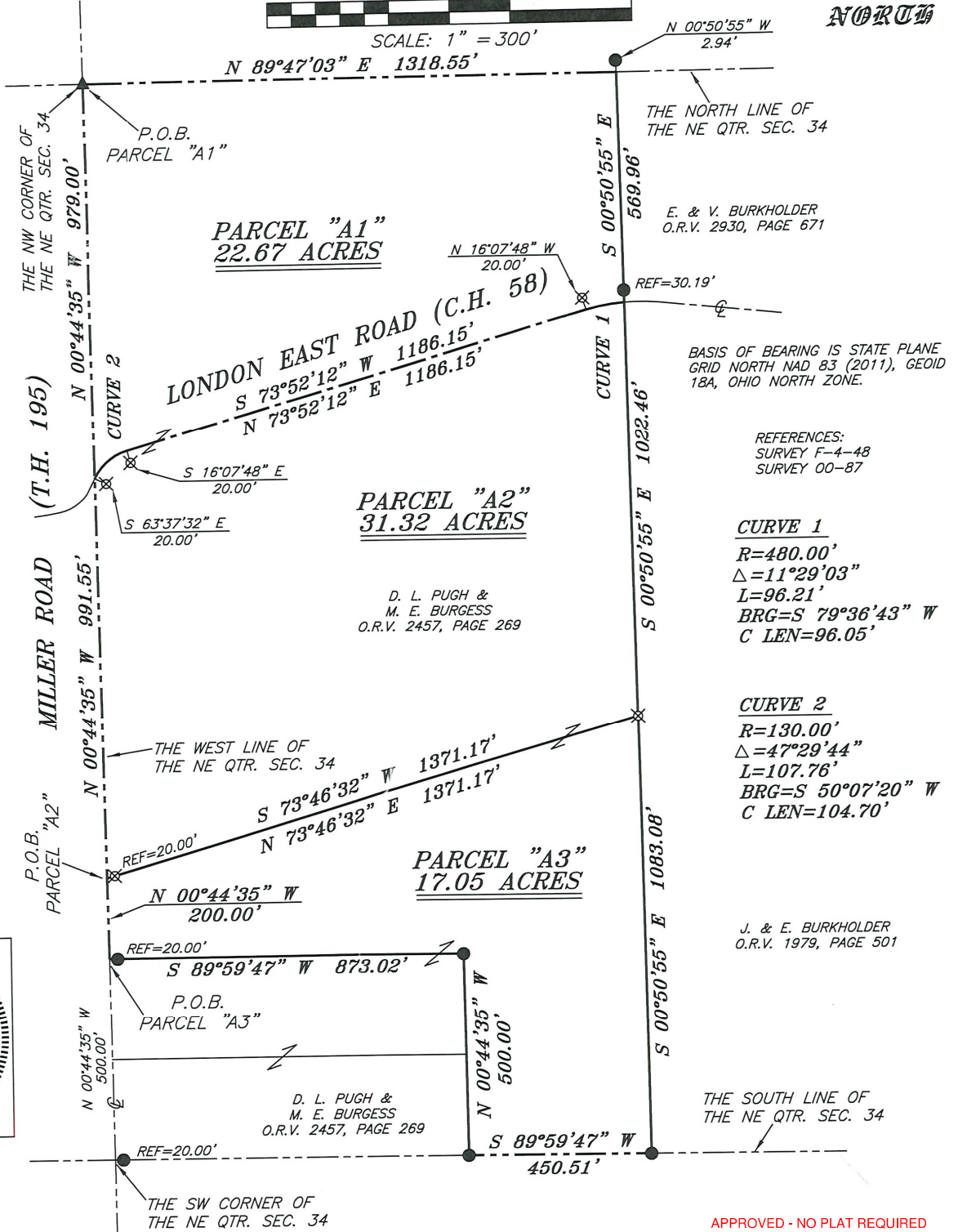




SCALE: 1" = 300'

