

Received 5-11-01 OK gen

Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



Phone: (937) 593-7335
Fax: (937) 593-7444

KIPKER 1.196 ACRE TRACT

Lying in Section 15, Town 7, Range 8, Bloomfield Township, Logan County, Ohio.

Being out of the David H. Kipker and Denise R. Kipker original 45 acre tract as deeded and described in Official Record 406, Page 124, Tract II of the Logan County Records and being more particularly described as follows:

Beginning at a MAG nail set at the northeast corner of the west half of the northeast quarter of Section 15 and on the center-line of State Route 274.

THENCE, with the north line of Section 15, the south line of Section 10, and the center-line of State Route 274 (60 feet wide), N 89°-53'-00" W, a distance of 503.29 feet to a MAG nail set at THE TRUE POINT OF BEGINNING.

THENCE, S 01°-47'-36" E, a distance of 329.23 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 30.02 feet.

THENCE, N 63°-08'-34" W, a distance of 175.38 feet to a 5/8 inch iron rod set.

THENCE, N 21°-01'-46" W, a distance of 122.64 feet to a 5/8 inch iron rod set.


THENCE, N 00°-04'-22" E, a distance of 135.75 feet to a MAG nail set, passing a 5/8 inch iron rod set at 105.75 feet.

THENCE, with the north line of Section 15, the south line of Section 10, and the center-line of State Route 274, S 89°-53'-00" E, a distance of 190.00 feet to the point of beginning.

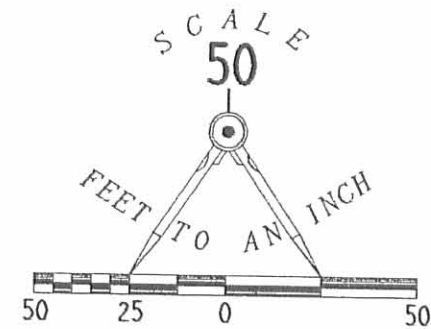
Containing 1.196 acre of which 0.131 acre is within the highway right-of-way.

The basis for bearings is the north line of Section 15 and the center-line of State Route 274 being N 89°-53'-00" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on April 17, 2001.

Description prepared by:


Jeffrey I. Lee
Professional Surveyor 6359
May 4, 2001





30.00' S 89° 53' 00" E 190.00' N 89° 53' 00" W 503.29' (BASIS FOR BEARINGS) 30.02'

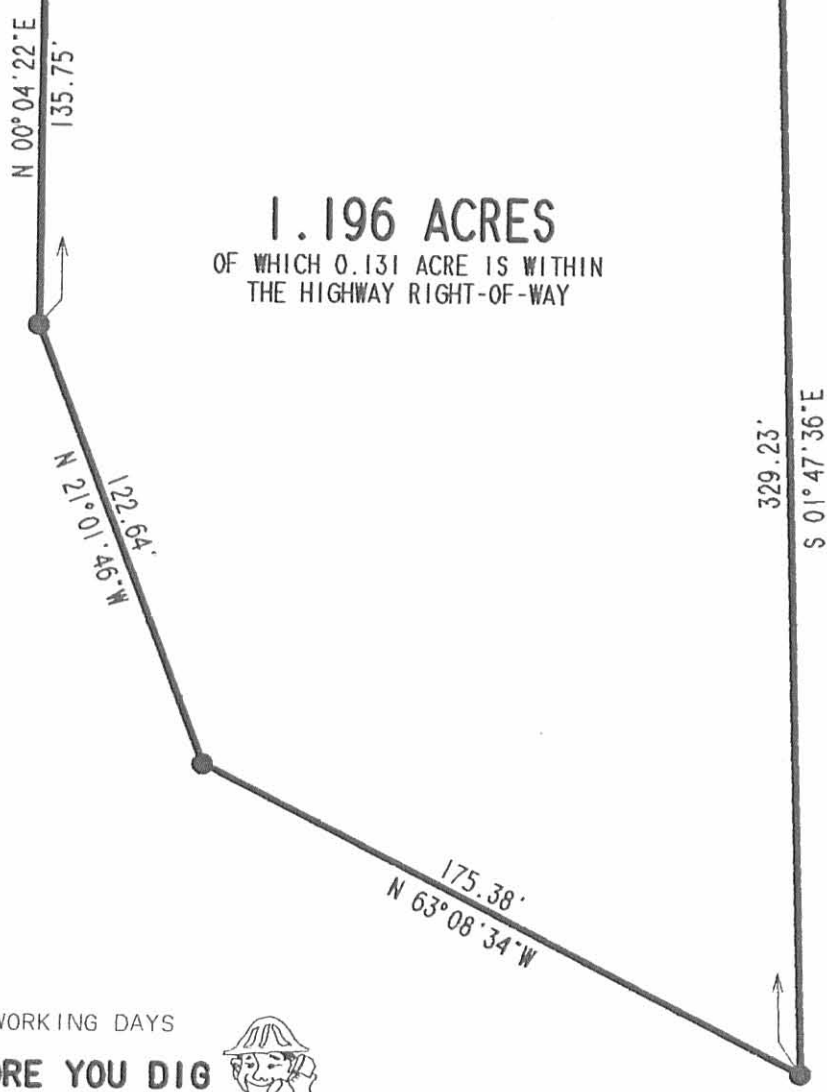
274 (60' R/W) SECTION 10, TOWN 7, RANGE 8
SECTION 15, TOWN 7, RANGE 8

