

MIFFLIN TOWNSHIP  
S.W. QTR. SECTION 6  
T-23 N; R-17 W  
RICHLAND COUNTY, OHIO

SURVEYED FOR: ORUS MAST

BEVERLY J. WASHINGTON, TRUSTEE OF THE  
BEVERLY J. WASHINGTON LIVING REVOCABLE TRUST  
O.R. 787-708

0 200 400



SCALE: 1"=200'

- ▲ R.R. SPIKE FOUND
- P.K. NAIL FOUND
- 5/8" REBAR FOUND  
UNLESS OTHERWISE NOTED
- △ R.R. SPIKE SET
- 5/8" REBAR SET WITH I.D. CAP  
I.D. CAP MARKED "BAKER 6938"

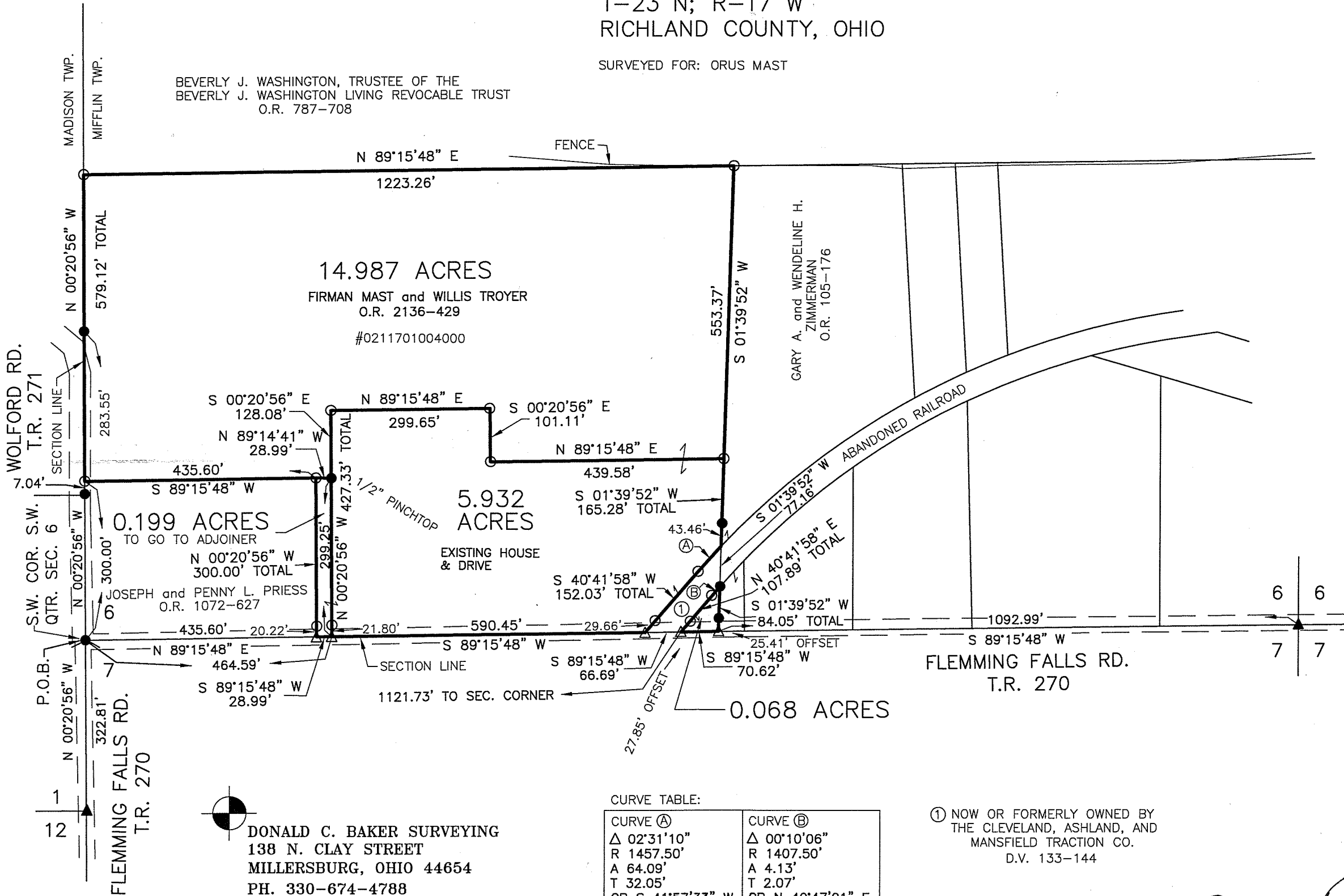
REFERENCES

- DEED VOL. 133 PAGE 144
- O.R. VOL. 105 PAGE 176
- O.R. VOL. 1072 PAGE 647
- O.R. VOL. 380 PAGE 409
- O.R. VOL. 787 PAGE 708
- O.R. VOL. 2136 PAGE 429
- BEARINGS ASSUMED

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK 9-17-12  
INITIAL DATE

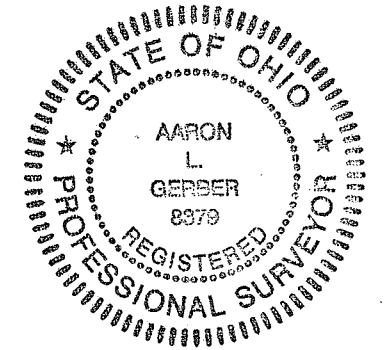
NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK 9-17-12  
INITIAL DATE

dd-233



6 6

7 7



CURVE TABLE:

CURVE A	CURVE B
Δ 02°31'10"	Δ 00°10'06"
R 1457.50'	R 1407.50'
A 64.09'	A 4.13'
T 32.05'	T 2.07'
CB S 41°57'33" W	CB N 40°47'01" E
CD 64.09'	CD 4.13'

① NOW OR FORMERLY OWNED BY  
THE CLEVELAND, ASHLAND, AND  
MANSFIELD TRACTION CO.  
D.V. 133-144

I CERTIFY THIS SURVEY TO BE CORRECT  
TO THE BEST OF MY KNOWLEDGE.

DONALD C. BAKER SURVEYING  
138 N. CLAY STREET  
MILLERSBURG, OHIO 44654  
PH. 330-674-4788  
FAX 330-674-6027  
EMAIL: bakersurveying@gmail.com

Robert J. [Signature] A.L.G.  
Zoning Dept  
Mifflin Twp 9-15-12  
AARON L. GERBER P.S. 8379  
DATE: AUGUST 31, 2012  
ALG\CJG  
FILE NAME: WORK5-2012\S-423-12\ALG

Description 0.068 acre parcel

