 seconds East, with the west line of said Lavergne parcel, passing through said reference pin found, a total distance of 391.53 feet to an iron pin found and accepted as marking the northwest corner of a parcel currently owned by T. and R. Flynn (D.V. 886, Page 178);

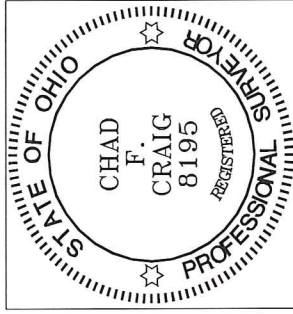
Thence, South 01 degree 30 minutes 29 seconds East, with the west line of said Flynn parcel, 515.16 feet to an iron pipe found and accepted as marking the northwest corner of a parcel currently owned by J. and T. Dement (O.R.V. 2668, Page 860);

Thence, South 00 degrees 29 minutes 15 seconds East, with the west line of said Dement parcel, 401.31 feet to an iron pin found and accepted as marking the northwest corner of a parcel currently owned by Jeremy E. & Steven J. Lavergne Co. Trustees (O.R.V. 2214, Page 351);

Thence South 01 degree 03 minutes 41 seconds East with the west line of said Lavergne parcel, 815.02 feet to the place of beginning, containing 27.72 acres, of which 8.87 acres are in right-of-way, according to survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on January 31, 2019, 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 an assumed meridian and are intended to be used for angular determination only.



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

EAK 2-11-19  
INITIAL DATE  
LL-28

*Chad F. Craig*

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