

Tract No. 1

Situated in Bokescreek Township, Logan County, and State of Ohio, and being a part of Virginia Military Survey V.M.S. 9959 and bounded and described as follows:

Beginning at an 1/2" iron pin found in a Logan County engineer 8" x 8" box at the intersection of the centerline of County Highway 117 and the west edge of V.M.S. 9959, said point being the Southwest corner of V.M.S. 9959, said point being the Place of Beginning of this tract;

thence with the west edge of V.M.S. 9959, the east side of property owned by Sara Richardson Etal as recorded in Volume 383 page 388 (246.5 acres), N 10° 11' 10" W a distance of 1237.60 feet to a 1/2" x 30" iron pin set;

thence N 39° 31' 37" E a distance of 1763.57 feet to a 1/2" x 30" iron pin set;

thence N 73° 43' 45" E a distance of 284.75 feet to a 1/2" x 30" iron pin set;

thence N 65° 27' 28" E a distance of 1437.16 feet to a 1/2" x 30" iron pin set, said point in the center of the original channel of Rushcreek ditch;

thence with the meandering of the apparent center of the original channel of Rushcreek ditch, as near as can be determined, with the West line of Forest Hills Farms, Inc. 4 acre tract as recorded in Volume 317 pg 160-161, this is also the 1.922 acre tract as per a new survey by Daniel Gilbert as located in the Logan County Engineers Survey Index File R-6457, in a southeasterly, southerly and northeasterly direction a total distance of 723.03 feet to a Rail Road Spike found in the centerline of Township Road 138, passing through the west right of way line of T.R. 138 at 692.13 feet;

thence with the centerline of Township Road 138 as referenced in Logan County Engineers field book 511 page 57 - 58, and the west side of property owned by Forest Hills Farms as recorded in Volume 317 page 161 (96.7 acres), S 10° 23' 00" E a distance of 2331.06 feet to a 1/2" iron pin found in the centerline of County Highway 117;

thence with the centerline of County Highway 117 as referenced in Logan County Engineers field book 639 page 23, S 79° 26' 50" W a distance of 3303.62 feet, said point being the Point of Beginning of this tract.

The bearings were established from the West line of V.M.S. 9959 which was assumed to be North 10° 11' 10" West.

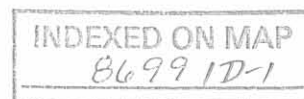
Containing within said bounds 7371054.1 square feet ( 169.216 acres ) of which 1.114 acres is part of Karl and Sally Seig's 121.7 acre tract as recorded in Volume 380 page 691, and 168.102 acres being part of John D. Dugans 170 acre tract as described in O.R. Volume 153 page 448.

Of the above tract, there is 99099.0 square feet or 2.275 acres in the right of way of County Highway 117 and 58276.5 square feet or 1.338 acres of land in the in the right of way of Township Road 138.

I hereby certify the above description is based on a field survey performed by me on April 12, 1992.

*Marlin Minich*

Marlin Minich Registered Surveyor # 6625  
601 West North Street  
Ada, Ohio 45810



Tract No. 2

Situated in Bokescreek Township, Logan County, and State of Ohio, and being a part of Virginia Military Survey V.M.S. 9959 and bounded and described as follows:

Commencing at an 1/2" iron pin found in a Logan County engineer 8" x 8" box at the intersection of the centerline of County Highway 117 and the west edge of V.M.S. 9959, said point being the Southwest corner of V.M.S. 9959;

thence with the west edge of V.M.S. 9959, the east side of property owned by Sara Richardson Etal as recorded in Volume 383 page 388 ( 246.5 acres), N 10° 11' 10" W a distance of 1237.60 feet to a 1/2" x 30" iron pin set;

thence N 39° 31' 37" E a distance of 1763.57 feet to a 1/2" x 30" iron pin set;

thence N 73° 43' 45" E a distance of 284.75 feet to a 1/2" x 30" iron pin set, said point being the Point of Beginning of this tract;

thence with the east side of Karl and Sally Seig's 121.7 acre tract as recorded in Volume 380 page 691, N 10° 05' 50" W a distance of 1962.60 feet to a 1/2" iron pin found, in the centerline of County Highway 121 passing an 1/2" iron pin found at 1937.60 feet;

