

BELL STREET

LOT #307

0' 50' 100' 150'



SCALE: 1" = 50'

NORTH



PART OUTLOT 45
THE VILLAGE OF BELLVILLE
(DV. 503, P. 112)

N 88°19'07" W
6.87'

S 00°04'23" E
260.70'

PART OUTLOT 45
M.D. & P.K. ARMSTRONG
(O.R.V. 2749, P. 310)

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

PART OUTLOT 45
B.A. & R.W. SOUTHARD
(O.R.V. 2552, P. 701)

S 02°09'02" W
248.00'

PART OUTLOT 45
D.K. FERGUSON
(O.R.V. 2343, P. 123)

P.O.B.
PARCEL "A"

S 86°33'58" E 174.00'

PARCEL "A"
PART OUTLOT 45
23,346 SQ. FT.

J. A. WHITE
O.R.V. 2779, PAGE 289

N 04°39'53" E
37.96'

N 02°09'02" E
96.00'

PARCEL "B"
PART OUTLOT 45
969 SQ. FT.

PART OUTLOT 45
A.J. FRONTZ
(O.R.V. 2488, P. 264)

N 82°24'01" W 161.17'
N 86°41'03" W 161.00'

P.O.B.
PARCEL "B"

S 08°06'54" W 146.12'

MAIN STREET (ST. RT. 13)

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 2-7-24

INITIAL & DATE
**PARCEL B MUST TRANSFER
BEFORE PARCEL A.**

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 2-7-24

INITIAL & DATE
QQ-35

LEGEND

- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ⊗ 5/8" IRON PIN SET WITH CAP
STAMPED "CRAIG 8195"



PART OUTLOT 39

PV. 6, PAGE 8

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 OUTLOT 45
VILLAGE OF BELLVILLE
RICHLAND COUNTY, OHIO

DATE: FEBRUARY 2, 2024 SCALE: 1"=50'

MAIN_ST_348_CARVER

**SURVEY DESCRIPTION
PARCEL "A"**

PART OUTLOT #45
VILLAGE OF BELLVILLE,
RICHLAND COUNTY, OHIO

Situated in the Village of Bellville, County of Richland, State of Ohio and being known as part Outlot #45 of the consecutively numbered lots in said village and being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the southwest corner of Lot #307 in said village, and being the northwest corner of Fairview Condo (O.R.V. 594, Page 8, Units 296-310) Thence, South 00 degrees 04 minutes 23 seconds East with the west line of said Condo parcel 260.70 feet to an iron pin found on the north line of a parcel currently owned by B.A. & R.W. Southard (O.R.V. 2552, P. 701), Thence, North 88 degrees 19 minutes 07 seconds West with the north line of said Southard parcel 6.87 feet to an iron pin found on the northwest corner of said Southard parcel, Thence, South 02 degrees 09 minutes 02 seconds West with the west line of said Southard parcel and the southerly prolongation thereof 248.00 feet to an iron pin set on the southwest corner of a parcel currently owned by D.K. Ferguson (O.R.V. 2343, P. 123), and being the place of beginning of the parcel herein described;

Thence, South 86 degrees 33 minutes 58 seconds East with the south line of said Ferguson parcel 174.00 feet to an iron pin set on the southeast corner of said parcel and on the east line of said outlot;

Thence, South 08 degrees 06 minutes 54 seconds West with the east line of said outlot 146.12 feet to an iron pin set on the northeast corner of a parcel currently owned by A.J. Frontz (O.R.V. 2488, P. 264);

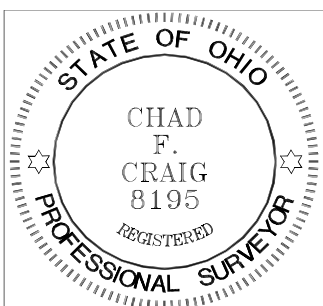
Thence, North 82 degrees 24 minutes 01 seconds West 161.17 feet to an iron pin set on the east line of a parcel currently owned by Little Apple Golf LTD (O.R.V. 1809, P. 562);

Thence, North 04 degrees 39 minutes 53 seconds East with the east line of said Little Apple parcel 37.96 feet to an iron pin found;

Thence, North 02 degrees 09 minutes 02 seconds East with the east line of said Little Apple parcel 96.00 feet to the place of beginning, containing 23,346 square feet, according to survey by Chad F. Craig P.S. 8195 on February 2, 2024, 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 2-7-24

INITIAL & DATE

**PAR B MUST TRANSFER
BEFORE THIS PARCEL**

QQ-35

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 OUTLOT #45
VILLAGE OF BELLVILLE,
RICHLAND COUNTY, OHIO

Situated in the Village of Bellville, County of Richland, State of Ohio and being known as part Outlot #45 of the consecutively numbered lots in said village and being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the southwest corner of Lot #307 in said village, and being the northwest corner of Fairview Condo (O.R.V. 594, Page 8, Units 296-310) Thence, South 00 degrees 04 minutes 23 seconds East with the west line of said Condo parcel 260.70 feet to an iron pin found on the north line of a parcel currently owned by B.A. & R.W. Southard (O.R.V. 2552, P. 701), Thence, North 88 degrees 19 minutes 07 seconds West with the north line of said Southard parcel 6.87 feet to an iron pin found on the northwest corner of said Southard parcel, Thence, South 02 degrees 09 minutes 02 seconds West with the west line of said Southard parcel and southernly prolongation thereof 248.00 feet to an iron pin set on the southwest corner of a parcel currently owned by D.K. Ferguson (O.R.V. 2343, P. 123), Thence, South 86 degrees 33 minutes 58 seconds East with the south line of said Ferguson parcel 174.00 feet to an iron pin set on the southeast corner of said parcel and on the east line of said outlot, Thence, South 08 degrees 06 minutes 54 seconds West with the east line of said outlot 146.12 feet to an iron pin set on the northeast corner of a parcel currently owned by A.J. Frontz (O.R.V. 2488, P. 264) and being the place of beginning of the parcel herein described;

Thence, North 86 degrees 41 minutes 03 seconds West with the north line of said Frontz parcel 161.00 feet to an iron pin set on the east line of a parcel currently owned by Little Apple Golf LTD (O.R.V. 1809, P. 562);

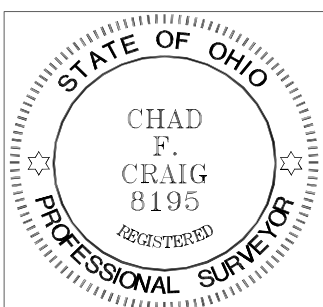
Thence, North 04 degrees 39 minutes 53 seconds East with the east line of said Little Apple parcel 12.04 feet to an iron pin set;

Thence, South 82 degrees 24 minutes 01 seconds East 161.17 feet to the place of beginning, containing 969 square feet, according to survey by Chad F. Craig P.S. 8195 on February 2, 2024, but subject to all easements, right of ways and highways of record.

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.

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 SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 2-7-24

INITIAL & DATE

QQ-35

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

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