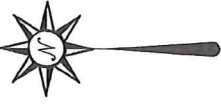


BASIS OF BEARING IS STATE PLANE  
GRID NORTH NAD 83 (2011), GEOID  
184, OHIO NORTH ZONE.

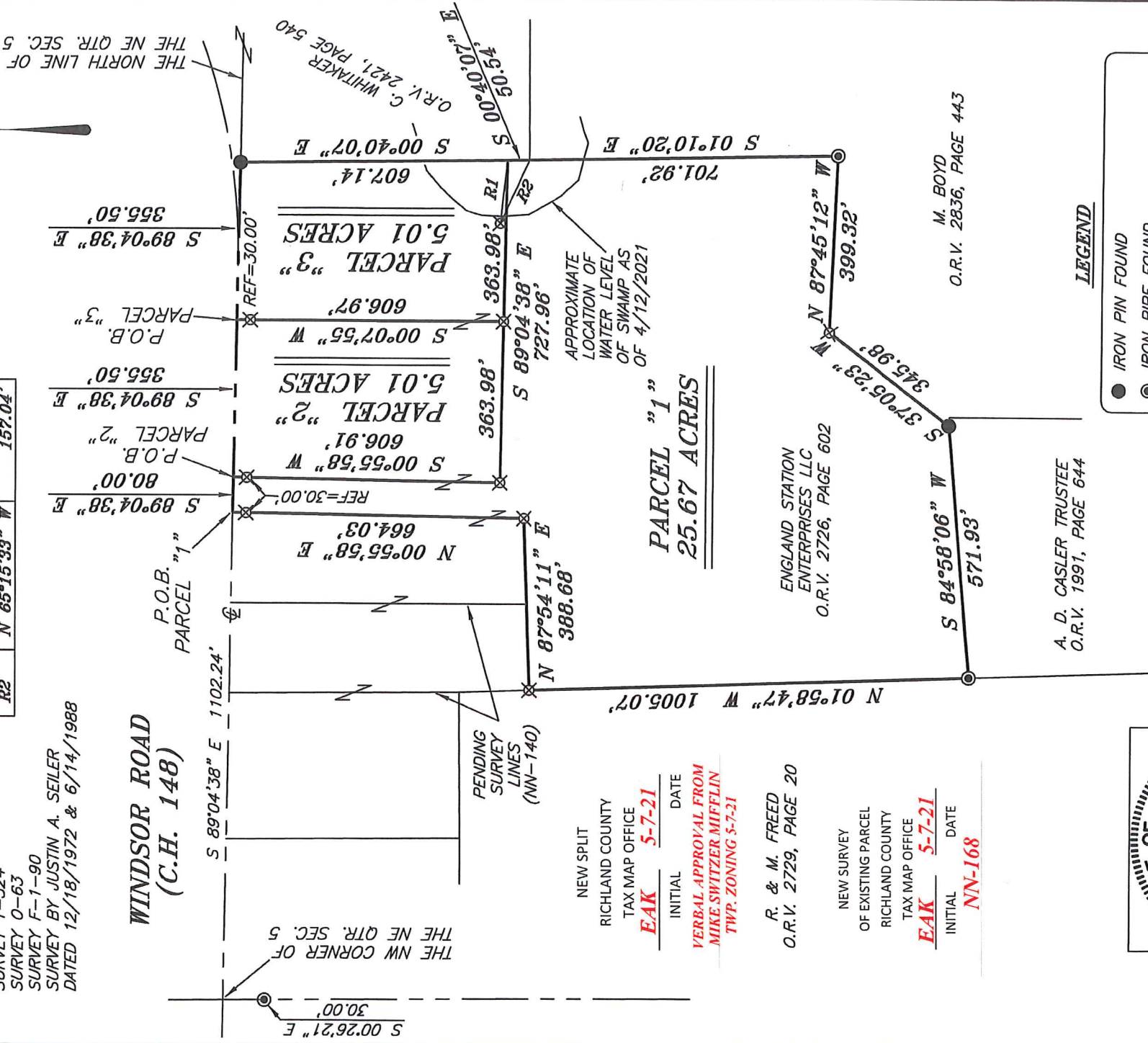
NORTH



REF.	BEARING	DISTANCE
R1	N 83°53'43" W	142.85'
R2	N 65°15'33" W	157.04'

REFERENCES:  
SURVEY Y-324  
SURVEY O-63  
SURVEY F-1-90  
SURVEY BY JUSTIN A. SEILER  
DATED 12/18/1972 & 6/14/1988

WINDSOR ROAD  
(C.H. 148)



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK** 5-7-21  
INITIAL DATE  
VERBAL APPROVAL FROM  
MIKE SWITZER MIFELIN  
TWP. ZONING 5-7-21

