

NORTH



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 6-3-24

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 6-3-24

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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"

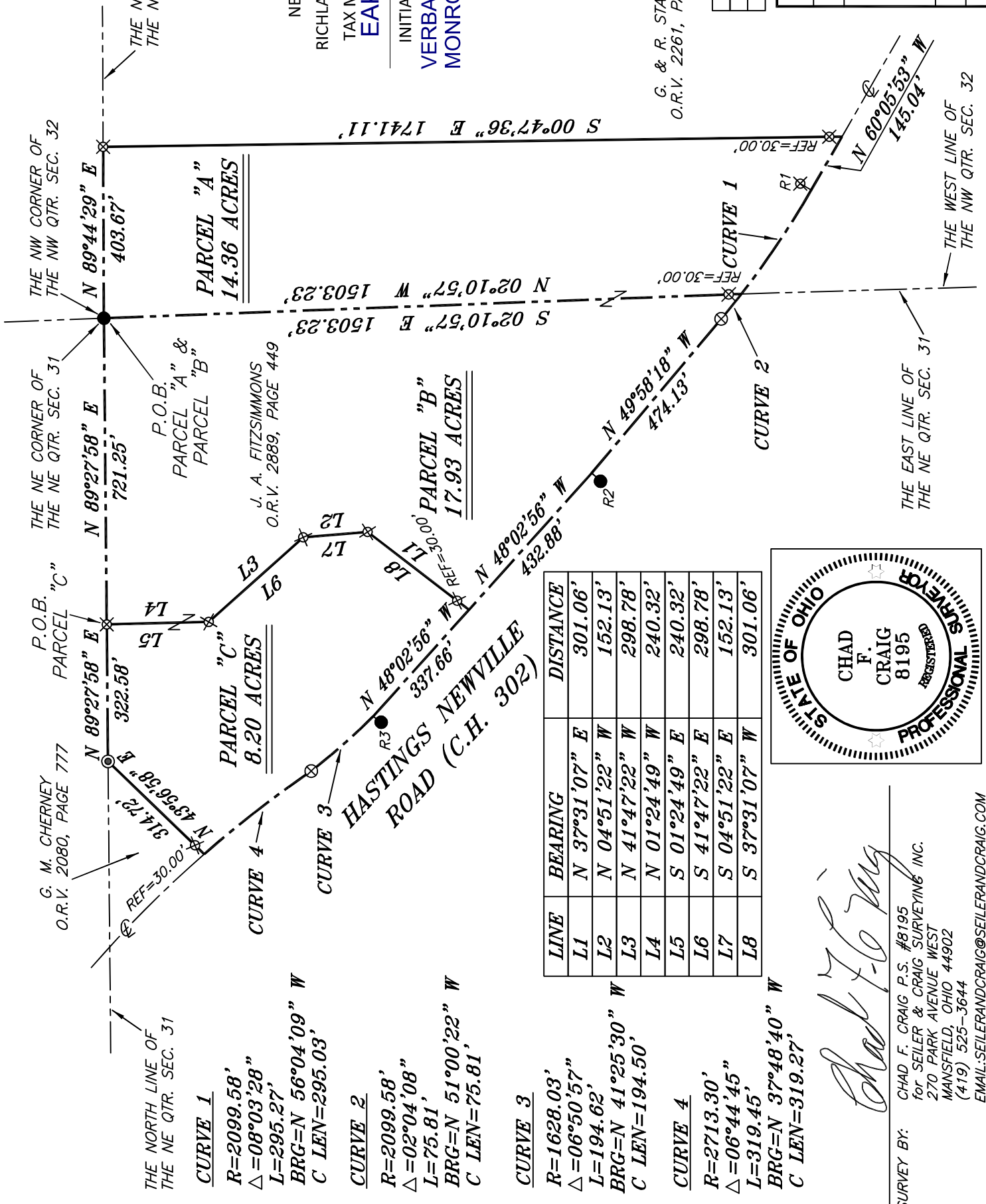
G. & R. STACKLIN
O.R.V. 2261, PAGE 898

R1	N 29°54'07" E	30.00'
R2	S 40°59'29" W	15.00'
R3	S 35°52'34" W	23.56'