NORTH



APPROVED - NO PLAT REQUIRED

Nathan W. Sautter

NATHAN W. SAUTTER, P.S.
FOR THE CITY OF SHELBY, OHIO
DATE: JANUARY 5, 2023

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 1-5-23
INITIAL & DATE

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 1-5-23
INITIAL & DATE

PP-7

LEGEND

- IRON PIN FOUND
- ⊗ 3" SURVEY MARKER SET
- ⊕ 2" MAG NAIL SPIKE SET
- ▲ RAILROAD SPIKE FOUND
- ⊗ 5/8" IRON PIN SET WITH CAP STAMPED "CRAIG 8195"

| | |
|--|----------------|
| SURVEY PLAT FOR | |
| PROPERTY TRANSFER | |
| PART NE QTR. SEC. 34, T-23, R-19 CASS TOWNSHIP RICHLAND COUNTY, OHIO | |
| DATE: DECEMBER 12, 2022 | SCALE: 1"=300' |
| LONDON_EAST_RD_2852_A1_A2_A3 | |

Chad F. Craig

SURVEY BY: CHAD F. CRAIG P.S. #8195
for SEILER & CRAIG SURVEYING INC.
52-1/2 NORTH MAIN STREET
MANSFIELD, OHIO 44902
(419) 525-3644
FAX (419) 525-3696

SURVEY DESCRIPTION
PARCEL "A1"

PART OF THE NE QUARTER OF SECTION 34
CASS TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Cass, County of Richland, State of Ohio and being a part of the Northeast quarter of Section 34 of Township 23 North, Range 19 West, and being more particularly described as follows:

Beginning for the same at a railroad spike found and accepted as marking the northwest corner of the northeast quarter of Section 34, the same being a point in the centerline of Miller road (T.H. 195); Thence, North 89 degrees 47 minutes 03 seconds East with the north line of said quarter section, 1318.55 feet to a point referenced by an iron pin found on a bearing of North 00 degrees 50 minutes 55 seconds West and at a distance of 2.94 feet, the same being the northwest corner of a parcel currently owned by E. & V. Burkholder (O.R.V. 2930, Page 671);

Thence, South 00 degrees 50 minutes 55 seconds East with the west line of said Burkholder parcel, passing through an iron pin found for reference at 539.77 feet, a total distance of 569.96 feet to a point in the centerline of London East Road (C.H. 58);

Thence, with said centerline, with a curve to the left, with a central angle of 11 degrees 29 minutes 03 seconds, a radius of 480.00 feet, an arc distance of 96.21 feet, on a chord bearing of South 79 degrees 36 minutes 43 seconds West and a chord distance of 96.05 feet to a point referenced by an iron pin set on a bearing of North 16 degrees 07 minutes 48 seconds West and at a distance of 20.00 feet;

Thence, South 73 degrees 52 minutes 12 seconds West with said centerline, 1186.15 feet to a point referenced by an iron pin set on a bearing of South 16 degrees 07 minutes 48 seconds East and at a distance of 20.00 feet;

Thence with said centerline, with a curve to the left, with a central angle of 47 degrees 29 minutes 44 seconds, a radius of 130.00 feet, an arc length of 107.76 feet, on a chord bearing of South 50 degrees 07 minutes 20 seconds West and a chord distance of 104.70 feet to a point, said point being the intersection of the centerline of London East Road and the centerline of Miller Road, the same being a point on the west line of said quarter section and being referenced by an iron pin set on a bearing of South 63 degrees 37 minutes 32 seconds East and at a distance of 20.00 feet;

Thence, North 00 degrees 44 minutes 35 seconds West with said west line and the centerline of Miller Road, 979.00 feet to the place of beginning, containing 22.67 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on December 12, 2022 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.



