



SCALE: 1" = 50'

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

NORTH



PARK AVENUE EAST (S.R. 430)
N 56°05'08" E 165.90'

57.50'

P.O.B.

S 12°34'45" E 258.33'

(0.51 AC.)

**1.45 ACRES
TOTAL**

4GP LLC
(O.R.V. 2382, P. 470)

PLEASANT VIEW
RIDGE ALLOTMENT
(P.V. 13, P. 15)

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK **8-9-21**
INITIAL DATE
NN-290

LOT #2

N 00°02'45" W 346.43'

LOT #1

(0.74 AC.)

NW QTR. SEC. 24
SW QTR. SEC. 24

(0.20 AC.)

S 26°28'31" W 210.07'

OHIO AMERICAN WATER COMPANY
(O.R.V. 769, P. 874)

100.02'
N 89°20'02" W

LOT #5

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 #1, PLEASANT VIEW RIDGE ALLOT., PT., NW & SW QTRS., SEC. 24, T-21, R-19 MADISON TOWNSHIP, RICHLAND COUNTY, OHIO	
DATE: JULY 27, 2021	SCALE: 1"=50'
PAE_1322	

SURVEY DESCRIPTION

LOT #1, PLEASANT VIEW RIDGE ALLOTMENT,
PART OF THE NW & SW QUARTER OF SECTION 24,
MADISON TOWNSHIP,
RICHLAND COUNTY, OHIO

Situated in the Township of Madison, County of Richland, State of Ohio and being Lot #1 in Pleasant View Ridge Allotment, also being a part of the Northwest and Southwest Quarters of Section 24, of Township 21 North, Range 19 West, and being more particularly described as follows:

Beginning for the same at an iron pipe found and accepted as marking the northeast corner of Lot #2 of Pleasant View Ridge Allotment (P.V. 13, P. 15), the same being the northwest corner of Lot #1 and the place of beginning of the parcel herein described;

Thence, North 56 degrees 05 minutes 08 seconds East with the north line of Lot #1, the same being the south right of way of Park Avenue East (S.R. 430) passing through an iron pipe found at 57.50 feet for a total distance of 165.90 feet to an iron pipe found and accepted as marking the northwest corner of a parcel currently owned by Ohio American Water Company (O.R.V. 769, P. 874);

Thence, South 12 degrees 34 minutes 45 seconds East with the west line of said Ohio American Water Company parcel, 258.33 feet to an iron pipe found;

Thence, South 26 degrees 28 minutes 31 seconds West with said west line 210.07 feet to an iron pipe found and accepted as marking the southeast corner of Lot #1, the same being the northeast corner of Lot #5 in said allotment;

Thence, North 89 degrees 20 minutes 02 seconds West 100.02 feet with the south line of Lot #1, the same being the north line of Lot #5 to an iron pin found and accepted as marking the southwest corner of Lot #1, the same being the southeast corner of Lot #2;

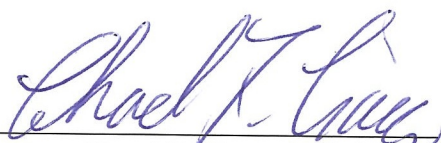
Thence, North 00 degrees 02 minutes 45 seconds West with the west line of Lot #1 and the east line of Lot #2 for a distance of 346.43 feet to the place of beginning, containing 1.45 acres, of which 0.74 acre is Lot #1 of Pleasant View Ridge Allotment, 0.51 acre is in the northwest quarter section and 0.20 acre is in the southwest quarter section according to survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on July 27, 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.



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