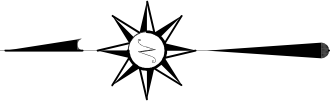


NORTH



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

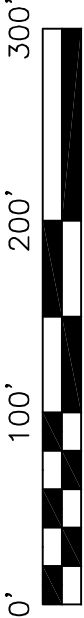
NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 9-25-26

INITIAL & DATE

SS-251

D. L. McCUNE ETAL
O.R.V. 2995, PAGE 593



SCALE: 1" = 100'

TUCKER ROAD (T.H. 336)

THE NE CORNER OF
THE SW QTR. SEC. 17

THE EAST LINE OF
THE SW QTR. SEC. 17

N 89°47'25" E 820.06'

R. & J. MAGLOTT
O.R.V. 2163, PAGE 825

3.00 ACRES
TOTAL

M.E. & C.A. MELLOTT
O.R.V. 3026, PAGE 273
(2.59 AC.)

S 89°47'25" W 563.11'

M.E. & C.A. MELLOTT
O.R.V. 3028, PAGE 3239
(0.41 AC.)

THE SW CORNER OF
THE SW QTR. SEC. 17

S 23°48'49" W
82.11'

J. A. NISWANDER & M. S. LITWILER
O.R.V. 3025, PAGE 2995

REF=0.16'

S 89°47'25" W 220.93'

THE SOUTH LINE OF
THE SW QTR. SEC. 17

P.O.B.

J. A. & M. S. NISWANDER
O.R.V. 2990, PAGE 3697

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

THE SE CORNER OF
THE SW QTR. SEC. 17

REF=30.00'

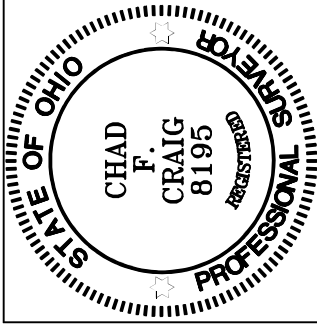
S 89°47'25" W 597.31'

REF=30.00'

137.72'
S 00°47'47" E

LEGEND

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



SURVEY PLAT FOR

NISWANDER

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

DATE: SEPTEMBER 4, 2026 SCALE: 1"=100'

TUCKER_RD_MELLOTT

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 DESCRIPTION

PART OF THE SW QUARTER OF SECTION 17
MONROE TOWNSHIP
RICHLAND COUNTY, OHIO

Situated in the Township of Monroe, County of Richland, State of Ohio and being a part of the Southwest quarter of Section 17 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 southeast corner of said quarter section and being a point in the centerline of Tucker Road (T.H. 336) and being referenced by an iron pin found on a bearing of South 89 degrees 47 minutes 25 seconds West and at a distance of 30.00 feet, Thence, South 89 degrees 47 minutes 25 seconds West with the south line of said quarter section, passing through said iron pin found, a total distance of 597.31 feet to an iron pin found and accepted as marking the southwest corner of a parcel currently owned by J. A. Niswander & M. S. Litwiler (O.R.V. 3025, Page 2995), being the place of beginning for the parcel herein described;

Thence, continuing South 89 degrees 47 minutes 25 seconds West with the south line of said quarter 220.93 feet to a point marking the southeast corner of a parcel currently owned by R. & J. Maglott (O.R.V. 2163, Page 825), said point being referenced by an iron pin found on a bearing of North 01 degree 17 minutes 15 seconds West and at a distance of 0.16 feet;

Thence, North 01 degree 17 minutes 15 seconds West with the east line of said Maglott parcel passing through said iron pin found and an iron pin found at 75.01 feet, a total distance of 212.75 feet to an iron pin found and accepted as being the southwest corner of a parcel currently owned by D.L. McCune etal (O.R.V. 2995, Page 593);

Thence, North 89 degrees 47 minutes 25 seconds East with the south line of said McCune parcel passing through an iron pin found at 790.06 feet, a total distance of 820.06 feet to a point on the east line of said quarter and in said centerline;

Thence, South 00 degree 47 minutes 47 seconds East with the east line of said quarter and said centerline 137.72 feet to a point marking the northeast corner of said Niswander parcel, said point being referenced by an iron pin found on a bearing of South 89 degrees 47 minutes 25 seconds West and at a distance of 30.00 feet;

Thence, South 89 degrees 47 minutes 25 seconds West with the north line of said Niswander parcel 563.11 feet to an iron pin found and accepted as marking the northwest corner thereof;

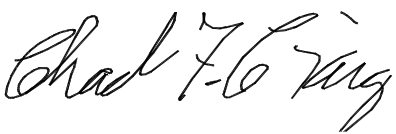
Thence, South 23 degree 48 minutes 49 seconds West 82.11 feet to the place of beginning, containing 3.00 acres according to a survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on September 4, 2026, but subject to all easements, right of ways and highways of record.

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. 3026, Page 273 & O.R.V. 3028, Page 3239



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