



## **SURVEY DESCRIPTION**

### **PART OF THE NW QUARTER OF SECTION 4 BLOOMINGGROVE TOWNSHIP RICHLAND COUNTY, OHIO**

Situated in the Township of Bloominggrove, County of Richland, State of Ohio and being a part of the northwest quarter of Section 4 of Township 23 North, Range 18 West, and being more particularly described as follows:

Commencing at a survey marker found and accepted as marking the northwest corner of said quarter section and marking the intersection of the centerline of Pennel Road (T.H. 75) with the centerline of Base Line Road (C.H. 11), Thence, South 88 degrees 55 minutes 29 seconds East with the centerline of Base Line Road and the north line of said quarter section 1440.17 feet to a point being referenced by an iron pin found on a bearing of South 00 degrees 48 minutes 13 seconds East and at a distance of 25.57 feet, said point being the northwest corner of a parcel currently owned by J.K. Adams Trustee (O.R.V. 2696, P. 604) and the northeast corner of a parcel currently owned by K. Felver (O.R.V. 354, P. 129), Thence, South 00 degrees 48 minutes 13 seconds East with the west line of said Adams parcel and the east line of said Felver parcel, passing through said iron pin found, a total distance of 655.08 feet to an iron pin found, and being the place of beginning of the parcel herein described;

Thence, continuing South 00 degrees 48 minutes 13 seconds East with the west line of said Adams parcel 181.76 feet to an iron pin set;

Thence, North 43 degrees 28 minutes 32 seconds West 194.40 feet to an iron pin set;

Thence, North 89 degrees 38 minutes 24 seconds West 132.17 feet to an iron pin set;

Thence, North 02 degrees 53 minutes 37 seconds West 218.81 feet to an iron pin set;

Thence, North 10 degrees 42 minutes 38 seconds East 288.31 feet to an iron pin set on the west line of said Felver parcel;

Thence, South 04 degrees 08 minutes 24 seconds West with the west line of said Felver parcel 458.36 feet to an iron pin found on the southwest corner of said parcel;

Thence, South 88 degrees 54 minutes 47 seconds East with the south line of said Felver parcel 253.97 feet to the place of beginning, containing 0.67 acre according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on February 17, 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: O.R.V. 2996, Page 644



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 3-4-25**

INITIAL & DATE  
**RR-52**

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

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