

REID 1-30-02 SWM

# Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.  
Bellefontaine OH 43311



Phone: (937) 593-7335  
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## KNIEF 7.285 ACRES

Lying in the Nancy Stewart Section, Bloomfield Township, Logan County, Ohio.

Being all the land bound on the south and east by the center-line of the Brandywine Creek and on the north and west by the lines of the Nancy Stewart Section and out of the John Knief original 47.04 acre tract as deeded and described in Official Record 158, Page 944, Parcel 2, Tract 2 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 5/8 inch iron rod found at an angle in the center-line of County Highway 13 on center-line P.I. station 429+40 (Logan County Engineer's Field Book 598, Page 61).

THENCE, with the center-line of County Highway 13 (60 feet wide), N 4°-49'-10" W, a distance of 24.03 feet to a point on the north line of the Nancy Stewart Section.

THENCE, with the north line of the Nancy Stewart Section, S 81°-43'-02" W, a distance of 586.80 feet to a point on the center-line of Brandywine Creek at the TRUE POINT OF BEGINNING.

THENCE, with the center-line of Brandywine Creek, the following four (4) courses:

S 14°-00'-32" W, a distance of 84.89 feet to a point referenced by a 5/8 inch iron rod set N 89°-33'-34" W, a distance of 17.47 feet;

S 11°-07'-21" E, a distance of 91.66 feet to a point referenced by a 5/8 inch iron rod set N 79°-47'-50" W, a distance of 18.42 feet;

S 45°-34'-27" W, a distance of 707.51 feet to a point referenced by a 5/8 inch iron rod set N 17°-30'-03" W, a distance of 20.18 feet;

S 14°-36'-42" W, a distance of 167.26 feet to a point.

THENCE, with the west line of the Nancy Stewart Section, N 20°-00'-00" W, a distance of 757.25 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 39.28 feet.

THENCE, with the north line of the Nancy Stewart Section, N 81°-43'-02" E, a distance of 817.86 feet to the point of beginning, passing a 5/8 inch iron rod set at 797.86 feet.

Containing 7.285 acres.

The basis for bearings is the west line of the Nancy Stewart Section, being N 20°-00'-00" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on January 22, 2002.

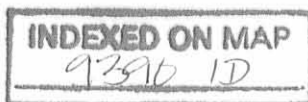
Description prepared by:



ORIGINAL STAMP IN GREEN

*Jeffrey I. Lee*  
Jeffrey I. Lee  
Professional Surveyor 6359  
January 28, 2002

L-3307



**JOHN KNIEF ESTATE SURVEY  
175.579 ACRES  
July 16, 2007**

The following described 175.579 acre tract of land is situated in the Nancy Stewart Section, Bloomfield Township, Logan County, Ohio and being all of John Knief's 96.0 acre, Parcel 2, Tract 1, all of the remainder of an original 47.04 acre, Parcel 2, Tract 2, all of a 2.045 acre, Parcel 2, Tract 3, all of a 23.955 acre, Parcel 2, Tract 4, and all of a 6.0 acre, Parcel 3, all tracts being described in Official Record Volume 158, page 944, said 175.579 acre tract more particularly described as follows:

Beginning at a magnetic nail set at the intersection of the centerline of County Road 13 (50 feet wide)(Logan County Engineer's field book 598, pages 57 thru 62) with the north line of the Nancy Stewart Section and the south line of Fractional Section 27, Town 7 South, Range 8 East, said magnetic nail also being at the northeast corner of said original 47.04 acre tract, the northwest corner of said 6.0 acre tract, the southeast corner of the Shull Burying Grounds' (commonly known as the Rea Cemetery) 0.50 acre tract conveyed to Henry Hone et al, Trustees of Church, and described in Deed Volume 32, page 231, and the southwest corner of RFB Knief LLC's 21.0 acre, Tract III, Parcel I, described in Official Record Volume 697, page 35, said magnetic also bearing North 0°25'25" East 25.23 feet from a 5/8 inch iron pin found at County Road 13 centerline Station 429+40 as referenced in said field book 598, page 61;

