

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

**LEGEND**

- IRON PIN FOUND
- IRON PIPE FOUND
- ⊗ 3" SURVEY MARKER SET
- ⊗ CHISELED "X" IN CONCRETE SET
- ▲ RAILROAD SPIKE FOUND
- ⊗ 5/8" IRON PIN SET WITH CAP STAMPED "CRAIG 8195"

PLAT VOL. 30, PG. 61

SURVEY PLAT FOR

PROPERTY TRANSFER

PART LOT #3303 & PART SW QTR. SEC. 21, T-21, R-19, SPRINGFIELD TOWNSHIP CITY OF ONTARIO, RICHLAND COUNTY, OHIO

DATE: AUGUST 23, 2024 SCALE: 1"=60'

RIDGESTONE\_WALTER\_TW\_PROP

TW PROPERTY HOLDING LLC  
O.R.V. 2715, PAGE 63

TW PROPERTY HOLDING LLC  
O.R.V. 2801, PAGE 330

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 9-10-24**

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 9-10-24**

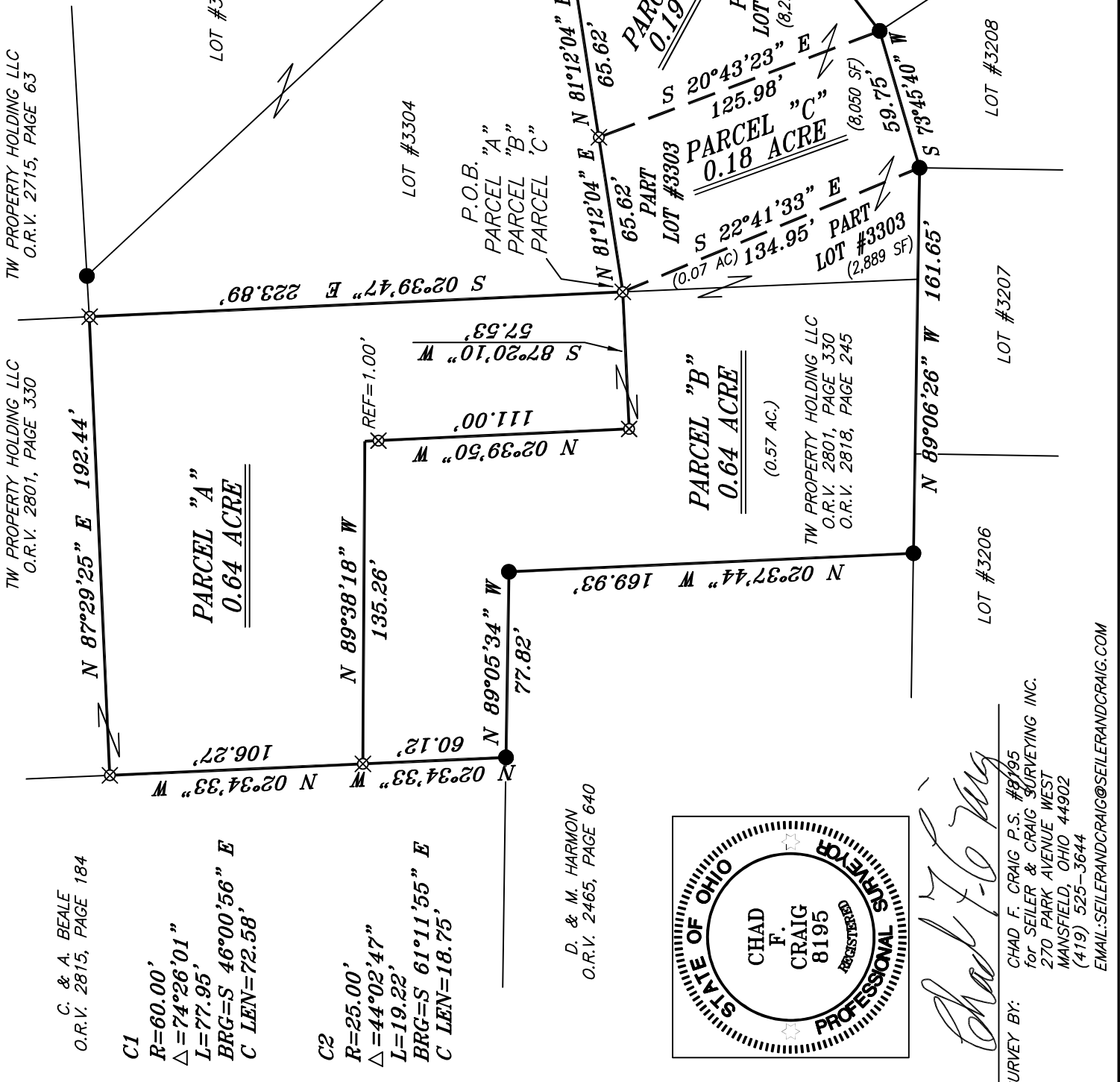
INITIAL & DATE

INITIAL & DATE

**PARCEL B MUST TRANSFER BEFORE C & D  
PARCEL C MUST TRANSFER BEFORE D**

**QQ-251**

**RIDGESTONE COURT  
60' R/W**

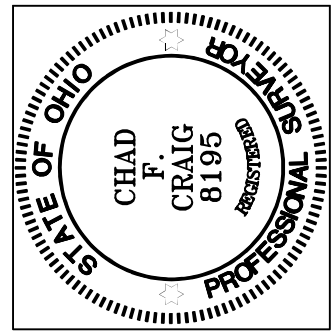


C. & A. BEALE  
O.R.V. 2815, PAGE 184

C1  
R=60.00'  
Δ=74°26'01"  
L=77.95'  
BRG=S 46°00'56" E  
C LEN=72.58'

C2  
R=25.00'  
Δ=44°02'47"  
L=19.22'  
BRG=S 61°11'55" E  
C LEN=18.75'

D. & M. HARMON  
O.R.V. 2465, PAGE 640



*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 SOUTHWEST QUARTER OF SECTION 21  
(FORMERLY SPRINGFIELD TOWNSHIP) CITY OF ONTARIO,  
RICHLAND COUNTY, OHIO

Situated in the City of Ontario (formerly Springfield Township), County of Richland, State of Ohio and being known as part of the Southwest Quarter of Section 21, Township 21 North, Range 19 West and being more particularly described as follows:

Beginning for the same at an iron pin set marking the southwest corner of Lot #3304, the same as being the northwest corner of Lot #3303, Thence, South 87 degrees 20 minutes 10 seconds West 57.53 feet to an iron pin set;

Thence, North 02 degrees 39 minutes 50 seconds West passing through an iron pin set at a distance of 110.00 feet, a total distance of 111.00 to a point;

Thence, North 89 degrees 38 minutes 18 seconds West 135.26 feet to an iron pin set on the east line of a parcel currently owned by C & A. Beale (ORV 2815, Page 184);

Thence, North 02 degrees 34 minutes 33 seconds West with the east line of said Beale parcel 106.27 feet to an iron pin set;

Thence, North 87 degrees 29 minutes 25 seconds East 192.44 feet to an iron pin set on the northwest corner of Lot #3304;

Thence, South 02 degrees 39 minutes 47 seconds East with the west line of said lot 223.89 feet to the place of beginning, containing a total of 0.64 acre according to survey by Chad F. Craig P.S. 8195 on August 23, 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.

