

**Brenner Survey (Joe)  
Tract No. A**

The following described real estate situated in the Township of Harrison, County of Logan, State of Ohio and being a part of Section No. 23 Town 3 Range 14, Between the Miami Rivers Survey and being out of an original 59.43 Acre tract in the name of Orval and Eva Brenner, husband and wife, as recorded in Deed Volume No. 362 Page 733 (3-24-1976) and being more particularly described as follows:

Beginning at a Bridge Spike found at the northwest corner to a 1.00 Acre tract in the name of Floyd A. Brenner et ux as recorded in Deed Volume No. 366 Page 508 (9-3-1976) and in the centerline of T. R. No. 31 (50 foot wide) and being the line between Section No. 23 and 29;

Thence with the centerline of T. R. No. 31 and said Section Line, N. 5°00'00" E. 60.00 feet to a R. R. Spike set, (Note: The centerline of T. R. No. 31 is the Basis of Bearing for this survey-N. 5°00'00" E.);

Thence S. 85°00'00" E. 337.75 feet to a 5/8" x 30" Rebar set, passing through a 5/8" x 30" Rebar set at 25.00 feet and a 5/8" x 30" Rebar set at 187.75 feet;

Thence S. 5°00'00" W. 257.00 feet to a 5/8" x 30" Rebar set;

Thence N. 85°00'00" W. 150.00 feet to a 5/8" x 30" Rebar set in the east line of Floyd A. Brenner's 1.00 Acre tract;

Thence with Brenner's east line, N. 5°00'00" E. 197.00 feet to a 5/8" x 30" Rebar set at Brenner's northeast corner;

Thence with Brenner's north line, N. 85°00'00" W. 187.75 feet to the place of beginning, passing through a 5/8" x 30" Rebar set at 162.75 feet, containing 49,815.00 square feet or 1.144 Acres, more or less.

Of the above described tract, there is 1,500.00 square feet or 0.034 Acres in the right of way of T. R. No. 31.

I hereby certify that this description is the result of a field survey made by me on May 2, 1996.



*Daniel E. Gilbert*  
DANIEL E. GILBERT, P.S.  
REG. SUR. NO. 5402  
400 N. PARK ST.  
BELLEFONTAINE, OHIO 43311  
TELEPHONE: 1 (513) 593-1428

INDEXED ON MAP  
4814 10-1

Received 5-30-96 OKJCH

**Brenner Survey (Floyd)  
Tract No. B**

The following described real estate situated in the Township of Harrison, County of Logan, State of Ohio and being a part of Section No. 23 Town 3 Range 14, Between the Miami Rivers Survey and being out of an original 59.43 Acre tract in the name of Orval and Eva Brenner, Husband and Wife, as recorded in Deed Volume No. 362 Page 733 (3-24-1976) and being more particularly described as follows:

Beginning for reference at a Bridge Spike found at the southwest corner to a 1.00 Acre tract and the northwest corner to a 0.79 Acre tract in the name of Floyd A. Brenner et ux as recorded in Deed Volume No. 366 Page 508 (9-3-1976) and being in the centerline of T. R. No. 31 and also being the line between Sections No. 23 and 29, (Note: The centerline of T. R. No. 31 is the Basis of Bearing for this survey - N. 5°00'00" E.);

Thence with the line between said 1.00 Acre tract and 0.79 Acre tract, S. 85°00'00" E. 140.00 feet to a 5/8 inch Rebar found set in concrete, passing through a 5/8 inch Rebar found at 25.00 feet, said first described point being the true place of beginning and being the northeast corner to said 0.79 Acre tract;

Thence continuing with the south line of said 1.00 Acre tract, S. 85°00'00" E. 47.75 feet to a 5/8 inch Rebar found set in concrete at the southeast corner to said 1.00 Acre tract;

Thence S. 5°00'00" W. 426.65 feet to a 5/8" x 30" Rebar set;

Thence N. 85°00'00" W. 47.75 feet to a 5/8 inch Rebar found at the southeast corner to a 0.57 Acre tract in the name of Floyd A. Brenner et ux as recorded in Deed Volume No. 338 Page 313 (6-17-1971);

Thence with the east lines of said 0.57 Acre tract and 0.79 Acre tract, N. 5°00'00" E. 426.65 feet to the true place of beginning, passing through a 5/8 inch Rebar found at the northeast corner to said 0.57 Acre tract and the southeast corner to said 0.79 Acre tract at 180.00 feet, containing 20,372.535 square feet or 0.468 Acres, more or less.

I hereby certify that this description is the result of a field survey made by me on May 2, 1996.



