

NORTH



0' 80' 160' 240'



SCALE: 1" = 80'

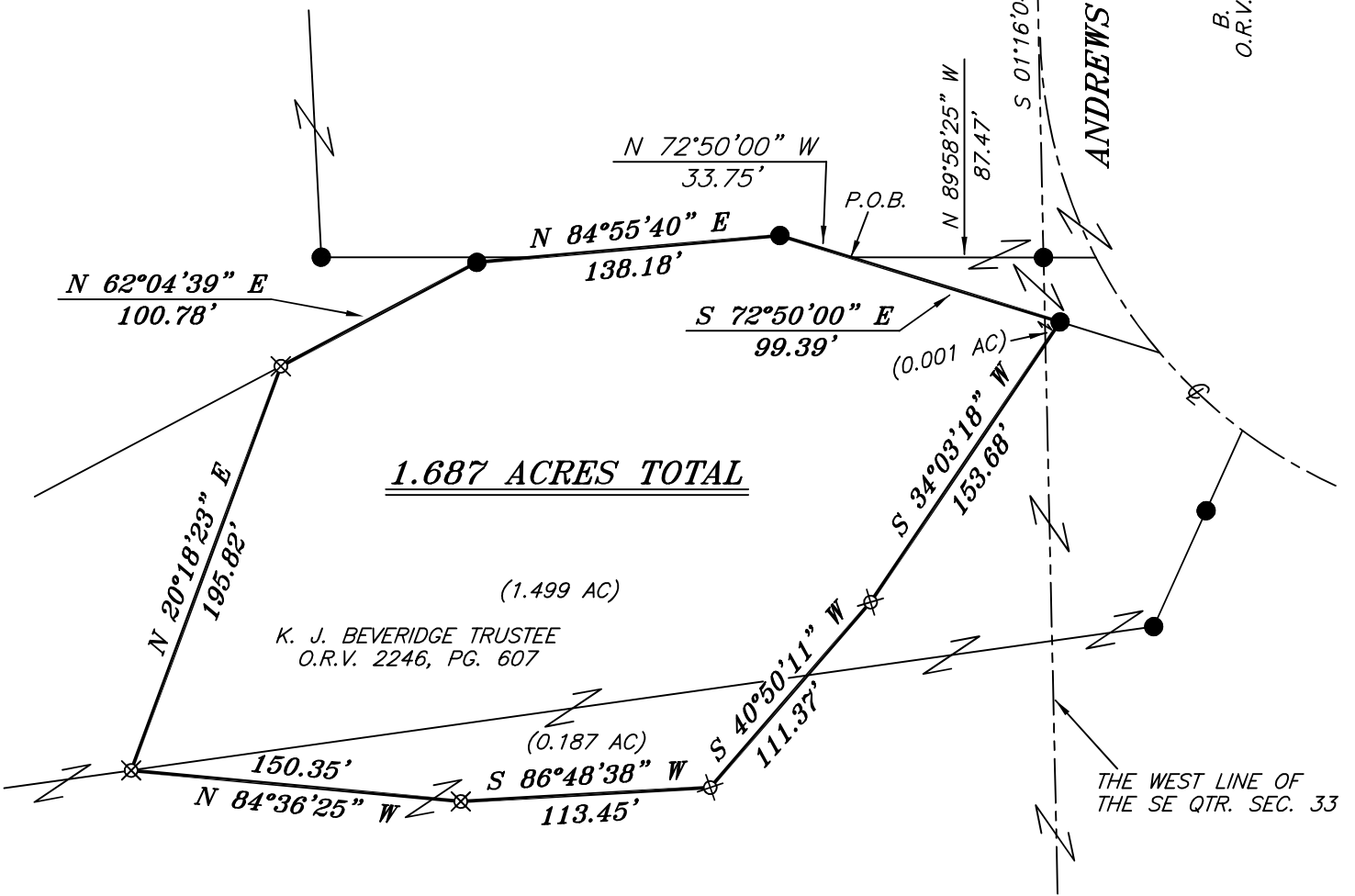
BASIS OF BEARING IS STATE PLANE GRID NORTH NAD 83 (2011), GEOID 18A, OHIO NORTH ZONE.

