

REC'D 5-16-06 SM & K

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

1975 - 2005 - 30 YEARS OF EXCELLENCE

**SNAPP
3.724 ACRES**

Lying in Virginia Military Survey 9904, McArthur Township, Village of Huntsville, Logan County, Ohio.

Being part of the Scott D. Snapp 3.963 acre tract as deeded and described in Official Record 746, Page 873 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing at a 5/8 inch iron rod found at the southeast corner of the Robert C. Marmon and Janet M. Marmon 0.400 acre tract (O.R. 691, Pg. 762) on the north right-of-way of Napoleon Street (60 feet wide).

THENCE, with the east line of the said 0.400 acre tract, N 14°-52'-13"E, a distance of 132.00 feet to a 5/8 inch iron rod found at THE TRUE POINT OF BEGINNING.

THENCE, with the lines of the said 0.400 acre tract the following three courses:

N 74°-59'-32"W, a distance of 67.10 feet a 5/8 inch iron rod found.

N 14°-54'-00"E, a distance of 192.69 feet to a 5/8 inch iron rod found.

N 75°-00'-00"W, a distance of 32.00 feet to a 5/8 inch iron rod found.

THENCE, with the east line of the Melissa M. Rollins and Roger D. Rollins 3.073 acre tract (O.R. 355, Pg. 176, Tract I) N 14°-07'-51"E, a distance of 320.97 feet to a 3/4 inch iron pipe found.

THENCE, with the east line of the Roger Dean Rollins and Melissa Marie Rollins 21.139 acre tract (O.R. 274, Pg. 755), N 15°-24'-49"E, a distance of 426.07 feet to a 5/8 inch iron rod found.

THENCE, with the south line of the Roger J. Schulze and Treva A. Schulze, Trustees, or Successor Trustee(s) of the Schulze Trust dated December 10, 2004, 3.68 acre tract (O.R. 756, Pg. 646, Tract II) S 71°-38'-00"E, a distance of 179.29 feet to a 5/8 inch iron rod found.

THENCE, with the Huntsville Corporation Line and the west line of the Roger J. Schulze and Treva A. Schulze, Trustees, or Successor Trustee(s) of the Schulze Trust dated December 10, 2004, 31.72 acre tract and 0.72 acre tract (O.R. 756, Pg. 646, Tract III and Tract I) S 14°-54'-43"W, a distance of 929.17 feet to 5/8 inch iron rod set.

THENCE, N 75°-00'-00"W, a distance of 79.18 feet to the point of beginning.

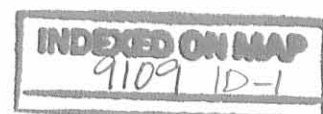
Containing 3.724 acres.

The basis for bearings is the north right-of-way of Napoleon Street being N 75°-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 May 9, 2006.



Description prepared by:

Jeffrey I. Lee
Jeffrey I. Lee
Professional Surveyor 6359
May 9, 2006



L-4232046A

ORIGINAL STAMP IN GREEN

REC'D 5-16-06 SMMAL

Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



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1975 - 2005 - 30 YEARS OF EXCELLENCE

**SNAPP
0.240 ACRE**

Lying in Virginia Military Survey 9904, McArthur Township, Village of Huntsville, Logan County, Ohio.

Being out of the Scott D. Snapp 3.963 acre tract as deeded and described in Official Record 746, Page 873 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 5/8 inch iron rod found at the southeast corner of the Robert C. Marmon and Janet M. Marmon 0.400 acre tract (O.R. 691, Pg. 762) on the north right-of-way of Napoleon Street (60 feet wide).

THENCE, with the east line of the said 0.400 acre tract, N 14°-52'-13"E, a distance of 132.00 feet to a 5/8 inch iron rod found.

THENCE, S 75°-00'-00"E, a distance of 79.18 feet to a 5/8 inch iron rod set.

THENCE, with the Huntsville Corporation Line and the west line of the Roger J. Schulze and Treva A. Schulze, Trustees, or successor trustee(s) of the Schulze Trust, Dated December 10, 2004, 0.72 acre tract (O.R. 756, Pg. 646, Tract I), S14°-54'-43"W, a distance of 132.00 feet to a 5/8 inch iron rod found.

THENCE, with the north right-of-way of Napoleon Street, N 75°-00'-00"W, a distance of 79.08 feet to the point of beginning.

Containing 0.240 acre.

The basis for bearings is the north right-of-way of Napoleon Street being N 75°-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 April 27, 2006.