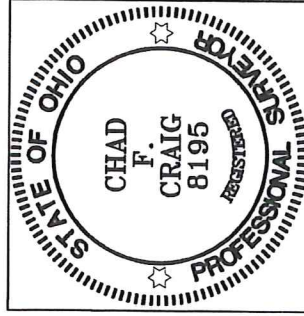
R. & M. FREED  
O.R.V. 2729, PAGE 20

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK** 5-7-21  
INITIAL DATE  
NN-168

A. D. CASLER TRUSTEE  
O.R.V. 1991, PAGE 644

ENGLAND STATION  
ENTERPRISES LLC  
O.R.V. 2726, PAGE 602

M. BOYD  
O.R.V. 2836, PAGE 443



*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

**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

ENGLAND STATION ENTERPRISES LLC

PART NE QTR. SEC. 5, T-23, R-17  
MIFFLIN TOWNSHIP  
RICHLAND COUNTY, OHIO

DATE: APRIL 12, 2021

SCALE: 1"=300'

WINDSOR\_RD\_MEYER\_1\_2\_3

**SURVEY DESCRIPTION  
PARCEL "1"**

**PART OF THE NE QUARTER OF SECTION 5  
MIFFLIN TOWNSHIP  
RICHLAND COUNTY, OHIO**

Situated in the Township of Mifflin, County of Richland, State of Ohio and being a part of the Northeast Quarter of Section 5, of Township 23 North, Range 17 West, and being more particularly described as follows:

Commencing at a point marking the northwest corner of the northeast quarter of Section 5, said point being in the centerline of Windsor Road (C.H. 148) and being referenced by an iron pipe found on a bearing of South 00 degrees 26 minutes 21 seconds East and at a distance of 30.00 feet; Thence South 89 degrees 04 minutes 38 seconds East with the north line of said quarter section and said centerline for a distance of 1102.24 feet to a point referenced by an iron pin set on a bearing of South 00 degrees 55 minutes 58 seconds West and at a distance of 30.00 feet, said point being the place of beginning of the parcel herein described;

Thence, continuing South 89 degrees 04 minutes 38 seconds East with said quarter section line and said centerline 80.00 feet to a point referenced by an iron pin set on a bearing of South 00 degrees 55 minutes 58 seconds West and at a distance of 30.00 feet;

Thence, South 00 degrees 55 minutes 58 seconds West passing through said iron pin set for a total distance of 606.91 feet to an iron pin set;

Thence, South 89 degrees 04 minutes 38 seconds East passing through an iron pin set at 363.98 feet, a total distance of 727.96 feet to a point on the west line of a parcel currently owned by C. Whitaker (O.R.V. 2421, P. 540), said point being referenced by an iron pin set on a bearing of North 83 degrees 53 minutes 43 seconds West and at a distance of 142.85 feet;

Thence, South 00 degrees 40 minutes 07 seconds East with the west line of said Whitaker parcel 50.54 feet to the southwest corner of said parcel, the same being an interior corner of a parcel currently owned by M. Boyd (O.R.V. 2836, P. 443), said point being referenced by an iron pin set on a bearing of North 65 degrees 15 minutes 33 seconds West and at a distance of 157.04 feet;

Thence, South 01 degree 10 minutes 20 seconds East with a line common to said Boyd parcel 701.91 feet to an iron pipe found on an interior corner of said parcel;

Thence, North 87 degrees 45 minutes 12 seconds West with a line common to said Boyd parcel 399.37 feet to an iron pin set on an interior corner of said parcel;



Thence, South 37 degrees 05 minutes 23 seconds West with a line common to said Boyd parcel 345.98 feet to an iron pin found on the north line of a parcel currently owned by A.D. Casler Trustee (O.R.V. 1991, P. 644);

Thence, South 84 degrees 58 minutes 06 seconds West with said north line of said Casler parcel 571.93 feet to an iron pipe found marking the northwest corner of said parcel the same being a point on the east line of a parcel currently owned by R. and M. Freed (O.R.V. 2729 P. 20);

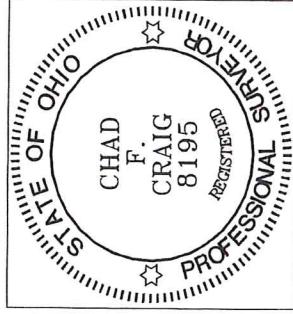
Thence, North 01 degree 58 minutes 47 seconds West with the east line of said Freed parcel 1005.07 feet to an iron pin set on the east line of said parcel;

Thence, North 87 degrees 54 minutes 11 seconds East 388.68 feet to an iron pin set;

Thence, North 00 degrees 55 minutes 58 seconds East passing through an iron pin set at 634.04 feet for a total distance of 664.04 feet to the place of beginning, containing 25.68 acres according to survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on April 12, 2021, 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 18A, Ohio North Zone and are intended to be used for angular determination only.



