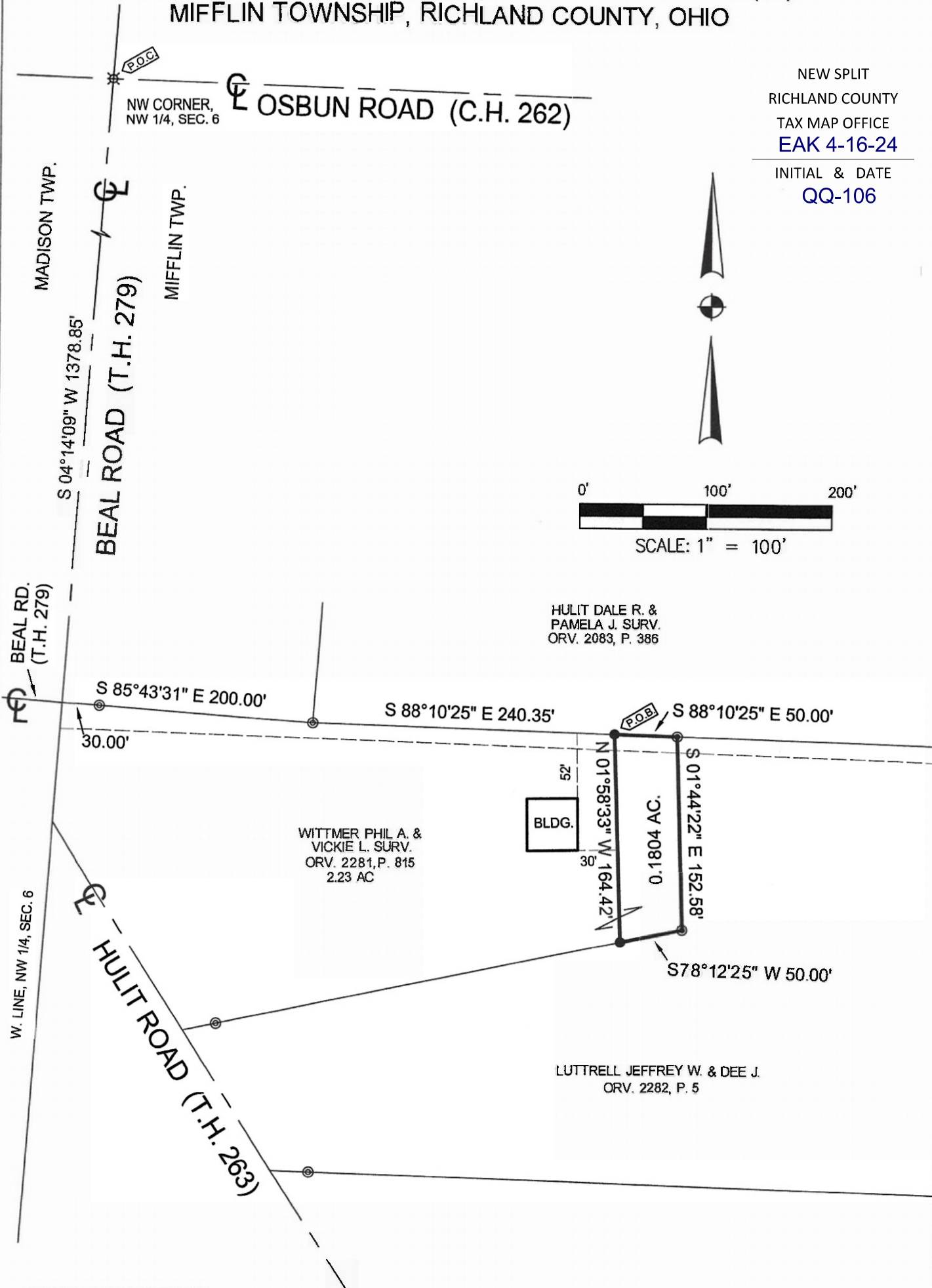


PLAT OF PROPERTY SURVEY  
 PART OF NORTHWEST QUARTER, SECTION SIX (6)  
 TOWNSHIP TWENTY-THREE (23), RANGE SEVENTEEN (17)  
 MIFFLIN TOWNSHIP, RICHLAND COUNTY, OHIO

NEW SPLIT  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
 EAK 4-16-24  
 INITIAL & DATE  
 QQ-106



I DAVID E. LUTZ, HEREBY CERTIFY THAT A SURVEY WAS MADE ON THE ABOVE PROPERTY ON FEBRUARY 29, 2024 AND ALL MARKERS WERE SET OR FOUND AS INDICATED.

*David E. Lutz*

DAVID E. LUTZ  
 OHIO REGISTERED SURVEYOR NO. 6756  
 DATE: FEBRUARY 29, 2024  
 PREPARED BY: LUTZ SURVEYING



BASIS OF BEARINGS: ASSUMED

LEGEND:

- 5/8" IRON PIN SET WITH CAP STAMPED "LUTZ 6758"
- ⊙ IRON PIN FOUND
- ⌘ RAILROAD SPIKE FOUND

LUTZ SURVEYING  
937 N. Henry St.  
Crestline, OH 44827  
[lutzsurveying@hotmail.com](mailto:lutzsurveying@hotmail.com)  
Phone: 419-683-8948  
Fax: 419-557-2975

DESCRIPTION: Being part of the Northwest Quarter of Section 6, Township 23, Range 17, Mifflin Township, Richland County, Ohio and being more particularly described as follows; Being in Part of a 2.23 AC Parcel Conveyed to Phil A. & Vickie L. Wittmer as described in ORV 2281, P. 815

Commencing for the same at a railroad spike found in the centerline of Beal Rd. (Township Highway 279), and the centerline of Osbun Road (County Highway 262), which railroad spike is also at the Northwest corner of the Northwest Quarter of Section 6; thence  $S04^{\circ}14'09''W$  a distance of 1378.85 feet on the West line of the Northwest Quarter of Section 6, and the centerline of said Beal Road to a point referenced by an iron pin found  $S85^{\circ}43'31''E$  a distance of 30.00 feet; Thence  $S85^{\circ}43'31''E$  a distance of 200.00 feet to an iron pin found; Thence  $S88^{\circ}10'25''E$  a distance of 253.85 feet to an iron pin set at the real Point of Beginning of the parcel herein described;

- 1.) Thence continuing  $S88^{\circ}10'25''E$  a distance of 36.50 feet to an iron pin found;
- 2.) Thence  $S01^{\circ}44'22''E$  a distance of 152.58 feet to an iron pin found;
- 3.) Thence  $S78^{\circ}12'25''W$  a distance of 36.50 feet; to an iron pin set;
- 4.) Thence  $N01^{\circ}54'58''W$  a distance of 161.23 feet to the iron pin set, at the real Point of Beginning;

and containing 0.1304 acres more or less but subject to all legal easements and public rights-of-way now on record. All pins set have plastic caps stamped "LUTZ 6756". Basis of Bearings; Assumed

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 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.

CERTIFICATION: I, David E. Lutz, R. S. 6756 hereby certify that a survey was made on the above property on February 29, 2024 and all markers set of found as indicated.

LUTZ SURVEYING



David E. Lutz  
Ohio Registered Surveyor No. 6756  
Date February 29, 2024

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 4-16-24**

INITIAL & DATE  
**QQ-106**