*Daniel E. Gilbert*  
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INDEXED ON MAP  
4814 1D-2

Received 5-30-96 OK JCH

**Brenner Survey (Floyd)  
Tract No. C**

The following described real estate situated in the Township of Harrison, County of Logan, State of Ohio and being a part of Section No. 23 Town 3 Range 14, Between the Miami Rivers Survey and being out of an original 59.43 Acre tract and an original 16.384 Acre tract in the name of Orval and Eva Brenner, Husband and Wife, as recorded in Deed Volume No. 363 Page 733 (3-24-1976) and being more particularly described as follows:

Beginning at a R. R. Spike set at the southwest corner to a 0.57 Acre tract in the name of Floyd A. Brenner et ux as recorded in Deed Volume No. 338 Page 313 (6-17-1971) and in the centerline of T. R. No. 31 and also the line between Sections No. 23 and 29;

Thence with the south line of said 0.57 Acre tract, S. 85°00'00" E. 187.75 feet to a 5/8" x 30" Rebar set, passing through a 5/8 inch Rebar found at 25.00 feet and a 5/8 inch Rebar found at the southeast corner to said Brenner's 0.57 Acre tract at 140.00 feet;

Thence S. 5°00'00" W. 780.28 feet to a 5/8" x 30" Rebar set in the south line of Orval Brenner's original 16.384 Acre tract and in the north line of William P. Dabe's original 19.544 Acre tract as recorded in Official Record No. 255 Page 210 (4-29-1995);

Thence with the line between Brenner and Dabe, N. 85°25'58" W. 187.75 feet to a R. R. Spike found in the centerline of T. R. No. 31 and the line between Sections No. 23 and 29 and being the southwest corner to said 16.384 Acre tract and the northwest corner to Dabe's 19.544 Acre tract, passing through a 5/8" x 30" Rebar set at 162.75 feet;

Thence with the centerline of T. R. No. 31 and said Section Line, N. 5°00'00" E. 781.70 feet to the place of beginning, containing 146,574.550 square feet or 3.365 Acres, more or less.

(Note: The centerline of T. R. No. 31 is the Basis of Bearing for this survey - N. 5°00'00" E.).

Of the above described real estate, there is 50,692.50 square feet or 1.164 Acres out of the original 59.43 Acre tract and 95,882.05 square feet or 2.201 Acres out of the original 16.384 Acre tract.

