

REFERENCES:  
 SURVEY MM-28  
 SURVEY MM-303  
 SURVEY MM-105  
 SURVEY A-605  
 SURVEY P-205  
 SURVEY A-147

A. & D. VASU  
 O.R.V. 911, PAGE 347

NORTH



SOUTH MAIN STREET (C.H. 341)

LOT #17  
 OAKLAND PARK ALLOTMENT  
 PLAT VOLUME 13, PAGE 14

N 87°24'43" E  
 85.32'

THE SE CORNER  
 OF LOT #17

N 87°29'01" E 1661.93'

N 87°27'28" E  
 324.70'

R/W  
 LINE  
 G. L. DEPPE  
 O.R.V. 879,  
 PAGE 779

THE EAST LINE OF  
 THE SW QTR. SEC. 3

1699 S. MAIN  
 ST LLC  
 O.R.V. 2857,  
 PAGE 59

P.O.B.

NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
 EAK 3-18-21  
 INITIAL DATE  
 NN-87

**44.85 ACRES TOTAL**

N 89°49'15" E  
 150.62'

N 02°35'17" W  
 384.34'

R/W  
 LINE

STATE ROUTE 13  
 (7.82 AC)  
 IN R/W

R/W  
 LINE  
 G. L. DEPPE  
 O.R.V. 353,  
 PAGE 888

STRAUB ROAD  
 (T.H. 312)

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

R. E. HOOKS  
 O.R.V. 126,  
 PAGE 276

N 02°13'21" W  
 227.50'

(37.03 AC)

M. & M. LEINHART  
 O.R.V. 2769,  
 PAGE 778

N 01°57'18" W  
 302.67'

KNOX COUNTY PROPERTIES LLC  
 O.R.V. 2690, PAGE 99

REF=30.34'  
 322.65' E  
 N 87°43'52" W  
 426.04'

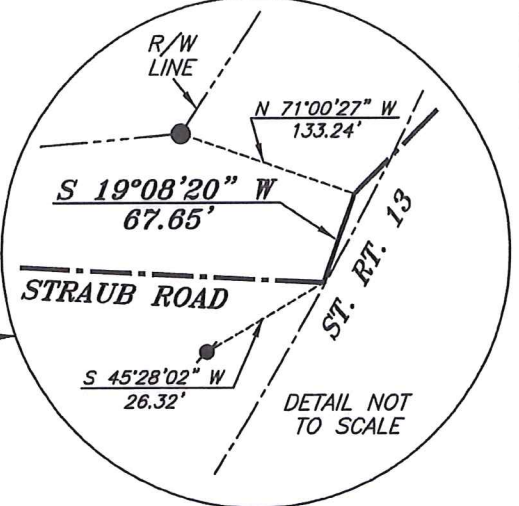
STRAUB ROAD (T.H. 312)

N 87°03'10" W  
 331.58'

SEE  
 DETAIL

RELOCATED  
 STRAUB RD.

R/W  
 LINE



THE WEST LINE OF  
 THE SW QTR. SEC. 3

*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  
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**LEGEND**

- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ⊗ 3" SURVEY MARKER SET
- ⦿ MAG NAIL SPIKE FOUND
- MONUMENT BOX FOUND
- ⊗ 5/8" IRON PIN SET WITH CAP  
 STAMPED "CRAIG 8195"

SURVEY PLAT FOR  
 PROPERTY TRANSFER

PART SW QTR. SEC. 3, T-20, R-18  
 WASHINGTON TOWNSHIP  
 RICHLAND COUNTY, OHIO

DATE: MARCH 5, 2021

SCALE: 1"=300'

KNOX\_COUNTY\_PROPERTIES

## SURVEY DESCRIPTION

### PART OF THE SW QUARTER OF SECTION 3 WASHINGTON TOWNSHIP RICHLAND COUNTY, OHIO

Situated in the Township of Washington, County of Richland, State of Ohio and being a part of the Southwest Quarter of Section 3, of Township 20 North, Range 18 West, and being more particularly described as follows:

