

LONDON WEST ROAD (C.H. 58)

S 89°56'55" E 549.19'

0' 200' 400' 600'



SCALE: 1" = 200'

THE NW CORNER OF THE SW QTR. SEC. 32

THE NORTH LINE OF THE SW QTR. SEC. 32

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

APPROVED - NO PLAT REQUIRED

Nathan W. Sautter

NATHAN W. SAUTTER, P.S.
FOR THE CITY OF SHELBY, OHIO
DATE: OCTOBER 13, 2023

CENTRAL ILLINOIS ASSOCIATES LLC
O.R.V. 3003, PAGE 349

NORTH



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 10-16-23

INITIAL & DATE
PP-286

CURVE "A"

R=518.99'
Δ=31°20'18"
L=283.87'
BRG=S 22°12'38" W
C LEN=280.34'

CURVE "B"

R=501.56'
Δ=47°22'53"
L=414.77'
BRG=S 63°04'23" W
C LEN=403.05'

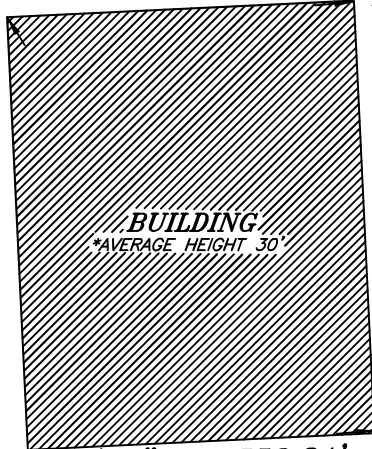
GENERAL ROAD (PRIVATE ROAD)

P.O.B. PARCEL "B"

CURTIS DRIVE (PRIVATE DRIVE)

PARCEL "A"
8.71 ACRES

PARCEL "B"
7.66 ACRES



LEGEND

- IRON PIN FOUND
- ⊗ 3" SURVEY MARKER FOUND
- CONCRETE MONUMENT FOUND
- ▲ 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

LINE	BEARING	DISTANCE
L1	N 77°10'06" E	104.97'
L2	N 55°06'21" E	244.93'

CENTRAL OHIO LIMITED PARTNERSHIP
O.R.V. 1572, PAGE 10

SURVEY PLAT FOR PROPERTY TRANSFER	
PART SW QTR. SEC. 32, T-23, R-19 CITY OF SHELBY (FORMERLY PLYMOUTH TOWNSHIP), RICHLAND COUNTY, OHIO	
DATE: AUGUST 15, 2023	SCALE: 1"=200'
CURTIS_DR_SPLIT	

SURVEY DESCRIPTION
PARCEL "A"
PART OF THE SW QUARTER OF SECTION 32
CITY OF SHELBY (FORMERLY PLYMOUTH TOWNSHIP)
RICHLAND COUNTY, OHIO

Situated in the City of Shelby, Formerly Plymouth Township, County of Richland, State of Ohio and being a part of the Southwest quarter of Section 32 of Township 23 North, Range 19 West, and being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the Northwest corner of the Southwest quarter of Section 32 and being a point in the centerline of London West Road (C.H. 58), Thence, South 89 degrees 56 minutes 55 seconds East with the north line of said quarter section and said centerline 549.19 feet to a 3 inch survey marker found and accepted as marking the intersection of the centerline of London West road with the centerline of Curtis Drive (Private Drive), Thence, South 02 degrees 40 minutes 33 seconds East with the centerline of Curtis Drive 1131.88 feet to a point referenced by an iron pin set on a bearing of North 77 degrees 10 minutes 06 seconds East and at a distance of 50.00 feet, said point being the place of beginning of the parcel herein described;

Thence, North 77 degrees 10 minutes 06 seconds East passing through said iron pin set, a total distance of 104.97 feet to an iron pin set;

Thence, North 55 degrees 06 minutes 21 seconds East 244.93 feet to an iron pin set;

