



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

INITIAL DATE  
*cc* *2-13-20*  
*mm-36*

NORTH



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

PARK AVENUE EAST  
STATE ROUTE 430

N 00°47'42" E 290.38' REF=40.97'  
R. & L. BENDER  
O.R.V. 409, PAGE 936  
N 47°16'27" E 140.36' REF=41.16'  
S 01°04'14" W 383.65'

**0.78**  
**ACRE**

T. L. JONES  
DEED VOLUME 891, PAGE 57

100.00' P.O.B.  
S 88°51'02" W

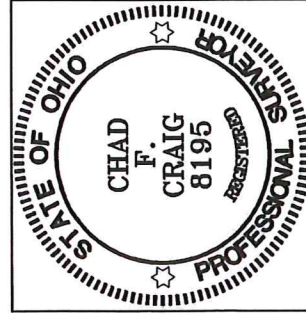
N 01°55'16" E 306.52'

1106 PAE LLC  
O.R.V. 2412, PAGE 589

E. K. ESTEP  
O.R.V. 1057, PAGE 425

THE EAST LINE OF  
THE SE QTR. SEC. 23  
STEWART ROAD (T.R. 267)

- 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"



*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

N 89°41'18" W 250.86'  
REF=29.92'

E. K. ESTEP  
O.R.V. 1252, PAGE 593

N 01°03'30" E 934.81'

THE SE CORNER OF  
THE SE QTR. SEC. 23  
S 89°56'05" E 30.23'

SURVEY PLAT FOR  
PROPERTY TRANSFER

PART SE QTR. SEC. 23, T-21, R-18  
MADISON TOWNSHIP  
RICHLAND COUNTY, OHIO

DATE: FEBRUARY 7, 2020 SCALE: 1"=100'

PAE\_1088

## SURVEY DESCRIPTION

### PART OF THE SE QUARTER OF SECTION 23 MADISON TOWNSHIP RICHLAND COUNTY, OHIO

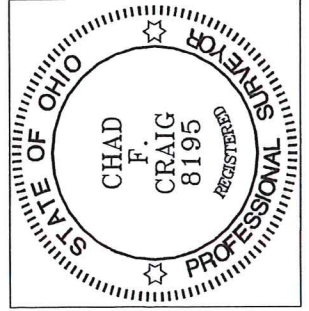
Situated in the Township of Madison, County of Richland, State of Ohio and being a part of the Southeast Quarter of Section 23, of Township 21 North, Range 18 West, and being more particularly described as follows:

Commencing at the southeast corner of the southeast quarter of Section 23, said point being a point in Stewart Road (T.R. 267) and referenced by an iron pin found on a bearing of South 89 degrees 56 minutes 05 seconds East and at a distance of 30.23 feet; Thence, North 01 degree 03 minutes 30 seconds East with the east line of said quarter section, 934.81 feet to a point, said point being the northeast corner of a parcel currently owned by E.K. Estep (O.R.V. 1252, Page 593) and referenced by an iron pin found on a bearing of North 89 degrees 41 minutes 18 seconds West and at a distance of 29.92 feet; Thence, North 89 degrees 41 minutes 18 seconds West, with the north line of said Estep parcel, passing through said reference pin, a total distance of 250.86 feet to an iron pin found on the northwest corner thereof, the same being a point on the east line of a parcel currently owned by E.K. Estep (O.R.V. 1057, Page 425) and the southwest corner of a parcel currently owned by 1106 PAE LLC (O.R.V. 2412, Page 589); Thence, North 01 degree 55 minutes 16 seconds East with the east line of said Estep parcel and the west line of said 1106 PAE LLC parcel, 306.52 feet to an iron pin found and accepted as marking the northeast corner of said Estep parcel, the place of beginning of the parcel herein described;

Thence the following four (4) courses and distances:

1. South 88 degrees 51 minutes 02 seconds West with the north line of said Estep parcel, 100.00 feet to an iron pin found and accepted as marking the southeast corner of a parcel currently owned by T.L. Jones (D.V. 891, Page 57)
2. North 00 degrees 47 minutes 47 seconds East with the east line of said Jones parcel, passing through an iron pin found for reference at 249.41 feet, a total distance of 290.38 feet to a point in the centerline of Park Avenue East (State Route 430)
3. North 47 degrees 16 minutes 27 seconds East with said centerline, 140.36 feet to a point, said point being the northwest corner of said 1106 PAE LLC parcel and referenced by an iron pin found on a bearing of South 01 degree 04 minutes 14 seconds West and at a distance of 41.16 feet
4. South 01 degree 04 minutes 14 seconds West with the west line of said 1106 PAE LLC parcel, passing through said reference pin, a total distance of 383.65 feet to the place of beginning, containing 0.78 acres according to survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on February 7, 2020, but subject to all easements, right of ways and highways of record.

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.



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for Seiler & Craig Surveying, Inc.