
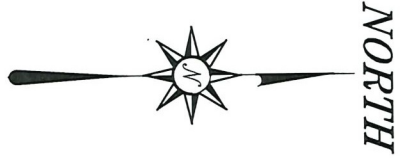
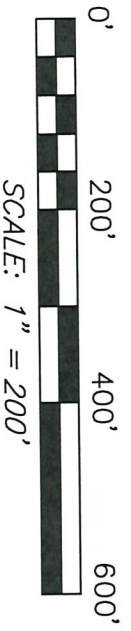
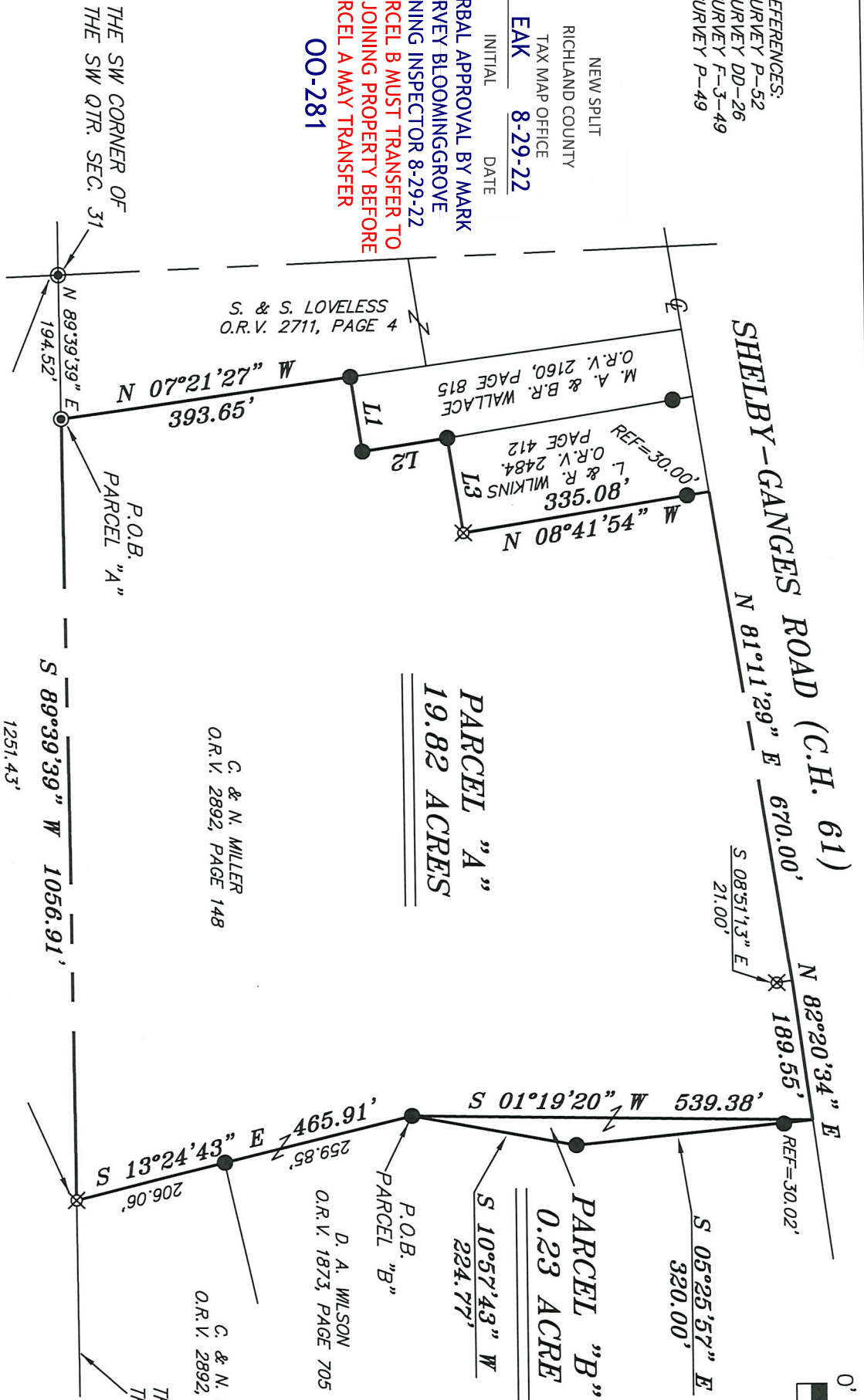
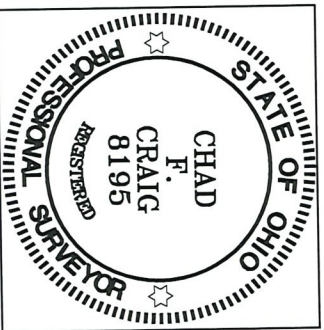


REFERENCES:  
 SURVEY P-52  
 SURVEY DD-26  
 SURVEY F-3-49  
 SURVEY P-49

NEW SPLIT  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK 8-29-22**

INITIAL DATE  
 VERBAL APPROVAL BY MARK HARVEY BLOOMINGGROVE ZONING INSPECTOR 8-29-22  
**PARCEL B MUST TRANSFER TO ADJOINING PROPERTY BEFORE PARCEL A MAY TRANSFER**  
**00-281**

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



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

THE SOUTH LINE OF THE SW QTR. SEC. 31

LINE	BEARING	DISTANCE
L1	N 81°39'40" E	101.70'
L2	N 08°17'37" W	115.76'
L3	N 81°11'29" E	130.00'

- 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"

