

0' 100' 200' 300'



SCALE: 1" = 100'

NORTH



WILL AVENUE 60' R/W
N 00°00'00" E
151.72'

P.O.B.

N 00°00'00" E
80.23'

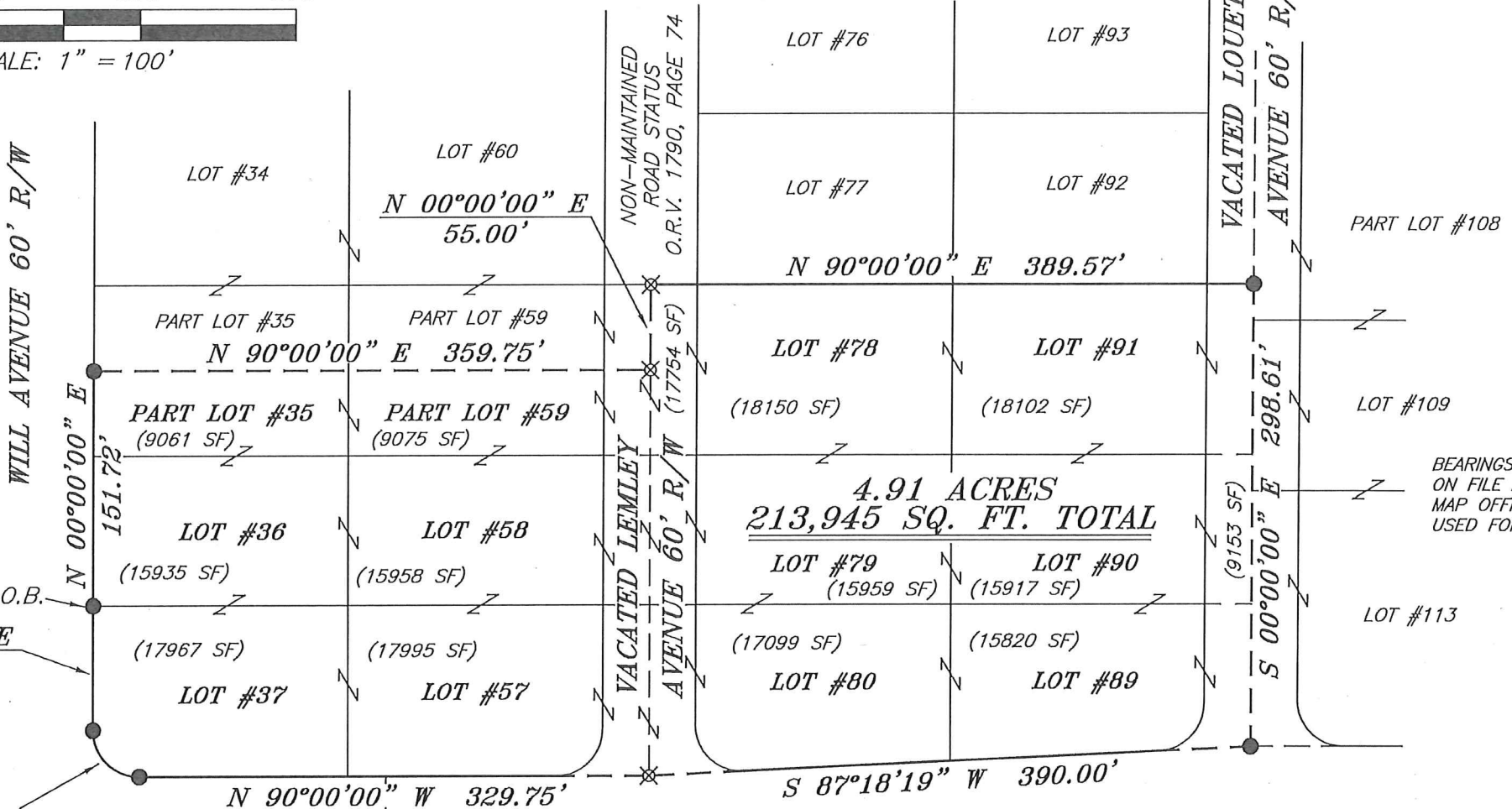
R=30.00'
Δ=90°00'00"
L=47.12'
BRG=N 45°00'00" W
C LEN=42.43'

LUCAS DRIVE 60' R/W
(IMPROVED)

LUCAS DRIVE 60' R/W
(NON-MAINTAINED ROAD STATUS)

NON-MAINTAINED ROAD STATUS
O.R.V. 1790, PAGE 74
VACATED LEMLEY AVENUE 60' R/W (17754 SF)

VACATED LOUETTA AVENUE 60' R/W
298.61'
(9153 SF)



BEARINGS ARE BASED ON SURVEY U-115 ON FILE AT THE RICHLAND COUNTY TAX MAP OFFICE AND ARE INTENDED TO BE USED FOR ANGULAR DETERMINATION ONLY

