

SCALE: 1" = 40'

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

NORTH



LEGEND

- IRON PIN FOUND
- ⊗ 5/8" IRON PIN SET WITH CAP
STAMPED "CRAIG 8195"

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

N 88°22'36" E 183.12'

P.O.B.

PART LOT #3309

24,257 SQ. FT. TOTAL

70.94'

S 01°37'24" E

BROOKSTONE DRIVE 60' R/W

(14,314 SF)

PART LOT #3309

LOT #3306

N 35°33'30" W 259.23'

TW PROPERTY HOLDING LLC
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PART LOT #3308

C1

S 09°54'37" E

58.83'

PART LOT #3308

(9,943 SF)

LOT #3307

C2

C3

OAKSTONE DRIVE 60' R/W

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

INITIAL & DATE

QQ-257

VERBAL APPROVAL BY ADAM
GONGWER ACTING ZONING
INSPECTOR 9-10-24



C1
R=350.00'
Δ=08°17'18"
L=50.63'
BRG=S 05°46'02" E
C LEN=50.59'

C2
R=20.00'
Δ=81°31'55"
L=28.46'
BRG=S 30°51'21" W
C LEN=26.12'

C3
R=320.02'
Δ=06°58'12"
L=38.93'
BRG=S 68°10'20" W
C LEN=38.91'

PLAT VOL. 30, PG. 61

SURVEY PLAT FOR	
TW PROPERTY HOLDING LLC	
PART LOT #3308 & PART LOT #3309	
CITY OF ONTARIO	
RICHLAND COUNTY, OHIO	
DATE: AUGUST 29, 2024	SCALE: 1"=40'
RIDGESTONE_CT_TW_PROP_B	

SURVEY BY: *Chad F. Craig*
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

PART LOTS #3308 & #3309
CITY OF ONTARIO,
RICHLAND COUNTY, OHIO

Situated in the City of Ontario, County of Richland, State of Ohio and being known as Part Lots #3308 & #3309 of the consecutively numbered lots in said city and being more particularly described as follows:

Beginning for the same at an iron pin found and accepted as marking the northeasterly corner of Lot #3309 and being on the westerly right of way of Brookstone Drive (60' r/w), Thence, South 01 degree 37 minutes 24 seconds East with the east line of said lot and with said right of way 70.94 feet to an iron pin found;

Thence, with the east line of said lot and the southerly prolongation thereof and with said right of way and with a curve to the left having a central angle of 08 degrees 17 minutes 18 seconds, a radius of 350.00 feet, an arc length of 50.63 feet, a chord bearing of South 05 degrees 46 minutes 02 seconds East and a chord distance of 50.59 feet to an iron pin found on the east line of Lot #3308;

Thence, South 09 degrees 54 minutes 37 seconds East with the east line of said lot and with said right of way 58.83 feet to an iron pin found;

Thence, with said east line and said right of way and with a curve to the right having a central angle of 81 degrees 31 minutes 55 seconds, a radius of 20.00 feet, an arc length of 28.46 feet, a chord bearing of South 30 degrees 51 minutes 21 seconds West and a chord distance of 26.12 feet to an iron pin found on the south line of said lot and on the north right of way of Oakstone Drive (60' r/w);

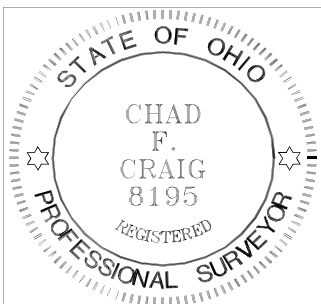
Thence, with said south line and with said right of way and with a curve to the left having a central angle of 06 degrees 58 minutes 12 seconds, a radius of 320.02 feet, an arc length of 38.93 feet, a chord bearing of South 68 degrees 10 minutes 20 seconds West and a chord length of 38.91 feet to an iron pin set;

Thence, North 35 degrees 33 minutes 30 seconds West 259.23 feet to an iron pin found marking the northwest corner of Lot #3309;

Thence, North 88 degrees 22 minutes 36 seconds East with the north line of said lot 183.12 feet to the place of beginning, containing a total of 24,257 square feet, of which 9,943 square feet are located in Part Lot #3308, and 14,314 square feet are located in Part Lot #3309, according to survey by Chad F. Craig P.S. 8195 on August 29, 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
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A handwritten signature in black ink that reads "Chad F. Craig".

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