

# Mc Steen & Associates

ENGINEERS & SURVEYORS

Project No. 08-054  
April 22, 2008

## LEGAL DESCRIPTION Ingress-Egress Easement U. S. Route 68 West Liberty, Ohio

Situated in the Township of Liberty County of Logan and State of Ohio and known as being part of Section 35, Township 5, Range 13, further known as being part of that parcel of land conveyed to Gary W. Richardson and Darla K. Richardson by deed dated March 2, 1999 and recorded in Official Record Volume 402, Page 528 of Logan County Records, said premises being more particularly bounded and described as follows:

Commencing for reference at the intersection of the northerly line of the aforementioned Richardson lands and the centerline of U. S. Route 68, said point being Centerline Station 102+90 as shown on the Logan County Engineer's Plan M-40;

Thence North 84°-45'-14" West along the northerly line of said Richardson lands, a distance of 30.00 feet to its intersection with the westerly line of U. S. Route 68 and the **TRUE PLACE OF BEGINNING** of the premises herein described;

**Course No. 1:** thence South 04°-47'-00" West along the westerly line of U. S. Route 68, a distance of 25.00 feet to a point;

**Course No. 2:** thence North 84°-45'-14" West, a distance of 281.21 feet to a point;

**Course No. 3:** thence South 61°-24'-16" West, a distance of 28.53 feet to a point;

**Course No. 4:** thence South 10°-01'-00" West, a distance of 90.10 feet to a point on a southerly line of the aforementioned Richardson lands;

**Course No. 5:** thence South 88°-25'-00" West along a southerly line of said Richardson lands, a distance of 15.31 feet to an internal corner thereof;

**Course No. 6:** thence South 04°-47'-00" West an easterly line of said Richardson lands, a distance of 87.13 feet to a southeasterly corner thereof;

**Course No. 7:** thence South 88°-49'-47" West along a southerly line of said Richardson lands, a distance of 48.02 feet to a point;

**Course No. 8:** thence North 50°-27'-58" East, a distance of 44.94 feet to a point;

F:\Land Projects 2004\08-054\DOCUMENTS\08-054.doc

Cuyahoga Falls • Painesville • Wickliffe  
Corporate Office: 1415 East 286<sup>th</sup> Street Wickliffe, Ohio 44092

440.585.9800 Toll Free: 800.250.3451 Mortgage Fax 440.585.9801 Survey Fax 440.585.9802  
www.mcsteen.com



Project No. 08-054  
April 22, 2008

**LEGAL DESCRIPTION**  
**Ingress-Egress Easement**  
**U. S. Route 68**  
**West Liberty, Ohio**  
**continued**

**Course No. 9:** thence North 10°-01'-00" East, a distance of 167.09 feet to a point;

**Course No. 10:** thence North 61°-24'-16" East, a distance of 48.16 feet to a point on the aforementioned northerly line of said Richardson lands;

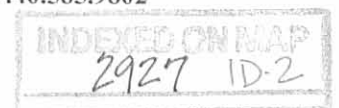
**Course No. 11:** thence South 84°-45'-14" East along the northerly line of said Richardson lands, a distance of 288.62 feet to the true place of beginning and containing **12,197 square feet (0.2800 acres)** of land more or less, as described in April of 2008 by Robert A. Dorner, Registered Professional Land Surveyor No. 6943 for and on behalf of **McSteen & Associates, Inc.** under Project No. 08-054 and being subject to all legal highways and easements of record.

The basis of bearings for this legal description is South 04°-47'-00" West as the centerline of U. S. Route 68, and is the same bearing as found in Official Record Volume 402, Page 528 of Logan County Records.

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www.mcsteen.com



REV'D 5-21-08 SMY/QU

POINT OF COMMENCEMENT  
CENTERLINE STA. 102+90  
LOGAN COUNTY ENGINEER'S  
PLAN M-40

U. S. ROUTE 68 (60')

N 84°45'14" W  
30.00'

S 04°47'00" W  
25.00'

TRUE PLACE  
OF BEGINNING



MAP TO ACCOMPANY  
LEGAL DESCRIPTION

for

# INGRESS-EGRESS EASEMENT

now situated in the

TOWNSHIP OF LIBERTY  
COUNTY OF LOGAN - STATE OF OHIO

by

**McSTEEN & ASSOCIATES, INC.**

ENGINEERS & SURVEYORS

1415 East 286th Street

Wickliffe, Ohio 44092

(440) 585-9800

S 84°45'14" E 288.62'  
EXISTING GRAVEL DRIVE

N 84°45'14" W 281.21'

GARY W. RICHARDSON &  
DARLA K. RICHARDSON  
O. R. VOL. 402, PG. 528  
L. C. R.

