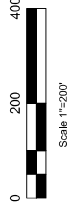


Washington Township
N.E. Qtr. Sec. 23
T-20 N, R-18 W
Richland County, Ohio

SURVEYED FOR: Kaufman Realty

REFERENCES:

Deeds as shown
Surveys on file at Map Office
Basis of Bearing from Grid North, Ohio
State Plane Coordinate System, North
Zone, NAD 83(2011).



- ▲ Railroad Spike Found
- Pipe Found
- 5/8" Rebar Found
- ▼ 5/8" Capped Pin Found "Stevens"
- ▼ 5/8" Capped Pin Found "Craig"
- ◆ 5/8" Capped Pin Found "Blunk"
- 5/8" Capped Pin Set "Galbraith-3703"
- Point
- — — — — Fence
- R Record
- M Measured
- U Used

Shannon L. Harth Trustee
O.R. Vol. 2831 Page 93

29.177 Acres
Lewi R. Miller
O.R. Vol. 3037 Page 3488
PPN 0543815602000

18.183 Acres

16.395 Acres

18.621 Acres

9.958 Acres

9.101 Acres

T.R. 321
Garver Rd.

Martha L. & John F. Sherer
O.R. Vol. 2594 Page 4553

Steven A. Lori A. Henry
Deed Vol. 35 Page 489

Thomas M. Schag
O.R. Vol. 1534 Page 554

Ricky M. and Shirley L. Hill Schag Co-Trustees
O.R. Vol. 2690 Page 766

Thomas A. and Gloria J. Garrison Jr.
O.R. Vol. 3035 Page 2614

Rolland Ogile
O.R. Vol. 2633 Page 523

P.O.B. 16.395 acres

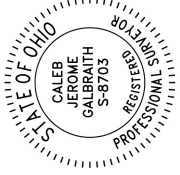
Benjamin I. and Ana Y. Britton
O.R. Vol. 2869 Page 233

Little Washington South Rd.
(C.R. 301)
(40' R/W)

West Line of N.E. Qtr.

East Line of N.E. Qtr.

South Line of N.E. Qtr.



I certify this survey to be correct to the best of
my knowledge and belief.

Caleb Jerome Galbraith
Surveyor No. S-8703
Job ID: 4526

Pioneer Surveying & Services, LLC

5434 Township Road 377
Millsburg, Ohio 44634
Phone: 330-231-0497
Email: caleb@pioneersurveyingandservices.com



NEW SPLIT
RICHLAND COUNTY
EAK 8-26-26

INITIAL & DATE

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 8-26-26

INITIAL & DATE

SS-225

SEE ATTACHED FOR
WASHINGTON TWP.
ZONING APPROVAL



Address: 5434 TR 377 Millersburg, OH 44654

Phone: 330.231.0497

Description: 9.101 Acres

Being part of the Northeast Quarter of Section 23, Washington Township, T-20 N, R-18 W, Richland County, Ohio, also known as part of the lands of Levi R. Miller in O.R. Vol. 3037 Page 3468.

Described as follows:

Commencing at a railroad spike found in Garver Rd. (T.R. 321) marking the northwest corner of the northeast quarter of section 23 witnessed by an iron pin set S 00 degrees 02'15" E a distance of 18.50 feet, thence **N 88 degrees 14'34" E a distance of 1019.55 feet** along the north line of the northeast quarter of section 23 and along said road to a point witnessed by an iron pin set S 00 degrees 43'18" E a distance of 15.10 feet being the TRUE PLACE OF BEGINNING.

