

NORTH



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

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

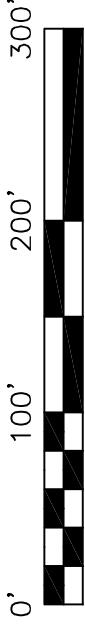
NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 2-11-25

INITIAL & DATE
RR-30

R. & J. MAGLOTT
O.R.V. 2163, PAGE 825

P.O.B. "B"
PARCEL "B"
THE SW CORNER OF
THE SW QTR. SEC. 17

THE SOUTH LINE OF
THE SW QTR. SEC. 17



SCALE: 1" = 100'

REFERENCES:
SURVEY F-1-290
SURVEY F-3-350
SURVEY I-349
SURVEY H-228
SURVEY KK-96
SURVEY 00-195

D. L. McCUNE ETAL
O.R.V. 2995, PAGE 593

PARCEL B MUST TRANSFER
BEFORE PARCEL C

N 89°47'25" E 338.88'

PARCEL "B"
1.07 ACRES

S 89°47'25" W 338.88'

N 01°17'15" W
75.01'

REF=0.16'

J. & M. NISWANDER
O.R.V. 2990, PAGE 3697

N 89°47'25" E 481.18'

PARCEL "C"
1.52 ACRES

S 89°47'25" W 480.00'

N 89°47'25" E 818.88'

PARCEL "A"
1.41 ACRES

S 89°47'25" W 818.24'

V. L. GARCIA
O.R.V. 2885, PAGE 571

THE NE CORNER OF
THE SW QTR. SEC. 17

THE EAST LINE OF
THE SW QTR. SEC. 17

137.72'
S 00°47'47" E

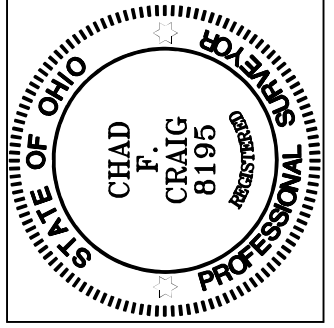
REF=30.00'

S 00°47'47" E
75.00'

REF=30.00'

THE SE CORNER OF
THE SW QTR. SEC. 17

TUCKER ROAD (T.H. 336)



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

LEGEND

- IRON PIN FOUND
- ◎ IRON PIPE FOUND
- ⊗ MAG NAIL SPIKE FOUND
- △ RAILROAD SPIKE SET
- ▲ RAILROAD SPIKE FOUND
- ⊗ 5/8" IRON PIN SET WITH CAP STAMPED "CRAIG 8195"

SURVEY PLAT FOR

NISWANDER

PART SW QTR. SEC. 17, T-22, R-17
MONROE TOWNSHIP
RICHLAND COUNTY, OHIO

DATE: JANUARY 8, 2025 SCALE: 1"=100'

TUCKER_RD_NISWANDER

**SURVEY DESCRIPTION
PARCEL "A"**

PART OF THE SW QUARTER OF SECTION 17
MONROE TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Monroe, County of Richland, State of Ohio and being a part of the Southwest quarter of Section 17 of Township 22 North, Range 17 West, and being more particularly described as follows:

Beginning for the same at a railroad spike found and accepted as marking the southeast corner of said quarter section and being a point in the centerline of Tucker Road (T.H. 336) and being referenced by an iron pin found on a bearing of South 89 degrees 47 minutes 25 seconds West and at a distance of 30.00 feet, Thence, South 89 degrees 47 minutes 25 seconds West with the south line of said quarter section, passing through said iron pin found, a total distance of 818.24 feet to a point marking the southeast corner of a parcel currently owned by R. & J. Maglott (O.R.V. 2163, Page 825), said point being referenced by an iron pin found on a bearing of North 01 degree 17 minutes 15 seconds West and at a distance of 0.16 feet;

Thence, North 01 degree 17 minutes 15 seconds West with the east line of said Maglott parcel, passing through said iron pin found, a total distance of 75.01 feet to an iron pin set;

Thence, North 89 degrees 47 minutes 25 seconds East, passing through an iron pins set at 338.88 feet and 788.88 feet, a total distance of 818.88 feet to a point on the east line of said quarter in said centerline;

Thence, South 00 degrees 47 minutes 47 seconds East with the east line of said quarter and said centerline 75.00 feet to the place of beginning, containing 1.41 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on January 8, 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.

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.