thence with the centerline of County Highway 121 as referenced in Logan County Engineers field book 346 page 16 - 22, S 84° 10' 30" E a distance of 22.80 feet to a 1/2" iron pin found;

thence N 10° 06' 10" W a distance of 2307.50 feet to a 1/2" x 30" iron pin set, in the south line of Stephenson Farms, Inc as described in O.R. Volume 12 page 488 (25 1/2 acres), passing an 1/2" iron pin found at 25.00 feet, the first 1242.48 feet is the East edge of property owned by Karl and Sally Seig, the last 1065.02 feet is the East edge of property owned by Robert and Betty Ansley as recorded in Volume 254 page 308 (50 acres);

thence with the south side of property owned by Stephenson Farms, Inc., N 80° 14' 02" E a distance of 1653.35 feet to a pk nail set in the centerline of Township Road 138, passing at 1628.35 feet a 1/2" iron pin found set in a 6" concrete cylinder;

thence with the centerline of Township Road 138 as referenced in Logan County Engineers field book 555 page 44 - 45, and the west side of property owned by Harry Dugan as recorded on Volume 390 page 339 (145 acres), S 09° 46' 00" E a distance of 2733.50 feet to a 1/2" iron pin found in the intersection of Township Road 138 and County Highway 121, passing an 1/2" iron pin found at 2707.10 feet, said point referenced in Logan County Engineers field book 511 page 57 - 59;

thence continuing with the centerline of Township Road 138 S 10° 23' 00" E a distance of 1125.40 feet to a pk nail set in the North line of Forest Hill Farms, Inc. 4 acre tract as recorded Volume 317 pages 160-161, this is also the 1.922 acre tract as per a new survey by Daniel Gilbert as located in the Logan County Engineers Survey Index File R-6457;

INDEXED ON MAP

8699 102

Tract No. 2 continued

thence with the North line of Forest Hills Farms, Inc. S 79° 37' 00" W a distance of 300.00 feet to a point in the existing Rushcreek Ditch, passing a 5/8" rebar found at 30.00 feet and a 5/8" rebar found at 122.60 feet on the south bank of Rushcreek Ditch as shown on said survey, said rebars with permark No. 5402 Daniel E. Gilbert P.S.;

thence with the meandering of the center of the original channel of Rushcreek Ditch S 47° 10' 25" E a distance of 44.41 feet to a 1/2" x 30" iron pin set;

thence S 65° 27' 28" W a distance of 1437.16 feet to the Point of Beginning of this tract.

This tract being all of Harry T. Dugans 151 acres as described in O.R. Volume 153 page 446.

The bearings were established from the West line of V.M.S. 9959 which was assumed to be North 10° 11' 10" West.

Containing within said bounds 6686029.3 square feet of land ( 153.490 acres ) be the same more or less.

Of the above tract there is 83940.1 square feet or 1.927 acres of land in Township Road 138 and 85383.0 square feet or 1.571 acres of land in County Highway 121

I hereby certify the above description is based on a field survey performed by me on April 12, 1992.



Marlin Minich Registered Surveyor # 6625  
601 West North Street  
Ada, Ohio 45810

INDEXED ON MAP  
8699 1D-3

Tract No. 3

Situated in Bokescreek Township, Logan County, and State of Ohio, and being a part of Virginia Military Survey V.M.S. 9959 and bounded and described as follows:

Commencing at an 1/2" iron pin found in a Logan County engineer 8" x 8" box at the intersection of the centerline of County Highway 117 and the west edge of V.M.S. 9959, said point being the Southwest corner of V.M.S. 9959;

thence with the west edge of V.M.S. 9959, the east side of property owned by Sara Richardson Etal as recorded in Volume 383 page 388 (246.5 acres), N 10° 11' 10" W a distance of 1237.60 feet to a 1/2" x 30" iron pin set;

thence N 39° 31' 37" E a distance of 1763.57 feet to a 1/2" x 30" iron pin set, said point being the Place of Beginning of this tract;

thence N 73° 43' 45" E a distance of 284.75 feet to a 1/2" x 30" iron pin set;

thence S 10° 05' 50" E a distance of 255.00 feet to a 3/4" iron pin found;

thence S 89° 24' 05" W a distance of 230.00 feet to a point in center of the original channel of Rushcreek Ditch;

thence N 29° 52' 40" W a distance of 166.23 feet to the Point of Beginning of this tract.

