

D. G. WALKER
O.R.V. 2828, PAGE 139

D. & C. PETRI
O.R.V. 2942, PAGE 874

THE NE CORNER OF
THE SW QTR. SEC. 34

S 00°51'34" E
1992.44'

WOODVILLE ROAD

NORTH



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

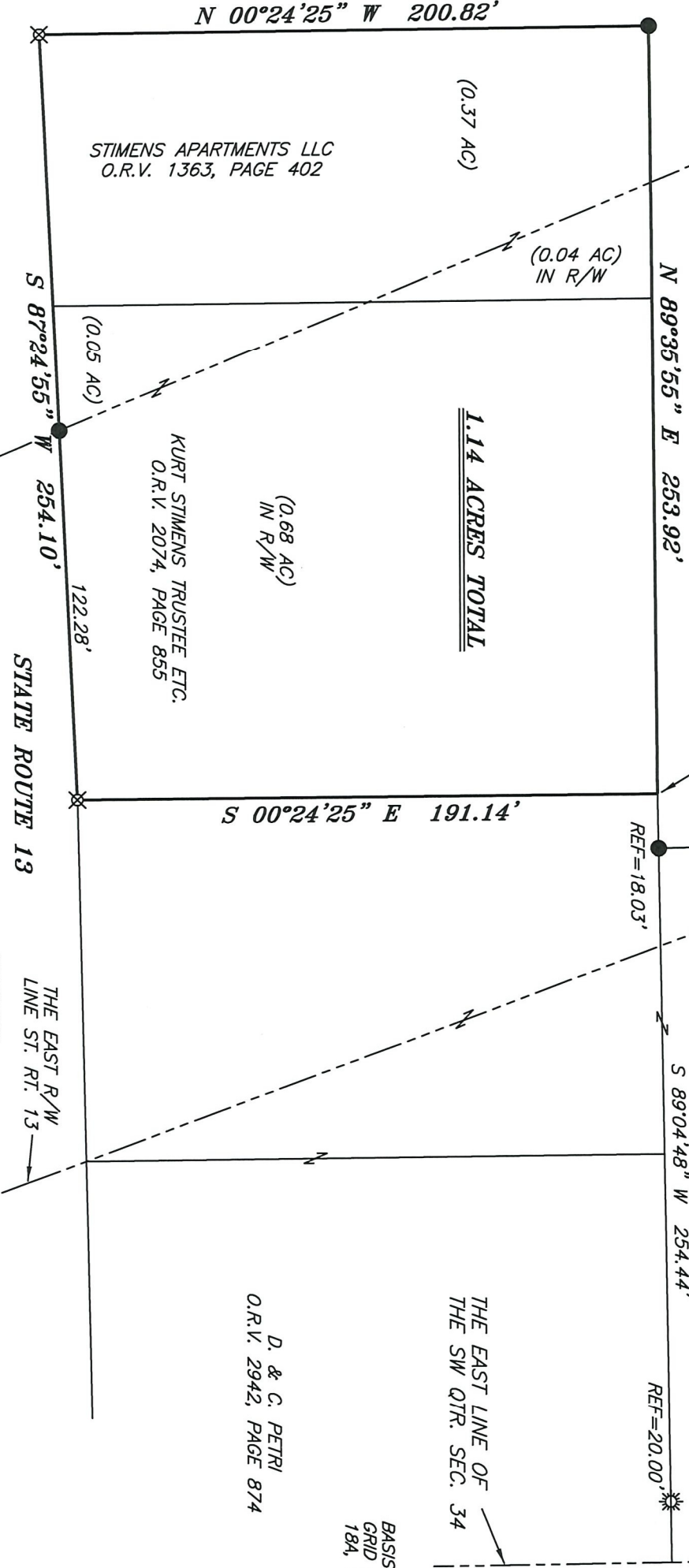
THE EAST LINE OF
THE SW QTR. SEC. 34

D. & C. PETRI
O.R.V. 2942, PAGE 874

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 11-9-22

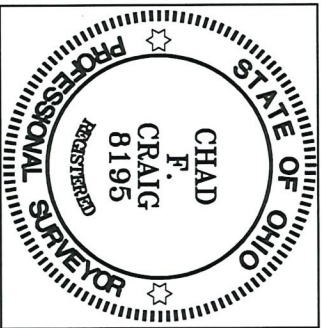
INITIAL & DATE

00-378



LEGEND

- IRON PIN FOUND
- IRON PIPE FOUND
- MONUMENT BOX FOUND
- ☀ DRILL HOLE FOUND
- ▲ RAILROAD SPIKE FOUND IN CONCRETE
- ⊗ 5/8" IRON PIN SET WITH CAP STAMPED "CRAIG 8195"



SURVEY BY: *Chad F. Craig*
CHAD F. CRAIG P.S. #8195
FOR SELLER & CRAIG SURVEYING INC.
270 PARK AVENUE WEST
MANSFIELD, OHIO 44902
(419) 523-3644
EMAIL: SEILERANDCRAIG@SEILERANDCRAIG.COM

SURVEY PLAT FOR	
PROPERTY TRANSFER	
PART SW QTR. SEC. 34, T-21, R-18	
CITY OF MANSFIELD (FORMERLY MADISON	
TOWNSHIP) RICHLAND COUNTY, OHIO	
DATE: OCTOBER 26, 2022	SCALE: 1"=50'
STIMENS_2022	

SURVEY DESCRIPTION

PART OF THE SW QUARTER OF SECTION 34
CITY OF MANSFIELD
(FORMERLY MADISON TOWNSHIP)
RICHLAND COUNTY, OHIO

Situated in the City of Mansfield (formerly Madison Township), County of Richland, State of Ohio and being a part of the Southwest quarter of Section 34 of Township 21 North, Range 18 West, and being more particularly described as follows:

Commencing at a monument box found and accepted as marking the northeast corner of the Southwest quarter of Section 34, the same being in the centerline of Woodville Road; Thence, South 00 degrees 51 minutes 34 seconds East with the east line of said quarter section, said centerline and the southerly prolongation thereof, 1992.44 feet to a point, said point being the