

0' 300' 600' 900'



SCALE: 1" = 300'

LINE	BEARING	DISTANCE
L1	N 84°01'58" W	552.00'
L2	S 05°58'00" W	158.00'
L3	S 84°01'40" E	257.11'

NORTH



NOBLE ROAD (C.H. 81)

N 89°15'21" E 1748.33'

THE NORTH LINE OF THE NW QTR. SEC. 12

S 00°05'32" W 70.70'

CURVE "A"

R=4449.10'
 $\Delta=04^{\circ}01'41''$
 L=312.79'
 BRG=S 02°09'47" W
 C LEN=312.73'

CURVE "B"

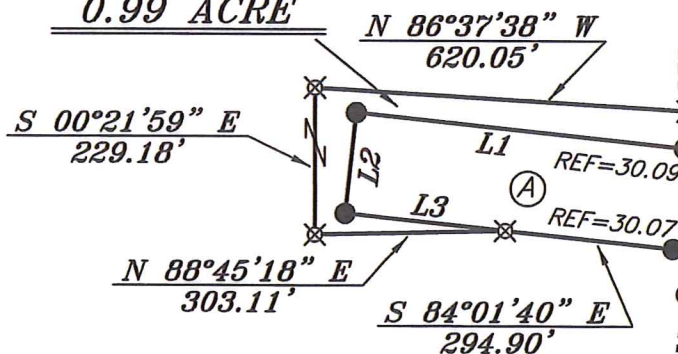
R=4449.10'
 $\Delta=00^{\circ}52'55''$
 L=68.48'
 BRG=S 07°25'25" W
 C LEN=68.48'

CURVE "C"

R=4449.10'
 $\Delta=00^{\circ}46'12''$
 L=59.79'
 BRG=S 04°33'44" W
 C LEN=59.79'

I. & M. MARTIN
 O.R.V. 284, PAGE 80

PARCEL "B"
 0.99 ACRE



CURVE "A"

P.O.B. PARCEL "B"

CURVE "C"

BASIS OF BEARING IS STATE PLANE GRID NORTH NAD 83 (2011), GEOID 18A, OHIO NORTH ZONE.

CURVE "B"

S 07°51'52" W 153.07'

THE EAST LINE OF THE NW QTR. SEC. 12

N 00°23'32" W 1781.02'

PARCEL "A"
 44.66 ACRES

D. & C. SMITH
 DEED VOLUME 797, PAGE 54

N 89°57'52" W 985.84'

973.50'

S 00°43'41" E

L.Z. NEWSWANGER ETAL 4 ETC.
 O.R.V. 2002, PAGE 733

PLANKTOWN ROAD (C.H. 72)

LEGEND

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



H. & A. BURKHOLDER
 O.R.V. 168, PAGE 259

NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 5-18-21
 INITIAL DATE
PARCEL "B" MUST TRANSFER BEFORE PARCEL "A"

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 5-18-21
 INITIAL DATE
NN-182

S 89°04'19" W 699.72'

R. M. PENNELL TRUSTEE
 O.R.V. 1085, PAGE 38

I. & M. MARTIN
 O.R.V. 2617, PAGE 290

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 NW QTR. SEC. 12, T-23, R-19 CASS TOWNSHIP RICHLAND COUNTY, OHIO	
DATE: APRIL 29, 2021	SCALE: 1"=300'
NOBLE_RD_1995	

**SURVEY DESCRIPTION
PARCEL "A"**

PART OF THE NW QUARTER OF SECTION 12
CASS TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Cass, County of Richland, State of Ohio and being a part of the Northwest Quarter of Section 12, of Township 23 North, Range 19 West, and being more particularly described as follows:

Beginning for the same at a railroad spike found and accepted as marking the northeast corner of the northwest quarter of Section 12, the same being the point of intersection of the centerline of Noble Road (C.H. 81) and the centerline of Planktown Road (C.H. 72); Thence, South 00 degrees 05 minutes 32 seconds West with the east line of said quarter section and with the centerline of Planktown Road 70.70 feet to a survey marker found;

Thence, with a curve to the right having a radius of 4449.10 feet, a delta angle of 04 degrees 01 minute 41 seconds, an arc length of 312.79 feet, a chord bearing of South 02 degrees 09 minutes 47 seconds West and a chord length of 312.73 feet to a point in said centerline being referenced by an iron pin set on a bearing of North 86 degrees 37 minutes 38 seconds West and at a distance of 30.00 feet;

Thence, North 86 degrees 37 minutes 38 seconds West passing through said iron pin set for a total distance of 620.05 feet to an iron pin set;

Thence, South 00 degrees 21 minutes 59 seconds East 229.18 feet to an iron pin set;

Thence, North 88 degrees 45 minutes 18 seconds East 303.11 feet to an iron pin set on the south line a of parcel currently owned by I. & M. Martin (O.R.V. 2617, P. 290);

Thence, South 84 degrees 01 minute 40 seconds East with the south line of said Martin parcel passing through an iron pin found at 264.83 feet for a total distance of 294.90 feet to a point marking the southeast corner of said Martin parcel, the same being in the centerline of Planktown Road;

Thence, with a curve to the right having a radius of 4449.10 feet, a delta angle of 00 degrees 52 minutes 55 seconds, an arc length of 68.48 feet, a chord bearing of South 07 degrees 25 minutes 25 seconds West and a chord length of 68.48 feet to a survey marker found in said centerline;

