

LESLIE H. GEESLIN
REGISTERED SURVEYOR NO. 5248
P. O. BOX 274
RUSHSVLVANIA, OHIO 43347

TELEPHONE: (513) 468-2793

WALLACE--FURROW SURVEY

December, 1980

The following described real estate situated in the State of Ohio, County of Logan, Township of Harrison and being part of the south $\frac{1}{2}$ of Section 24, Town 3, Range 14, B. M. R. S. and more particularly described as follows:

Beginning at an iron in the centerline of Township Road 46 at the northeast corner of Crown Controls' 122.72 acre tract; thence with the north line of said Crown Controls N. $96^{\circ} 21' 13''$ W. 1646.68 feet to a concrete monument; thence with said Crown Controls' west line S. $3^{\circ} 47' 20''$ W. 701.13 feet to a stone at the northeast corner of Russell Skeen's 74.73 acre tract; thence with said Skeen's north line N. $85^{\circ} 55' 39''$ W. 611.08 feet to an iron bar; thence N. $2^{\circ} 45'$ E. 1349.71 feet to an iron bar in the centerline of County Highway 13; thence with said centerline S. $85^{\circ} 49' 18''$ E. 638.41 feet to an iron bar, said iron being Station 147 plus 40 as shown on page 45 of field book 598; thence with said centerline S. $86^{\circ} 25'$ E. 1302.74 feet to an iron bar at the northwest corner of David Bechtel's 1.38 acre tract; thence with said Bechtel's west line S. $4^{\circ} 20'$ W. 173.15 feet to an iron bar; thence with said Bechtel's south line S. $85^{\circ} 47.5'$ E. 344.11 feet to an iron bar in the centerline of T. R. 46; thence with said T. R. 46 S. $3^{\circ} 57' 06''$ W. 471.95 feet to the place of beginning.

Containing 42.43 acres more or less.

The above described tract being all of Lee Wallace's 23.16 acre tract and 19.27 acres off the east side of Wallace's 39.1 acre tract.

7278 1D-1

INDEXED ON MAP

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WALLACE--FURROW SURVEY

December, 1980

The following described real estate situated in the State of Ohio, County of Logan, Township of Harrison and being part of the south $\frac{1}{2}$ of Section 24, Town 3, Range 14, B. M. R. S. and more particularly described as follows:

Beginning at an iron bar in the centerline of County Highway 13 at the northeast corner of Oscar Pusey's 36.27 acre tract; thence with said centerline S. $85^{\circ} 49' 18''$ E. 327.93 feet to an iron bar; thence S. $2^{\circ} 45' W.$ 1349.71 feet to an iron bar in the north line of Russell Skeen's 74.73 acre tract; thence with said Skeen's north line N. $85^{\circ} 55' 39'' W.$ 1368.94 feet to an iron bar at a southeasterly corner of Oscar Pusey's 36.27 acre tract; thence with an easterly line of said Pusey N. $3^{\circ} 29' 35'' E.$ 478.21 feet to a wood corner post; thence with a southerly line of said Pusey S. $87^{\circ} 34' 05'' E.$ 1003.05 feet to a concrete corner post; thence with said Pusey's east line N. $4^{\circ} 53' 30'' E.$ 843.13 feet to the place of beginning.

Containing 22.21 acres more or less, excepting a railroad right-of-way of approx. 1 acre.

7278 1D-2

INDEXED ON MAP



TOWNSHIP ROAD 31

COUNTY HIGHWAY 13 (50')

OSCAR DUSEY
36.27 Ac.

42.43 Ac.

22.21 Ac.
(LESS EXCEPTION)

CROWN CONTROL CORP.
122.72 Ac.

Russell Skeen
74.73 Ac.

