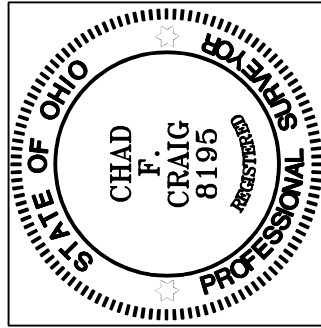




NORTH

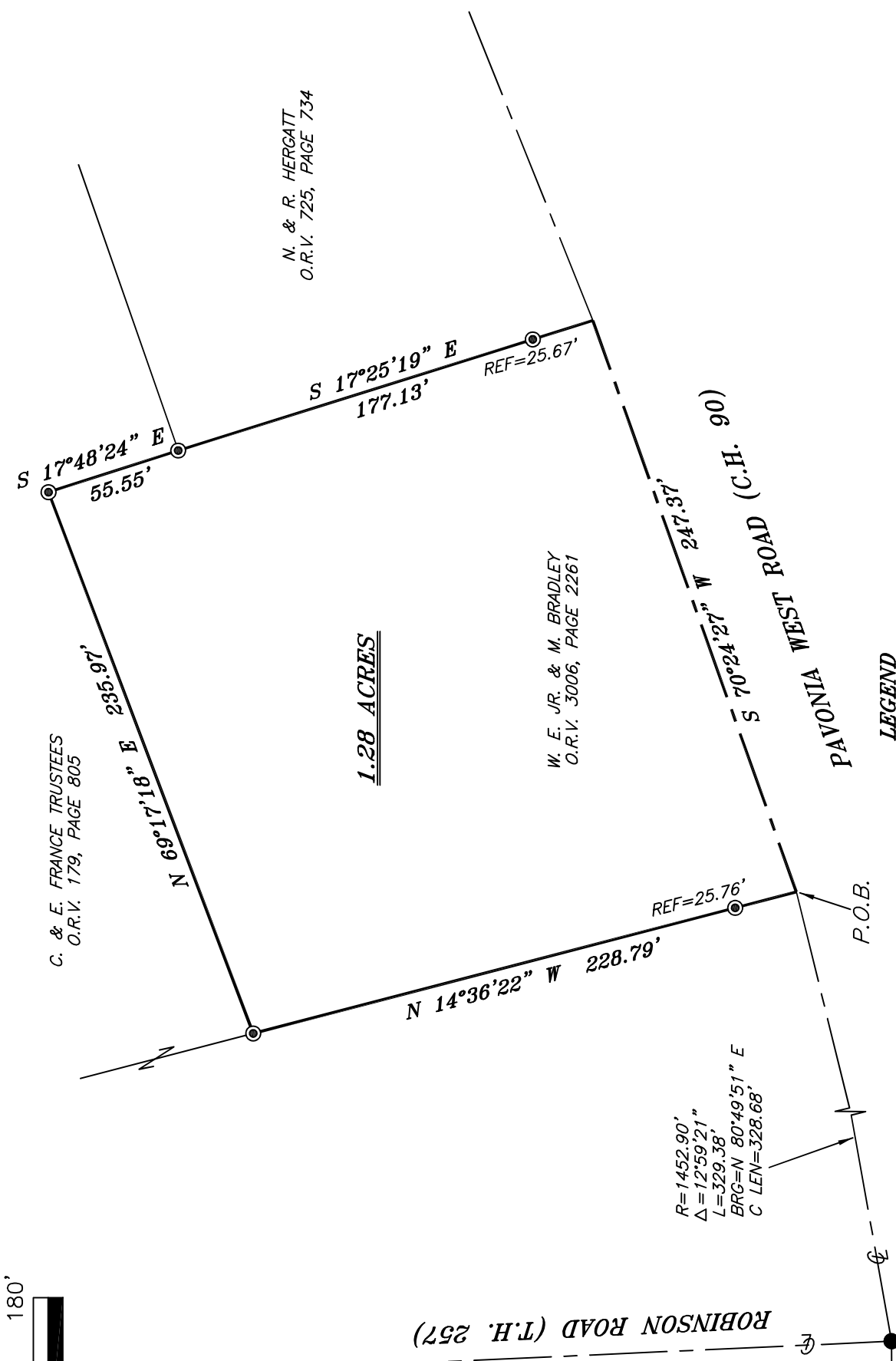


BASIS OF BEARING IS STATE PLANE
GRID NORTH NAD 83 (2011), GEOID
18A, OHIO NORTH ZONE.