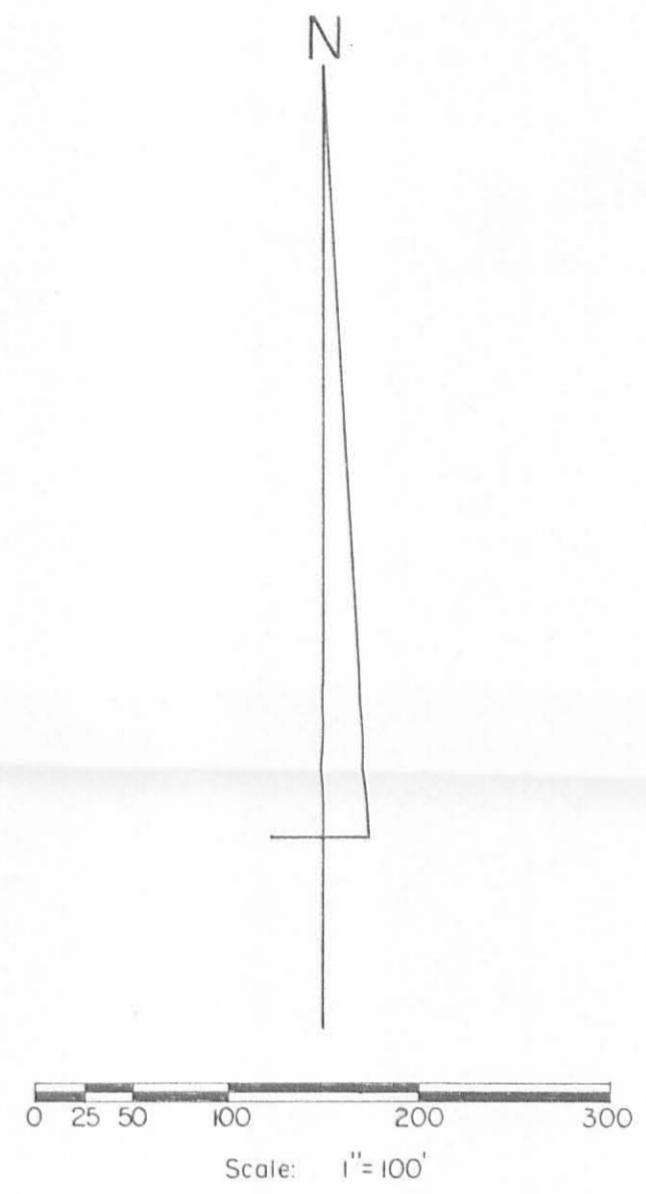
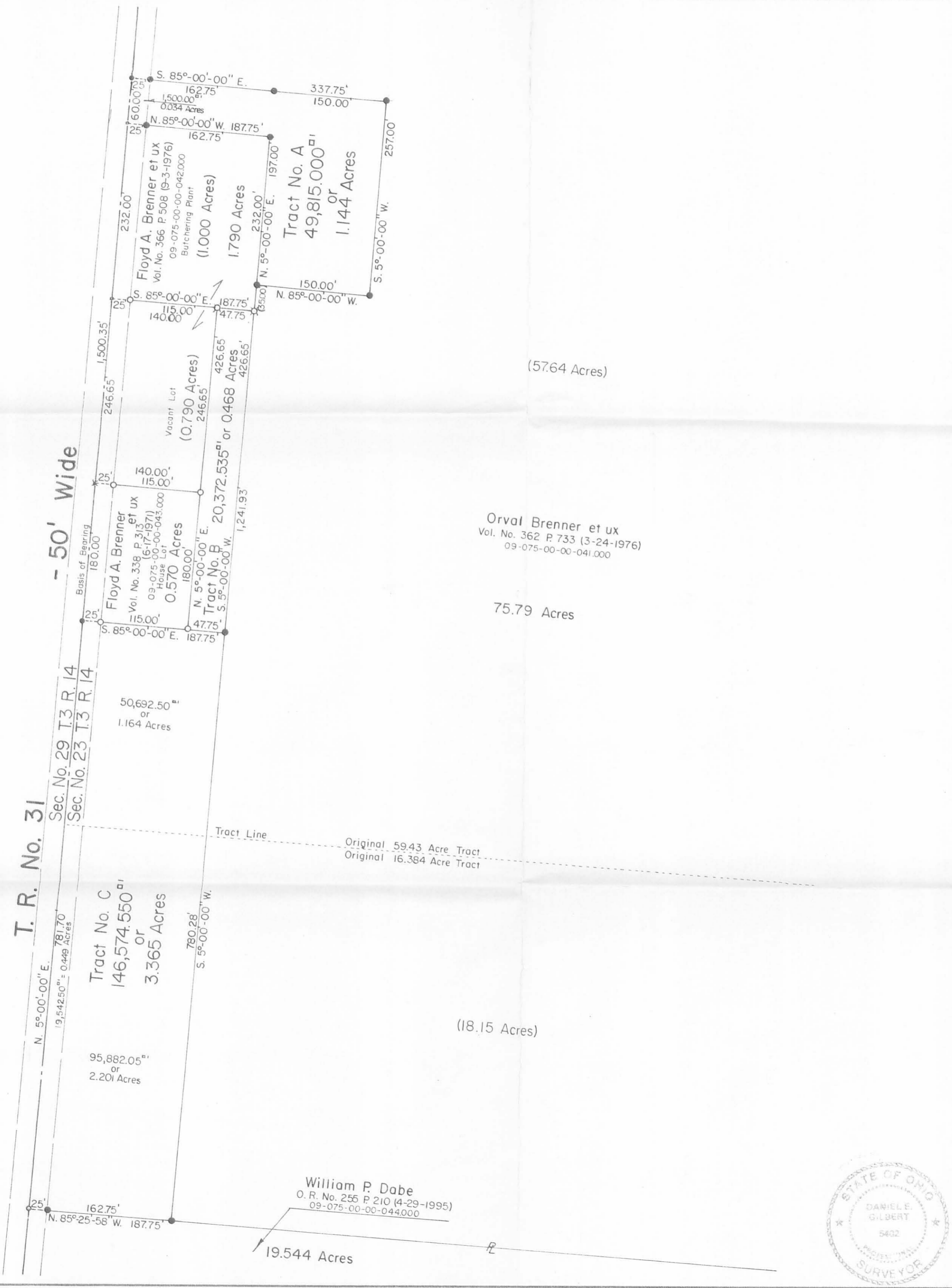
Of the above described tract, there is 19,542.50 square feet or 0.449 Acres in the right of way of T. R. No. 31.

I hereby certify that this description is the result of a field survey made by me on May 2, 1996.



*Daniel E. Gilbert*  
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Orval Brenner et ux  
 Vol. No. 362 P. 733 (3-24-1976)  
 09-075-00-00-041.000

75.79 Acres

Original 59.43 Acre Tract  
 Original 16.384 Acre Tract

- SYMBOLS:
- ⊗ - Harrow Tooth Fd.
  - - Bridge Spikes Fd.
  - - R. R. Spike Fd.
  - - R. R. Spikes Set.
  - - 5/8" x 30" Rebars Fd.
  - - 5/8" x 30" Rebars Set.
  - ⊠ - 5/8" x 30" Rebars Fd. set in concrete.