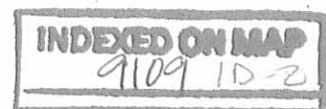


ORIGINAL STAMP IN GREEN

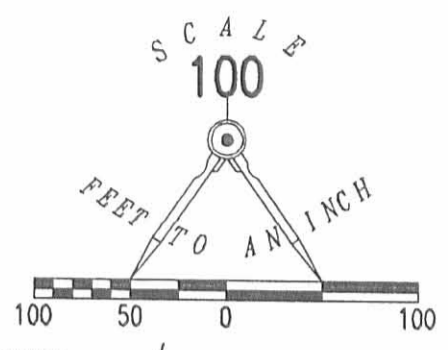
Description prepared by:

Jeffrey I. Lee
Professional Surveyor 6359
April 27, 2006

L-4232046A



DEED 5-16-06 SWY 02



ROGER DEAN ROLLINS AND MELISSA MARIE ROLLINS
21.139 ACRE TRACT
O.R. 274, PG. 755

MELISSA M. ROLLINS AND ROGER D. ROLLINS
3.073 ACRE TRACT
O.R. 355, PG. 176
TRACT I

ROBERT C. MARMON AND JANET M. MARMON
0.400 ACRE TRACT
O.R. 691, PG. 762

SCOTT D. SNAPP
3.963 ACRE TRACT
O.R. 746, PG. 873

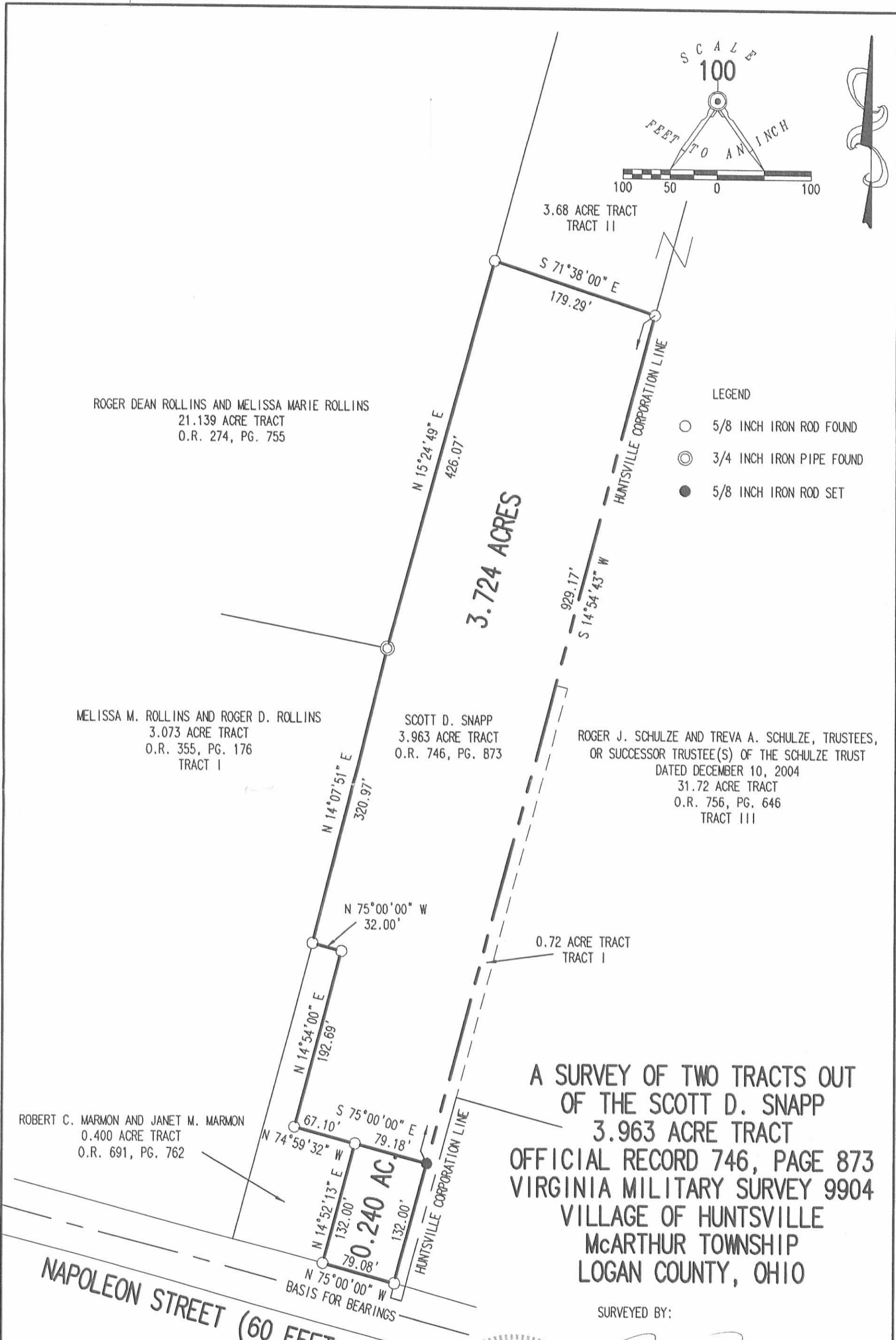
ROGER J. SCHULZE AND TREVA A. SCHULZE, TRUSTEES,
OR SUCCESSOR TRUSTEE(S) OF THE SCHULZE TRUST
DATED DECEMBER 10, 2004
31.72 ACRE TRACT
O.R. 756, PG. 646
TRACT III