WALLACE - FURROW SURVEY
SEC. 24, T. 3, R. 14 B.M.R.S.
HARRISON TOWNSHIP
LOGAN COUNTY, OHIO
DECEMBER, 1980
SCALE: 1"=200'

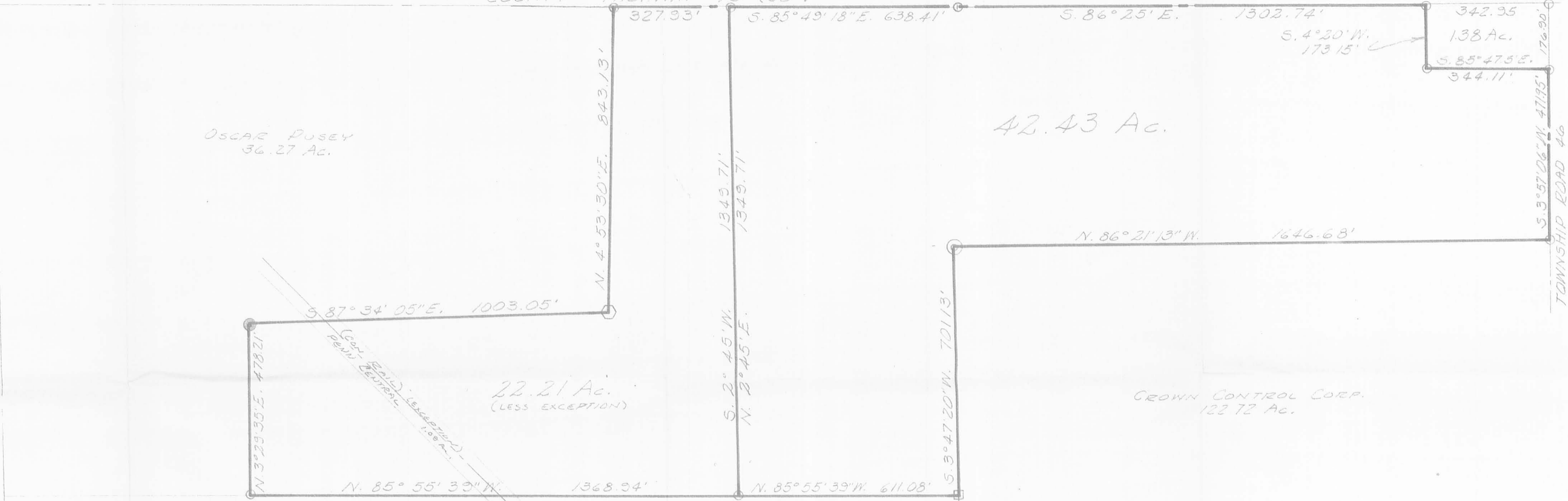
- LEGEND:
- = IRON
 - ⊙ = CONC. MON.
 - = STONE
 - = WOOD COR. POST
 - ◻ = CONC. COR. POST

7278 IP

INDEXED ON MAP



LESLIE H. GEESLIN
RUSHSVLANIA, OHIO



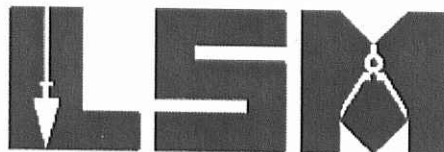
7-8-13

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
surveys@lsminc.us

DAYTON POWER AND LIGHT COMPANY 6.492 ACRES

Lying in Section 24, Town 3, Range 14, Harrison Township, Logan County, Ohio.

Being out of the Dayton Power and Light Company original 45.25 acre tract as deeded and described in Official Record 329, Page 713, Parcel No. 9 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning on a stone found in a monument box on the west line of Section 24 and on the intersection of the center-lines of Township Road 31 and County Highway 13.

THENCE, with the north line of the southwest quarter of Section 24 and the center-line of County Highway 13 (60 feet wide), S 85°-37'-46"E, a distance of 77.91 feet to a MAG nail found.

THENCE, with the westerly lines of the David L. Crockett and Sherri L. Crockett 19.574 acre tract (O.R. 834, Pg. 575) and the Walter B. Norviel Jr. and Tracy L. Norviel original 22.21 acre tract (Vol. 399, Pg. 185), S 41°-11'-36"E, a distance of 1804.00 feet to a point in a swampy area, passing a 5/8 inch iron rod found at 42.85 feet. Said point is referenced by a railroad rail on end found bearing S 48°-49'-23"W, a distance of 33.00 feet.

THENCE, with the lines of the said original 22.21 acre tract, the following two courses:

With a curve to the left, having a central angle of 01°-37'-46", a radius of 4550.66 feet, an arc distance of 129.43 feet, a chord bearing S 41°-59'-30"E, a distance of 129.42 feet to a 5/8 inch iron rod set.

