

VAN HYNING SURVEY

JUNE 1974

The following described real estate situated in Virginia Military Survey No's. 4413-4948-9423-9876, Jefferson Township, Logan County, Ohio and being more particularly described as follows:

Beginning at the intersection of the south right-of-way line of U.S.R. 33 with the west line of V.M.S. No. 4948-9423-9876; thence with said V.M.S. line N.19°02'E. 783.3 feet to an iron bar at the most southerly corner of Harold Marmon's 1.00 acre tract, passing an iron bar in the north right-of-way line of U.S.R. 33 at 210.5 feet; thence with said Marmon's east line N.59°29.5'E. 341.13 feet to a P.K. nail in the centerline of County Highway 153; thence with said centerline on a 318.31 foot radius curve to the left, the chord of which bears S.63°00.1'E. 157.41 feet to P.T. Station 353+06.80 as shown on page 7 of County Engineer's Plan L-24; thence with said centerline S.77°19'E. 543.8 feet to a P.K. nail in the northwest corner of Curtis A. Black's 24.78 acre tract; thence with a westerly line of said Black S.5°34.3'E. 57.7 feet to a corner post; thence with a northerly line of said Black N.87°01.2'W. 212.6 feet to a 20" locust; thence with said Black's most westerly line S.12°16.5'W. 709.8 feet to an iron bar in the north right-of-way line of U.S.R. 33; thence S.12°16.5'W. 230.3 feet to an iron pipe in the south right-of-way line; thence with said south right-of-way line N.74°46.2'W. 731.85 feet to a point; thence with said south right-of-way line N.15°13.8'E. 20.0 feet to a point; thence with said south right-of-way line N.74°46.2'W. 116.8 feet to the place of beginning.

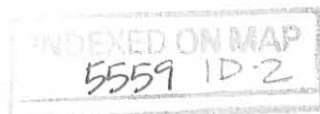
INDEXED ON MAP
5559 D-1

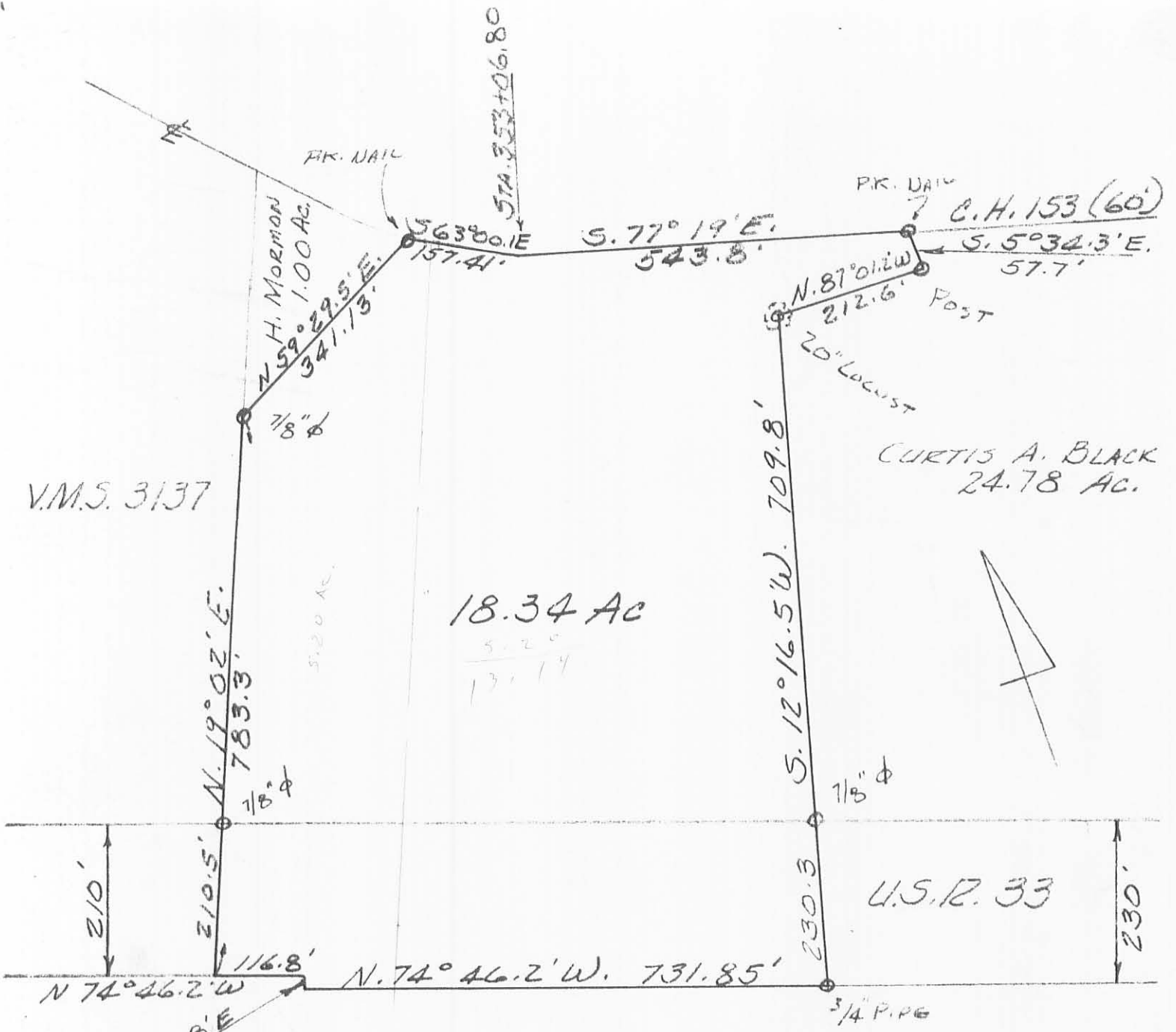
Containing 18.34 acres more or less, of which 4.37 acres is
in the Limited Access Right-of-Way of U.S.R. 33.

