

SURVEY FOR KENNETH AND NANCY JOHNSON
126.948 ACRES
July 5, 2007

The following described 126.948 acre tract is situated in the State of Ohio, County of Logan, Township of Jefferson, V.M.S. 4948, 9423, and 9876, and V.M.S. 12563 and 13067, being all of Kenneth D. and Nancy J. Johnson's 100 acre tract described in Official Record 547, page 795 and all of Kenneth D. and Nancy J. Johnson's 20 acre tract described in Official Record 547, page 797, and said 126.948 acre tract being more particularly described as follows:

Beginning for reference at a 1 inch iron pin found at an angle point in the centerline of Township Road 129 (40 feet wide), said iron pin referenced as Station 36+78.7 in Logan County Engineer's Field Book 682, page 8, said iron pin being at a northeast corner of said 100 acre tract, southeast corner of said 20 acre tract, a south corner of Stanley and Jean K. Leininger's 70 acre Parcel One, Tract II described in Deed Record 285, page 215, in the northeast line of V.M.S. 4948, 9423 and 9876, and in the southwest line of V.M.S. 5088, said iron pin marking the **place of beginning**;

Thence **South 36°26'07" East (assumed bearing) 396.65 feet**, following the centerline of Township Road 129, a northeast line of said 100 acre tract and V.M.S. 4948, 9423 and 9876, and the southwest line of V.M.S. 5088, passing at approximately 197 feet the southeast corner of V.M.S. 4948, 9423 and 9876, and the northeast corner of V.M.S. 12563 and 13067, thereafter following a northeast line of V.M.S. 12563 and 13067, to a magnetic nail set at the north corner of Leo A. and Wava J. Mitchell, Trustee's original 118 acre tract described in Official Record 258, page 859, and at the northeast corner of V.M.S. 9372;

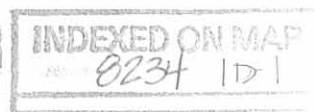
Thence **South 54°11'56" West 2083.84 feet**, departing from the centerline of Township Road 129, following the northwest line of V.M.S. 9372, the northwest line of said original 118 acre tract, the southeast line of said 100 acre tract, and the southeast line of said V.M.S. 12563 and 13067, passing at 30.00 feet an iron pin set, to an iron pin set at an angle point in the east line of V.M.S. 12563 and 13067, and in an east line of Imogene L. Clapsaddle, Trustee's 223.389 acre tract described in Official Record 608, page 397;

Thence **North 36°27'25" West 102.30 feet**, crossing V.M.S. 12563 and 13067, following a west line of said 100 acre tract and an east line of said 223.389 acre tract, passing at 101.30 feet an iron pin found, to a stone found in a south line of V.M.S. 4948, 9423 and 9876;

Thence **South 51°31'45" West 494.99 feet**, following a south line of said 100 acre tract and V.M.S. 4948, 9423 and 9876, and following a north line of said 223.389 acre tract and V.M.S. 12563 and 13067, passing at 1.00 foot an iron pin found, to an iron pin found;

Thence **North 22°50'47" West 330.00 feet**, entering V.M.S. 4948, 9423 and 9876, following a west line of said 100 acre tract and an east line of said 223.389 acre tract, to a point bearing North 61°58'55" East 26.47 feet from an iron pin found;

Thence **North 31°20'46" West 330.03 feet**, following a west line of said 100 acre tract and an east line of said 223.389 acre tract, to an iron pin found;



Thence **North 18°20'31" West 214.50 feet**, following a west line of said 100 acre tract and an east line of said 223.389 acre tract, to a point bearing North 06°32'56" West 9.51 feet from an iron pin set;

Thence **North 15°39'29" East 511.52 feet**, following a west line of said 100 acre tract and an east line of said 223.389 acre tract, to an iron pin found;

Thence **North 06°37'48" East 345.29 feet**, following a west line of said 100 acre tract and an east line of said 223.389 acre tract, to a point;

Thence **South 83°57'07" West 511.42 feet**, following a south line of said 100 acre tract and a north line of said 223.389 acre tract, passing at 37.90 feet an iron pin found, to an iron pin found;

