



0' 500' 1000' 1500'

SCALE: 1" = 500'

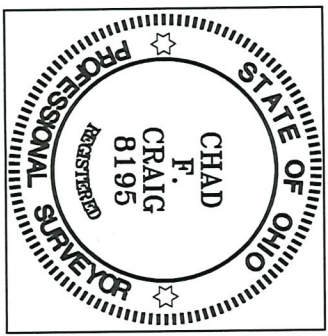
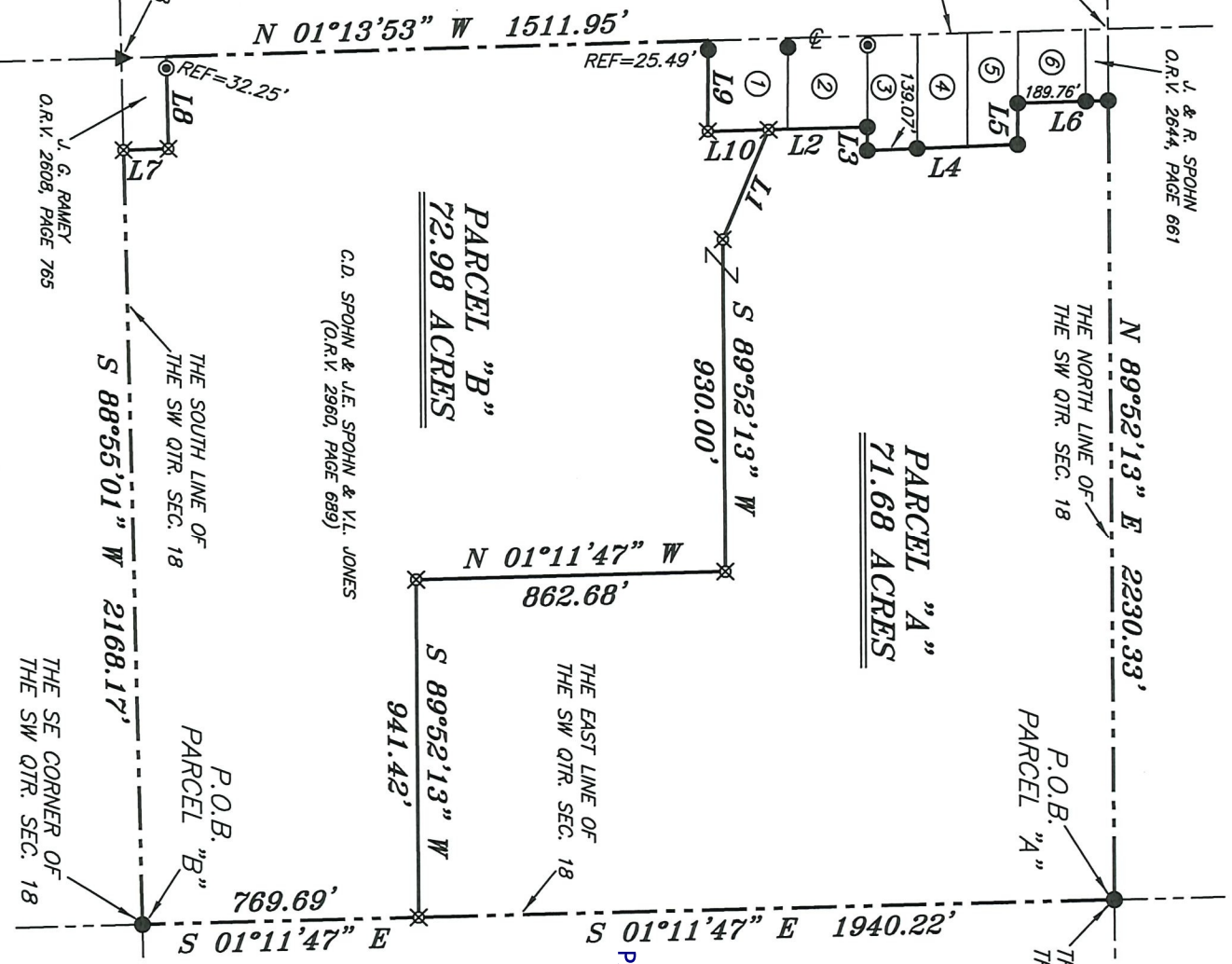
THE NW CORNER OF
THE SW QTR. SEC. 18
THE WEST LINE OF
THE SW QTR. SEC. 18