The above described 18.34 acres being on the north side of
T. M. Van Hyning's 26.30 acre tract.

I hereby certify that the above is a true and accurate
description of a survey made by me.

Leslie H. Geeslin
Reg. Surveyor 5248
Rushsylvania, Ohio 43327





V.M.S. 3137

H.H. MORMON
1.00 AC.

18.34 AC

CURTIS A. BLACK
24.78 AC.

U.S.R. 33

VAN HYNING SURVEY
JUNE, 1974
V.M.S. 4413-4948-9423-9876
JEFFERSON TOWNSHIP
LOGAN COUNTY, OHIO
SCALE 1" = 200'

5559 IP

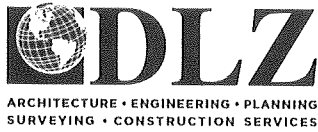
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LESLIE H. GEESUN
REG. SURVEYOR 5248
RUSHSVLVANIA, OHIO

7-8-2020



APPROVED



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

ADELSBERGER 13.384 ACRES

Lying in Virginia Military Surveys 4413 and 4948, Jefferson Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being all of the Benjamin A. Adelsberger and Rebecca J. Adelsberger 13.344 acre tract as deeded and described in Official Record 1116, Page 550, Tract II, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rebar found at the centerline P.I. (Station 351+84.1-Plan L-24) of County Highway 153 (60 feet wide) and being a southerly corner to the Aaron Z. Blakely and Krista L. Blakely 10.432 acre tract as deeded and described in Official Record 1324, Page 878;

THENCE, South 76°-17'-49" East, with the tangent of said centerline and southerly lines of said 10.432 acre tract and the Lori Young 4.749 acre tract as deeded and described in Official Record 1269, Page 325, Tract 2, passing a 5/8 inch iron rebar found (I.D. cap stamped "LEE SURVEYING INC") at a distance of 41.38 feet at the common southerly corner to said 10.432 acre and 4.749 acre tracts, a total distance of 138.60 feet to a MAG nail set at the P.T. of said centerline (Station 353+06.80 per Plan L-24; Station 353+22.7 per this survey) and being the **TRUE POINT OF BEGINNING**;

