

NORTH



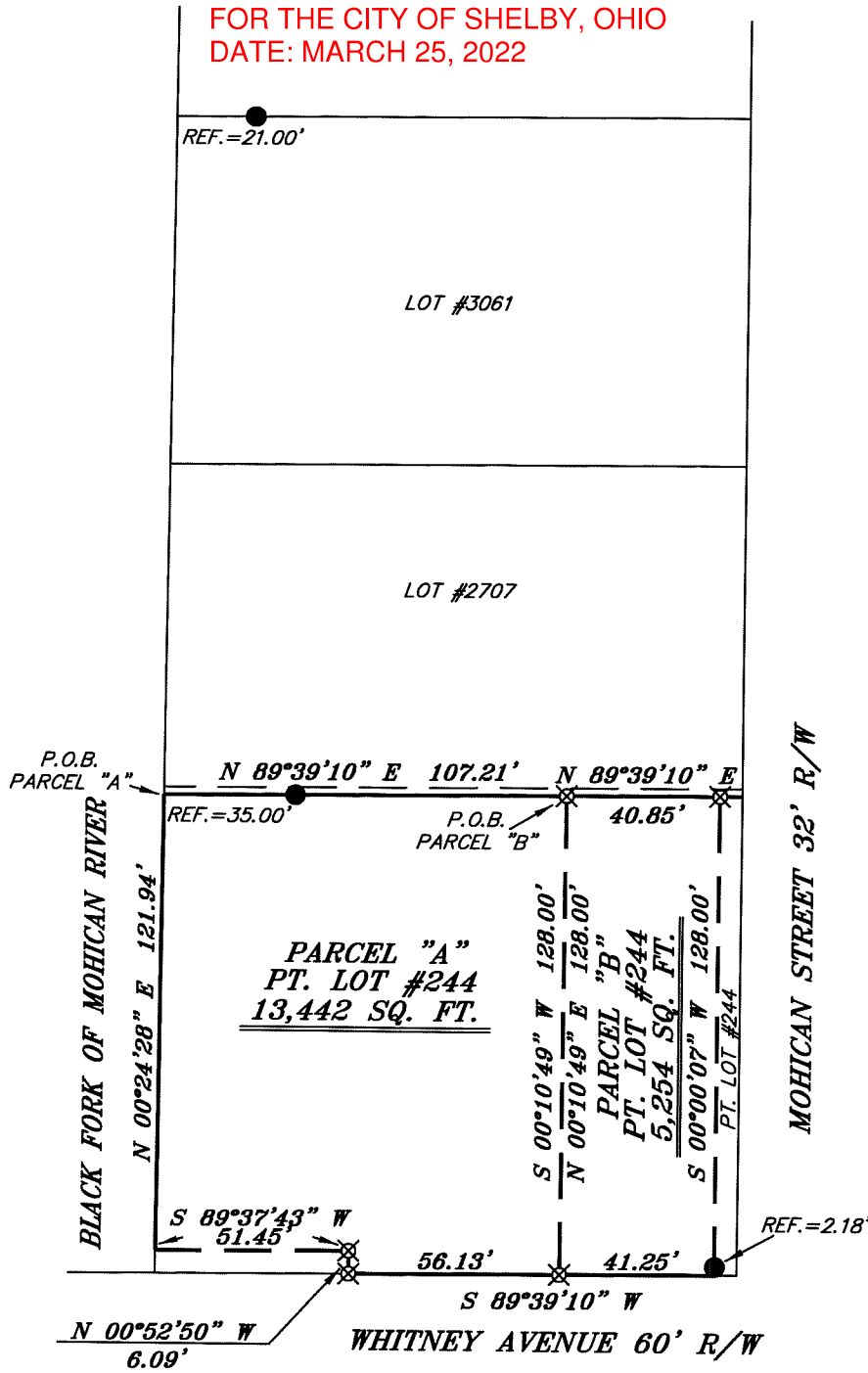
APPROVED NO PLAT REQUIRED

Nathan W. Sautter

NATHAN W. SAUTTER, PS
FOR THE CITY OF SHELBY, OHIO
DATE: MARCH 25, 2022

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

REFERENCE MATERIALS USED
SURVEYS:
X-75
COUNTY RIGHT OF WAY PLANS
CS-3



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 3-26-22
INITIAL DATE

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 3-26-22
INITIAL DATE
00-72

LEGEND

- IRON PIN FOUND
- ⊗ 2" MAG NAIL SPIKE SET
- ⊗ 3" SURVEY MARKER SET
- △ RAILROAD SPIKE SET
- ▲ RAILROAD SPIKE FOUND
- ⊗ 5/8" IRON PIN SET WITH CAP
STAMPED "CRAIG 8195"



