

LINE	BEARING	DISTANCE
L1	N 28°37'17" W	88.38'
L2	N 28°37'17" W	88.38'
L3	N 28°37'17" W	88.38'
L4	S 28°37'17" E	88.38'

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK 7-13-11  
INITIAL DATE  
CC-127

L. & C. SAMS  
(D.V. 828, PAGE 33)

T. & J. COOPERRIDER  
(O.R.V. 1568, PAGE 781)

NORTH



SURVEY PLAT FOR  
HUTCHINS

PT. SE QTR. SEC. 23, PT. SW QTR. SEC. 24  
T-22, R-17, MONROE TOWNSHIP  
RICHLAND COUNTY, OHIO

DATE: JUNE 15, 2011 SCALE: 1"=300'

HUTCHINS\_LUCAS\_PERRYVILLE

LEGEND

- IRON PIN FOUND
- ⊗ 3 INCH SURVEY SPIKE SET
- ▲ RAILROAD SPIKE FOUND
- ⊗ 5/8" IRON PIN SET WITH CAP STAMPED "CRAIG 8195"

BEARINGS ARE BASED ON AN ASSUMED  
MERIDIAN AND ARE INTENDED TO BE  
USED FOR ANGULAR DETERMINATION ONLY

LUCAS-PERRYVILLE ROAD (C.H. 96)

PARCEL "D"  
10.50 ACRES

PARCEL "C"  
25.32 ACRES

PARCEL "E"  
5.08 ACRES

PARCEL "B"  
15.00 ACRES

PARCEL "A"  
20.00 ACRES TOTAL

(17.223 ACRES)

(2.777 ACRES)

A.M. HUTCHINS  
O.R.V. 364, PAGE 743  
NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

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SE CORNER  
SW QUARTER  
SECTION 24

TRUMPOWER ROAD (T.H. 368)

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



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	160.00'	59°33'06"	166.30'	N 54°18'22" E	158.91'
C2	330.00'	20°44'47"	119.49'	S 14°09'25" W	118.84'

*Handwritten signature: H. Scott Souders*

**SEILER & CRAIG SURVEYING, INC.**

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www.seilerandcraig.com

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NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
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**SURVEY DESCRIPTION**  
**PARCEL "A"**  
PART SE QUARTER SECTION 23 &  
PART SW QUARTER SECTION 24  
MONROE TOWNSHIP  
RICHLAND COUNTY, OHIO

Situated in the Township of Monroe, County of Richland, State of Ohio and being a part of the Southeast Quarter of Section 23 and part of the Southwest Quarter of Section 24, of Township 22 North, Range 17 West, and being more particularly described as follows:

Beginning for the same at an iron pin found and accepted as marking the southeast corner of the southeast quarter of Section 23, the same as being the southwest corner of the southwest quarter of Section 24, Thence, North 86 degrees 40 minutes 47 seconds West with the south line of the southeast quarter of Section 23 and passing through an iron pin set for reference at a distance of 1554.26 feet, a total distance of 1589.61 feet to a railroad spike found in the centerline of Lucas-Perrysville Road (C.H. 96);

Thence, North 28 degrees 37 minutes 17 seconds West with said centerline a distance of 88.38 feet to a point referenced by an iron pin set on a bearing of South 86 degrees 40 minutes 47 seconds East and at a distance of 35.35 feet;

Thence, South 86 degrees 40 minutes 47 seconds East and passing through said iron pin set, a total distance of 1636.52 feet to an iron pin set on the east line of said quarter, the same as being the west line of the southwest quarter of Section 24;

Thence, North 03 degrees 26 minutes 11 seconds East with the west line of the southwest quarter of Section 24, passing through an iron pin set at 772.44 feet, a total distance of 1061.72 feet to an iron pin set;

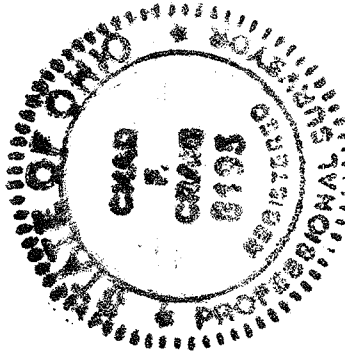
Thence, South 86 degrees 24 minutes 49 seconds East a distance of 660.00 feet to an iron pin set;

Thence, South 03 degrees 26 minutes 11 seconds West a distance of 1136.72 feet to an iron pin set on the south line of said quarter;

Thence, North 86 degrees 24 minutes 49 seconds West with said south line a distance of 660.00 feet to the place of beginning, containing 20.00 acres of which 2.777 acres are located within part of the southeast quarter of Section 23, and 17.223 acres are located within part of the southwest quarter of Section 24, according to survey by Chad F. Craig, Professional Surveyor #8195 for Seiler & Craig Surveying, Inc., on June 15, 2011, but subject to all easements and right of ways of record.