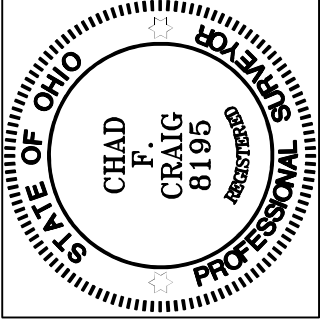
SURVEY PLAT FOR
FITZSIMMONS

PART NE QTR. SEC. 31 & PART NW QTR.
SEC. 32, T-22, R-17, MONROE
TOWNSHIP, RICHLAND COUNTY, OHIO

DATE: MAY 7, 2024
SCALE: 1"=300'
HASTINGS_NEWVILLE_RD_4275



LINE	BEARING	DISTANCE
L1	N 37°31'07" E	301.06'
L2	N 04°51'22" W	152.13'
L3	N 41°47'22" W	298.78'
L4	N 01°24'49" W	240.32'
L5	S 01°24'49" E	240.32'
L6	S 41°47'22" E	298.78'
L7	S 04°51'22" E	152.13'
L8	S 37°31'07" W	301.06'



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 DESCRIPTION
PARCEL "A"**

PART OF THE NW QUARTER OF SECTION 32
MONROE TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Monroe, County of Richland, State of Ohio and being a part of the Northwest quarter of Section 32 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 northwest corner of said quarter section, Thence, North 89 degrees 44 minutes 29 seconds East with the north line of said quarter section 403.67 feet to an iron pin set on the northwest corner of a parcel currently owned by G. & R. Stacklin (O.R.V. 2261, P. 898);

Thence, South 00 degrees 47 minutes 36 seconds East with the west line of said Stacklin parcel and passing through an iron pin set for reference at a distance of 1711.11 feet, a total distance of 1741.11 feet to a point in the centerline of Hastings Newville Road (C.H. 302);

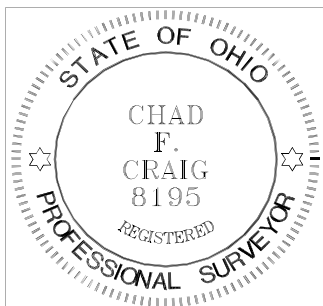
Thence, North 60 degrees 05 minutes 53 seconds West with said centerline 145.04 feet to a point referenced by an iron pin set on a bearing of North 29 degrees 54 minutes 07 seconds East and at a distance of 30.00 feet;

Thence, with said centerline and with a curve to the right having a central angle of 08 degrees 03 minutes 28 seconds, a radius of 2099.58 feet, an arc length of 295.27 feet, a chord bearing of North 56 degrees 04 minutes 09 seconds West and a chord distance of 295.03 feet to a point marking the intersection of said centerline with the west line of said quarter section and being referenced by an iron pin set on a bearing of North 02 degrees 10 minutes 57 seconds West and at a distance of 30.00 feet;

Thence, North 02 degrees 10 minutes 57 seconds West with the west line of said quarter section and passing through said iron pin set, a total distance of 1503.23 feet to the place of beginning, containing 14.36 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on May 7, 2024, 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
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EAK 6-3-24

INITIAL & DATE

QQ-162

A handwritten signature in black ink that reads "Chad F. Craig".

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

SURVEY DESCRIPTION
PARCEL "B"
PART OF THE NE QUARTER OF SECTION 31
MONROE TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Monroe, County of Richland, State of Ohio and being a part of the Northeast quarter of Section 31 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 said quarter, Thence, South 02 degrees 10 minutes 57 seconds East with the east line of said quarter section passing through an iron pin set for reference at a distance of 1473.23 feet, a total distance of 1503.23 feet to a point in the centerline of Hastings Newville Road (C.H. 302);

Thence, with said centerline and with a curve to the right having a central angle of 02 degrees 04 minutes 08 seconds, a radius of 2099.58 feet, an arc length of 75.81 feet, a chord bearing of North 51 degrees 00 minutes, 22 seconds West, and a chord distance of 75.81 feet to a 3 in survey marker set;

