

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

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

N 00°36'11" W 187.23'

119.28'

N 89°26'28" E 347.25'

S 01°52'16" E 187.00'

J. M. SMITH &
J. CLUFF
O.R.V. 2569, PG. 473

1.50 ACRES

P.O.B.

S 89°23'49" W 351.39'

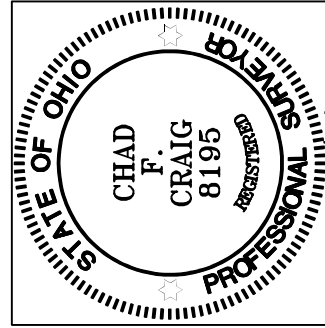
REF=23.24'
256.76'

TUCKER ROAD
(T.H. 336)

S 01°39'46" E 518.06'

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

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 2-27-25
INITIAL & DATE
RR-42



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

SURVEY PLAT FOR

J. & M. NISWANDER

PART NW QTR. SEC. 20, T-22, R-17
MONROE TOWNSHIP
RICHLAND COUNTY, OHIO

DATE: FEBRUARY 5, 2025 SCALE: 1"=100'

TUCKER_RD_2806_1.50AC

SURVEY DESCRIPTION

PART OF THE NW QUARTER OF SECTION 20
MONROE TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Monroe, County of Richland, State of Ohio and being a part of the Northwest quarter of Section 20 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 northeast corner of said quarter section and being a point in the centerline of Tucker Road (T.H. 336), Thence, South 01 degrees 39 minutes 46 seconds East with said east line of said quarter and with said centerline 518.06 feet to a point referenced by an iron pin found on a bearing of South 89 degrees 23 minutes 49 seconds West and at a distance of 23.24 feet, Thence, South 89 degrees 23 minutes 49 seconds West passing through said iron pin found, a total distance of 256.76 feet to an iron pin found marking the southwest corner of a parcel currently owned by J.M. Smith & J. Cluff (O.R.V. 2569, Page 473), the same being the place of beginning of the parcel herein described;

Thence, continuing South 89 degrees 23 minutes 49 seconds West 351.39 feet to an iron pin set;

Thence, North 00 degrees 36 minutes 11 seconds West 187.23 feet to an iron pin set;

Thence, North 89 degrees 26 minutes 28 seconds East passing through an iron pin found at 119.28 feet a total distance of 347.25 feet to an iron pin found marking a southeasterly corner of a parcel currently owned by V.L. Garcia (O.R.V. 2885, Page 571), the same being on the west line of said Smith parcel;

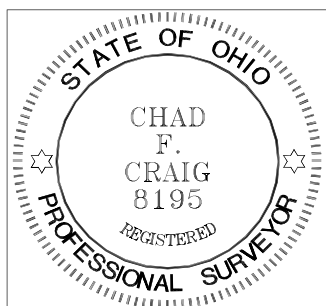
Thence, South 01 degree 52 minutes 16 seconds East with the west line of said Smith parcel 187.00 feet to the place of beginning, containing 1.50 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on February 5, 2025, but subject to all easements, right of ways 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. 2990, Page 3697

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.



NEW SPLIT
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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.