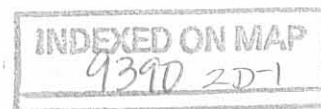
Thence **North 86°39'34" East 1962.93 feet**, departing from the centerline of County Road 13, following the north line of the Nancy Stewart Section, the south line of Fractional Section 27, the north line of said 6.0 acre tract, the north line of said 23.955 acre tract, the south line of said 21.0 acre tract, and the south line of RFB Knief LLC's 28.0 acre, Tract II, described in Official Record Volume 697, page 35, passing iron pins set at 25.05 feet and at 1819.16 feet, to a point in the west bank of the Great Miami River;

Thence **South 29°54'25" West 261.86 feet**, departing from the south line of Fractional Section 27, following the west bank of the Great Miami River and the east line of said 23.955 acre tract, to a point which bears South 66°47'37" East 18.90 feet from an iron pin set for reference;

Thence **South 25°02'35" West 91.74 feet**, continuing along the west bank of the Great Miami River and the east line of said 23.955 acre tract, to a point which bears South 72°08'03" East 13.04 feet from an iron pin set for reference;

Thence **South 15°38'29" West 237.34 feet**, continuing along the west bank of the Great Miami River and the east line of said 23.955 acre tract, to a point which bears South 74°40'50" East 19.62 feet from an iron pin set for reference;

Thence **South 17°31'53" West 287.29 feet**, continuing along the west bank of the Great Miami River and the east line of said 23.955 acre tract, to a point which bears



North 77°36'53" East 19.73 feet from an iron pin set for reference;

Thence **South 4°01'23" West 463.22 feet**, continuing along the west bank of the Great Miami River, the east line of said 23.955 acre tract, the east line of said 2.045 acre tract, and the east line of said 96.0 acre tract, to a point which bears North 85°03'08" East 14.73 feet from an iron pin set for reference;

Thence **South 35°10'46" East 215.18 feet**, continuing along the west bank of the Great Miami River and the east line of said 96.0 acre tract, to a point which bears North 58°23'46" East 14.98 feet from an iron pin set for reference;

Thence **South 59°32'48" East 79.69 feet**, continuing along the west bank of the Great Miami River and the east line of said 96.0 acre tract, to a point which bears North 27°12'15" East 19.53 feet from an iron pin set for reference;

Thence **South 38°22'00" East 202.30 feet**, continuing along the west bank of the Great Miami River and the east line of said 96.0 acre tract, to a point which bears North 12°34'26" West 41.07 feet from an iron pin set for reference;

Thence **South 29°46'09" East 43.75 feet**, continuing along the west bank of the Great Miami River and the east line of said 96.0 acre tract, to a point which bears North 80°36'49" East 12.95 feet from an iron pin set for reference;

Thence **South 27°02'34" East 172.20 feet**, continuing along the west bank of the Great Miami River and the east line of said 96.0 acre tract, to a point which bears North 8°15'34" West 79.36 feet from an iron pin set for reference;

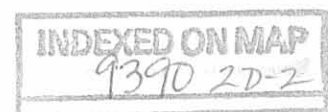
Thence **South 19°54'33" East 54.29 feet**, continuing along the west bank of the Great Miami River and the east line of said 96.0 acre tract, to a point which bears North 14°27'52" East 28.38 feet from an iron pin set for reference;

Thence **South 7°51'36" East 52.02 feet**, continuing along the west bank of the Great Miami River and the east line of said 96.0 acre tract, to a point which bears South 30°34'05" East 27.93 feet from an iron pin set for reference;

Thence **South 13°31'16" West 126.56 feet**, continuing along the west bank of the Great Miami River and the east line of said 96.0 acre tract, crossing County Road 13, to a point which bears South 68°24'55" East 42.98 feet from an iron pin set for reference;

