

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

NEW SURVEY OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK 4-20-23**  
 INITIAL & DATE  
**PP-98**

J. LEEDY TRUSTEE UNDER THE  
 BRANHAM IRREVOCABLE HERITAGE  
 TRUST DTD 1-3-2017  
 O.R.V. 2516, PAGE 323

R. BLY  
 O.R.V. 2930 PAGE 765

L. D. FISHER  
 O.R.V. 2625, PAGE 864

**SMITH ROAD (T.H. 418)**

THE NE CORNER OF THE SW QTR. SEC. 28

R. BLY TRUSTEE ETC  
 O.R.V. 2934 PAGE 368

872.06'  
**S 88°59'06" E 1065.61'**  
 S 52°26'05" E 6.93'

N 01°02'15" W 1808.96'

(43.71 AC)

S 01°14'25" E 1756.69'

THE EAST LINE OF THE SW QTR. SEC. 28

THE SOUTH LINE OF THE SW QTR. SEC. 28  
**N 88°12'26" E 326.36'**

THE SE CORNER OF THE SW QTR. SEC. 28

THE SW CORNER OF THE SW QTR. SEC. 28

THE NW CORNER OF THE NW QTR. SEC. 33

THE NORTH LINE OF THE NW QTR. SEC. 33

P.O.B.

THE NE CORNER OF THE NW QTR. SEC. 33

J. LEEDY TRUSTEE UNDER THE  
 BRANHAM IRREVOCABLE HERITAGE  
 TRUST DTD 1-3-2017  
 O.R.V. 2516, PAGE 323

CEMETERY  
 SEE DETAIL

S 88°12'26" W 780.29'

(80.23 AC)

S 00°09'45" E 661.26'

S 00°09'45" E 1107.62'

THE EAST LINE OF THE NW QTR. SEC. 33

**BANGORVILLE ROAD (C.H. 405)**

**123.94 ACRES TOTAL**

N 01°01'17" W 2883.64'

1787.73'  
 1853.43'

D. & J. LEEDY  
 O.R.V. 572, PAGE 29

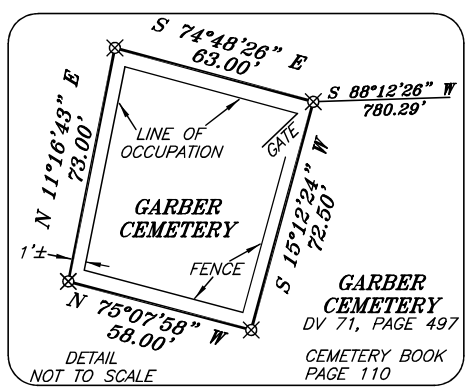
R. & S. McCONACHIE  
 O.R.V. 372, PAGE 728

R. M. DEUCHER TRUSTEE  
 O.R.V. 1823, PAGE 620

K. M. SCHNELLE  
 SUCCESSOR TRUSTEE  
 O.R.V. 2165, PAGE 729

THE SE CORNER OF THE NW QTR. SEC. 33

S 89°31'26" W 998.48'



**LEGEND**

- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ⊗ 3" SURVEY MARKER SET
- STONE 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 53°14'57" W	266.39'
L2	N 55°15'44" W	161.33'

SURVEY PLAT FOR  
 PROPERTY TRANSFER  
 PART NW QTR. SEC. 33 & PART SW QTR.  
 SEC. 28, T-19, R-18, JEFFERSON  
 TOWNSHIP, RICHLAND COUNTY, OHIO  
 DATE: APRIL 3, 2023 SCALE: 1"=400'  
 BANGORVILLE\_RD\_352

## SURVEY DESCRIPTION

PART OF THE SW QUARTER OF SECTION 28  
PART OF THE NW QUARTER OF SECTION 33  
JEFFERSON TOWNSHIP  
RICHLAND COUNTY, OHIO

Situated in the Township of Jefferson, County of Richland, State of Ohio and being a part of the Southwest quarter of Section 28 and the Northwest quarter of Section 33 of Township 19 North, Range 18 West, and being more particularly described as follows:

Beginning for the same at an iron pin set marking the southeast corner of the southwest quarter of Section 28, the same being the northeast corner of the northwest quarter of Section 33, Thence South 00 degrees 09 minutes 45 seconds East with the east line of said northwest quarter 661.26 feet to an iron pin set;

Thence, South 88 degrees 12 minutes 26 seconds West 780.29 feet through the lands of R. & S. McConachie (O.R.V. 372, P. 728) to an iron pin set marking the northeast corner of Garver Cemetery (DV 71, P.497);