This tract being part of Karl and Sally Seig's 121.7 acre tract as described in Volume 380 page 691.

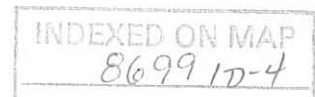
The bearings were established from the West line of V.M.S. 9959 which was assumed to be North 10° 11' 10" West.

Containing within said bounds 48523.2 square feet of land ( 1.114 acres ) be the same more or less.

I hereby certify the above description is based on a field survey performed by me on April 12, 1992.

*Marlin Minich*

Marlin Minich Registered Surveyor # 6625  
601 West North Street  
Ada, Ohio 45810



Tract No. 4

Situated in Bokescreek Township, Logan County, and State of Ohio, and being a part of Virginia Military Survey V.M.S. 9959 and bounded and described as follows:

Beginning at an 1/2" iron pin found in a Logan County engineer 8" x 8" box at the intersection of the centerline of County Highway 117 and the west edge of V.M.S. 9959, said point being the Southwest corner of V.M.S. 9959;

thence with the west edge of V.M.S. 9959, the east side of property owned by Sara Richardson Etal as recorded in Volume 383 page 388 (246.5 acres), N 10° 11' 10" W a distance of 1237.60 feet to a 1/2" x 30" iron pin set, said point being the Place of Beginning of this tract;

thence continuing N 10° 11' 10" W a distance of 247.60 feet to a 3/4" iron pin found, said point being in the center of the original channel of Rushcreek Ditch;

thence with the center of the old channel and the south boundary of Karl and Sally Seig's 121.7 acre tract as recorded in Volume 380 page 691, N 67° 29' 20" E a distance of 275.47 feet to a point;

thence with the center of the old channel, the following ten (10) bearings and distances;

- thence N 27° 59' 40" E a distance of 144.02 feet to a point;
- thence N 05° 44' 10" E a distance of 865.78 feet to a point;
- thence S 83° 43' 00" E a distance of 167.62 feet to a point;
- thence S 49° 01' 55" E a distance of 210.00 feet to a point;
- thence S 88° 01' 55" E a distance of 130.00 feet to a point;
- thence N 01° 58' 05" E a distance of 222.00 feet to a point;
- thence N 42° 36' 50" E a distance of 45.49 feet to a point;
- thence N 76° 13' 35" E a distance of 49.93 feet to a point;
- thence S 72° 52' 55" E a distance of 212.52 feet to a point;
- thence S 29° 52' 40" E a distance of 25.00 feet to 1/2" x 30" iron pin set;

thence S 39° 31' 37" W a distance of 1763.57 feet to the Point of Beginning of this tract.

This tract is part of John D. Dugans 170 acres as described in O.R. Volume 153 page 448.

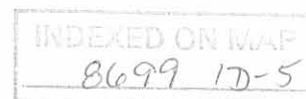
The bearings were established from the West line of V.M.S. 9959 which was assumed to be North 10° 11' 10" West .

Containing within said bounds 413310.7 square feet of land ( 9.488 acres ) be the same more or less.

I hereby certify the above description is based on a field survey performed by me on April 12, 1992.

*Marlin Minich*

Marlin Minich Registered Surveyor # 6625  
601 West North Street  
Ada, Ohio 45810



ROBERT & BETTY ANSLEY, ETAL  
VOL. 254  
Pg. 308  
50,000 ACRES

STEPHENSON FARMS INC., D.R. VOL.12, Pg.488, 25,500 ACRES  
TRACT NO. 2  
153,490 ACRES  
(1,927 ACRES IN RIGHT OF WAY OF TOWNSHIP ROAD #138)

HARRY T. DUGAN  
D.R. VOL. 153  
Pg. 446  
(151,000 ACRES)