Thence **North 08°01'54" West 1320.00 feet**, following a west line of said 100 acre tract and an east line of said 223.389 acre tract, to an iron pin found at the northeast corner of said 223.389 acre tract, in the south line of Daniel Hartman Tetrick, etal's 90.096 acre tract described in Official Record 352, page 884, and being in a north line of V.M.S. 4948, 9423 and 9876, and in the south line of V.M.S. 2674;

Thence **North 82°25'11" East 558.01 feet**, following the north line of said 100 acre tract and V.M.S. 4948, 9423 and 9876 and the south line of said 90.096 acre tract and V.M.S. 2674, to a 2 inch steel post found at the southwest corner of James H. Jackson's 113 acre tract and 1 pole by 60 poles Tract I described in Official Record 861, page 876;

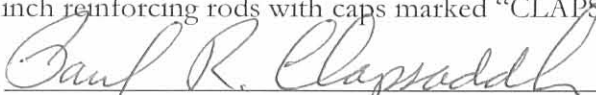
Thence **North 81°59'21" East 1248.30 feet**, following the north line said 100 acre tract and V.M.S. 4948, 9423 and 9876, and the south line of said Jackson's tract and V.M.S. 2674, passing at approximately 1050 feet the northwest corner of said 20 acre tract, thereafter following the north line of said 20 acre tract, to an iron pin set at the northeast corner of said 20 acre tract and V.M.S. 4948, 9423 and 9876, and at the northwest corner of said 70 acre tract and V.M.S. 5088;

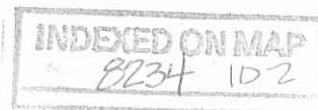
Thence **South 36°10'31" East 1687.36 feet**, following the east line of said 20 acre tract and V.M.S. 4948, 9423 and 9876, and the west line of said 70 acre tract and V.M.S. 5088, passing at 1638.41 feet an iron pin set, to the **place of beginning, containing 126.948 acres**, more or less, and being subject to all valid easements and restrictions of record.

Of the above described 126.948 acre tract, 0.191 acre are within the road right of way of Township Road 129, 119.731 acres are part of V.M.S. 4948, 9423 and 9876, and 7.217 acres are part of V.M.S. 12563 and 13067. Also, of the above described 126.948 acre tract, 19.140 acres is all of said originally described 20 acre tract, and 107.808 acres is all of said originally described 100 acre tract.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of July 2007. Bearing indicated herein are based on an assumed meridian with all others based on angles turned. Iron pins found and set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS #6140".

ATTEST:

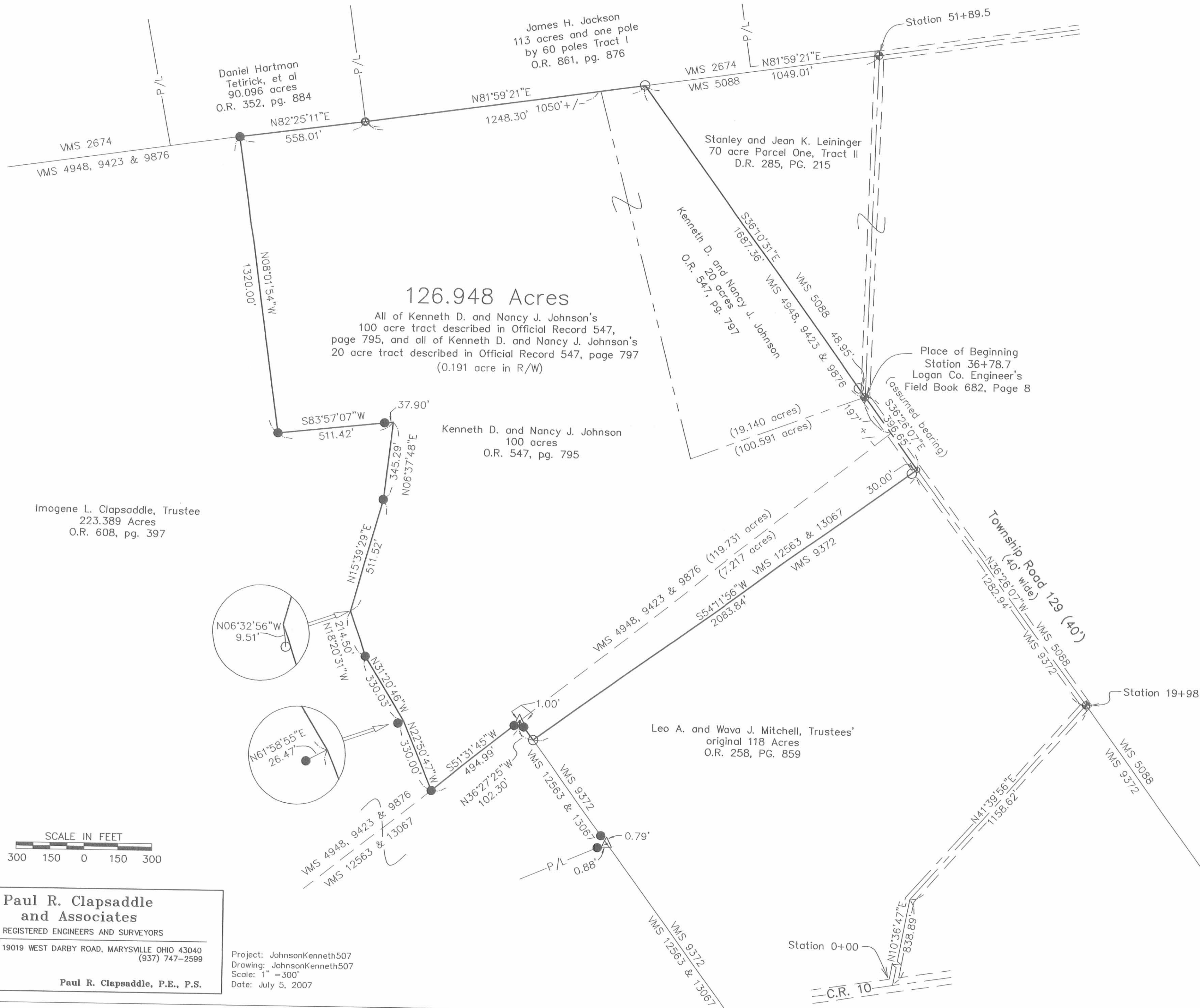

Paul R. Clapsaddle, R.S. #6140
19019 West Darby Rd., Marysville, Ohio 43040
(937) 747-2599



REV'D 7-24-07 SMY/OU

SURVEY FOR KENNY AND NANCY JOHNSON

State of Ohio, County of Logan, Township of Jefferson,
V.M.S. 4948, 9423 and 9876 & V.M.S. 9372



NOTES:

Reference deeds are shown hereon.

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

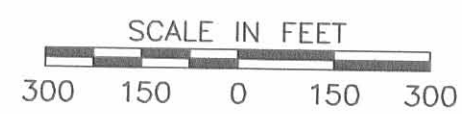
Reference Logan County Engineer's Field Book 682, page 7-9

LEGEND:

- ⊕ 1 inch iron pin found
- 5/8 inch iron pin found with cap marked "CLAPSADDLE RS #6140"
- Magnetic nail set
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS #6140"
- △ Stone found
- 2 inch steel post found

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



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

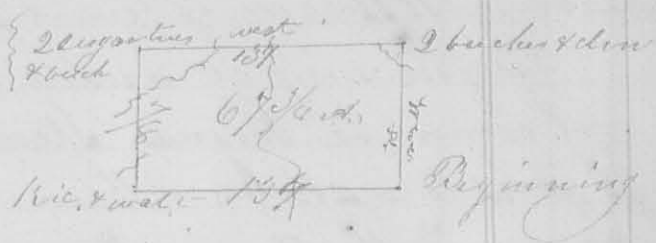
Project: JohnsonKenneth507
 Drawing: JohnsonKenneth507
 Scale: 1" = 300'
 Date: July 5, 2007

Paul R. Clapsaddle, P.E., P.S.