Iron pins set are 5/8" rods with caps stamped "CRAIG 8195".

Bearings are based on an assumed meridian and are intended to be used for angular determination only.



*Chad F. Craig*  
Chad F. Craig PS #8195  
for Seiler & Craig Surveying, Inc.

*Adcott Seiler*

**SEILER & CRAIG SURVEYING, INC.**

*Douglas C. Seiler, PS & Chad F. Craig, PS*  
52 1/2 North Main Street  
Mansfield, Ohio 44902  
419-525-3644 Fax 419-525-3696  
*www.seilerandcraig.com*

**SURVEY DESCRIPTION  
PARCEL "B"**

PART SE QUARTER SECTION 23  
MONROE TOWNSHIP  
RICHLAND COUNTY, OHIO

Situated in the Township of Monroe, County of Richland, State of Ohio and being a part of the Southeast Quarter of Section 23, of Township 22 North, Range 17 West, and being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the southeast corner of the southeast quarter of Section 23, Thence, North 03 degrees 26 minutes 11 seconds East with the east line of said quarter a distance of 75.00 feet to an iron pin set, the place of beginning of the parcel herein described;

Thence, North 86 degrees 40 minutes 47 seconds West and passing through an iron pin set for reference at a distance of 1601.17 feet, a total distance of 1636.52 feet to a point in the centerline of Lucas-Perrysville Road (C.H. 96);

Thence, North 28 degrees 37 minutes 17 seconds West with said centerline a distance of 88.38 feet to a point referenced by an iron pin set on a bearing of South 86 degrees 40 minutes 47 seconds East and at a distance of 35.35 feet;

Thence, South 86 degrees 40 minutes 47 seconds East passing through said iron pin set, a total distance of 585.98 feet to an iron pin set;

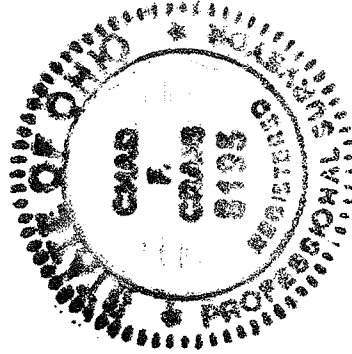
Thence, North 47 degrees 34 minutes 46 seconds East a distance of 973.82 feet to an iron pin set;

Thence, South 86 degrees 40 minutes 47 seconds East a distance of 419.23 feet to an iron pin set on the east line of said quarter;

Thence, South 03 degrees 26 minutes 11 seconds West with said east line a distance of 772.44 feet to the place of beginning, containing 15.00 acres, according to survey by Chad F. Craig, Professional Surveyor #8195 for Seiler & Craig Surveying, Inc., on June 15, 2011, but subject to all easements and right of ways of record.

Iron pins set are 5/8" rods with caps stamped "CRAIG 8195".

Bearings are based on an assumed meridian and are intended to be used for angular determination only.



*Chad F. Craig*

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

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

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*f Scott Smith*

**SEILER & CRAIG SURVEYING, INC.**

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Mansfield, Ohio 44902  
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www.seilerandcraig.com

**SURVEY DESCRIPTION  
PARCEL "C"**

**PART SE QUARTER SECTION 23  
MONROE TOWNSHIP  
RICHLAND COUNTY, OHIO**

Situated in the Township of Monroe, County of Richland, State of Ohio and being a part of the Southeast Quarter of Section 23, of Township 22 North, Range 17 West, and being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the southeast corner of the southeast quarter of Section 23, Thence, North 03 degrees 26 minutes 11 seconds East with the east line of said quarter a distance of 847.44 feet to an iron pin set, the place of beginning of the parcel herein described;

Thence, North 86 degrees 40 minutes 47 seconds West a distance of 419.23 feet to an iron pin set;

Thence, South 47 degrees 34 minutes 46 seconds West a distance of 973.82 feet to an iron pin set;

Thence, North 86 degrees 40 minutes 47 seconds West passing an iron pin set for reference at a distance of 550.63, a total distance of 585.98 feet to a point in the centerline of Lucas-Perrysville Road (C.H. 96);

