

0' 40' 80' 120'



SCALE: 1" = 40'

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

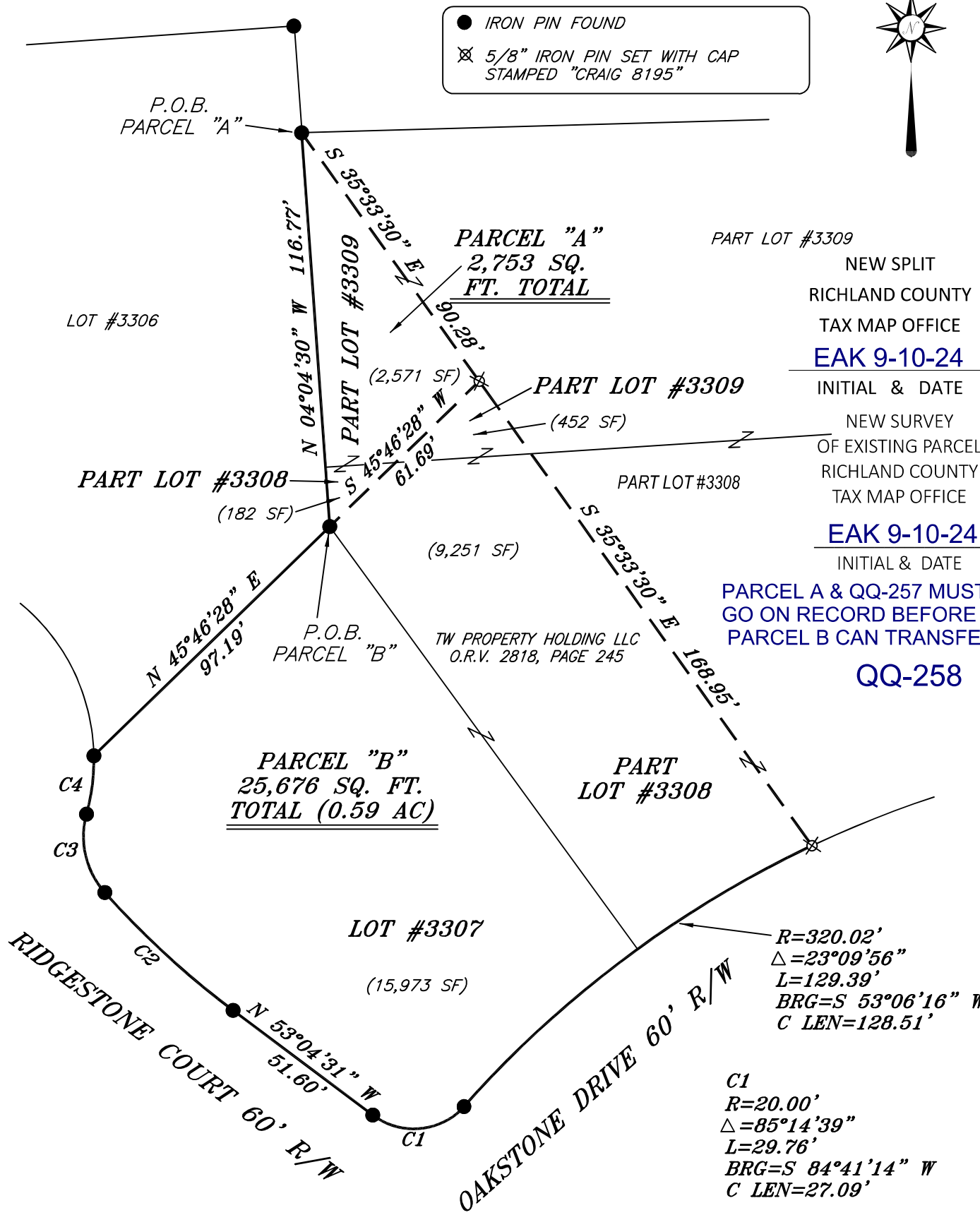
NORTH



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

**LEGEND**

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



PART LOT #3309  
NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 9-10-24**

INITIAL & DATE  
NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

**EAK 9-10-24**  
INITIAL & DATE

PARCEL A & QQ-257 MUST  
GO ON RECORD BEFORE  
PARCEL B CAN TRANSFER  
**QQ-258**



- |  |   |   |
|--|---|---|
| <b>C2</b><br>R=260.00'<br>Δ=11°21'23"<br>L=51.53'<br>BRG=N 47°23'18" W<br>C LEN=51.45' | <b>C3</b><br>R=25.00'<br>Δ=56°56'50"<br>L=24.85'<br>BRG=N 13°08'06" W<br>C LEN=23.84' | <b>C4</b><br>R=60.00'<br>Δ=16°39'20"<br>L=17.45'<br>BRG=N 07°12'28" E<br>C LEN=17.38' |
|--|---|---|

