



RICHLAND COUNTY
TAX MAP OFFICE
EAK 1-12-23

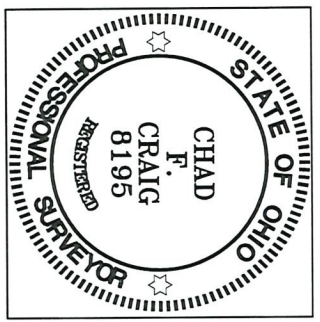
INITIAL & DATE
NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 1-12-23

BELLVILLE ZONING APPROVAL
ON ATTACHED LEGALS

PP-13

INITIAL & DATE
 $R=2127.34'$
 $\Delta=07^{\circ}45'50''$
 $L=288.27'$
 $BRG=N 25^{\circ}15'55'' W$
 $C LEN=288.05'$



SURVEY BY: *Chad F. Craig*

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

STATE ROUTE 97

INTERSTATE 71

#8 DEVELOPMENT LLC
AN OHIO LIMITED
LIABILITY COMPANY
O.R.V. 2536, PAGE 365

KOCHHEISER ROAD (T.H. 325)

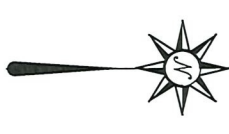
P.O.B. "B" PARCEL "A"

P.O.B. "A" PARCEL "B"

PARCEL "A"
10.15 ACRES
TOTAL

PARCEL "B"
1.90 ACRES

BASIS OF BEARING IS STATE PLANE
GRID NORTH MAD 83 (2011), GEOID
184, OHIO NORTH ZONE.



- LEGEND**
- IRON PIN FOUND
 - IRON PIPE FOUND
 - IRON PIN IN MONUMENT BOX FOUND
 - △ RAILROAD SPIKE SET
 - ▲ RAILROAD SPIKE FOUND
 - ⊗ 5/8" IRON PIN SET WITH CAP STAMPED "CRAIG 8195"

LINE	BEARING	DISTANCE
L1	N 21°23'00" W	40.36'
L2	S 89°53'30" E	60.01'

R1	S 38°42'38" W	20.00'
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SURVEY PLAT FOR
PROPERTY TRANSFER

PART NW QTR. SEC. 32, T-20, R-18
VILLAGE OF BELLVILLE (FORMERLY WASHINGTON
TOWNSHIP) RICHLAND COUNTY, OHIO

DATE: DECEMBER 22, 2022 SCALE: 1"=200'
KOCHEISER_RD_BYRNE

SURVEY DESCRIPTION
PARCEL "A"

PART OF THE NW QUARTER OF SECTION 32
VILLAGE OF BELLVILLE
FORMERLY WASHINGTON TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Village of Bellville, Formerly Township of Washington, County of Richland, State of Ohio and being a part of the Northwest quarter of Section 32 of Township 20 North, Range 18 West, and being more particularly described as follows:

Commencing at an iron pin in monument box found and accepted as marking the northeast corner of said quarter, the same being a point in the centerline of Kochheiser Road (T.H. 325); Thence, North 89 degrees 53 minutes 30 seconds West with the north line of said quarter and with said centerline 297.56 feet to a point referenced by an iron pin set on a bearing of South 00 degrees 38 minutes 10 seconds East and at a distance of 20.00 feet, said point being the northwest corner of a parcel currently owned by Mill Road 1051 LLC (O.R.V. 2990, Page 3823), the place of beginning of the parcel herein described;

Thence, South 00 degrees 38 minutes 10 seconds East with the west line of said Mill Road 1051 parcel and passing through said iron pin set, a total distance of 728.77 feet to an iron pin set marking an interior corner of said Mill Road 1051 parcel;

Thence, South 89 degrees 02 minutes 34 seconds West with a northerly line of said Mill Road 1051 parcel and the westerly prolongation thereof passing through an iron pin found at 442.52 feet and an iron pin set on the easterly right of way line of Interstate 71 at a distance of 762.76 feet, a total distance of 1083.64 feet to the northwesterly corner of a parcel currently owned by Hari Aum LLC a Missouri Limited Liability Company (O.R.V. 2511, Page 724) and in the centerline of State Route 97;