S 85°-37'-27"E, a distance of 25.07 feet to a 5/8 inch iron rod set.

THENCE, with the lines of the James R. Skeen and Karen G. Skeen 79.95 acre tract (Vol. 401, Pg. 820), the following two courses:

With a curve to the left, having a central angle of 13°-08'-17", a radius of 4533.66 feet, an arc length of 1039.58 feet, a chord bearing S 49°-36'-29"E, a distance of 1037.30 feet.

With a curve to the left, having a central angle of 05°-09'-11", a radius of 4686.84 feet, an arc length of 421.53 feet, a chord bearing S 58°-45'-13"E, a distance of 421.39 feet to a 15 inch concrete post found.

THENCE, with the west line of the Conrad D. Miller and Lois A. Miller 177.555 acre tract (O.R. 976, Pg. 27), S 04°-10'-19"W, a distance of 109.66 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 54.89 feet.

THENCE, with the lines of the aforesaid 79.95 acre tract, the following two courses:

With a curve to the right, having a central angle of 05°-41'-50", a radius of 4786.84 feet, an arc length of 475.99 feet, a chord bearing N 59°-01'-32"W, a distance of 475.80 feet to a 5/8 inch iron rod set.

With a curve to the right, having a central angle of 14°-28'-00", a radius of 4633.66 feet, an arc length of 1169.97 feet, a chord bearing N 48°-56'-37"W, a distance of 1166.86 feet to a 5/8 inch iron rod set.

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THENCE, with the lines of the aforesaid original 22.21 acre tract, the following two courses:

S 85°-37'-27"E, a distance of 24.56 feet to a 5/8 inch iron rod set.

With a curve to the right, having a central angle of 00°-45'-10", a radius of 4616.66 feet, an arc length of 60.66 feet, a chord bearing N 41°-33'-12"W, a distance of 60.65 feet to a 5/8 inch iron rod set.

THENCE, with the lines of the said original 22.21 acre tract and the easterly line of the David L. Crockett and Sherri L. Crockett 15.321 acre tract (O.R. 995, Pg. 10), N 41°-11'-36"W, a distance of 1848.23 feet to a MAG nail found on the west line of Section 24 and the center-line of County Highway 31, passing a 5/8 inch iron rod found at 1805.93 feet.

THENCE, with the west line of Section 24 and the center-line of County Highway 31 (60 feet wide), N 03°-58'-42"E, a distance of 16.15 feet to the point of beginning.

Containing 6.492 acres, of which 0.065 acre is within the highway right-of-way.

Property is subject to any and all previous easements and rights-of-way of record.

The basis for bearings is the north line of the southwest quarter of Section 24 and the center-line of County Highway 13, being S 85°-37'-46"E by GPS observation, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on June 29, 2013.