Thence, South 07 degrees 51 minutes 52 seconds West with said centerline 153.07 feet to a point referenced by an pin found on a bearing of North 89 degrees 57 minutes 52 seconds West and at a distance of 27.32 feet, said point being the northeast corner of a parcel currently owned by D. & C. Smith (D.V. 797, P. 54);

Thence, North 89 degrees 57 minutes 52 seconds West with the north line of said Smith parcel passing said iron pin found for a total distance of 985.84 feet to an iron pin found and accepted as marking the northwest corner of said Smith parcel;

Thence, South 00 degrees 43 minutes 41 seconds East with the west line of said Smith parcel and the southerly prolongation thereof 973.50 feet to an iron pin set marking the southwest corner of a parcel currently owned by L.Z.Newswanger Etal 4 etc.(O.R.V. 2002, P. 733) the same being a point on the north line of a parcel currently owned by R. M. Pennell Trustee (O.R.V. 1085, P. 38);

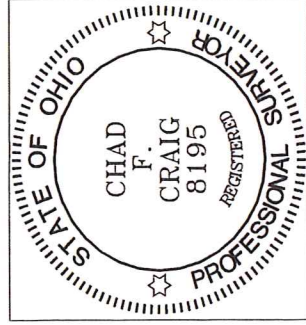
Thence, South 89 degrees 04 minutes 19 seconds West with the north line of said Pennell parcel 699.72 feet to a concrete post found and accepted as marking the southeast corner of a parcel currently owned by H. & A. Burkholder (O.R.V. 168, P. 259);

Thence, North 00 degrees 23 minutes 32 seconds West with the east line of said Burkholder parcel passing through an iron pin set at 1751.02 feet for a total distance of 1781.02 feet to a point in the centerline of Noble Road, said point being the northeast corner of said Burkholder parcel;

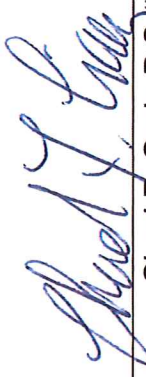
Thence, North 89 degrees 15 minutes 21 seconds East with said centerline 1748.33 feet to the place of beginning, containing 44.66 acres according to survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on April 29, 2021, but subject to all easements, right of ways and highways of record.

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 5-18-21
INITIAL DATE
**PARCEL "B" MUST TRANSFER
BEFORE PARCEL "A"**
NN-182


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

SURVEY DESCRIPTION
PARCEL "B"

PART OF THE NW QUARTER OF SECTION 12
CASS TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Cass, County of Richland, State of Ohio and being a part of the Northwest Quarter of Section 12, of Township 23 North, Range 19 West, and being more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the northeast corner of the northwest quarter of Section 12, the same being the point of intersection of the centerline of Noble Road (C.H. 81) and the centerline of Planktown Road (C.H. 72); Thence, South 00 degrees 05 minutes 32 seconds West with the east line of said quarter section and with the centerline of Planktown Road 70.70 feet to a survey marker found; Thence, with a curve to the right having a radius of 4449.10 feet, a delta angle of 04 degrees 01 minute 41 seconds, an arc length of 312.79 feet, a chord bearing of South 02 degrees 09 minutes 47 seconds West and a chord length of 312.73 feet to a point in said centerline and being referenced by an iron pin set on a bearing of North 86 degrees 37 minutes 38 seconds West and at a distance of 30.00 feet, said point being the place of beginning for the parcel herein described;

Thence, continuing with a curve to the right, a radius of 4449.10 feet, a delta angle of 00 degrees 46 minutes 12 seconds, an arc length of 59.79 feet, a chord bearing of South 04 degrees 33 minutes 44 West and a chord length of 59.79 feet to a point in said centerline marking the northeast corner of a parcel currently owned by I. & M. Martin (O.R.V. 2617, P. 290) said point being referenced by an iron pin found on a bearing of North 84 degrees 01 minute 58 seconds West and at a distance of 30.09 feet;

Thence, North 84 degrees 01 minute 58 seconds West with the north line of said Martin Parcel passing through said iron pin found for a total distance of 552.00 feet to an iron pin found;

Thence, South 05 degrees 58 minutes 00 seconds West with the west line of said Martin parcel 158.00 feet to an iron pin found;

Thence, South 84 degrees 01 minute 40 seconds East with the south line of said Martin parcel 257.11 feet to an iron pin set;

Thence, South 88 degrees 45 minutes 18 seconds West 303.11 feet to an iron pin set;

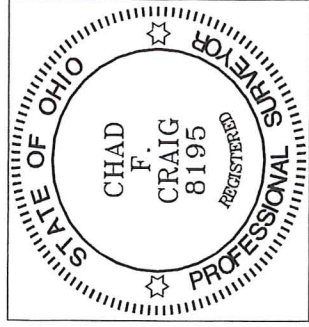
Thence, North 00 degrees 21 minutes 59 seconds West 229.18 feet to an iron pin set;

Thence, South 86 degrees 37 minutes 38 seconds East, passing through an iron pin set at 590.05 feet for a total distance of 620.05 feet to the place of beginning, containing 0.99 of an acre according to survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on April 29, 2021, 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 18A, Ohio North Zone and are intended to be used for angular determination only.



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAK 5-18-21

INITIAL DATE

NN-182

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

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