HARRY DUGAN  
VOL. 390  
Pg. 339  
145,000 ACRES

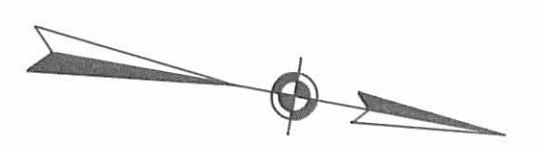
KARL & SALLY SEIG  
VOL. 380  
Pg. 691  
121,700 ACRES

TRACT NO. 1  
169,216 TOTAL ACRES  
(2,275 ACRES IN RIGHT OF WAY OF COUNTY HIGHWAY #117)  
(1,338 ACRES IN RIGHT OF WAY OF TOWNSHIP ROAD #138)

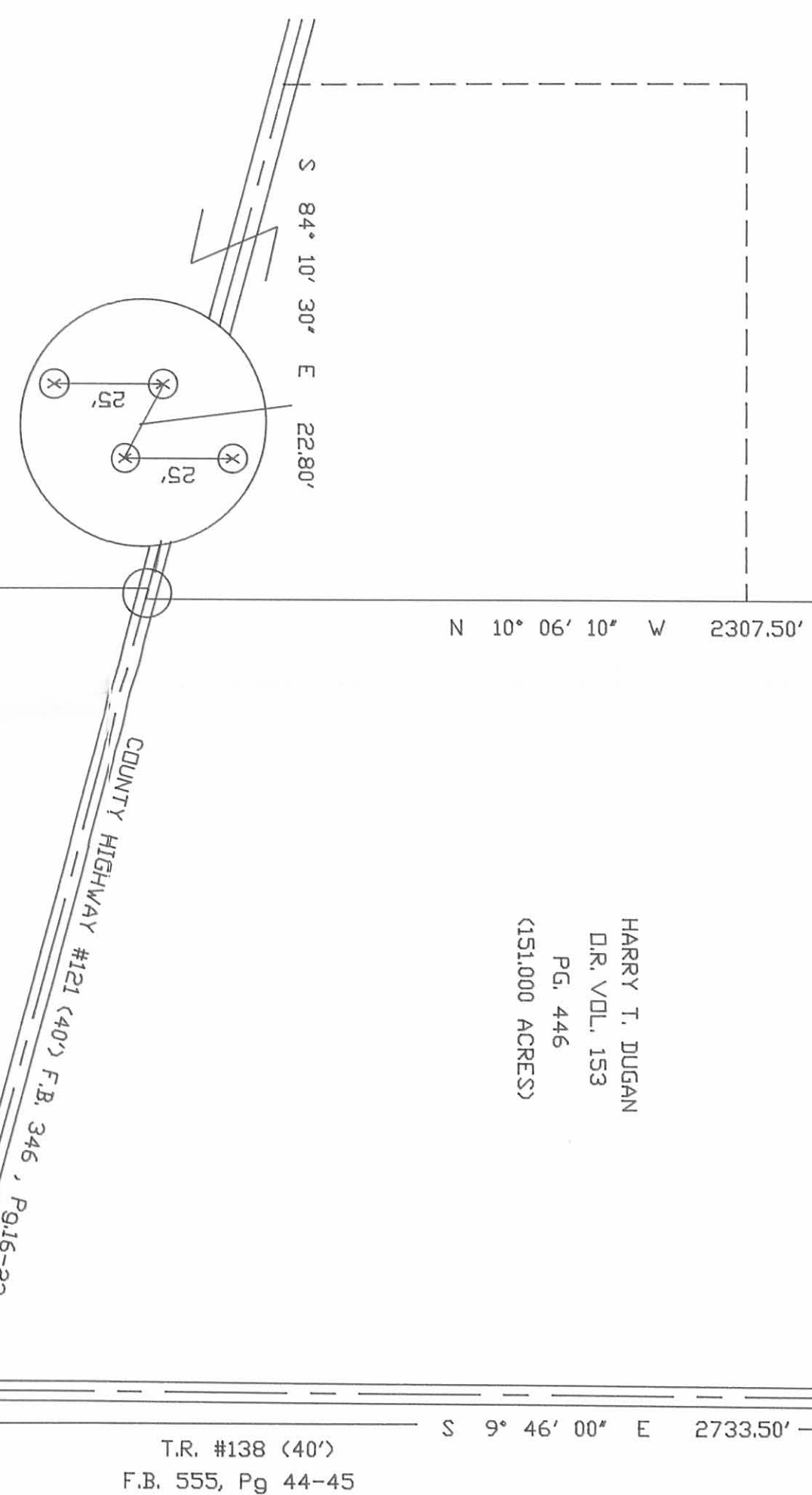
JOHN D. DUGAN  
D.R. VOL. 153  
Pg. 448  
(170,000 ACRES)

