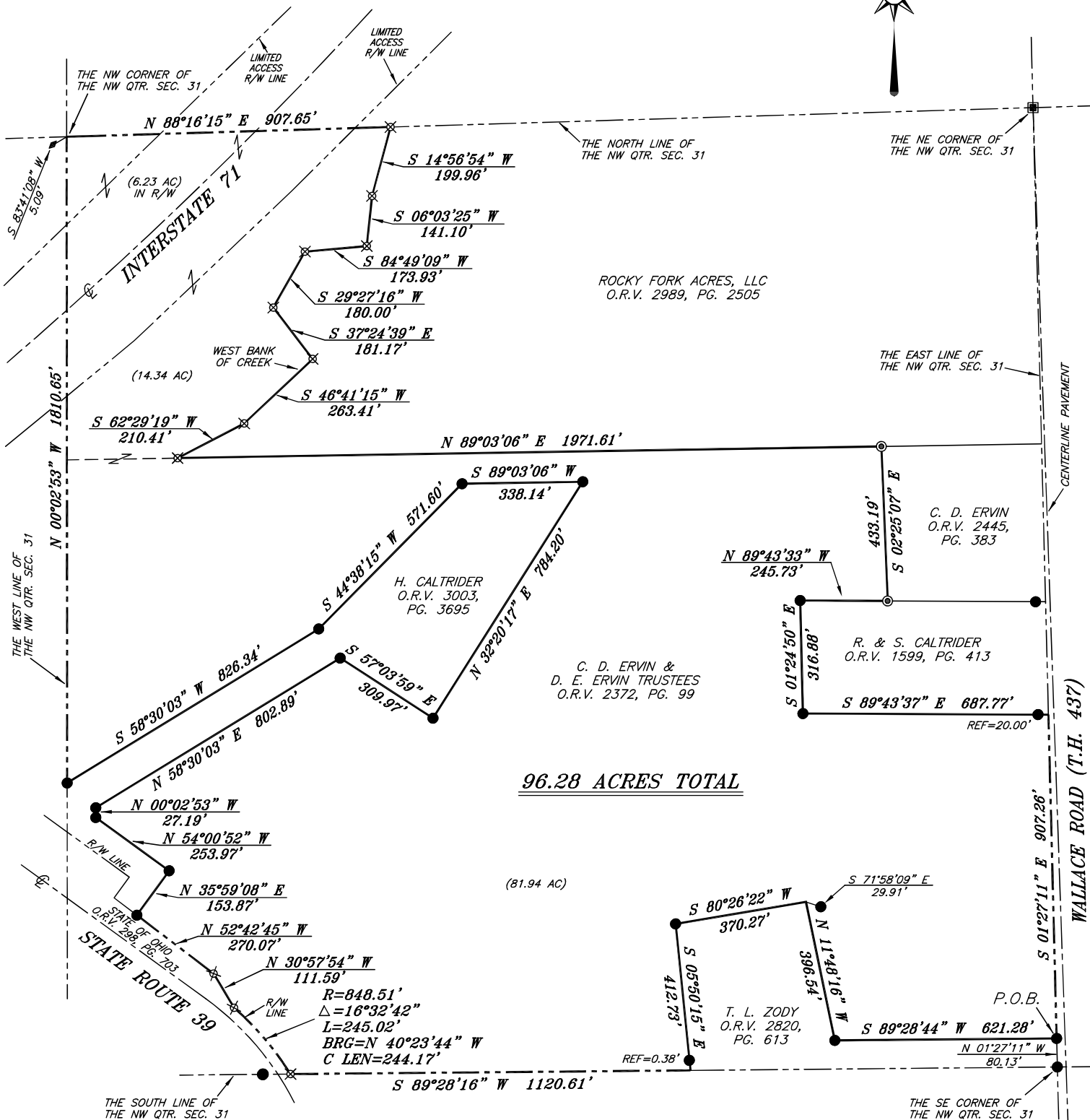


BASIS OF BEARING IS STATE PLANE
GRID NORTH NAD 83 (2011), GEOID
18A, OHIO NORTH ZONE.

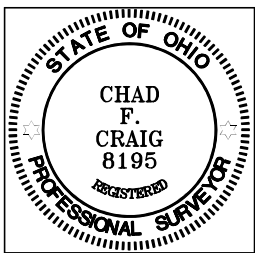
NORTH



96.28 ACRES TOTAL

LEGEND

- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ⊗ 3" SURVEY MARKER SET
- ▬ 1/2" METAL GUY ANCHOR ROD FOUND
- MONUMENT BOX 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

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 2-4-25

INITIAL & DATE
RR-20

SURVEY PLAT FOR PROPERTY TRANSFER	
PART NW QTR. SEC. 31, T-23, R-17 MIFFLIN TOWNSHIP RICHLAND COUNTY, OHIO	
DATE: JANUARY 21, 2025	SCALE: 1"=300'
WALLACE_RD_814	

SURVEY DESCRIPTION

PART OF THE NW QUARTER OF SECTION 31
MIFFLIN TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Mifflin, County of Richland, State of Ohio and being a part of the Northwest quarter of Section 31 of Township 23 North, Range 17 West, and being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the southeast corner of said quarter, Thence, North 01 degree 27 minutes 11 seconds West with the east line of said quarter 80.13 feet to an iron pin found on the northeast corner of a parcel currently owned by T.L. Zody (O.R.V. 2820, Page 613), the place of beginning of the parcel herein described;