3.724 ACRES

A SURVEY OF TWO TRACTS OUT
OF THE SCOTT D. SNAPP
3.963 ACRE TRACT
OFFICIAL RECORD 746, PAGE 873
VIRGINIA MILITARY SURVEY 9904
VILLAGE OF HUNTSVILLE
McARTHUR TOWNSHIP
LOGAN COUNTY, OHIO

LEGEND

- 5/8 INCH IRON ROD FOUND
- ⊙ 3/4 INCH IRON PIPE FOUND
- 5/8 INCH IRON ROD SET



SURVEYED BY:



Jeffrey I. Lee
JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
MAY 9, 2006

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LEE SURVEYING & MAPPING CO., INC.
117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335

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

INDEXED ON MAP
9109 IP

ORIGINAL STAMP IN GREEN
ADW D0406 4232046A L-4232046-3

REC'D 11-15-96 SMY DW ✓

LESLIE H. GEESLIN
REGISTERED SURVEYOR 5248
P. O. BOX 274
RUSHSVLVANIA, OHIO 43347
TELEPHONE: (513) 468-2793

JENKINS SURVEY

November 14, 1996

The following described real estate situated in the State of Ohio, County of Logan, Township of McArthur, being part of Virginia Military Survey 9904, in the Village of Huntsville, and more particularly described as follows:

Beginning at a 5/8 inch iron bar set in the north line of Napoleon Street at the southeast corner of Robert C. Marmon, etal's 0.40 acre tract as described in D. B. Vol. 375 page 461.

Thence with said Marmon's east line N. 14° 52' 13" E. 132.00 feet to a 5/8 inch iron bar set.

Thence with said Marmon's east line N. 75° 00' 00" W. 67.00 feet to a 5/8 inch iron bar set.

Thence with said Marmon's east line N. 14° 52' 13" E. 192.70 feet to a 5/8 inch iron bar set at said Marmon's northeast corner.

Thence with said Marmon's north line N. 75° 00' 00" W. 32.00 feet to a 5/8 inch iron bar set in the east line of Willy F. Keykens' 3.571 acre tract, Tract I, as described in O. R. Vol. 122 page 213.

Thence with said Keykens' east line N. 14° 07' 56" E. 320.97 feet to a 3/4 inch iron pipe found at the southeast corner of Roger Dean Rollins, etal's 21.139 acre tract as described in O. R. Vol. 274 page 755.

Thence with said Rollins' east line N. 15° 25' 36" E. 426.08 feet to a 5/8 inch iron bar set at the southwest corner of Roger J. Schulze, etux's 3.68 acre tract, Tract II as described in O. R. Vol. 200 Page 817.

Thence with said Schulze's south line S. 71° 37' 47" E. 179.19 feet to a 5/8 inch iron bar set in the west line of said Schulze's 0.61 acre tract, Tract I as described in O. R. Vol. 200 Page 817.

Thence with the west line of said 0.61 acre tract S. 14° 54' 43" W. 1061.17 feet to a 5/8 inch iron bar set in the north line of said Napoleon St.

Thence with the north line of said Napoleon St. N. 75° 00' 00" W. 79.08 feet to the place of beginning.

Containing 3.963 acres more or less.

The above described 3.963 acre tract being a new survey of Robert P. Jenkins' 3.74 acre tract as described in O. R. Vol. 128 page 561.

Bearings are based on an assumed bearing (N. 75° 00' 00" W.) for the north line of Napoleon Street in this field survey by Leslie H. Geeslin, Reg. Surveyor 5248 on November 14, 1996.