Prior Deed Reference: (O.R.V. 2992, Page 4207)



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

INITIAL & DATE

RR-30

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

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

**SURVEY DESCRIPTION
PARCEL "B"**

PART OF THE SW QUARTER OF SECTION 17
MONROE TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Monroe, County of Richland, State of Ohio and being a part of the Southwest quarter of Section 17 of Township 22 North, Range 17 West, and being more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the southeast corner of said quarter section and being a point in the centerline of Tucker Road (T.H. 336) and being referenced by an iron pin found on a bearing of South 89 degrees 47 minutes 25 seconds West and at a distance of 30.00 feet, Thence, South 89 degrees 47 minutes 25 seconds West with the south line of said quarter section, passing through said iron pin found, a total distance of 818.24 feet to a point marking the southeast corner of a parcel currently owned by R. & J. Maglott (O.R.V. 2163, Page 825), said point being referenced by an iron pin found on a bearing of North 01 degree 17 minutes 15 seconds West and at a distance of 0.16 feet, Thence North 01 degree 17 minutes 15 seconds West with the east line of said Maglott parcel passing through said iron pin found a total distance of 75.01 feet to an iron pin set, being the place of beginning of the parcel herein described;

Thence, continuing North 01 degree 17 minutes 15 seconds West with the east line of said Maglott parcel 137.73 feet to an iron pin found on said east line, and being the southwest corner of a parcel currently owned by D.L. McCune etal (O.R.V. 2995, Page 593);

Thence, North 89 degrees 47 minutes 25 seconds East with the south line of said McCune parcel 338.88 feet to an iron pin set;

Thence, South 01 degree 17 minutes 15 seconds East 137.73 feet to an iron pin set;

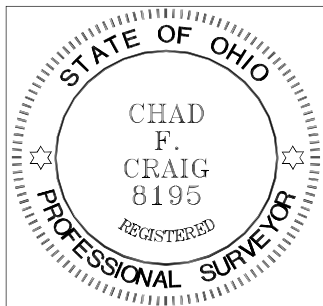
Thence, South 89 degrees 47 minutes 25 seconds West 338.88 feet to the place of beginning, containing 1.07 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on January 8, 2025, but subject to all easements, right of ways and highways of record.

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.

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.

Prior Deed Reference: (O.R.V. 2992, Page 4207)



NEW SPLIT
RICHLAND COUNTY
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A handwritten signature in cursive script that reads "Chad F. Craig".

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

**SURVEY DESCRIPTION
PARCEL "C"**

PART OF THE SW QUARTER OF SECTION 17
MONROE TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Monroe, County of Richland, State of Ohio and being a part of the Southwest quarter of Section 17 of Township 22 North, Range 17 West, and being more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the southeast corner of said quarter section and being a point in the centerline of Tucker Road (T.H. 336) and being referenced by an iron pin found on a bearing of South 89 degrees 47 minutes 25 seconds West and at a distance of 30.00 feet, Thence, North 00 degrees 47 minutes 47 seconds West with the east line of said quarter section and said centerline 75.00 feet to a point referenced by an iron pin set on a bearing of South 89 degrees 47 minutes 25 seconds West and at a distance of 30.00 feet, said point being the place of beginning of the parcel herein described;

Thence, South 89 degrees 47 minutes 25 seconds West passing through said iron pin set, at total distance of 480.00 feet to an iron pin set;

Thence, North 01 degree 17 minutes 15 seconds West 137.73 feet to an iron pin set on the south line of parcel currently owned by D.L. McCune etal (O.R.V. 2995, Page 593);

Thence, North 89 degrees 47 minutes 25 seconds East with the south line of said McCune parcel passing through an iron pin found at 451.18 feet, a total distance of 481.18 feet to a point on the east line of said quarter and in said centerline;

Thence, South 00 degrees 47 minutes 47 seconds East with the east line of said quarter and said centerline 137.72 feet to the place of beginning, containing 1.52 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on January 8, 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.

The grantees, their heirs successors and assigns do hereby covenant and agree that the parcel of land described by this instrument will not be used as a building site under zoning and subdivision regulations that requires a sewage treatment system for any reason without the approval of the Richland Public Health. Approval of this lot split does

not guarantee a sewage treatment system can be sited on this property should the lot be evaluated for future residential or commercial use.

Prior Deed Reference: (O.R.V. 2992, Page 4207)



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 2-11-25

INITIAL & DATE

**PARCEL B MUST TRANSFER
BEFORE PARCEL A
RR-30**

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

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