Thence with the following **NINE (9) COURSES**;

1. **N 88 degrees 14'34" E a distance of 279.29 feet** along the north line of the northeast quarter of section 23 and along said road to a point;
2. **S 02 degrees 50'23" E a distance of 398.95 feet** along the west line of Robert A. Blevins and Janice T. Spohn (O.R. Vol. 2537 Page 472) to a 5/8 inch rebar found and passing over an iron pin set at a distance of 19.00 feet ;
3. **N 88 degrees 14'34" E a distance of 220.00 feet** along the south line of said Robert A. Blevins and Janice T. Spohn to a 5/8 inch rebar found;
4. **N 02 degrees 50'23" W a distance of 398.95 feet** along the east line of said Robert A. Blevins and Janice T. Spohn to a point in said road and on the north line of the northeast quarter of section 23 witnessed by a 5/8 inch rebar found capped "Blunk" S 02 degrees 50'23" E a distance of 23.60 feet;
5. **N 88 degrees 14'34" E a distance of 227.99 feet** along the north line of the northeast quarter of section 23 and along said road to a point;
6. **S 02 degrees 52'50" E a distance of 713.08 feet** through the lands of said Levi R. Miller to an iron pin set and passing over an iron pin set at a distance of 23.44 feet;
7. **N 87 degrees 39'53" W a distance of 464.11 feet** through the lands of said Levi R. Miller to an iron pin set;
8. **N 59 degrees 15'59" W a distance of 340.63 feet** through the lands of said Levi R. Miller to an iron pin set;
9. **N 00 degrees 43'18" W a distance of 496.93 feet** through the lands of said Levi R. Miller to an iron pin set to the TRUE PLACE OF BEGINNING.

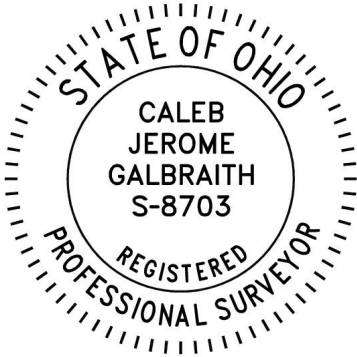
This parcel contains 9.101 acres and is subject to all highways, easements, and restrictions of record.

Bearings from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83(2011).

All iron pins set are 5/8 inch rebars with plastic identification “Galbraith 8703”.

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703 July 28, 2026.





NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 8-26-26
INITIAL & DATE
SS-225

SS-225



Address: 5434 TR 377 Millersburg, OH 44654

Phone: 330.231.0497

Description: 9.958 Acres

Being part of the Northeast Quarter of Section 23, Washington Township, T-20 N, R-18 W, Richland County, Ohio, also known as part of the lands of Levi R. Miller in O.R. Vol. 3037 Page 3468.

Described as follows:

Commencing at a railroad spike found in the intersection of Garver Rd. (T.R. 321) and Little Washington South Rd. (C.R. 301) marking the northeast corner of the northeast quarter of section 23, thence **S 88 degrees 14'34" W a distance of 393.00 feet** along the north line of the northeast quarter of section 23 and along said Garver Rd. to a point witnessed by an iron pin set S 16 degrees 58'25" E a distance of 19.00 feet being the TRUE PLACE OF BEGINNING.

Thence with the following **SEVEN (7) COURSES;**

1. **S 16 degrees 58'25" E a distance of 382.57 feet** along the west line of Michael Smith (O.R. Vol. 2902 Page 566) to a 5/8 inch rebar found;
2. **S 13 degrees 58'25" E a distance of 84.80 feet** along the west line of said Michael Smith to a 5/8 inch rebar found;
3. **S 21 degrees 02'27" E a distance of 175.70 feet** along the west line of said Michael Smith to an iron pin set;
4. **S 35 degrees 13'45" E a distance of 179.30 feet** along the west line of said Michael Smith to an iron pin set;
5. **N 87 degrees 35'40" W a distance of 750.73 feet** through the lands of said Levi R. Miller to an iron pin set;
6. **N 02 degrees 52'50" W a distance of 713.08 feet** through the lands of said Levi R. Miller to a point on the north line of the northeast quarter of section 23 and in said Garver Rd. witnessed by an iron pin set S 02 degrees 52'50" E a distance of 23.44 feet;
7. **N 88 degrees 14'34" E a distance of 487.46 feet** along the north line of the northeast quarter of section 23 and along said Garver Rd. to the TRUE PLACE OF BEGINNING.