INDEXED ON MAP
0234 1P

poles) 137 poles to 2 sugar trees and a beech thence south
(crossing a branch at 40 poles
once at 73 poles) 78 poles

to a buckeye and a walnut
in the south line of the
survey - thence east
with said line, crossing
a branch 139 to the beginning being 67 1/2 acres in the S.E.
corner of Sandridge's said survey



Robt Campbell
John Easton

Ja. W. Harrison

10th mo. (Oct. 21st 1829) Survey No. 3234/20

Surveyed 100 acres of land for Kenkin Arles Beginning
at a blue ash, buckeye and fallen white walnut, south
west corner to Thomas Holt's survey No 2674 thence S 25° E
(crossing a branch at 90 poles) 140 poles to a sugar tree,
lynn, and beech, on the east bank of a small drain
thence N 65° E (crossing a branch at 6 poles & one at 18 poles)
112 poles, to a sugar tree, lynn, beech, and ironwood -

thence N 70° W, crossing a branch
at 83 poles) 105 poles to a small
lynn, dog wood and beech in
the south line of Holt's sur-
vey thence with said line
S 80° W (crossing a branch)
147 poles to the beginning
containing 100 acres part of

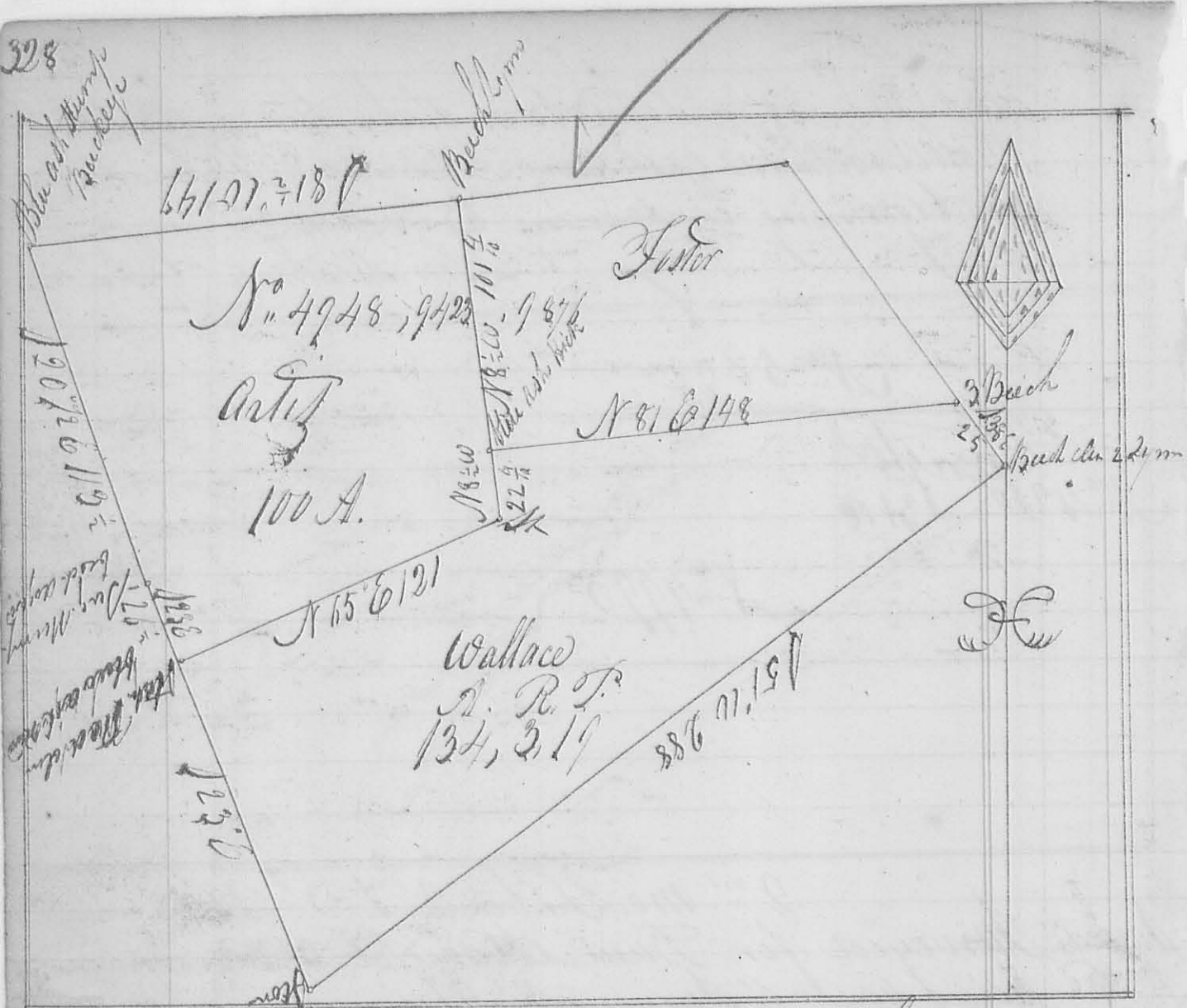


D. McArthur & P. Mean's survey No 4948 & 9423

The division line begins at an elm ash and beech
in the east line 42 poles from the N.E. corner of the tract
thence S 72° W crossing a branch 12 1/2 poles to 2 dog woods
and 2 beechy in the west line, dividing it into two equal
parts

Mathew Atter
Turner Bird

Ja. W. Harrison



Survey No. 187

2 Mo Feby 14th 1842

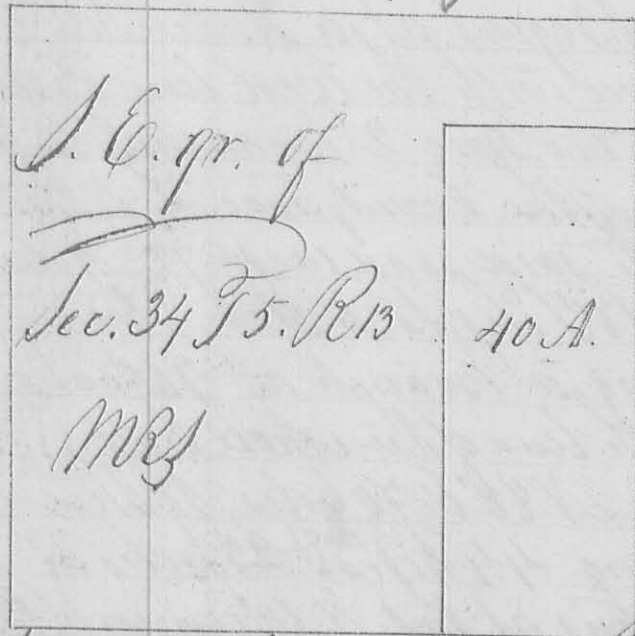
