

NEW SPLIT

NORTH RICHLAND COUNTY

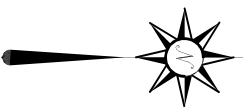
TAX MAP OFFICE

EAK 3-9-23

INITIAL & DATE

PP-56 VERBAL APPROVAL BY MARK SWITZER
MIFFLIN ZONING INSPECTOR 3-9-23

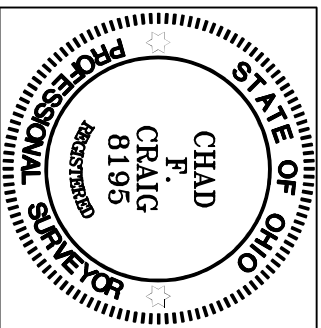
BASIS OF BEARING IS STATE PLANE
GRID NORTH NAD 83 (2011), GEOID
184, OHIO NORTH ZONE.



ROCKY FORK ACRES LLC
O.R.V. 2989, PAGE 2505

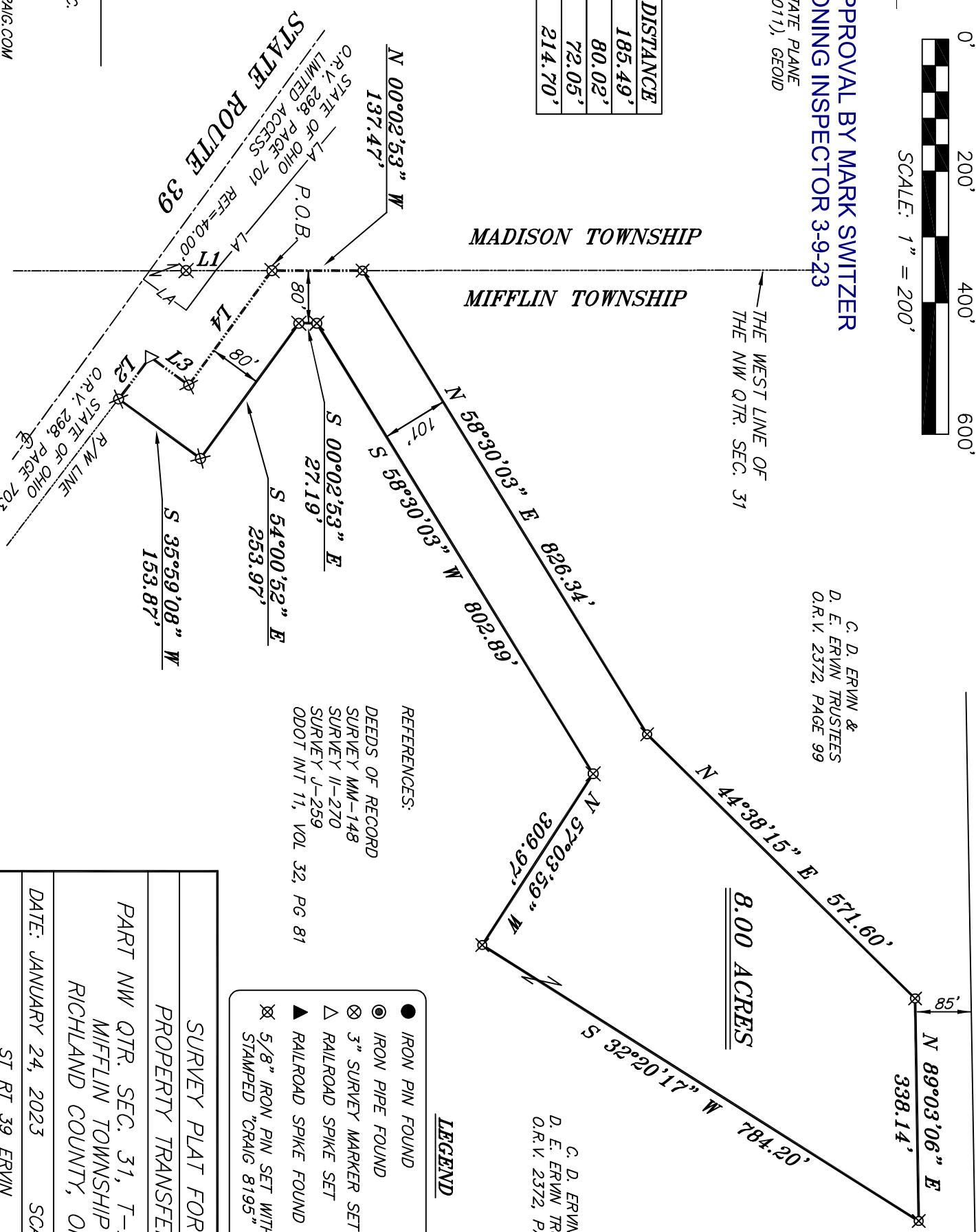
C. D. ERVIN &
D. E. ERVIN TRUSTEES
O.R.V. 2372, PAGE 99