INDEXED ON MAP  
 4014 1P



BRENNER SURVEYS		
Section No. 23 Town 3 Range 14 B.M.R.S. Harrison Township, Logan County, Ohio.		
SCALE 1" = 100'	APPROVED BY	DRAWN BY DEG
DATE 5-2-1996		
<i>Daniel E. Gilbert</i> Daniel E. Gilbert, P.S. Reg. Sur. No. 5402		
DRAWING NUMBER		096-008

May 29, 1971

The following described real estate situated in the Township of Harrison, County of Logan, State of Ohio and being a part of Section 23 Town 3 Range 14, and being more particularly described as follows:

Beginning at the northwest corner of the northwest quarter of Section 23 Town 3 Range 14 in the centerline of T. R. No. 31, said corner also being the northwest corner to Orval Brenner's present 60.00 Acre tract and being Station No. 213+38.5 as shown in Logan County Engineer's Field Book No. 516 Page 11, (T. R. No. 31 Survey);

Thence with the centerline of T. R. No. 31, S. 5° 00' W. 1117.6 feet to a Harrow Tooth Iron, said iron being the true place of beginning for this survey;

Thence S. 85° 00' E. 140.0 feet to an iron bar, passing through an iron bar at 25.0 feet;

Thence S. 5° 00' W. 180.0 feet to an iron bar;


Thence N. 85° 00' W. 140.0 feet to a Harrow Tooth Iron in the centerline of T. R. No. 31, passing through an iron bar at 115.0 feet;

Thence with the centerline of T. R. No. 31, N. 5° 00' E. 180.00 feet to the place of beginning, containing 0.57 Acres, more or less.

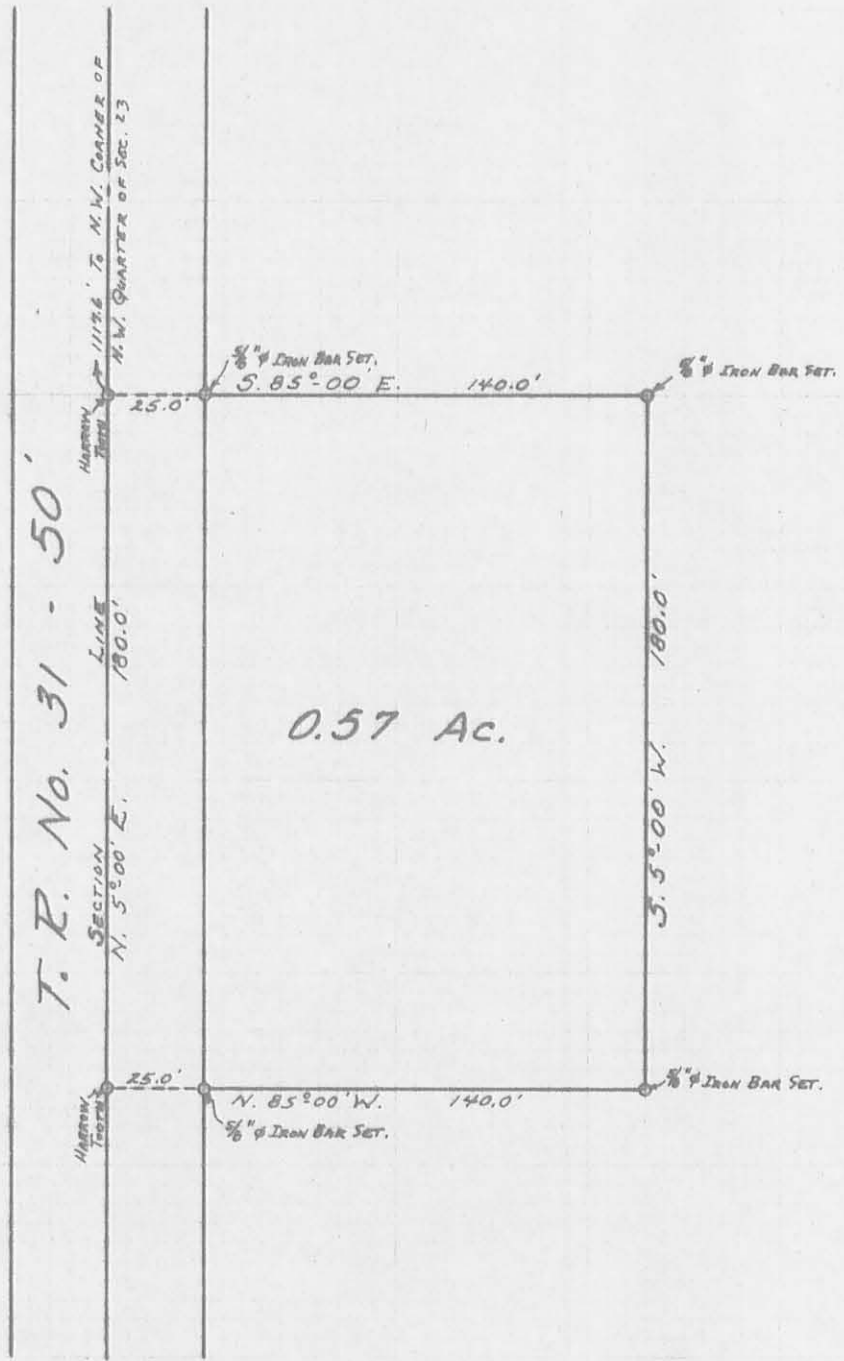
The above described tract being surveyed out of the 60.00 Acre tract in the name of Orval Brenner etux.