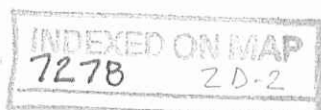
ORIGINAL STAMP IN GREEN

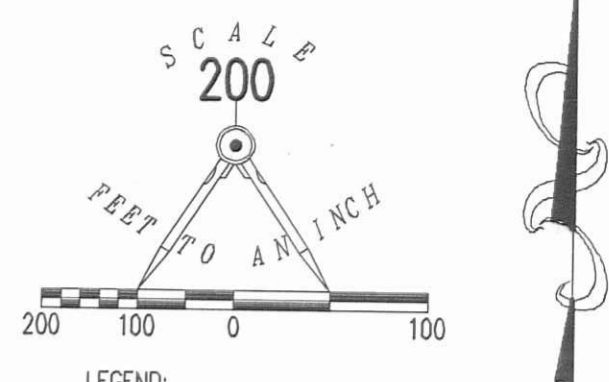
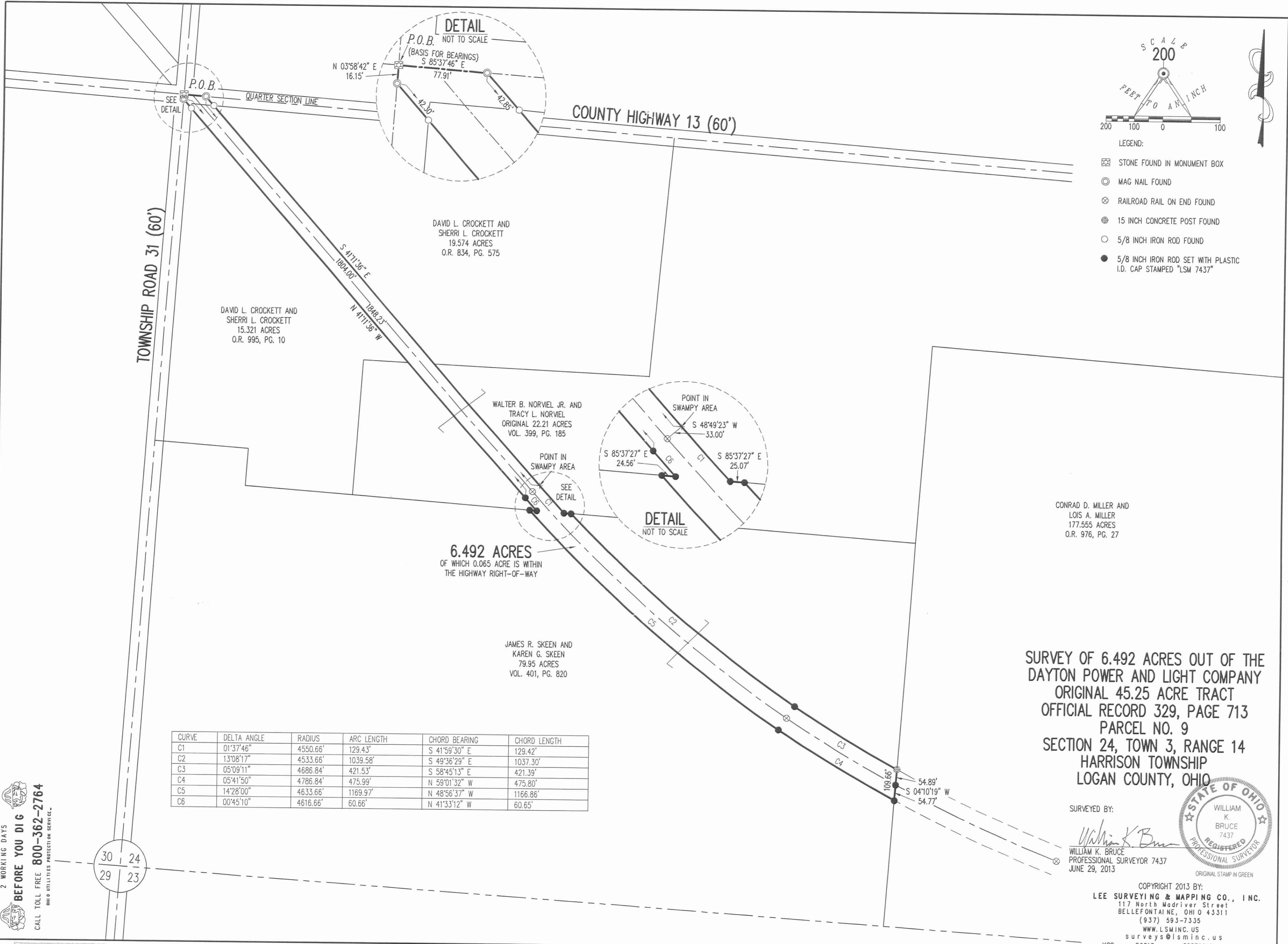
Description prepared by:

A handwritten signature in cursive script that reads 'William K. Bruce'.