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

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 1-5-23

INITIAL & DATE
PP-7

SURVEY DESCRIPTION

PARCEL "A2"

PART OF THE NE QUARTER OF SECTION 34
CASS TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Cass, County of Richland, State of Ohio and being a part of the Northeast quarter of Section 34 of Township 23 North, Range 19 West, and being more particularly described as follows:

Commencing at the southwest corner of said quarter section, the same being a point in the centerline of Miller Road (T.H. 195) and referenced by an iron pin found on a bearing of North 89 degrees 59 minutes 47 seconds East and at a distance of 20.00 feet; Thence, North 00 degrees 44 minutes 35 seconds West with the west line of said quarter section and said centerline, 700.00 feet to a point referenced by an iron pin set on a bearing of North 73 degrees 46 minutes 32 seconds East and at a distance of 20.00 feet, the same being the place of beginning of the parcel herein described;

Thence, continuing North 00 degrees 44 minutes 35 seconds West with said west line and said centerline, 991.55 feet to a point, said point being the intersection of the centerline of Miller Road and the centerline of London East Road (C.H. 58) and referenced by an iron pin set on a bearing of South 63 degrees 37 minutes 32 seconds East and at a distance of 20.00 feet;

Thence, with the centerline of London East Road, with a curve to the right, with a central angle of 47 degrees 29 minutes 44 seconds, a radius of 130.00 feet, an arc length of 107.76 feet, on a chord bearing of North 50 degrees 07 minutes 20 seconds East and a chord distance of 104.70 feet to a point referenced by an iron pin set on a bearing of South 16 degrees 07 minutes 48 seconds East and at a distance of 20.00 feet;

Thence, North 73 degrees 52 minutes 12 seconds East with said centerline, 1186.15 feet to a point referenced by an iron pin set on a bearing of North 16 degrees 07 minutes 48 seconds West and at a distance of 20.00 feet;

Thence, with said centerline, with a curve to the right, with a central angle of 11 degrees 29 minute 03 seconds, a radius of 480.00 feet, an arc length of 96.21 feet, on a chord bearing of North 79 degrees 36 minutes 43 seconds East and a chord length of 96.05 feet to a point referenced by an iron pin found on a bearing of North 00 degrees, 50 minutes 55 seconds West and at a distance of 30.19 feet, said point being the northwest corner of a parcel currently owned by J. and E. Burkholder (O.R.V. 1979, Page: 501);


Thence, South 00 degrees 50 minutes 55 seconds East with the west line of said Burkholder parcel, 1022.46 feet to an iron pin set;

Thence, South 73 degrees 46 minutes 32 seconds West, passing through an iron pin set for reference at 1351.17 feet, a total distance of 1371.17 feet to the place of beginning, containing 31.32 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on December 12, 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.




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

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 1-5-23
INITIAL & DATE
PP-7

**SURVEY DESCRIPTION
PARCEL "A3"**

PART OF THE NE QUARTER OF SECTION 34
CASS TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Cass, County of Richland, State of Ohio and being a part of the Northeast quarter of Section 34 of Township 23 North, Range 19 West, and being more particularly described as follows:

Commencing at the southwest corner of said quarter section, the same being a point in the centerline of Miller Road (T.H. 195) and referenced by an iron pin found on a bearing of North 89 degrees 59 minutes 47 seconds East and at a distance of 20.00 feet; Thence, North 00 degrees 44 minutes 35 seconds West with the west line of said quarter section and said centerline, 500.00 feet to a point referenced by an iron pin found on a bearing of North 89 degrees 59 minutes 47 seconds East and at a distance of 20.00 feet, the same being the place of beginning of the parcel herein described;

Thence, continuing North 00 degrees 44 minutes 35 seconds West with said west line and said centerline, 200.00 feet to a point referenced by an iron pin set on a bearing of North 73 degrees 46 minutes 32 seconds East and at a distance of 20.00 feet;

Thence, North 73 degrees 46 minutes 32 seconds East, passing through said reference pin, a total distance of 1371.17 feet to a point on the west line of a parcel currently owned by J. and E. Burkholder (O.R.V. 1979, Page: 501);

Thence, South 00 degrees 50 minutes 55 seconds East with said west line, 1083.08 feet to an iron pin found on the south line of said quarter section;

Thence, South 89 degrees 59 minutes 47 seconds West with said south line, 450.51 feet to an iron pin found;

Thence, North 00 degrees 44 minutes 35 seconds West, 500.00 feet to an iron pin found;

Thence, South 89 degrees 59 minutes 47 seconds West, passing through an iron pin found at 853.02 feet, a total distance of 873.02 feet to the place of beginning, containing 17.05 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on December 12, 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 1-5-23

INITIAL & DATE

PP-7


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