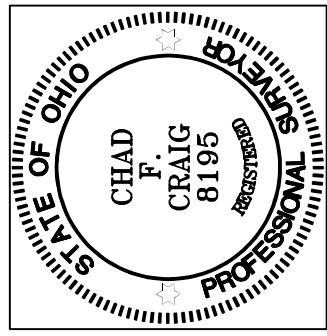


- CURVE 1**  
 R=678.58'  
 $\Delta = 10^{\circ}36'00''$   
 L=125.54'  
 BRG=S 45°52'06" W  
 C LEN=125.36'
- CURVE 2**  
 R=178.26'  
 $\Delta = 38^{\circ}54'00''$   
 L=121.03'  
 BRG=S 21°07'06" W  
 C LEN=118.72'
- CURVE 3**  
 R=360.04'  
 $\Delta = 23^{\circ}04'24''$   
 L=144.99'  
 BRG=S 13°16'04" W  
 C LEN=144.01'



*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

NEW SPLIT  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK 3-5-25**  
 INITIAL & DATE  
**RR-53**

THE WEST LINE OF  
 THE SW QTR. SEC. 24

N 89°48'14" E 1316.92'

N 00°47'33" E 1355.30'

**PARCEL "B"**  
**52.96 ACRES**

J. H. HANDMAKER &  
 E. A. STATZER  
 O.R.V. 2322, PG. 400

THE SW CORNER OF  
 THE SW QTR. SEC. 24

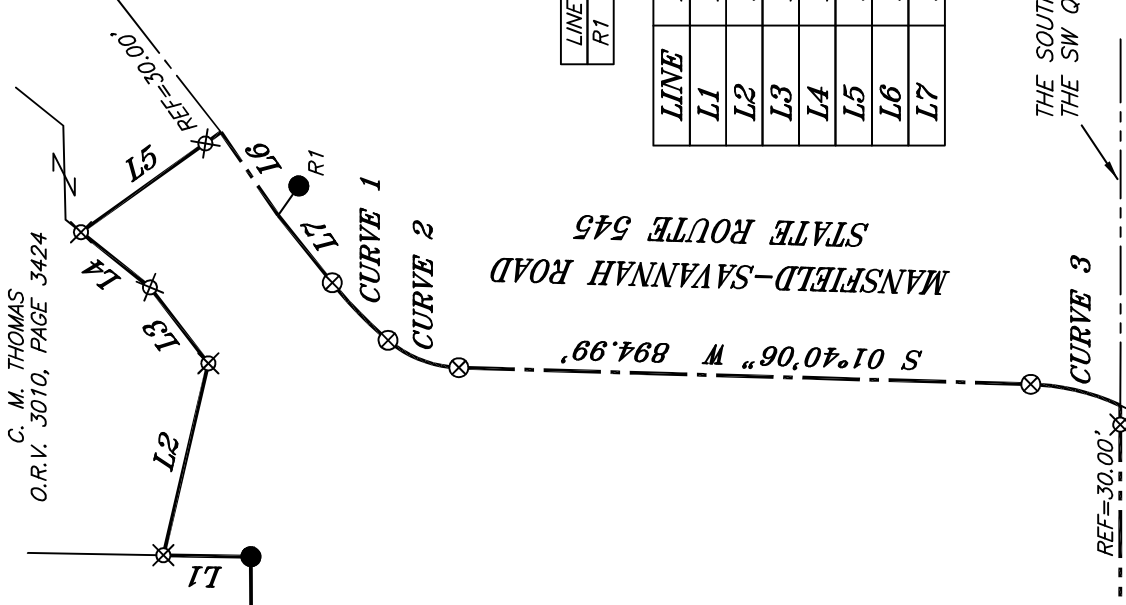
P.O.B. "B"

N 89°59'14" W 1572.09'

**LEGEND**

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

THIS PARCEL DOES NOT  
 REQUIRE ZONING APPROVAL  
 IT IS A PARCEL CREATED  
 BY EXISTING BOUNDS  
 EAK 3-5-25



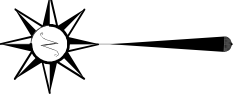
STATE ROUTE 545

THE SOUTH LINE OF  
 THE SW QTR. SEC. 24

C. M. THOMAS  
 O.R.V. 3010, PAGE 3424

B. & S. VIPPERMAN  
 O.R.V. 1574, PG. 105

NORTH



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

LINE	BEARING	DISTANCE
R1	S 54°41'44" E	41.15'