Being a part of the southwest quarter of Section 6, Mifflin Township, T-23 N, R-17 W, Richland County, Ohio, also known as a part of the lands conveyed to Firman Mast and Willis Troyer in Official Record vol. 2136 page 429, #0211701004000.

Described as follows:

Commencing at a P.K. nail found on the Madison/Mifflin Township line and at the intersection of T.R. 270 (Flemming Falls Rd.) and T.R. 271 (Wolford Rd.) marking the southwest corner of the southwest quarter of said Section 6, thence N 89 degrees 15' 48" E 1121.73 feet along the section line and along the centerline of T.R. 270 to a R.R. spike set the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 40 degrees 41' 58" E 27.85 feet.

thence with the following FOUR (4) COURSES:

- 1) N 40 degrees 41' 58" E 107.89 feet along the south line of a parcel now or formerly owned by The Cleveland, Ashland and Mansfield Traction Co. (Abandoned Railroad) (Deed vol. 133 page 144) to an iron pin set;
- 2) Along a curve to the right having a delta angle of 00 degrees 10' 06", R-1407.50 feet, T-2.07 feet, Ch. Brg. - N 40 degrees 47' 01" E, Ch. - 4.13 feet along the south line of said abandoned railroad an arc distance of 4.13 feet to a 5/8 inch rebar found;
- 3) S 01 degrees 39' 52" W 84.05 feet along Gary A. and Wendeline H. Zimmerman's (O.R. vol. 105 page 176) west line to a R.R. spike set on the section line and in the center of T.R. 270, witnessed by a 5/8 inch rebar found N 01 degrees 39' 52" E 25.41 feet;
- 4) S 89 degrees 15' 48" W 70.62 feet along the section line and along the centerline of T.R. 270 to the TRUE POINT OF BEGINNING.