1/16 SECTION LINE

- LEGEND:
- 5/8 INCH IRON ROD SET
 - ⊙ MAG NAIL SET
 - ⊕ CONCRETE RIGHT-OF-WAY MONUMENT FOUND

1.196 ACRES
OF WHICH 0.131 ACRE IS WITHIN
THE HIGHWAY RIGHT-OF-WAY

**SURVEY OF 1.196 ACRES OUT OF THE
DAVID H. KIPKER AND DENISE R. KIPKER
ORIGINAL 45 ACRE TRACT
OFFICIAL RECORD 406, PAGE 124, TRACT 11
SECTION 15, TOWN 7, RANGE 8
BLOOMFIELD TOWNSHIP
LOGAN COUNTY, OHIO**



SURVEYED BY:
[Signature]
JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
APRIL 17, 2001

ORIGINAL STAMP IN GREEN

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117 North Madriver Street
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(937) 593-7335
D-398 KIPKER.GCD L-3131-3
 KIPKER.DAT

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE **800-362-2764**
OHIO UTILITIES PROTECTION SERVICE

INDEXED ON MAP
9360 1P

REVID 3-9-07 smj/ok

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Bellefontaine OH 43311



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KIPKER 3.000 ACRES

Lying in the east half of Section 15, Town 7, Range 8-East, Bloomfield Township, Logan County, Ohio

Being out of the David H. Kipker and Denise R. Kipker 45 acre tract as deeded and described in Official Record 418, Page 324, Tract II of the Logan County Records of Deeds and being more particularly described as follows:

Commencing at a railroad spike found at the intersection of center-lines of County Highway 54 and Ohio Route 274 (60 feet wide).

THENCE, with the center-line of Ohio Route 274 and the north lines of Section 16 and 15, S 89°-53'-44"E, a distance of 3567.72 feet to a MAG nail set at THE TRUE POINT OF BEGINNING.

THENCE, with the center-line of Ohio Route 274 and the north line of Section 15, S 89°-53'-44"E, a distance of 302.71 feet to a MAG nail set.

THENCE, S 0°-17'-17"W, a distance of 431.70 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 30.00 feet.

THENCE, N 89°-53'-44"W, a distance of 302.71 feet to a 5/8 inch iron rod set.

THENCE, with the east line of the Phyllis B. Yeasel, Trustee original 240 acre tract (O.R. 433, Pg. 45, Tract IV) and the quarter section line, N 0°-17'-17"E, a distance of 431.70 feet to the point of beginning, passing a 5/8 inch iron rod set at 401.70 feet.

Containing 3.000 acres, of which 0.209 acre is within the highway right-of-way.