Chad F. Craig
SURVEY BY: CHAD F. CRAIG/P.E. #8195
for SEILER & CRAIG SURVEYING INC.
270 PARK AVENUE WEST
MANSFIELD, OHIO 44902
(419) 525-3644
EMAIL:SEILERANDCRAIG@SEILERANDCRAIG.COM

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 4-24-17
INITIAL DATE
JJ-123

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"

SURVEY PLAT FOR
POHR

LOT #36, #37, #57, #58, #78, #79, #80, #89, #90, #91 AND PART LOTS #35, #59 AND PART VACATED LEMLEY AND LOUETTA AVENUE, PLEASANT VILLA, WASHINGTON TOWNSHIP, RICHLAND COUNTY, OHIO

DATE: APRIL 17, 2017 SCALE: 1"=100'

HANK_POHR_2017

SEILER & CRAIG SURVEYING, INC.

*Chad F. Craig, PS
270 Park Avenue West
Mansfield, Ohio 44902
Phone: 419-525-3644*

Email: seilerandcraig@seilerandcraig.com

SURVEY DESCRIPTION

PART LOT #35, PART LOT #59, LOT #36-37,
LOT#57-58, LOT #78-80, LOT #89-91
PART VACATED LEMLEY AVENUE AND
PART VACATED LOUETTA AVENUE, PLEASANT VILLA
WASHINGTON TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Washington, County of Richland, State of Ohio and being known as Part Lot #35, Part Lot #59, Lot #36, Lot #37, Lot #57, Lot #58, Lot #78, Lot #79, Lot #80, Lot #89, Lot #90, Lot #91 of the consecutively numbered lots in Pleasant Villa, Part of Vacated Lemley Avenue and Part of Vacated Louetta Avenue and being more particularly described as follows:

Beginning for the same at an iron pin found and accepted as marking the southwest corner of Lot #36 in Pleasant Villa; Thence, North 00 degrees 00 minutes 00 seconds East with the west line of Lot #36 and the northerly prolongation thereof, 151.72 feet to an iron pin found on the west line of Lot #35;

Thence, North 90 degrees 00 minutes 00 seconds East 359.75 feet to an iron pin set in the centerline of Part of Vacated Lemley Avenue (60' RW)

Thence, North 00 degrees 00 minutes 00 seconds East with said centerline, 55.00 feet to an iron pin set;

Thence, North 90 degrees 00 minutes 00 seconds East 389.57 feet to an iron pin found in the centerline of Part of Vacated Louetta Avenue (60' RW);

Thence, South 00 degrees 00 minutes 00 seconds East with said centerline, 298.61 feet to an iron pin found on the south terminus of said centerline;

Thence, South 87 degrees 18 minutes 19 seconds West 390.00 feet to an iron pin set on the south terminus of the centerline of Part of Vacated Lemley Avenue;

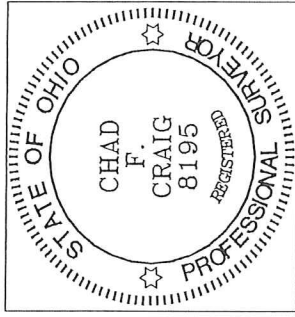
North 90 degrees 00 minutes 00 seconds West 329.75 feet to an iron pin found on the south line of Lot #37 in Pleasant Villa;

Thence, with said south line, with a curve to the right, having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 30.00 feet, an arc length of 47.12 feet, on a chord bearing of North 45 degrees 00 minutes 00 seconds West and a chord length of 42.43 feet to an iron pin found on the west line of said lot;

Thence, North 00 degrees 00 minutes 00 seconds East with said west line, 80.23 feet to the place of beginning, containing a total of 213,945 square feet (4.91 acres) of which 9061 square feet are located within Part Lot #35, 9075 square feet are located within Part Lot #59, 15,935 square feet are located within Lot #36, 17,967 square feet are located within Lot #37, 17,995 square feet are located within Lot #57, 15,958 square feet are located within Lot #58, 18,150 square feet are located within Lot #78, 15,959 square feet are located within Lot #79, 17,099 square feet are located within Lot #80, 15,820 square feet are located within Lot #89, 15,917 square feet are located within Lot #90, 18,102 square feet are located within Lot #91, 17,754 square feet are located within Part Vacated Lemley Avenue and 9153 square feet are located within Part Vacated Louetta Avenue according to survey by Chad F. Craig P.S. 8195 on April 17, 2017 but subject to all legal highways and easements of record.

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

Bearings are based on Survey U-115 on file at the Richland County Tax Map Office and are intended to be used for angular determination only.



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 4-24-17
INITIAL DATE
JJ-123

A handwritten signature in black ink, appearing to read "Chad F. Craig".

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