MC A:\23\JENKINS.SAM

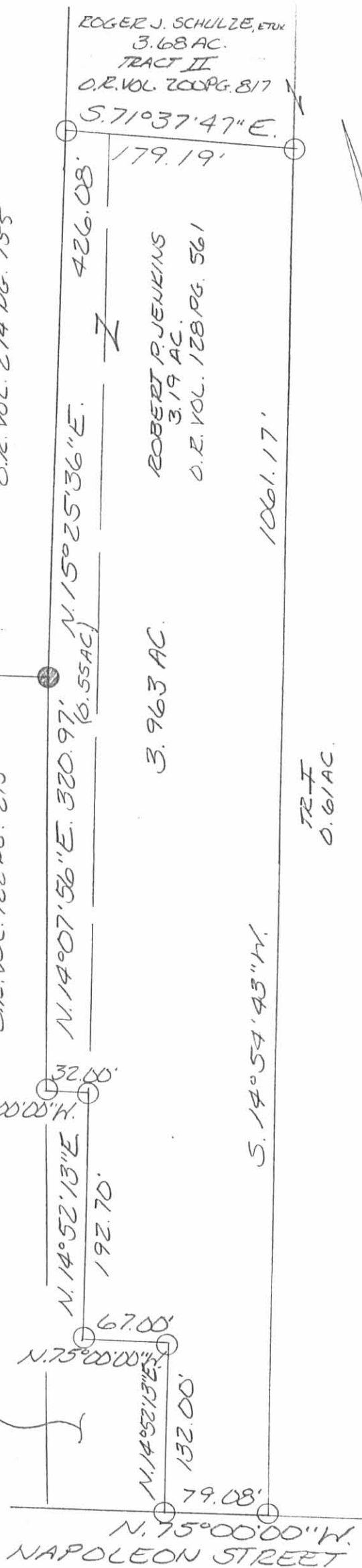
INDEXED ON MAP
 9109 2D

Leslie H. Geeslin

SCALE: 1"=100'



LEGEND:
○ = 5/8 INCH IRON BAR SET
● = 3/4 INCH IRON PIPE FOUND



ROGER DEAN BOLLINGS, ETAL
21, 139 AC.
O.R. VOL. 274 PG. 755

WILLY F. KEYSKENS
3.571 AC, TR I
O.R. VOL. 122 PG. 213

ROBERT C. MARION, ETAL
0.90 AC
D.B. VOL. 375 PAGE 461

ROGER J. SCHULZE, ETAL
3.68 AC.
TRACT II
O.R. VOL. 200 PG. 817

ROBERT P. JENKINS
3.19 AC.
O.R. VOL. 128 PG. 561

3.963 AC.

TR I
0.61 AC.

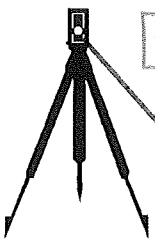
SURVEY OF 3.963 ACRES IN THE
VILLAGE OF HUNTSVILLE, VIRGINIA
MILITARY SUEVEY 9904, MCARTHUR
TOWNSHIP, LOGAN COUNTY, OHIO
FOR ROBERT JENKINS ON
NOVEMBER 14, 1996



Leslie H. Geeslin
LESLIE H. GEESLIN
RUSHSVLVANIA, O
(513) 468-2793

INDEXED ON MAP
9109 2P

10-11-2023



APPROVED
HAVENAR

Engineering & Surveying

Amy L. Havenar, P.E.
Britt R. Havenar, P.E., P.S.

Legal Description for 0.174 acres

Situate in the Virginia Military Survey No. 9904, Township of McArthur, Village of Huntsville, County of Logan, State of Ohio, and being part of a 3.724 parcel owned by Roger D. & Melissa M. Rollins. in Official Record 829, Page 921 of the Recorder's Office of Logan County, Ohio, as shown by a survey by Britt R. Havenar, Ohio P.S. No. 8266, and being more particularly described as follows:

Commencing at a 5/8" iron pin found at the southeast corner of a 0.300 acre tract owned by Roger D. & Melissa M. Rollins in Official Record 1273, Page 237, Tract I, also being the southwest corner of a 0.240 acre tract owned by John E. Downing, Jr. in Official Record 1176, Page 421. Thence North 19 degrees 11 minutes 13 seconds East, along the east line of said 0.300 acre tract and west line of said 0.240 acre tract, a distance of 132.00 feet to a 5/8" iron pin found, said pin being the True Point of Beginning of the tract of land herein described;

