

0' 150' 300' 450'



SCALE: 1" = 150'

NORTH



B. D. MEYER  
O.R.V. 1844, PAGE 558

P.O.B.

S 89°36'41" W 1225.33'

THE NORTH LINE OF  
THE NE QTR. SEC. 28

REF=20.00'

N 79°04'42" E  
32.61'

GERMAN CHURCH ROAD  
(T.H. 339)

S 19°03'05" E  
310.47'

S 73°06'00" E  
337.52'

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

JACKSON REAL ESTATE  
HOLDINGS LLC  
O.R.V. 1891, PAGE 184

LIMITED ACCESS  
RIGHT OF WAY

T. & J. PFEIFER  
O.R.V. 159,  
PAGE 995

VERBAL APPROVAL AND ADDRESS  
BY JOHN HURLOW WASHINGTON  
ZONING INSPECTOR 4-1-24

L. J. SNYDER TRUSTEE  
O.R.V. 104, PAGE 723

STATE ROUTE 13

10.58 ACRES

ADDRESS:  
120 WOODRUFF RD.

Ⓐ UNKNOWN OWNER

S 06°37'43" E 908.01'

**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 SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK 4-3-24

INITIAL & DATE  
QQ-97

LIMITED ACCESS  
RIGHT OF WAY

WOODRUFF ROAD (T.H. 324)

N 88°24'18" W  
356.33'

REF=25.00'

REF=20.00'

N 26°04'43" W 442.71'

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 NE QTR. SEC. 28, T-20, R-18 WASHINGTON TOWNSHIP RICHLAND COUNTY, OHIO	
DATE: MARCH 13, 2024	SCALE: 1"=150'
ST_RT_13_JACKSON	

**SURVEY DESCRIPTION**

PART OF THE NE QUARTER OF SECTION 28  
WASHINGTON TOWNSHIP  
RICHLAND COUNTY, OHIO

Situated in the Township of Washington, County of Richland, State of Ohio and being a part of the Northeast quarter of Section 28 of Township 20 North, Range 18 West, and being more particularly described as follows:

Commencing at a point marking the intersection of the north line of said quarter with the centerline of German Church Road (T.H. 339) and being referenced by an iron pin found on a bearing of North 89 degrees 36 minutes 41 seconds East and at a distance of 20.00 feet, Thence, South 89 degrees 36 minutes 41 seconds West with said north line 1225.33 feet to an iron pin set marking the northeast corner of a parcel currently owned by B. D. Meyer (ORV 1844, Page 558), Thence, South 00 degrees 40 minutes 17 seconds East with the east line of said Meyer parcel 151.15 feet to an iron pin found, the place of beginning of the parcel herein described;

Thence, North 79 degrees 04 minutes 42 seconds East 32.61 feet to an iron pin set;

Thence, South 19 degrees 03 minutes 05 seconds East 310.47 feet to an iron pin set;

Thence, South 73 degrees 06 minutes 00 seconds East 337.52 feet to an iron pin set;

Thence, South 06 degrees 37 minutes 43 seconds East passing through an iron pin set for reference at a distance of 888.01 feet, a total distance of 908.01 feet to a point in the centerline of Woodruff Road (T.H. 324);

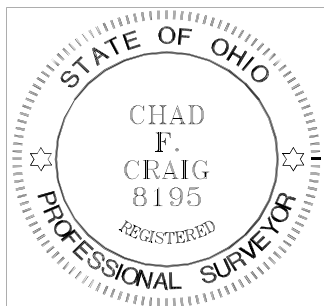
Thence, North 88 degrees 24 minutes 18 seconds West with said centerline 356.33 feet to a point on the easterly limited access right of way line of State Route 13 and being referenced by an iron pin set on a bearing of North 26 degrees 04 minutes 43 seconds West and at a distance of 25.00 feet;

Thence, North 26 degrees 04 minutes 43 seconds West with said limited access right of way of State Route 13 and passing through said iron pin set, a total distance of 442.71 feet to an iron pin set;

Thence, North 00 degrees 40 minutes 17 seconds West passing through an iron pin found at a distance of 127.46 feet, and an iron pin found at a distance of 324.30 feet, a total distance of 879.85 feet to the place of beginning, containing 10.58 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on March 13, 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 SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 4-3-24**

INITIAL & DATE

**QQ-97**