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



C. & E. FRANCE TRUSTEES
O.R.V. 179, PAGE 805

N 69°17'18" E 235.97'

N. & R. HERGATT
O.R.V. 725, PAGE 734

S 17°25'19" E 177.13'
REF=25.67'

1.28 ACRES

W. E. JR. & M. BRADLEY
O.R.V. 3006, PAGE 2261

N 14°36'22" W 228.79'
REF=25.76'

R=1452.90'
Δ=12°59'21"
L=329.38'
BRG=N 80°49'51" E
C LEN=328.68'

S 70°24'27" W 247.37'
S 70°24'27" W (C.H. 90)

P.O.B.

PAVONIA WEST ROAD (C.H. 90)

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"

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 2-15-24

INITIAL & DATE
QQ-45

SURVEY PLAT FOR
PROPERTY TRANSFER
PART NE QTR. SEC. 31, T-24, R-17 WELLER TOWNSHIP RICHLAND COUNTY, OHIO
DATE: FEBRUARY 5, 2024 SCALE: 1"=60'
PAVONIA_RD_1995

SURVEY DESCRIPTION
PART OF THE NE QUARTER OF SECTION 31
WELLER TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Weller, County of Richland, State of Ohio and being a part of the Northeast quarter of Section 31 of Township 24 North, Range 17 West, and being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the intersection of the centerline of Robinson Road (T.H. 257) with the centerline of Pavonia West Road (C.H. 90), Thence, with the centerline of Pavonia Road and with a curve to the left having a central angle of 12 degrees 59 minutes 21 seconds, a radius of 1452.90 feet, an arc length of 329.38 feet, a chord bearing of North 80 degrees 49 minutes 51 seconds East and a chord distance of 328.68 feet to a point marking the southeast corner of a parcel currently owned by C. & E. France Trustees (O.R.V. 179, P. 805), said point being referenced by an iron pipe found on a bearing of North 14 degrees 36 minutes 22 seconds West and at a distance of 25.76 feet, said point being the place of beginning of the parcel herein described;

Thence, North 14 degrees 36 minutes 22 seconds West with the east line of said France parcel, passing through said iron pipe found for reference, a total distance of 228.79 feet to an iron pipe found marking the southwest corner of a parcel currently owned by C. & E. France Trustees (O.R.V. 179, P. 805);

Thence, North 69 degrees 17 minutes 18 seconds East with a southerly line of said France parcel 235.97 feet to an iron pipe found;

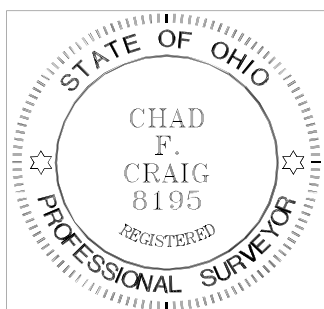
Thence, South 17 degrees 48 minutes 24 seconds East with a line common to said France parcel 55.55 feet to an iron pipe found marking the northwest corner of a parcel currently owned by N. & R. Hergatt (O.R.V. 725, P. 734);

Thence, South 17 degrees 25 minutes 19 seconds East with the west line of said Hergatt parcel passing through an iron pipe found for reference at a distance of 151.46 feet, a total distance of 177.13 feet to a point in said centerline marking the southwest corner of said parcel;

Thence, South 70 degrees 24 minutes 27 seconds West with said centerline 247.37 feet to the place of beginning, containing 1.28 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on February 5, 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.



A handwritten signature in black ink 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 2-15-24

INITIAL & DATE

QQ-45