I hereby certify that this is a true and actual description of a survey made by me on May 29, 1971.

4819 2D

  
Daniel E. Gilbert, P.S.  
Reg. Sur. No. 5402  
428 N. Madriver St.  
Bellefontaine, Ohio 45311

INDEXED ON MAP



SURVEYED AND PLATTED BY:  
 DANIEL E. GILBERT, P.S.  
 REG. SUR. NO. 5402  
 428 N. MADRIVER ST.  
 BELLEFONTAINE, OHIO 43311



BRENNER SURVEY  
 SECTION 23 T. 3 R. 14  
 HARRISON TOWNSHIP  
 LOGAN COUNTY, OHIO  
 MAY 29, 1971

SCALE: 1" = 50'

4814 2P

June 5, 1976

Tract One - Butchering Plant.

The following described real estate situated in the Township of Harrison, County of Logan, State of Ohio and being a part of Section 23 Town 3 Range 14, and being more particularly described as follows:

Beginning at the northwest corner of the northwest quarter of Section 23 Town 3 Range 14 and being in the centerline of T. R. No. 31, said corner also being the northwest corner to Orval Breener's present 59.43 Acre tract and being Station No. 213 + 38.5 as shown in Logan County Engineer's Field Book No. 516 Page 11 ( T. R. No. 31 Survey);

Thence with the west line of Section 23 and the centerline of T. R. No. 31, S. 5° 00' W. 638.95 feet to a Bridge Spike Iron, said iron being the true place of beginning for this survey;

Thence with the west line of Section 23 and the centerline of T. R. No. 31, S. 5° 00' W. 232.00 feet to a Bridge Spike Iron;

Thence S. 85° 00' E. 187.75 feet to an iron bar, passing through iron bars at 25.00 feet and 140.00 feet;

Thence N. 5° 00' E. 232.00 feet to an iron bar;

Thence N. 85° 00' W. 187.75 feet to the place of beginning, containing 1.00 Acre, more or less.

The above described 1.00 Acre tract being surveyed out of Orval Breener's present 59.43 Acre tract and is subject to a right of way easement over the present driveway or lane located on the south side of the above tract.

I hereby certify that this is a true and accurate description of a survey made by me on June 5, 1976.

*Daniel E. Gilbert, P.S.*  
Daniel E. Gilbert, P.S.  
Reg. Sur. No. 5402  
1041 N. Main St.  
Bellefontaine, Ohio 43311



June 5, 1976

## Tract Two - Vacant Land.

The following described real estate situated in the Township of Harrison, County of Logan, State of Ohio and being a part of Section 23 Town 3, Range 14, and being more particularly described as follows:

Beginning at the northwest corner of the northwest quarter of Section 23 Town 3 Range 14 and being in the centerline of T. R. No. 31, said corner also being the northwest corner to Orval Brenner's present 59.43 Acre tract and being Station No. 213 + 38.5 as shown in Logan County Engineer's Field Book No. 516 Page 11 ( T. R. No. 31 Survey);

Thence with the west line of Section 23 and the centerline of T. R. No. 31, S. 5° 00' W. 870.75 feet to a Bridge Spike Iron, said iron being the southwest corner to Tract No. One and being the true place of beginning for this description;

Thence with the south side of Tract No. One, S. 85° 00' E. 140.00 feet to an iron bar, passing through an iron bar at 25.00 feet;

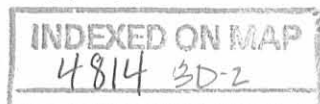
Thence S. 5° 00' W. 246.65 feet to an iron bar at the northeast corner to Floyd A. Brenner's present 0.57 Acre tract;

Thence with the north line to Brenner's present 0.57 Acre tract, N. 85° 00' W. 140.00 feet to a Harrow Teeth Iron in the west line of Section 23 and the centerline of T. R. No. 31, passing through an iron bar at 115.00 feet, said Harrow Teeth Iron being the northwest corner to Brenner's 0.57 Acre tract;

Thence with the west line of Section 23 and the centerline of T. R. No. 31, N. 5° 00' E. 246.65 feet to the place of beginning, containing 0.79 Acres, more or less.

