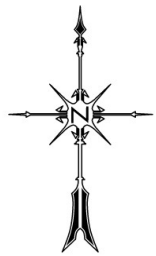


THE BASIS OF BEARINGS SHOWN ARE BASED ON GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM, 3401 NORTH ZONE, NAD 83 DATUM (2011)



5/8" PIN, WITH ILLEGIBLE CAP, ADJACENT A STEEL POST

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 6-16-26
INITIAL & DATE

F5-56

5/8" PIN, WITH ILLEGIBLE CAP, ADJACENT A STEEL POST

5/8" PIN, CAP PRESSED FLAGGING REMAINS ON PIN, APPARENTLY CAP RECENTLY REMOVED, PIN IS SMOOTH, @ N 01°13'37" W 1.61' FROM CORNER ON QTR. SECTION LINE. ADJACENT A STEEL POST, WITH ADDITIONAL STEEL POST 2.5' SOUTH.

I HEREBY CERTIFY THAT THE SURVEY DEPICTED ON THIS MAP WAS PREPARED BY MYSELF OR THOSE UNDER MY DIRECT SUPERVISION AS THE PROFESSIONAL IN RESPONSIBLE CHARGE. THE SURVEY WAS CONDUCTED BY METHOD OF RANDOM TRAVERSE AND SIDESHOTS WITH AN UNADJUSTED ERROR OF CLOSURE, AND BY LOCAL BASE-ROVER RTK GPS OBSERVATIONS IN ACCORDANCE WITH THE STANDARDS AND ACCURACY REQUIREMENTS SPECIFIED IN OAC 4733-37, ESTABLISHED BY THE STATE OF OHIO. TO THE BEST OF MY KNOWLEDGE AND BELIEF THE INFORMATION HEREIN IS TRUE AND ACCURATE.

KENNETH J. MARHOFFER P.S. 8805
6-01-2026
DATE



1-1/2" PIPE, SCHEDULE 40, WITH SPLIT END ON NORTH SIDE

39.721 ACRES
PP# 049-12-035-12-000
**JOSEPH MILLER
MARTHA MILLER**
O.R. 2319, PG. 554
NORTH HALF
OF THE
WEST HALF
OF THE
SOUTHWEST QUARTER OF SECTION 10
LESS EXCEPTIONS AS DESCRIBED IN DEED

PHL-158
SEE DETAIL: "A"

MUSKINGUM WATERSHED
CONSERVANCY DISTRICT FLOWAGE EASEMENT
SPILLWAY CREST
ELEVATION: 1065'
D.V. 213, PG. 308
D.V. 213, PG. 310

@ S 89°41'35" W 0.18'
FROM CORNER ON QTR.
SECTION LINE, ADJACENT
A STEEL POST

PHL-161

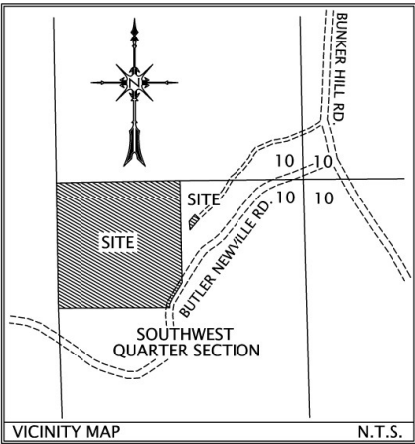
PP# 049-12-008-09-000
THE MILLIRON FOUNDATION
O.R. 3021, PG. 5679

①
PP# 049-12-011-04-000
KEVIN B. WASHINGTON
KIMBERLY L. WASHINGTON
O.R. 2386, PG. 337

②
PP# 049-12-011-04-007
JACOB J. CAMPBELL
ABBIE R. JOHNSON
O.R. 3001, PG. 3147

③
PP# 049-12-055-07-000
GREGG LORIN JAMES
ROBIN KAY WEBB
O.R. 297, PG. 565
APPARENT O.L. 5

SURVEYOR'S NOTES:
-NO IMPLICATION AS TO FLOOD RISK HAS BEEN MADE.
-NO CEMETERY OBSERVED WITHIN SUBJECT BOUNDARY.
-HOLES DUG IN ROADWAY PAVEMENT WERE BLACKTOP PATCHED.
-GROUND DISTANCES ARE EXPRESSED IN U.S. SURVEY FT.
-DISTANCES ARE MEASURED UNLESS OTHERWISE STATED.
-BEARINGS ARE SOLELY FOR ANGULAR DETERMINATION.
-MONUMENT PIPES ARE REPORTED AS INSIDE DIAMETER.
-THE CLEAR FORK OF THE MOHICAN RIVER HAS BEEN DEPICTED BY GEOREFERENCED AERIAL PHOTOGRAPHY.
-THE MUSKINGUM WATERSHED FLOWAGE EASEMENT IS DEPICTED BY MUR MAPPING PROVIDED BY THE U.S. ARMY CORPS OF ENGINEERS AND BY FOUND MARKERS PLACED BY SAID, FOUND THIS SURVEY.
-NO APPARENT EVIDENCE OF POSSESSION CONFLICTS ALONG SUBJECT BOUNDARY LINES.
-THE MAG NAILS WITH SHINERS PLACED ON WILD-WOOD SPRINGS LOTS AS SHOWN HEREIN, WERE DRILLED INTO LARGE BOULDERS OR BEDROCK.
-FIELDWORK COMPLETED 5-28-2026
-SURVEY REFERENCES:
PLAT VOLUME 13/PAGE 9, BB-232, CC-83, EE-88, JJ-144, K-298, OO-363, R-120, SS-113, F-1-114, F-2-78, DEED VOLUME 213, PAGE 481, DEED VOLUME 180, PAGE 133, HISTORIC TAX MAPS AND REFERENCES, AND SOURCES AS FOUND ON FACE OF SURVEY HEREIN.
-SURVEY CONDUCTED FOR: JOE MILLER / FRANK DIMARCO