Chad F. Craig

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 SPLIT	
PART LOT #244 CITY OF SHELBY RICHLAND COUNTY, OHIO	
DATE: MARCH 2, 2022	SCALE: 1"=50'
WHITNEY_AVE_13	

**SURVEY DESCRIPTION
PARCEL "A"**

PART LOT #244
CITY OF SHELBY,
RICHLAND COUNTY, OHIO

Situated in the City of Shelby, County of Richland, State of Ohio and being known as part Lot #244 of the consecutively numbered lots in said city and being more particularly described as follows:

Beginning for the same at a point marking the northwest corner of said lot, said point being located in the Black Fork of Mohican River and being referenced by an iron pin found on a bearing of North 89 degrees 39 minutes 10 seconds East and at a distance of 35.00 feet, Thence, North 89 degrees 39 minutes 10 seconds East with the north line of said lot passing through said iron pin found, a total distance of 107.21 feet to an iron pin set;

Thence, South 00 degrees 10 minutes 49 seconds West 128.00 feet to an iron pin set on the south line of said lot;

Thence, South 89 degrees 39 minutes 10 seconds West with the south line of said lot 56.13 feet to an iron pin set;

Thence, North 00 degrees 52 minutes 50 seconds West 6.09 feet to an iron pin set;

Thence, South 89 degrees 37 minutes 43 seconds West 51.45 feet to a point on the west line of said lot and in said river, referenced by an iron pin set on a bearing of North 89 degrees 37 minutes 43 seconds East and at a distance of 51.45 feet;


Thence, North 00 degrees 24 minutes 28 seconds East with said west line and said river 121.94 feet to the place of beginning, containing 13,442 square feet, according to survey by Chad F. Craig P.S. 8195 on March 2, 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
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Chad F. Craig P.S. #8195
Seiler and Craig Surveying, Inc.

**SURVEY DESCRIPTION
PARCEL "B"**

PART LOT #244
CITY OF SHELBY,
RICHLAND COUNTY, OHIO

Situated in the City of Shelby, County of Richland, State of Ohio and being known as part Lot #244 of the consecutively numbered lots in said city and being more particularly described as follows:

Commencing at a point marking the northwest corner of said lot, said point being located in the Black Fork of Mohican River and being referenced by an iron pin found on a bearing of North 89 degrees 39 minutes 10 seconds East and at a distance of 35.00 feet, Thence, North 89 degrees 39 minutes 10 seconds East with the north line of said lot passing through said iron pin found, a total distance of 107.21 feet to an iron pin set and being the place of beginning for the parcel herein described;

Thence, North 89 degrees 39 minutes 10 seconds East with the north line of said parcel 40.85 feet to an iron pin set;

Thence, South 00 degrees 00 minutes 07 seconds West passing through an iron pin found for reference at a distance of 125.82 feet, a total distance of 128.00 feet to a point on the south line of said lot;

Thence, South 89 degrees 39 minutes 10 seconds West with the south line of said lot 41.25 feet to an iron pin set;

Thence, North 00 degrees 10 minutes 49 seconds East 128.00 feet to the place of beginning, containing 5,254 square feet according to survey by Chad F. Craig P.S. 8195 on March 2, 2022, but subject to all easements, right of ways and highways of record.

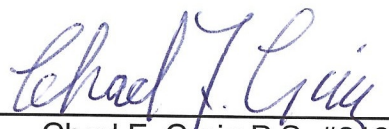
Iron pins set are 5/8" rods with caps stamped "CRAIG 8195".

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NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK **3-26-22**
INITIAL DATE

00-72


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