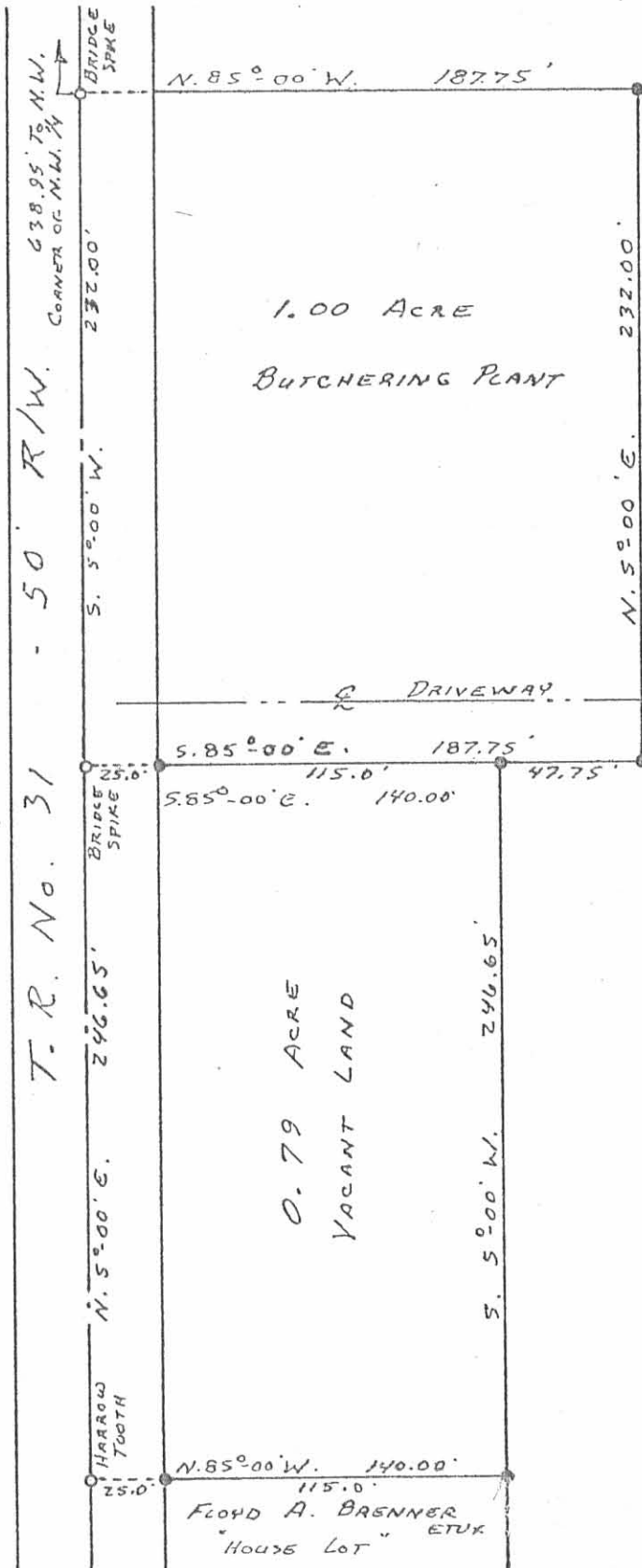
The above described 0.79 Acre tract being surveyed out of Orval Brenner's present 59.43 Acre tract.

I hereby certify that this is a true and accurate description of a survey made by me on June 5, 1976.



*Daniel E. Gilbert, P.S.*  
Daniel E. Gilbert, P.S.  
Reg. Sur. No. 5402





ORVAL BRENNER ETUX

59.43 AC.  
 - 1.00  
 58.43 AC.  
 - 0.79  
 57.64 AC.

● - 5/8" IRON BARS FD. OR SET.