LINE	BEARING	DISTANCE
L1	N 00°02'53" W	185.49'
L2	N 52°42'45" W	80.02'
L3	N 35°59'08" E	72.05'
L4	N 54°00'52" W	214.70'



Chad F. Craig

SURVEY BY: CHAD F. CRAIG P.S. #8195
for SELLER & CRAIG SURVEYING INC.
270 PARK AVENUE WEST
MANSFIELD, OHIO 44902
(419) 525-3644
EMAIL:SELLERANDCRAIG@SELLERANDCRAIG.COM



MADISON TOWNSHIP

MIFFLIN TOWNSHIP

THE WEST LINE OF
THE NW QTR. SEC. 31

8.00 ACRES

C. D. ERVIN &
D. E. ERVIN TRUSTEES
O.R.V. 2372, PAGE 99

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"

REFERENCES:
DEEDS OF RECORD
SURVEY MM-148
SURVEY II-270
SURVEY J-259
ODOT INT 11, VOL 32, PG 81

SURVEY PLAT FOR	
PROPERTY TRANSFER	
PART NW QTR. SEC. 31, T-23, R-17	
MIFFLIN TOWNSHIP	
RICHLAND COUNTY, OHIO	
DATE: JANUARY 24, 2023	SCALE: 1"=200'
ST_RT_39_ERVIN	

SURVEY DESCRIPTION

**PART OF THE NW QUARTER OF SECTION 31,
MIFFLIN TOWNSHIP
RICHLAND COUNTY, OHIO**

Situated in the Township of Mifflin, County of Richland, State of Ohio and being a part of the Northwest quarter of Section 31 of Township 23 North, Range 17 West, and being more particularly described as follows:

Commencing at a point marking the intersection of the centerline of State Route 39 and the west line of Section 31, and being referenced by an iron pin set on a bearing of North 00 degrees 02 minutes 53 seconds West and at a distance of 40.00 feet; Thence, North 00 degrees 02 minutes 53 seconds West with the west line of said quarter, passing through said reference pin, a total distance of 185.49 feet to an iron pin set, the place of beginning of the parcel herein described;

Thence, North 00 degrees 02 minutes 53 seconds West with said west line 137.47 feet to an iron pin set;

Thence, North 58 degrees 30 minutes 03 seconds East 826.34 feet to an iron pin set;

Thence, North 44 degrees 38 minutes 15 seconds East 571.60 feet to an iron pin set;

Thence, North 89 degrees 03 minutes 06 seconds East 338.14 feet to an iron pin set;

Thence, South 32 degrees 20 minutes 17 seconds West 784.20 feet to an iron pin set;

Thence, North 57 degrees 03 minutes 59 seconds West 309.97 feet to an iron pin set;

Thence, South 58 degrees 30 minutes 03 seconds West 802.89 feet to an iron pin set;

Thence, South 00 degrees 02 minutes 53 seconds East 27.19 feet to an iron pin set;

Thence, South 54 degrees 00 minutes 52 seconds East 253.97 feet to an iron pin set;

Thence, South 35 degrees 59 minutes 08 seconds West 153.87 feet to an iron pin set on the northerly line of a parcel owned by State of Ohio (O.R.V. 298, Page 703);

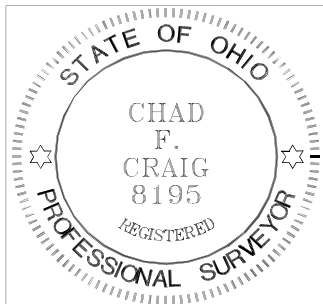
Thence, North 52 degrees 42 minutes 45 seconds West with said northerly line 80.02 feet to a railroad spike set;

Thence, North 35 degrees 59 minutes 08 seconds East 72.05 feet to an iron pin set;

Thence, North 54 degrees 00 minutes 52 seconds West 214.70 feet to the place of beginning, containing 8.00 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on January 24, 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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PP-56

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