LINE	BEARING	DISTANCE
L1	N 00°56'47" E	137.00'
L2	S 76°48'13" E	308.00'
L3	N 52°26'47" E	150.00'
L4	N 38°41'28" E	138.00'
L5	S 35°29'41" E	269.00'
L6	S 55°30'40" W	157.50'
L7	S 51°10'06" W	135.29'

SURVEY PLAT FOR  
 PROPERTY TRANSFER

PART SW QTR. SEC. 24, T-22, R-18  
 WELLES TOWNSHIP  
 RICHLAND COUNTY, OHIO

DATE: JANUARY 13, 2025 SCALE: 1"=200'

ST\_RT\_545\_HANDMAKER\_A

**SURVEY DESCRIPTION  
PARCEL "B"**

PART OF THE SW QUARTER OF SECTION 24  
WELLER TOWNSHIP  
RICHLAND COUNTY, OHIO

Situated in the Township of Weller, County of Richland, State of Ohio and being a part of the Southwest quarter of Section 24 of Township 22 North, Range 18 West, and being more particularly described as follows:

Beginning for the same at an iron pin set marking the southwest corner of the southwest quarter of Section 24, Thence, North 00 degrees 47 minutes 33 seconds East with the west line of said quarter 1355.30 feet to an iron pin found marking the southwest corner of a parcel currently owned by B. & S. Vipperman (O.R.V. 1574, Page 105);

Thence, North 89 degrees 48 minutes 14 seconds East with the south line of said Vipperman parcel 1316.92 feet to an iron pin found and accepted as marking the southeast corner thereof;

Thence, North 00 degrees 56 minutes 47 seconds East with the east line of said Vipperman parcel 137.00 feet to an iron pin set on the south line of a parcel currently owned by C.M. Thomas (O.R.V. 3010, Page 3424);

Thence, with a line common to said Thomas parcel the following four (4) courses and distances:

1. South 76 degrees 48 minutes 13 seconds East 308.00 feet to an iron pin set;
2. North 52 degrees 26 minutes 47 seconds East 150.00 feet to an iron pin set;
3. North 38 degrees 41 minutes 28 seconds East 138.00 feet to an iron pin set;
4. South 35 degrees 29 minutes 41 seconds East passing through an iron pin set at 239.00 feet, a total distance of 269.00 feet to a point in the centerline of State Route 545 (Mansfield-Savannah Road);

Thence, with said centerline the following six (6) courses and distances:

1. South 55 degrees 30 minutes 40 seconds West 157.50 feet to a point referenced by an iron pin found on a bearing of South 54 degrees 41 minutes 44 seconds East and at a distance of 41.15 feet;
2. South 51 degrees 10 minutes 06 seconds West 135.29 feet to a 3" survey marker set;
3. With a curve to the left having a radius of 678.58 feet, a delta angle of 10 degrees 36 minutes 00 seconds, an arc length of 125.54 feet, a chord bearing of

- South 45 degrees 52 minutes 06 seconds West and a chord length of 125.36 feet to a 3" survey marker set;
4. With a curve to the left having a radius of 178.26 feet, a delta angle of 38 degrees 54 minutes 00 seconds, an arc length of 121.03 feet, a chord bearing of South 21 degrees 07 minutes 06 seconds West and a chord length of 118.72 feet to a 3" survey marker set;
  5. South 01 degree 40 minutes 06 seconds West 894.99 feet to a 3" survey marker set;
  6. With a curve to the right having a radius of 360.04 feet, a delta angle of 23 degrees 04 minutes 24 seconds, an arc length of 144.99 feet, a chord bearing of South 13 degrees 16 minutes 04 seconds West and a chord length of 144.01 feet to a point on the south line of said quarter section, said point being referenced by an iron pin set on a bearing of North 89 degrees 59 minutes 14 seconds West and at a distance of 30.00 feet;

Thence, North 89 degrees 59 minutes 14 seconds West with the south line of said quarter, passing through said iron pin set a total distance of 1572.09 feet to the place of beginning, containing 52.96 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on January 13, 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.



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 3-5-25**

INITIAL & DATE

**RR-53**

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

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