

0' 100' 200' 300'

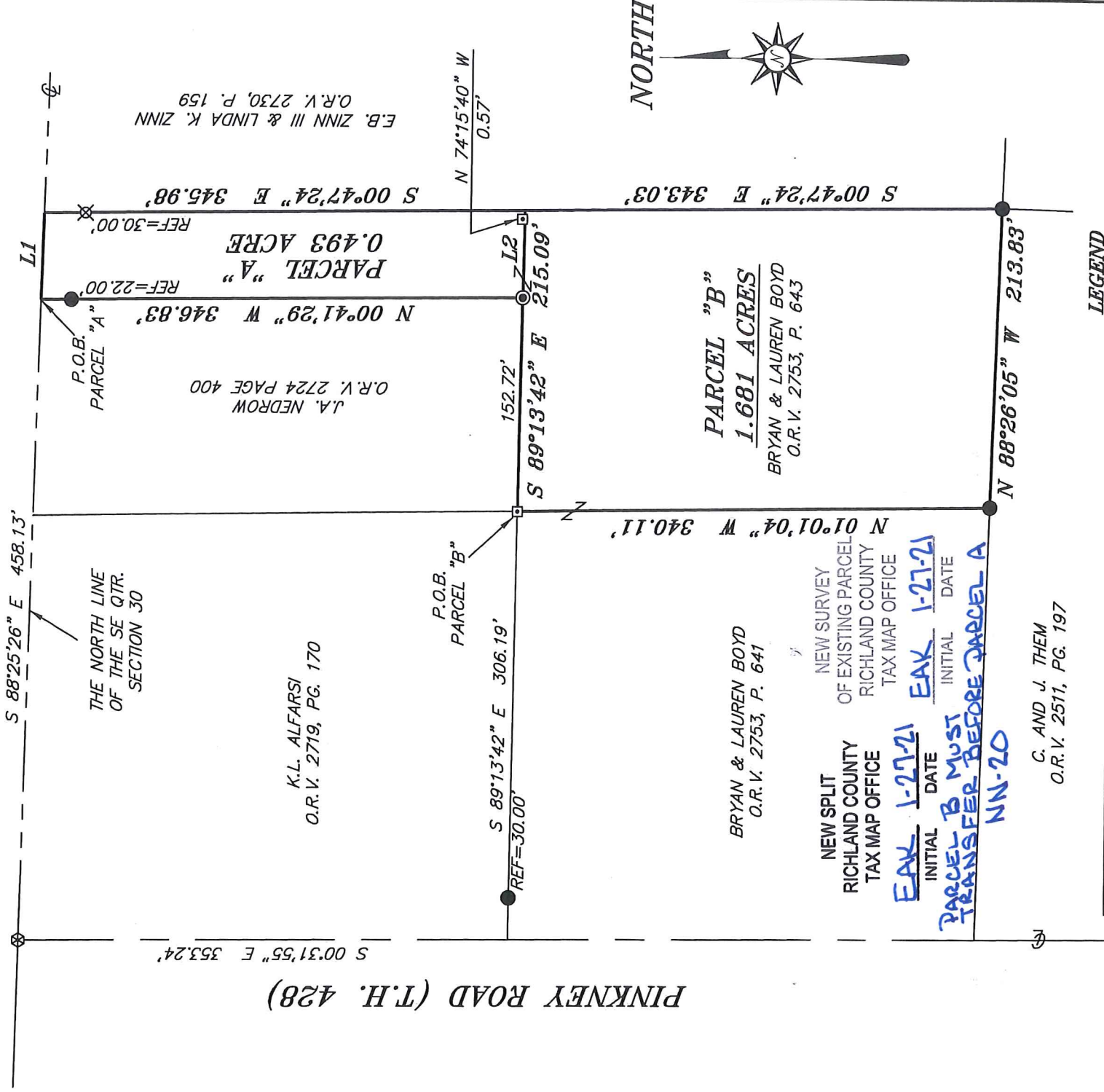


SCALE: 1" = 100'

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

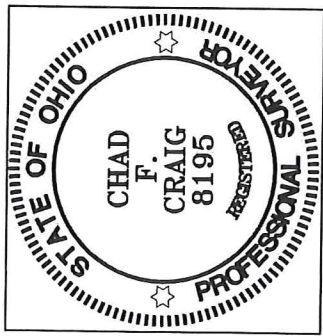
LINE	BEARING	DISTANCE
L1	S 88°25'26" E	61.81'
L2	N 89°13'42" W	62.37'

FLOWERS ROAD (T.H. 158)



LEGEND

- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ⊗ SURVEY MARKER FOUND
- 3" DIA. METAL POST IN CONCRETE FOUND
- ⊗ 5/8" IRON PIN SET WITH CAP STAMPED "CRAIG 8195"



