

NORTH

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

0' 150' 300' 450'



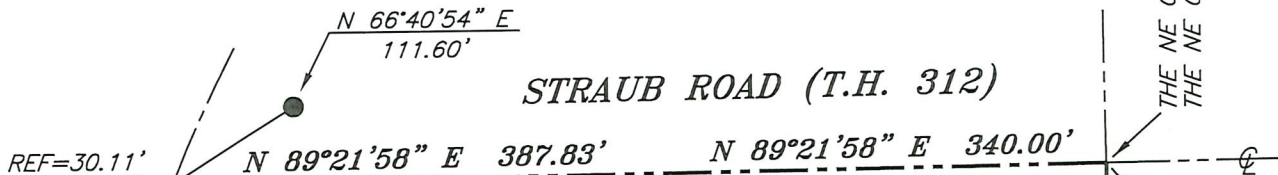
SCALE: 1" = 150'



STRAUB ROAD (T.H. 312)

THE NORTH LINE OF
THE NE QTR. SEC. 7

THE NE CORNER OF
THE NE QTR. SEC. 7



P.O.B.
PARCEL "B"

QQ-247

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 9-6-24

INITIAL & DATE

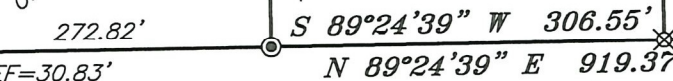
P.O.B.
PARCEL "A"

PARCEL "B"
6.04 ACRES

PARCEL "A"
5.13 ACRES

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

LEXINGTON AVENUE
U.S. ROUTE 42



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

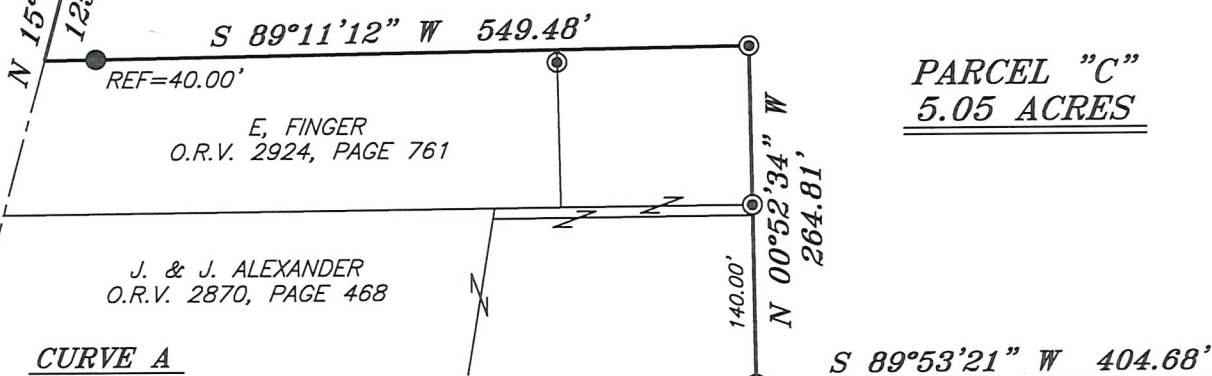
CURVE A

R=1049.27'
Δ=06°39'31"
L=121.94'
BRG=N 18°11'54" E
C LEN=121.87'

PARCEL "C"
5.05 ACRES

P.O.B.
PARCEL "C"

THE EAST LINE OF
THE NE QTR. SEC. 7



LOT #62

LOT #63

LOT #64

BANYAN LANE
60' R/W

LOT #41

LEGEND

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

APPROVED

This is to certify that the attached survey
meets the 75' Road Frontage Requirement.
Zoning Inspector Douglas J. ... 9/3/24
Washington Township DATE



- 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: JULY 31, 2024	SCALE: 1"=150'
ST_RT_42_BOOKWALTER_SPLITS	

**SURVEY DESCRIPTION
PARCEL "A"**

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 the Northeast quarter of Section 7 and being a point 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 section passing through said iron pin found, a total distance of 656.79 feet to an iron pin set;