Thence **South 24°16'14" West 116.34 feet**, continuing along the west bank of the Great Miami River and the east line of said 96.0 acre tract, to a point which bears South 63°18'18" East 23.11 feet from an iron pin set for reference;

Thence **South 16°48'01" West 125.06 feet**, continuing along the west bank of the Great Miami River and the east line of said 96.0 acre tract, to a point which bears South 88°35'52" East 22.76 feet from an iron pin set for reference;



Thence **South 21°07'25" West 188.36 feet**, continuing along the west bank of the Great Miami River and the east line of said 96.0 acre tract, to a point which bears South 53°28'30" East 26.23 feet from an iron pin set for reference;

Thence **South 25°34'05" West 49.40 feet**, continuing along the west bank of the Great Miami River and the east line of said 96.0 acre tract, to a point which bears South 76°08'21" East 44.70 feet from an iron pin set for reference;

Thence **South 61°31'43" West 58.14 feet**, continuing along the west bank of the Great Miami River and the east line of said 96.0 acre tract, to a point which bears South 11°20'55" West 39.19 feet from an iron pin set for reference;

Thence **South 75°50'30" West 32.27 feet**, continuing along the west bank of the Great Miami River and the east line of said 96.0 acre tract, to a point which bears South 40°05'54" West 60.55 feet from an iron pin set for reference;

Thence **South 86°58'18" West 93.05 feet**, continuing along the west bank of the Great Miami River and the east line of said 96.0 acre tract, to a point which bears South 14°14'03" East 32.06 feet from an iron pin set for reference;

Thence **North 75°02'21" West 87.49 feet**, continuing along the west bank of the Great Miami River and the east line of said 96.0 acre tract, to a point which bears South 5°53'51" West 44.60 feet from an iron pin set for reference;

Thence **North 67°47'11" West 110.78 feet**, continuing along the west bank of the Great Miami River and the east line of said 96.0 acre tract, to a point which bears South 12°42'37" West 30.69 feet from an iron pin set for reference;

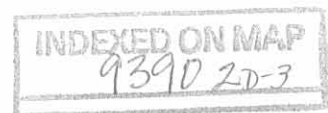
Thence **North 84°36'58" West 149.31 feet**, continuing along the west bank of the Great Miami River and the east line of said 96.0 acre tract, to a point which bears South 44°47'14" East 38.46 feet from an iron pin set for reference;

Thence **South 60°50'33" West 80.30 feet**, continuing along the west bank of the Great Miami River and the east line of said 96.0 acre tract, to a point which bears North 73°17'11" East 49.15 feet from an iron pin set for reference;

Thence **South 46°10'48" West 84.22 feet**, continuing along the west bank of the Great Miami River and the east line of said 96.0 acre tract, to a point which bears South 17°13'17" West 46.25 feet from an iron pin set for reference;

Thence **South 33°42'26" West 101.85 feet**, continuing along the west bank of the Great Miami River and the east line of said 96.0 acre tract, to a point which bears South 53°21'36" East 22.52 feet from an iron pin set for reference;

Thence **South 37°47'03" West 92.34 feet**, continuing along the west bank of the Great Miami River and the east line of said 96.0 acre tract, to a point which bears



South 67°51'29" East 20.72 feet from an iron pin set for reference;

Thence **South 34°33'45" West 236.11 feet**, continuing along the west bank of the Great Miami River and the east line of said 96.0 acre tract, to a point in the Greenville Treaty Line, the south line of the Nancy Stewart Section, the north line of Fractional Section 24, and at the northeast corner of FRT Knief LLC's 84.85 acre, Parcel I, described in Official Record Volume 697, page 30, said point bears North 82°55'00" East 29.25 feet from an iron pin set for reference;