Chad F. Craig

SURVEYOR 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 SE QTR., SECTION 30, T-21, R-19 SPRINGFIELD TOWNSHIP RICHLAND COUNTY, OHIO
DATE: JANUARY 13, 2021 SCALE: 1"=100'
FLOWERS_RD_BOYD

**SURVEY DESCRIPTION
PARCEL "A"**

PART OF THE SE QUARTER OF SECTION 30
SPRINGFIELD TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Springfield, County of Richland, State of Ohio and being a part of the Southeast Quarter of Section 30, of Township 21 North, Range 19 West, and being more particularly described as follows:

Commencing at a survey marker found and accepted as marking the point of intersection of the north line of the southeast quarter of Section 30, the same being a point in the centerline of Flowers Road (T.H. 158), with the centerline of Pinkney Road (T.H. 428);

Thence, South 88 degrees 25 minutes 26 seconds East with said north line and with the centerline of Flowers Road, 458.13 feet to a point, referenced by an iron pin found on a bearing of South 00 degrees 41 minutes 29 seconds East and at a distance of 22.00 feet, said point being the place of beginning of the parcel herein described;

Thence, continuing South 88 degrees 25 minutes 26 seconds East with said north line and said centerline 61.81 feet to a point referenced by an iron pin set on a bearing of South 00 degrees 47 minutes 24 seconds East and at a distance of 30.00 feet;

Thence, South 00 degrees 47 minutes 24 seconds East passing through said iron pin set, a total distance of 345.98 feet to a point referenced by a 3 inch diameter metal post in concrete found on a bearing of North 74 degrees 15 minutes 40 seconds West and at a distance of 0.57 feet;

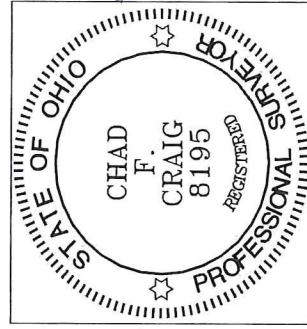
Thence, North 89 degrees 13 minutes 42 seconds West 62.37 feet to an iron pipe found;

Thence, North 00 degrees 41 minutes 29 seconds West, passing through an iron pin found for reference at a distance of 324.83 feet, a total distance of 346.83 feet to the place of beginning, containing 0.493 acre according to survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on January 13, 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.

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.



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK INITIAL
1-27-21 DATE

PARCEL B MUST
TRANSFER BEFORE
THIS PARCEL
NN-20

A handwritten signature in black ink, appearing to read "Chad F. Craig".

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

**SURVEY DESCRIPTION
PARCEL "B"**

PART OF THE SE QUARTER OF SECTION 30
SPRINGFIELD TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Springfield, County of Richland, State of Ohio and being a part of the Southeast Quarter of Section 30, of Township 21 North, Range 19 West, and being more particularly described as follows:

Commencing at a survey marker found and accepted as marking the point of intersection of the north line of the southeast quarter of Section 30, the same being a point in the centerline of Flowers Road (T.H. 158), with the centerline of Pinkney Road (T.H. 428); Thence, South 00 degrees 31 minutes 55 seconds East with the centerline of Pinkney Road, 353.24 feet to a point referenced by an iron pin found on a bearing of South 89 degrees 13 minutes 42 seconds East and at a distance of 30.00 feet; Thence, South 89 degrees 13 minutes 42 seconds East passing through said iron pin found, a total distance of 306.19 feet to a 3 inch diameter metal post in concrete found, the place of beginning of the parcel herein described;

Thence, South 89 degrees 13 minutes 42 seconds East, passing through an iron pipe found at a distance of 152.72 feet, a total distance of 215.09 feet to a point referenced by a 3 inch diameter metal post in concrete found on a bearing of North 74 degrees 15 minutes 40 seconds West and at a distance of 0.57 feet;

Thence, South 00 degrees 47 minutes 24 seconds East 343.03 feet to an iron pin found;

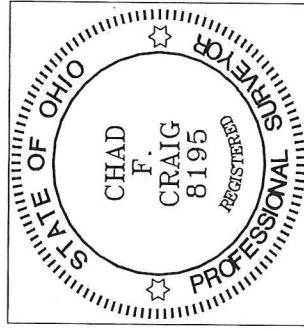
Thence, North 88 degrees 26 minutes 05 seconds West 213.83 feet to an iron pin found;

Thence, North 01 degree 01 minute 04 seconds West 340.11 feet to the place of beginning, containing 1.681 acres according to survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on January 13, 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.

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.



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAK INITIAL DATE
1-27-21
NN-20

A handwritten signature in blue ink, appearing to read "Chad F. Craig".

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