THENCE, **South 76°-17'-49" East**, continuing with said centerline and a northerly line of said 13.344 acre tract, passing a MAG nail found at the southeasterly corner of said 4.749 acre tract at a distance of 93.20 feet, a total distance of **536.28 feet** to a MAG nail found at the common corner to the northeast corner of said 13.344 acre tract and the northerly corner of the Matthew T. Wiley 10.237 acre tract as deeded and described in Official Record 1117, Page 521;

THENCE, with common lines to said 13.344 acre and 10.237 acre tracts, the following two (2) courses:

- 1) **South 03°-17'-26" East**, passing a 5/8 inch iron rebar found (I.D. cap stamped "LSM PS 7437") at a distance of 31.26, a total distance of **54.59 feet** to a 5/8 inch iron rebar found (I.D. cap stamped "LSM PS 7437"); and

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- 2) **North 86°-37'-56" West**, a distance of **212.59 feet** to a 5/8 inch iron rebar found (I.D. cap stamped "LSM PS 7437");

THENCE, **South 13°-17'-17" West**, with an easterly line of said 13.344 acre tract and westerly lines of said 10.237 acre tract and the Benjamin A. Adelsberger and Rebecca J. Adelsberger 2.455 acre tract as deeded and described in Official Record 1116, Page 550, Tract I, passing a 5/8 inch iron rebar found at a distance of 503.47 feet at the common westerly corner to said 10.237 acre and 2.455 acre tracts, a total distance of **661.16 feet** to an iron rebar set at the common southerly corner to said 13.344 acre and 2.455 acre tracts, the common corner to the northwest corner of the State of Ohio 5.165 acre tract as deeded and described in Official Record 230, Page 878, Parcel No. 104-WL and the northeast corner of the State of Ohio 4.996 acre tract as deeded and described in Official Record 200, Page 137, Parcel No. 102-WL and being on the northerly right-of-way line of U.S. Route 33;

THENCE, with common lines to southerly lines of said 13.344 acre tract and northerly lines of said 4.966 acre tract, the following five (5) courses:

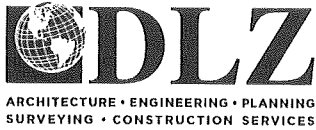
- 1) **North 78°-05'-14" West**, a distance of **245.34 feet** to a 3/4 inch iron rebar found;
- 2) **North 73°-23'-32" West**, a distance of **199.92 feet** to a 3/4 inch iron rebar found (aluminum ODOT I.D. cap);
- 3) **North 67°-34'-42" West**, a distance of **117.12 feet** to a 3/4 inch iron rebar found (aluminum ODOT I.D. cap);
- 4) **North 80°-59'-01" West**, a distance of **151.34 feet** to a 3/4 inch iron rebar found (aluminum ODOT I.D. cap);
- 5) **North 75°-08'-29" West**, a distance of **116.97 feet** to an iron rebar set at the common corner to the northeast corner of the State of Ohio 3.226 acre tract as deeded and described in Official Record 254, Page 95, Parcel No. 101-WL and the southeast corner of the Matthew T. Wiley 69.756 acre tract as deeded and described in Official Record 734, Page 610;

THENCE, **North 21°-00'-56" East**, with the common line to said 13.344 acre and 69.756 acre tracts, a distance of **556.50 feet** to a 7/8 inch iron rebar found at the southwest corner of the Scott R. Armentrout and Amy J. Armentrout one acre tract as deeded and described in Official Record 1247, Page 860;

THENCE, **North 60°-46'-35" East**, with the common line to said 13.344 acre and one acre tract, passing a 3/4 inch iron rebar found at a

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INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

distance of 327.68 feet, a total distance of **341.13 feet** to a MAG nail set on the arc of a curve on said centerline;

THENCE, with the arc of said curve, to the left, having an arc length of 167.55 feet, a radius of 318.78 feet, a delta angle of 30°-06'-50", and a chord bearing and distance of **South 61°-14'-24" East, 165.63 feet** to the **POINT OF BEGINNING**.