S 61°24'16" W  
28.53'

S 10°01'00" W  
90.10'

S 88°25'00" W  
15.31'

S 04°47'00" W  
87.13'

N 61°24'16" E  
48.16'

N 10°01'00" E 167.09'

N 50°27'58" E  
44.94'

S 88°49'47" W  
48.02'

File No.  
08-054

INDEXED ON MAP  
2927 IP

Received 8-1-89

OK

# Lee Surveying and Mapping Co.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

855 EAST SANDUSKY AVENUE  
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.  
JEFFREY I. LEE, P.S.

## RICHARDSON 1.73 ACRE TRACT

Lying in Section 35, T-5, R-13, Liberty Township, Logan County, Ohio.

Being out of that 3.97 acres in the name of D.W. Richardson as deeded and described in Volume 340, Page 502 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 5/8" iron rod set on the southwest corner of the said 3.97 acre tract.

THENCE, with the west line of the said 3.97 acre tract, the same being the east line of the Oelker land (Volume 407, Page 490), N 3°-58'-19" E, a distance of 247.35 feet to a 5/8" iron rod (set).

THENCE, N 88°-49'-47" E, a distance of 250.83 feet to a 5/8" iron rod set 30 feet west of the west line of the James Hickman 1.39 acre tract (Volume 385, Page 191).

THENCE, N 4°-47' E, a distance of 87.13 feet to a 5/8" iron rod (set).

THENCE, parallel to and 30 feet northerly from the south line of the said Richardson 3.97 acres, N 88°-25' E, a distance of 360.69 feet to a "PK" nail set on the center-line of U.S. Route 68.

THENCE, with said center-line, S 4°-47' W, a distance of 30.19 feet to a 'PK' nail set on the northeast corner of the said Hickman 1.39 acre tract.

THENCE, with the said Hickman's boundary, the following 2 bearings and distances:

S 88°-25' W, 330.50 feet to a 5/8" iron rod (set).

S 4°-47' W, 161.20 feet to a 5/8" iron rod found on the north line of the Richard Core Property (Volume 405, Page 350).

THENCE, with the boundary of the said Core property, the following 2 bearings and distances:

S 87°-09'-33" W, 40.12 feet to a 5/8" iron rod (found).

S 4°-51'-10" W, 140.41 feet to a 5/8" iron rod found on the Grantor's south line.

THENCE, with said south line, S 88°-19'-52" W, a distance of 237.54 feet to the point of beginning.

Containing 1.73 acres.

This description prepared from an actual field survey.

Basis for bearings: Center-line of U.S. Route 68 = N 4°-47' E.

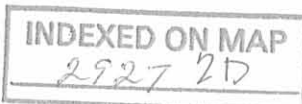
Prepared by:

*Clayton M. Lee*

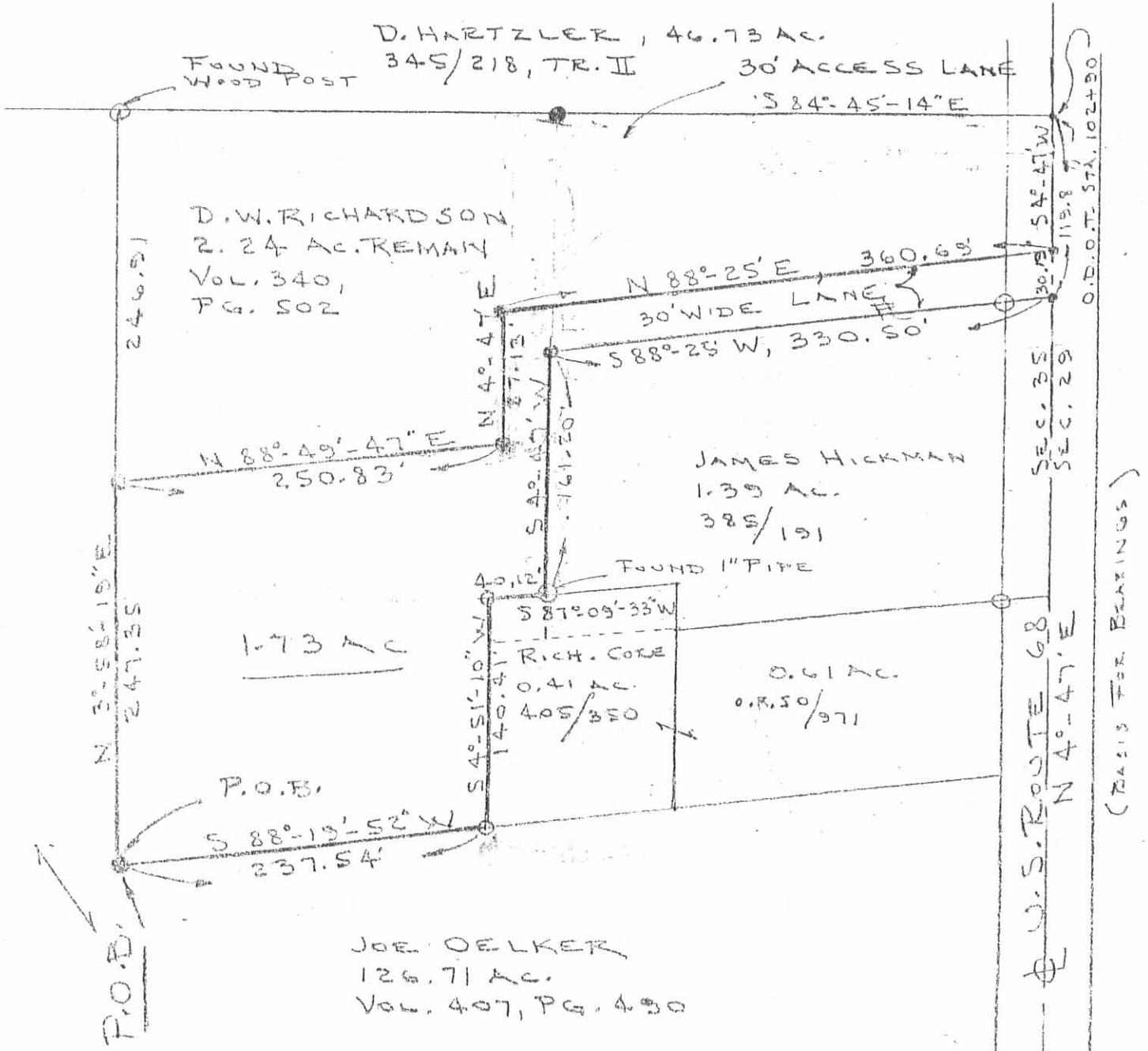
Clayton M. Lee

Registered Professional Surveyor No. 6181

July 31, 1989



ORIGINAL STAMP IN GREEN



SURVEY OF 1.73 ACRES, INCLUDING  
A 30' ACCESS LANE OUT OF THE  
D.W. RICHARDSON, 3.97 ACRES (Vol. 340, Pg. 502)  
(ORIG. 4.90 AC.)  
SEC. 35, T-5, R-13, LIBERTY TWP.)  
LOGAN COUNTY, OHIO

SURVEYED BY: *Jeffrey I. Lee*  
JEFFREY I. LEE  
REG. SURVEYOR 6353  
REV. JULY 31, 1989

REGISTERED SURVEYOR

ORIGINAL STAMP IN BACK



SCALE ~ 1" = 100'  
• PK nail (set)  
⊙ = 3/8" iron rod (set)  
○ = " " " FOUND

INDEXED ON MAP  
2927 2P

L-1735-4 ✓

BRADLEY SURVEY

April 1, 1972

TRACT 1

The following described real estate situated in Section 35, Town 5, Range 13, Liberty Township, Logan County, Ohio and being more particularly described as follows:

Beginning at the southeast corner of Leona E. Yoder's 46.73 acre tract as shown on Logan County Engineer's Plan M-40 as Station 102+90 of the centerline of U.S.R. 68; thence with said centerline S.4°47'W. 119.8 feet to a point; thence S.88°25'W. 330.5 feet to an iron bar, passing an iron bar at 30.2 feet; thence S.4°47'W. 191.2 feet to an iron bar; thence S.88°25'W. 40.0 feet to an iron bar; thence S.4°47'W. 110.6 feet to an iron bar in a north line of Richard G. Oker's 96.79 acre tract; thence with said Oker's north line S.88°19.3'W. 237.3 feet to a corner post; thence with an easterly line of said Oker N.4°06.7'E. 493.4 feet to a post in the south line of Leona E. Yoder's 46.73 acre tract; thence with said Yoder's south line S.84°51'E. 609.8 feet to the place of beginning, passing an iron bar at ~~300~~<sup>577.8</sup> feet.

