



NORTH



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

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 10-26-26

INITIAL & DATE

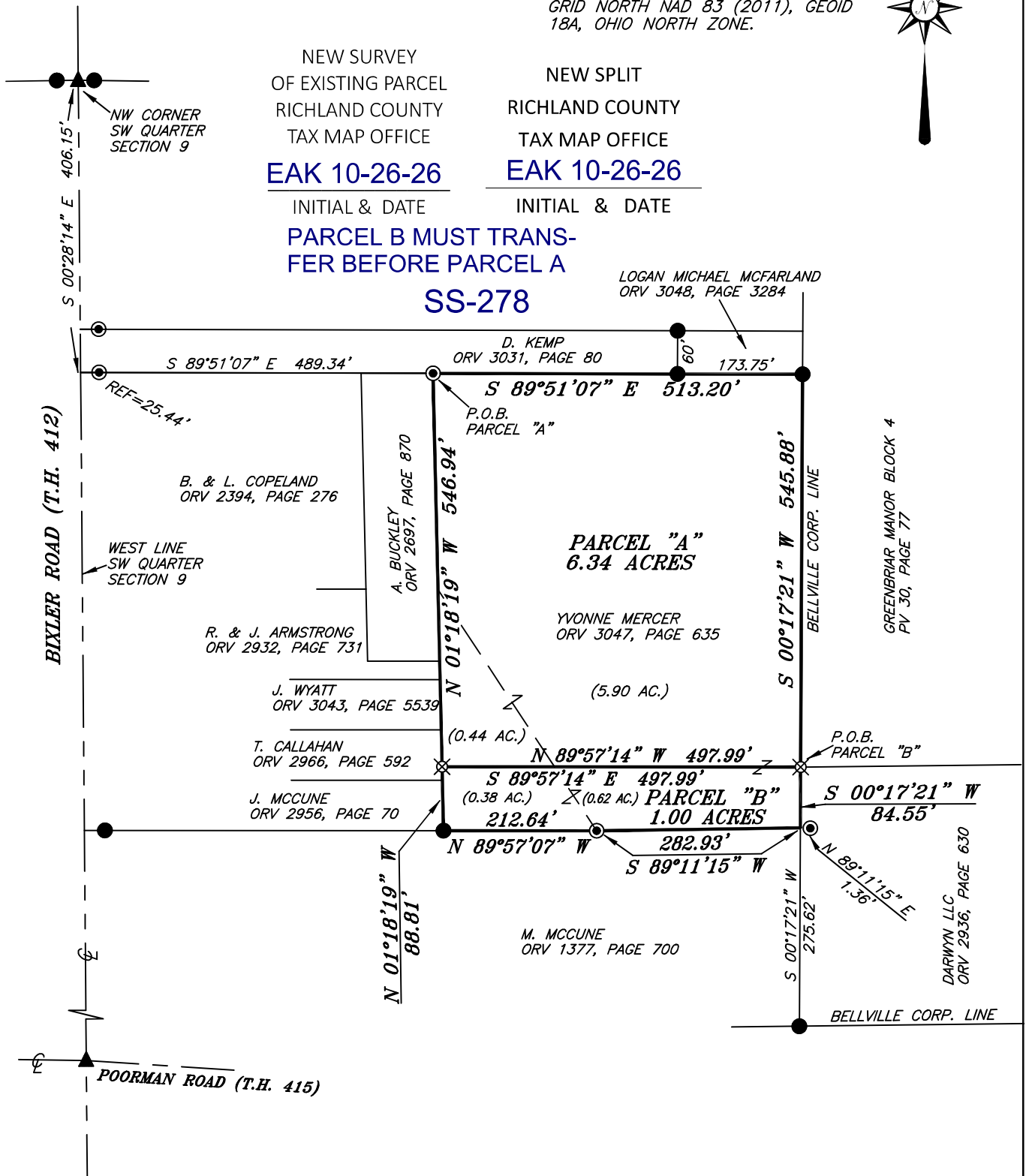
NEW SPLIT
RICHLAND COUNTY
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**PARCEL B MUST TRANS-
FER BEFORE PARCEL A**

SS-278



LEGEND

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



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

SURVEY PLAT FOR
PROPERTY TRANSFER

PART SW QTR. SECTION 9, T-19, R-18
JEFFERSON TOWNSHIP
RICHLAND COUNTY, OHIO

DATE: OCTOBER 8, 2026 SCALE: 1"=200'

BIXLER_RD_5215

SURVEY DESCRIPTION

PARCEL "A"