Containing **13.384 acres**, more or less, of which 0.496 acre is within highway right-of-way, 9.248 acres is within Virginia Military Survey 4413 and 4.136 acres is within Virginia Military Survey 4948.


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.

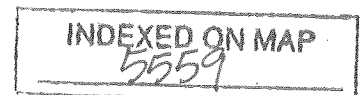
Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010), with the centerline of County Highway 153 having a bearing of South 76°-17'-49 East. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on June 25, 2020.



Description prepared by:


Daniel A. Neer
Professional Surveyor No. 8533
July 7, 2020

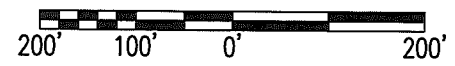
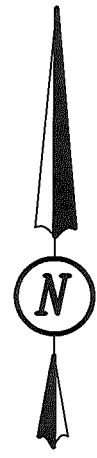
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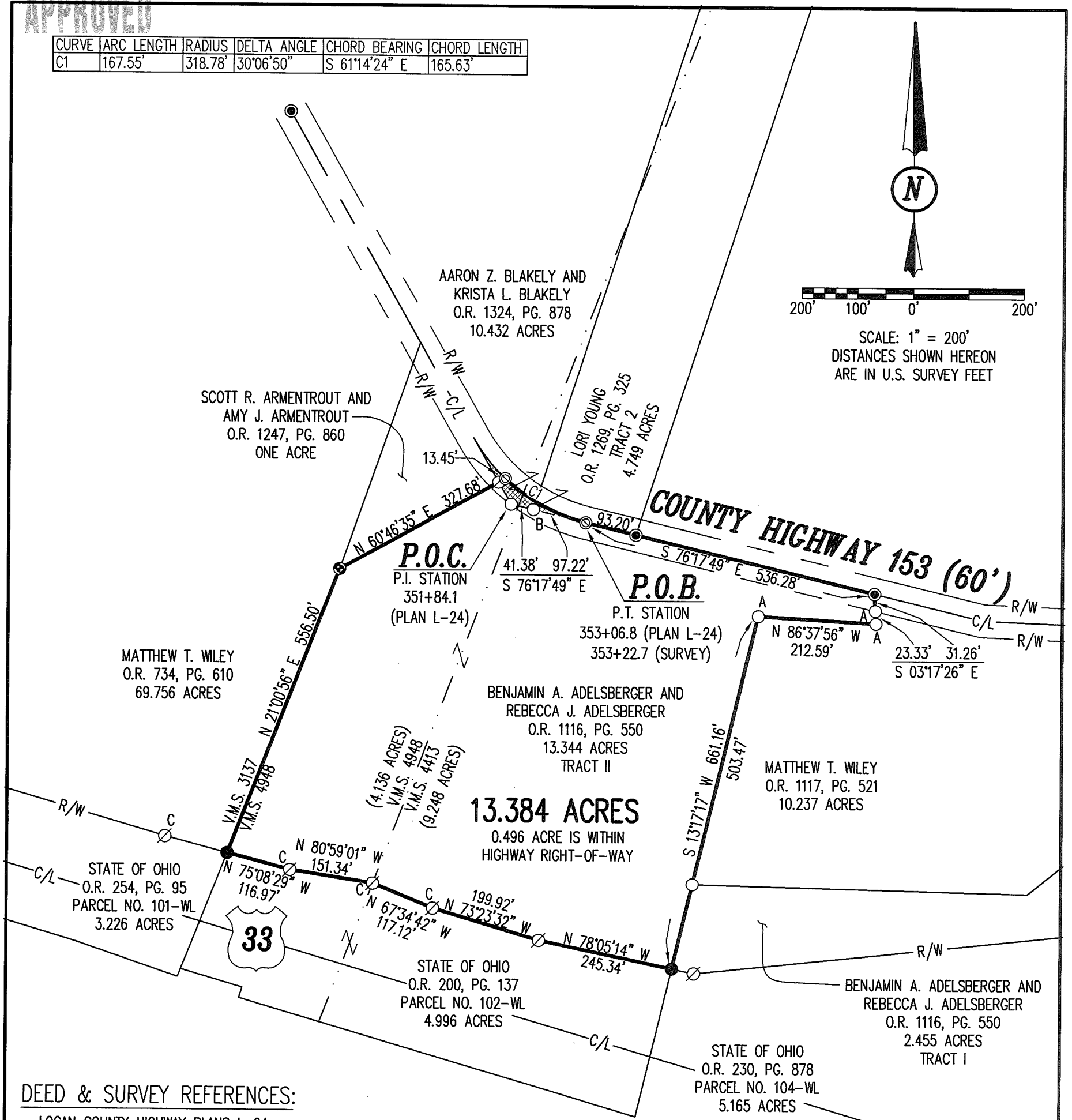


