

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

SURVEY REFERENCES:
F-1-290
F-3-350
I-349
H-228
H-248
KK-96

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 4-25-22
INITIAL
00-114 DATE

J. & P. NISWANDER TRUSTEES
O.R.V. 1550, PAGE 274
(89.132 AC)

J. & M. NISWANDER
O.R.V. 2622, PAGE 604

A
V. L. GARCIA
O.R.V. 2885, PAGE 571

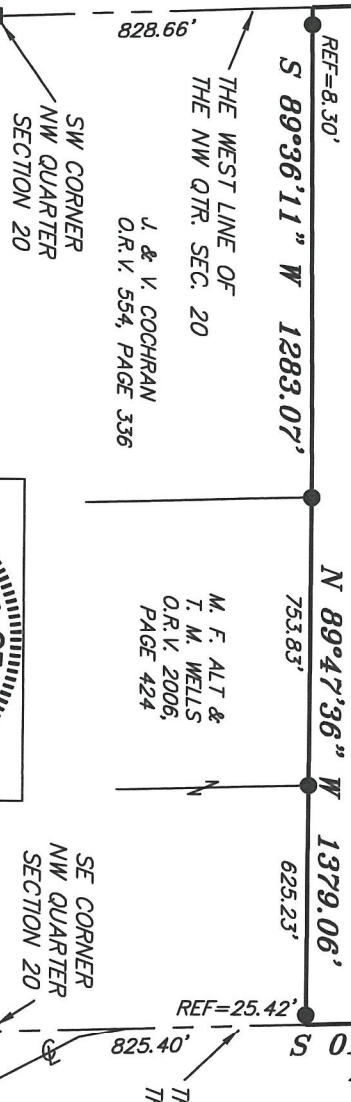
B
J. M. SMITH &
J. CLUFF
O.R.V. 2569, PAGE 473

C
R. & G. BANKS
O.R.V. 2782, PAGE 771

D
W. & K. SNYDER
O.R.V. 1624, PAGE 67

E
S. & T. SHADE
O.R.V. 2499, PAGE 32

94.815 ACRES TOTAL



TUCKER ROAD (T.H. 336)

REF	BEARING	DISTANCE
R1	N 62°24'13" W	4.41'

LINE	BEARING	DISTANCE
L1	S 02°00'15" E	334.28'
L2	N 89°26'28" E	227.97'
L3	S 01°52'16" E	187.00'
L4	N 89°23'49" E	256.76'
L5	S 01°39'46" E	32.40'
L6	S 87°54'16" W	604.21'
L7	S 01°30'05" E	450.00'
L8	N 89°30'22" E	310.94'
L9	S 02°21'31" E	299.28'
L10	S 89°23'50" W	318.52'
L11	N 78°58'00" W	563.93'
L12	N 00°26'02" E	643.35'
L13	S 89°54'18" W	189.03'
L14	S 15°22'40" W	534.78'
L15	S 22°16'37" E	146.76'

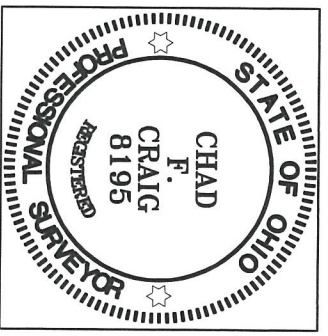
SURVEY PLAT FOR
NISWANDER

PART NW QTR. SEC. 20, T-22, R-17
MONROE TOWNSHIP
RICHLAND COUNTY, OHIO

DATE: APRIL 21, 2022 SCALE: 1"=500'
TUCKER_RD_2806_2022

Chad F. Craig

SURVEY BY: CHAD F. CRAIG P.S. #8195
for SELLER & CRAIG SURVEYING INC.
270 PARK AVENUE WEST
MANSFIELD, OHIO 44902
(419) 525-3644
EMAIL: SELLERANDCRAIG@SELLERANDCRAIG.COM



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

SURVEY DESCRIPTION

PART OF THE NW QUARTER OF SECTION 20 MONROE TOWNSHIP RICHLAND COUNTY, OHIO

Situated in the Township of Monroe, County of Richland, State of Ohio and being a part of the Northwest quarter of Section 20 of Township 22 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 said quarter, Thence, North 89 degrees 47 minutes 25 seconds East with the north line of said quarter 2187.04 feet to an iron pin set marking the northwest corner of a parcel currently owned by V.L. Garcia (ORV 2885, Page 571);

