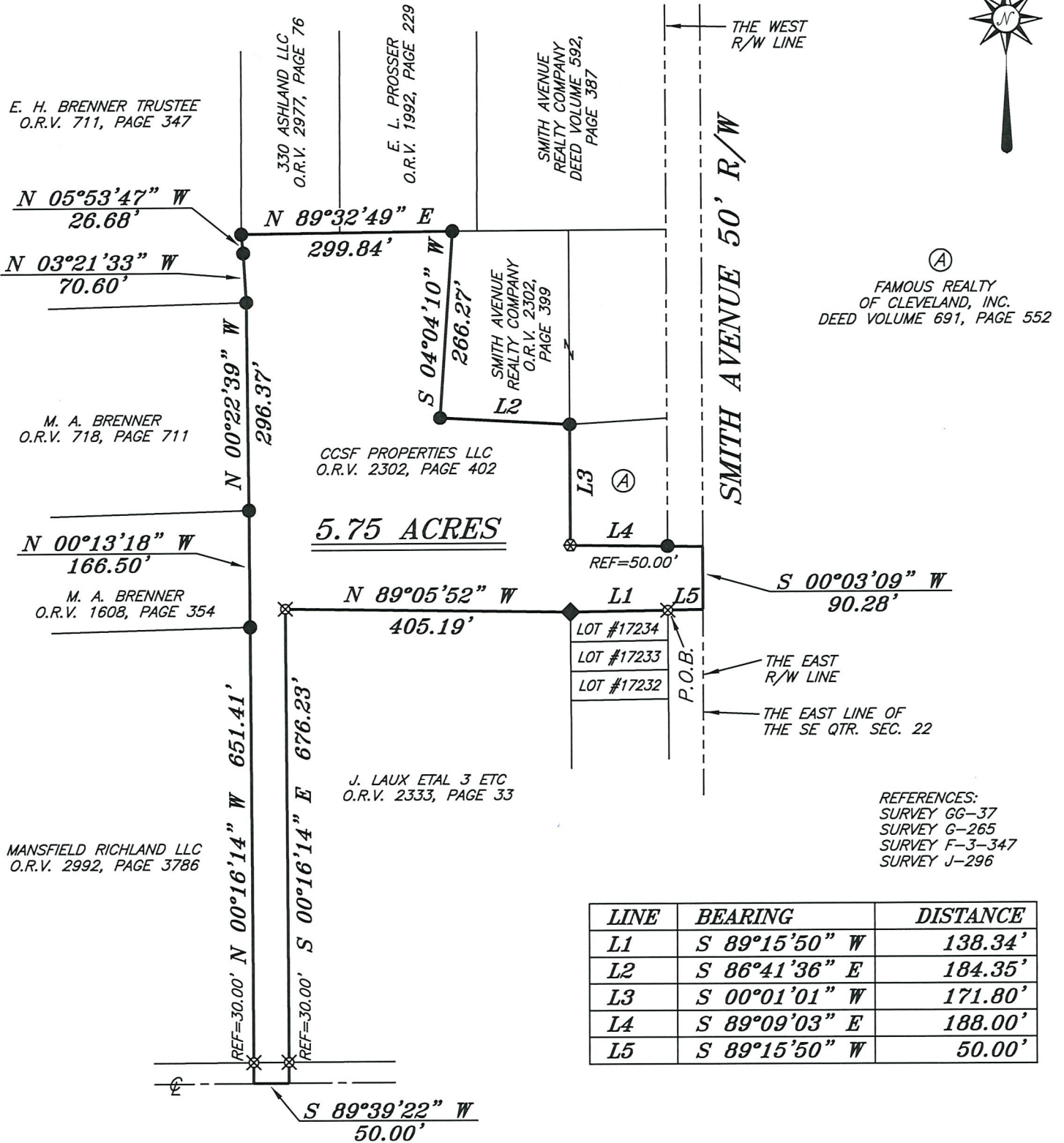


BASIS OF BEARING IS STATE PLANE  
GRID NORTH NAD 83 (2011), GEOID  
18A, OHIO NORTH ZONE.

NORTH



REFERENCES:  
SURVEY GG-37  
SURVEY G-265  
SURVEY F-3-347  
SURVEY J-296

**PARK AVENUE EAST (STATE ROUTE 430)**

**LEGEND**

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



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK** **9-9-22**  
INITIAL DATE  
**00-293**

SURVEY PLAT FOR	
PROPERTY TRANSFER	
PART SE QTR. SEC. 22, T-21, R-18 CITY OF MANSFIELD (FORMERLY MADISON TOWNSHIP), RICHLAND COUNTY, OHIO	
DATE: AUGUST 23, 2022	SCALE: 1"=200'
SMITH_AVENUE_REALTY_CORPAD	

