

Bibart Survey

March, 1976

Being situated in Jefferson Township, Logan County, Ohio; and being a part of V.M.S. 4195 and 4604.

Beginning at the point of intersection of the centerlines of County Road 28 and County Road 291 (Marmon Road).

Thence with the center of County Road 291 S $73^{\circ} - 38'W$ 700.8 feet to a point. Said point is the true place of beginning for this description.

Thence continuing with the center of County Road 291 S $73^{\circ} - 38'W$ 111.5 feet to an iron at an angle.

Thence again with the center of County Road 291 S $63^{\circ} - 22'W$ 377.5 feet to a nail.

Thence with the east line of Van Hyning's 30.00 acre tract N $14^{\circ} - 27'E$ 322.1 feet to a iron at the southwest corner of Black's 22.52 acre tract.

Thence with the south line of Black's 22.52 acre tract S $76^{\circ} - 41'E$ 366.0 feet to a iron.

Thence S $16^{\circ} - 22'E$ 28.1 feet to the place of beginning.

Containing 1.42 acres more or less. Subject to right of way easements.

This is the remaining usable land from Tract 3 of Deed Volume 272, page 244; after all deletions are made including Bibart's 13.71 acre tract.

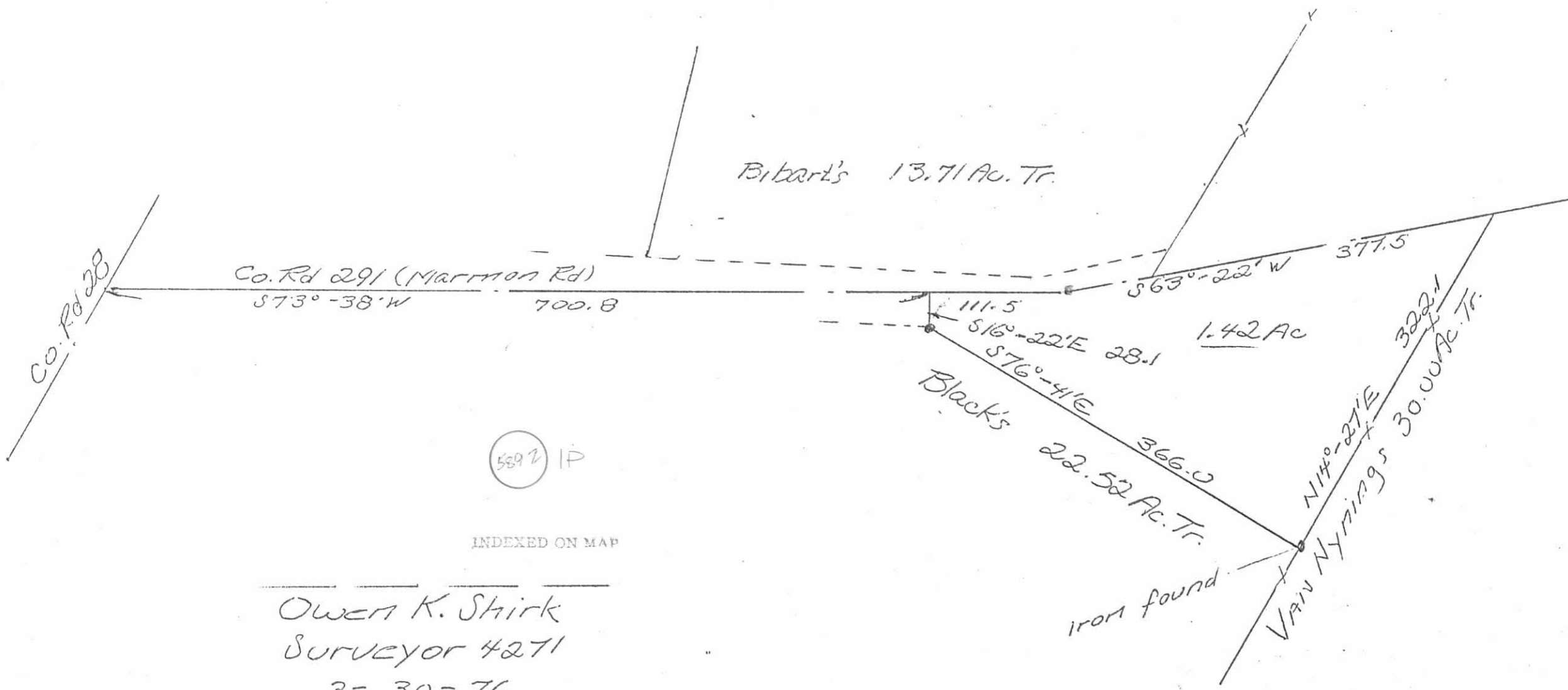
*

Owen K. Shirk
Surveyor 4271

INDEXED ON MAP

5892 ID

BIBART SURVEY
 JEFFERSON TWP., LOGAN CO., OHIO
 V.M.S. 4195 & 4604 1" = 100'



