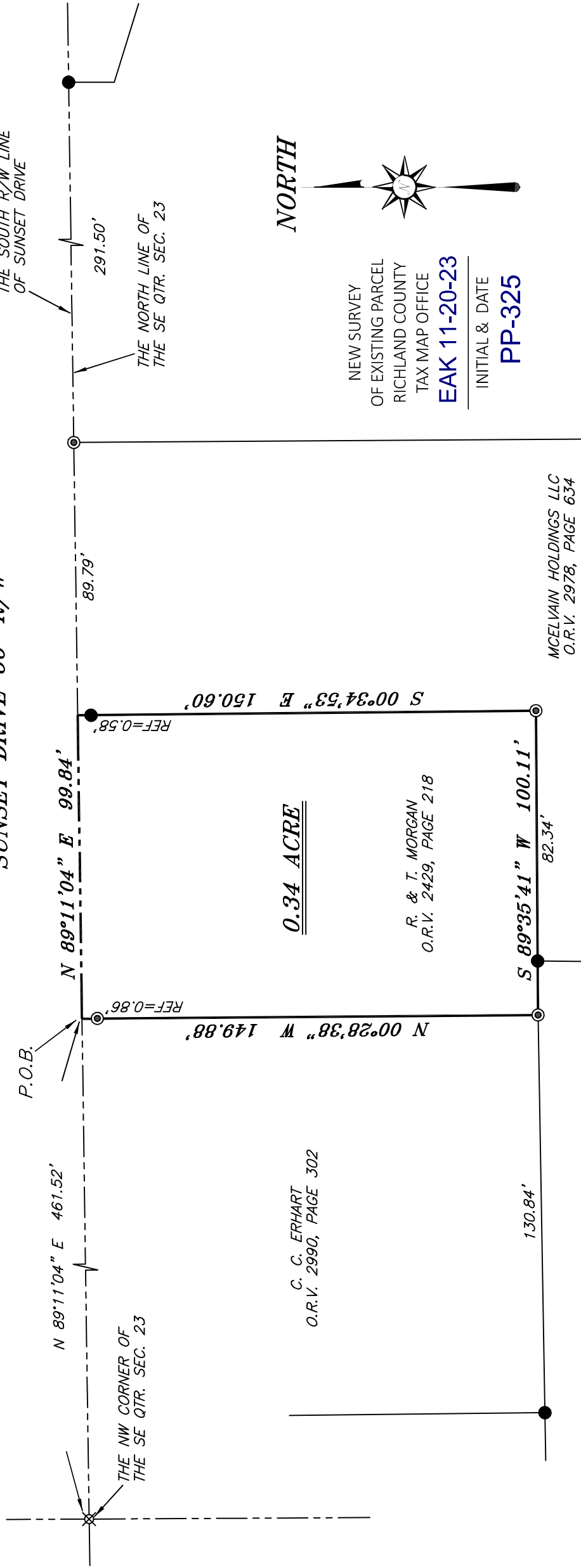


SUNSET DRIVE 60' R/W



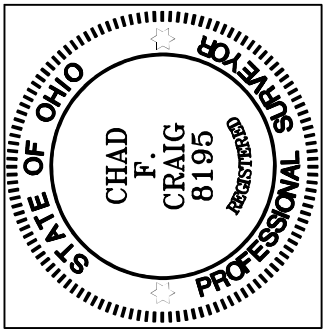
NORTH

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 11-20-23
INITIAL & DATE
PP-325

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"



REFERENCE MATERIALS USED:
SURVEY KK-176 NATHAN RAMSEY 6/28/18
SURVEY NN-435 JONATHAN KELLER 11/29/21

D. & S. GRILLO
O.R.V. 2585, PAGE 569

C. C. ERHART
O.R.V. 2990, PAGE 302

MCELVAIN HOLDINGS LLC
O.R.V. 2978, PAGE 634

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
PART SE QTR. SEC. 23, T-21, R-18 MADISON TOWNSHIP RICHLAND COUNTY, OHIO
DATE: OCTOBER 31, 2023 SCALE: 1"=40'
SUNSET_DR_898

SURVEY DESCRIPTION

PART OF THE SE QUARTER OF SECTION 23
MADISON TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Madison, County of Richland, State of Ohio and being a part of the Southeast quarter of Section 23 of Township 21 North, Range 18 West, and being more particularly described as follows:

Commencing at an iron pin set marking the northwest corner of the Southeast quarter of Section 23, Thence, North 89 degrees 11 minutes 04 seconds East with the north line of said quarter section 461.52 feet to a point referenced by an iron pipe on a bearing of South 00 degrees 28 minutes 38 seconds East and at a distance of 0.86 feet, said point being the northeast corner of a parcel currently owned by C.C. Erhart (O.R.V. 2990, P. 302), and being the place of beginning of the parcel herein described;

Thence, continuing North 89 degrees 11 minutes 04 seconds East with the north line of said quarter section 99.84 feet to a point referenced by an iron pin found on a bearing of South 00 degrees 34 minutes 53 seconds East and at a distance of 0.58 feet, said point being the northwest corner of a parcel currently owned by Mcelvain Holdins LLC (O.R.V. 2978, P. 634);

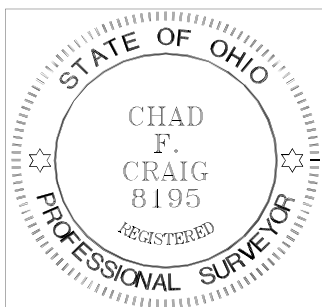
Thence, South 00 degrees 34 minutes 53 seconds East with a line common to said Mcelvain parcel passing through said iron pin found, a total distance of 150.60 feet to an iron pipe found on a corner common to said parcel;

Thence, South 89 degrees 35 minutes 41 seconds West with a line common to said Mcelvain parcel passing through an iron pin found at a distance of 82.34 feet, a total distance of 100.11 feet to an iron pipe found on the east line of said Erhart parcel;

Thence, North 00 degrees 28 minutes 38 seconds West with the east line of said Erhart parcel passing through an iron pipe at a distance of 149.02 feet, a total distance of 149.88 feet to the place of beginning, containing 0.34 acre according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on October 31, 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.



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 11-20-23

INITIAL & DATE

PP-325

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

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