



SCALE: 1" = 120'

THE EAST LINE OF THE SW QTR. SEC. 28

N 89°56'11" E 445.00'

226.00'

N 89°56'11" E

PARCEL "C"  
1.54 ACRES

N 01°18'50" W 296.78'

S 01°18'50" E 296.78'

PARCEL "A"  
6.96 ACRES

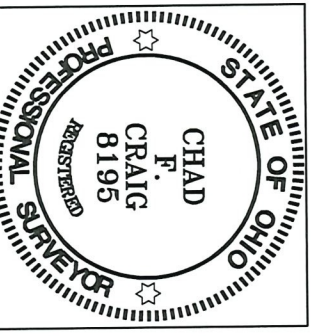
S 01°18'50" E 681.78'

N 01°18'50" W 681.78'

PARCEL "B"  
2.00 ACRES

N 01°18'50" W 385.00'

S 01°18'50" E 385.00'



H. G. LEACH  
O.R.V. 2363, PAGE 644

J. & H. MILLER  
O.R.V. 2992, PAGE 4826

THE SOUTH LINE OF THE SW QTR. SEC. 28

REF=20.00'

REF=5.00'

REF=20.00'

THE SE CORNER OF THE SW QTR. SEC. 28

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 1-19-23**  
INITIAL & DATE



NORTH

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

**LEGEND**

- IRON PIN FOUND
- IRON PIPE FOUND
- ⊗ 3" SURVEY MARKER SET
- △ RAILROAD SPIKE SET
- ▲ RAILROAD SPIKE FOUND
- ⊗ 5/8" IRON PIN SET WITH CAP STAMPED "CRAIG 8195"

SURVEY PLAT FOR  
PROPERTY TRANSFER

PART SW QTR. SEC. 28, T-20, R-19  
TROY TOWNSHIP  
RICHLAND COUNTY, OHIO

DATE: DECEMBER 28, 2022 SCALE: 1"=120'

ST\_JAMES\_RD\_3484\_SUBICH

ST. JAMES ROAD (T.H. 36)

P.O.B. PARCEL "B"

S 89°56'11" W 226.00'

S 89°56'11" W 445.00'

SURVEY BY: CHAD F. CRAIG P.S. #8195  
for SELER & CRAIG SURVEYING INC.  
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MANSFIELD, OHIO 44902  
(419) 525-3644  
EMAIL: SELERANDCRAIG@SELERANDCRAIG.COM

*Chad F. Craig*

**SURVEY DESCRIPTION  
PARCEL "A"**

PART OF THE SW QUARTER OF SECTION 28  
TROY TOWNSHIP  
RICHLAND COUNTY, OHIO

Situated in the Township of Troy, County of Richland, State of Ohio and being a part of the Southwest quarter of Section 28 of Township 20 North, Range 19 West, and being more particularly described as follows:

Beginning for the same at a railroad spike found and accepted as marking the southeast corner of said quarter section and being in ST. James Road (T.H. 36), Thence, South 89 degrees 56 minutes 11 seconds West with the south line of said quarter section and with said road, 445.00 feet to a point referenced by an iron pin set on a bearing of North 01 degree 18 minutes 50 seconds West and at a distance of 20.00 feet;

Thence, North 01 degree 18 minutes 50 seconds West passing through said iron pin set and passing through an iron pin set at a distance of 385.00 feet, a total distance of 681.78 feet to an iron pin set on a southerly line of a parcel currently owned by D. & A. Barr (O.R.V. 2424, P. 560);

Thence, North 89 degrees 56 minutes 11 seconds East with a southerly line of said Barr parcel 445.00 feet to an iron pipe found on the east line of said quarter section;

Thence, South 01 degree 18 minutes 50 seconds East with the east line of said quarter section 681.78 feet to the place of beginning, containing 6.96 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on December 28, 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 P.S.#8195  
for Seiler & Craig Surveying, Inc.

