

NORTH



MARION AVENUE ROAD
(C.H. 146)

N 86°11'51" E
80.29'

THE EAST LINE OF
THE NW QTR. SEC. 3

THE SOUTH LINE OF
THE NW QTR. SEC. 3

THE NORTH LINE OF
THE SW QTR. SEC. 3

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

THE SE CORNER OF
THE NW QTR. SEC. 3

THE NE CORNER OF
THE SW QTR. SEC. 3

G. S. CUMMINS TRUSTEE
O.R.V. 1373, PAGE 609

W. & S. WEIRICK
O.R.V. 133, PAGE 583

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK **8-1-22**

INITIAL DATE

00-249

CLEAR FORK REALTY CO.
DEED VOL. 602, PAGE 476

D. J. WHITT
O.R.V. 2050, PAGE 840

J. & E. TACKETT
O.R.V. 2031, PAGE 582

CLEAR FORK REALTY CO.
DEED VOL. 537, PAGE 587

CLEAR FORK REALTY CO.
DEED VOL. 602, PAGE 476

3.52 ACRES TOTAL

(2.50 AC)

0' 100' 200' 300'



SCALE: 1" = 100'

THE EAST LINE OF
THE SW QTR. SEC. 3

LEGEND

- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ⊠ CONCRETE MONUMENT FOUND
- ⊗ 5/8" IRON PIN SET WITH CAP STAMPED "CRAIG 8195"



Chad F. Craig

SURVEY BY: CHAD F. CRAIG P.S. #8195
for SEILER & CRAIG SURVEYING INC.
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(419) 525-3644
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SURVEY PLAT FOR	
CLEAR FORK REALTY CO.	
PART NW & SW QTR. SEC. 3, T-20, R-19 TROY TOWNSHIP RICHLAND COUNTY, OHIO	
DATE: JULY 20, 2022	SCALE: 1"=100'
MARION_AVE_RD_CUMMINS_B	

SURVEY DESCRIPTION

**PART OF THE SW AND NW QUARTERS OF SECTION 3
TROY TOWNSHIP
RICHLAND COUNTY, OHIO**

Situated in the Township of Troy, County of Richland, State of Ohio and being a part of the Southwest and Northwest quarters of Section 3 of Township 20 North, Range 19 West, and being more particularly described as follows:

Beginning for the same at an iron pipe found and accepted as marking the Northeast corner of the Southwest quarter of Section 3, Thence, South 00 degrees 35 minutes 33 seconds East with the east line of said quarter section, 284.63 feet to an iron pipe found;

Thence, South 01 degree 12 minutes 06 seconds East with the east line of said quarter section, 318.65 feet to an iron pipe found;

Thence, North 88 degrees 58 minutes 42 seconds West, 428.80 feet to an iron pin set;

Thence, North 01 degree 42 minutes 37 seconds West, 239.46 feet to an iron pin set on the southwest corner of a parcel currently owned by D.J. Whitt (O.R.V. 2050, P. 840);

Thence, North 87 degrees 14 minutes 01 second East with the south line of said Whitt parcel and the easterly prolongation thereof, 353.09 feet to an iron pin found on the southeast corner of a parcel currently owned J. & E. Tackett (O.R.V. 2031, P. 582);

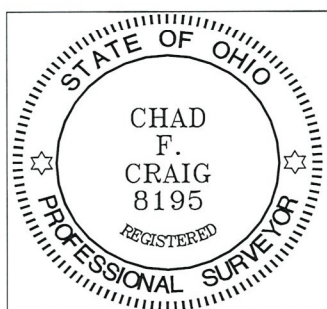
Thence, North 01 degree 01 minute 15 seconds West with the east line of said Tackett parcel, passing through an iron pipe found at a distance of 536.23 feet, a total distance of 561.91 feet to a point in the centerline of Marion Avenue Road (C.H. 146);

Thence, North 86 degrees 11 minutes 51 seconds East with said centerline, 80.29 feet to a point on the east line of the northwest quarter of Section 3 and being referenced by an iron pipe found on a bearing of South 00 degrees 52 minutes 23 seconds East and at a distance of 24.80 feet;

Thence, South 00 degrees 52 minutes 23 seconds East with the east line of said quarter section, passing through said iron pipe for a total distance of 228.01 feet to the place of beginning, containing a total of 3.52 acres, of which 0.41 acre is located in the northwest quarter of Section 3 and 3.11 acres are located in the southwest quarter of Section 3 according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on July 20, 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.




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

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