



SCALE: 1" = 100'

NW CORNER
NW QUARTER
SECTION 3

BASELINE ROAD (C.H. 11)

NORTH LINE
NW QUARTER
SECTION 3

L. & E. ZIMMERMANN
(O.R.V. 2812, P. 802)

REF. = 15.54'

S 02°22'17" W 263.36'

P.O.B.

S 88°58'57" E 405.65'

Z

2.68 ACRES

N 02°22'17" E 287.84'

N 88°58'57" W 405.17'

S 02°28'03" W 287.85'

WEST LINE
NW QUARTER
SECTION 3

L. & E. ZIMMERMANN
(O.R.V. 2812, P. 802)

NORTH



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

LEGEND

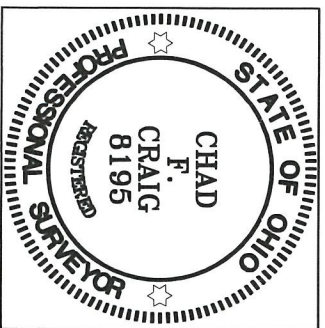
- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ⊗ 3" SURVEY MARKER SET
- △ RAILROAD SPIKE SET
- ▲ RAILROAD SPIKE FOUND
- ⊗ 5/8" IRON PIN SET WITH CAP
STAMPED "CRAIG 8195"

REFERENCES:
SURVEY HH-259

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

INITIAL **EAK** DATE **7-9-21**

NN-250



SURVEY BY: *Chad F. Craig*

CHAD F. CRAIG P.S. #8195
FOR SEILER & CRAIG SURVEYING INC.
270 PARK AVENUE WEST
MANSTFIELD, OHIO 44902
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SURVEY PLAT FOR
PROPERTY SPLIT

PART NW QTR. SEC. 3, T-23, R-19
CASS TOWNSHIP
RICHLAND COUNTY, OHIO

DATE: JUNE 30, 2021 SCALE: 1" = 100'

BASELINE_RD_3105

SURVEY DESCRIPTION

**PART OF THE NW QUARTER OF SECTION 3
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 3, of Township 23 North, Range 19 West, and being more particularly described as follows:

Commencing at a point marking the northwest corner of said northwest quarter section, the same being a point in Baseline Road (C.H. 11) and being referenced by an iron pin found on a bearing of South 02 degrees 22 minutes 17 seconds West and at a distance of 15.54 feet; Thence, South 02 degrees 22 minutes 17 seconds West with the west line of said quarter section, passing through said iron pin found, a total distance of 263.36 feet to an iron pin found, the place of beginning of the parcel herein described;

Thence, South 88 degrees 58 minutes 57 seconds East 405.65 feet to an iron pin found;

Thence, South 02 degrees 28 minutes 03 seconds West 287.85 feet to an iron pin set;

Thence, North 88 degrees 58 minutes 57 seconds West 405.17 feet to an iron pin set on the west line of said quarter section;

Thence, North 02 degrees 22 minutes 17 seconds East with the west line of said quarter section, 287.84 feet to the place of beginning, containing 2.68 acres according to survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on June 30, 2021, but subject to all easements, right of ways and highways of record.

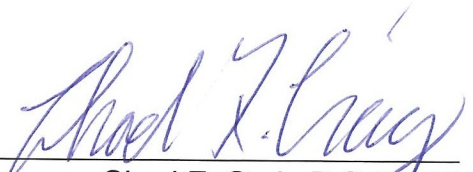
Iron pins set are 5/8" rods with caps stamped "CRAIG 8195".

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 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
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EAK 7-9-21
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Chad F. Craig P.S.#8195
for Seiler & Craig Surveying, Inc.