Containing 4.00 acres more or less.

The above described 4.00 acres being part of Paul N. Bradley's 5.77 acre tract.

INDEXED ON MAP  
2927 3D-1



BRADLEY SURVEY

April 1, 1972

TRACT 3

The following described real estate situated in Section 35, Town 5, Range 13, Liberty Township, Logan County, Ohio and being more particularly described as follows:

Beginning at an iron bar in the northwest corner of Orville Cooper's 0.61 acre tract; thence with said Cooper's west line S.2°21'W. 110.0 feet to a corner post in the north line of Richard G. Oker's 96.79 acre tract; thence with said Oker's north line S.88°19.3'W. 129.7 feet to an iron bar; thence N.4°47'E. 110.6 feet to an iron bar; thence N.88°25'E. 125.0 feet to the place of beginning, passing an iron bar at 40.0 feet.

Containing 0.32 acres more or less.

The above described 0.32 acre being part of Paul N. Bradley's 5.77 acre tract.

2927 3D-2  
INDEXED ON MAP

~~4984~~

BRADLEY SURVEY

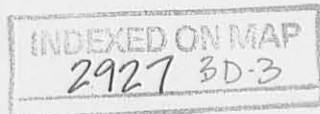
April 1, 1972

EASEMENT

The following described real estate situated in Section 35, Town 5, Range 13, Liberty Township, Logan County, Ohio and being more particularly described as follows:

Beginning at a point in the centerline of U.S.R.68 that is S.4°47'W. 119.8 feet from Station 102+90 as shown on Logan County Engineer's Plan M-40; thence S.88°25'W. 330.5 feet to an iron bar, passing an iron bar at 30.2 feet; thence S.4°47'W. 191.2 feet to an iron bar.

The above described two lines being the north and west lines, respectively, of a 25 foot easement.







BRADLEY SURVEY  
 4/1/72  
 SEC. 35 T-5 R. 13  
 LIBERTY TOWNSHIP  
 LOGAN COUNTY, OHIO

INDEXED ON MAP  
 2927 3P

SCALE 1" = 100'  
 O = 3/4" IRON BAR

LESLIE H. GEESUN  
 REG. SURVEYOR 5248

BRADLEY SURVEY  
SEC. 35 T-5 R-13  
LIBERTY TOWNSHIP  
JULY 5, 1966

The following described real estate situated in Liberty Township, Logan County, Ohio and being part of the northeast 1/4 of Section 35, Town 5, Range 13 of the Between the Miami Rivers Survey and more particularly described as follows:

Beginning at a point in the center of U.S. Route 68 at the northeast corner of Richard G. Delker's 134.46 acre tract, said point being Station 98+69 as shown on Logan County Engineers Plan M-40; thence with said Delker's north line  $S.88^{\circ} 22'W.$  240.6 feet to a stake; thence  $N.2^{\circ} 12'E.$  109.6 feet to an iron bar; thence  $N.88^{\circ} 22'E.$  245.6 feet to a point in the center of said U. S. Route 68, passing an iron bar at 215.4 feet; thence with the center line of said U.S. Route 68  $S.4^{\circ} 47'W.$  110.0 feet to the place of beginning.

Containing 0.61 of an acre more or less.

The above described tract being part of Paul M. Bradley's 6.38 acre tract.

