

NORTH

0' 200' 400' 600'



SCALE: 1" = 200'



NOTE: THERE IS AN APPARENT DEFLECTION ANGLE IN SECTION LINE AS NOTED IN FIELD NOTES BY CHARLES KERG PER SURVEY P-80 ON FILE AT RICHLAND COUNTY TAX MAP OFFICE. FIELD EVIDENCE COLLECTED SUPPORTS KERG'S FIELD NOTES

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

SURVEY REFERENCES:

HISTORICAL SURVEY BY CHARLES KERG DATED 8/31/92
I-84 V-288
J-48 Z-38
K-75 KK-139
L-342 KK-148
M-29 LL-337
P-80 QO-286
RIGHT OF SURVY BY FOOS DATED 7/6/10

MANFIELD-SAVANNAH ROAD
STATE ROUTE 545

THE SOUTH LINE OF THE SW QTR. SEC. 24

N 01°40'06" E 772.92'

NEW SURVEY OF EXISTING PARCEL RICHLAND COUNTY TAX MAP OFFICE
EAK 3-14-25
INITIAL & DATE
RR-62

T. & P. STUDER
O.R.V. 1785, PG. 622

PARCEL "A"
30.16 ACRES TOTAL

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

(22.75 AC)

S 82°17'02" E 452.90'
REF=30.00'
S 01°00'56" W 73.66'

S 86°26'14" E 247.57'

THE EAST LINE OF THE SW QTR. SEC. 24

THE EAST LINE OF THE SW QTR. SEC. 24

S 00°32'41" E 1450.05'

F. & R. MAYS
O.R.V. 2953, PG. 202

(7.41 AC)

S 89°52'16" W 290.00'
REF=36.51'
N 12°47'58" E 150.00'

B. & L. ARMSTRONG
O.R.V. 500, PG. 678

P.O.B. PARCEL "A"

S 89°52'16" W 862.40'

THE SE CORNER OF THE SW QTR. SEC. 24

LEGEND

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

LINE	BEARING	DISTANCE
R1	S 66°00'04" W	2.99'
R2	N 41°18'42" W	15.50'
R3	S 76°39'07" E	30.00'



Chad F. Craig

SURVEY BY: CHAD F. CRAIG P.S. #8195
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SURVEY PLAT FOR
PROPERTY TRANSFER

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

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

ST_RT_545_HANDMAKER_A

**SURVEY DESCRIPTION
PARCEL "A"**

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 found and accepted as marking the southeast corner of said quarter section, Thence, South 89 degrees 52 minutes 16 seconds West with the south line of said quarter 862.40 feet to an iron pin set marking the southeast corner of a parcel currently owned by B. & L. Armstrong (O.R.V. 500, Page 678);

Thence, North 12 degrees 47 minutes 58 seconds East with the east line of said Armstrong parcel 150.00 feet to an iron pin set;

Thence, South 89 degrees 52 minutes 16 seconds West with the north line of said Armstrong parcel passing through an iron pin found at 253.49 feet, a total distance of 290.00 feet to a point in the centerline of State Route 545 (Mansfield-Savannah Road);

Thence, North 01 degree 40 minutes 06 seconds East with said centerline 772.92 feet to a point marking the southwest corner of a parcel currently owned by T. & P. Studer (O.R.V. 1785, Page 622), and being referenced by an iron pin set on a bearing of South 82 degrees 17 minutes 02 seconds East and at a distance of 30.00 feet;

Thence, with a line common to said Studer parcel the following five (5) courses and distances:

1. South 82 degrees 17 minutes 02 seconds East passing through said iron pin set, a total distance of 452.90 feet to a point referenced by an iron pin found on a bearing of South 66 degrees 00 minutes 04 seconds West and at a distance of 2.99 feet;
2. South 01 degrees 00 minutes 56 seconds West 73.66 feet to an iron pin found;
3. South 86 degrees 26 minutes 14 seconds East 247.57 feet to an iron pin found;
4. North 01 degree 24 minutes 07 seconds East 223.97 feet to an iron pin found;
5. North 54 degrees 41 minutes 44 seconds West passing through an iron pin found at a distance of 529.45 feet, a total distance of 561.89 feet to a point in said centerline;

Thence, North 55 degrees 30 minutes 40 seconds East with said centerline 227.50 feet to a 3" survey marker set;

Thence, North 50 degrees 46 minutes 24 seconds East with said centerline 200.00 feet to a point referenced by an iron pin found on a bearing of North 41 degrees 18 minutes 42 seconds West and at a distance of 15.50 feet;

Thence, North 49 degrees 22 minutes 52 seconds East with said centerline 67.11 feet to a point marking the southwesterly corner of a parcel currently owned by J. Zeitler (D.V. 194, Page 334) and being referenced by an iron pin set on a bearing of South 76 degrees 39 minutes 07 seconds East and at a distance of 30.00 feet;

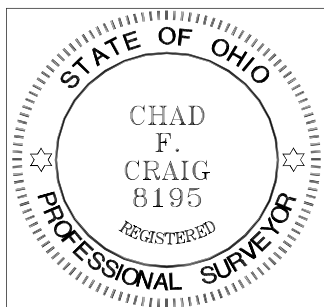
Thence, South 76 degrees 39 minutes 07 seconds East with the south line of said Zeitler parcel, passing through said iron pin set, a total distance of 248.72 feet to an iron pin set on the south line of a parcel currently owned by C. Rowe (O.R.V. 3013, Page 2998);

Thence, South 62 degrees 37 minutes 38 seconds East with the southerly line of said Rowe parcel 231.94 feet to an iron pin found marking the southeasterly corner of said parcel, and being a point on the east line of said quarter;

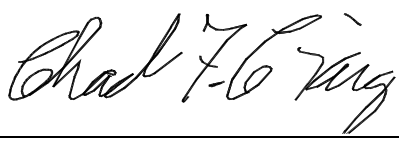
Thence, South 00 degrees 32 minutes 41 seconds East with the east line of said quarter 1450.05 feet to the place of beginning, containing 30.16 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on January 13, 2025, but subject to all easements, right of ways and 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 SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 3-14-25
INITIAL & DATE
RR-62


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