Thence, North 10 degrees 15 minutes 55 seconds East 638.11 feet to an iron pin set;

Thence, South 09 degrees 10 minutes 21 seconds East 765.13 feet to an iron pin set;

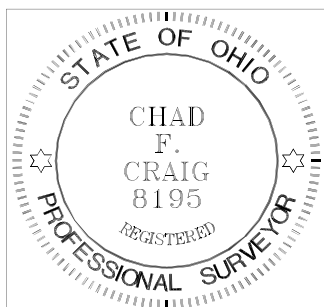
Thence, South 04 degrees 08 minutes 03 seconds East 496.84 feet to an iron pin set;

Thence, South 88 degrees 48 minutes 04 seconds West passing through a concrete monument found for reference at a distance of 502.84 feet, a total distance of 552.84 feet to a point in the intersection of the centerline of Curtis Drive with the centerline of General Road (Private Road);

Thence, North 02 degrees 40 minutes 33 seconds West with said centerline 471.66 feet to the place of beginning, containing 8.71 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on August 15, 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.



A handwritten signature in black ink that reads "Chad F. Craig".

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

NEW SPLIT
RICHLAND COUNTY
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SURVEY DESCRIPTION
PARCEL "B"
PART OF THE SW QUARTER OF SECTION 32
CITY OF SHELBY (FORMERLY PLYMOUTH TOWNSHIP)
RICHLAND COUNTY, OHIO

Situated in the City of Shelby, Formerly Plymouth Township, County of Richland, State of Ohio and being a part of the Southwest quarter of Section 32 of Township 23 North, Range 19 West, and being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the Northwest corner of the Southwest quarter of Section 32 and being a point in the centerline of London West Road (C.H. 58), Thence, South 89 degrees 56 minutes 55 seconds East with the north line of said quarter section and said centerline 549.19 feet to a 3 inch survey marker found and accepted as marking the intersection of the centerline of London West Road with the centerline of Curtis Drive (Private Drive), Thence, South 02 degrees 40 minutes 33 seconds East with the centerline of Curtis Drive 1603.54 feet to a point marking the intersection of the centerline of Curtis Drive with the centerline of General Road (Private Road) and being referenced by a concrete monument found on a bearing of North 88 degrees 48 minutes 04 seconds East and at a distance of 50.00 feet, said point being the place of beginning of the parcel herein described;

Thence, North 88 degrees 48 minutes 04 seconds East passing through said concrete monument and passing through an iron pin set at a distance of 552.84 feet, a total distance of 568.94 feet to an iron pin set;

Thence, South 08 degrees 38 minutes 40 seconds East 225.95 feet to an iron pin set;

Thence, with a curve to the right having a central angle of 31 degrees 20 minutes 18 seconds, a radius of 518.99 feet, an arc length of 283.87 feet, a chord bearing of South 22 degrees 12 minutes 38 seconds West, and a chord distance of 280.34 feet to an iron pin set;

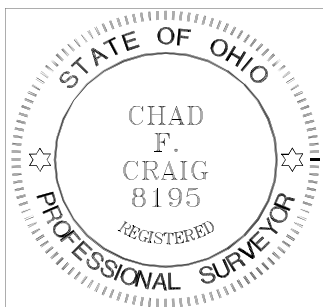
Thence, with a curve to the right having a central angle of 47 degrees 22 minutes 53 seconds, a radius of 501.56 feet, an arc length of 414.77 feet, a chord bearing of South 63 degrees 04 minutes 23 seconds West, and a chord distance of 403.05 feet to an iron pin set;

Thence, South 86 degrees 45 minutes 49 seconds West passing through an iron pin set for reference at a distance of 76.79 feet, a total distance of 106.79 feet to a point in the centerline of Curtis Drive;

Thence, North 02 degrees 40 minutes 33 seconds West with said centerline 660.29 feet to the place of beginning, containing 7.66 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on August 15, 2023, but subject to all easements, right of ways and highways of record.

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