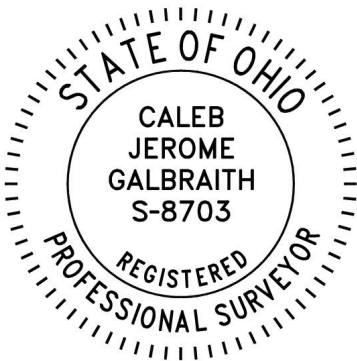
This parcel contains 9.958 acres and is subject to all highways, easements, and restrictions of record.

Bearings from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83(2011).

All iron pins set are 5/8 inch rebars with plastic identification "Galbraith 8703".

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703
July 28, 2026.





NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 8-26-26

INITIAL & DATE
SS-225



Address: 5434 TR 377 Millersburg, OH 44654

Phone: 330.231.0497

Description: 16.395 Acres

Being part of the Northeast Quarter of Section 23, Washington Township, T-20 N, R-18 W, Richland County, Ohio, also known as part of the lands of Levi R. Miller in O.R. Vol. 3037 Page 3468.

Described as follows:

Commencing at a railroad spike found in the intersection of Garver Rd. (T.R. 321) and Little Washington South Rd. (C.R. 301) marking the northeast corner of the northeast quarter of section 23, thence **S 00 degrees 20'05" E a distance of 778.50 feet** along the east line of the northeast quarter of section 23 and along said Little Washington South Rd. to a point witnessed by an iron pin set N 85 degrees 29'02" W a distance of 28.55 feet being the TRUE PLACE OF BEGINNING.

Thence with the following **SEVEN (7) COURSES**;

1. **S 00 degrees 20'05" E a distance of 278.96 feet** along the east line of the northeast quarter of section 23 and along said road to a point;
2. **S 38 degrees 44'43" W a distance of 320.46 feet** through the lands of said Levi R. Miller to an iron pin set and passing over an iron pin set at a distance of 40.10 feet;
3. **S 89 degrees 40'15" W a distance of 1114.28 feet** through the lands of said Levi R. Miller to an iron pin set;
4. **N 00 degrees 04'07" E a distance of 593.51 feet** through the lands of said Levi R. Miller to an iron pin set;
5. **S 87 degrees 39'53" E a distance of 464.11 feet** through the lands of said Levi R. Miller to an iron pin set;
6. **S 87 degrees 35'40" E a distance of 750.73 feet** through the lands of said Levi R. Miller to an iron pin set;
7. **S 85 degrees 29'02" E a distance of 98.99 feet** along the south line of Michael Smith (O.R. Vol. 2902 Page 566) to the TRUE PLACE OF BEGINNING.

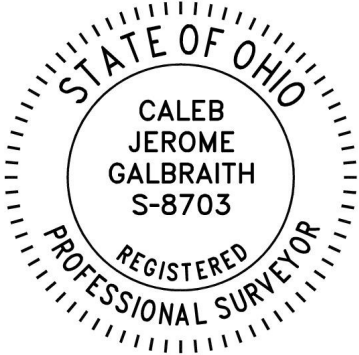
This parcel contains 16.395 acres and is subject to all highways, easements, and restrictions of record.

Bearings from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83(2011).

All iron pins set are 5/8 inch rebars with plastic identification "Galbraith 8703".

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703
July 28, 2026.







Address: 5434 TR 377 Millersburg, OH 44654

Phone: 330.231.0497

Description: **18.621 Acres**

Being part of the Northeast Quarter of Section 23, Washington Township, T-20 N, R-18 W, Richland County, Ohio, also known as part of the lands of Levi R. Miller in O.R. Vol. 3037 Page 3468.