Thence continuing North 19 degrees 11 minutes 13 seconds East, along the new division line, a distance of 95.78 feet to a 5/8" capped iron pin set;

Thence South 70 degrees 41 minutes 00 seconds East, a distance of 79.25 feet to a 5/8" capped iron pin set, said pin being on the east line of said 3.724 acre tract and west line of a 0.720 tract owned by Roger J. & Treva A. Schulze, Trustees in Official Record 756, Page 646, Tract I;

Thence South 19 degrees 13 minutes 43 seconds West, along said east line of the 3.724 acre tract and west line of said 0.720 acre tract, a distance of 95.78 feet to a 5/8" iron pin found, said pin being the northeast corner of a said 0.240 acre tract;

Thence North 70 degrees 41 minutes 00 seconds West, along the north line of said 0.240 acre tract, a distance of 79.18 feet to 5/8" iron pin found, said pin being the True Point of Beginning of the above described tract, containing 0.174 acres more or less, subject to all easements of record.

Basis of bearings based on State Plane Coordinates, NAD83, Ohio North Zone.

Description prepared by:
Britt R. Havenar, P.E., P.S., Ohio P.S. No. 8266



10-11-2023

APPROVED

ROLLINS SURVEY VMS 9904 VILLAGE OF HUNTSVILLE McARTHUR TOWNSHIP, LOGAN COUNTY, OHIO

ROGER D. & MELISSA M. ROLLINS
O.R. 829-921
3.724 AC.
~~-0.174 AC.~~
3.550 AC. REMAINING

0.100 AC.
TRACT II

0.174 AC.

ROGER J. & TREVA A. SCHULZE, TRUSTEES,
OR SUCCESSOR TRUSTEE(S) OF THE SCHULZE TRUST
DATED DECEMBER 10, 2004
O.R. 756-646
TRACT III
31 AC.

ROGER D. & MELISSA M.
ROLLINS
O.R. 1273-237
0.300 AC.
TRACT I

JOHN E. DOWNING, JR.
O.R. 1176-421
0.240 AC.

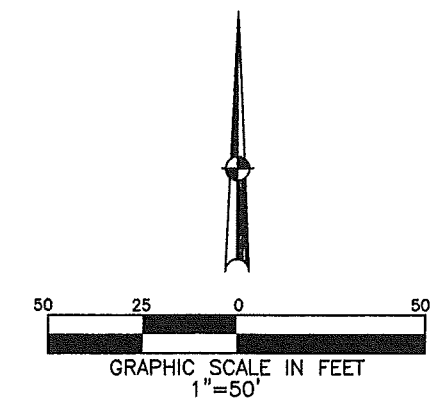
0.720 ACRE TRACT
TRACT 1

NOTE:
TRACT TO BE AN ADD-ON TO THE
TRACT TO THE SOUTH

EMORY ST.
R/W NAPOLEON STREET (CR 222)
60' EXISTING R/W

CORP.
LIMIT

HUNTSVILLE CORP. LINE



LEGEND

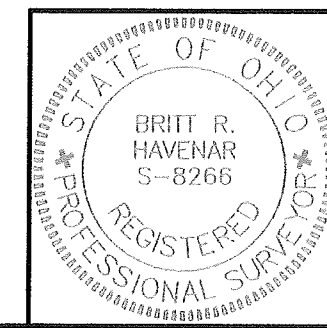
- ✖ RAILROAD SPIKE FOUND
- 5/8" DIA. IRON PIN SET
CAPPED "BRH PE PS,
OHIO PS 8266"
- 5/8" IRON PIN FOUND
- 1" BOLT FOUND
- ⊗ MAG SPIKE SET
- ⊙ WOOD POST FOUND

REFERENCES

LOGAN COUNTY
ENGINEER'S SURVEYS:
NO. 7639 NO. 9109
NO. 6791 NO. 2560

BASIS OF BEARINGS:
BEARINGS ARE BASED ON STATE PLANE
COORDINATES, NAD83, OHIO NORTH ZONE

SURVEY OF 0.174 ACRES FOR ROGER ROLLINS IN
McARTHUR TOWNSHIP. OCTOBER 7, 2023.



Britt R. Havenar
BRITT R. HAVENAR, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #8266
HAVENAR ENGINEERING & SURVEYING, INC.
AMY L. HAVENAR, P.E.
BRITT R. HAVENAR, P.E., P.S.
10860 SIDNEY-FREYBURG ROAD
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INDEXED ON MAP
9109