

NORTH

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

0' 150' 300' 450'



SCALE: 1" = 150'



THE NORTH LINE OF THE NE QTR. SEC. 7

THE NE CORNER OF THE NE QTR. SEC. 7

P.O.B.

REF=30.00'

LEXINGTON AVENUE
U.S. ROUTE 42

STRAUB ROAD (T. H. 312)

N 89°21'58" E 727.83'

REF=30.11'

N 66°40'54" E
111.60'

S 75°07'52" E
40.00'

CURVE A

N 14°52'08" E
316.20'

S 89°24'39" W
207.28'

REF=30.00'

N 89°24'39" E
272.82'

REF=30.83'

N 15°07'34" E
125.91'

REF=40.00'

S 89°11'12" W
549.48'

REF=30.00'

N 00°48'43" W
236.07'

REF=30.00'

N 00°52'34" W
264.81'

REF=140.00'

S 89°53'21" W
404.68'

REF=140.00'

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264.81'

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16.21 ACRES

D. & M. BOOKWALTER
DEED VOL. 777, PAGE 269

E, FINGER
O.R.V. 2924, PAGE 761

J. & J. ALEXANDER
O.R.V. 2870, PAGE 468

CURVE A

R=1049.27'

Δ=06°39'31"

L=121.94'

BRG=N 18°11'54" E

C LEN=121.87'

SOUTHERN ESTATES #2
PLAT VOL. 19, PG. 203

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 6-14-24

INITIAL & DATE

QQ-178

- LEGEND**
- IRON PIN FOUND
 - ⊙ IRON PIPE FOUND
 - ⊗ 3" SURVEY MARKER SET
 - ⊠ STONE WITH CHISELED "X" 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	
BOOKWALTER	
PART NE QTR. SEC. 7, T-20, R-18 WASHINGTON TOWNSHIP RICHLAND COUNTY, OHIO	
DATE: JUNE 5, 2024	SCALE: 1"=150'
ST_RT_42_BOOKWALTER	

SURVEY DESCRIPTION

PART OF THE NE QUARTER OF SECTION 7 WASHINGTON TOWNSHIP RICHLAND COUNTY, OHIO

Situated in the Township of Washington, County of Richland, State of Ohio and being a part of the Northeast quarter of Section 7 of Township 20 North, Range 18 West, and being more particularly described as follows:

Beginning for the same at a point marking the northeast corner of said quarter and being in the centerline of Straub Road (T.H. 312) and being referenced by an iron pin found on a bearing of South 00 degrees 53 minutes 06 seconds East and at a distance of 30.00 feet, Thence, South 00 degrees 53 minutes 06 seconds East with the east line of said quarter, passing through said referenced pin, a total distance of 1044.03 feet to a stone with a chiseled "X" found, marking the northeast corner of Lot #41 of Southern Estates #2 (P.V. 19, Page 203);

Thence, South 89 degrees 53 minutes 21 seconds West with the north line of said lot and the westerly prolongation thereof 404.68 feet to an iron pin found on the north line of Lot #63 of Southern Estates #2, being the southeast corner of a parcel currently owned by J. & J. Alexander (O.R.V. 2870, Page 468);

Thence, North 00 degrees 52 minutes 34 seconds West with the East line of said Alexander parcel, passing through an iron pipe found at 140.00 feet, a total distance of 264.81 feet to an iron pipe found on the northeast corner line of said Alexander parcel;

Thence, South 89 degrees 11 minutes 12 seconds West with the north line of said Alexander parcel and the westerly prolongation thereof passing through an iron pin found at 509.48 feet, a total distance of 549.48 feet to a point marking the northwest corner of a parcel currently owned by E. Finger (O.R.V. 2924, Page 761) and being in the centerline of Lexington Avenue (U.S. Route 42);

Thence North 15 degrees 07 minutes 34 seconds East with said centerline 125.91 feet to a point marking the southwest corner of a parcel currently owned by C. A. III & K. Hudson (O.R.V. 2395, Page 232), said point being referenced by an iron pipe found on a bearing of North 89 degrees 24 minutes 39 seconds East and at a distance of 30.83 feet;

Thence, North 89 degrees 24 minutes 39 seconds East with the south line of said Hudson parcel, passing through said iron pipe found, a total distance of 272.82 feet to an iron pipe found marking the southeast corner of said parcel;

Thence, North 00 degrees 48 minutes 43 seconds West with the east line of said Hudson parcel 236.07 feet to an iron pipe found marking the northeast corner of said parcel;

Thence, South 89 degrees 24 minutes 39 seconds West with the north line of said Hudson parcel, passing through an iron pin set at 177.28 feet, a total distance of 207.28 feet to a point in the centerline of Lexington Avenue;

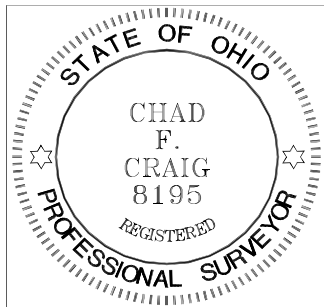
Thence, North 14 degrees 52 minutes 08 seconds East with said centerline 316.20 feet to a point referenced by an iron pin set at a bearing of South 75 degrees 07 minutes 52 seconds East and at a distance of 40.00 feet;

Thence, with said centerline and with a curve to the right having a central angle of 06 degrees 39 minutes 31 seconds, a radius of 1049.27 feet, an arc length of 121.94 feet, a chord bearing of North 18 degrees 11 minutes 54 seconds East and a chord length of 121.87 feet to a point on the north line of said quarter marking the intersection of said centerline with the centerline of Straub Road, said point being referenced by an iron pin found on a bearing of South 89 degrees 21 minutes 58 seconds West and at a distance of 30.11 feet and an iron pin found on bearing of North 66 degrees 40 minutes 54 seconds East and at a distance of 111.60 feet;

Thence, North 89 degrees 21 minutes 58 seconds East with the north line of said quarter and with the centerline of Straub Road, 727.83 feet to place of beginning, containing 16.21 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on June 5, 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
RICHLAND COUNTY
TAX MAP OFFICE

EAK 6-14-24

INITIAL & DATE

QQ-178

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

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