5692 IP

INDEXED ON MAP

Owen K. Shirk
 Surveyor 4271
 3-30-76

SURVEYOR'S AFFIDAVIT

STATE OF OHIO,

SS:

LOGAN COUNTY,

Owen K. Shirk, Registered Surveyor No. 4271, being first duly sworn, deposes and says that in March of 1976, he surveyed certain acreage situated in Jefferson Township, Logan County, Ohio, and being part of V.M.S. 4195 and 4604, which description contained 1.42 acres, more or less; that he has further reviewed a certain 13.71 acre tract situated in the same V.M.S. as afore-said; that said 13.71 acre tract is, according to the records of the Logan County Engineer's Office, a new description by Foster Wright, Registered Surveyor No. 1673, conducted 11/11/59; that said 13.71 acre description describes that part of Tract III of the deed recorded in Volume 272, Page 244, which is situated south of the Marmon Road (referred to as a 20 foot right-of-way in the description to said Tract III); that said Tract III, after the exceptions therein contained, covers all of the land described by said 13.71 acre tract.

Affiant further says that the 1.42 acre description is a new description of said Tract III referred to above, after deducting therefrom the following: all exceptions contained in Tract III of Volume 272, Page 244; the 13.71 acre description set forth as Tract I in the deed recorded in Volume _____, Page _____, Logan County Deed Records; that real estate conveyed in Deed Volume 282, Page 221, being a 22.52 acre tract and an 18.65 acre tract; and that real estate conveyed to the State of Ohio for highway purposes in Volume 277, Page 369, being 5.13 acres.

Affiant further says that the 13.71 acre tract and the 1.42 acre tract above referred to, together with that real estate within the bounds of Marmon Road (C.R. 291), constitute that real estate remaining from Tract III of the Volume 272, Page 244, Deed remaining after the deduction of all exceptions, said remaining

5092 2D-1

real estate being presently owned by George H. Bibart and June P. Bibart, husband and wife, and shown on the tax duplicate as 22.21 acres, more or less.

Further Affiant saith naught.

Owen K. Shirk

Sworn to before me and subscribed in my presence this _____ day of _____, 1977.

Notary Public

TO THE RECORDER:

Please index the within Affidavit in the abstract for V.M.S. 4195 and 4604 from Owen K. Shirk, Grantor, to George H. Bibart, et ux, Grantees, and note the Volume and Page of this Affidavit on the margin of the Deed recorded in Volume _____, Page _____.

This instrument prepared by:

MARK S. O'CONNOR, Attorney at Law,
325 N. Main Street, Bellefontaine, Ohio 43311

50922D-2



LEGEND:

- ⊙ 1/2 INCH IRON PIPE FOUND (BENT)
 - ⊕ 3/4 INCH IRON PIPE FOUND
 - ⊗ 3/4 INCH IRON REBAR FOUND
 - 5/8 INCH IRON REBAR FOUND
 - 5/8 INCH BY 30 INCH IRON REBAR SET WITH PLASTIC I.D. CAP STAMPED "DLZ OHIO INC."
- P.O.B. = POINT OF BEGINNING
 V.M.S. = VIRGINIA MILITARY SURVEY
 R/W = RIGHT-OF-WAY
 C/L = CENTER-LINE
 O.R. = OFFICIAL RECORD
 PG. = PAGE
 RT. = RIGHT
- DENOTES TREE LINE
 - - - DENOTES CREEK/DITCH

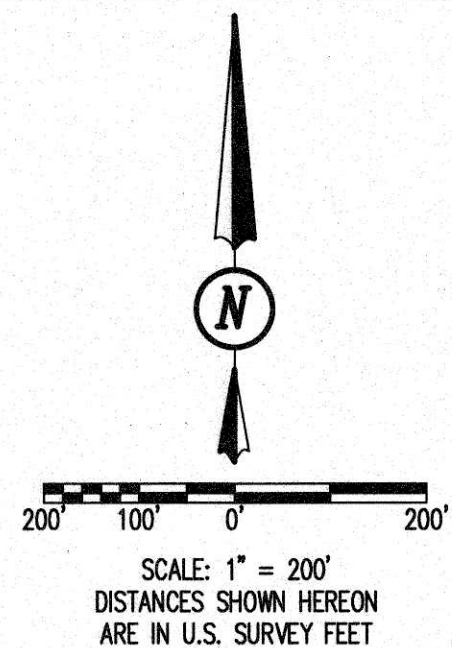
DEED & SURVEY REFERENCES:

REFERENCE DEEDS ARE SHOWN HEREON

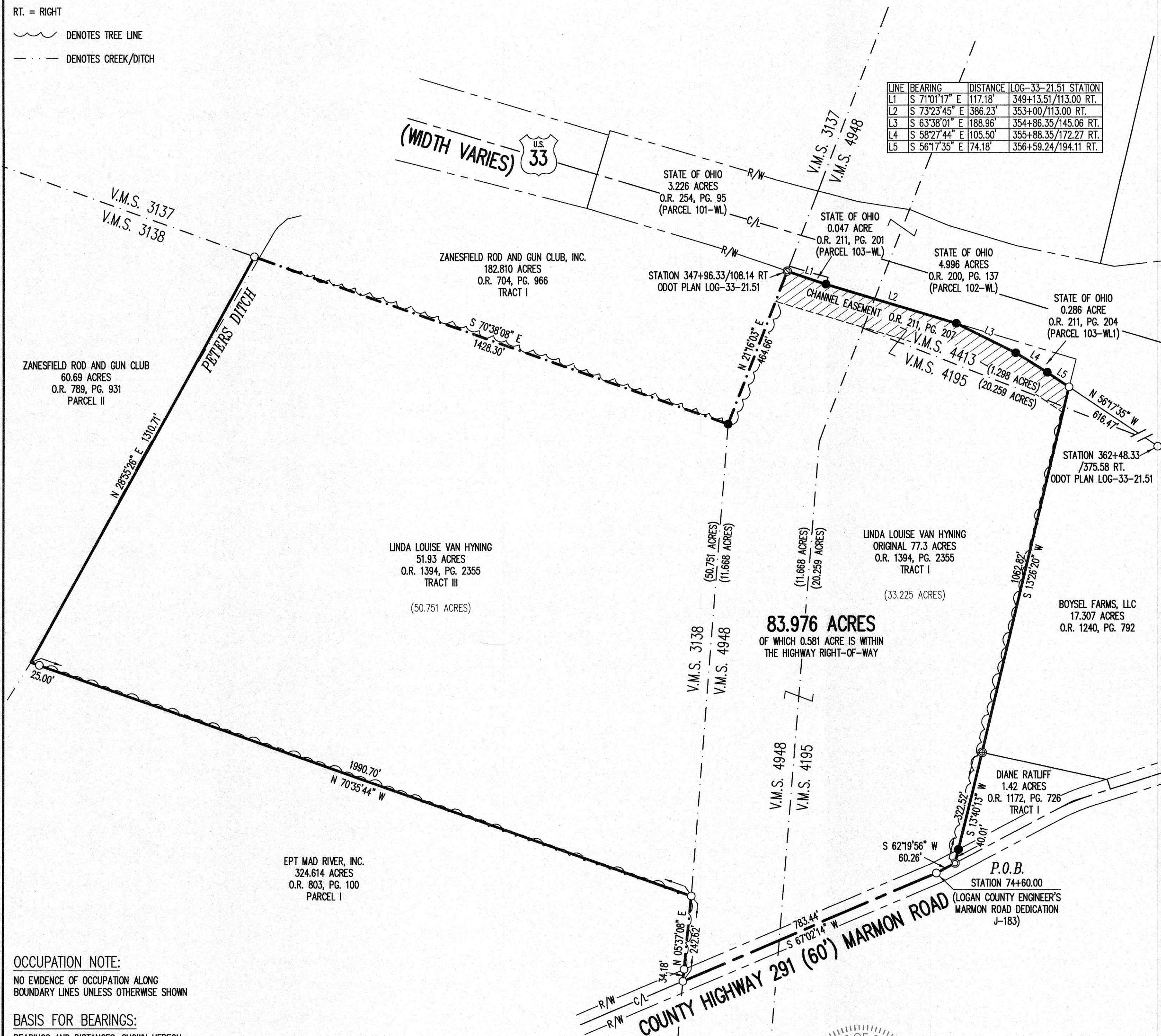
STATE OF OHIO DEPARTMENT OF TRANSPORTATION (ODOT) LOG-33-21.51 CENTER-LINE AND RIGHT-OF-WAY MAP, DATED 10/9/92.