Surveyed for Wm M Donohoe adm^r of Duncan M Arthur dec^d under the direction of James Crew the following described land being part of Survey No. 4948, 9423, 9816, the 1st tract, beg. at a blue ash stump & peach tree S. W. \angle to Thomas Hotta Survey No. 2674: thence $S 20^{\circ} E 113\frac{1}{2}$ poles, crossing a small branch, to sugar stump, peach & dogwood (the peach is dead) cor. to S. Guckens; thence with his line $S 25^{\circ} E$ to a stake red Elm $N 12^{\circ} 10' 19$ links, blue ash & Camwood; thence $N 65^{\circ} E 121$ poles to a stake; thence $N 82^{\circ} 10' 10\frac{1}{2}$ poles, passing R. Blackleys S. W. cor. at $22\frac{1}{2}$ poles & crossing a branch at 88 poles, to a peach & L. in the south line of said Hotta said Survey No. 2674 N. W. Cor. to Blackley; thence with Hotta's south line $S 61^{\circ} 10' 13$ poles to the Beginning containing 100 acres

(187)

87394

The 2^d tract Begins at a Stake on Elm
 N 12° 10' 19 links distant Blue Ash & Ironwood
 S.W. cor. to the above mentioned tract: thence N 65° 0'
 12 poles to a Stake: thence N 82° 10' 22 1/2 poles to a
 Blue Ash & Hickory (the Ash is down) S.W. cor. to
 R. Blakely: thence with his South line N 81° E 148
 poles crossing a Branch at 32 poles and small Branch or
 drain to 3^d Beech his S.E. cor.: thence S 38° E 25 poles
 to a Beech Elm & 2 Spruce (one down): thence S 57° W
 288 poles crossing several branches to a Stone in a township
 road cor. to S. Lukins: thence with his East N 23° 10' 112
 Poles, to the Beginning containing 134 1/2 Acres
 C. Mechem C.S.L. Co