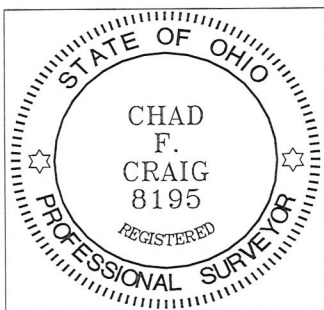
Thence, South 89 degrees 24 minutes 39 seconds West 340.00 feet to an iron pin set;

Thence, North 00 degrees 53 minutes 06 seconds West passing through an iron pin set for reference at a distance of 631.53 feet, a total distance of 656.53 feet to a point in said centerline and on the north line of said quarter section;

Thence, North 89 degrees 21 minutes 58 seconds East with said north line and said centerline 340.00 feet to the place of beginning, containing 5.13 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on July 31, 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 SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 9-6-24

INITIAL & DATE
QQ-247

A handwritten signature in cursive script 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 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:

Commencing at a point marking the northeast corner of the northeast quarter of Section 7 and being a point 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 89 degrees 21 minutes 58 seconds West with the north line of said quarter section and said centerline 340.00 feet to a point referenced by an iron pin set on a bearing of South 00 degrees 53 minutes 06 seconds East and at a distance of 25.00 feet, said point being the place of beginning of the parcel herein described;

Thence, South 00 degrees 53 minutes 06 seconds East passing through said iron pin set, a total distance of 656.53 feet to an iron pin set;

Thence, South 89 degrees 24 minutes 39 seconds West 306.55 feet to an iron pipe found on the southeast corner of a parcel currently owned by C.A. III & K. Hudson (O.R.V. 2395, P. 232);

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;

Thence, South 89 degrees 24 minutes 39 seconds West with the north line of said Hudson parcel passing through an iron pin found for reference at a distance of 177.28 feet, a total distance of 207.28 feet to a point in the centerline of Lexington Avenue (U.S. Route 42);

Thence, North 14 degrees 52 minutes 08 seconds East with said centerline 316.20 feet to a point being referenced by an iron pin set on 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 distance of 121.87 feet to a point marking the intersection of said centerline with the centerline of Straub Road, the same as being the north line of said quarter section, 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 by an iron pin found on a 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 section and with the centerline of Straub Road 387.83 feet to the place of beginning, containing 6.04 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on July 31, 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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Chad F. Craig P.S.#8195
for Seiler & Craig Surveying, Inc.

SURVEY DESCRIPTION
PARCEL "C"
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:

Commencing at a point marking the northeast corner of the northeast quarter of Section 7 and being a point 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 section and passing through said iron pin found, a total distance of 656.79 feet to an iron pin set, being the place of beginning of the parcel herein described;

Thence, continuing South 00 degrees 53 minutes 06 seconds East with the east line of said quarter section 387.24 feet to a stone found with a chiseled X marking the northeast corner of Lot #41 in Southern Estates #2 (P.V. 19, P. 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 and the southeast corner of a parcel currently owned by J. & J. Alexander (O.R.V. 2870, P. 468);

Thence, North 00 degrees 52 minutes 34 seconds West passing through an iron pipe found at 140.00 feet marking the northeast corner of said parcel and the southeast corner of a parcel currently owned by E. Finger (O.R.V. 2924, P. 761), a total distance of 264.81 feet to an iron pipe found on the northeast corner of said Finger parcel;

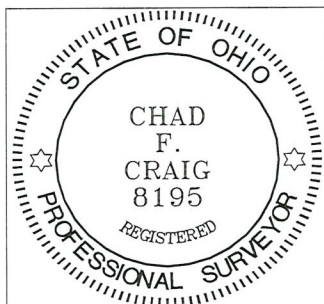
Thence, South 89 degrees 11 minutes 12 seconds West with the north line of said parcel passing through an iron pin found for reference at a distance of 509.48 feet, a total distance of 549.48 feet to a point in the centerline of Lexington Avenue (U.S. Route 42)

Thence, North 15 degrees 07 minutes 34 seconds East with said centerline 125.91 feet to a point 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, said point being the southwest corner of a parcel currently owned by C.A. III & K. Hudson (O.R.V. 2395, P. 232);

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 919.37 feet to the place of beginning, containing 5.05 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on July 31, 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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OF EXISTING PARCEL
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