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

***EAK 1-19-23***

INITIAL & DATE

***PP-16***

**SURVEY DESCRIPTION  
PARCEL "B"**

PART OF THE SW QUARTER OF SECTION 28  
TROY TOWNSHIP  
RICHLAND COUNTY, OHIO

Situated in the Township of Troy, County of Richland, State of Ohio and being a part of the Southwest quarter of Section 28 of Township 20 North, Range 19 West, and being more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the southeast corner of said quarter section and being a point in ST. James Road (T.H. 36), Thence, South 89 degrees 56 minutes 11 seconds West with the south line of said quarter section and with said road 445.00 feet to a point referenced by an iron pin set on a bearing of North 01 degree 18 minutes 50 seconds West and at a distance of 20.00 feet, said point being the place of beginning of the parcel herein described;

Thence, continuing South 89 degrees 56 minutes 11 seconds West with said south line and said road 226.00 feet to a point marking the southeast corner of a parcel currently owned by H.G. Leach (O.R.V. 2363, P. 644) and being referenced by an iron pin set on a bearing of North 01 degree 18 minutes 50 seconds West and at a distance of 20.00 feet;

Thence, North 01 degree 18 minutes 50 seconds West with the east line of said Leach parcel, passing through said iron pin set and passing through an iron pin set for reference at a distance of 380.00 feet, a total distance of 385.00 feet to a point marking the northeast corner of said Leach parcel;

Thence, North 89 degrees 56 minutes 11 seconds East 226.00 feet to an iron pin set;

Thence, South 01 degree 18 minutes 50 seconds East passing through an iron pin set at a distance of 365.00 feet, a total distance of 385.00 feet to the place of beginning, containing 2.00 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on December 28, 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.

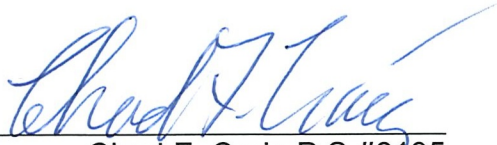


NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

***EAK 1-19-23***

INITIAL & DATE

***PP-16***

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

**SURVEY DESCRIPTION  
PARCEL "C"**

PART OF THE SW QUARTER OF SECTION 28  
TROY TOWNSHIP  
RICHLAND COUNTY, OHIO

Situated in the Township of Troy, County of Richland, State of Ohio and being a part of the Southeast quarter of Section 28 of Township 20 North, Range 19 West, and being more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the southeast corner of said quarter section and being in ST. James Road (T.H. 36), Thence, South 89 degrees 56 minutes 11 seconds West with the south line of said quarter section and with said road, 671.00 feet to a point marking the southeast corner of a parcel currently owned by H.G. Leach (O.R.V. 2363, P. 644) and being referenced by an iron pin set on a bearing of North 01 degree 18 minutes 50 seconds West and at a distance of 20.00 feet, Thence, North 01 degree 18 minutes 50 seconds West with the east line of said Leach parcel, passing through said iron pin set and passing through an iron pin set at 380.00 feet, a total distance of 385.00 feet to a point marking the northeast corner of said Leach parcel and on a easterly line of a parcel currently owned by D. & A. Barr (O.R.V. 2424, P.560) the same being the place of beginning of the parcel herein described;

Thence, North 01 degree 18 minutes 50 seconds West with a easterly line of said Barr parcel 296.78 feet to an iron pin set on a southerly line of said Barr parcel;

Thence, North 89 degrees 56 minutes 11 seconds East with a southerly line of said Barr parcel 226.00 feet to an iron pin set;

Thence, South 01 degree 18 minutes 50 seconds East 296.78 feet to an iron pin set;

Thence, South 89 degrees 56 minutes 11 seconds West 226.00 feet to the place of beginning, containing 1.54 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on December 28, 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.



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
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Chad F. Craig P.S.#8195  
for Seiler & Craig Surveying, Inc.