The grantees, his heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site under applicable zoning and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 9-10-24**

INITIAL & DATE

**QQ-251**

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

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

**SURVEY DESCRIPTION  
PARCEL "B"**

PART LOT #3303 AND PART SOUTHWEST QUARTER OF SECTION 21  
(FORMERLY SPRINGFIELD TOWNSHIP) CITY OF ONTARIO,  
RICHLAND COUNTY, OHIO

Situated in the City of Ontario (formerly Springfield Township), County of Richland, State of Ohio and being known as part of Lot #3303 and part of the Southwest Quarter of Section 21, Township 21 North, Range 19 West and being more particularly described as follows:

Beginning for the same at an iron pin set marking the southwest corner of Lot #3304, the same as being the northwest corner of Lot #3303, Thence, South 22 degrees 41 minutes 33 seconds East 134.95 feet to an iron pin found marking the northeast corner of Lot #3207;

Thence, North 89 degrees 06 minutes 26 seconds West with the north line of said lot and the westerly prolongation thereof 161.65 feet to an iron pin found on the north line of Lot #3206, the same as being the southeast corner of a parcel currently owned by D. & M. Harmon (ORV 2465, Page 640);

Thence, North 02 degrees 37 minutes 44 seconds West with the east line of said Harmon parcel 169.93 feet to an iron pin found;

Thence, North 89 degrees 05 minutes 34 seconds West with the north line of said Harmon parcel 77.82 feet to an iron pin found marking the southeast corner of a parcel currently owned by C. & A. Beale (ORV 2815, Page 184);

Thence, North 02 degrees 34 minutes 33 seconds West with the east line of said Beale parcel 60.12 feet to an iron pin set;

Thence, South 89 degrees 38 minutes 18 seconds East 135.26 feet to a point referenced by an iron pin set on a bearing of South 02 degrees 39 minutes 50 seconds East and at a distance of 1.00 feet;

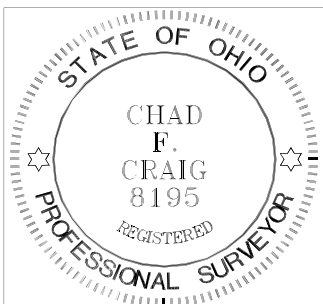
Thence, South 02 degrees 39 minutes 50 seconds East passing through said iron pin set, a total distance of 111.00 feet to an iron pin set;

Thence, North 87 degrees 20 minutes 10 seconds East 57.53 feet to the place of beginning, containing a total of 0.64 acre of which 2,889 square feet (0.07 ac.) are located in Part Lot #3303 and 0.57 acre is located in part of the Southwest Quarter of Section 21, according to survey by Chad F. Craig P.S. 8195 on August 23, 2024, but subject to all easements, right of ways and highways of record.