Described as follows:

Commencing at a railroad spike found in Little Washington South Rd. (C.R. 301) marking the southeast corner of the northeast quarter of section 23, thence **N 00 degrees 20'05" E a distance of 1053.00 feet** along the east line of the northeast quarter of section 23 and along said Little Washington South Rd. to a point witnessed by an iron pin set S 88 degrees 54'56" W a distance of 26.75 feet being the TRUE PLACE OF BEGINNING.

Thence with the following **EIGHT (8) COURSES**;

1. **S 88 degrees 54'56" W a distance of 201.00 feet** along the north line of Brandi Phillips (O.R. Vol. 2762 Page 767) to an iron pin set;
2. **S 04 degrees 31'23" W a distance of 400.00 feet** along the west line of said Brandi Phillips to an iron pin set;
3. **N 89 degrees 00'10" W a distance of 1085.00 feet** along the north line of Bradley Cook, Successor Trustee of the James P. Cook Revocable Trust dated March 18, 1999 (O.R. Vol. 3043 Page 4893) to an iron pin set;
4. **N 00 degrees 18'23" W a distance of 198.00 feet** along the east line of Bradley Cook, Successor Trustee of the James P. Cook Revocable Trust dated March 18, 1999 (O.R. Vol. 2845 Page 95) to an iron pin set;
5. **N 00 degrees 04'07" E a distance of 449.46 feet** through the lands of said Levi R. Miller to an iron pin set;
6. **N 89 degrees 40'15" E a distance of 1114.28 feet** through the lands of said Levi R. Miller to an iron pin set;
7. **N 38 degrees 44'43" E a distance of 320.46 feet** through the lands of said Levi R. Miller to a point in said road witnessed by an iron pin set S 38 degrees 44'43" W a distance of 40.10 feet;
8. **S 00 degrees 20'05" E a distance of 520.14 feet** along the east line of the northeast quarter of section 23 and along said Little Washington South Rd. to the TRUE PLACE OF BEGINNING.

This parcel contains 18.621 acres and is subject to all highways, easements, and restrictions of record.

Bearings from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83(2011).

All iron pins set are 5/8 inch rebars with plastic identification “Galbraith 8703”.

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703
July 28, 2026.





NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 8-26-26

INITIAL & DATE
SS-225



Address: 5434 TR 377 Millersburg, OH 44654

Phone: 330.231.0497

Description: **18.183 Acres**

Being part of the Northeast Quarter of Section 23, Washington Township, T-20 N, R-18 W, Richland County, Ohio, also known as part of the lands of Levi R. Miller in O.R. Vol. 3037 Page 3468.

Described as follows:

Commencing at a railroad spike found in Garver Rd. (T.R. 321) marking the northwest corner of the northeast quarter of section 23 witnessed by an iron pin set S 00 degrees 02'15" E a distance of 18.50 feet being the TRUE PLACE OF BEGINNING.

Thence with the following **FOUR (4) COURSES**;

1. **N 88 degrees 14'34" E a distance of 443.81 feet** along the north line of the northeast quarter of section 23 and along said road to a point;
2. **S 01 degrees 53'00" E a distance of 1691.40 feet** through the lands of said Levi R. Miller to an iron pin set and passing over an iron pin set at a distance of 14.00 feet;
3. **N 89 degrees 35'35" W a distance of 498.10 feet** along the north line of Bradley Cook, Successor Trustee of the James P. Cook Revocable Trust dated March 18, 1999 (O.R. Vol. 2845 Page 95) to an iron pin set on the west line of the northeast quarter of section 23;
4. **N 00 degrees 02'15" W a distance of 1673.34 feet** along the west line of the northeast quarter of section 23 to the TRUE PLACE OF BEGINNING.

This parcel contains 18.183 acres and is subject to all highways, easements, and restrictions of record.

Bearings from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83(2011).