Thence, with a line common to said Zody parcel the following four (4) courses and distances:

1. South 89 degrees 28 minutes 44 seconds West 621.28 feet to an iron pin found;
2. North 11 degrees 48 minutes 16 seconds West 396.54 feet to a point referenced by an iron pin found on bearing of South 71 degrees 58 minutes 09 seconds East and at a distance of 29.91 feet;
3. South 80 degrees 26 minutes 22 seconds West 370.27 feet to an iron pin found;
4. South 05 degrees 50 minutes 15 seconds East, passing through an iron pin found at 412.35 feet, a total distance of 412.73 feet to a point on the south line of said quarter;

Thence, South 89 degrees 28 minutes 16 seconds West with the south line of said quarter 1120.61 feet to an iron pin set on the northeasterly right of way of State Route 39;

Thence, with a curve to the left, having a radius of 848.51 feet, a delta angle of 16 degrees 32 minutes 42 seconds, an arc length of 245.02 feet, a chord bearing of North 40 degrees 23 minutes 44 seconds West and a chord length of 244.17 feet to an iron pin set on said right of way;

Thence, North 30 degrees 57 minutes 54 seconds West with said right of way 111.59 feet to an iron pin set;

Thence, North 52 degrees 42 minutes 45 seconds West with said right of way 270.07 feet to an iron pin found on the southerly line of a parcel currently owned by H. Caltrider (O.R.V. 3003, Page 3695);

Thence, with a line common to said Caltrider parcel the following nine (9) courses and distances:

1. North 35 degrees 59 minutes 08 seconds East 153.87 feet to an iron pin found
2. North 54 degrees 00 minutes 52 seconds West 253.97 feet to an iron pin found;
3. North 00 degrees 02 minutes 53 seconds West 27.19 feet to an iron pin found;
4. North 58 degrees 30 minutes 03 seconds East 802.89 feet to an iron pin found;
5. South 57 degrees 03 minutes 59 seconds East 309.97 feet to an iron pin found;
6. North 32 degrees 20 minutes 17 seconds East 784.20 feet to an iron pin found;
7. South 89 degrees 03 minutes 06 seconds West 338.14 feet to an iron pin found;
8. South 44 degrees 38 minutes 15 seconds West 571.60 feet to an iron pin found;
9. South 58 degrees 30 minutes 03 seconds West 826.34 feet to an iron pin found on the west line of said quarter;

Thence, North 00 degrees 02 minutes 53 seconds West with the west line of said quarter 1810.65 feet to a point marking the northwest corner of said quarter, said point being referenced by a 1/2" metal guy anchor rod found on a bearing of South 83 degrees 41 minutes 08 seconds West and at a distance of 5.09 feet;

Thence, North 88 degrees 16 minutes 15 seconds East with the north line of said quarter 907.65 feet to an iron pin set marking the northwest corner of a parcel currently owned by Rocky Fork Acres, LLC (O.R.V. 2989, Page 2505);

Thence, with a line common to said Rocky Fork Acres parcel and the west bank of a creek the following seven (7) courses and distances;

1. South 14 degrees 56 minutes 54 seconds West 199.96 feet to an iron pin set;
2. South 06 degrees 03 minutes 25 seconds West 141.10 feet to an iron pin set;
3. South 84 degrees 49 minutes 09 seconds West 173.93 feet to an iron pin set;
4. South 29 degrees 27 minutes 16 seconds West 180.00 feet to an iron pin set;
5. South 37 degrees 24 minutes 39 seconds East 181.17 feet to an iron pin set;
6. South 46 degrees 41 minutes 15 seconds West 263.41 feet to an iron pin set;
7. South 62 degrees 29 minutes 19 seconds West 210.41 feet to an iron pin set marking the southwest corner of said Rocky Fork Acres parcel;

Thence, North 89 degrees 03 minutes 06 seconds East with the south line of said Rocky Fork Acres parcel 1971.61 feet to an iron pipe found marking the Northwest corner of a parcel currently owned by C.D. Ervin (O.R.V. 2445, Page 383);

Thence, South 02 degrees 25 minutes 07 seconds East with the west line of said Ervin parcel 433.19 feet to an iron pipe found on the north line of parcel currently owned by R.&S. Caltrider (O.R.V. 1599, Page 413);

Thence, North 89 degrees 43 minutes 33 seconds West with the north line of said Caltrider parcel 245.73 feet to an iron pin found marking the northwest corner of said Caltrider parcel;

Thence, South 01 degree 24 minutes 50 seconds East with the west line of said Caltrider parcel 316.88 feet to an iron pin found marking the southwest corner of said Caltrider parcel;

Thence, South 89 degrees 43 minutes 37 seconds East with the south line of said Caltrider parcel passing through an iron pin found at a distance of 667.77 feet, a total distance of 687.77 feet to a point marking the southeast corner of said Caltrider parcel, said point being on the east line of said quarter;

Thence, South 01 degree 27 minutes 11 seconds East with said east line 907.26 feet to the place of beginning, containing 96.28 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on January 21, 2025, 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.

Prior Deed Reference: O.R.V. 2372, Page 99



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 2-4-25

INITIAL & DATE

RR-20

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

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