SURVEYOR'S REPORT:

WILD-WOOD SPRINGS SUBDIVISION WAS RECORDED IN PLAT VOLUME 13, PAGE 9, IN 1926. THE PLAT WAS DEDICATED BY GRACE STECKER AND BACKSOURCED TO DEED VOLUME 180, PAGE 133. THIS PLAT CONTAINS NUMEROUS AMBIGUITIES INCLUDING AN INCORRECTLY LOCATED CENTER OF SECTION, UNRECOVERABLE MONUMENTS, HALF QUARTER SECTION LINES CALLED AS HALF SECTION LINES, AND SPECIFIC AREAS DEFINED AS O.L. NO'S WITH NO DEMARCATION AS TO THE AREA IT ENCOMPASSES. HOWEVER, THE PLAT DOES SHOW SPECIFIC LOTS WITH IDENTIFIABLE NUMBERS AND DIMENSIONS DEFINING BOUNDARIES CLEARLY AND CONCISELY THEREOF. THE DEDICATION CERTIFICATE SIGNED BY GRACE STECKER STATES THAT ALL LOTS AND PUBLIC GROUNDS ARE ACCEPTED AS SHOWN, WHILE ALSO STATING THAT REMAINING GROUNDS ARE HELD FOR FUTURE DEVELOPMENT AND THAT ALL INTEREST AND TITLE THEREIN ARE RETAINED. OTHERWISE CONSIDERED NON-PLATTED GROUNDS PER WILD-WOOD SPRINGS PLAT. THE COLOR OF THE DEFINITION OF THE LANDS GETS BLURRED OVER TIME AS SAID O.L. NO'S WITH NO CLEAR AND CONCISE DEFINITION WERE TRANSFERRED AS BEING PLATTED LOTS WITHIN SAID WILD-WOOD.

FOR THE AVOIDANCE OF DOUBT: O.L. NO. 3 IS SHOWN WITH DASHED LINES, UNLIKE OTHER LOTS ON THE PLAT AND IT CARRIES NO DIMENSIONS. O.L. NO. 4 AND O.L. NO. 5 HAVE LIMITED DIMENSIONING AND NO CLEAR DEMARCATION BETWEEN THE OUT-LOTS AND PUBLIC GROUNDS. IN COMPARISON, O.L. NO. 1, NO. 2, AND NO. 6 ARE CLEARLY DEFINED WITH DIMENSIONS AND BOUNDARIES. IN MY OPINION, THE AREAS SHOWN AS O.L. NO. 3, NO. 4, AND NO. 5 WERE NOT INTENDED TO BE TRANSFERRED AS INDIVIDUAL LOTS WITHIN THE SUBDIVISION. HOWEVER, THESE GENERAL AREAS HAVE SUBSEQUENTLY BEEN TRANSFERRED AS LOTS (AS REFERENCE) IN DEEDS.

CHAIN IS AS FOLLOWS:

-GRACE STECKER: JULY 21, 1926, DEED VOLUME 180, PAGE 133. THIS DEED FAILS TO CALL OUT THE WEST LINE OF THE NORTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 10.
-WILD-WOOD SPRINGS, AUGUST 13, 1926, PLAT VOLUME 13, PAGE 9. THIS DOCUMENT PLATS LOTS AND RETAINS INTEREST AND TITLE. IT CALLS OUT THE TRUE HALF SECTION LINE IN THE LOCATION OF THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 10.
-GRACE STECKER TO FRED STECKER, MARCH 5, 1931. THIS DEED DEFINES O.L.'S AS OUT-LOTS TO INCLUDE 1, 2, 3, 4, 5, 6 AND MULTIPLE IN-LOTS PER WILD-WOOD SPRINGS PLAT BEING TRANSFERRED, NEVER CALLING OUT RECORDING VOLUME OR PAGE FOR THE PLAT. IT ALSO DEFINES IN/OUT LOTS AS DEEDED AND DESCRIBED IN VOLUME 180, PAGE 133. INTERPRETATION OF WHAT REMAINS WITH PLATTING DEDICATION VERSUS PRIOR DEED IS OPEN. THEREAFTER THE SALES OF LAND CONTINUE WITH THE CADENCE OF "ALL OF O.L." LOTS PER THE PLAT HAVE BEEN UTILIZED FOR TRANSFERS RIPENING RIGHTS.