SURVEY PLAT FOR  
 MILLER  
 PART SW QTR. SEC. 31, T-23, R-18  
 BLOOMINGGROVE TOWNSHIP  
 RICHLAND COUNTY, OHIO  
 DATE: AUGUST 16, 2022 SCALE: 1"=200'  
 SHELBY\_GANGES\_RD\_MILLER

**SURVEY DESCRIPTION**  
**PARCEL "A"**

PART OF THE SW QUARTER OF SECTION 31  
BLOOMINGGROVE TOWNSHIP  
RICHLAND COUNTY, OHIO

Situated in the Township of Bloominggrove, County of Richland, State of Ohio and being a part of the southwest quarter of Section 31 of Township 23 North, Range 18 West, and being more particularly described as follows:

Commencing at an iron pipe found and accepted as marking the southwest corner of the southwest quarter of Section 31; Thence, North 89 degrees 39 minutes 39 seconds East with the south line of said quarter section, 194.52 feet to an iron pipe found on the southeast corner of a parcel currently owned by S. and S. Loveless (O.R.V. 2711, Page 4), said iron pin being the place of beginning of the parcel herein described;

Thence, the following ten (10) courses and distances:

1. North 07 degrees 21 minutes 27 seconds West with the east line of said Loveless parcel, 393.65 feet to an iron pin found and accepted as marking the southwest corner of a parcel currently owned by M.A. and B.R. Wallace (O.R.V. 2160, Page 815)
2. North 81 degrees 39 minutes 40 seconds East with the south line of said Wallace parcel, 101.70 feet to an iron pin found on the southeast corner thereof
3. North 08 degrees 17 minutes 37 seconds West with the east line of said Wallace parcel, 115.76 feet to an iron pin found and accepted as marking the southwest corner of a parcel currently owned by L. and R. Wilkins (O.R.V. 2484, Page 412)
4. North 81 degrees 11 minutes 29 seconds East with the south line of said Wilkins parcel, 130.00 feet to an iron pin set on the southeast corner thereof
5. North 08 degrees 41 minutes 54 seconds West with the east line of said Wilkins parcel, passing through an iron pin found for reference at 305.08 feet, a total distance of 335.08 feet to a point in the centerline of Shelby-Ganges Road (C.H. 61)
6. North 81 degrees 11 minutes 29 seconds East with said centerline, 670.00 feet to a point referenced by an iron pin set on a bearing of South 08 degrees 51 minutes 13 seconds East and at a distance of 21.00 feet
7. North 82 degrees 20 minutes 34 seconds East with said centerline, 189.55 feet to a point referenced by an iron pin found on a bearing of South 05 degrees 25 minutes 57 seconds East and at a distance of 30.02 feet
8. South 01 degree 19 minutes 20 seconds West 539.38 feet to an iron pin found on the west line of a parcel currently owned by D.A. Wilson (O.R.V. 1873, Page 705)

9. South 13 degrees 24 minutes 43 seconds East with the west line of said Wilson parcel and the southerly prolongation thereof, passing through an iron pin found for reference at 259.85 feet, a total of 465.91 feet to an iron pin set on the south line of said quarter section
10. South 89 degrees 39 minutes 39 minutes West with said south line, 1056.91 feet to the place of beginning, containing 19.82 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on August 16, 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.

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK      8-29-22  
INITIAL      DATE

**PARCEL B MUST TRANSFER  
BEFORE THIS PARCEL**

**00-281**

**SURVEY DESCRIPTION  
PARCEL "B"**

PART OF THE SW QUARTER OF SECTION 31  
BLOOMINGGROVE TOWNSHIP  
RICHLAND COUNTY, OHIO

Situated in the Township of Bloominggrove, County of Richland, State of Ohio and being a part of the southwest quarter of Section 31 of Township 23 North, Range 18 West, and being more particularly described as follows:

Commencing at an iron pipe found and accepted as marking the southwest corner of the southwest quarter of Section 31: Thence, North 89 degrees 39 minutes 39 seconds East with the south line of said quarter section, passing through an iron pipe found at 194.52 feet, a total distance of 1,251.43 feet to an iron pin set; Thence, North 13 degrees 24 minutes 43 seconds West, passing through an iron pin found for reference at 206.06 feet, a total distance of 465.91 feet to an iron pin found on the west line of a parcel currently owned by D.A. Wilson (O.R.V. 1873, Page 705), said iron pin being the place of beginning of the parcel herein described;

Thence, North 01 degree 19 minutes 20 seconds East 539.38 feet to a point in the centerline of Shelby-Ganges Road (C.H. 61) and referenced by an iron pin found on a bearing of South 05 degrees 25 minutes 57 seconds East and at a distance of 30.02 feet, said point being the northwest corner of said Wilson parcel;

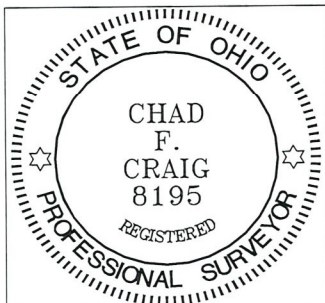
South 05 degrees 25 minutes 57 seconds East, with the west line of said Wilson parcel, passing through said reference pin, 320.00 feet to an iron pin found and accepted as marking an interior corner of said Wilson parcel;

Thence, South 10 degrees 57 minutes 43 seconds West with said Wilson parcel, 224.77 feet to the place of beginning, containing 0.23 acre according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on August 16, 2022, 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  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK      8-29-22  
INITIAL      DATE  
00-281

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