N 89°52'13" E 2230.33'
THE NORTH LINE OF
THE SW QTR. SEC. 18

P.O.B. PARCEL "A"
THE NE CORNER OF
THE SW QTR. SEC. 18

PARCEL "A"
71.68 ACRES

LINE	BEARING	DISTANCE
L1	N 67°03'12" W	331.94'
L2	N 01°13'53" W	275.00'
L3	S 89°38'19" E	65.78'
L4	N 01°52'47" W	419.17'
L5	N 89°23'14" W	116.31'
L6	N 01°15'39" W	252.43'
L7	N 01°13'53" W	125.16'
L8	S 88°55'01" W	260.00'
L9	S 89°24'56" E	255.40'
L10	N 01°13'53" W	169.00'



**PULVER ROAD
(T.H. 360)**

C.D. SPOHN & J.E. SPOHN & V.L. JONES
(O.R.V. 2960, PAGE 689)

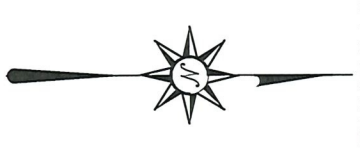
Chad F. Craig
SURVEY BY: CHAD F. CRAIG P.S. #8195
for SELER & CRAIG SURVEYING INC.
270 PARK AVENUE WEST
MANSFIELD, OHIO 44902
(419) 525-3644
EMAIL: SELERANDCRAIG@SELERANDCRAIG.COM

- ① J. & R. SPOHN O.R.V. 2644, PAGE 661
- ② J. D. SPOHN O.R.V. 489, PAGE 759
- ③ A. R. WILLIAMS O.R.V. 295, PAGE 792
- ④ J. M. BOWMAN & A. A. HESS O.R.V. 2558, PAGE 448
- ⑤ A. R. WILLIAMS O.R.V. 295, PAGE 792
- ⑥ S. & C. SHOEMAKER O.R.V. 2620, PAGE 610
- J. G. RAMEY O.R.V. 2608, PAGE 765

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 11-18-22
INITIAL & DATE
NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 11-18-22
INITIAL & DATE

**PARCEL A MUST TRANSFER
BEFORE PARCEL B
00-385**

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



- 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
SPOHN

PART SW QTR. SEC. 18, T-22, R-17
MONROE TOWNSHIP
RICHLAND COUNTY, OHIO

DATE: SEPTEMBER 21, 2022 SCALE: 1"=500'
PULVER_RD_2665

SURVEY DESCRIPTION
PARCEL "A"
PART OF THE SW QUARTER OF SECTION 18
MONROE TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Monroe, County of Richland, State of Ohio and being a part of the Southwest quarter of Section 18 of Township 22 North, Range 17 West, and being more particularly described as follows:

Beginning for the same at an iron pin found and accepted as marking the Northeast corner of the Southwest quarter of Section 18, Thence, South 01 degree 11 minutes 47 seconds East with the east line of said quarter section 1940.22 feet to an iron pin set;

Thence, South 89 degrees 52 minutes 13 seconds West 941.42 feet to an iron pin set;

Thence, North 01 degree 11 minutes 47 seconds West 862.68 feet to an iron pin set;

Thence, South 89 degrees 52 minutes 13 seconds West 930.00 feet to an iron pin set;

Thence, North 67 degrees 03 minutes 12 seconds West 331.94 feet to an iron pin set on the east line of a parcel currently owned by J. & R. Spohn (ORV. 1297, P. 772);

Thence, North 01 degree 13 minutes 53 seconds West with the east line of said parcel and the northerly prolongation thereof 275.00 feet to an iron pin found on the south line of a parcel currently owned by A.R. Williams (ORV. 295, P. 792);

