

SURVEY DESCRIPTION

PART OF THE SW QUARTER OF SECTION 17 MIFFLIN TOWNSHIP RICHLAND COUNTY, OHIO

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

Commencing at an iron pin found and accepted as marking northeast corner of Lot #102 of Imperial Estates #3 Block B (P.V. 22, Page 108), Thence, South 88 degrees 20 minutes 18 seconds East a distance of 30.00 feet to a point on the east line of said quarter, the same being a point in the centerline of Reed Road (T.H. 289), Thence, North 01 degree 15 minutes 31 seconds West with said east line and said centerline 168.70 feet to a point referenced by an iron pin set on a bearing of South 86 degrees 57 minutes 07 seconds West and at a distance of 30.00 feet, said point marking the northeast corner of parcel currently owned by D. Powell (ORV 2901, Page 628), said point being the place of beginning of the parcel herein described;

Thence, South 86 degrees 57 minutes 07 seconds West with the north line of said Powell parcel and passing through said iron pin set, a total distance of 273.27 feet to a point referenced by an iron pin found on a bearing of South 01 degree 00 minutes 57 seconds East and at a distance of 0.27 feet said point marking the northeast corner of a parcel currently owned by C. Powell Trustee ETC. (ORV 2747, Page 339);

Thence, North 88 degrees 40 minutes 11 seconds West with the north line of said Powell parcel 155.80 feet to an iron pin found on the east line of a parcel currently owned by C. E. Parton-Krinsky, TTEE U/A/W C.E. Parton-Krinsky DTD 12/11/13 (ORV 2505, Page 835);

Thence, North 00 degrees 59 minutes 11 seconds West 16.76 feet to an iron pin set on the south line of a parcel currently owned by T. & T. Reamsnider (ORV 382, Page 258);

Thence, South 88 degrees 37 minutes 59 seconds East with said Reamsnider parcel 124.94 feet to an iron pipe found;

Thence, North 86 degrees 46 minutes 15 seconds East with said parcel, passing through an iron pipe found at a distance of 275.47 feet, a total distance of 304.07 feet to a point on the east line of said quarter and in said centerline;

Thence, South 01 degree 15 minutes 31 seconds East with said east line and said centerline 20.00 feet to the place of beginning, containing 0.18 acre according to survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on September 15, 2021, but subject to all easements, right of ways and highways of record.

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 **9-22-21**
INITIAL DATE
NN-370


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