



SCALE: 1" = 150'

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

NORTH



EASEMENT FOR INGRESS &
EGRESS DEED VOL. 857,
PAGE 614 & 616

T. & V. FOX
O.R.V. 31, PAGE 587

THE EAST LINE OF
THE SW QTR. SEC. 21

N 89°54'51" E 709.16'

12.06 ACRES TOTAL

C. A. TSCHANTZ
O.R.V. 2201, PAGE 664

M. & J. ARNOLD
O.R.V. 2302, PAGE 179

(8.09 AC)

S 89°56'20" W
120.00'

S 02°54'04" E
90.92'

N 89°58'42" W 344.93'
175.00' 169.93'

M. & A. SMITH
O.R.V. 2893, PAGE 752

(3.97 AC)

P. & P. HICKS
O.R.V. 2859, PAGE 884

G. & L. CYRUS
O.R.V. 1584, PAGE 29

THE SE CORNER OF
THE SW QTR. SEC. 21

WOLF ROAD (T.H. 298)

THE SW CORNER OF
THE SW QTR. SEC. 21

T. & J. DEAN
O.R.V. 3002, PAGE 4729

THE SOUTH LINE OF
THE SW QTR. SEC. 21

N 00°15'04" W 440.38'

REF=30.12'

S 03°53'11" W 524.43'

REF=25.81'

S 89°56'18" W
209.01'

P.O.B.

S 89°56'18" W 499.95'

N 00°22'51" W
25.00'

PETERSON ROAD (T.H. 295)

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"



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 6-27-24

INITIAL & DATE

QQ-194

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 TRANSFER

PART SW QTR. SEC. 21, T-23, R-17
MIFFLIN TOWNSHIP
RICHLAND COUNTY, OHIO

DATE: JUNE 20, 2024

SCALE: 1"=150'

PETERSON_RD_2845

SURVEY DESCRIPTION

PART OF THE SW QUARTER OF SECTION 21 MIFFLIN TOWNSHIP RICHLAND COUNTY, OHIO

Situated in the Township of Mifflin, County of Richland, State of Ohio and being a part of the Southwest Quarter of Section 21 of Township 23 North, Range 17 West, and being more particularly described as follows:

Commencing at a point marking the southeast corner of the southwest quarter of Section 21, said point being in the centerline of Peterson Road (T.H. 295) and being referenced by an iron pin found on a bearing of North 00 degrees 22 minutes 51 seconds West and at a distance of 25.00 feet, Thence, South 89 degrees 56 minutes 18 seconds West with the south line of said quarter and with said centerline 499.95 feet to a point referenced by an iron pin found on a bearing of North 03 degrees 53 minutes 11 seconds East and at a distance of 25.81 feet, said point being the southwest corner of a parcel currently owned by G. & L. Cyrus (O.R.V. 1584, Page 29), and being the place of beginning of the parcel herein described;

Thence, continuing South 89 degrees 56 minutes 18 seconds West with the south line of said quarter and with said centerline 209.01 feet to a point referenced by an iron pin found on a bearing of North 00 degrees 15 minutes 04 seconds West and at a distance of 30.12 feet, said point being the southeast corner of a parcel currently owned by T. & J. Dean (O.R.V. 3002, Page 4729);

Thence, North 00 degrees 15 minutes 04 seconds West with the east line of said Dean parcel, passing through said iron pin found, a total distance of 440.38 feet to an iron pin found on the northeast corner of said Dean parcel, the same being the southeast corner of a parcel currently owned by M. & J. Arnold (O.R.V. 2302, Page 179);

Thence, North 00 degrees 29 minutes 01 second West with the east line of said Arnold parcel 670.42 feet to an iron pin found on the northeast corner of said Arnold parcel, the same being the southwest corner of a parcel currently owned by T. & V. Fox (O.R.V. 31, Page 587);

Thence, North 89 degrees 54 minutes 51 seconds East with the south line of said Fox parcel 709.16 feet to an iron pin found on the southeast corner of said Fox parcel and being on the east line of said quarter section;

Thence, South 00 degrees 22 minutes 51 seconds East with the east line of said quarter section 497.59 feet to an iron pin set on the northeast corner of a parcel currently owned by M. & A. Smith (O.R.V. 2893, Page 752);

Thence, South 89 degrees 56 minutes 20 seconds West with the north line of said Smith parcel 120.00 feet to an iron pin set marking the northwest corner of said Smith parcel;

Thence, South 02 degrees 54 minutes 04 seconds East with the west line of said Smith parcel 90.92 feet to an iron pin found on the northeast corner of parcel currently owned by P. & P. Hicks (O.R.V. 2859, Page 884);

Thence, North 89 degrees 58 minutes 42 seconds West with the north line of said Hicks parcel and the westerly prolongation thereof, passing through an iron pin found at a distance of 169.93 feet, a total distance of 344.93 feet to an iron pin found on the northwest corner of a parcel currently owned by G. & L. Cyrus (O.R.V. 1584, Page 29);

Thence, South 03 degrees 53 minutes 11 seconds West with the west line of said Cyrus parcel passing through an iron pin found at a distance of 498.62 feet, a total distance of 524.43 feet to the place of beginning, containing 12.06 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on June 20, 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 6-27-24

INITIAL & DATE

QQ-194

A handwritten signature in cursive script that reads "Chad F. Craig".

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