8477



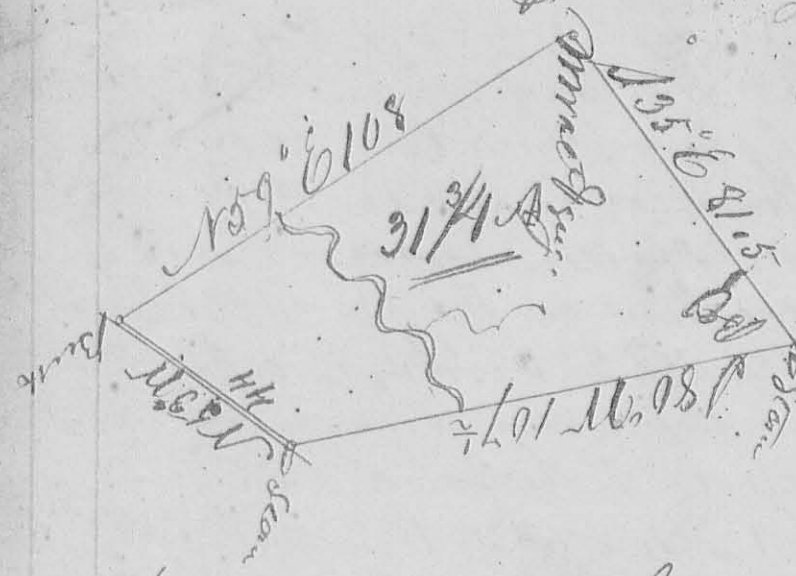
3^d Mo. March 3^d 1842
 Surveyed for Henry Tutten 40 acres of
 land being Part of the S.E. qr. of
 Sec 34 T. 5. R. 13 MRS: Beginning
 at the S.E. corner of said quarter
 Section: thence with the Section line
 N 1° E 129 3/10 Poles to a Stake Hickory 14
 in diameter N 21° E 10 links: thence
 N 89° 10' 48 7/10 poles to a Stake:
 thence S 1° 53' West 129 3/10 poles
 to a Stake in the South line
 of said quarter section:
 thence S 89° E 56 7/10 Poles to the Beginning

Survey N. 290

Survey N. 291

also
 Surveyed for Robert James Shiddy 2 1/10 acres
 being part of the S.E. Quarter of Sec. 34 T. 5. R. 13
 MRS: Beg. at a Stone in the East line of said quar-
 ter Section S.E. cor. to Mr. M. Betty thence with his South
 line N 88° W 26 1/2 Poles to the West Liberty Road: thence with
 said road S 42° E 42 Poles to a Stake in the East line of
 said qr. Section: thence with said east line N 1° E 32 Poles to
 the beginning containing 2 A. 2 R. 24 P. C. Mechem C.S.L. Co

Surveyed Sept. 26. 1844 for Benjamin Michener part of Survey No. 4928, 9423 & 9876 as follows: - Beginning at a Stone in a line of James Tayborn corner to the



Apican meeting house Lot: thence S 80° W 107 1/2 poles crossing a branch at 72 1/2 poles to a Stone NW corner to Crawford Byrd's land: thence N 54° W 44 poles to a Beech 6 inches diameter N 54° W 44 Sinks distant corner to

John Michener: thence N 59° E 108 poles crossing a branch to a Stone White Walnut and Sugar tree corner to James Tayborn: thence with the line N 35° E 81 1/2 poles, to the beginning containing 31 3/4 acres John Michener C. S. C. Co