LOGAN COUNTY ENGINEER'S MAP ROOM FILES: 8083, 437, 8155, 5559, 2872, 5892, 4029 & 8989

PLAT OF DEDICATION OF THE RIGHT OF WAY FOR MARMON ROAD, SURVEYED AND PLATTED BY BERNARD HURST, JR., P.S. 4868, P.E. 26568, DATED 1966.



LINE	BEARING	DISTANCE	LOG-33-21.51 STATION
L1	S 71°01'17" E	117.18'	349+13.51/113.00 RT.
L2	S 73°23'45" E	386.23'	353+00/113.00 RT.
L3	S 63°38'01" E	188.96'	354+86.35/145.06 RT.
L4	S 58°27'44" E	105.50'	355+88.35/172.27 RT.
L5	S 56°17'35" E	74.18'	356+59.24/194.11 RT.

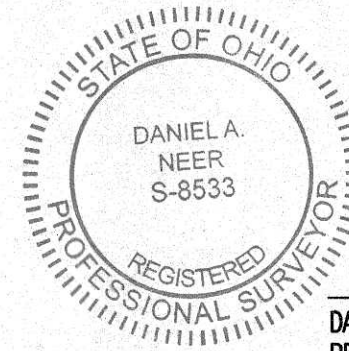


OCCUPATION NOTE:
 NO EVIDENCE OF OCCUPATION ALONG BOUNDARY LINES UNLESS OTHERWISE SHOWN

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 291, HAVING A BEARING OF S 67°02'14" W.

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

SURVEY OF 83.976 ACRES
 VIRGINIA MILITARY SURVEYS
 3138, 4948, 4195 AND 4413
 JEFFERSON TOWNSHIP
 LOGAN COUNTY, OHIO



DANIEL A. NEER
 PROFESSIONAL SURVEYOR NO. 8533
 JANUARY 21, 2021

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 (937) 593-7335 • www.dlz.com
 Project #2021-2175.00 (S)

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
KSS			1/22/2021

INDEXED ON MAP
 5392

2-3-2021



APPROVED



ARCHITECTURE • ENGINEERING • PLANNING
SURVEYING • CONSTRUCTION SERVICES

INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

VAN HYNING

83.976 ACRES

Lying in Virginia Military Surveys 3138, 4948, 4195 and 4413, Jefferson Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Linda Louise Van Hyning remainder of an original 77.3 acre tract and all of the 51.93 acre tract as deeded and described in Official Record 1394, Page 2355, Tracts I and III, respectively, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rebar found on the center-line of County Highway 291 (60 feet wide) (Marmon Road) at Station 74+60.00 (Logan County Engineer's Road Dedication, J-183);

THENCE, with said center-line, **S 67°-02'-14" W**, a distance of **783.44 feet** to a 5/8 inch rebar found at a line common to said original 77.3 acre tract and the EPT Mad River, Inc., 324.614 acre tract as deeded and described in Official Record 803, Page 100, Parcel I, and being on the common line to said Virginia Military Surveys 3138 and 4948;

THENCE, with the line common to said original 77.3 acre and 324.614 acre tracts and said Virginia Military Survey lines, **N 05°-37'-08" E**, passing a 5/8 inch iron rebar found at a distance of 34.18 feet, a total distance of **242.62 feet** to a 5/8 inch iron rebar found on the westerly line of said original 77.3 acre tract and at a corner common to said 51.93 acre and 324.614 acre tracts;

THENCE, with the line common to said 51.93 acre and 324.614 acre tracts, **N 70°-35'-44" W**, passing a 5/8 inch iron rebar found at a distance of 1965.70 feet, a total distance of **1990.70 feet** to a point in Peters Ditch at a corner common to said 51.93 acre and 324.614 acre tracts and being on the easterly line of the Zanesfield Rod and Gun Club 60.69 acre tract as deeded and described in Official Record 789, Page 931, Parcel II;

THENCE, with the line common to said 51.93 acre and 60.69 acre tracts and within Peters Ditch, **N 28°-55'-26" E**, a distance of **1310.71 feet** to a 5/8 inch iron rod found on a corner common to said 51.93 acre and

INDEXED ON MAP

5892

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60.69 acre tracts, being on the south line of the Zanesfield Road and Gun Club, Inc., 182.810 acre tract as deeded and described in Official Record 704, Page 966, Tract I and being on the line common to said Virginia Military Surveys 3138 and 3137;

THENCE, with the line common to said 51.93 acre and 182.810 acre tracts and said Virginia Military Surveys, **S 70°-38'-08" E**, a distance of **1428.30 feet** to an iron rebar set at a corner common to said 51.93 acre, 182.810 acre and original 77.3 acre tracts, and being on the northeasterly corner of said Virginia Military Survey 3138, the southeasterly corner of Virginia Military Survey 3137 and an angle point in the west line of Virginia Military Survey 4948;

