

THE WEST LINE OF
THE SW QTR. SEC. 31

S 54°13'10" E
355.00'
L1
PENNSYLVANIA LINES, LLC
O.R.V. 801, PAGE 593

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

SOUTHERN R/W LINE

N 00°45'18" W 1254.34'

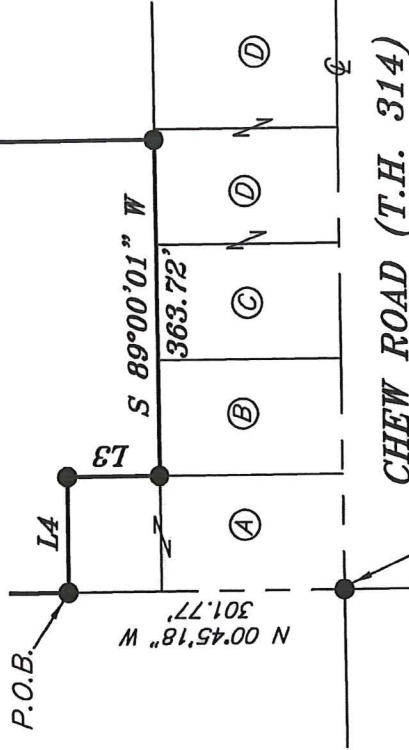
13.02 ACRES

S 00°45'51" E 1023.03'

LINE	BEARING	DISTANCE
L1	N 35°46'41" E	25.00'
L2	S 54°13'10" E	234.40'
L3	N 00°45'46" W	100.42'
L4	S 89°31'50" W	124.90'

E. P. HAUS &
M. M. DENNISON
O.R.V. 2706, PAGE 573

N. BOYD
O.R.V. 1689, PAGE 338

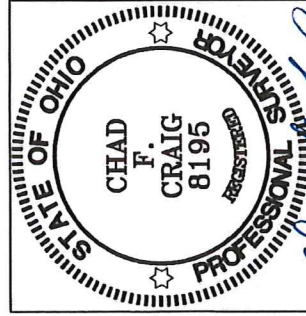


- (A) G. N. ROBERTS TRUSTEE
O.R.V. 2296, PAGE 11
- (B) H. G. CHRISTIAN
O.R.V. 2419, PAGE 223
- (C) A. & S. HOFFMAN
O.R.V. 2086, PAGE 131
- (D) A. & S. HOFFMAN
O.R.V. 115, PAGE 860

THE SW CORNER OF
THE SW QTR. SEC. 31

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

26 2-18-20
INITIAL DATE
MM-37



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

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
PROPERTY TRANSFER

PART SW QTR. SEC. 31, T-23, R-17
MIFFLIN TOWNSHIP
RICHLAND COUNTY, OHIO

DATE: FEBRUARY 6, 2020 SCALE: 1"=200'
CHEW_RD_1731

SURVEY DESCRIPTION

PART OF THE SW QUARTER OF SECTION 31 MIFFLIN TOWNSHIP RICHLAND COUNTY, OHIO

Situated in the Township of Mifflin, County of Richland, State of Ohio and being a part of the Southwest Quarter of Section 31, of Township 23 North, Range 17 West, and being more particularly described as follows:

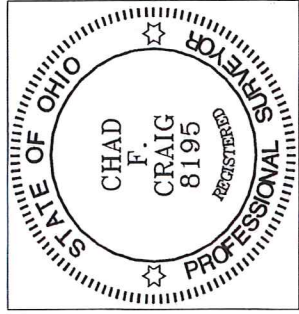
Commencing at an iron pin found and accepted as marking the southwest corner of the southwest quarter of Section 31, said pin also being in the centerline of Chew Road (T.H. 314); Thence, North 00 degrees 45 minutes 18 seconds West with the west line of said quarter section, 301.77 feet to an iron pin found and accepted as marking the northwest corner of a parcel currently owned by G.N. Roberts Trustee (O.R.V. 2296, Page 11) and being the place of beginning of the parcel herein described;

Thence, the following eight (8) courses and distances:

1. Continuing North 00 degrees 45 minutes 18 seconds West with said west line, 1254.34 feet to an iron pin found on the southerly right of way of a parcel currently owned by Pennsylvania Lines, LLC (O.R.V. 801, Page 593)
2. South 54 degrees 13 minutes 10 seconds East with said right of way, 355.00 feet to an iron pin found
3. North 35 degrees 46 minutes 41 seconds East with said right of way, 25.00 feet to an iron pin found
4. South 54 degrees 13 minutes 10 seconds East with said right of way, 234.40 feet to an iron pin found and accepted as marking the northwest corner of a parcel currently owned by E.P. Haus and M.M. Dennison (O.R.V. 2706, Page 573)
5. South 00 degrees 45 minutes 51 seconds East with the west line of said Haus and Dennison parcel, 1023.03 feet to an iron pin found on the north line of a parcel currently owned by A. and S. Hoffman (O.R.V. 115, Page 860)
6. South 89 degrees 00 minutes 01 second West with said north line and the westerly prolongation thereof, 363.72 feet to an iron pin found on the east line of said Roberts parcel
7. North 00 degrees 45 minutes 46 seconds West with said east line, 100.42 feet to an iron pin found on the northeast corner thereof
8. South 89 degrees 31 minutes 50 seconds West with the north line of said Roberts parcel, 124.90 feet to the place of beginning, containing 13.02 acres according to survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on February 6, 2020, but subject to all easements, right of ways and highways of record.

The grantees, his heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site under applicable zoning and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.

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.



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

INITIAL xc DATE 2-18-20
mm-yy

A handwritten signature in blue ink that reads "Chad F. Craig".

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