6-21-2021



LEGAL DESCRIPTION

SITUATE IN V.M.S. 4948, 9423 & 9876 & V.M.S. 12563 & 13067, JEFFERSON TOWNSHIP, LOGAN COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Commencing for reference at a 1-inch iron pin found at an angle point in the centerline of Township Road 129 (40' wide), said iron pin referenced as Station 36+78.70 in Logan County Engineer's Field Book 682, Page 8 and being at the southwesterly corner of a 17.938-acre tract of land owned by B and B Rentals, Ltd. as described in Official Record 1316, Page 575;

thence, South 32°48'03" East, 48.77 feet, along the centerline of Township Road 129 to a Mag nail set and being the principal place of beginning of the tract herein described;

thence, South 32°48'03" East, 347.89 feet, along the centerline of Township Road 129 to a Mag nail found at the northeast corner of a 4.294-acre tract of land owned by Mark A. Vermillion as described in Official Record 1140, Page 591, and the north corner of VMS 9372;

thence, South 57°50'00" West, 600.13 feet, along the north line of said Vermillion tract and the north line of VMS 9372 to an iron pin with cap set at a new division line, passing for reference an iron pin found at 30.00 feet;

thence, North 27°05'08" West, 539.12 feet, along a new division line to an iron pin with cap set;

thence, North 76°51'25" East, 580.22 feet, along a new division line to the principal place of beginning, passing for reference an iron pin with cap set at 558.98 feet.

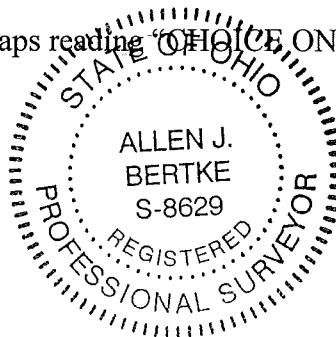
Containing 5.881 acres more or less with 0.161 acres more or less being within existing road right-of-way and all being subject to any legal highways and easements of record. Being part of a 126.948 acre tract owned by B & B Rentals Ltd. As described in Official Record 1393, Page 2807. With 3.358 acres being within V.M.S. 4948, 9423 & 9876 and 2.523 acres being within V.M.S 12563 & 13067.

The bearings are based on NAD 83 CORS 2011 adjustment, Ohio North Zone, ODOT VRS CORS Network.

The above description was prepared by Allen J. Bertke, Ohio Professional Surveyor Number 8629, based on a field survey performed under his direct supervision and dated June 4, 2021.

All iron pins set are 5/8" x 30" rebar with caps reading "CHOICE ONE ENGR-AJB PS 8629."