Thence, North 28 degrees 37 minutes 17 seconds West with said centerline a distance of 88.38 feet to a point referenced by an iron pin set on a bearing of South 86 degrees 40 minutes 47 seconds East and at a distance of 35.35 feet;

Thence, South 86 degrees 40 minutes 47 seconds East passing through said iron pin set, a total distance of 517.42 feet to an iron pin set;

Thence, North 48 degrees 00 minutes 00 seconds East a distance of 303.57 feet to an iron pin set;

Thence, North 01 degree 45 minutes 26 seconds East a distance of 974.91 feet to an iron pin set on the south line of a parcel currently owned by L. & C. Sams (deed reference: D.V. 828, Page 33);

Thence, South 86 degrees 52 minutes 43 seconds East with the south line of said Sams parcel a distance of 366.65 feet to an iron pin found;

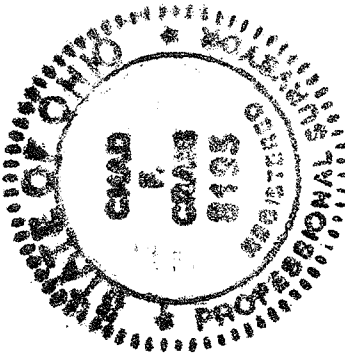
Thence, North 03 degrees 07 minutes 17 seconds East with an easterly line of said Sams parcel a distance of 414.57 feet to an iron pin found on the south line of a parcel currently owned by T. & J. Cooperrider (deed reference: O.R.V. 1568, Page 781);

Thence, South 86 degrees 52 minutes 43 seconds East with the south line of said Trumpower parcel, a distance of 664.12 feet to an iron pin found on the east line of said quarter;

Thence, South 03 degrees 26 minutes 11 seconds West with the east line of said quarter, passing through an iron pin set at 771.83 feet, a total distance of 986.11 feet to the place of beginning, containing 25.32 acres, according to survey by Chad F. Craig, Professional Surveyor #8195 for Seiler & Craig Surveying, Inc., on June 15, 2011, but subject to all easements and right of ways of record.

Iron pins set are 5/8" rods with caps stamped "CRAIG 8195".

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*Chad F. Craig*  
Chad F. Craig (PS #8195  
for Seiler & Craig Surveying, Inc.

*L.A. coat of seal*

**SEILER & CRAIG SURVEYING, INC.**

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**SURVEY DESCRIPTION  
PARCEL "D"**

**PART SE QUARTER SECTION 23  
MONROE TOWNSHIP  
RICHLAND COUNTY, OHIO**

Situated in the Township of Monroe, County of Richland, State of Ohio and being a part of the Southeast Quarter of Section 23, Township 22 North, Range 17 West, and being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the southeast corner of the said quarter, Thence, North 86 degrees 40 minutes 47 seconds West with the south line of said quarter and passing through an iron pin set for reference at a distance of 1554.26 feet, a total distance of 1589.61 feet to a railroad spike found in the centerline of Lucas-Perrysville Road (C.H. 96), Thence, North 28 degrees 37 minutes 17 seconds West with said centerline a distance of 265.14 feet to a point referenced by an iron pin set on a bearing of South 86 degrees 40 minutes 47 seconds East and at a distance of 35.35 feet, said point being the place of beginning of the parcel herein described;

Thence, South 86 degrees 40 minutes 47 seconds East passing through said iron pin set a total distance of 517.42 feet to an iron pin set;

Thence, North 48 degrees 00 minutes 00 seconds East a distance of 303.57 feet to an iron pin set;

Thence, North 01 degree 45 minutes 26 seconds East a distance of 974.91 feet to an iron pin set on the south line of a parcel currently owned by L. & C. Sams (deed reference: D.V. 828, Page 33);

Thence, with said Sams parcel the following three (3) courses and distances:

1. North 86 degrees 52 minutes 43 seconds West a distance of 435.00 feet to an iron pin set;
2. South 03 degrees 47 minutes 02 seconds West a distance of 468.80 feet to an iron pin found;
3. With a curve to the right have a central angle of 20 degrees 44 minutes 47 seconds, a radius of 330.00 feet, an arc length of 119.49 feet, a chord bearing of South 14 degrees 09 minutes 25 seconds West, and a chord distance of 118.84 feet to a point referenced by an iron pin found on a bearing of North 90 degrees 00 minutes 00 seconds East and at a distance of 22.06 feet;

Thence, North 90 degrees 00 minutes 00 seconds East passing through said iron pin found a total distance of 100.00 feet to an iron pin set;

