

PLUM AVENUE 50' R/W

NORTH



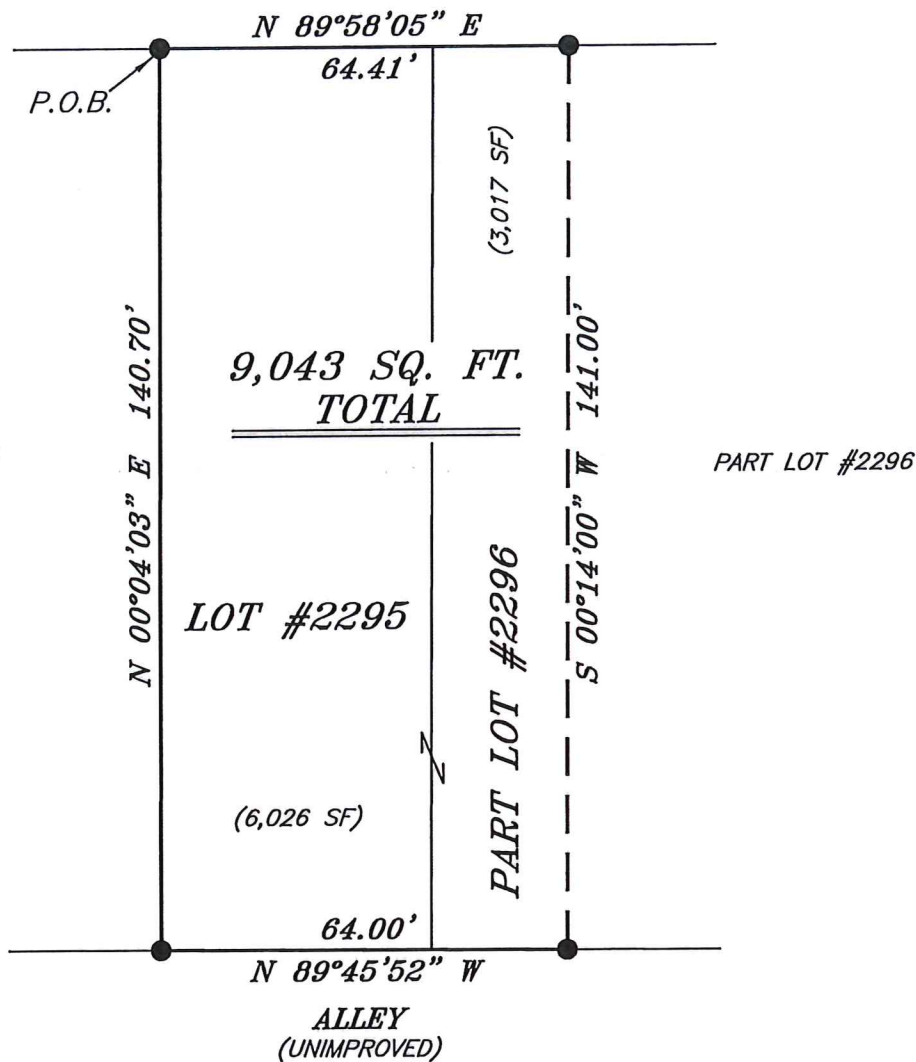
BASIS OF BEARING IS STATE PLANE  
GRID NORTH NAD 83 (2011), GEOID  
12A, OHIO NORTH ZONE.

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

JC 7-1-19  
INITIAL DATE

LL-163

LOT #2294



PART LOT #2296

**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"



*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	
LOT #2295 & PART LOT #2296	
CITY OF SHELBY	
RICHLAND COUNTY, OHIO	
DATE: JUNE 20, 2019	SCALE: 1"=30'
PLUM_AVE_42	

**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**

LOT #2295 AND PART LOT #2296  
CITY OF SHELBY,  
RICHLAND COUNTY, OHIO

Situated in City of Shelby, County of Richland, State of Ohio and being known as Lot #2295 and part Lot #2296 of the consecutively numbered lots in said city and being more particularly described as follows:

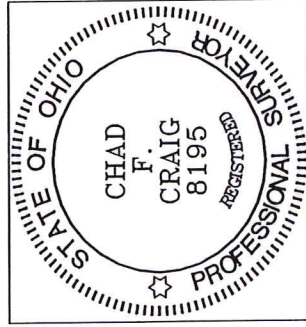
Beginning for the same at an iron pin found and accepted as marking the northwest corner of Lot #2295 in the City of Shelby; Thence, North 89 degrees 58 minutes 05 seconds East with the north line of Lot #2295 and the easterly prolongation thereof, 64.41 feet to an iron pin found on the north line of Lot #2296;

Thence, South 00 degrees 14 minutes 00 seconds West 141.00 feet to an iron pin found on the south line of Lot #2296;

Thence, North 89 degrees 45 minutes 52 seconds West with the south line of Lot #2296 and the westerly prolongation thereof, 64.00 feet to an iron pin found and accepted as marking the southwest corner of Lot #2295;

Thence, North 00 degrees 04 minutes 03 seconds East with the west line of Lot #2295, a distance of 140.70 feet to the place of beginning, containing a total of 9,043 square feet of which 6,026 square feet are located within Lot #2295 and 3,017 square feet are located within part Lot #2296 according to survey by Chad F. Craig P.S. 8195 on June 20, 2019 but subject to all easements, right of ways and highways of record.

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

Initial: *xc* DATE: *7-1-19*  
LL-163

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