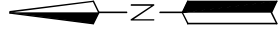


LINE	BEARING	DISTANCE
L-1	S 89°25'02" W	24.75'

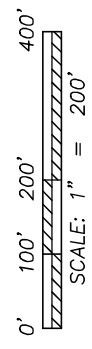
  

LINE	BEARING	DISTANCE
R1	N 88°14'42" E	0.28'
R2	N 11°30'48" W	0.44'
R3	S 85°48'31" W	0.39'
R4	S 58°36'42" W	0.11'
R5	S 29°35'55" E	0.52'
R6	N 89°36'09" E	36.62'



**LEGEND**

- ⊗ IRON PIN FOUND
- ⊙ P.K. NAIL FOUND
- STONE FOUND
- STONE WITH CHISELED "X" FOUND
- IRON PIPE FOUND
- △ RAILROAD SPIKE FOUND
- IRON PIN SET-5/8" REBAR SET WITH I.D. CAP, STAMPED "RAMSEY S-8396"



**RAMSEY SURVEYING**  
Professional Land Surveying Services  
283 Eby Road  
Shiloh, Ohio 44878  
TEL: (419) 512-3596 FAX: (419) 525-0999  
EMAIL: nramsey@ramseysurveying.com

---

**SURVEY MADE AT THE REQUEST OF**  
**MARVIN HARLAN**

---

**PART OF THE NORTHWEST AND SOUTHWEST**  
**QUARTERS OF SECTION 6, MIFFLIN TOWNSHIP,**  
**T-23 N. R-17 W**  
**RICHLAND COUNTY, OHIO**

---

DRAWN	CHECKED	DATE	JOB NO.	SHEET
		10/16/2023	SM-5900	1 OF 1

DALE AND PAM HULIT  
ORV. 2279, PG. 663

MATTHEW D. & CHRISTEL  
A. KOPPERT-SMITH  
ORV. 1895, PG. 58

GREGORY K. BIVENS AND  
BARBARA A. BIVENS  
ORV. 2422, PG. 214

PARCEL "A"  
18.7374 AC.

MARVIN E. HARLAN  
ORV. 2342, PG. 878

PARCEL "B"  
55.2321 AC.  
(49.7399 AC.)

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 11-6-23**


INITIAL & DATE  
PARCELS CREATED BY EXITING BOUNDARIES  
ZONING APPROVAL NOT REQUIRED  
**PP-305**

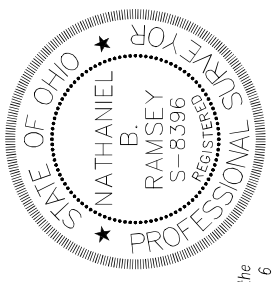
NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 11-6-23**

INITIAL & DATE  
PARCELS CREATED BY EXITING BOUNDARIES  
ZONING APPROVAL NOT REQUIRED

BARNIE WASHINGTON, TRUSTEE OF THE  
BARNIE WASHINGTON AMENDED AND  
RESTATED LIVING REVOCABLE TRUST  
DATED 9-8-22  
ORV. 2999, PG. 804

Distances shown hereon are expressed in feet and decimal parts thereof.  
Bearings are to an assumed meridian and are used to express angles only.  
CERTIFICATION: I hereby state that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code.

By:   
Nathaniel B. Ramsey, P.S. #8396  
For Ramsey Surveying  
Date: 10/16/2023



The SW Corner of the  
SW 1/4 of Section 6  
FLEMING FALLS ROAD-(T.H. 270)  
S. LINE, SW 1/4 OF SEC. 6

The SE Corner of the  
SW 1/4 of Section 6  
FLEMING FALLS ROAD-(T.H. 270)  
S. LINE, SW 1/4 OF SEC. 6