All iron pins set are 5/8 inch rebars with plastic identification "Galbraith 8703".

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703 July 28, 2026.



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 8-26-26

INITIAL & DATE

SS-225



Address: 5434 TR 377 Millersburg, OH 44654

Phone: 330.231.0497

Description: 29.177 Acres

Being part of the Northeast Quarter of Section 23, Washington Township, T-20 N, R-18 W, Richland County, Ohio, also known as part of the lands of Levi R. Miller in O.R. Vol. 3037 Page 3468.

Described as follows:

Commencing at a railroad spike found in Garver Rd. (T.R. 321) marking the northwest corner of the northeast quarter of section 23 witnessed by an iron pin set S 00 degrees 02'15" E a distance of 18.50 feet, thence **N 88 degrees 14'34" E a distance of 443.81 feet** along the north line of the northeast quarter of section 23 and along said road to a point witnessed by an iron pin set S 01 degrees 53'00" E a distance of 14.00 feet being the TRUE PLACE OF BEGINNING.

Thence with the following **SIX (6) COURSES**;

1. **N 88 degrees 14'34" E a distance of 575.74 feet** along the north line of the northeast quarter of section 23 and along said road to a point;
2. **S 00 degrees 43'18" E a distance of 496.93 feet** through the lands of said Levi R. Miller to an iron pin set and passing over an iron pin set at a distance of 15.10 feet;
3. **S 59 degrees 15'59" E a distance of 340.63 feet** through the lands of said Levi R. Miller to an iron pin set;
4. **S 00 degrees 04'07" W a distance of 1042.97 feet** through the lands of said Levi R. Miller to an iron pin set;
5. **N 89 degrees 35'35" W a distance of 817.70 feet** along the north line of Bradley Cook, Successor Trustee of the James P. Cook Revocable Trust dated March 18, 1999 (O.R. Vol. 2845 Page 95) to an iron pin set;
6. **N 01 degrees 53'00" W a distance of 1691.40 feet** through the lands of said Levi R. Miller to the TRUE PLACE OF BEGINNING.

This parcel contains 29.177 acres and is subject to all highways, easements, and restrictions of record.

Bearings from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83(2011).

All iron pins set are 5/8 inch rebars with plastic identification "Galbraith 8703".

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703 July 28, 2026.

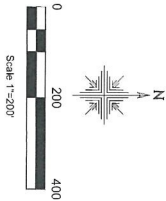
CWJW



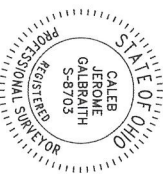
Washington Township
N.E. Qtr. Sec. 23
T-20 N, R-18 W
Richland County, Ohio

SUBMITTED FOR: Kaufman Realty

REFERENCES:
Deeds as shown
Surveys on file at Map Office
Basis of Bearing from Gd North, Ohio
State Plane Coordinate System, North
Zone 1403 85(2011)