COUNTY HIGHWAY 117 (60')  
F.B. 639 Pg. 23

SCALE 1" = 300'  
0 150 300 600



DUGAN, DUGAN, & SEIG  
SURVEY  
BOKESCREEK TOWNSHIP  
LOGAN COUNTY, OHIO



- (X) 1/2" IRON PIN FOUND
- (M) 1/2" x 30" IRON PIN SET M. MINICH #6625
- (G) 5/8" IRON PIN FOUND GILBERT #5402
- (C) 3/4" IRON PIN FOUND
- (B) 8"x 8" LOGAN COUNTY ENGINEER BDX WITH 1/2" IRON PIN FOUND
- (R) RAILROAD SPIKE FOUND
- (N) NAIL SET
- T3 EQUALS TRACT NO. 3 1114 ACRES
- T4 EQUALS TRACT NO. 4 9,488 ACRES
- CENTER LINE EXISTING CHANNEL RUSHCREEK DITCH (SOLID LINE 20' OFFSET)
- (S) FOREST HILLS FARMS, INC., VOL. 317, Pg 160-161 4,000 ACRES. ALSO THE 1922 ACRE TRACT AS PER A NEW SURVEY BY DANIEL GILBERT LOCATED IN THE LOGAN COUNTY ENGINEERS SURVEY INDEX FILE R-6457.
- (D) DISTANCE BETWEEN GILBERT'S POINTS 926.0'
- (M) DISTANCE BETWEEN IRON PIN FOUND 26.4'
- (F) F.B. 511, Pg. 57 - 59

I HEREBY CERTIFY THE ABOVE SURVEY TO BE CORRECT AS PREPARED BY ME THIS 12 TH DAY OF APRIL 1992.

MARLIN MINICH REGISTERED SURVEYOR #6625



LINE NO.	LINE BEARING	LINE LENGTH
1	N 67° 29' 20" E	275.47'
2	N 27° 59' 40" E	144.02'
3	N 5° 44' 10" E	865.78'
4	S 83° 43' 00" E	167.62'
5	S 49° 01' 55" E	210.00'
6	S 88° 01' 55" E	130.00'
7	N 1° 58' 05" E	222.00'
8	N 42° 36' 50" E	45.49'
9	N 76° 13' 35" E	49.93'
10	S 72° 52' 55" E	212.52'
11	S 29° 52' 40" E	25.00'
12	N 29° 52' 40" W	166.23'
13	S 89° 24' 05" W	230.00'
14	N 10° 11' 10" W	247.60'

MARLIN MINICH P.E. P.S.  
ENGINEERING SURVEYING  
601 WEST NORTH STREET  
ADA, OHIO 45810

DRAWN BY: MEH	DATE: 4-12-92	SCALE: 1" = 300'
CHECKED BY:	DATE:	FILE NO: 104

2-27-17



***SURVEY FOR KENT STRUBLE***

***2.233 Acres***

***June 20, 2016***

The following described 2.233 acre tract is situated in the State of Ohio, County of Logan, Township of Bokescreek, V.M.S. 9959, being part of Kent Struble's original 4 acre Tract I described in Official Record 1136, page 236, and said 2.233 acre tract being more particularly described as follows:

Beginning for reference at a 5/8 inch iron pin found with cap marked "LOGAN COUNTY ENGINEER" in a monument box at the intersection of the centerline of Township Road 138 (40') with the centerline of County Highway 121 (40'), being at Station 38+99 as shown in Logan County Engineer's Field Book 511, page 59;

Thence South 05°47'42" East (assumed bearing) 1118.46 feet, following the centerline of Township Road 138, to a railroad spike found in the north line of said 4 acre tract and at the southeast corner of Harry T. Dugan's 95 acre Tract III, described in Official Record 153, page 446, said spike marking the **place of beginning**;