MADISON TOWNSHIP

MIFFLIN TOWNSHIP

E. Line, NE 1/4 of Sec. 1  
S 02°44'20" E 749.29'  
W. Line, NW 1/4 of Sec. 6  
N 88°33'38" E 394.68'  
N 29°35'55" W 510.48'  
S. Line, NW 1/4 Sec. 6  
N. Line, SW 1/4 Sec. 6  
The SW Corner of the NW 1/4 of Section 6  
The NW Corner of the SW 1/4 of Section 6  
The SE Corner of the NE 1/4 of Section 1  
The NE Corner of the SE 1/4 of Section 1  
R-3  
E. Line, SE 1/4 of Sec. 1  
N 00°25'00" W 1017.82'  
W. Line, SW 1/4 of Sec. 6  
S 00°05'17" E 959.34'  
E. Line, NW 1/4 of Sec. 6  
S 00°05'48" E 450.18'  
R1  
The SE Corner of the NW 1/4 of Section 6  
P.O.B. Parcel "A"  
The NE Corner of the SW 1/4 of Section 6  
P.O.B. Parcel "B"S 88°33'38" W 1687.82'  
S 89°25'02" W 2270.46'  
E. Line, SW 1/4 of Sec. 6  
S 00°25'00" E 392.00'  
W. Line, SW 1/4 of Sec. 6  
N 00°25'00" W 1017.82'  
E. Line, SE 1/4 of Sec. 1  
S 00°25'00" E 392.00'  
W. Line, SW 1/4 of Sec. 6  
N 00°25'00" W 1017.82'  
E. Line, NW 1/4 of Sec. 6  
S 00°05'48" E 450.18'  
W. Line, NW 1/4 of Sec. 6  
N 88°33'38" E 1939.27'  
N 88°33'38" E 1939.27'

**LEGAL DESCRIPTION**

**PARCEL "A"**

October 23, 2023

**Situated** in the Township of Mifflin, County of Richland, State of Ohio and being part of the Northwest Quarter of Section 6, Township 23-North, Range 17-West and being a portion of a parcel conveyed to Marvin E. Harlan by official record volume 2342, page 878 and being more particularly described as follows:

**Beginning** for the same at a stone with chiseled "X" found and accepted as marking the southeast corner of said Quarter, being referenced by an iron pin set North 11 degrees 30 minutes 48 seconds West 0.44 feet therefrom;

Thence, the following **FOUR** courses:

1. **South 88 degrees 33 minutes 38 seconds West, 1687.82 feet** along the south line of said Quarter to an iron pin set on the southeasterly extension of the centerline of Hulit Road-(T.H. 263)(60' R/W);
2. **North 29 degrees 35 minutes 55 seconds West, 510.48 feet** along said centerline extended, and the centerline of Hulit Road to a point in the southwest corner of a parcel conveyed to Matthew D. Smith & Christel A. Koppert-Smith by official record volume 1895, page 58, being referenced by an iron pin found North 89 degrees 36 minutes 09 seconds East, 36.62 feet therefrom, and passing through a railroad spike found for reference at 509.96 feet;
3. **North 88 degrees 33 minutes 38 seconds East, 1939.27 feet** along the south line of said Matthew D. Smith & Christel A. Koppert-Smith parcel and the south line of a parcel conveyed to Dale and Pam Hulit by official record volume 2279, page 663 to a stone found in the southeast corner of said Hulit parcel, also being the east line of said Quarter, and being referenced by an iron pin set North 88 degrees 14 minutes 42 seconds East, 0.28 feet therefrom;
4. **South 00 degrees 05 minutes 48 seconds East, 450.18 feet** along the east line said Quarter to the **Place of Beginning**, containing 18.7374 acres, more or less, and subject to all legal highways, leases, servitudes, use restrictions, and easements of record.

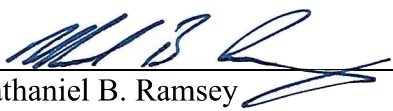
Bearings are based on an assumed meridian and are used to express angles only.

