

SCALE: 1" = 100'

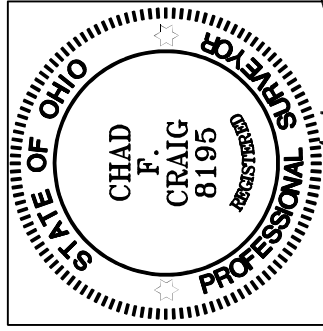
NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 2-21-25

INITIAL & DATE

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 2-21-25

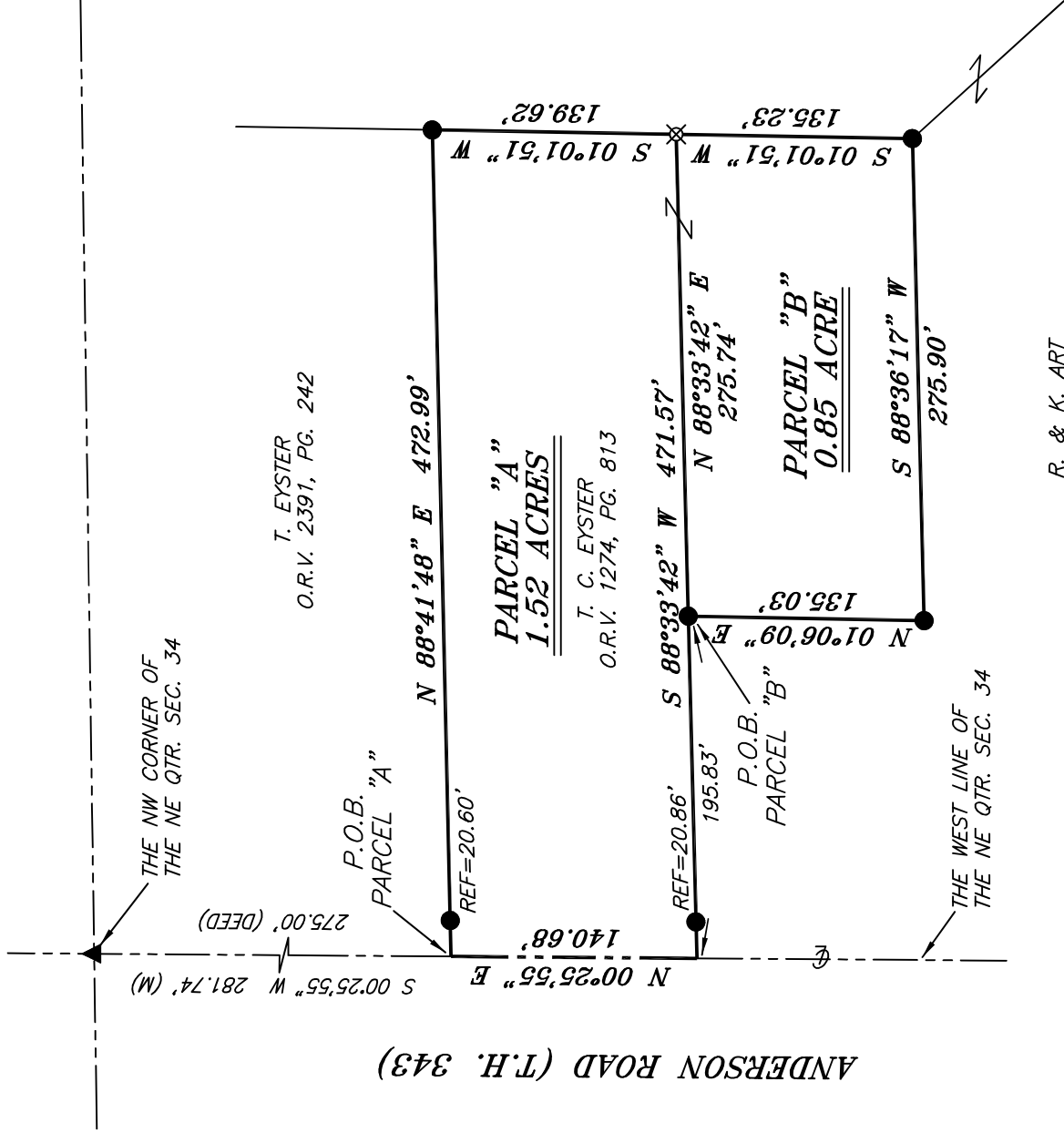
INITIAL & DATE

RR-34

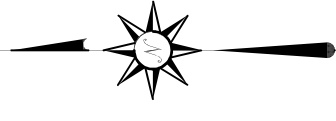


Chad F. Craig

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



NORTH



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

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"

SURVEY PLAT FOR
PROPERTY TRANSFER
PART NE QTR. SEC. 34, T-20, R-18 WASHINGTON TOWNSHIP RICHLAND COUNTY, OHIO
DATE: JANUARY 28, 2025 SCALE: 1"=100'
ANDERSON_RD_3963_A_B