R=320.02'  
Δ=23°09'56"  
L=129.39'  
BRG=S 53°06'16" W  
C LEN=128.51'

**C1**  
R=20.00'  
Δ=85°14'39"  
L=29.76'  
BRG=S 84°41'14" W  
C LEN=27.09'

PLAT VOL. 30, PG. 61

SURVEY PLAT FOR PROPERTY TRANSFER	
LOT #3307, PART LOT #3308 & PART LOT #3309, CITY OF ONTARIO RICHLAND COUNTY, OHIO	
DATE: AUGUST 20, 2024	SCALE: 1"=40'
RIDGESTONE_CT_TW_PROP	

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  
PARCEL "A"**

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 northwest corner of Lot #3309, Thence, South 35 degrees 33 minutes 30 seconds East 90.28 feet to an iron pin set;

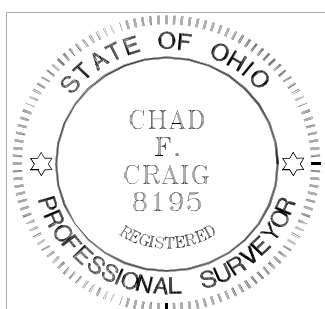
Thence, South 45 degrees 46 minutes 28 seconds West 61.69 feet to an iron pin found marking the southeast corner of Lot #3306 the same as being a westerly corner of Lot #3308;

Thence, North 04 degrees 04 minutes 30 seconds West wit the east line of Lot #3306 116.77 feet to the place of beginning, containing a total of 2,753 square feet, of which 182 square feet are located in Part Lot #3308 and 2,571 square feet are located in Part Lot #3309, according to survey by Chad F. Craig P.S. 8195 on August 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.

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-258**

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

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

**SURVEY DESCRIPTION  
PARCEL "B"**

LOT #3307 AND 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 Lot #3307 and 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 #3307, the same as being a westerly corner of Lot #3308, Thence, North 45 degrees 46 minutes 28 seconds East 61.69 feet to an iron pin set;

Thence, South 35 degrees 33 minutes 30 seconds East 168.95 feet to an iron pin set on the southerly line of Lot #3308, the same as being the northerly right of way of Oakstone Drive (60' r/w);

Thence, with the south line of said lot and with said right of way and with a curve to the left having a central angle of 23 degrees 09 minutes 56 seconds, a radius of 320.02 feet, an arc length of 129.39 feet, a chord bearing of South 53 degrees 06 minutes 16 seconds West and a chord distance of 128.51 feet to an iron pin found the south line of Lot #3307 and on said north right of way;

Thence, with said lot line and said right of way and with a curve to the right having a central angle of 85 degrees 14 minutes 39 seconds, a radius of 20.00 feet, an arc length of 29.76 feet, a chord bearing of South 84 degrees 41 minutes 14 seconds West and a chord distance of 27.09 feet to an iron pin found on the southwesterly line of said lot and being a point on the northeasterly right of way of Ridgestone Court (60' r/w);

Thence, North 53 degrees 04 minutes 31 seconds West with said lot line and said right of way 51.60 feet to an iron pin found;

Thence, with said lot line and said right of way and with a curve to the right having a central angle of 11 degrees 21 minutes 23 seconds, a radius of 260.00 feet, an arc length of 51.53 feet, a chord bearing of North 47 degrees 23 minutes 18 seconds West and a chord distance of 51.45 feet to an iron pin found;

Thence, with said lot line and said right of way and with a curve to the right having a central angle of 56 degrees 56 minutes 50 seconds, a radius of 25.00 feet, an arc length of 24.85 feet, a chord bearing of North 13 degrees 08 minutes 06 seconds West and a chord distance of 23.84 feet to an iron pin found;

Thence, with said lot line and said right of way and with a curve to the left having a central angle of 16 degrees 39 minutes 20 seconds, a radius of 60.00 feet, an arc length of 17.45 feet, a chord bearing of North 07 degrees 12 minutes 28 seconds East and a chord distance of 17.38 feet to an iron pin found marking the northwesterly corner of said lot, the same as being the southwestly corner of Lot #3306;

Thence, North 45 degrees 46 minutes 28 seconds East with the northerly line of Lot #3307 97.19 feet to the place of beginning, containing a total of 25,676 square feet, of which 15,973 square feet are located in Lot #3307, 9,251 square feet are located in Part Lot #3308, and 452 square feet are located in Part Lot #3309, according to survey by Chad F. Craig P.S. 8195 on August 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 9-10-24**

INITIAL & DATE

**PARCEL A & QQ-257 MUST  
TRANSFER BEFORE THIS  
PARCEL CAN TRANSFER**

**QQ-258**

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

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