William K. Bruce
Professional Surveyor 7437
July 5, 2013

55570613





- LEGEND:
- ☒ STONE FOUND IN MONUMENT BOX
 - ⊙ MAG NAIL FOUND
 - ⊗ RAILROAD RAIL ON END FOUND
 - ⊕ 15 INCH CONCRETE POST FOUND
 - 5/8 INCH IRON ROD FOUND
 - 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM 7437"

DAVID L. CROCKETT AND
SHERRI L. CROCKETT
19.574 ACRES
O.R. 995, PG. 10

DAVID L. CROCKETT AND
SHERRI L. CROCKETT
19.574 ACRES
O.R. 834, PG. 575

WALTER B. NORVIEL JR. AND
TRACY L. NORVIEL
ORIGINAL 22.21 ACRES
VOL. 399, PG. 185

6.492 ACRES
OF WHICH 0.065 ACRE IS WITHIN
THE HIGHWAY RIGHT-OF-WAY

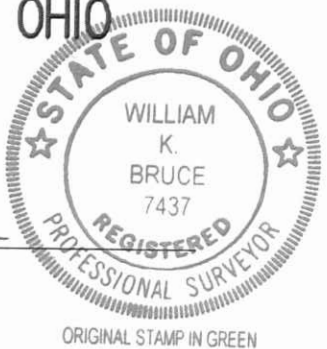
JAMES R. SKEEN AND
KAREN G. SKEEN
79.95 ACRES
VOL. 401, PG. 820

CONRAD D. MILLER AND
LOIS A. MILLER
177.555 ACRES
O.R. 976, PG. 27

SURVEY OF 6.492 ACRES OUT OF THE
DAYTON POWER AND LIGHT COMPANY
ORIGINAL 45.25 ACRE TRACT
OFFICIAL RECORD 329, PAGE 713
PARCEL NO. 9
SECTION 24, TOWN 3, RANGE 14
HARRISON TOWNSHIP
LOGAN COUNTY, OHIO

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	01°37'46"	4550.66'	129.43'	S 41°59'30" E	129.42'
C2	13°08'17"	4533.66'	1039.58'	S 49°36'29" E	1037.30'
C3	05°09'11"	4686.84'	421.53'	S 58°45'13" E	421.39'
C4	05°41'50"	4786.84'	475.99'	N 59°01'32" W	475.80'
C5	14°28'00"	4633.66'	1169.97'	N 48°56'37" W	1166.86'
C6	00°45'10"	4616.66'	60.66'	N 41°33'12" W	60.65'

SURVEYED BY:
William K. Bruce
WILLIAM K. BRUCE
PROFESSIONAL SURVEYOR 7437
JUNE 29, 2013



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117 North Madriver Street
BELLEFONTAINE, OHIO 43111
(937) 593-7335
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surveys@lsminc.us
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29 | 23

**APPROVED**

SURVEY FOR RON FURROW
3.100 Acres
September 27, 2018

The following described 3.100 acre tract is situated in the State of Ohio, County of Logan, Township of Harrison, part of the southwest quarter of Section 24, Town 3, and Range 14, being part of Ronald E. Furrow and Max G. Carey's 42.43 acre tract described in Deed Record 390, page 673, and said 3.100 acre tract being more particularly described as follows:

Beginning for reference at a stone found in a monument box at the intersection of the centerline of Township Road 31 with the centerline of County Road 13 (60 feet wide), said stone being in the east line of Section 30, Town 3, Range 14 and in the west line of Section 24, Town 3, Range 14;

Thence South 84°40'19" East (assumed bearing) 2054.58 feet following the centerline of County Road 13, entering said Section 24 and following the north line of the southwest quarter of said Section 24, to a magnetic nail set at the northeast corner of Walter B. Norviel Jr. and Tracy L. Norviel's 22.21 acre tract described in Deed Record 399, page 185, and at the northwest corner of said 42.43 acre tract, said nail marking the *place of beginning*;

Thence *South 84°40'19" East 100.04 feet*, following the centerline of County Road 13, the east-west quarter Section line of said Section 24, and a north line of said 42.43 acre tract, to a magnetic nail set;

Thence *South 3°45'31" West 1350.22 feet*, departing from the centerline of County Road 13 and crossing said 42.43 acre tract, passing at 30.01 feet an iron pin set, to an iron pin set in the north line of James R. Skeen and Karen G. Skeen's 12.437 acre Tract II described in Official Record 1187, page 786;

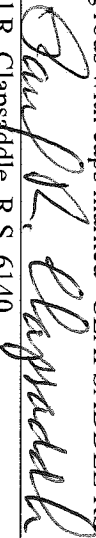
Thence *North 84°40'56" West 100.04 feet*, following a south line of said 42.43 acre tract and the north line of said 12.437 acre tract, to an iron pin set at the southeast corner of said 22.21 acre tract;

Thence *North 3°45'31" East 1350.24 feet*, following the west line of said 42.43 acre tract and the east line of said 22.21 acre tract, passing at 1320.23 feet an iron pin set, to the *place of beginning*, containing *3.100 acres*, more or less, and being subject to all valid easements and restrictions of record. Of the above described 3.100 acre tract, 0.069 acre is within the right of way of County Road 13.