J. & P. SNYDER TRUST  
O.R.V. 1801, PG. 510

B. & J. SNYDER  
O.R.V. 2475, PG. 516

THE EAST LINE OF THE SW QTR. SEC. 33

ANDREWS ROAD (T.H. 353)



1.687 ACRES TOTAL

(1.499 AC)

K. J. BEVERIDGE TRUSTEE  
O.R.V. 2246, PG. 607

(0.187 AC)

K. J. BEVERIDGE TRUSTEE  
O.R.V. 1288, PG. 822

(0.001 AC)

**LEGEND**

- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ⊗ 3" SURVEY MARKER SET
- △ RAILROAD SPIKE SET
- ⊕ MAG NAIL SPIKE FOUND
- ⊗ 5/8" IRON PIN SET WITH CAP STAMPED "CRAIG 8195"

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 12-11-24**  
INITIAL & DATE  
**QQ-353**



*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 & SE QTR. SEC. 33, T-20, R-18, WASHINGTON TOWNSHIP RICHLAND COUNTY, OHIO	
DATE: NOVEMBER 19, 2024	SCALE: 1"=80'
ANDREWS_RD_SPLIT_BEVERIDGE_SNYDER	

## **SURVEY DESCRIPTION**

### **PART OF THE SW & SE QUARTER OF SECTION 33 WASHINGTON TOWNSHIP RICHLAND COUNTY, OHIO**

Situated in the Township of Washington, County of Richland, State of Ohio and being a part of the southwest and southeast quarters of Section 33 of Township 20 North, Range 18 West, and being more particularly described as follows:

Commencing at a mag nail found and accepted as marking the intersection of the centerline of Andrews Road (T.H. 353) with the east line of the southwest quarter of Section 33, the same as being the west line of the southeast quarter of Section 33, Thence, South 01 degree 16 minutes 04 seconds East with said centerline and said section line 253.47 feet to an iron pin found, Thence, North 89 degrees 58 minutes 25 seconds West 87.47 feet to a point being referenced by an iron pin found on a bearing of North 72 degrees 50 minutes 00 seconds West and at a distance of 33.75 feet, said point being on the south line of parcel currently owned by J. & P. Snyder Trust (O.R.V. 1801, P. 510) and being the place of beginning of the parcel herein described;

Thence, South 72 degrees 50 minutes 00 seconds East with the south line of said Snyder parcel 99.39 feet to an iron pin found;

Thence, South 34 degrees 03 minutes 18 seconds West 153.68 feet to an iron pin set;

Thence, South 40 degrees 50 minutes 11 seconds West 111.37 feet to an iron pin set;

Thence, South 86 degrees 48 minutes 38 seconds West 113.45 feet to an iron pin set;

Thence, North 84 degrees 36 minutes 25 seconds West 150.35 feet to an iron pin set;

Thence, North 20 degrees 18 minutes 23 seconds East 195.82 feet to an iron pin set on a line common to said Snyder parcel;

Thence, North 62 degrees 04 minutes 39 seconds East with a line common to said Snyder parcel 100.78 feet to an iron pin found;

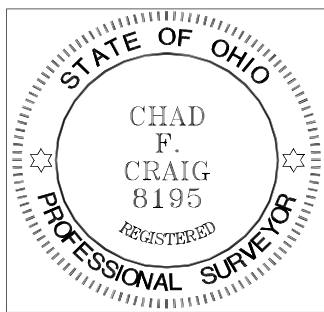
Thence, North 84 degrees 55 minutes 40 seconds East with the south line of said Snyder parcel 138.18 feet to an iron pin found;

Thence, South 72 degrees 50 minutes 00 seconds East with the south line of said Snyder parcel 33.75 feet to the place of beginning, containing a total of 1.687 acres, of which 1.686 acres are located in the southwest quarter of Section 33, and 0.001 acre is located in the southeast quarter of Section 33, according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on November 19, 2024, but subject to all easements, right of ways and highways of record.

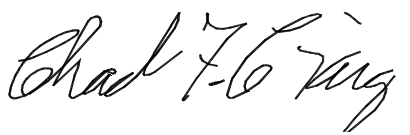
The grantees, his heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site under applicable zoning and will not be conveyed by said grantees, heirs and assigns independent and separate from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

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 12-11-24**  
INITIAL & DATE  
**QQ-353**

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