Thence, South 89 degrees 38 minutes 19 seconds East with the south line of said parcel 65.78 feet to an iron pin found on the southeast corner of said parcel;

Thence, North 01 degree 52 minutes 47 seconds West with the east line of said parcel and passing through an iron pin found at a distance of 139.07 feet, a total distance of 419.17 feet to an iron pin found on the northeast corner of a parcel currently owned by A.R. Williams (ORV. 295, P. 792);

Thence, North 89 degrees 23 minutes 14 seconds West with the north line of said parcel 116.31 feet to an iron pin found;

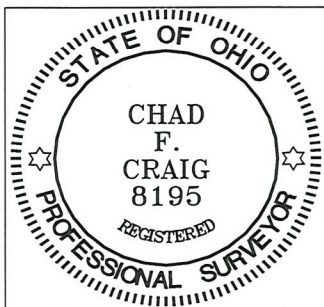
Thence, North 01 degree 15 minutes 39 seconds West passing through an iron pin found at a distance of 189.76 feet, a total distance of 252.43 feet to an iron pin found on the north line of said quarter section;

Thence, North 89 degrees 52 minutes 13 seconds East with said north line 2230.33 feet to the place of beginning, containing 71.68 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on September 21, 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.

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.



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 11-18-22

INITIAL & DATE

00-385


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

**SURVEY DESCRIPTION
PARCEL "B"**

PART OF THE SW QUARTER OF SECTION 18
MONROE TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Monroe, County of Richland, State of Ohio and being a part of the Southwest quarter of Section 18 of Township 22 North, Range 17 West, and being more particularly described as follows:

Beginning for the same at an iron pin found and accepted as marking the Southeast corner of the Southwest quarter of Section 18, Thence, South 88 degrees 55 minutes 01 second West with the south line of said quarter section 2168.17 feet to an iron pin set on the southeast corner of a parcel currently owned by J.G. Ramey (ORV. 2608, P. 765);

Thence, North 01 degree 13 minutes 53 seconds West with the east line of said parcel 125.16 feet to an iron pin set on the northeast corner of said parcel;

Thence, South 88 degrees 55 minutes 01 second West with the north line of said parcel passing through an iron pipe found at a distance of 227.75 feet, a total distance of 260.00 feet to a point in the centerline of Pulver Road (T.H. 360);

Thence, North 01 degree 13 minutes 53 seconds West with said centerline 1511.95 feet to a point on the southwest corner of a parcel currently owned by J. & R. Spohn (ORV. 1297, P. 772) said point being referenced by an iron pin found on a bearing of South 89 degrees 24 minutes 56 seconds East and at a distance of 25.49 feet;

Thence, South 89 degrees 24 minutes 56 seconds East with the south line of said parcel and passing through said iron pin found, a total distance of 255.40 feet to an iron pin set on the southeast corner of said parcel;

Thence, North 01 degree 13 minutes 53 seconds West with the east line of said parcel 169.00 feet to an iron pin set;

Thence, South 67 degrees 03 minutes 12 seconds East 331.94 feet to an iron pin set;

Thence, North 89 degrees 52 minutes 13 seconds East 930.00 feet to an iron pin set;

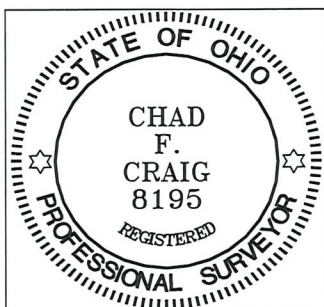
Thence, South 01 degree 11 minutes 47 seconds East 862.68 feet to an iron pin set;

Thence, North 89 degrees 52 minutes 13 seconds East 941.42 feet to an iron pin set on the east line of said quarter section;

Thence, South 01 degree 11 minutes 47 seconds East with the east line of said quarter section 769.69 feet to the place of beginning, containing 72.98 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on September 21, 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 SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

00-385

EAK 11-18-22

INITIAL & DATE

**PARCEL A MUST TRANSFER
BEFORE THIS PARCEL**


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