



SCALE: 1" = 80'

NORTH



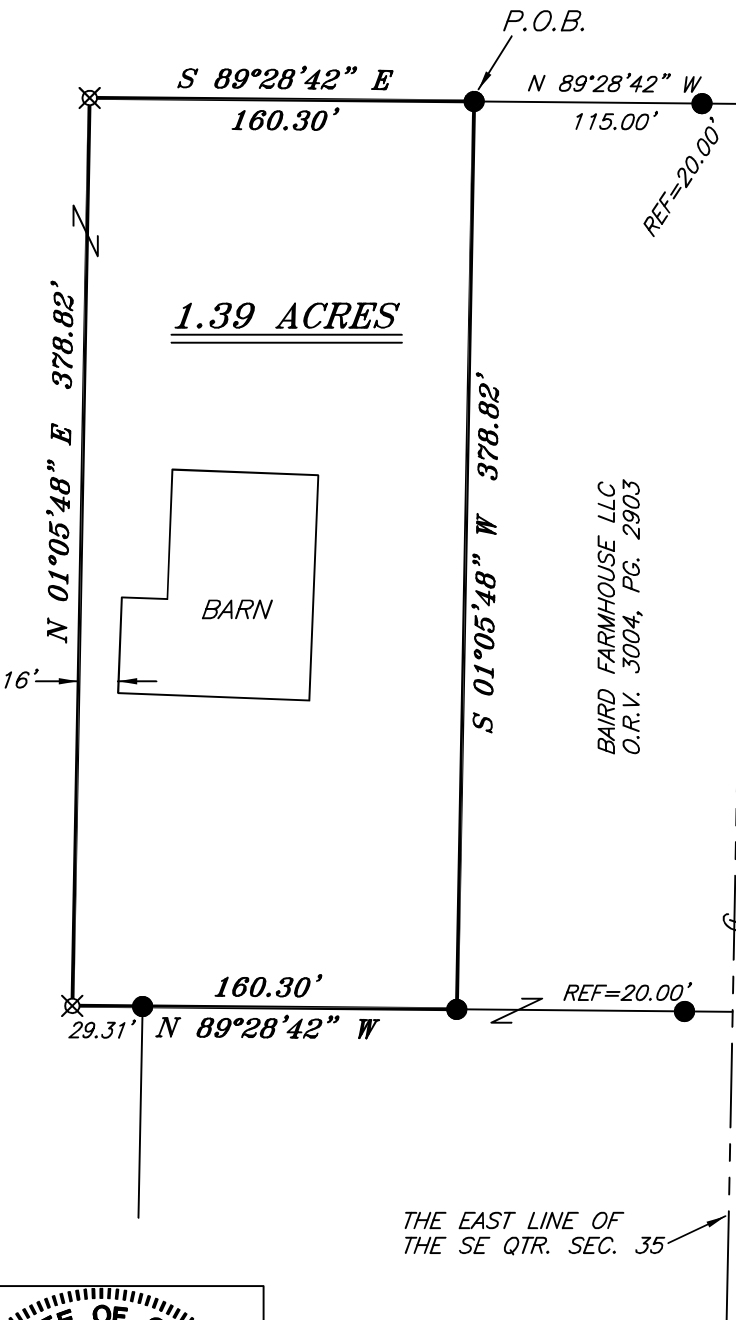
**LONDON WEST ROAD (C.H. 58)**

THE NE CORNER OF THE SE QTR. SEC. 35

M. M. BAIRD  
O.R.V. 3002, PG. 1698

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

S 01°05'48" W 2018.18'



**CHAMPION ROAD (C.H. 182)**

BAIRD FARMHOUSE LLC  
O.R.V. 3004, PG. 2903

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 2-11-25**

INITIAL & DATE

**RR-29**

**LEGEND**

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

THE EAST LINE OF THE SE QTR. SEC. 35



*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	
BAIRD FARMHOUSE LLC	
PART SE QTR. SEC. 35, T-22, R-20 PLYMOUTH TOWNSHIP RICHLAND COUNTY, OHIO	
DATE: JANUARY 22, 2025	SCALE: 1"=80'
CHAMPION_RD_5393	

**SURVEY DESCRIPTION**

PART OF THE SE QUARTER OF SECTION 35  
PLYMOUTH TOWNSHIP  
RICHLAND COUNTY, OHIO

Situated in Plymouth Township, County of Richland, State of Ohio and being a part of the Southeast quarter of Section 35 of Township 22 North, Range 20 West, and being more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the northeast corner of said quarter and being a point in the centerline of Champion Road (C.H. 182), Thence, South 01 degree 05 minutes 48 seconds West with the east line of said quarter and with said centerline 2018.18 feet to a point referenced by an iron pin found on a bearing of North 89 degrees 28 minutes 42 seconds West and at a distance of 20.00 feet, said point marking the northeast corner of a parcel currently owned by Baird Farmhouse LLC (ORV 3004, Page 2903), Thence, North 89 degrees 28 minutes 42 seconds West with the north line of said Baird parcel and passing through said iron pin found a total distance of 115.00 feet to an iron pin found marking the northwest corner of said parcel and being the place of beginning of the parcel herein described;

Thence, South 01 degree 05 minutes 48 seconds West with the west line of said Baird parcel 378.82 feet to an iron pin found;

Thence, North 89 degrees 28 minutes 42 seconds West passing through an iron pin found at a distance of 130.99 feet, a total distance of 160.30 feet to an iron pin set;

North 01 degree 05 minutes 48 seconds East 378.82 feet to a iron pin set;

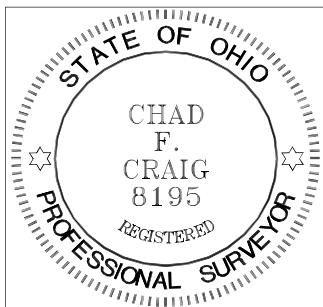
Thence, South 89 degrees 28 minutes 42 seconds East 160.30 feet to the place of beginning, containing 1.39 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on January 22, 2025, but subject to all easements, right of ways and highways of record.

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.

Prior deed reference: ORV 3002, Page 1698



NEW SPLIT  
RICHLAND COUNTY  
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**EAK 2-11-25**  
INITIAL & DATE

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