Thence, South 17 degrees 55 minutes 55 seconds East a distance of 316.35 feet to an iron pin set;

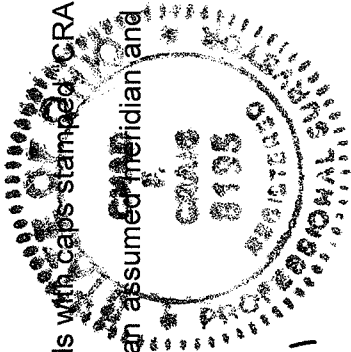
Thence, South 09 degrees 46 minutes 05 seconds West a distance of 240.86 feet to an iron pin set;

Thence, North 86 degrees 40 minutes 47 seconds West passing through an iron pin set for reference at a distance of 442.01 feet, a total distance of 477.36 feet to a point in the centerline of Lucas-Perrysville Road;

Thence, South 28 degrees 37 minutes 17 seconds East with said centerline a distance of 88.38 feet to the place of beginning, containing 10.50 acres, according to survey by Chad F. Craig, Professional Surveyor #8195 for Seiler & Craig Surveying, Inc., on June 15, 2011, but subject to all easements and right of ways of record.

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*Chad F. Craig*  
Chad F. Craig PS #8195  
for Seiler & Craig Surveying, Inc.

*Scott S. Smith*

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NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

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**SURVEY DESCRIPTION  
PARCEL "E"**

PART SE QUARTER SECTION 23  
MONROE TOWNSHIP  
RICHLAND COUNTY, OHIO

Situated in the Township of Monroe, County of Richland, State of Ohio and being a part of the Southeast Quarter of Section 23, of Township 22 North, Range 17 West, and being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the southeast corner of the said quarter, Thence, North 86 degrees 40 minutes 47 seconds West with the south line of said quarter and passing through an iron pin set for reference at a distance of 1554.26 feet, a total distance of 1589.61 feet to a railroad spike found in the centerline of Lucas-Perrysville Road (C.H. 96), Thence, North 28 degrees 37 minutes 17 seconds West with said centerline a distance of 353.52 feet to a point referenced by an iron pin set on a bearing of South 86 degrees 40 minutes 47 seconds East and at a distance of 35.35 feet, said point being the place of beginning of the parcel herein described;

Thence, continuing North 28 degrees 37 minutes 17 seconds West with said centerline a distance of 319.52 feet to a point referenced by an iron pin found on a bearing of North 84 degrees 05 minutes 23 seconds East and at a distance of 27.12 feet, said point marking the southwest corner of a parcel currently owned by L. & C. Sams (deed reference: D.V. 828, Page 33);

Thence, with said Sams parcel the following three (3) courses and distances:

1. North 84 degrees 05 minutes 23 seconds East passing through said iron pin found, a total distance of 296.79 feet to an iron pin found
2. With a curve to the left having a central angle of 59 degrees 33 minutes 06 seconds, a radius of 160.00 feet, an arc length of 166.30 feet, a chord bearing of North 54 degrees 18 minutes 22 seconds East, and a chord distance of 158.91 feet to an iron pin found;
3. Thence, North 24 degrees 31 minutes 49 seconds East a distance of 117.56 feet to a point referenced by an iron pin found on a bearing of North 90 degrees 00 minutes 00 seconds East and at a distance of 22.06 feet;

Thence, North 90 degrees 00 minutes 00 seconds East passing through said iron pin found a total distance of 100.00 feet to an iron pin set;

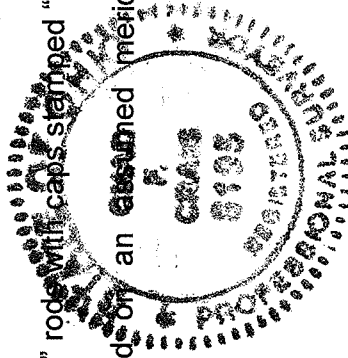
Thence, South 17 degrees 55 minutes 55 seconds East a distance of 316.35 feet to an iron pin set;

Thence, South 09 degrees 46 minutes 05 seconds West a distance of 240.86 feet to an iron pin set;

Thence, North 86 degrees 40 minutes 47 seconds West passing through an iron pin set for reference at a distance of 442.01 feet, a total distance of 477.36 feet to the place of beginning, containing 5.08 acres, according to survey by Chad F. Craig, Professional Surveyor #8195 for Seiler & Craig Surveying, Inc., on June 15, 2011, but subject to all easements and right of ways of record.

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*Chad F. Craig*

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

*Scott Sauer*