Thence **South 05°47'42" East 449.36 feet**, following the centerline of Township Road 138 and crossing said 4 acre tract, to a railroad spike found at an angle point in the east line of Harry T. Dugan's original 169.216 acre Tract I described in Official Record 554, page 139;

Thence **South 47°02'45" West 71.29 feet**, departing from the centerline of Township Road 138, following a southeast line of said 4 acre tract, a northwest line of said 169.216 acre tract, and the center of the original channel of Rushcreek, passing at 25.28 feet an iron pin set, to an iron pin set;

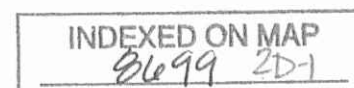
Thence **South 67°50'31" West 103.65 feet**, following a southeast line of said 4 acre tract, a northwest line of said 169.216 acre tract, and the center of the original channel of Rushcreek, to an iron pin set;

Thence **North 82°18'20" West 49.44 feet**, following a south line of said 4 acre tract, a north line of said 169.216 acre tract, and the center of the original channel of Rushcreek, to an iron pin set;

Thence **North 10°45'29" West 63.04 feet**, following a west line of said 4 acre tract, an east line of said 169.216 acre tract, and the center of the original channel of Rushcreek, to an iron pin set;

Thence **North 22°18'07" East 130.52 feet**, following a west line of said 4 acre tract, an east line of said 169.216 acre tract, and the center of the original channel of Rushcreek, to an iron pin set;

Thence **North 2°07'59" West 84.90 feet**, following a west line of said 4 acre tract, an east line of said 169.216 acre tract, and the center of the original channel of Rushcreek, to an iron pin set;



Thence *North 36°16'07" West 245.70 feet*, following a southwest line of said 4 acre tract, a northeast line of said 169.216 acre tract, and the center of the original channel of Rushcreek, to a 5/8 inch iron pin found with cap marked "M. MINICH #6625";

Thence *North 48°12'56" West 48.16 feet*, following a southwest line of said 4 acre tract, a northeast line of said 169.216 acre tract, and the center of the original channel of Rushcreek, to a point in the center of Rush Creek, said point being in the south line of said 95 acre tract;

Thence *North 84°11'10" East 300.00 feet*, following the north line of said 4 acre tract, a south line of said 95 acre tract, partially following the center of Rush Creek, passing at 177.55 feet and at 270.04 feet iron pins found with caps marked "D.E. GILBERT S. 5402", to the *place of beginning, containing 2.233 acres*, more or less, and being subject to all valid easements and restrictions of record. Of the above described 2.233 acre tract 0.210 acre is within the road right of way.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of June 2016. Bearing indicated herein are based on an assumed meridian with all others based on angles turned. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS #6140".

ATTEST:

*Paul R. Clapsaddle*

Paul R. Clapsaddle, R.S. #6140  
19019 West Darby Rd  
Marysville, Ohio 43040  
(937) 747-2599



