

NORTH



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

WEST MAIN STREET 60' R/W

LOT #958

LOT #959

LOT #960

P.O.B.

N 88°22'00" E 100.82'

PART LOT #1015
(5,101 SQ.FT.)

S 00°46'00" E
50.10'

PART
LOT #1015

N 87°55'50" E
50.00'

15' PUBLIC ALLEY

S 00°05'20" W
49.81'

12,556 SQ.FT. LOT #1016
(7,455 SQ.FT.)
TOTAL

REF=0.32'

S 88°16'13" W
150.96'

LOT #1017

99.20'

LOT #1018

100.00'

LOT #1019

REF=0.38'

LOT #1020

LOT #1021

LOT #1022

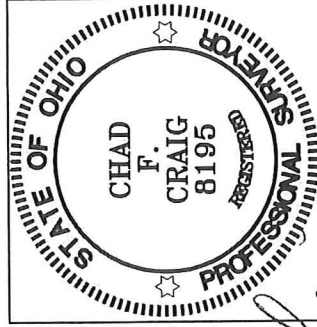
SELTZER AVENUE 50' R/W
N 00°15'25" W
99.79'

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 3-5-21
INITIAL DATE
NN-72

LEGEND

- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ⊗ 3" SURVEY MARKER SET
- ⊙ DRILL HOLE SET IN CONCRETE
- ▲ 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

PART LOT #1015 & LOT #1016
CITY OF SHELBY
RICHLAND COUNTY, OHIO

DATE: FEBRUARY 19, 2021 SCALE: 1"=40'

SELTZER_AVE_13

SURVEY DESCRIPTION

PART LOT #1015 & LOT #1016
CITY OF SHELBY,
RICHLAND COUNTY, OHIO

Situated in the City of Shelby, County of Richland, State of Ohio and being known as Part Lot #1015 & Lot #1016 of the consecutively numbered lots in said city and being more particularly described as follows:

Beginning for the same at an iron pipe found and accepted as marking the northwest corner of Lot #1015, Thence, North 88 degrees 22 minutes 00 seconds East with the north line of said lot and passing through an iron pipe found at a distance of 49.66 feet, a total distance of 100.82 feet to an iron pin set;

Thence, South 00 degrees 46 minutes 00 seconds East 50.10 feet to an iron pipe found on the north line of Lot #1016;

Thence, North 87 degrees 55 minutes 50 seconds East with said north line 50.00 feet to an iron pipe found marking the northeast corner of said lot;

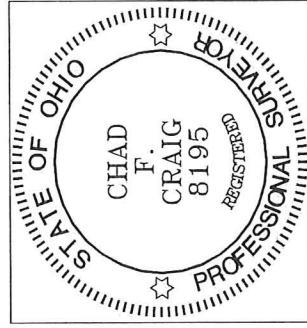
Thence, South 00 degrees 05 minutes 20 seconds West with the east line of said lot 49.81 feet to a point marking the southeast corner of said lot and being referenced by an iron pipe found on a bearing of South 88 degrees 16 minutes 13 seconds West and at a distance of 0.32 feet;

Thence, South 88 degrees 16 minutes 13 seconds West with the south line of said lot and passing through said iron pipe found, a total distance of 150.96 feet to a drill hole set in concrete marking the southwest corner of said lot;

Thence, North 00 degrees 15 minutes 25 seconds West with the west line of said lot and the northerly prolongation thereof 99.79 feet to the place of beginning, containing a total of 12,556 square feet, of which 5,101 square feet are located in Part Lot #1015 and 7,455 square feet are located in Lot #1016 according to survey by Chad F. Craig P.S. 8195 on February 19, 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.

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



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

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