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

PART OF THE SE QUARTER OF SECTION 22  
CITY OF MANSFIELD  
(FORMERLY MADISON TOWNSHIP)  
RICHLAND COUNTY, OHIO

Situated in the City of Mansfield (formerly Township of Madison), County of Richland, State of Ohio and being a part of the Southeast quarter of Section 22 of Township 21 North, Range 18 West, and being more particularly described as follows:

Beginning for the same at an iron pin set on the northeast corner of Lot 17234 in the City of Mansfield; Thence, South 89 degrees 15 minutes 50 seconds West with the north line of Lot #17234, a distance of 138.34 feet to an iron bar found on the northwest corner thereof, the same being the northeast corner of a parcel currently owned by J. Laux et al 3 etc (O.R.V. 2333, Page 33);

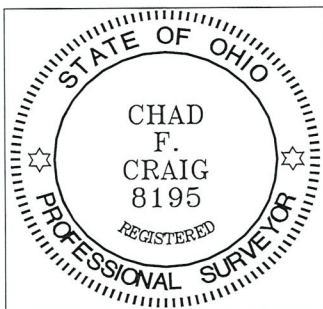
Thence, the following fifteen (15) courses and distances:

1. North 89 degrees 05 minutes 52 seconds West with the north line of said J. Laux parcel, 405.19 feet to an iron pin set on the northwest corner thereof
2. South 00 degrees 16 minutes 14 seconds East with the west line of said J. Laux parcel, passing through an iron pin set for reference at 646.23 feet, a total distance of 676.23 feet to a point in the centerline of Park Avenue East (State Route 430)
3. South 89 degrees 39 minutes 22 seconds West with said centerline, 50.00 feet to a point referenced by an iron pin set on a bearing of North 00 degrees 16 minutes 14 seconds West and at a distance of 30.00 feet, said point being the southeast corner of a parcel currently owned by Mansfield Richland LLC (O.R.V. 2992, Page 3786)
4. North 00 degrees 16 minutes 14 seconds West, with the east line of said Mansfield Richland parcel, passing through said reference pin, 651.41 feet to an iron pin found and accepted as marking the southeast corner of a parcel currently owned by M.A. Brenner (O.R.V. 1608, Page 354)
5. North 00 degrees 13 minutes 18 seconds West with the east line of said Brenner parcel, 166.50 feet to an iron pin found and accepted as marking the southeast corner of a parcel currently owned by M.A. Brenner (O.R.V. 718, Page 711)
6. North 00 degrees 22 minutes 39 seconds West with the east line of said Brenner parcel, 296.37 feet to an iron pin found and accepted as marking the southeast corner of a parcel currently owned by E.H. Brenner, Trustee (O.R.V. 711, Page 347)
7. North 03 degrees 21 minutes 33 seconds West with the east line of said Brenner parcel, 70.60 feet to an iron pin found
8. North 05 degrees 53 minutes 47 seconds West with said east line, 26.68 feet to an iron pin found and accepted as marking southwest corner of a parcel currently owned by 330 Ashland LLC (O.R.V. 2977, Page 76)
9. North 89 degrees 32 minutes 49 seconds East with the south line of the 330 Ashland LLC parcel and the easterly prolongation thereof, 299.84 feet to an iron pin found on the south line of a parcel currently owned by E.L. Prosser (O.R.V. 1992, Page 229), the same being the northwest corner of a parcel currently owned by Smith Avenue Realty Company (O.R.V. 2302, Page 399)
10. South 04 degrees 04 minutes 10 seconds West with the west line of said Smith Avenue Realty Company, 266.27 feet to an iron pin found on the southwest corner thereof
11. South 86 degrees 41 minutes 36 seconds East with the south line of said Smith Avenue Realty Company, 184.35 feet to an iron pin found and accepted as marking the northwest corner of a parcel currently owned by Famous Realty of Cleveland, Inc. (D.V. 691, Page 552)
12. South 00 degrees 01 minute 01 second West with the west line of said Famous Realty of Cleveland, Inc. parcel, 171.80 feet to an axle found and accepted as marking the southwest corner thereof

13. South 89 degrees 09 minutes 03 seconds East with the south line of said Famous Realty of Cleveland, Inc. parcel, passing through an iron pin found for reference at 138.00 feet, a total distance of 188.00 feet to a point on the east line of the southeast quarter of Section 22, the same being the east right of way of Smith Avenue (50' R/W)
14. South 00 degrees 03 minutes 09 seconds West with said east line and said east right of way, 90.28 feet to a point referenced by an iron pin set on a bearing of South 89 degrees 15 minutes 50 second West and at a distance of 50.00 feet
15. South 89 degrees 15 minutes 50 seconds West, 50.00 feet to the place of beginning, containing 5.75 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on August 23, 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*  
 Chad F. Craig P.S.#8195  
 for Seiler & Craig Surveying, Inc.

NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK**     **9-9-22**  
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