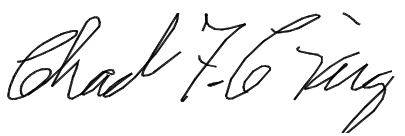
Iron pins set are 5/8" rods with caps stamped "CRAIG 8195".

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NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 9-10-24**  
\_\_\_\_\_  
INITIAL & DATE

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

**THIS PARCEL MUST TRANSFER  
BEFORE PARCEL C & D  
QQ-251**

**SURVEY DESCRIPTION  
PARCEL "C"**

PART LOT #3303  
CITY OF ONTARIO,  
RICHLAND COUNTY, OHIO

Situated in the City of Ontario, County of Richland, State of Ohio and being known as Part Lot #3303 and being more particularly described as follows:

Beginning for the same at an iron pin set marking the southwest corner of Lot #3304, the same as being the northwest corner of Lot #3303, Thence, North 81 degrees 12 minutes 04 second East with the north line of Lot #3303 65.62 feet to an iron pin set;

Thence, South 20 degrees 43 minutes 23 seconds East 125.98 feet to an iron pin found marking the northeast corner of Lot #3208;

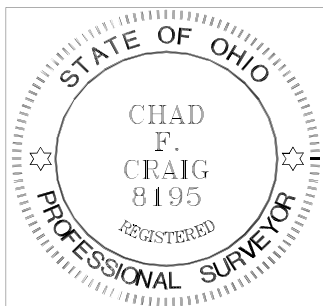
Thence, South 73 degrees 45 minutes 40 seconds West with the north line of said lot 59.75 feet to an iron pin found marking the northwest corner of said lot;

Thence, North 22 degrees 41 minutes 33 seconds West 134.95 feet to the place of beginning, containing a total of 0.18 acre (8,050 square feet) according to survey by Chad F. Craig P.S. 8195 on August 23, 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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The grantees, his heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site under applicable zoning and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 9-10-24**

INITIAL & DATE

**THIS PARCEL MUST TRANSFER  
BEFORE PARCEL D**

**QQ-251**

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

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

**SURVEY DESCRIPTION  
PARCEL "D"**

PART LOT #3303  
CITY OF ONTARIO,  
RICHLAND COUNTY, OHIO

Situated in the City of Ontario, County of Richland, State of Ohio and being known as Part Lot #3303 and being more particularly described as follows:

Beginning for the same at a chiseled "x" in concrete set marking the southeast corner of Lot #3303 and being on the westerly right of way of Ridgestone Court (60' r/w), Thence, South 52 degrees 25 minutes 13 seconds West with the south line of said lot 112.21 feet to an iron pin found;

Thence, North 20 degrees 43 minutes 23 seconds West 125.98 feet to an iron pin set on the north line of Lot #3303;

Thence, North 81 degrees 12 minutes 04 seconds East with said north line 65.62 feet to an iron pin set on the northeast corner of said lot and being the westerly right of way of said road;

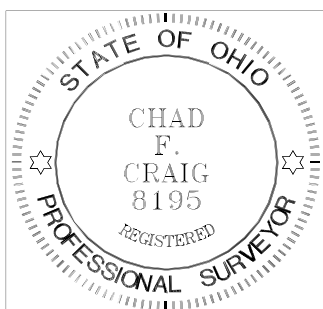
Thence, with the east line of said lot and with said right of way and with a curve to the left having a central angle of 74 degrees 26 minutes 01 second, a radius of 60.00 feet, an arc length of 77.95 feet, a chord bearing of South 46 degrees 00 minutes 56 seconds East and a chord distance of 72.58 feet to an iron pin found;

Thence, with the east line of said lot and with said right of way and with a curve to the right having a central angle of 44 degrees 02 minutes 47 seconds, a radius of 25.00 feet, an arc length of 19.22 feet, a chord bearing of South 61 degrees 11 minutes 55 seconds East and a chord distance of 18.75 feet to the place of beginning, containing a total of 0.19 acre (8,276 square feet) according to survey by Chad F. Craig P.S. 8195 on August 23, 2024, but subject to all easements, right of ways and highways of record.

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NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
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Chad F. Craig P.S. #8195  
Seiler and Craig Surveying, Inc.

**PARCELS B & C MUST TRANSFER BEFORE THIS PARCEL**

**QQ-251**