4814 3P

INDEXED ON MAP

FLOYD BRENNER SURVEY  
 SECTION 23 T. 3 R. 14  
 HARRISON TOWNSHIP  
 LOGAN COUNTY, OHIO  
 JUNE 5, 1976

SCALE: 1" = 60'

SURVEYED AND PLATTED BY  
 DANIEL E. GILBERT, P.S.  
 REG. SUR. No. 5402  
 1041 N. MAIN ST.  
 BELLEFONTAINE, OHIO 43311

 **APPROVED**



**Description**  
**13.885 Acres**

Situated in Section 23 Town 3, Range 14, Harrison Township, Logan County, Ohio, being part of an original 60 acre tract hereto conveyed to Brenner Family Limited Partnership, as recorded in Official Record Volume 314, Page 877 part of the First Tract, of said County Deed Records and being more particularly described as follows;

Beginning at the northwest corner of Section 23, being a railroad spike found;

Thence along the north line of Section 23, S.84°50'24"E., a distance of 1041.27 feet to a 5/8" iron pin set, passing a 8" wood post found at 19.21 feet;

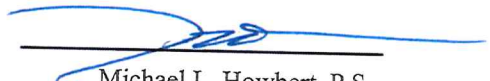
Thence running along a new division line on the following two (2) courses and distances:  
 1. S.05°28'41"W., a distance of 586.58 feet to 5/8" iron pin set;  
 2. N.84°13'16"W., a distance of 701.26 feet to 5/8" iron pin found at the northeast corner of a 1.144 acre tract conveyed to Rebecca Joann Brenner as recorded on Official Record Volume 329, Page 264;

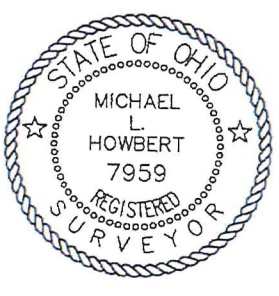
Thence along the north line of said 1.144 acre tract, N.84°47'33"W., a distance of 337.75 feet to a railroad spike found in the west line of Section 23, passing a 5/8" iron pin found at 307.75 feet, and an 8" wood post found at 312.48 feet;

Thence on said west line also being the centerline of Township Road 31, N.05°15'17"E., a distance of 578.72 feet to the **Point of Beginning**;

Containing 13.885 acres, more or less of which 0.021 acre lie in Road Right of Way and being subject to all legal highways, rights-of-way, easements, restrictions, covenants, and/or conditions of record.

The above description based on a survey prepared by Michael L. Howbert, Registered Professional Surveyor No. 7959, in March of 2024. The basis of bearing is based on Ohio North State Plane Grid, NAD 83, Adjustment 2011.

  
Michael L. Howbert, P.S.



**INDEXED ON MAP**  
**4814**

**APPROVED**  
10/29/2024



# PLAT OF SURVEY FOR J. DUTTON

SITUATED IN:  
SECTION 23  
TOWN 3, RANGE 14,  
HARRISON TOWNSHIP,  
LOGAN COUNTY, OHIO

**TOWNSHIP ROAD 31 (60' R/W)**

DAVID L. AND SHERRI L.  
CROCKETT, ET. AL.  
O.R. 1411, PG. 2734, TR. 1  
58.105 AC.

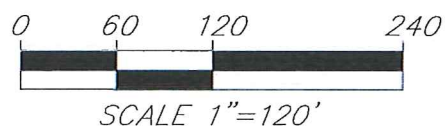
POB  
NORTHWEST CORNER  
NORTHWEST QUARTER  
SECTION 23

**13.885 ACRES**  
0.399 AC. IN R/W

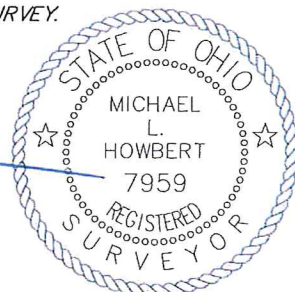
N84°50'24"W  
1642.81'  
NORTHEAST CORNER  
NORTHWEST QUARTER  
SECTION 23



NORTH AND BEARING  
SYSTEM BASED ON  
OHIO NORTH STATE  
PLANE GRID, NAD 83  
ADJ. 2011.



THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY.