The basis for bearings is being the center-line of Ohio Route 274, S 89°-53'-44"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on March 8, 2007

Description prepared by:

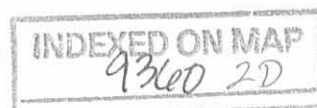


ORIGINAL STAMP IN GREEN

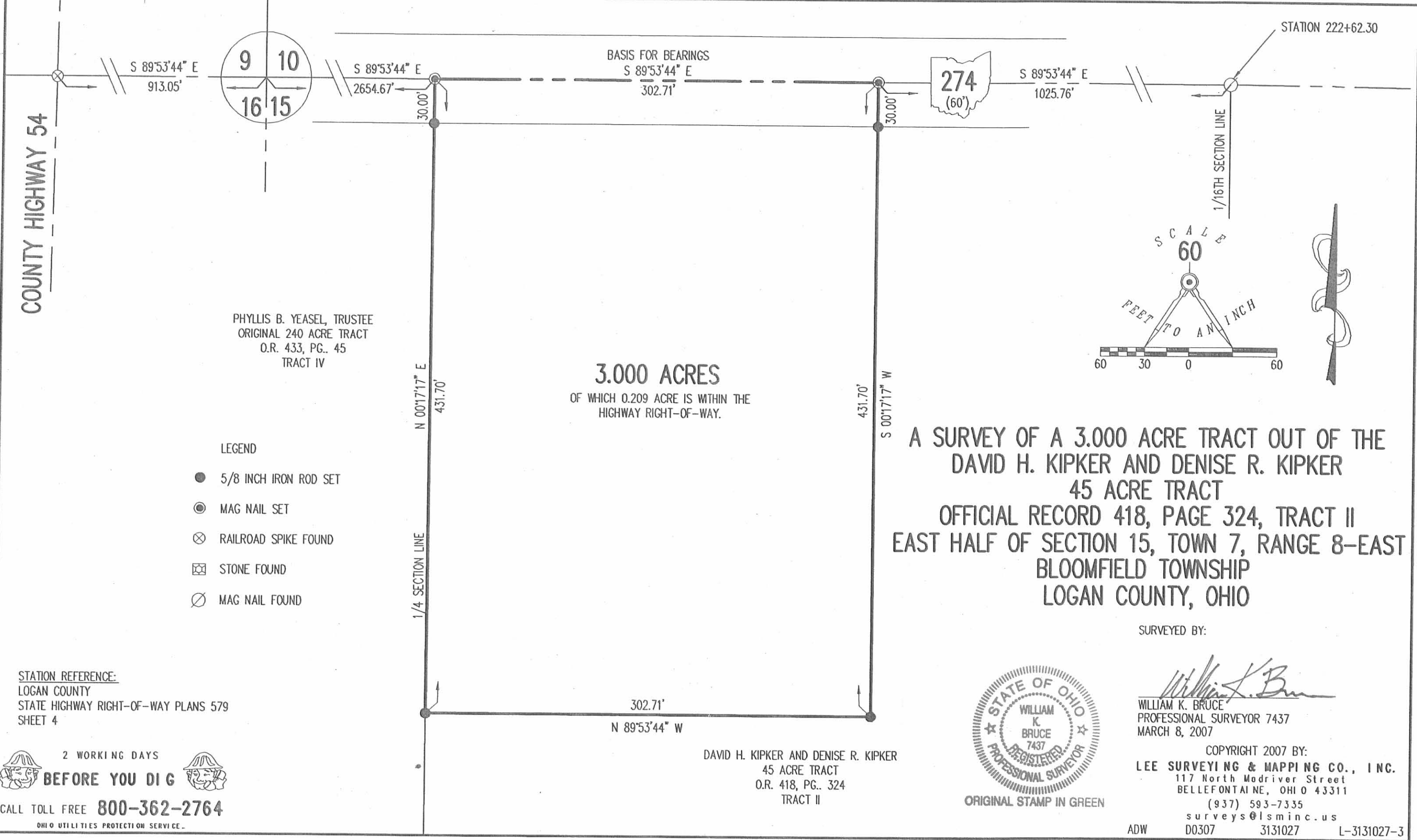
A handwritten signature in black ink that reads 'William K. Bruce'.