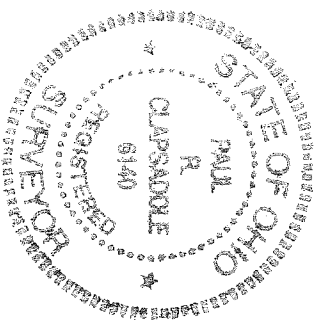
The above described 3.100 acre tract is not a legal building site. This tract is intended to be sold to an adjoining land owner.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of September 2018. Bearings indicated herein are based on an assumed bearing 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, R.S. 6140
 19019 West Darby Road
 Marysville, Ohio 43040
 (937) 747-2599



10-17-18

APPROVED

PLAT OF SURVEY FOR RON FURROW

STATE OF OHIO, LOGAN COUNTY
HARRISON TOWNSHIP
SECTION 24, TOWN 3, RANGE 14
BETWEEN THE MIAMI RIVERS SURVEY

SURVEY REFERENCES:
Survey Files X-13
Survey files 9200

Section 30
Town 3
Range 14

Section 24
Town 3
Range 14

COUNTY ROAD 13 (60')

Reference Beginning

Place of Beginning

NOTES:

Reference deeds are shown hereon

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

No new drives being proposed.

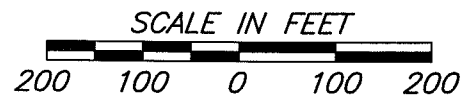
LEGEND:

- Magnetic nail set
- 5/8 inch iron pin found with cap marked "LSM 7437"
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS 6140"
- 1/2 inch iron pipe found in monument box
- △ Square stone found with chiseled X
- Stone in monument box

TOWNSHIP ROAD 31 (60')

Section 30
Town 3
Range 14

Section 24
Town 3
Range 14



Date: 9/27/2018
Scale: 1"=200'

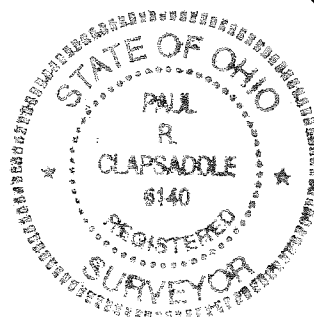
Project: FurrowR918
Drawing: Furrow918

**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

Walter B. Norviel Jr.
and Tracy L. Norviel
22.21 acres
D.R. 399, Pg. 185

S84°40'56"E
604.88'

James R. Skeen
and Karen G. Skeen
12.437 acre Tract II
O.R. 1187, Pg. 786

Ronald E. Furrow & Max G. Carey
42.43 acres
Deed Record 390, Page 673

3.100 Acres
Part of Ronald E. Furrow
and Max G. Carey's 42.43
acre tract described in
Deed Record 390, page 673
(0.069 acre in road right of way)

* 3.100 acre tract is not
a buildable tract and is
to be sold to an
adjoining owner

INDEXED ON MAP
7270

2-25-2020



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

GINTER

2.065 ACRES

Lying in Section 24, Town 3, Range 14, Between the Miami Rivers Survey, Harrison Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Gary Ginter and Shelly Ginter 33.732 acre tract as deeded and described in Official Record 1320, Page 549 and being more particularly described as follows:

COMMENCING at a stone found in a monument box at the intersection of the center-lines of Township Road 31 (60 feet wide) and County Highway 13 (60 feet wide), being on the common line to Sections 24 and 30;

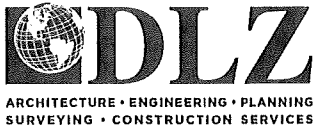
THENCE, with said center-line of County Highway 13 and the common line to the southwest and northwest quarter of Section 24, S 84°-40'-13" E, passing a MAG nail found at a distance of 2054.83 feet, a total distance of 2154.81 feet to a MAG nail found at the corner common to said 33.732 acre tract and the Walter B. Norviel Jr. and Tracy L. Norviel 3.100 acre tract as deeded and described in Official Record 1317, Page 767, and being the **TRUE POINT OF BEGINNING**;