DUE TO THE LOCATION OF THE HALF QUARTER SECTION LINES OF THE SOUTHWEST QUARTER OF SECTION 10 BEING IN ERROR DURING PLATTING OF WILD-WOOD SPRINGS, THERE IS A CAP. IF INTERPRETATION OF DEED VERBIAGE FOUND IN DEED VOLUME 199, PAGE 327 CONVEYS ALL INTEREST IN LANDS FROM GRACE STECKER TO FRED STECKER, TITLE MAY LIE IN FRED STECKER'S INTEREST. IF DEED VOLUME 199, PAGE 327 CONVEYS ONLY THE CALLED OUT IN/OUT LOTS, BUT NOT ALL LANDS REMAINING IN DEED VOLUME 180, PAGE 133, TITLE MAY REMAIN IN GRACE STECKER'S INTEREST. INTENT TO CONVEY ALL LANDS OF GRACE STECKER MAY HAVE BEEN INTENDED, OR, WITH NOTATION OF RETAINING INTEREST IN SPECIFIC AREAS OF WILD-WOOD SPRINGS, IT MAY HAVE BEEN INTENTIONAL TO RETAIN WHAT WAS LEFT OVER IN DEED VOLUME 180, PAGE 133.

SIMULTANEOUS PLATTED CONVEYANCES HAVE EQUAL DIGNITY. NO SENIOR OR JUNIOR RIGHTS. THE PLAT IS THE BEST EVIDENCE OF THE ORIGINAL SUBDIVIDER'S INTENT. I HAVE NOT FOUND CLEAR AND CONVINCING EVIDENCE THAT THE ORIGINAL SURVEYOR OF WILD-WOOD SPRINGS KNEW WHERE THE HALF QUARTER SECTION LINE WAS LOCATED OR THIER OPIONION AS TO IT'S LOCATION WAS ACCURATE. THERE IS NO LONG STANDING POSSESSION OR MONUMENTATION ALONG THE SUBJECT LOTS BEING SURVEYED OR THE LINE CALLED THE "TRUE HALF SECTION LINE" ON WILD-WOOD SPRINGS. PLATTED DIMENSIONS HAVE BEEN UTILIZED FOR THIS SURVEY BASED ON AVAILABLE EVIDENCE. PRORATION OR APPORTIONMENT FOR EXCESS OR DEFICIENCY HAS NOT BEEN UTILIZED. PLAT INTERPRETATION IS THROUGH THE PLAT, NOT AROUND IT. INFERENCE TO A DIFFERENT INTENT OF THE PLAT HAS NOT BEEN MADE, ONLY THAT CLEARLY SHOWN ON THE PLAT.



BOUNDARY RETRACEMENT SURVEY

SITUATED IN:
LOTS 223, 224, 225, 226, 227, OF WILD-WOOD SPRINGS (PLAT VOLUME 13, PAGE 9), AND ALL REMAINING OF THE NORTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, T- 21 N, R- 17 W CONGRESS LANDS NORTH OF OLD SEVEN RANGES
**WORTHINGTON TOWNSHIP
RICHLAND COUNTY, OHIO**

THE WORD "CERTIFY" HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION. AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED. IF FURTHER EVIDENCE IS DISCOVERED THE PROFESSIONAL OPINION MAY CHANGE.

A TITLE SEARCH WAS NOT PERFORMED AS PART OF THIS SURVEY, ANY FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE HAVE NOT BEEN SHOWN.

PROJ./FILE #: 26047
DWN BY: K.J.M.
CHK'D BY: M.R.M.
CHK DATE: 5-28-2026
CERT DATE: 6-01-2026

SCALE 1" = 200'

STANDARD MAP SYMBOLS:

○ SET 5/8" DIA. BY 30" LONG IRON PIN/REBAR WITH LIME GREEN I.D. CAP MARKED, REDBIRD PS-8805
● FOUND IRON MONUMENT, DESCRIBED ON MAP
● FOUND CAPPED PIN MARKED "STEVENS PS-7052"
★ SEARCHED CORNER, WITH NO RECOVERY, CLEARLY SHOWN AS FOUND OR SET ON PRIOR SURVEYS
✱ SET 3/8" DIA. BY 8" LONG IRON TIMBER SPIKE WITH MARKED SHINER, REDBIRD PS-8805
△ SET 2-1/2" LONG MAG NAIL W. MARKED SHINER

@ -REF. MONUMENT WITNESS DISTANCE
(R) -RECORD DIMENSION
(U) -RECORD DIMENSION USED

— BOUNDARY LINE
— RIGHT OF WAY LINE
— EASEMENT
— TRAVELED DIRT PATH
— GRAVEL ROADWAY
— ASPHALT PAVEMENT
— FENCE LINE