William K. Bruce
Professional Surveyor 7437
March 8, 2007

L-3131027



REC'D 3-9-07 SWM OK



COUNTY HIGHWAY 54

PHYLLIS B. YEASEL, TRUSTEE
ORIGINAL 240 ACRE TRACT
O.R. 433, PG. 45
TRACT IV

- LEGEND
- 5/8 INCH IRON ROD SET
 - ⊙ MAG NAIL SET
 - ⊗ RAILROAD SPIKE FOUND
 - ⊠ STONE FOUND
 - ⊘ MAG NAIL FOUND

STATION REFERENCE:
LOGAN COUNTY
STATE HIGHWAY RIGHT-OF-WAY PLANS 579
SHEET 4

2 WORKING DAYS
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CALL TOLL FREE **800-362-2764**
OHIO UTILITIES PROTECTION SERVICE

3.000 ACRES
OF WHICH 0.209 ACRE IS WITHIN THE
HIGHWAY RIGHT-OF-WAY.

DAVID H. KIPKER AND DENISE R. KIPKER
45 ACRE TRACT
O.R. 418, PG. 324
TRACT II

A SURVEY OF A 3.000 ACRE TRACT OUT OF THE
DAVID H. KIPKER AND DENISE R. KIPKER
45 ACRE TRACT
OFFICIAL RECORD 418, PAGE 324, TRACT II
EAST HALF OF SECTION 15, TOWN 7, RANGE 8-EAST
BLOOMFIELD TOWNSHIP
LOGAN COUNTY, OHIO

SURVEYED BY:

William K. Bruce

WILLIAM K. BRUCE
PROFESSIONAL SURVEYOR 7437
MARCH 8, 2007



ORIGINAL STAMP IN GREEN

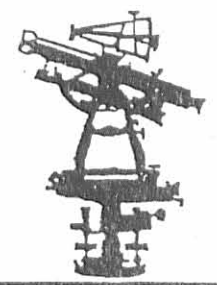
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INDEXED ON MAP
9360 2P

REC'D 8-25-09 SMM/OK



EDWARDS SURVEYING
110 SOUTH MAIN STREET
URBANA, OHIO 43078
(937) 653-6508



LEGAL DESCRIPTION FOR KIPKER'S 0.016 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Bloomfield and being a part of the Section 15, Town 7, Range 8, and being more particularly described as follows:

Beginning for reference at a Mag nail found on the centerline of State Route 274 (60' right-of-way) at the Northeast corner of the West half of the Northeast quarter of said Section 15, also being at Station 222+62.30 at State Route 274 per O.D.O.T. Right-of-way Plans 579;

thence with the centerline of State Route 274 and the North line of said Section 15, also being the South line of Section 10, N-89°53'00"-W, 503.29' (feet) to a Mag nail found at the Northeast corner of a 1.196 acre tract conveyed to Andrew D. Kipker by Deed recorded in Official Record 499, Page 766, of the Logan County Records;

thence with the East line of said Kipker's 1.196 acre tract S-1°47'36"-E, 329.23' (feet) to a 5/8" diameter iron bar with "Lee" cap found at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, passing for reference a 5/8" diameter iron bar with "Lee" cap found on the right-of-way line of State Route 274 at 30.02' (feet);

thence N-66°49'41"-W, 127.26' (feet) to an iron bar set;

thence N-53°32'46"-W, 49.07' (feet) to a 5/8" diameter iron bar with "Lee" cap found at the Southwest corner of aforementioned Andrew Kipker's 1.196 acre tract;

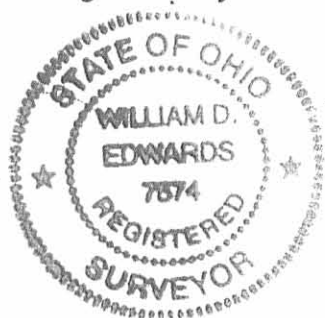
thence with the South line of said Kipker's 1.196 acre tract, S-63°08'34"-E, 175.38' (feet) to the place of beginning.

