

0' 300' 600' 900'



SCALE: 1" = 300'

N 89°47'03" E 1318.55'

N 00°50'55" W  
2.94'

NORTH



THE NORTH LINE OF  
THE NE QTR. SEC. 34

E. & V. BURKHOLDER  
O.R.V. 2930, PAGE 671

D. L. PUGH &  
M. E. BURGESS  
O.R.V. 2457, PAGE 269

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

REFERENCES:  
SURVEY F-4-48  
SURVEY 00-87

J. & E. BURKHOLDER  
O.R.V. 1979, PAGE 501

APPROVED - NO PLAT REQUIRED

*Nathan W. Sautter*  
NATHAN W. SAUTTER, P.S.  
FOR THE CITY OF SHELBY, OHIO  
DATE: OCTOBER 19, 2022

THE SOUTH LINE OF  
THE NE QTR. SEC. 34

**LEGEND**

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

MILLER ROAD (T.H. 195)

N 00°44'35" W 2170.55'

LONDON EAST ROAD (C.H. 58)

**PARCEL "A"**  
**71.04 ACRES**

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 10-19-22**

INITIAL & DATE

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 10-19-22**

INITIAL & DATE

**00-346**

THE WEST LINE OF  
THE NE QTR. SEC. 34

S 89°59'47" W 873.02'

REF=20.00'

**PARCEL "C"**  
**5.01 ACRES**

REF=20.00'

N 89°59'47" E 873.02'

**PARCEL "B"**  
**5.01 ACRES**

REF=20.00'

S 89°59'47" W 873.02'

THE SW CORNER OF  
THE NE QTR. SEC. 34

N 00°44'35" W  
500.00'

L2

S 00°44'35" E

450.51'

S 00°50'55" E 2675.51'

539.78'

THE NW CORNER OF  
THE NE QTR. SEC. 34

P.O.B. "B" PARCEL "C"  
P.O.B. "C" PARCEL "B"



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 00°44'35" W | 250.00'  |
| L2   | S 00°44'35" E | 250.00'  |
| L3   | N 00°44'35" W | 250.00'  |
| L4   | S 00°44'35" E | 250.00'  |

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

SURVEY PLAT FOR  
PROPERTY TRANSFER  
PART NE QTR. SEC. 34, T-23, R-19  
CASS TOWNSHIP  
RICHLAND COUNTY, OHIO  
DATE: SEPTEMBER 23, 2022 SCALE: 1"=300'  
LONDON\_EAST\_RD\_2852

**SURVEY DESCRIPTION  
PARCEL "A"**

PART OF THE NE QUARTER OF SECTION 34  
CASS TOWNSHIP  
RICHLAND COUNTY, OHIO

Situated in the Township of Cass, County of Richland, State of Ohio and being a part of the Northeast quarter of Section 34 of Township 23 North, Range 19 West, and being more particularly described as follows:

Beginning for the same at a railroad spike found and accepted as marking the northwest corner of the northeast quarter of Section 34, the same being a point in the centerline of Miller road (T.H. 195); Thence, North 89 degrees 47 minutes 03 seconds East with the north line of said quarter section, 1318.55 feet to a point referenced by an iron pin found on a bearing of North 00 degrees 50 minutes 55 seconds West and at a distance of 2.94 feet, the same being the northwest corner of a parcel currently owned by E. & V. Burkholder (O.R.V. 2930, Page 671);

Thence, South 00 degrees 50 minutes 55 seconds East with the west line of said Burkholder parcel and the southerly prolongation thereof, passing through an iron pin found at 539.78 feet, for a total distance of 2675.51 feet to an iron pin found on the south line of said quarter and marking the southwest corner of a parcel currently owned by J. & E. Burkholder (O.R.V. 1979, Page 501);

Thence, South 89 degrees 59 minutes 47 seconds West with the south line said quarter section 450.51 feet to an iron pin set;

Thence, North 00 degrees 44 minutes 35 seconds West 500.00 feet to an iron pin set;

Thence, South 89 degrees 59 minutes 47 seconds West passing through an iron pin set at 853.02 feet, for a total distance of 873.02 feet to a point on the west line of said quarter, and in said centerline;

Thence, North 00 degrees 44 minutes 35 seconds West with said west line and said centerline 2170.55 feet to the place of beginning, containing 71.04 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on September 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.