southeast corner of a parcel currently owned by D. and C. Petri (O.R.V. 2942, Page 874) and referenced by a drill hole found in concrete on a bearing of South 89 degrees 04 minutes 48 seconds West and at a distance of 20.00 feet; Thence, South 89 degrees 04 minutes 48 seconds West, with the south line of said Petri parcel and the westerly prolongation thereof, passing through said drill hole found and an iron pin found for reference at 236.41 feet, a total distance of 254.44 feet to a point on the south line of a parcel currently owned by D.G. Walker (O.R.V. 2828, Page 139), said point being the place of beginning of the parcel herein described;

Thence, South 00 degrees 24 minutes 25 seconds East 191.14 feet to an iron pin set;

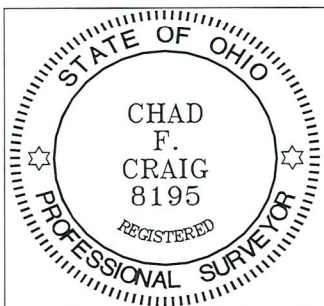
Thence, South 87 degrees 24 minutes 55 seconds West, passing through an iron pin found for reference at 122.28 feet, said pin being on the west right of way of State Route 13, a total distance of 254.10 feet to an iron pin set on an interior corner of a parcel currently owned by Blue Door Development Group, LLC (O.R.V. 2996, Page 5490);

Thence, North 00 degrees 24 minutes 25 seconds West with a line common to said Blue Door Development Group, LLC parcel, 200.82 feet to an iron pin found;

Thence, North 89 degrees 35 minutes 55 seconds East with a line common to said Blue Door Development Group, LLC parcel and the easterly prolongation thereof, 253.92 feet to the place of beginning, containing 1.14 acres of which 0.72 acre is located within the right of way of State Route 13 according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on October 26, 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.

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