

0' 100' 200' 300'



SCALE: 1" = 100'

**BASELINE ROAD (C.H. 11)**

NW CORNER  
NW QUARTER  
SECTION 3

P.O.B.  
PARCEL "A"

S 89°21'50" E 366.17'

S 89°21'50" E 195.64'

NORTH LINE  
NW QUARTER  
SECTION 3

P.O.B.  
PARCEL "B"

N 02°28'04" E  
141.07'

REF.=20.00'  
(0.13 ACRE)  
REF.=18.57'

REF.=20.00'

**NORTH**



L. & E. ZIMMERMAN TRUSTEES  
(O.R.V. 2938, P. 718)

N 89°21'50" W  
40.00'

REFERENCES:  
SURVEY HH-259

N 02°22'17" E 551.20'

**PARCEL "A"**  
**5.02 ACRES**

S 02°28'03" W 412.85'  
N 02°28'03" E 412.85'

S 02°25'28" W 775.01'

N 88°58'57" W 405.17'  
S 88°58'57" E 405.17'

**PARCEL "B"**  
**5.01 ACRES TOTAL**

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

(4.88 ACRES)

N 02°22'17" E  
230.02'

N 90°00'00" W 561.32'

WEST LINE  
NW QUARTER  
SECTION 3

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

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 11-8-21**

**LEGEND**

INITIAL DATE

OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 11-8-21**

INITIAL DATE

**NN-411**

- IRON PIN FOUND
- ⊕ 2" MAG NAIL SPIKE SET
- ⊗ 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 SPLIT	
PART NW QTR. SEC. 3, T-23, R-19 CASS TOWNSHIP RICHLAND COUNTY, OHIO	
DATE: OCTOBER 14, 2021	SCALE: 1"=100'
BASELINE_RD_3105_FINAL	

**SURVEY DESCRIPTION  
PARCEL "A"**

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:

Beginning for the same 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 89 degrees 21 minutes 50 seconds East with said road and with the north line of said quarter section, 366.17 feet to a point referenced by an iron pin set on a bearing of South 02 degrees 28 minutes 04 seconds West and at a distance of 20.00 feet;

Thence, South 02 degrees 28 minutes 04 seconds West passing through said iron pin set for reference 141.07 feet to an iron pin set;

Thence, South 89 degrees 21 minutes 50 seconds East 40.00 feet to an iron pin set;

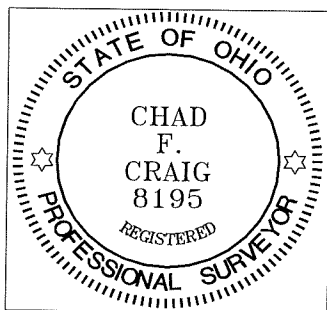
Thence, South 02 degrees 28 minutes 03 seconds West 412.85 feet to an iron pin found;

Thence, North 88 degrees 58 minutes 57 seconds West 405.17 feet to an iron pin found 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 passing through an iron pin found at a distance of 535.66 feet, a total distance of 551.20 feet to the place of beginning, containing 5.02 acres according to survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on October 14, 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 SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK**    **11-8-21**  
INITIAL    DATE  
**NN-411**

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

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

**SURVEY DESCRIPTION**  
**PARCEL "B"**  
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 89 degrees 21 minutes 50 seconds East with said road and with the north line of said quarter section, 366.17 feet to a point referenced by an iron pin set on a bearing of South 02 degrees 28 minutes 04 seconds West and at a distance of 20.00 feet, said point being the place of beginning for the parcel herein described;

Thence, South 89 degrees 21 minutes 50 seconds East with said road and the north line of said quarter section, 195.64 feet to a point referenced by an iron pin set on a bearing of South 02 degrees 25 minutes 28 seconds West and at a distance of 20.00 feet;

Thence, South 02 degrees 25 minutes 28 seconds West passing through said iron pin set for reference, a total distance of 775.01 feet to an iron pin set;

Thence, North 90 degrees 00 minutes 00 seconds West 561.32 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, 230.02 feet to an iron pin found;

Thence, South 88 degrees 58 minutes 57 seconds East 405.17 feet to an iron pin found;

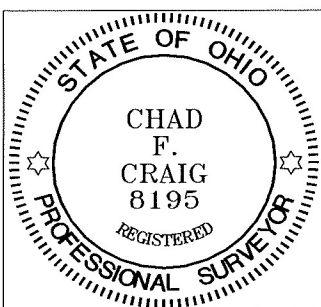
Thence, North 02 degrees 28 minutes 03 seconds East 412.85 feet to an iron pin set;

Thence, North 89 degrees 21 minutes 50 seconds West 40.00 feet to an iron pin set;

Thence, North 02 degrees 28 minutes 04 seconds East passing through an iron pin set for reference at a distance of 121.07 feet, a total distance of 141.07 feet to the place of beginning, containing 5.01 acres according to survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on October 14, 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 SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK**     **11-8-21**  
INITIAL     DATE  
**NN-411**

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

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