2927 HP

Hill Survey Liberty Township

May 1954

6.38 Acres

The following described land in Liberty Township, Logan County Ohio,  
and being in Section 35 Town 5 Range 13

Being 6.38 acres out of the N.E. corner of Gussie Hill's 103.17 acre tract beginning in the center of State Highway Number 189 ( U.S. Route Number 68 ) at the S.E. corner of Ben D. Yoder's 44.89 acre tract and said beginning point also being station 102 plus 90 of said State Highway Number 189 as shown on Logan County Engineer's Road Plans M - 40 thence with the south line of said Ben D. Yoder land N. 84 - 43 W. 610.0 feet to the north side of a large wood post thence with the present fence line S. 4 - 02 W. 495.0 feet to a large wood post thence with the present fence line N. 88 - 17 E. 608.0 feet to the center line of said State Highway Number 189 thence with the center of said State Highway N. 4 - 47 E. 421.0 feet to the place of beginning said tract containing 6.38 acres.

cc  
E.K. Core,  
Logan County Engineer

INDEXED ON MAP

2927

5D  
over plat  
7/19/54

BRADLEY TO RATCLIFF

The following described real estate situated in S. 35, T. 5, R. 13, Liberty Township, Logan County, Ohio and being more particularly described as follows:

Beginning at an iron bar at the northwest corner of Orville Cooper's 0.61 acre tract; thence with said Cooper's west line projected N.2°21'E. 30.0 feet to an iron bar; thence S.88°21'W. 83.8 feet to an iron bar in the east line of David W. Richardson's 4.00 acre tract; thence with said Richardson's line S.4°47'W. 30.0 feet to a point in the north line of Earnest Ratcliff's 0.32 acre tract; thence with said Ratcliff's north line N.88°25'E. 85.0 feet to the place of beginning.

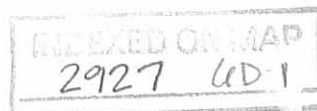
Containing 0.06 acre more or less.

The above described 0.06 acre includes 30 lin. feet of a 25 foot easement along the west side of Paul Bradley's 1.45 acre tract.

The above described 0.06 acre is in the southwest corner of Paul N. Bradley's 1.45 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



RICHARDSON TO RATCLIFF

The following described real estate situated in S. 35, T. 5, R. 13, Liberty Township, Logan County, Ohio and being more particularly described as follows:

Beginning at an iron bar in the northwest corner of Earnest Ratcliff's 0.32 acre tract; thence with said Ratcliff's west line projected N.4°47'E. 30.0 feet to an iron bar; thence N.88°21'E. 40.0 feet to an iron bar in the west line of Paul N. Bradley's 1.45 acre tract; thence with said Bradley's west line S.4°47'W. 30.0 feet to a point in the north line of Earnest Ratcliff's 0.32 acre tract; thence with said Ratcliff's north line S.88°25'W. 40.0 feet to the place of beginning.

Containing 0.03 acre more or less.

The above described 0.03 acre being part of David W. Richardson's 4.00 acre tract.

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

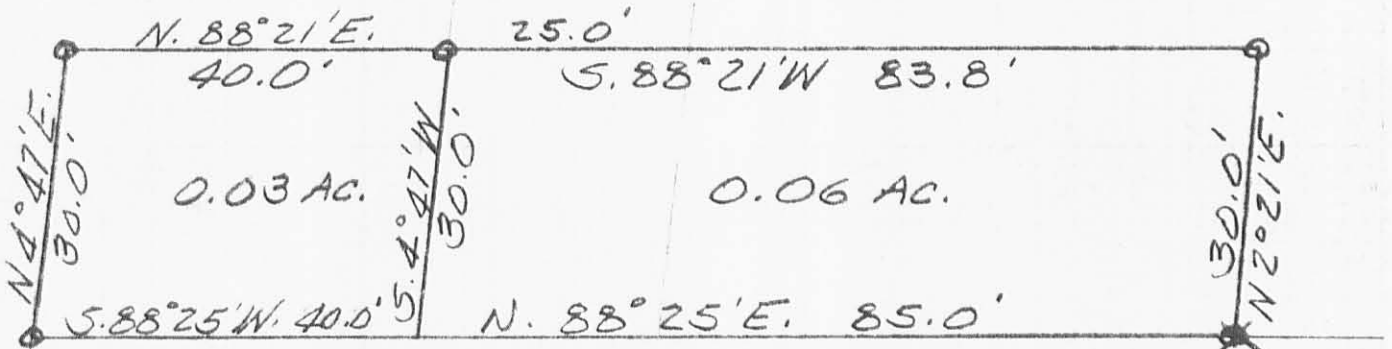
Leslie H. Geeslin  
Reg. Surveyor 5248



DAVID W. RICHARDSON

PAUL N. BRADLEY

25' Esm't.