Thence, North 49 degrees 58 minutes 18 seconds West with said centerline 474.13 feet to a point referenced by an iron pin found on a bearing of South 40 degrees 59 minutes 25 seconds West and at a distance of 15.00 feet;

Thence, North 48 degrees 02 minutes 56 seconds West with said centerline 432.88 feet to a point referenced by an iron pin set on a bearing of North 37 degrees 31 minutes 07 seconds East and at a distance of 30.00 feet;

Thence, North 37 degrees 31 minutes 07 seconds East passing through said iron pin set, a total distance of 301.06 feet to an iron pin set;

Thence, North 04 degrees 51 minutes 22 seconds West 152.13 feet to an iron pin set;

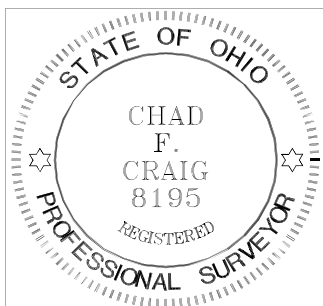
Thence, North 41 degrees 47 minutes 22 seconds West 298.78 feet to an iron pin set;

Thence, North 01 degree 24 minutes 49 seconds West 240.32 feet to an iron pin set on the north line of said quarter section;

Thence, North 89 degrees 27 minutes 58 seconds East with the north line of said quarter section 721.25 feet to the place of beginning, containing 17.93 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on May 7, 2024, 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.



A handwritten signature in black ink that reads "Chad F. Craig".

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

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 6-3-24

INITIAL & DATE

QQ-162

**SURVEY DESCRIPTION
PARCEL "C"**

PART OF THE NE QUARTER OF SECTION 31
MONROE TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Monroe, County of Richland, State of Ohio and being a part of the Northeast quarter of Section 31 of Township 22 North, Range 17 West, and being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the northeast corner of said quarter, Thence, South 89 degrees 27 minutes 58 seconds West with the north line of said quarter, 721.25 feet to an iron pin set, the place of beginning of the parcel herein described;

Thence, South 01 degree 24 minutes 49 seconds East 240.32 feet to an iron pin set;

Thence, South 41 degrees 47 minutes 22 seconds East 298.78 feet to an iron pin set;

Thence, South 04 degrees 51 minutes 22 seconds East 152.13 feet to an iron pin set;

Thence, South 37 degrees 31 minutes 07 seconds West passing through an iron pin set for reference at a distance of 271.06 feet, a total distance of 301.06 feet to a point in the centerline of Hastings Newville Road (C.H. 302);

Thence, North 48 degrees 02 minutes 56 seconds West with said centerline 337.66 feet to a point referenced by an iron pin found on a bearing of South 35 degrees 52 minutes 34 seconds West and at a distance of 23.56 feet;

Thence, with said centerline and with a curve to the right having a central angle of 06 degrees 50 minutes 57 seconds, a radius of 1628.03 feet, an arc length of 194.62 feet, a chord bearing of North 41 degrees 25 minutes 30 seconds West, and a chord distance of 194.50 feet to a 3 inch survey marker set;

Thence, with said centerline and with a curve to the left having a central angle of 06 degrees 44 minutes 45 seconds, a radius of 2713.30 feet, an arc length of 319.45 feet, a chord bearing of North 37 degrees 48 minutes 40 seconds West, and a chord distance of 319.27 feet to a point referenced by an iron pin set on a bearing of North 43 degrees 56 minutes 58 seconds East and at a distance of 30.00 feet, said point being the southeasterly corner of a parcel currently owned by G. M. Cherney (O.R.V. 2080, P. 777);

Thence, North 43 degrees 56 minutes 58 seconds East with the southeasterly line of said Cherney parcel, passing through said iron pin set, a total distance of 314.72 feet to an iron pipe found on the north line of said quarter section;

Thence, North 89 degrees 27 minutes 58 seconds East with the north line of said quarter section 322.58 feet to the place of beginning, containing 8.20 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on May 7, 2024, 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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