Thence, the following 4 courses and distances:

1. Thence, South 15 degrees 12 minutes 24 seconds West 72.50 feet to an iron pin set being the southeast corner of said cemetery
2. Thence, North 75 degrees 07 minutes 58 seconds West 58.00 feet to an iron pin set being the southwest corner of said cemetery
3. Thence, North 11 degrees 16 minutes 43 seconds East 73.00 feet to an iron pin set being the northwest corner of said cemetery
4. Thence, South 74 degrees 48 minutes 26 seconds East 63.00 feet to an iron pin set

Thence, North 88 degrees 12 minutes 26 seconds East 780.29 feet to an iron pin set on the east line of said quarter;

Thence, South 00 degrees 09 minutes 45 seconds East with said east line 1107.62 feet to a survey marker set marking the northeast corner of a parcel currently owned by R.M. Deucher Trustee (O.R.V. 1823, P. 620), said point being in the centerline of Bangorville Road (C.H. 405) and being referenced by an iron pin found on a bearing of South 00 degrees 09 minutes 45 second East and at a distance of 30.64 feet;

Thence, North 53 degrees 14 minutes 57 seconds West with the north line of said Deucher parcel and with said centerline 266.39 feet to a railroad spike found;

Thence, North 55 degrees 15 minutes 44 seconds West with the north line of said Deucher parcel and with said centerline 161.33 feet to a railroad spike found and accepted as marking the northwest corner of said Deucher parcel, said point being referenced by an iron pin set on a bearing of South 00 degrees 17 minutes 42 seconds West and at a distance of 20.00 feet;

Thence, South 00 degrees 17 minutes 42 seconds West with the west line of said Deucher parcel and the southerly prolongation thereof, passing through said iron pin set for reference, a total of 1351.08 feet to an iron pin set marking the southwest corner of a parcel currently owned by K. M. Schnelle Successor Trustee (O.R.V. 2165, P. 729), said point being on the south line of the said quarter section;

Thence, South 89 degrees 31 minutes 26 seconds West with the south line of said quarter 998.48 feet to an iron pin found and accepted as marking the southeast corner of a parcel currently owned by D. & J. Leedy (O.R.V. 572, Page 29);

Thence, North 01 degree 01 minute 17 seconds West with the east line of said Leedy parcel and the northerly prolongation thereof, passing through an iron pin found at

1787.73 feet and an iron pin found at 1853.43 feet, a total distance of 2833.64 feet to an iron pin found and accepted as marking an interior corner of a parcel currently owned by J. Leedy Trustee under the Branham Irrevocable Heritage Trust (O.R.V. 2516, P. 323) and being on the north line of said quarter, the same being the south line of the southwest quarter of Section 28;

Thence, North 88 degrees 12 minutes 26 seconds East and with the south line of said quarter section 326.36 feet to an iron pin set on an easterly line of said parcel;

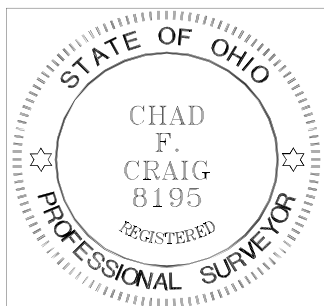
Thence, North 01 degree 02 minutes 15 seconds West with the east line of said Leedy parcel and the northerly prolongation thereof 1808.96 feet to an iron pin found on the east line of a parcel currently owned by L.D. Fisher (O.R.V. 2625, P. 864), the same being the southwest corner of a parcel currently owned by R. Bly Trustee ETC (O.R.V. 2934, P. 368);

Thence South 88 degrees 59 minutes 06 seconds East with the south line of said Bly parcel and the easterly prolongation thereof passing through an iron pin found at 872.06 feet for a total distance of 1065.61 feet to a point on the east line of said quarter and marking the southeast corner of a parcel currently owned by R. Bly (O.R.V. 2930, P. 765), said point being referenced by a stone found on a bearing of South 52 degrees 26 minutes 05 seconds East, and at a distance of 6.93 feet;

Thence, South 01 degree 14 minutes 25 seconds East with the east line of said quarter 1756.69 feet to the place of beginning, containing 123.94 acres of which 43.71 acres are in the southwest quarter of Section 28 and 80.23 acres are in the northwest quarter of Section 33 according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on April 3, 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 cursive script that reads "Chad F. Craig".

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

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

**EAK 4-20-23**

INITIAL & DATE

**PP-98**