

0' 40' 80' 120'



SCALE: 1" = 40'

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

NORTH



LOT #3217

S 85°37'52" E 150.00'  
(1,200 SF)

P.O.B.

(12,332 SF)

LOT #3215

14,732 SQ. FT. TOTAL

ALLIED FIRST BANK,  
SB SERVBANK  
O.R.V. 3006, PAGE 4415

PART LOT #3213

(1,200 SF)  
N 85°37'52" W 150.00'

S 04°20'46" W 98.21'

SUNSET DRIVE 60' R/W

PART LOT #3213

PART LOT #3211

PART LOT #3211

PLAT VOL. 18, PAGE 246

**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"

LOT #3209

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 10-3-23**

INITIAL & DATE  
**PP-275**



*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

LOT #3215 & PART LOT #3213  
CITY OF SHELBY  
RICHLAND COUNTY, OHIO

DATE: SEPTEMBER 22, 2023 SCALE: 1"=40'

SUNSET\_DR\_28

**SURVEY DESCRIPTION**

PART LOT #3213 & LOT #3215  
CITY OF SHELBY,  
RICHLAND COUNTY, OHIO

Situated in the City of Shelby, County of Richland, State of Ohio and being known as part Lot #3213 and Lot #3215 of the consecutively numbered lots in said city and being more particularly described as follows:

Beginning for the same at an iron pin set marking the northeast corner of Lot #3215, Thence, South 04 degrees 20 minutes 46 seconds West with the east line of said lot and the southerly prolongation thereof 98.21 feet to an iron pin found on the east line of Lot #3213;

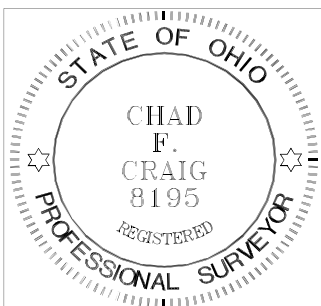
Thence, North 85 degrees 37 minutes 52 seconds West 150.00 feet to an iron pin set on the west line of said lot;

Thence, North 04 degrees 20 minutes 46 seconds East with the west line of said lot and the northerly prolongation thereof 98.21 feet to an iron pipe found, marking the northwest corner of Lot #3215;

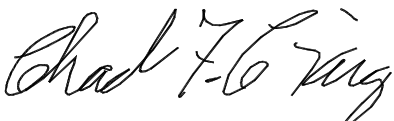
Thence, South 85 degrees 37 minutes 52 seconds East with the north line of said lot 150.00 feet to the place of beginning, containing a total of 14,732 square feet, of which 1,200 square feet are in Part Lot #3213 and 13,532 square feet are in Lot #3215, according to survey by Chad F. Craig P.S. 8195 on September 22, 2023, 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.



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Seiler and Craig Surveying, Inc.