This parcel contains 0.068 acres, but subject to all highways and easements of record.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Bearings assumed.

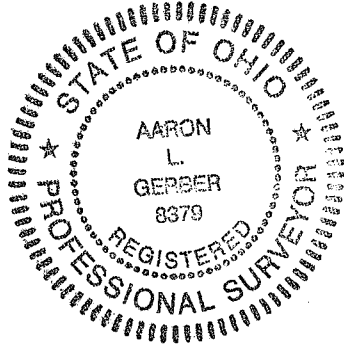
Not a building site in zoned township for parcel with frontage:

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.

Robert L. Jacob  
9-15-92

See Richland County Survey Book dd, page 233 for survey.  
This survey made and description prepared by Aaron L. Gerber, P.S. 8379  
August 31, 2012

A.L.G.  
Aaron L. Gerber P.S. 8379



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK 9-17-12  
INITIAL DATE

Description 0.199 acre parcel

Being a part of the southwest quarter of Section 6, Mifflin Township, T-23 N, R-17 W, Richland County, Ohio, also known as a part of the lands conveyed to Firman Mast and Willis Troyer in Official Record vol. 2136 page 429, #0211701004000.

Described as follows:

Commencing at a P.K. nail found on the Madison/Mifflin Township line and at the intersection of T.R. 270 (Flemming Falls Rd.) and T.R. 271 (Wolford Rd.) marking the southwest corner of the southwest quarter of said Section 6, thence N 89 degrees 15' 48" E 435.60 feet along the section line and along the centerline of T.R. 270 to a R.R. spike set the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 00 degrees 20' 56" W 20.22 feet.

thence with the following FOUR (4) COURSES:

- 1) N 00 degrees 20' 56" W 300.00 feet along Joseph and Penny L. Priess's (O.R. vol. 1072 page 627) east line to an iron pin set;
- 2) S 89 degrees 14' 41" E 28.99 feet through the lands of said Mast and Troyer to a 1/2 inch pinchtap found;
- 3) S 00 degrees 20' 56" E 299.25 feet through the lands of said Mast and Troyer to a R.R. spike set on the section line and in the center of T.R. 270, witnessed by an iron pin set N 00 degrees 20' 56" W 21.80 feet;
- 4) S 89 degrees 15' 48" W 28.99 feet along the section line and along the centerline of T.R. 270 to the TRUE POINT OF BEGINNING.

This parcel contains 0.199 acres, but subject to all highways and easements of record.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Bearings assumed.

Not a building site in zoned township for parcel with frontage:

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.

See Richland County Survey Book dd, page 233 for survey.  
This survey made and description prepared by Aaron L. Gerber, P.S. 8379  
August 31, 2012

A.L.G.  
Aaron L. Gerber P.S. 8379



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK 9-17-12  
INITIAL DATE

Description 5.932 acre parcel

Being a part of the southwest quarter of Section 6, Mifflin Township, T-23 N, R-17 W, Richland County, Ohio, also known as a part of the lands conveyed to Firman Mast and Willis Troyer in Official Record vol. 2136 page 429, #0211701004000.

Described as follows:

Commencing at a P.K. nail found on the Madison/Mifflin Township line and at the intersection of T.R. 270 (Flemming Falls Rd.) and T.R. 271 (Wolford Rd.) marking the southwest corner of the southwest quarter of said Section 6, thence N 89 degrees 15' 48" E 464.59 feet along the section line and along the centerline of T.R. 270 to a R.R. spike set the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 00 degrees 20' 56" W 21.80 feet.

thence with the following EIGHT (8) COURSES:

