

0' 100' 200' 300'



SCALE: 1" = 100'

NORTH



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

EAK 11-24-20  
INITIAL DATE  
MM-373

B.E. & M.L. HOUGHTBY  
O.R.V. 2776, PAGE 606

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



THRUSH ROAD (T.H. 174)

N 02°31'19" E 489.00'

THE WEST LINE OF  
THE SE QTR. SEC. 2

REF=30.00'

REF=30.00'

P.O.B.  
PARCEL "A"

THE SW CORNER OF  
THE SE QTR. SEC. 2

BEAM ROAD (C.H. 51)

N 88°53'46" E 596.62'

PARCEL "A"  
1.01 ACRES

S 88°53'46" W 597.46'

P.O.B.  
PARCEL "B"

N 88°53'46" E  
150.00'

PARCEL "B"  
1.01 ACRES

S 88°53'46" W  
150.00'

N 01°51'52" E 293.35'

S 01°51'52" W  
73.70'

S 01°51'52" W 293.35'

M. J. SUTTER  
O.R.V. 2808, PAGE 428

LEGEND

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

SURVEY PLAT FOR  
PROPERTY TRANSFER

PART SE QTR. SEC. 2, T-20, R-20  
SANDUSKY TOWNSHIP  
RICHLAND COUNTY, OHIO

DATE: NOVEMBER 20, 2020 SCALE: 1"=100'

THRUSH\_RD\_GORDON\_1.01AC

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

*Chad F. Craig*

**SURVEY DESCRIPTION  
PARCEL "A"**

PART OF THE SE QUARTER OF SECTION 2  
SANDUSKY TOWNSHIP  
RICHLAND COUNTY, OHIO

Situated in the Township of Sandusky, County of Richland, State of Ohio and being a part of the Southeast Quarter of Section 2, of Township 20 North, Range 20 West, and being more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the southwest corner of the southeast quarter of Section 2, the same being the intersection of the centerline of Beam Road (C.H. 51) and the centerline of Thrush Road (T.H. 174); Thence, North 02 degrees 31 minutes 19 seconds East with the west line of said quarter section and the centerline of Thrush Road, 489.00 feet to a point referenced by an iron pin set on a bearing of North 88 degrees 53 minutes 46 seconds East and at a distance of 30.00 feet, said point being the place of beginning of the parcel herein described;

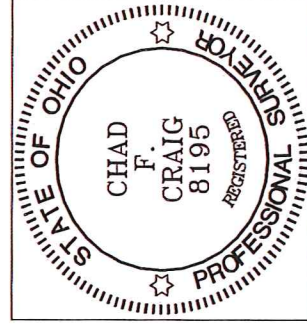
Thence, the following four (4) courses and distances:

1. Continuing North 02 degrees 31 minutes 19 seconds East with said west line and said centerline, 73.75 feet to a point referenced by an iron pin found on a bearing of North 88 degrees 53 minutes 46 seconds East and at a distance of 30.00 feet, said point being the southwest corner of a parcel currently owned by B.E. and M.L. Houghtby (O.R.V. 2776, Page 606)
2. North 88 degrees 53 minutes 46 seconds East, with the south line of said Houghtby parcel, passing through said reference pin, a total distance of 596.62 feet to an iron pin set
3. South 01 degree 51 minutes 52 seconds West 73.70 feet to an iron pin set
4. South 88 degrees 53 minutes 46 seconds West, passing through an iron pin set for reference at 567.46 feet, a total distance of 597.46 to the place of beginning, containing 1.01 acres according to survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on November 20, 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.

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

**SURVEY DESCRIPTION  
PARCEL "B"**

PART OF THE SE QUARTER OF SECTION 2  
SANDUSKY TOWNSHIP  
RICHLAND COUNTY, OHIO

Situated in the Township of Sandusky, County of Richland, State of Ohio and being a part of the Southeast Quarter of Section 2, of Township 20 North, Range 20 West, and being more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the southwest corner of the southeast quarter of Section 2, the same being the intersection of the centerline of Beam Road (C.H. 51) and the centerline of Thrush Road (T.H. 174); Thence, North 02 degrees 31 minutes 19 seconds East with the west line of said quarter section and the centerline of Thrush Road, 562.75 feet to a point referenced by an iron pin found on a bearing of North 88 degrees 53 minutes 46 seconds East and at a distance of 30.00 feet, said point being the southwest corner of a parcel currently owned by B.E. and M.L. Houghtby (O.R.V. 2776, Page 606); Thence, North 88 degrees 53 minutes 46 seconds East, with the south line of said Houghtby passing through said reference pin, a total distance of 596.62 feet to an iron pin set, the place of beginning of the parcel herein described;

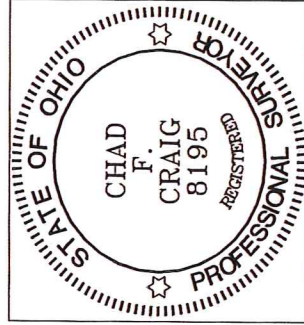
Thence, the following four (4) courses and distances:

1. North 01 degree 51 minutes 52 seconds East 293.35 feet to an iron pin set on the north line of said Houghtby parcel
2. North 88 degrees 53 minutes 46 seconds East with said north line, 150.00 feet to an iron pin found on the northeast corner thereof
3. South 01 degree 51 minutes 52 seconds West with the east line of said Houghtby parcel, 293.35 feet to an iron pin found on the southeast corner thereof
4. South 88 degrees 53 minutes 46 seconds West with said south line, 150.00 feet to the place of beginning, containing 1.01 acres according to survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on November 20, 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.

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

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

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