

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAK 5-13-20
INITIAL DATE

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
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MM-125

**BOWEN ROAD
(C.H. 288)**

**PARCEL "A"
77.71 ACRES**

**PARCEL "B"
6.77 ACRES**

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

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 89°45'52" W | 81.18' |
| L2 | N 03°28'37" E | 229.54' |
| L3 | N 79°18'33" W | 626.62' |
| L4 | S 83°24'49" W | 104.09' |
| L5 | S 56°49'13" W | 89.72' |
| L6 | N 80°21'10" W | 214.96' |



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

REFERENCES:
SURVEY HH-65
SURVEY GG-125
SURVEY B-504
SURVEY BY DOUGLAS C. SEILER
DATED 2/25/86
SURVEY BY JUSTIN A. SEILER
DATED 6/20/1974

JAMES O. ROGERS
O.R.V. 2722, PAGE 743

S. & L. SAUDER
O.R.V. 446, PAGE 688

- 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"

REVISED 4/22/2020
REVISED 4/2/2020

**SURVEY PLAT FOR
PROPERTY TRANSFER**

PART NW QTR. SEC. 9, T-23, R-17
MIFFLIN TOWNSHIP
RICHLAND COUNTY, OHIO

DATE: MARCH 31, 2020 SCALE: 1"=400'

BOWEN_RD

Karen Blue MIFFLIN ZONING

**SURVEY DESCRIPTION
PARCEL "A"**

PART OF THE NW QUARTER OF SECTION 9
MIFFLIN TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Mifflin, County of Richland, State of Ohio and being a part of the Northwest Quarter of Section 9, of Township 23 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 northwest corner of the northwest quarter of Section 9, the same being a point in the centerline of Bowen Road (C.H. 288); Thence, South 89 degrees 31 minutes 37 seconds East with the north line of the northwest quarter of Section 9, a distance of 2669.47 feet to an iron pin found and accepted as marking the northeast corner of said quarter section;

Thence, South 01 degree 36 minutes 15 seconds East with the east line of said quarter section, 1365.10 feet to a point referenced by an iron pin found on a bearing of North 89 degrees 56 minutes 10 seconds West and at a distance of 300.00 feet;

Thence, North 89 degrees 56 minutes 10 seconds West, passing through said reference pin, a total distance of 1620.80 feet to an iron pin found and accepted as marking the northeast corner of a parcel currently owned by S. and L. Sauder (O.R.V. 446, Page 688);

Thence, North 89 degrees 45 minutes 52 seconds West with the north line of said Sauder parcel, 81.18 feet to an iron pin set;

Thence, North 03 degrees 28 minutes 37 seconds East 229.54 feet to an iron pin set;

Thence, North 79 degrees 18 minutes 33 seconds West 626.62 feet to an iron pin set;

Thence, South 83 degrees 24 minutes 49 seconds West 104.09 feet to an iron pin set;

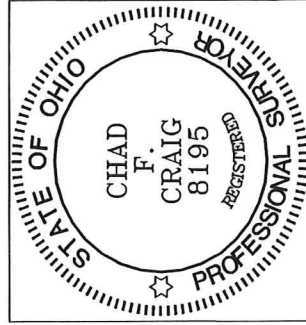
Thence, South 56 degrees 49 minutes 13 seconds West 89.72 feet to an iron pin set;

Thence, North 80 degrees 21 minutes 10 seconds West, passing through an iron pin set for reference at 189.96 feet, a total distance of 214.96 feet to a point on the west line of said quarter section and in the centerline of Bowen Road;

Thence, North 00 degrees 43 minutes 15 seconds West with said west line and said centerline, 1064.20 feet to the place of beginning, containing 77.71 acres according to survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on March 31, 2020, 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.



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

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

**SURVEY DESCRIPTION
PARCEL "B"**

PART OF THE NW QUARTER OF SECTION 9
MIFFLIN TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Mifflin, County of Richland, State of Ohio and being a part of the Northwest Quarter of Section 9, 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 northwest corner of the northwest quarter of Section 9, the same being a point in the centerline of Bowen Road (C.H. 288); Thence, South 00 degrees 43 minutes 15 seconds East with the west line of the northwest quarter of Section 9 and said centerline, 1064.20 feet to a point referenced by an iron pin set on a bearing of South 80 degrees 21 minutes 10 seconds East and at a distance of 25.00 feet, said point being the place of beginning of the parcel herein described;

Thence, South 80 degrees 21 minutes 10 seconds East, passing through said reference pin, a total distance of 214.96 feet to an iron pin set;

Thence, North 56 degrees 49 minutes 13 seconds East 89.72 feet to an iron pin set;

Thence, North 83 degrees 24 minutes 49 seconds East 104.09 feet to an iron pin set;

Thence, South 79 degrees 18 minutes 33 seconds East 626.62 feet to an iron pin set;

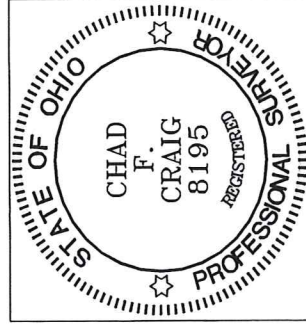
Thence, South 03 degrees 28 minutes 37 seconds West 229.54 feet to an iron pin set on the north line of a parcel currently owned by S. and L. Sauder (O.R.V. 446, Page 688);

Thence, North 89 degrees 45 minutes 52 seconds West with the north line of said Sauder parcel, passing through an iron pin found for reference at 954.62 feet, a total distance of 988.26 feet to a point on the west line of said quarter section and said centerline;

Thence, North 00 degrees 43 minutes 15 seconds West with said west line and said centerline, 316.30 feet to the place of beginning, containing 6.77 acres according to survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on March 31, 2020, but subject to all easements, right of ways and highways of record.

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

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