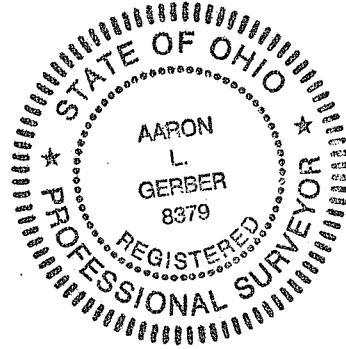
- 1) N 00 degrees 20' 56" W 427.33 feet through the lands of said Mast and Troyer to an iron pin set;
- 2) N 89 degrees 15' 48" E 299.65 feet through the lands of said Mast and Troyer to an iron pin set;
- 3) S 00 degrees 20' 56" E 101.11 feet through the lands of said Mast and Troyer to an iron pin set;
- 4) N 89 degrees 15' 48" E 439.58 feet through the lands of said Mast and Troyer to an iron pin set on Gary A. and Wendeline H. Zimmerman's (O.R. vol. 105 page 176) west line;
- 5) S 01 degrees 39' 52" W 165.28 feet along said Zimmerman's west line to a point on the north line of a parcel now or formerly owned by The Cleveland, Ashland and Mansfield Traction Co. (Abandoned Railroad) (Deed vol. 133 page 144), witnessed by a 5/8 inch rebar found N 01 degrees 39' 52" E 43.46 feet;
- 6) Along a curve to the left having a delta angle of 02 degrees 31' 10", R-1457.50 feet, T-32.05 feet, Ch. Brg. - S 41 degrees 57' 33" W, Ch. - 64.09 feet along the north line of said abandoned railroad an arc distance of 64.09 feet to an iron pin set;
- 7) S 40 degrees 41' 58" W 152.03 feet along the north line of said abandoned railroad to a R.R. spike set on the section line and in the center of T.R. 270, witnessed by an iron pin set N 40 degrees 41' 58" E 29.66 feet;
- 8) S 89 degrees 15' 48" W 590.45 feet along the section line and along the centerline of T.R. 270 to the TRUE POINT OF BEGINNING.

This parcel contains 5.932 acres, but subject to all highways and easements of record.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Bearings assumed.

See Richland County Survey Book dd, page 233 for survey.  
This survey made and description prepared by Aaron L. Gerber, P.S. 8379  
August 31, 2012

A-LG  
Aaron L. Gerber P.S. 8379



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK 9-17-12  
INITIAL DATE

Description 14.987 acre parcel

Being a part of the southwest quarter of Section 6, Mifflin Township, T-23 N, R-17 W, Richland County, Ohio, also known as a part of the lands conveyed to Firman Mast and Willis Troyer in Official Record vol. 2136 page 429, #0211701004000.

Described as follows:

Commencing at a P.K. nail found on the Madison/Mifflin Township line and at the intersection of T.R. 270 (Flemming Falls Rd.) and T.R. 271 (Wolford Rd.) marking the southwest corner of the southwest quarter of said Section 6, thence N 00 degrees 20' 56" W 300.00 feet along the section line and along the Madison/Mifflin Township line and along T.R. 271 to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following NINE (9) COURSES:

- 1) N 00 degrees 20' 56" W 579.12 feet along the section line and along the Madison/Mifflin Township line and partly along T.R. 271 to an iron pin set;
- 2) N 89 degrees 15' 48" E 1223.26 feet along Beverly J. Washington, Trustee of the Beverly J. Washington Living Revocable Trust's (O.R. vol. 787 page 708) south line to an iron pin set;
- 3) S 01 degrees 39' 52" W 553.37 feet along Gary A. and Wendeline H. Zimmerman's (O.R. vol. 105 page 176) west line to an iron pin set;
- 4) S 89 degrees 15' 48" W 439.58 feet through the lands of said Mast and Troyer to an iron pin set;
- 5) N 00 degrees 20' 56" W 101.11 feet through the lands of said Mast and Troyer to an iron pin set;
- 6) S 89 degrees 15' 48" W 299.65 feet through the lands of said Mast and Troyer to an iron pin set;
- 7) S 00 degrees 20' 56" E 128.08 feet through the lands of said Mast and Troyer to a 1/2 inch pinchtop found;
- 8) N 89 degrees 14' 41" W 28.99 feet through the lands of said Mast and Troyer to an iron pin set;
- 9) S 89 degrees 15' 48" W 435.60 feet along Joseph and Penny L. Priess's (O.R. vol. 1072 page 627) north line to the TRUE POINT OF BEGINNING.

This parcel contains 14.987 acres, but subject to all highways and easements of record.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Bearings assumed.

See Richland County Survey Book dd, page 233 for survey.  
This survey made and description prepared by Aaron L. Gerber, P.S. 8379

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY.  
TAX MAP OFFICE  
EAK 9-17-12  
INITIAL DATE



August 31, 2012

*A.L.G.*

Aaron L. Gerber P.S. 8379