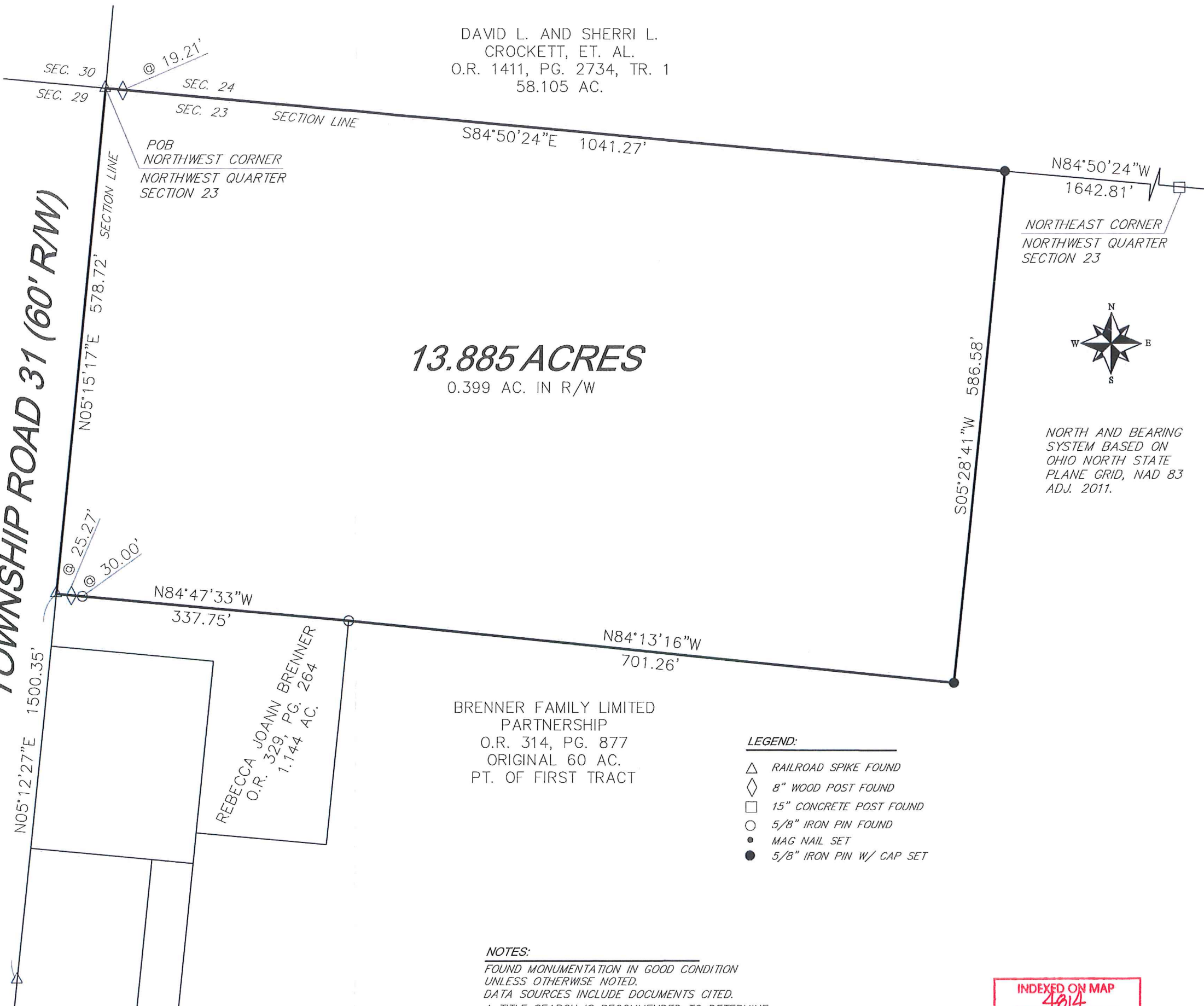


MICHAEL L. HOWBERT  
REGISTERED PROFESSIONAL  
SURVEYOR NO. 7959 IN OHIO  
OCTOBER 23, 2024

**HOWBERT SURVEYING LLC**  
8477 MERICLE ROAD  
FORT JENNINGS, OHIO 45844  
419-863-0289

DATE: 10/23/24	REV.:
CLIENT: J. DUTTON	SCALE: 1" = 120'
JOB #: 755-10-24	CHK:

FILE: JDUTTON24.DWG



REBECCA JOANN BRENNER  
O.R. 329, PG. 264  
1.144 AC.

BRENNER FAMILY LIMITED  
PARTNERSHIP  
O.R. 314, PG. 877  
ORIGINAL 60 AC.  
PT. OF FIRST TRACT

**LEGEND:**

- △ RAILROAD SPIKE FOUND
- ◇ 8" WOOD POST FOUND
- 15" CONCRETE POST FOUND
- 5/8" IRON PIN FOUND
- MAG NAIL SET
- 5/8" IRON PIN W/ CAP SET

**NOTES:**

FOUND MONUMENTATION IN GOOD CONDITION  
UNLESS OTHERWISE NOTED.  
DATA SOURCES INCLUDE DOCUMENTS CITED.  
A TITLE SEARCH IS RECOMMENDED TO DETERMINE  
EASEMENTS, RESTRICTIONS, AND/OR OTHER  
ENCUMBRANCES AFFECTING THE PROPERTY  
SHOWN HEREON.

INDEXED ON MAP  
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