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK** 5-7-21 DATE  
INITIAL

**NN-168**

A handwritten signature in blue ink that reads "Chad F. Craig".

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

**SURVEY DESCRIPTION  
PARCEL "2"**

PART OF THE NE QUARTER OF SECTION 5  
MIFFLIN TOWNSHIP  
RICHLAND COUNTY, OHIO

Situated in the Township of Mifflin, County of Richland, State of Ohio and being a part of the Northeast Quarter of Section 5, of Township 23 North, Range 17 West, and being more particularly described as follows:

Commencing at a point marking the northwest corner of the northeast quarter of Section 5, said point being in the centerline of Windsor Road (C.H. 148) and being referenced by an iron pipe found on a bearing of South 00 degrees 26 minutes 21 seconds East and at a distance of 30.00 feet; Thence South 89 degrees 04 minutes 38 seconds East with the north line of said quarter section and said centerline for a distance of 1182.24 feet to a point referenced by an iron pin set on a bearing of South 00 degrees 55 minutes 58 seconds West and at a distance of 30.00 feet, said point being the place of beginning of the parcel herein described;

Thence, continuing South 89 degrees 04 minutes 38 seconds East with said quarter section line and said centerline 355.50 feet to a point referenced by an iron pin set on a bearing of South 00 degrees 07 minutes 55 seconds West and at a distance of 30.00 feet;

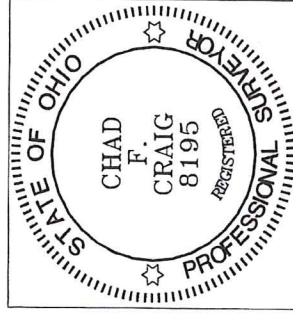
Thence, South 00 degrees 07 minutes 55 seconds West passing through said iron pin set for a total distance of 606.97 feet to an iron pin set;

Thence, North 89 degrees 04 minutes 38 seconds West 363.98 feet to an iron pin set;

Thence, North 00 degrees 55 minutes 58 seconds East passing through an iron pin set at 576.91 feet for a total distance of 606.91 feet to the place of beginning, containing 5.01 acres according to survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on April 12, 2021, 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 18A, Ohio North Zone and are intended to be used for angular determination only.



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

**EAK** 5-7-21

INITIAL      DATE

**NN-168**

A handwritten signature in blue ink that reads "Chad F. Craig".

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



**SURVEY DESCRIPTION  
PARCEL "3"**

**PART OF THE NE QUARTER OF SECTION 5  
MIFFLIN TOWNSHIP  
RICHLAND COUNTY, OHIO**

Situated in the Township of Mifflin, County of Richland, State of Ohio and being a part of the Northeast Quarter of Section 5, of Township 23 North, Range 17 West, and being more particularly described as follows:

Commencing at a point marking the northwest corner of the northeast quarter of Section 5, said point being in the centerline of Windsor Road (C.H. 148) and being referenced by an iron pipe found on a bearing of South 00 degrees 26 minutes 21 seconds East and at a distance of 30.00 feet; Thence South 89 degrees 04 minutes 38 seconds East with the north line of said quarter section and said centerline for a distance of 1537.74 feet to a point referenced by an iron pin set on a bearing of South 00 degrees 07 minutes 55 seconds West and at a distance of 30.00 feet, said point being the place of beginning of the parcel herein described;

Thence, continuing South 89 degrees 04 minutes 38 seconds East with said quarter section line 355.50 feet to an iron pin found on the west line of a parcel currently owned by C. Whitaker (O.R.V. 2421, P. 540);

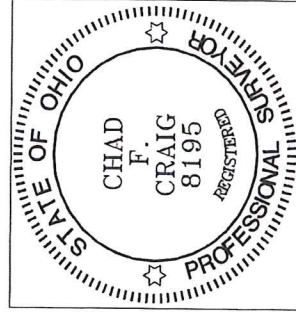
Thence, South 00 degrees 40 minutes 07 seconds East with the west line of said Whitaker parcel 607.14 feet to a point referenced by an iron pin set on a bearing of North 83 degrees 53 minutes 43 seconds West and at a distance of 142.85 feet;

Thence, North 89 degrees 04 minutes 38 seconds West 363.98 feet to an iron pin set;

Thence, North 00 degrees 07 minutes 55 seconds East passing through an iron pin set at 576.97 feet for a total distance of 606.97 feet to the place of beginning, containing 5.01 acres according to survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on April 12, 2021, 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 18A, Ohio North Zone and are intended to be used for angular determination only.



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK** 5-7-21  
INITIAL DATE  
**NN-168**

A handwritten signature in blue ink that reads "Chad F. Craig".

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