INDEXED ON MAP

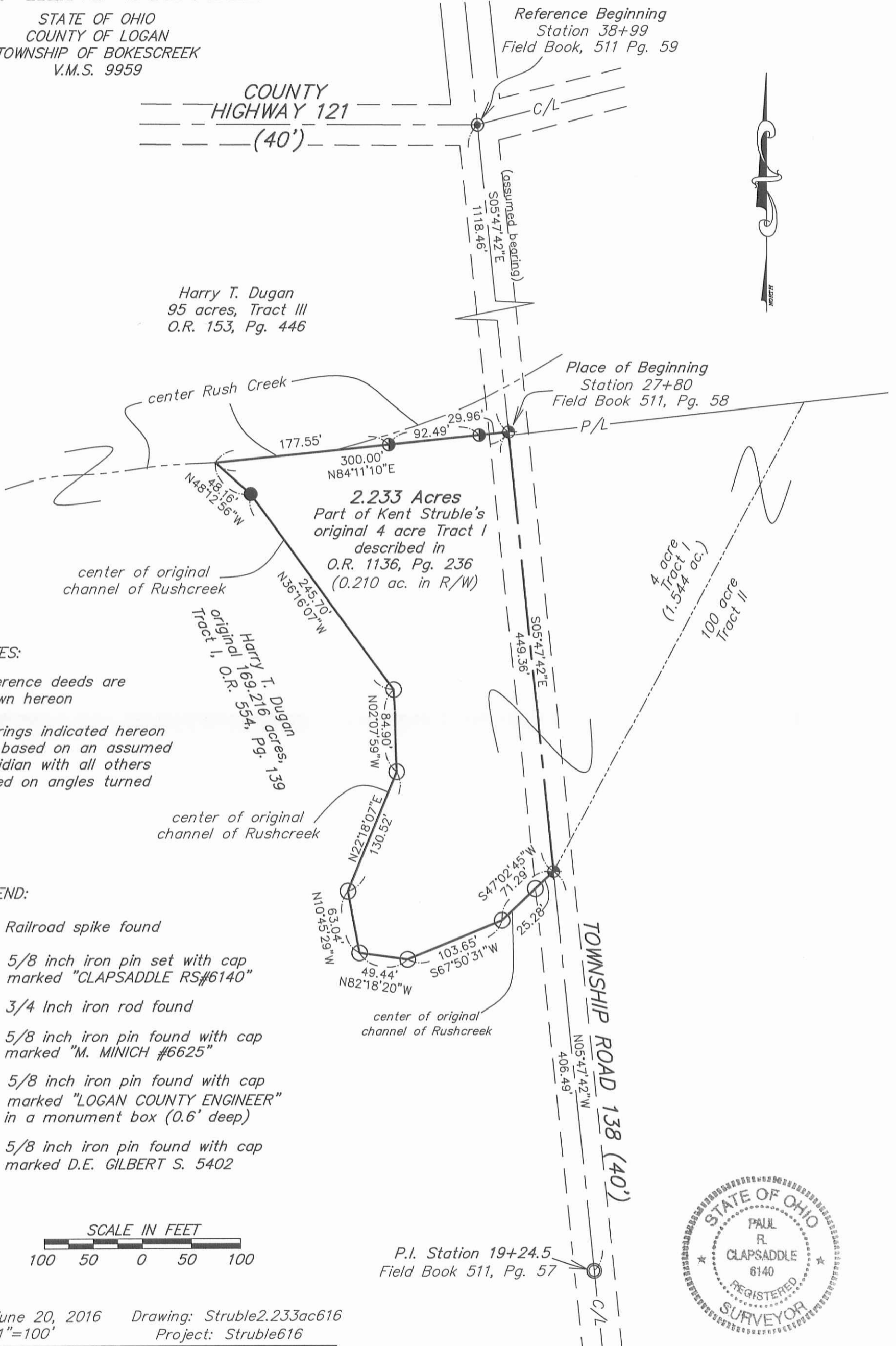
*Ed 99 2D-2*



**APPROVED**

# PLAT OF SURVEY FOR KENT STRUBLE

STATE OF OHIO  
COUNTY OF LOGAN  
TOWNSHIP OF BOKESCREEK  
V.M.S. 9959



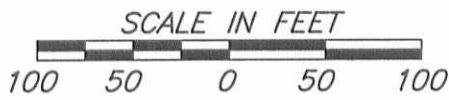
**NOTES:**

Reference deeds are shown hereon

Bearings indicated hereon are based on an assumed meridian with all others based on angles turned

**LEGEND:**

- ⊕ Railroad spike found
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"
- ⊙ 3/4 Inch iron rod found
- 5/8 inch iron pin found with cap marked "M. MINICH #6625"
- ⊙ 5/8 inch iron pin found with cap marked "LOGAN COUNTY ENGINEER" in a monument box (0.6' deep)
- ⊙ 5/8 inch iron pin found with cap marked D.E. GILBERT S. 5402



Date: June 20, 2016 Drawing: Struble2.233ac616  
Scale: 1"=100' Project: Struble616

**Paul R. Clapsaddle and Associates**  
REGISTERED ENGINEERS AND SURVEYORS  
19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040  
(937) 747-2599  
Paul R. Clapsaddle, P.E., P.S.

I hereby certify that this plat was prepared from a field survey made under my supervision and that monuments were placed as indicated hereon.

*Paul R. Clapsaddle*  
Paul R. Clapsaddle, R.S. #6140

INDEXED ON MAP  
81699 2P