Iron pins set are 5/8" rebar with plastic cap stamped "Ramsey S-8396"

According to a survey made in October 2023 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 11-6-23**

INITIAL & DATE

  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-5900\_Legal\_Parcel A.docx



THIS PARCEL CREATED BY  
EXISTING BOUNDARIES ZONING  
APPROVAL NOT REQUIRED

**PP-305**

**RAMSEY SURVEYING**  
*Professional Land Surveying Services*

283 Eby Road  
Shiloh, Ohio 44878  
TEL (419) 512-2596  
FAX (419) 522-0399  
EMAIL nramsey@ramsey-surveying.com

**LEGAL DESCRIPTION**

**PARCEL "B"**

October 23, 2023

**Situated** in the Township of Mifflin, County of Richland, State of Ohio and being part of the Northwest and Southwest Quarters of Section 6, Township 23-North, Range 17-West and being a parcel conveyed to Marvin E. Harlan by official record volume 2342, page 878 and being more particularly described as follows:

**Beginning** for the same at a stone with chiseled "X" found and accepted as marking the northeast corner of said Southwest Quarter, being referenced by an iron pin set North 11 degrees 30 minutes 48 seconds West 0.44 feet therefrom;

Thence, the following **NINE** courses:


1. **South 00 degrees 05 minutes 17 seconds East, 959.34 feet** along the east line of said Southwest Quarter to an iron pin set in the northeast corner of a parcel conveyed to Bernie Washington, Trustee of the Bernie Washington Amended and Restated Living Revocable Trust dated 9/8/22 by official record volume 2999, page 804;
2. **South 89 degrees 25 minutes 02 seconds West, 2270.46 feet** along the north line of said Washington Trust parcel to an iron pin set in a northwest corner thereof;
3. **South 00 degrees 25 minutes 00 seconds East, 392.00 feet** along a west line of said Washington Trust parcel to an iron pin set in an existing interior corner thereof;
4. **South 89 degrees 25 minutes 02 seconds West, 24.75 feet** along a north line of said Washington Trust parcel to an iron pin set in a northwest corner thereof, said iron pin also being on the west line of the aforementioned Southwest Quarter, the same being the east line of the Southeast Quarter of Section 1, Madison Township;
5. **North 00 degrees 25 minutes 00 seconds West, 1017.82 feet** along the west line of said Southwest Quarter, the east line of said Southeast Quarter of Section 1, Madison Township, to a stone with chiseled "X" found and accepted as marking the northeast corner of said Southeast Quarter of Section 1, Madison Township, and being referenced by an iron pin set South 85 degrees 48 minutes 31 seconds West, 0.39 feet therefrom;

6. **North 02 degrees 44 minutes 20 seconds West, 749.29 feet** continuing along the west line of said Southwest Quarter, the west line of the aforementioned Northwest Quarter, and the east line of the Northeast Quarter of Section 1, Madison Township, to a stone found with chiseled “X” in the southwest corner of a parcel conveyed to Gregory K. Bivens and Barbara A. Bivens by official record volume 2422, page 214, and being referenced by an iron pipe found South 58 degrees 36 minutes 42 seconds West, 0.11 feet therefrom;
7. **North 88 degrees 33 minutes 38 seconds East, 394.68 feet** along the south line of said Bivens parcel to a point in the southeast corner thereof, said point also being on the centerline of Hulit Road-(T.H. 263)(60’ R/W) and being referenced by an iron pin found North 89 degrees 36 minutes 09 seconds East, 36.62 feet therefrom;
8. **South 29 degrees 35 minutes 55 seconds East, 510.48 feet** along said centerline of Hulit Road, and the southeasterly prolongation thereof, to an iron pin set on the south line of said Northwest Quarter, also being the north line of said Southwest Quarter, and passing through a railroad spike found for reference at 0.52 feet;
9. **North 88 degrees 33 minutes 38 seconds East, 1687.82 feet** along the north line of said Southwest Quarter, to the **Place of Beginning**, containing a total of 55.2321 acres, more or less, of which 5.2695 acres are located within said Northwest Quarter and 49.9626 acres are located within said Southwest Quarter and subject to all legal highways, leases, servitudes, use restrictions, and easements of record.

Bearings are based on an assumed meridian and are used to express angles only.

Iron pins set are 5/8” rebar with plastic cap stamped “Ramsey S-8396”

According to a survey made in October 2023 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

  
 Nathaniel B. Ramsey  
 Professional Surveyor No. 8396  
 For Ramsey Surveying  
 SM-5900\_Legal\_Parcel B.docx



NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE

**EAK 11-6-23**

INITIAL & DATE

**PP-305**