Thence, North 21 degrees 23 minutes 00 West with said centerline 40.36 feet to a point;

Thence, with a curve to the left, having a radius of 2127.34 feet, a delta angle of 07 degrees 45 minutes 50 seconds, an arc length of 288.27 feet, a chord bearing of North 25 degrees 15 minutes 55 seconds West and a chord length of 288.05 feet to a point referenced by an iron pin set on a bearing of South 89 degrees 53 minutes 30 seconds East and at a distance of 30.00 feet said point being a southerly corner of a parcel currently owned by #8 Development LLC an Ohio Limited Liability Company (O.R.V. 2536, Page 365)

Thence, South 89 degrees 53 minutes 30 seconds East passing through said iron pin set, a total distance of 537.67 feet to an iron pin set on the east right of way of Interstate 71 the same being a southerly corner of said #8 Development parcel;

Thence, North 60 degrees 13 minutes 07 seconds East with a line common with said #8 Development parcel 370.61 feet to an iron pin set on the east line of said parcel;

Thence, South 89 degrees 53 minutes 30 seconds East, 296.67 feet to an iron pin set;

Thence, North 00 degrees 38 minutes 10 seconds West 266.39 feet to a point referenced by an iron pin set on a bearing of South 38 degrees 42 minutes 38 seconds West and at a distance of 20.00 feet, said point being on the north line of said quarter and in the centerline of Kochheiser Road;

Thence, South 89 degrees 53 minutes 30 seconds East with said north line and said centerline 60.01 feet to the place of beginning, containing 10.15 acres, of which 2.87 acres is in the Right of Way of Interstate 71, according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on December 22, 2022, 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.



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

APPROVED

Larry D Weirich
Larry D Weirich
CADD SERVICES AVAILABLE

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 1-12-23

INITIAL & DATE
PP-13

**SURVEY DESCRIPTION
PARCEL "B"**

PART OF THE NW QUARTER OF SECTION 32
VILLAGE OF BELLVILLE
FORMERLY WASHINGTON TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Village of Bellville, Formerly Township of Washington, County of Richland, State of Ohio and being a part of the Northwest quarter of Section 32 of Township 20 North, Range 18 West, and being more particularly described as follows:

Commencing at an iron pin in monument box found and accepted as marking the northeast corner of said quarter, the same being a point in the centerline of Kochheiser Road (T.H. 325); Thence, North 89 degrees 53 minutes 30 seconds West with the north line of said quarter and with said centerline 357.57 feet to a point referenced by an iron pin set on a bearing of South 38 degrees 42 minutes 38 seconds West and at a distance of 20.00 feet, said point being the place of beginning of the parcel herein described;

Thence, South 00 degrees 38 minutes 10 seconds East 266.39 feet to an iron pin set;

Thence, North 89 degrees 53 minutes 30 seconds West 296.67 feet to an iron pin set on the east line of a parcel currently owned by #8 Development LLC, an Ohio Limited Liability Company (O.R.V. 2536, Page 365);

Thence, North 06 degrees 28 minutes 00 seconds West with the east line of said parcel 268.13 feet to a point referenced by a railroad spike found on a bearing of North 06 degrees 17 minutes 52 seconds East and at a distance of 0.49 feet, said point being on the north line of said quarter and in the centerline of Kochheiser Road;

Thence, South 89 degrees 53 minutes 30 seconds East with said north line and with said centerline 323.91 feet to the place of beginning, containing 1.90 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on December 22, 2022, but subject to all easements, right of ways and highways of record.

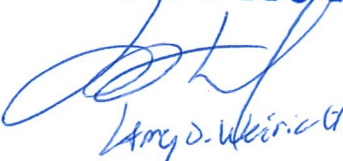
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Chad F. Craig P.S. #8195
for Seiler & Craig Surveying, Inc.

APPROVED


Amy D. Weirich
County Surveyor Available

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
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