PART OF THE SW QUARTER OF SECTION 9
JEFFERSON TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Jefferson, County of Richland, State of Ohio and being a part of the Southwest quarter of Section 9 of Township 19 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 in the centerline of Bixler Road (T.H. 412), Thence, South 00 degrees 28 minutes 14 seconds East with the west line of said quarter and with said centerline 406.15 feet to a point referenced by an iron pipe found on a bearing of South 89 degrees 51 minutes 07 seconds East and at a distance of 25.44 feet, said point being the southwest corner of a parcel currently owned by D. Kemp (ORV 3031, Page 80), Thence, South 89 degrees 51 minutes 07 seconds East with the south line of said Kemp parcel and passing through said iron pipe found, a total distance of 489.34 feet to an iron pipe found, the place of beginning of the parcel herein described;

Thence, South 89 degrees 51 minutes 07 seconds East with the south line of said Kemp parcel and the easterly prolongation thereof, passing through an iron pin found at a distance of 339.45 feet, a total distance of 513.20 feet to an iron pin found on the west line of Greenbriar Manor Block 4 (PV 30, Page 77);

Thence, South 00 degrees 17 minutes 21 seconds West with the west line of said Greenbriar Manor 545.88 feet to an iron pin set;

Thence, North 89 degrees 57 minutes 14 seconds West 497.99 feet to an iron pin set on the east line of a parcel currently owned by T. Callahan (ORV 2966, Page 592);

Thence, North 01 degree 18 minutes 19 seconds West with the east line of said Callahan parcel and the northerly prolongation thereof 546.94 feet to the place of beginning containing a total of 6.34 acres, according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on October 8, 2026, 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.

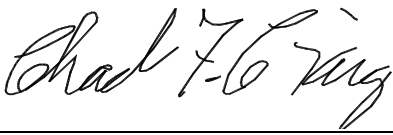
Prior Deed Reference: O.R.V. 3047, Page 635



NEW SURVEY
OF EXISTING PARCEL
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INITIAL & DATE


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

PARCEL B MUST TRANSFER BEFORE THIS PARCEL

SS-278

SURVEY DESCRIPTION

PARCEL "B"

PART OF THE SW QUARTER OF SECTION 9
JEFFERSON TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Jefferson, County of Richland, State of Ohio and being a part of the Southwest quarter of Section 9 of Township 19 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 in the centerline of Bixler Road (T.H. 412), Thence, South 00 degrees 28 minutes 14 seconds East with the west line of said quarter and with said centerline 406.15 feet to a point referenced by an iron pipe found on a bearing of South 89 degrees 51 minutes 07 seconds East and at a distance of 25.44 feet, said point being the southwest corner of a parcel currently owned by D. Kemp (ORV 3031, Page 80), Thence, South 89 degrees 51 minutes 07 seconds East with the south line of said Kemp parcel and passing through said iron pipe found, a total distance of 489.34 feet to an iron pipe found, Thence, South 89 degrees 51 minutes 07 seconds East with the south line of said Kemp parcel and the easterly prolongation thereof, passing through an iron pin found at a distance of 339.45 feet, a total distance of 513.20 feet to an iron pin found on the west line of Greenbriar Manor Block 4 (PV 30, Page 77), Thence, South 00 degrees 17 minutes 21 seconds West with the west line of said Greenbriar Manor 545.88 feet to an iron pin set, the place of beginning of the parcel herein described;

Thence, South 00 degrees 17 minutes 21 seconds West 84.55 feet to a point referenced by an iron pipe found on a bearing of North 89 degrees 11 minutes 15 seconds East and at a distance of 1.36 feet, said point marking the northeast corner of a parcel currently owned by M. McCune (ORV 1377, Page 700);

Thence, South 89 degrees 11 minutes 15 seconds West with the north line of said McCune parcel 282.93 feet to an iron pipe found;

Thence, North 89 degrees 57 minutes 07 seconds West with the north line of said McCune parcel 212.64 feet to an iron pin found marking the southeast corner of a parcel currently owned by J. McCune (ORV 2956, Page 70);

Thence, North 01 degree 18 minutes 19 seconds West with the east line of said McCune parcel and the northerly prolongation thereof 88.81 feet to an iron pin set on the east line of a parcel currently owned by T. Callahan (ORV 2966, Page 592);

Thence, South 89 degrees 57 minutes 14 seconds East 497.99 feet to the place of beginning containing a total of 1.00 acres, according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on October 8, 2026, 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 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. 3047, Page 635



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

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

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