

0' 60' 120' 180'



SCALE: 1" = 60'

NORTH



PART VACATED SAUDER DRIVE

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

REFERENCES:
SURVEY C-261
SURVEY E-359
SURVEY K-358
SURVEY K-438
SURVEY Y-226
SURVEY F-4-31
SURVEY F-4-32
PLAT VOLUME 19, PAGE 108

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 2-22-23

INITIAL & DATE
PP-41

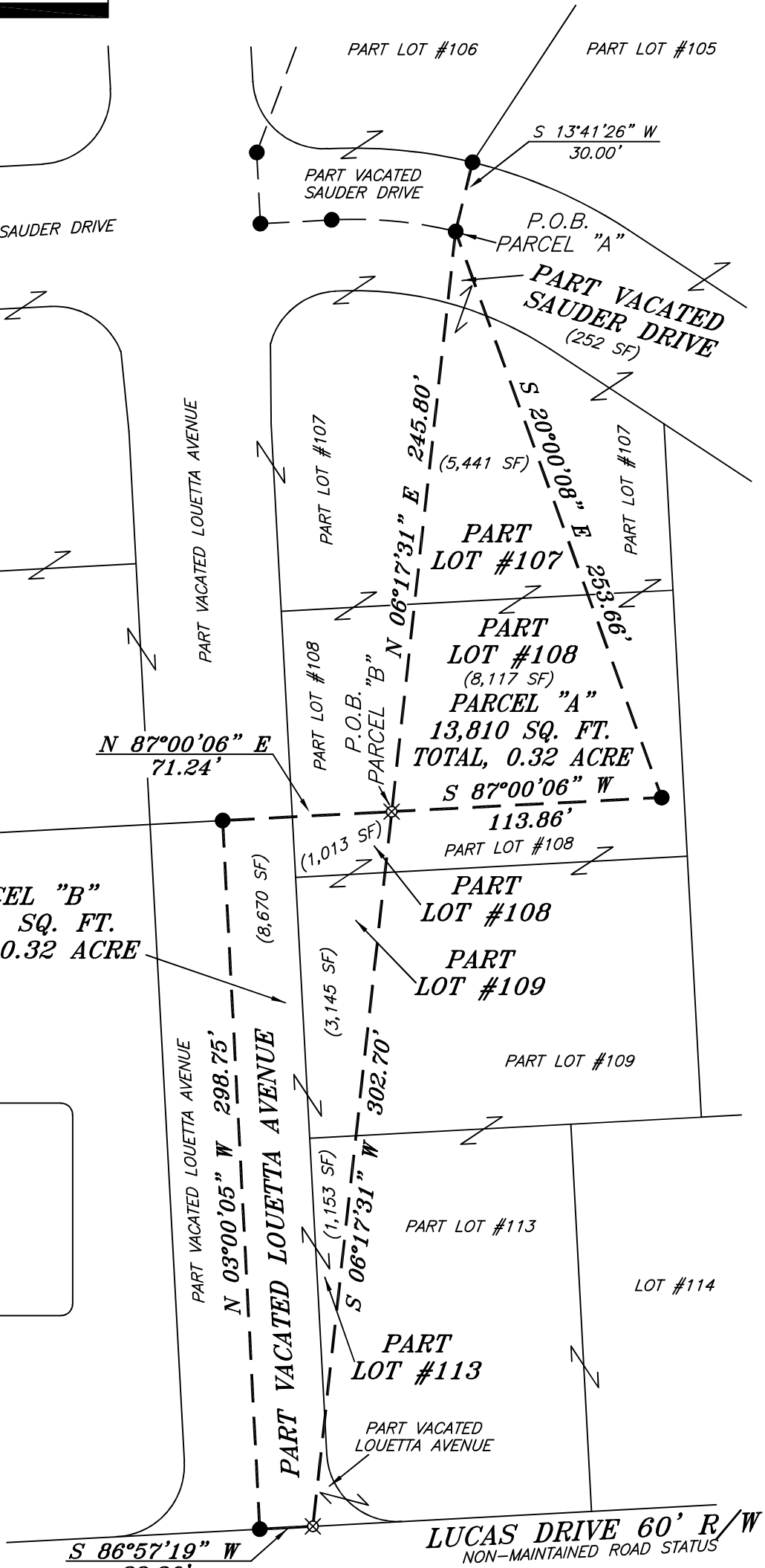
LEGEND

- 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"