THENCE, continuing with said center-line and common quarter section line, S 84°-40'-13" E, a distance of **200.00 feet** to a MAG nail set;

THENCE, with new division lines through said 33.732 acre tract, the following two (2) courses:

- 1) S 03°-45'-46" W, passing an iron rebar set at a distance of 30.01 feet, a total distance of **450.00 feet** to an iron rebar set; and
- 2) N 84°-40'-13" W, a distance of **200.00 feet** to an iron rebar set on the line common to said 33.732 acre and 3.100 acre tracts;

INDEXED ON MAP
7278



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

THENCE, with said common line, **N 03°-45'-46" E**, passing a 5/8 inch iron rod found (I.D. cap stamped "CLAPSADDLE RS 6140") at a distance of 420.09 feet, a total distance of **450.00 feet** to the POINT OF BEGINNING.

Containing **2.065 acres**, more or less, of which 0.138 acre is within the highway right-of-way.

Iron rebar set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "DLZ OHIO INC."

Property is subject to any and all previous easements and rights-of-way of record.

Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010), with the center-line of County Highway 13, having a bearing of S 84°-40'-13" E. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on February 19, 2020.



Description prepared by:


Daniel A. Neer

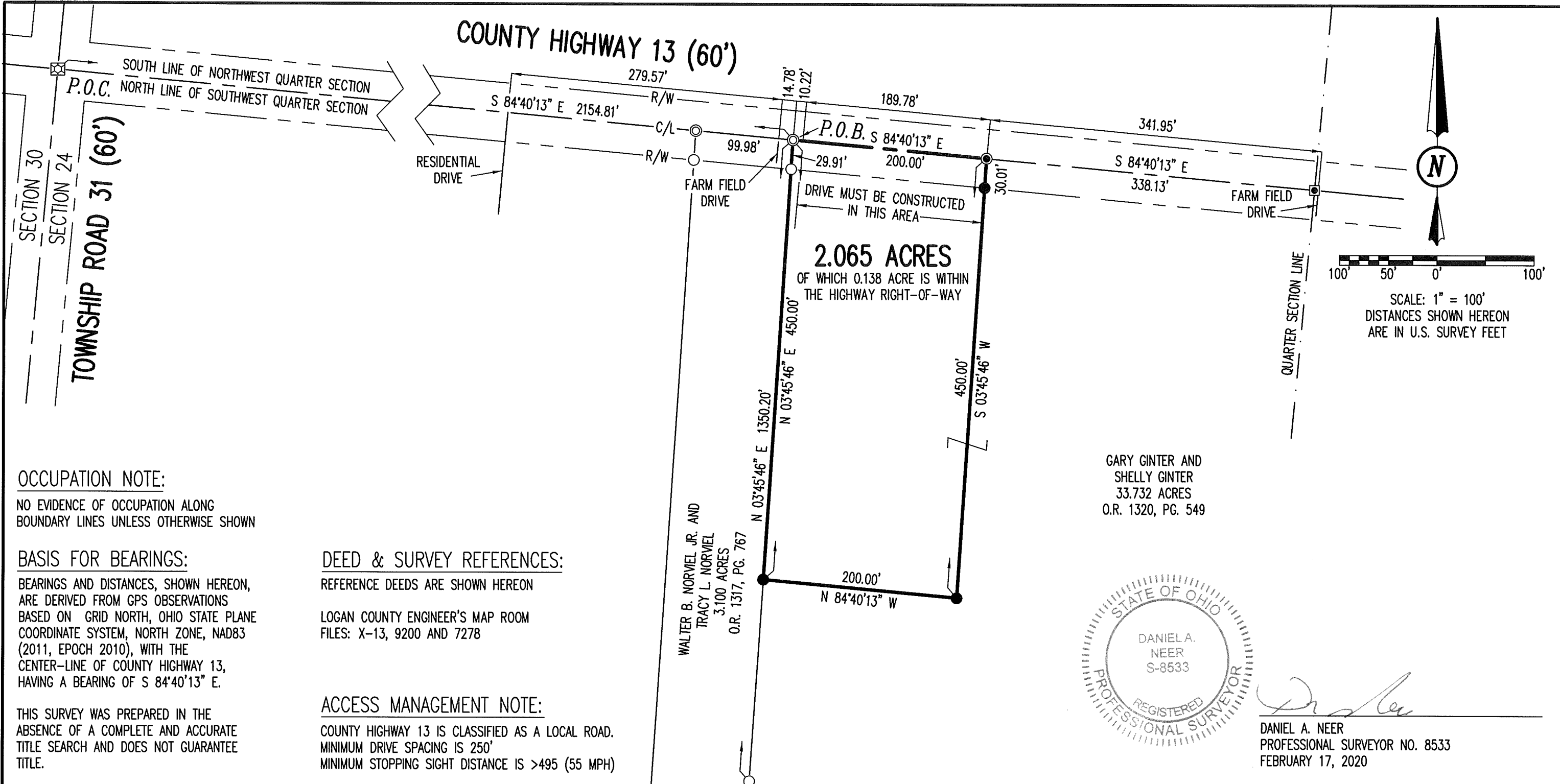
Professional Surveyor No. 8533

February 19, 2020

2021-2018.00



APPROVED



OCCUPATION NOTE:

NO EVIDENCE OF OCCUPATION ALONG BOUNDARY LINES UNLESS OTHERWISE SHOWN