EARNEST RATCLIFF  
0.32 AC.

ORVILLE COOPER  
0.61 AC.

RATCLIFF SURVEY  
SEPTEMBER 22, 1973  
S. 35 T. 5 R. 13  
LIBERTY TOWNSHIP  
LOGAN COUNTY, OHIO

SCALE 1" = 20'  
O = 3/4" IRON BAR  
\* = 5/8" IRON BAR



INDEXED ON MAP

LESLIE H. GRESUN  
REG. SURVEYOR 5248

6-2/66



BRADLEY Survey  
 Sec. 35 T-5 R-13  
 Liberty Twp.

See Plan M-40

120  
 95.4  
 215.4

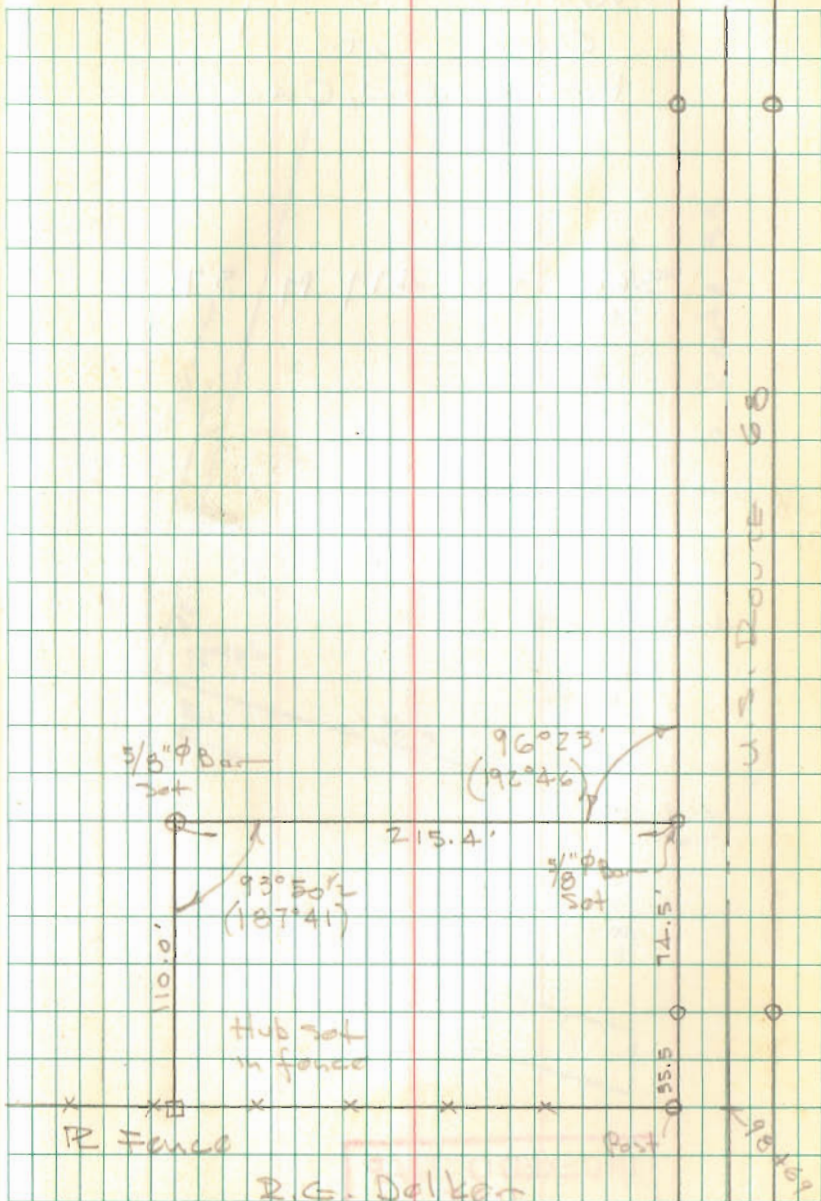
110.0  
 35.3  
 74.5

INDEXED ON MAP  
 2927

Dodson-  
 Uichole

July 5, 1966  
~~80~~ 90°

64



R.G. Dalke  
 134.46 Ac.