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	
POHR - HORSLEY	
PART LOTS #107, #108, #109, #113 AND PART VACATED SAUDER DRIVE AND LOUETTA AVENUE, IN PLEASANT VILLA ALLOTMENT, WASHINGTON TOWNSHIP TOWNSHIP, RICHLAND COUNTY, OHIO	
DATE: FEBRUARY 2, 2023	SCALE: 1"=60'
HANK_POHR_2022_POHR_HORSLEY	

**SURVEY DESCRIPTION
PARCEL "A"**

PART LOTS #107, #108, & PART VACATED SAUDER DRIVE
PLEASANT VILLA ALLOTMENT, WASHINGTON TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Washington, County of Richland, State of Ohio and being known as part Lot Numbers 107 and 108 of the consecutively numbered lots in Pleasant Villa Allotment (P.V. 19, P. 108) also part of vacated Sauder Drive and being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the southeast corner of Lot #106, Thence, South 13 degrees 41 minutes 26 seconds West 30.00 feet to an iron pin found in said Sauder Drive and being the place of beginning for the parcel herein described;

Thence, South 20 degrees 00 minutes 08 seconds East 253.66 feet to an iron pin found;

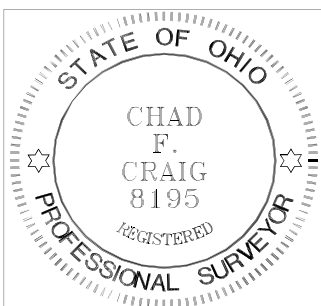
Thence, South 87 degrees 00 minutes 06 seconds West 113.86 feet to an iron pin set;

Thence, North 06 degrees 17 minutes 31 seconds East 245.80 feet to the place of beginning, containing a total of 13,810 square feet, of which 5,441 square feet are in Part Lot #107, 8,117 square feet are in Lot #108 and 252 square feet are in Part Vacated Sauder Drive, according to survey by Chad F. Craig P.S. 8195 on February 2, 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.

The grantees, his heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site under applicable zoning and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.



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

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

**SURVEY DESCRIPTION
PARCEL "B"**

**PART LOTS #108, #109, #113, & PART VACATED LOUETTA AVENUE
PLEASANT VILLAGE ALLOTMENT, WASHINGTON TOWNSHIP
RICHLAND COUNTY, OHIO**

Situated in the Township of Washington, County of Richland, State of Ohio and being known as part Lot Numbers 108, 109, and 113 of the consecutively numbered lots in Pleasant Villa Allotment (P.V. 19, P. 108) also part of vacated Louetta Avenue and being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the southeast corner of Lot #106, Thence, South 13 degrees 41 minutes 26 seconds West 30.00 feet to an iron pin found in Vacated Sauder Drive, Thence, South 06 degrees 17 minutes 31 seconds West 245.80 feet to an iron pin set and being the place of beginning for the parcel herein described;

Thence, South 06 degrees 17 minutes 31 seconds West 302.70 feet to an iron pin set on the south line of said Vacated Louetta Avenue;

Thence, South 86 degrees 57 minutes 19 seconds West with the south line of said Louetta Avenue 22.36 feet to an iron pin found;

Thence, North 03 degrees 00 minutes 05 seconds West 298.75 feet to an iron pin found;

Thence, North 87 degrees 00 minutes 06 seconds East 71.24 feet to the place of beginning, containing a total of 13,981 square feet, of which 1,013 square feet are in Part Lot #108, 3,145 square feet are in Part Lot #109, 1,153 square feet are in Part Lot #113 and 8,670 square feet are in Part Vacated Louetta Avenue, according to survey by Chad F. Craig P.S. 8195 on February 2, 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.

The grantees, his heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site under applicable zoning and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.



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

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