THENCE, with the line common to said original 77.3 acre and 182.810 acre tracts and said Virginia Military Surveys 3137 and 4948, **N 21°-16'-03" E**, a distance of **464.66 feet** to a 3/4 inch iron rebar found on the southerly right-of-way line of U.S. Highway 33 (width varies) at Station 347+96.35/108.14 RT. (ODOT Plan LOG-33-21.51), being a corner common to the remainder of said original 77.3 acre and 182.810 acre tracts, the State of Ohio 0.047 acre tract as deeded and described in Official Record 211, Page 201 (Parcel 103-WL) and the State of Ohio 3.226 acre tract as deeded and described in Official Record 254, Page 95 (Parcel 101-WL);

THENCE, with the line common to the remainder of said original 77.3 acre tract and said 0.047 acre tract and the southerly right-of-way line of said Highway, **S 71°-01'-17" E**, a distance of **117.18 feet** to an iron rebar set at Station 349+13.51/113.00 RT., being a north line of the remainder of said original 77.3 acre tract and a corner common to said 0.047 acre tract and the State of Ohio 4.996 acre tract as deeded and described in Official Record 200, Page 137 (Parcel 102-WL);

THENCE, with the line common to the remainder of said original 77.3 acre and 4.996 acre tracts and the southerly right-of-way line of said Highway, **S 73°-23'-45" E**, a distance of **386.23 feet** to an iron rebar set at Station 353+00/113.00 RT., being a north line of the remainder of said original 77.3 acre tract and a south line of said 4.996 acre tract and a west corner of the State of Ohio 0.286 acre tract as deeded and described in Official Record 211, Page 204 (Parcel 103-WL1)DDE;

INDEXED ON MAP
5892

THENCE, with lines common to the remainder of said original 77.3 acre and 0.286 acre tracts, and the southerly right-of-way line of said Highway, the following three (3) courses:

1. **S 63°-38'-01" E**, a distance of **188.96 feet** to an iron rebar set at Station 354+86.35/145.06 RT.;
2. **S 58°-27'-44" E**, a distance of **105.50 feet** to an iron rebar set at Station 355+88.35/172.27 RT.; and
3. **S 56°-17'-35" E**, a distance of **74.18 feet** to a 5/8 inch iron rebar found at Station 356+59.24/194.11 RT., being a corner common to the remainder of said original 77.3 acre, the 0.286 acre and 4.996 acre tracts and the Boysel Farms, LLC, 17.307 acre tract as deeded and described in Official Record 1240, Page 792;

THENCE, with the line common to said original 77.3 acre and 17.307 acre tracts, **S 13°-26'-20" W**, a distance of **1062.82 feet** to a 3/4 inch iron pipe found in the east line of said original 77.3 acre and at a corner common to said 17.307 acre tract and the Diane Ratliff 1.42 acre tract as deeded and described in Official Record 1172, Page 726, Tract I;

THENCE, with the line common to said original 77.3 acre and 1.42 acre tracts, **S 13°-40'-13" W**, passing an iron rebar set at a distance of 282.51 feet, a total distance of **322.52 feet** to a 1/2 inch iron pipe found (bent) on the center-line of said County Highway 291;

THENCE, with said center-line, **S 62°-19'-56" W**, a distance of **60.26 feet** to the **POINT OF BEGINNING**.

Containing **83.976 acres**, more or less, of which 0.581 acre is within the highway right of way. There is 33.225 acres within the original 77.3 acre tract and 50.751 acres is all of the 51.93 acre tract. There is 50.751 acres within Virginia Military Survey 3138, 11.668 acres within Virginia Military Survey 4948, 20.259 acres within Virginia Military Survey 4195 and 1.298 acres within Virginia Military Survey 4413.

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.

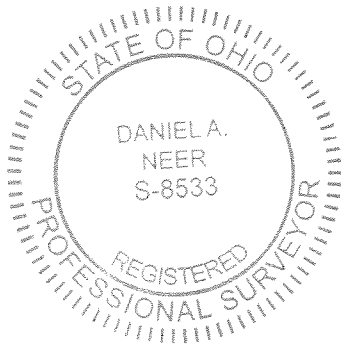




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Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010), with the center-line of County Highway 291, having a bearing of S 67°-02'-14" W. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ Ohio, Inc. on January 21, 2021.

Description prepared by:



D. Neer
Daniel A. Neer

Professional Surveyor No. 8533

January 25, 2021



2021-2175.00