APPROVED

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	167.55'	318.78'	30°06'50"	S 61°14'24" E	165.63'



SCALE: 1" = 200'
DISTANCES SHOWN HEREON
ARE IN U.S. SURVEY FEET



DEED & SURVEY REFERENCES:

- LOGAN COUNTY HIGHWAY PLANS L-24
- LOGAN COUNTY MAP ROOM FILES 2872, 5559, 5561 & 8083
- LOG-33-21.51 R/W PLAN
- REFERENCE DEEDS SHOWN HEREON

OCCUPATION NOTE:

NO EVIDENCE OF OCCUPATION ALONG BOUNDARY LINES UNLESS OTHERWISE SHOWN

BASIS FOR BEARINGS:

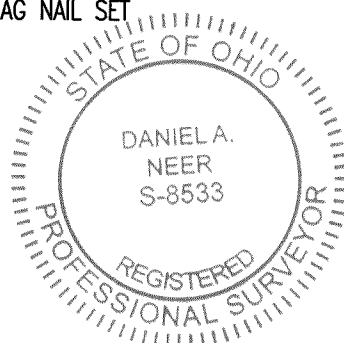
BEARINGS AND DISTANCES, SHOWN HEREON, ARE DERIVED FROM GPS OBSERVATIONS BASED ON GRID NORTH, OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011, EPOCH 2010), WITH THE CENTER-LINE OF COUNTY HIGHWAY 153, HAVING A BEARING OF S 76°17'49" E.

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

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LEGEND

- 5/8 INCH IRON REBAR FOUND
- ⊙ 3/4 INCH IRON REBAR FOUND
- ⊕ 7/8 INCH IRON REBAR FOUND
- 5/8 INCH x 30 INCH IRON REBAR SET (I.D. CAP STAMPED "DLZ OHIO INC.")
- ⊙ MAG NAIL FOUND
- ⊙ MAG NAIL SET
- R/W = RIGHT-OF-WAY
- C/L = CENTERLINE
- O.R. = OFFICIAL RECORD
- D.V. = DEED VOLUME
- PG. = PAGE
- V.M.S. = VIRGINIA MILITARY SURVEY
- P.O.B. = POINT OF BEGINNING
- A = I.D. CAP STAMPED "LSM PS 7437"
- B = I.D. CAP STAMPED "LEE SURVEYING INC"
- C = ALUMINUM ODOT I.D. CAP
- [Cross-hatch pattern] = DEED OVERLAP



Daniel A. Neer
DANIEL A. NEER
PROFESSIONAL SURVEYOR NO. 8533
JUNE 25, 2020

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117 N. Madriver Street • Bellefontaine, OH 43311
(937) 593-7335 • www.dlz.com
Project #2021-2069.00

PLAT OF SURVEY
VIRGINIA MILITARY
SURVEYS 4413 & 4948
JEFFERSON TOWNSHIP
LOGAN COUNTY, OHIO

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
DAN			7-7-20