BASIS FOR BEARINGS:

BEARINGS AND DISTANCES, SHOWN HEREON, ARE DERIVED FROM GPS OBSERVATIONS BASED ON GRID NORTH, OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011, EPOCH 2010), WITH THE CENTER-LINE OF COUNTY HIGHWAY 13, HAVING A BEARING OF S 84°40'13" E.

THIS SURVEY WAS PREPARED IN THE ABSENCE OF A COMPLETE AND ACCURATE TITLE SEARCH AND DOES NOT GUARANTEE TITLE.

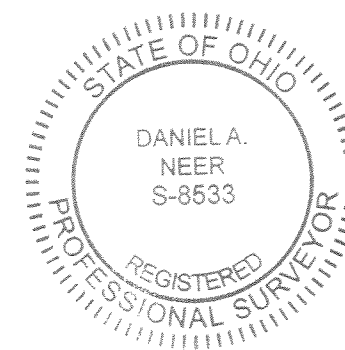
DEED & SURVEY REFERENCES:

REFERENCE DEEDS ARE SHOWN HEREON
LOGAN COUNTY ENGINEER'S MAP ROOM
FILES: X-13, 9200 AND 7278

ACCESS MANAGEMENT NOTE:

COUNTY HIGHWAY 13 IS CLASSIFIED AS A LOCAL ROAD.
MINIMUM DRIVE SPACING IS 250'
MINIMUM STOPPING SIGHT DISTANCE IS >495 (55 MPH)

GARY GINTER AND
SHELLY GINTER
33.732 ACRES
O.R. 1320, PG. 549



D. Neer
DANIEL A. NEER
PROFESSIONAL SURVEYOR NO. 8533
FEBRUARY 17, 2020

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(937) 593-7335 • www.dlz.com
Project #2021-2018.00

LEGEND

☒ STONE FOUND IN MONUMENT BOX	C/L = CENTER-LINE
■ 1/2 INCH IRON PIPE FOUND IN MONUMENT BOX	R/W = RIGHT-OF-WAY
○ MAG NAIL FOUND	P.O.C. = POINT OF COMMENCEMENT
● MAG NAIL SET	P.O.B. = POINT OF BEGINNING
○ 5/8 INCH IRON ROD FOUND WITH PLASTIC I.D. CAP STAMPED "CLAPSADDLE RS 6140"	
● 5/8 INCH BY 30 INCH IRON REBAR SET WITH PLASTIC I.D. CAP STAMPED "DLZ OHIO INC."	

SURVEY OF 2.065 ACRES
SECTION 24, TOWN 3, RANGE 14
BETWEEN THE MIAMI RIVERS SURVEY
HARRISON TOWNSHIP
LOGAN COUNTY, OHIO

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
KSS			2/17/20

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