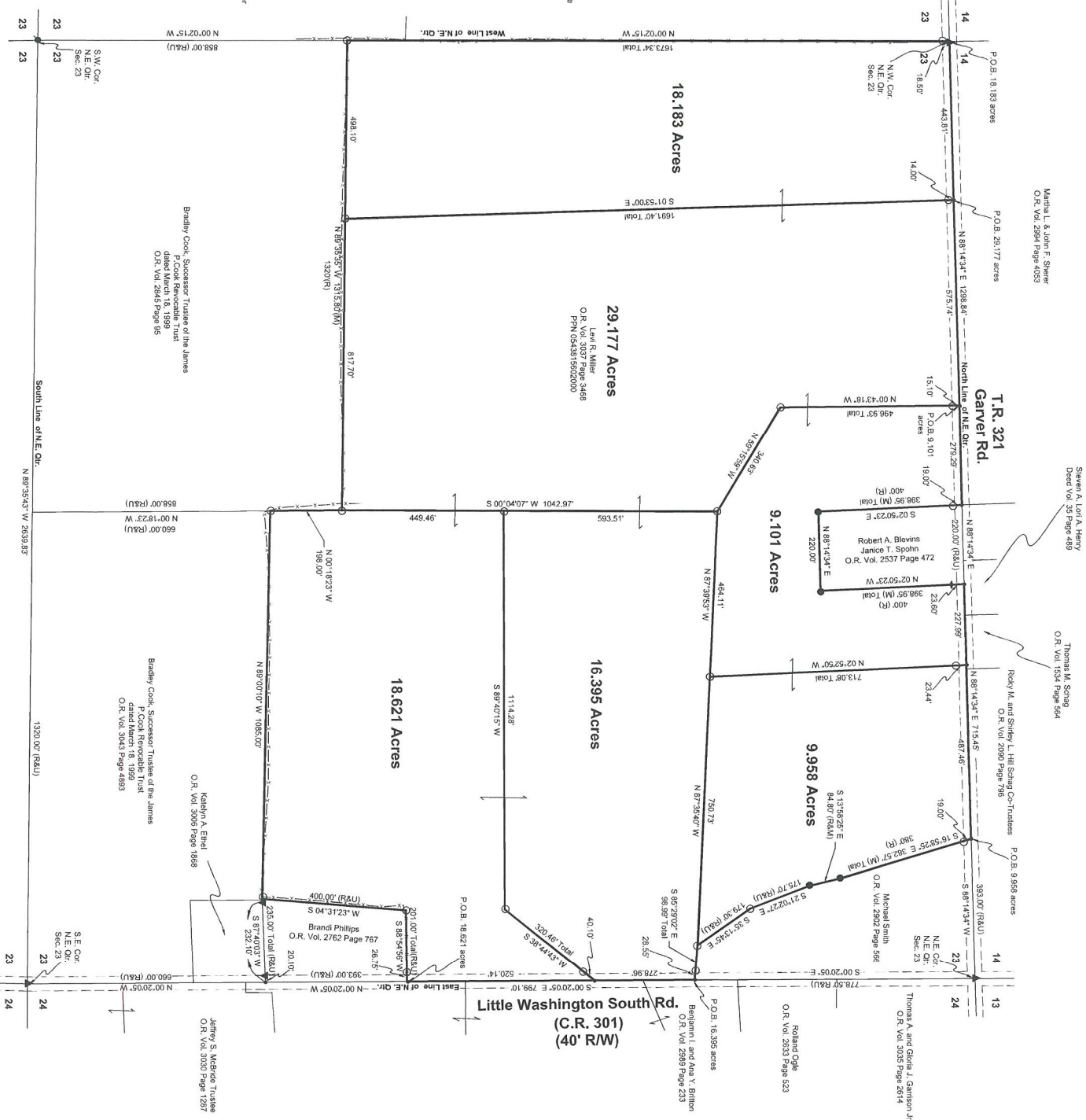
- ▲ Railroad Spike Found
- Pipe Found
- 5/8" Rebar Found
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- ▼ 5/8" Capped Pin Found "Craig"
- ▼ 5/8" Capped Pin Found "Blank"
- 5/8" Capped Pin Set "Galbraith-4703"
- Point
- Fence
- R Record
- M Measured
- U Used



Thomas F. and Karen K. Wapner
Deed Vol. 687 Page 584

I certify this survey to be correct to the best of
my knowledge.
Caleb Galbraith
Caleb Jerome Galbraith
Date: July 28, 2026
P. S. 8703
Job ID: 4526

Pioneer Surveying & Services, LLC
5434 Township Road 377
Millersburg, Ohio 44634
Phone: 330-231-0497
Email: calgal@pioneersurveyingservices.com



APPROVED
This is to certify that the attached survey
meets the 75' Road Frontage Requirement.

[Signature] 8/24/26
Zoning Inspector Washington Township DATE