Beginning for the same at an iron pipe found and accepted as marking the Southeast Corner of Lot #17 of Oakland Park Allotment (Plat Volume 13, Page 14) the same being the southwest corner of a parcel currently owned by A. & D. Vasu (O.R.V. 911, P. 347); Thence, North 87 degrees 29 minutes 01 second East with the south line of said Vasu parcel a distance of 1661.93 feet to an iron pin found on the west right of way of State Route 13;

Thence, North 87 degrees 27 minutes 28 seconds East continuing with said south line a distance of 324.70 feet to an iron pin found on the east right of way of State Route 13, said point being the southwest corner of a parcel currently owned by G.L. Deppe (O.R.V. 879 P. 779), the same as being the northwest corner of a parcel currently owned by G.L. Deppe (O.R.V. 353, P. 888);

Thence, South 05 degrees 45 minutes 26 seconds West with said east right of way line and the west line of said Deppe parcel (O.R.V. 353 P. 888) and passing through an iron pin set for reference at a distance of 552.03 feet for a total distance of 577.03 feet to a point in the centerline of Old Straub Road (T.H. 312)

Thence, South 45 degrees 28 minutes 02 seconds West with said centerline a distance of 595.05 feet to a point in State Route 13 and referenced by an iron pin found on a bearing of North 71 degrees 00 minutes 27 seconds West and at a distance of 133.24 feet;

Thence, South 19 degrees 08 minutes 20 seconds West 67.65 feet to a point on the relocated centerline of Straub Road, said point being referenced by a mag nail spike found on a bearing of South 45 degrees 28 minutes 02 seconds West and at a distance of 26.32 feet;

Thence, North 87 degrees 03 minutes 10 seconds West with said centerline 331.58 feet to a monument box found;

Thence, North 89 degrees 00 minutes 29 seconds West with said centerline 923.11 feet to a mag nail spike found;

Thence, North 87 degrees 43 minutes 52 seconds West with said centerline 426.04 feet to a point marking the southeast corner of a parcel currently owned by M. & M. Lehnhart (O.R.V. 2769, P. 778), said point being referenced by an iron pin found on a bearing of North 01 degree 57 minutes 18 seconds West and at a distance of 30.34 feet;

Thence, North 01 degree 57 minutes 18 seconds West with the east line of said Lehnhart parcel and passing through said iron pin found, a total distance of 302.67 feet to an iron pin found marking the northeast corner of said parcel, the same being the southeast corner of a parcel currently owned by R.E. Hooks (O.R.V. 126 P. 276);

Thence, North 02 degrees 13 minutes 21 seconds West with the east line of said Hooks parcel 227.50 feet to an iron pin found marking Hooks northeast corner and being a point on the south line of a parcel currently owned by 1699 S. Main St LLC (O.R.V. 2857, P. 59);

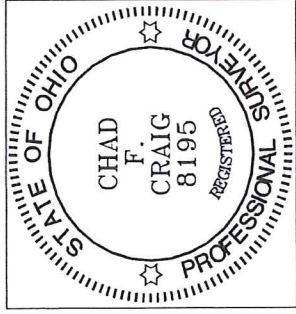
Thence, North 89 degrees 49 minutes 15 seconds East with the south line of said S. Main St LLC parcel 150.62 feet to an iron pin found marking the southeast corner thereof;

Thence, North 02 degrees 35 minutes 17 seconds West with the east line of said Main St LLC parcel 384.34 feet to an iron pin found marking the northeast corner of said parcel, the same being a point on the south line of Lot #17 of Oakland Park Allotment;

Thence, North 87 degrees 24 minutes 43 seconds East with the south line of said lot 85.32 feet to the place of beginning, containing 44.85 acres of which 7.82 acres are in the right of way of State Route 13, according to survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on March 5, 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 SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
INITIAL EAK DATE 3-18-21  
NN-87

A handwritten signature in blue ink, appearing to read "Chad F. Craig".

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