Allen J. Bertke
Allen J. Bertke, PS #8629



6/15/2021
Date



6-21-2021

APPROVED

SURVEY FOR B&B RENTALS

SITUATED IN V.M.S. 4948, 9423 & 9876 & V.M.S. 12563 & 13067,
JEFFERSON TOWNSHIP, LOGAN COUNTY, OHIO

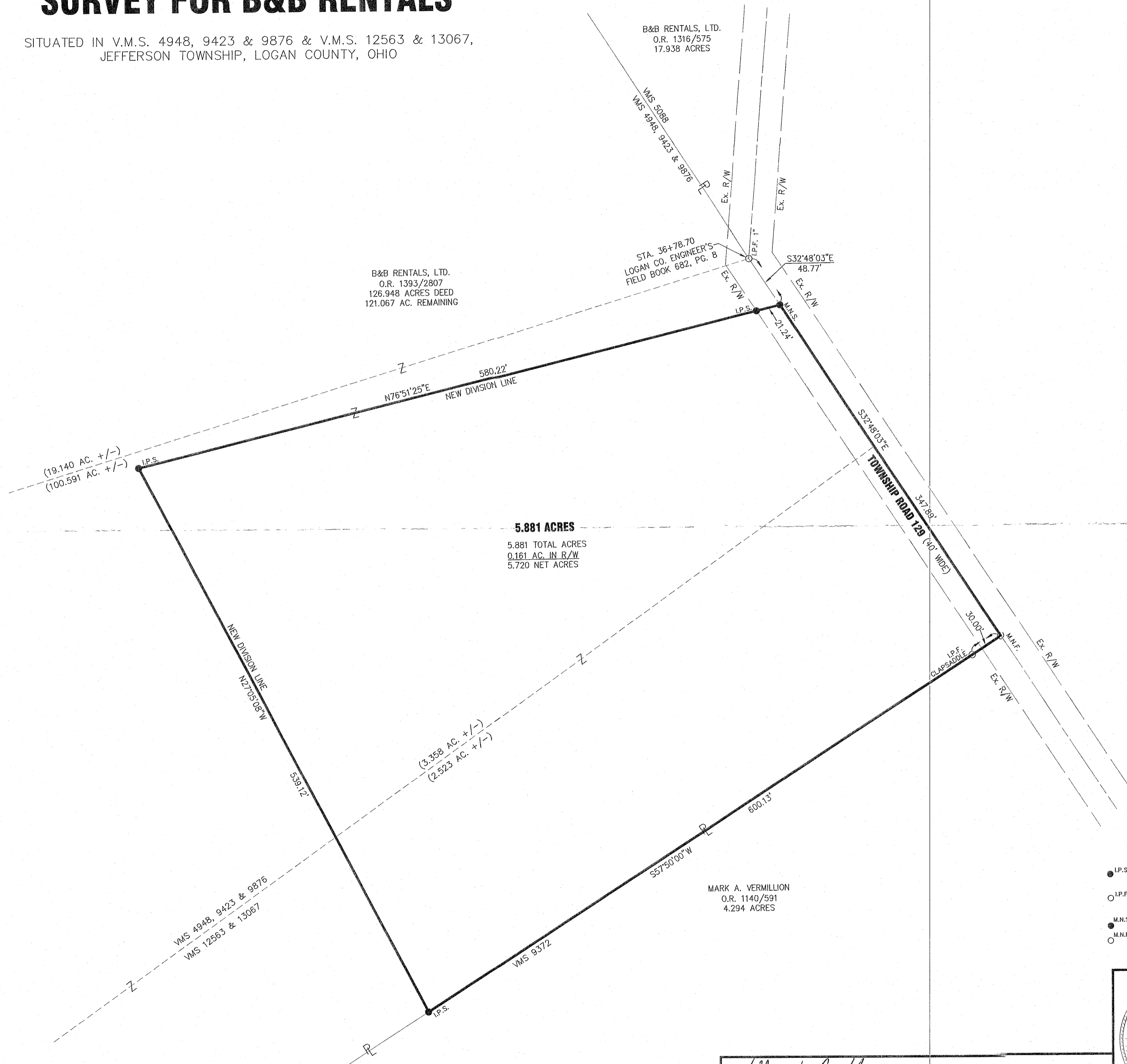
B&B RENTALS, LTD.
O.R. 1316/575
17.938 ACRES

B&B RENTALS, LTD.
O.R. 1393/2807
126.948 ACRES DEED
121.067 AC. REMAINING

STA. 36+78.70
LOGAN CO. ENGINEER'S
FIELD BOOK 682, PG. 8

MARK A. VERMILLION
O.R. 1140/591
4.294 ACRES

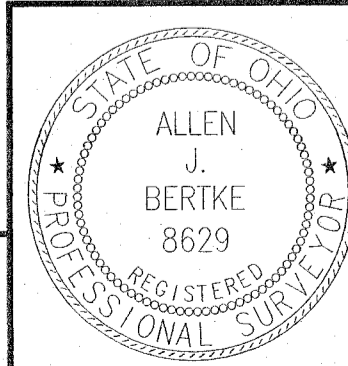
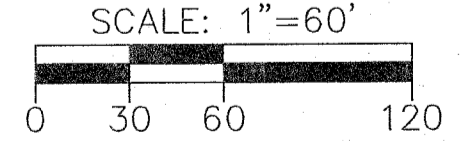
5.881 ACRES
5.881 TOTAL ACRES
0.161 AC. IN R/W
5.720 NET ACRES



LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. 5/8" IRON PIN FOUND UNLESS OTHERWISE SHOWN
- M.N.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND

THE BEARINGS ARE BASED ON
NAD 83 CORS 2011 ADJUSTMENT,
OHIO NORTH ZONE,
ODOT VRS CORS NETWORK



ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE:	06-04-2021
DRAWN BY:	RMF
JOB NUMBER:	LOGJEF2101
SHEET NUMBER	1 OF 1

Allen J. Bertke
ALLEN J. BERTKE, P.S. #8629
6-15-2021
DATE

INDEXED ON MAP
8234