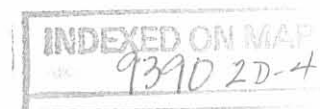
Thence **South 82°55'00" West 1602.35 feet**, departing from the west bank of the Great Miami River, following the Greenville Treaty Line, the south line of the Nancy Stewart Section, the north line of Fractional Section 24, the south line of said 96.0 acre tract, and the north line of said 84.85 acre tract, passing an iron pin set for reference at 29.25 feet and an iron pin set at an angle point in the centerline of Township Road 59 (60 feet wide)(Logan County Engineer's field book 559, pages 49 thru 54) at 834.85 feet, to an iron pin set at the southeast corner of Fractional Section 27 and at the southeast corner of William W. Shultz's 60.50 acre, Tract IV, described in Deed Volume 357, page 363;

Thence **North 14°44'51" West 2274.70 feet**, departing from the Greenville Treaty Line and the north line of Fractional Section 24, following the west line of the Nancy Stewart Section, the east line of Fractional Section 27, the west line of said 96.0 acre tract, the west line of said original 47.04 acre tract, the east line of said 60.50 acre tract, and the east line of Jerry L. Knief, Successor Trustee of the Sharon K. Knief Living Trust's 19.47 acre, Parcel X, Tract III, described in Official Record Volume 277, page 489, to a point in the centerline of Brandywine Creek and at the southernmost corner of Jerry L. Knief, Trustee of the Jerry L. Knief Living Trust's 7.285 acre tract described in Official Record Volume 551, page 115, said 7.285 acre tract formerly part of said original 47.04 acre tract, said point bearing South 14°44'51" East 39.22 feet from a 5/8 inch iron pin found;

Thence **North 19°51'51" East 167.26 feet**, departing from the east line of Fractional Section 27 and the east line of said 19.47 acre tract, entering the Nancy Stewart Section, following the centerline of Brandywine Creek, the east line of said 7.285 acre tract, and continuing along the west line of the remainder of said original 47.04 acre tract, to a point which bears South 12°18'52" East 20.11 feet from a 5/8 inch iron pin found;

Thence **North 50°49'36" East 707.51 feet**, continuing along the centerline of Brandywine Creek, the east line of said 7.285 acre tract, and the west line of the remainder of said original 47.04 acre tract, to a point which bears South 74°43'25" East 18.48 feet from a 5/8 inch iron pin found;

Thence **North 5°52'12" West 91.66 feet**, continuing along the centerline of Brandywine Creek, the east line of said 7.285 acre tract, and the west line of the remainder of said original 47.04 acre tract, to a point which bears South 84°10'37" East 17.50 feet from a 5/8 inch iron pin found;





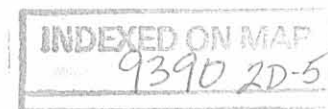
Thence **North 19°15'41" East 85.59 feet**, continuing along the centerline of Brandywine Creek, the east line of said 7.285 acre tract, and the west line of the remainder of said original 47.04 acre tract, to a point in the north line of the Nancy Stewart Section, the south line of Fractional Section 27, and the south line of Jerry L. Knief, Successor Trustee of the Sharon K. Knief Living Trust's 53.64 acre, Parcel X, Tract I, described in Official Record Volume 277, page 489, said point bears North 84°51'02" East 20.28 feet from a 5/8 inch iron pin found;

Thence **North 86°55'28" East 586.55 feet**, following the north line of the Nancy Stewart Section, the south line of Fractional Section 27, the north line of said original 47.04 acre tract, the south line of said 53.64 acre tract, and the south line of said 0.50 acre tract (Shull Burying Grounds, commonly known as the Rea Cemetery tract), passing an iron pin set at 561.50 feet, to the **place of beginning, containing 175.579 acres**, more or less, and subject to all valid easements and restrictions of record.