**BOTH PARCELS MUST GO ON RECORD BACK TO BACK
 PARCEL B MUST GO ON RECORD FIRST AND THEN PARCEL
 A (TO GET CLAUSES ON RECORD)**

R. & K. ART
 O.R.V. 2788, PG. 368

T. EYSTER
 O.R.V. 2391, PG. 242

T. C. EYSTER
 O.R.V. 1274, PG. 813

**SURVEY DESCRIPTION
PARCEL "A"**

PART OF THE NE QUARTER OF SECTION 34
WASHINGTON TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Washington, County of Richland, State of Ohio and being a part of the Northeast quarter of Section 34 of Township 20 North, Range 18 West, and being more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the northwest corner of said quarter and being a point in the centerline of Anderson Road (T.H. 343), Thence, South 00 degrees 25 minutes 55 seconds West with the west line of said quarter and with said centerline 281.74 feet to a point referenced by an iron pin found on a bearing of North 88 degrees 41 minutes 48 seconds East and at a distance of 20.60 feet, said point being the southwest corner of a parcel currently owned by T. Eyster (O.R.V. 2391, Page 242) and being the place of beginning of the parcel herein described;

Thence, North 88 degrees 41 minutes 48 seconds East with the south line of said Eyster parcel passing through said iron pin found, a total distance of 472.99 feet to an iron pin found on the west line of a parcel currently owned by R.&K. Art (O.R.V. 2788, Page 368);

Thence, South 01 degree 01 minutes 51 seconds West with the west line of said Art parcel 139.62 feet to an iron pin set;

Thence, South 88 degrees 33 minutes 42 seconds West with the westerly prolongation thereof passing through iron pins found at 275.74 feet and 450.71 feet, a total distance of 471.57 feet to a point on the west line of said quarter and in said centerline, said point being the northwest corner of said Art parcel;

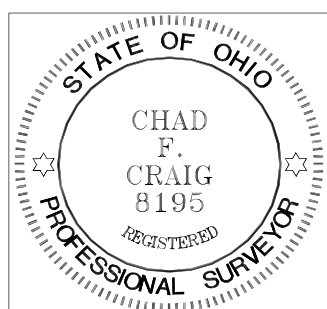
Thence, North 00 degrees 25 minutes 55 seconds East with the west line of said quarter and with said centerline 140.68 feet to the place of beginning, containing 1.52 acre according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on January 28, 2025, but subject to all easements, 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. 1274, Page 813



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 2-21-25

INITIAL & DATE

RR-34

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

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

**BOTH PARCELS MUST GO ON RECORD BACK TO BACK
PARCEL B MUST GO ON RECORD FIRST AND THEN THIS PARCEL (TO GET
CLAUSES ON RECORD)**

**SURVEY DESCRIPTION
PARCEL "B"**

PART OF THE NE QUARTER OF SECTION 34
WASHINGTON TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Washington, County of Richland, State of Ohio and being a part of the Northeast quarter of Section 34 of Township 20 North, Range 18 West, and being more particularly described as follows:

Commencing at a railroad spike found and accepted as marking the northwest corner of said quarter and being a point in the centerline of Anderson Road (T.H. 343), Thence, South 00 degrees 25 minutes 55 seconds West with the west line of said quarter and with said centerline 422.42 feet to a point referenced by an iron pin found on a bearing of North 88 degrees 33 minutes 42 seconds East and at a distance 20.86 feet, said point marking the northwest corner of parcel currently owned by R.&K. Art (O.R.V. 2788, Page 368), Thence, North 88 degrees 33 minutes 42 seconds East with the north line of said Art parcel and passing through said iron pin found, a total distance of 195.83 feet to an iron pin found on the north line of said Art parcel and being the place of beginning of the parcel herein described;

Thence, continuing North 88 degrees 33 minutes 42 seconds East 275.74 feet to an iron pin set;

Thence, South 01 degree 01 minutes 51 seconds West 135.23 feet to an iron pin found on the north line of said Art parcel;

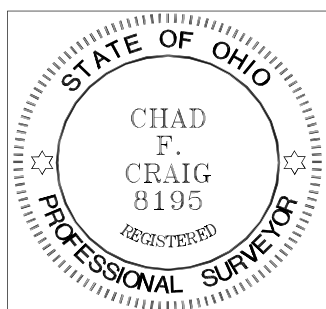
Thence, South 88 degrees 36 minutes 17 seconds West with a line common to said Art parcel 275.90 feet to an iron pin found;

Thence, North 01 degree 06 minutes 09 seconds East with a line common to said Art parcel 135.03 feet to the place of beginning, containing 0.85 acre according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on January 28, 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. 1274, Page 813



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 2-21-25

INITIAL & DATE

RR-34

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

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

**BOTH PARCELS MUST GO ON RECORD BACK TO BACK
THIS PARCEL MUST GO ON RECORD FIRST THEN PARCEL A
(TO GET CLAUSES ON RECORD)**