Thence, South 02 degrees 00 minutes 15 seconds East with the west line of said Garcia parcel 334.28 feet to an iron pin found;

Thence, North 89 degrees 26 minutes 28 seconds East with the south line of said parcel 227.97 feet to an iron pin found on the west line of a parcel currently owned by J.M. Smith & J. Cluff (ORV 2569, Page 473);

Thence, South 01 degree 52 minutes 16 seconds East with the west line of said Smith and Cluff parcel 187.00 feet to an iron pin found;

Thence, North 89 degrees 23 minutes 49 seconds East with the south line of said parcel and passing through an iron pin found at a distance of 233.52 feet, a total distance of 256.76 feet to a point on the east line of said quarter and in the centerline of Tucker Road (T.H. 336);

Thence, South 01 degree 39 minutes 46 seconds East with said east line and said centerline 32.40 feet to a point referenced by an iron pin found on a bearing of South 87 degrees 54 minutes 16 seconds West and at a distance of 24.32 feet, said point marking the northeast corner of a parcel currently owned by R. & G. Banks (ORV 2782, Page 771);

Thence, South 87 degrees 54 minutes 16 seconds West with the north line of said Banks parcel and passing through said iron pin found, a total distance of 604.21 feet to an iron pin found;

Thence, South 01 degree 30 minutes 05 seconds East with the west line of said parcel and the southerly prolongation thereof 450.00 feet to an iron pin set marking the southwest corner of a parcel currently owned by W. & K. Snyder (ORV 1624, Page 67);

Thence, North 89 degrees 30 minutes 22 seconds East with the south line of said Snyder parcel 310.94 feet to a wooden corner post found marking the northwest corner of a parcel currently owned by S. & T. Shade (ORV 2499, Page 32);

Thence, South 02 degrees 21 minutes 31 seconds East with the west line of said Shade parcel 299.28 feet to a point referenced by an iron pin found on a bearing of North 62 degrees 24 minutes 13 seconds West and at a distance of 4.41 feet, said point marking a point on the north line of a parcel currently owned by J. & M. Niswander (ORV 2622, page 604);

Thence, with a line common to said Niswander parcel the following Eight (8) courses and distances:

1. South 89 degrees 23 minutes 50 seconds West 318.52 feet to an iron pin found;
2. North 78 degrees 58 minutes 00 seconds West 563.93 feet to an iron pin found;
3. North 00 degrees 26 minutes 02 seconds East 643.35 feet to an iron pin found;
4. South 89 degrees 54 minutes 18 seconds West 189.03 feet to an iron pin found;
5. South 15 degrees 22 minutes 40 seconds West 534.78 feet to an iron pin found;
6. South 22 degrees 16 minutes 37 seconds East 146.76 feet to an iron pin found;
7. South 78 degrees 58 minutes 00 seconds East 833.78 feet to an iron pin found;

8. North 89 degrees 23 minutes 50 seconds East passing through an iron pin found at a distance of 586.75 feet, a total distance of 616.75 feet to a point on the east line of said quarter and in said centerline;

Thence, South 01 degree 39 minutes 46 seconds East with said east line and said centerline 488.43 feet to a point referenced by an iron pin found on a bearing of North 89 degrees 47 minutes 36 seconds West and at a distance of 25.42 feet, said point marking the northeast corner of a parcel currently owned by M.F. Alt & T.M. Wells (ORV 2006, Page 424);

Thence, North 89 degrees 47 minutes 36 seconds West with the north line of said Alt and Wells parcel and passing through said iron pin found and passing through an iron pin found at a distance of 625.23 feet, a total distance of 1379.06 feet to an iron pin found marking the northeast corner of a parcel currently owned by J. & V. Cochran (ORV 554, Page 336);

Thence, South 89 degrees 36 minutes 11 seconds West with the north line of said Cochran parcel and passing through an iron pin found at a distance of 1274.77 feet, a total distance of 1283.07 feet to a point on the west line of said quarter;

Thence, North 02 degrees 03 minutes 00 seconds West with said west line 1858.97 feet to the place of beginning, containing 94.815 acres, according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on April 21, 2022, 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 SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK **4-25-22**
INITIAL DATE

00-114

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

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