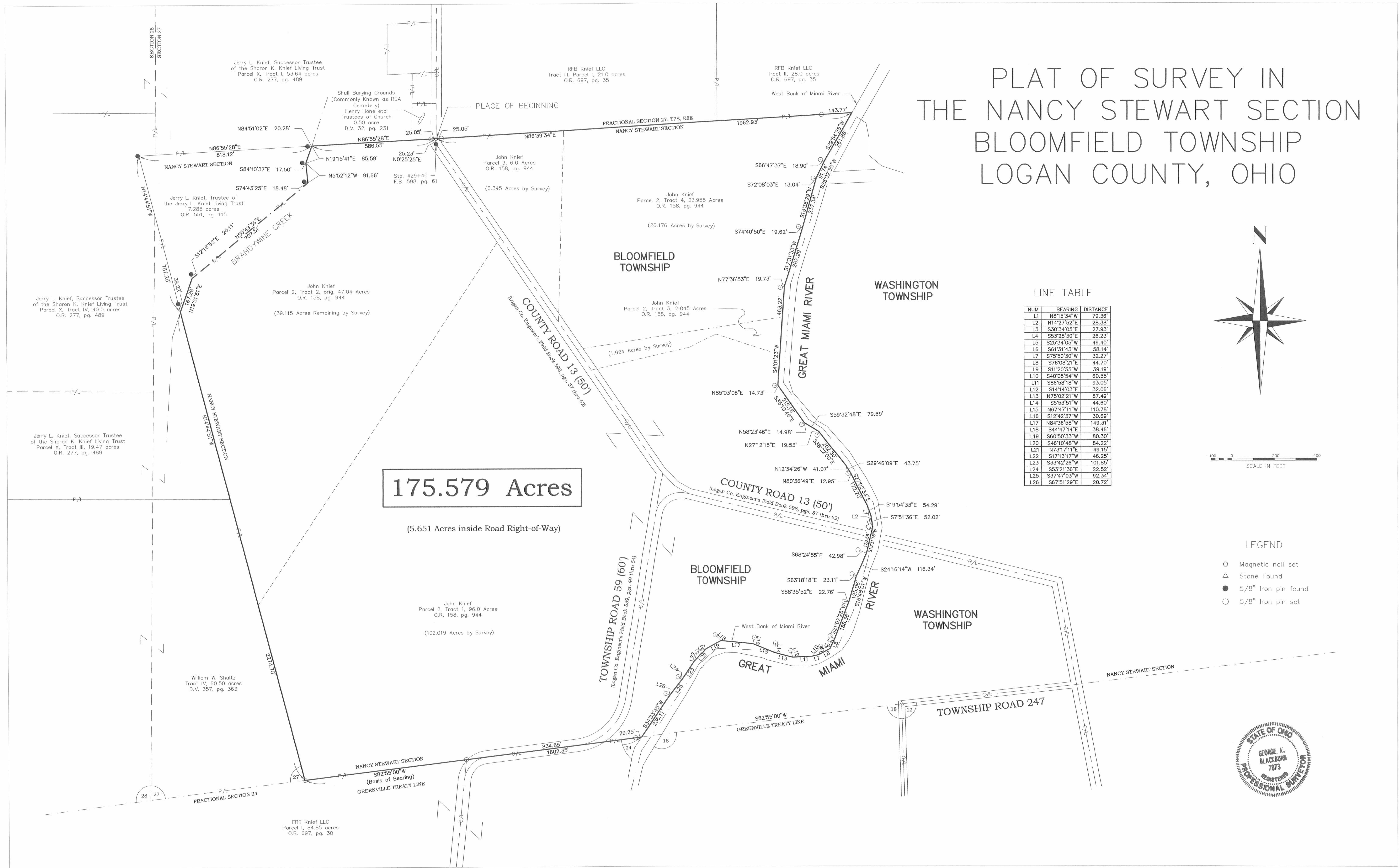
Of the above-described 175.579 acre tract of land, 102.019 acres are all of said 96.0 acre tract, 39.115 acres are all of the remainder of said original 47.04 acre tract, 1.924 acres are all of said 2.045 acre tract, 26.176 acres are all of said 23.955 acre tract, 6.345 acres are all of said 6.0 acre tract, and 5.651 acres are within the road right-of-way of County Road 13 (50 feet wide) and Township Road 59 (60 feet wide);

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of July 2007. Iron pins set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS #7873." Bearings indicated herein are based on the Greenville Treaty Line and the south line of the Nancy Stewart Section bearing South 82°55'00" West.

