

BUTLER TOWNSHIP  
N.W. QTR. SECTION 31  
T-25 N; R-17 W  
RICHLAND COUNTY, OHIO

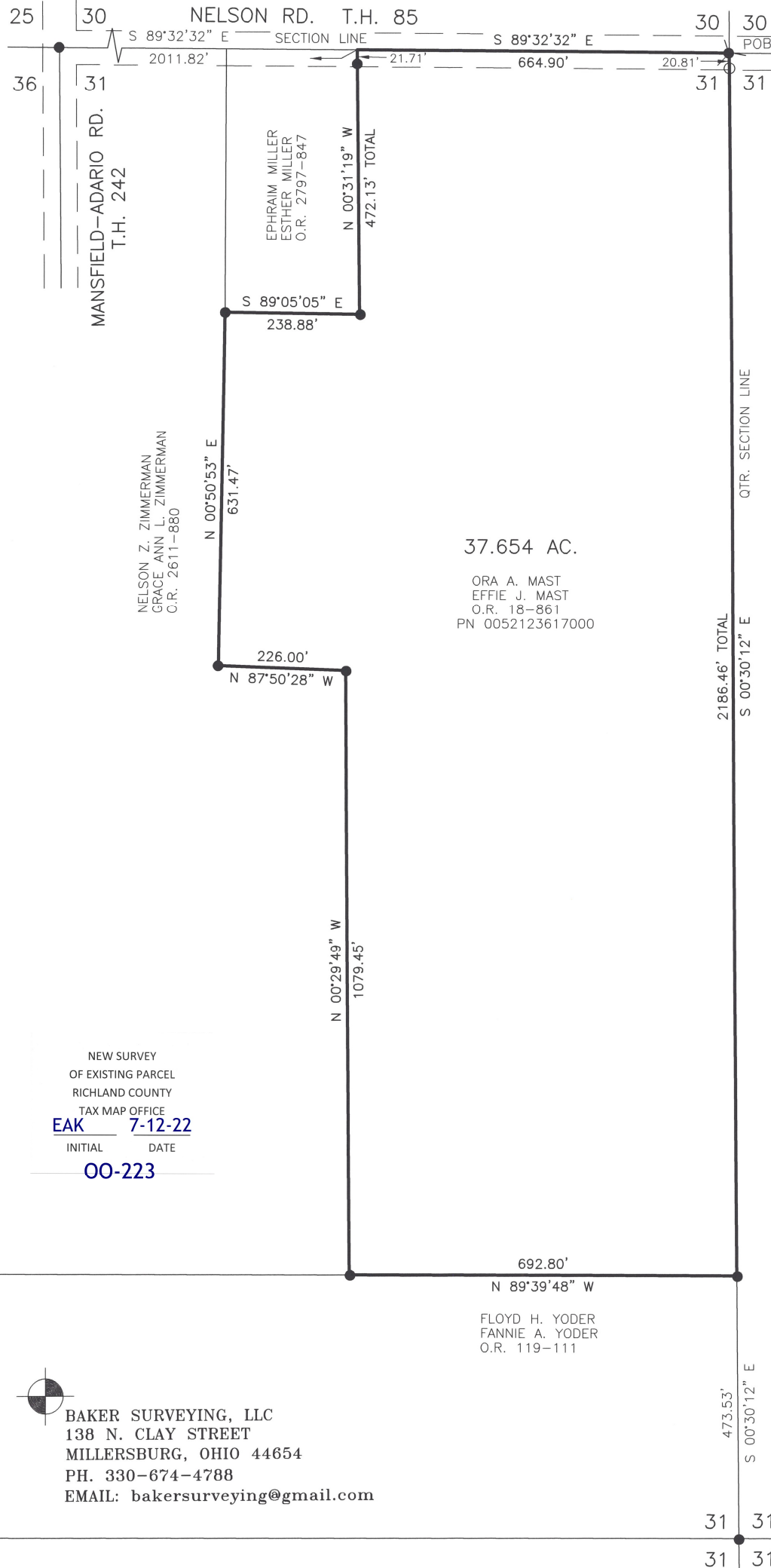
SURVEYED FOR: KAUFMAN REALTY

0 200 400



SCALE: 1"=200'

- MAG NAIL FOUND
- 5/8" REBAR FOUND UNLESS OTHERWISE NOTED
- 5/8" REBAR SET WITH I.D. CAP I.D. CAP MARKED "BAKER SURVEYING LLC"



37.654 AC.

ORA A. MAST  
EFFIE J. MAST  
O.R. 18-861  
PN 0052123617000

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK** 7-12-22  
INITIAL DATE  
**OO-223**

REFERENCES

O.R. VOL. 18 PAGE 861  
O.R. VOL. 119 PAGE 111  
O.R. VOL. 2611 PAGE 880  
O.R. VOL. 1603 PAGE 246

SURVEY Z-27  
SURVEY A-76  
SURVEY B-173

BASIS OF BEARINGS FROM OHIO STATE PLANE  
COORDINATE SYSTEM, NORTH ZONE,  
N.A.D. 83, 2011 ADJUSTMENT



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

*Donald C. Baker*

DONALD C. BAKER P.S. 6938  
DATE: JUNE 29, 2022  
TAB  
FILE NAME: WORK5\S-326-22\CNK



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

Description 37.654 acre parcel

Being a part of the northwest quarter of Section 31, Butler Township, T-25 N, R-17 W, Richland County, Ohio, also known as the remainder of the lands conveyed to Ora A. Mast and Effie J. Mast in Official Record vol. 18 page 861, PN 0052123617000.

Described as follows:

Beginning at a mag nail found in Nelson Road aka T.H. 85 marking the northeast corner of the northwest quarter of Section 31 the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 00 degrees 30' 12" E 20.81 feet.

thence with the following EIGHT (8) COURSES:

- 1) S 00 degrees 30' 12" E 2186.46 feet along the quarter section line to a 5/8 inch rebar found;
- 2) N 89 degrees 39' 48" W 692.80 feet along Floyd H. Yoder and Fannie A. Yoder's (O.R. 119 page 111) north line to a 5/8 inch rebar found;
- 3) N 00 degrees 29' 49" W 1079.45 feet along Nelson Z. Zimmerman and Grace Ann L. Zimmerman's (O.R. 2611 page 880) east line to a 5/8 inch rebar found;
- 4) N 87 degrees 50' 28" W 226.00 feet along said Zimmerman's north line to a 5/8 inch rebar found;
- 5) N 00 degrees 50' 53" E 631.47 feet along said Zimmerman's east line to a 5/8 inch rebar found;
- 6) S 89 degrees 05' 05" E 238.88 feet along Ephraim Miller and Esther Miller's (O.R. 2797 page 847) south line to a 5/8 inch rebar found;
- 7) N 00 degrees 31' 19" W 472.13 feet along said Miller's east line to a point on the section line and in Nelson Road aka T.H. 85, witnessed by a 5/8 inch rebar found S 00 degrees 31' 19" E 21.71 feet;
- 8) S 89 degrees 32' 32" E 664.90 feet along the section line and along Nelson Road aka T.H. 85 to the TRUE POINT OF BEGINNING.

This parcel contains 37.654 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 Surveying LLC".

Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 Adjustment.

See Richland County Survey Book 00, page 223 for survey.

This survey made and description prepared by Donald C. Baker, P.S. 6938.

June 29, 2022

  
 Donald C. Baker P.S. 6938



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 OF EXISTING PARCEL  
 RICHLAND COUNTY  
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