Containing 0.016 acre, but being subject to the rights of all legal highways and all easements of record.

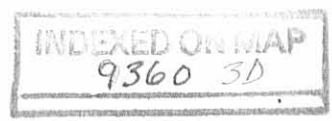
Being a part of an original 45 acre tract conveyed to David H. and Denise R. Kipker & Roger H. and Sharon A. Kipker by Deed recorded in Official Record 418, Page 324, Tract 2, of the Logan County Records.

The herein described tract is to be attached to the mentioned adjoining 1.196 acre tract owned by Andrew D. Kipker and is not to be used as a separate and independent parcel.

The foregoing description prepared by and in accordance with a Survey by William D. Edwards, Professional Surveyor No. 7574, August 20, 2009. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 4792 PS 7574". The basis of bearings for the herein described tract is the centerline of State Route 274 per Official Record 499, Page 766, of the Logan County Records (N-89°53'00"-W).



W.D. Edwards
William D. Edwards
Professional Surveyor No. 7574



REC'D 8-25-09 SMY OK

PLAT OF SURVEY

BLOOMFIELD TOWNSHIP, LOGAN COUNTY, OHIO SECTION 15, TOWN 7, RANGE 8

SCALE: 1" = 50'
-25 0 25 50 75
DATE: AUGUST 20, 2009



STATE ROUTE 274

60' R/W

SECTION 10, TOWN 7, RANGE 8

N 89°53'00"W
503.29'

SECTION LINE

Sta. 222+62.30

SECTION 15, TOWN 7, RANGE 8

NORTHEAST CORNER OF
THE WEST HALF OF THE
NORTHEAST QUARTER
OF SEC-15, T-7, R-8.

S 89°53'00"E, 190.00'

30.00'

30.02'

R/W

R/W

S 0°04'22"W
135.75'

ANDREW D. KIPKER
1.196 AC.
O.R. 499, P. 766

DAVID H. and DENISE R. KIPKER
& ROGER H. and SHARON A. KIPKER
ORIG. 45 AC.
O.R. 418, P. 324
TRACT 2

S 21°01'50"E
122.64'

S 1°47'36"E, 329.23'

DAVID H. and DENISE R. KIPKER
& ROGER H. and SHARON A. KIPKER
ORIG. 45 AC.
O.R. 418, P. 324
TRACT 2

0.016 AC.

N 53°32'46"W
49.07'

S 63°08'34"E, 175.38'

N 66°49'41"W, 127.26'

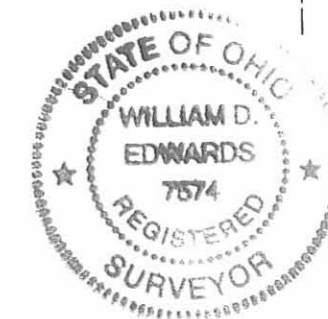
DAVID H. and DENISE R. KIPKER
& ROGER H. and SHARON A. KIPKER
ORIG. 45 AC.
O.R. 418, P. 324
TRACT 2

NOTE:

1. BEARINGS ARE BASED ON THE CENTERLINE OF STATE ROUTE 274 PER O.R. 499, P. 766 OF THE LOGAN COUNTY RECORDS. (N-89°53'00"-W)
2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY, STATE ROUTE 274 RIGHT-OF-WAY PLANS 579.
3. THE 0.016 AC. TRACT SHOWN HEREON IS TO BE ATTACHED TO KIPKER'S ADJOINING 1.196 AC. PARCEL.

LEGEND

- △— = RAILROAD SPIKE.....FOUND
- = 5/8" DIA. IRON BAR W/"LEE" CAP.....FOUND
- = MAG NAIL.....FOUND
- = MAG NAIL.....SET at grade
- = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 4792 PS 7574".....SET at grade



SURVEYED BY:

W.D. Edwards
WILLIAM D. EDWARDS
PROFESSIONAL SURVEYOR No. 7574
110 SOUTH MAIN STREET
URBANA, OHIO 43078
(937)653-6508

4246.zak

INDEXED ON MAP
9360 3P