Description prepared by: George A. Blackburn 7/16/07  
George A. Blackburn, R.S. #7873  
12125 Green Street  
Middleburg, Ohio 43336  
(937) 666-5605

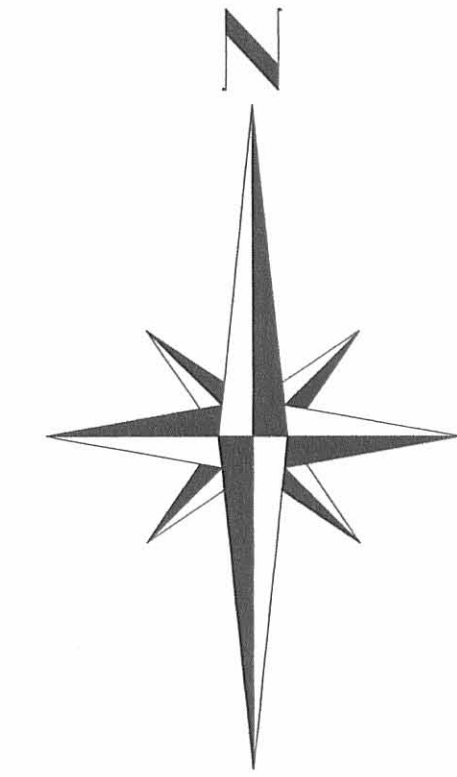


# PLAT OF SURVEY IN THE NANCY STEWART SECTION BLOOMFIELD TOWNSHIP LOGAN COUNTY, OHIO



LINE TABLE

NUM	BEARING	DISTANCE
L1	N81°53'34\"W	79.36'
L2	N14°27'52\"E	28.38'
L3	S30°34'05\"E	27.93'
L4	S53°28'30\"E	26.23'
L5	S25°34'05\"W	49.40'
L6	S61°31'43\"W	58.14'
L7	S75°50'30\"W	32.27'
L8	S76°08'21\"E	44.70'
L9	S11°20'55\"W	39.19'
L10	S40°05'54\"W	60.55'
L11	S86°58'18\"W	93.05'
L12	S14°14'03\"E	32.06'
L13	N75°02'21\"W	87.49'
L14	S5°53'51\"W	44.80'
L15	N67°47'11\"W	110.78'
L16	S12°42'37\"W	30.69'
L17	N84°36'58\"W	149.31'
L18	S44°47'14\"E	38.46'
L19	S60°50'33\"W	80.30'
L20	S46°10'48\"W	84.22'
L21	N73°17'11\"E	49.15'
L22	S17°13'17\"W	46.25'
L23	S33°42'26\"W	101.85'
L24	S53°21'36\"E	22.52'
L25	S37°47'03\"W	92.34'
L26	S67°51'29\"E	20.72'



LEGEND

- Magnetic nail set
- △ Stone Found
- 5/8" Iron pin found
- 5/8" Iron pin set



**BLACKBURN SURVEYING**  
 12125 GREEN STREET  
 MIDDLEBURG, OHIO 43336  
 (937) 666-5605

DATE : 7/16/07  
 SCALE : 1" = 200'  
 CHECKED BY: *GAB*  
 DRAFTED BY: *GAB*

REVISIONS	DATE	BY

**PLAT PREPARED FOR:**  
**THE JOHN KNIEF ESTATE**

I hereby certify that this plat was prepared from an actual field survey and that monuments were placed as indicated hereon.  
*George A. Blackburn* 7/16/07  
 George A. Blackburn, R.S. 7873

SHEET  
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 OF 1

