

BANGORVILLE EAST ROAD (C.H. 405)

C.D. & J.A. LEEDY
(O.R.V. 572, PG. 29)

S 00°38'35" E
984.00'

N 89°02'49" E 1510.00'

P.O.B.
PARCEL "A"

PARCEL "A"
21.59 ACRES

C.A. EYSTER
(O.R.V. 684, PG. 864)

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

REF= N 82°07'09" W
31.07'

VERNON ROAD (ST. RT. 13)

N 20°07'07" E
608.75'

REF=40.00'

S 89°52'41" W 1725.84' THE EAST LINE OF THE NE QTR. SEC. 32

N 89°52'41" E 1725.84'

P.O.B.
PARCEL "B"

N 22°02'15" E
175.17'

PARCEL "B"
18.29 ACRES

N 22°03'48" E
225.89'

S 89°17'49" W
500.00'

WHITAKER'S LAND HOLDINGS, LLC.
(O.R.V. 2822, PG. 105)

REF=30.18'

S 89°17'49" W 1430.43'

593.09'

S 00°38'35" E

483.97'

(315.00')

A. & S. DUDGEON
(O.R.V. 1276, PAGE 461)

THE SE CORNER OF THE NE QTR. SEC. 32



Chad F. Craig

SURVEY BY: CHAD F. CRAIG P.S. #8195
for SEILER & CRAIG SURVEYING INC.
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MANSFIELD, OHIO 44902
(419) 525-3644
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NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAK 10-7-20
INITIAL DATE

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

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MM-317

LEGEND

- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- STONE FOUND
- △ RAILROAD SPIKE SET
- ▲ RAILROAD SPIKE FOUND
- ⊗ 5/8" IRON PIN SET WITH CAP STAMPED "CRAIG 8195"

SURVEY PLAT FOR	
PROPERTY TRANSFER	
PART NE QUARTER SECTION 32, T-19, R-18 JEFFERSON TOWNSHIP, RICHLAND COUNTY, OHIO	
DATE: SEPTEMBER 24, 2020	SCALE: 1"=300'
ST_RT_13_STRATER	

**SURVEY DESCRIPTION
PARCEL "A"**

PART OF THE NE QUARTER OF SECTION 32
JEFFERSON TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Jefferson, County of Richland, State of Ohio and being a part of the Northeast Quarter of Section 32, of Township 19 North, Range 18 West, and being more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the point of intersection of the east line of the northeast quarter of Section 32 and the centerline of Bangorville East Road (C.H. 405); Thence, South 00 degrees 38 minutes 35 seconds East with said east line, 984.00 feet to an iron pin set marking the southeast corner of a parcel currently owned by C.D. & J.A. Leedy (O.R.V. 572, P. 29), the place of beginning of the parcel herein described;

Thence, continuing South 00 degrees 38 minutes 35 seconds East with said east line, 593.09 feet to an iron pin set;

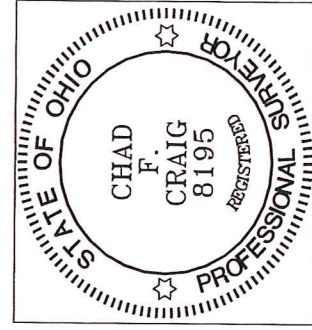
Thence, South 89 degrees 52 minutes 41 seconds West, passing through an iron pin set for reference at 1685.36 feet, a total distance of 1725.84 feet to a point in the centerline of Mansfield-Mt. Vernon Road (State Route 13);

Thence, North 20 degrees 07 minutes 07 seconds East with said centerline, 608.75 feet to a point, said point being the southwest corner of said Leedy parcel and referenced by an iron pin set on a bearing of North 89 degrees 02 minutes 49 seconds East and at a distance of 40.00 feet;

Thence, North 89 degrees 02 minutes 49 seconds East, with the south line of said Leedy parcel, passing through said reference pin, a total distance of 1510.00 feet to the place of beginning, containing 21.59 acres according to survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on September 24, 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.



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAK 10-7-20

INITIAL DATE

MM-317

Chad F. Craig P.S.#8195

for Seiler & Craig Surveying, Inc.

SURVEY DESCRIPTION
PARCEL "B"
PART OF THE NE QUARTER OF SECTION 32
JEFFERSON TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Jefferson, County of Richland, State of Ohio and being a part of the Northeast Quarter of Section 32, of Township 19 North, Range 18 West, and being more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the point of intersection of the east line of the northeast quarter of Section 32 and the centerline of Bangorville East Road (C.H. 405); Thence, South 00 degrees 38 minutes 38 seconds East with said east line, passing through an iron pin set at 984.00 feet, a total distance of 1577.09 feet to an iron pin set, the place of beginning of the parcel herein described;

Thence, continuing South 00 degrees 38 minutes 35 seconds East with said east line, 483.97 feet to an iron pin found and accepted as marking the northeast corner of a parcel currently owned by A. and S. Dudgeon (O.R.V. 1276, Page 461);

Thence, South 89 degrees 17 minutes 49 seconds West with the north line of said Dudgeon parcel, 1430.43 feet to an iron pin found and accepted as marking the southeast corner of a parcel currently owned by Whitaker's Land Holdings LLC. (O.R.V. 2822, Page 105);

Thence, North 22 degrees 03 minutes 48 seconds East with the east line of said Whitaker parcel, 225.89 feet to an iron pin set on the northeast corner thereof;

Thence, South 89 degrees 17 minutes 49 seconds West with the north line of said Whitaker parcel, passing through an iron pin found for reference at 466.82 feet, a total distance of 500.00 feet to a point in the centerline of Mansfield-Mt. Vernon Road (State Route 13);

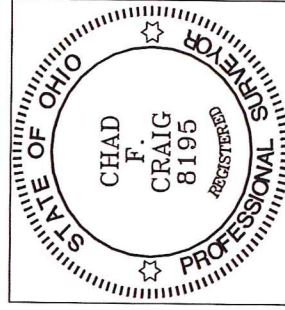
Thence, North 22 degrees 02 minutes 15 seconds East with said centerline, 175.17 feet to a point referenced by an iron pin found on a bearing of North 82 degrees 07 minutes 09 seconds West and at a distance of 31.07 feet;

Thence, North 20 degrees 07 minutes 07 seconds East with said centerline 140.84 feet to a point, referenced by an iron pin set on a bearing of North 89 degrees 52 minutes 41 seconds East and at a distance of 40.48 feet;

Thence, North 89 degrees 52 minutes 41 seconds East, passing through said reference pin, a total distance of 1725.84 feet to the place of beginning, containing 18.29 acres according to survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on September 24, 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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NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

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INITIAL DATE
MM-317

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

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