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 10-19-22**

INITIAL & DATE

**00-346**

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



**SURVEY DESCRIPTION  
PARCEL "B"**

PART OF THE NE QUARTER OF SECTION 34  
CASS TOWNSHIP  
RICHLAND COUNTY, OHIO

Situated in the Township of Cass, County of Richland, State of Ohio and being a part of the Northeast quarter of Section 34 of Township 23 North, Range 19 West, and being more particularly described as follows:

Beginning for the same at a point marking the southwest corner of the northeast quarter of Section 34, said point being referenced by an iron pin set on a bearing of North 89 degrees 59 minutes 47 seconds East and at a distance of 20.00 feet, the same point being in the centerline of Miller Road (T.H. 195); Thence, North 00 degrees 44 minutes 35 seconds West with said west line and said centerline 250.00 feet to a point referenced by an iron pin set on a bearing of North 89 degrees 59 minutes 47 seconds East and at a distance of 20.00 feet;

Thence, North 89 degrees 59 minutes 47 seconds East passing through said iron pin set, for a total distance of 873.02 feet to an iron pin set;

Thence, South 00 degrees 44 minutes 35 seconds East 250.00 feet to an iron pin set on the south line of said quarter;

Thence, South 89 degrees 59 minutes 47 seconds West with the south line of said quarter passing through an iron pin set at 853.02 feet, for a total distance of 873.02 feet to the place of beginning, containing 5.01 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on September 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 P.S.#8195  
for Seiler & Craig Surveying, Inc.

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 10-19-22**  
INITIAL & DATE  
**00-346**

**SURVEY DESCRIPTION  
PARCEL "C"**

PART OF THE NE QUARTER OF SECTION 34  
CASS TOWNSHIP  
RICHLAND COUNTY, OHIO

Situated in the Township of Cass, County of Richland, State of Ohio and being a part of the Northeast quarter of Section 34 of Township 23 North, Range 19 West, and being more particularly described as follows:

Commencing at a point marking the southwest corner of the northeast quarter of Section 34, said point being referenced by an iron pin set on a bearing of North 89 degrees 59 minutes 47 seconds East and at a distance of 20.00 feet, the same point being in the centerline of Miller road (T.H. 195); Thence North 00 degrees 44 minutes 35 seconds West 250.00 feet with the west line of said quarter section and said centerline to a point referenced by an iron pin set on a bearing of North 89 degrees 59 minutes 47 seconds East and at a distance of 20.00 feet, the same being the place of beginning of the parcel herein described;

Thence, North 00 degrees 44 minutes 35 seconds West 250.00 feet with said west line and said centerline to a point referenced by an iron pin set on a bearing of North 89 degrees 59 minutes 47 seconds East and at a distance of 20.00 feet;

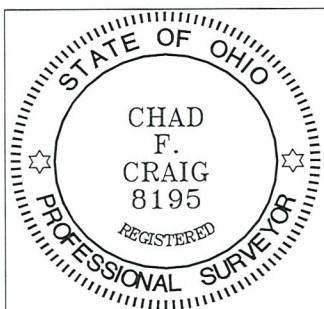
Thence, North 89 degrees 59 minutes 47 seconds East passing through said iron pin set for a total distance of 873.02 feet to an iron pin set;

Thence, South 00 degrees 44 minutes 35 seconds East 250.00 feet to an iron pin set;

Thence, South 89 degrees 59 minutes 47 seconds West, passing through an iron pin set at 853.02 feet for a total distance of 873.02 feet to the place of beginning, containing 5.01 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on September 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 P.S.#8195  
for Seiler & Craig Surveying, Inc.

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

**EAK 10-19-22**

INITIAL & DATE

**00-346**