

McCormick Description

The following described real estate situated in the Township of McArthur, County of Logan, State of Ohio and being a part of Virginia Military Survey No. 9929 and being more particularly described as follows:

Beginning at an iron bar in the centerline of C. H. No. 39, said iron bar being Station 55 + 28.5 as shown in County Engineer's Field Book No. 579 Page 13, said iron bar also being the southeast corner to R. H. Schlumbohm's present 324.37 Acre tract and the northeast corner to Kenneth L. May's present 2.00 Acre tract;

Thence with the line between May and Schlumbohm, S. 79° 00' W. 416.44 feet to a stake, being the northwest corner to May's tract, and also being the true place of beginning for this survey;

Thence with Schlumbohm's south line, S. 79° 00' W. 3,378.56 feet to a wood corner post in the east line of Robert V. Wallace's present 59.28 Acre tract, passing the centerline of the C. C. C. & St. L. RR (now Penn Central) at 2,751.60 feet, plus or minus, said post also being the southwest corner to Schlumbohm's tract;

Thence with Wallace's east line, S. 11° 00' E. 1,139.00 feet to a point in the center of a ditch or creek, said point being Wallace's southeast corner and the northeast corner to Russell L. Forsythe's present 5.01 Acre tract;

Thence with an extension of Hazel Smith's north line, N. 79° 00' E. 905.00 feet to a corner post, said post being the northeast corner to Hazel Smith's present 4.43 Acre tract, passing the centerline to said railroad at 105.00 feet, plus or minus and the northwest corner to Smith's tract at 164.50 feet;

Thence with Smith's east line, S. 13° 30' W. 275.00 feet to a point in the south line of Virginia Military Survey No. 9929;

Thence with said V. M. S. Line, N. 78° 17' E. 2,197.50 feet to a wood corner post at the southwest corner to Ronald E. Cummings's present 2.66 Acre tract, passing through a corner post at the northwest corner to Lloyd P. Hughes's present 39.26 Acre tract in V. M. S. No. 9904 at 1,210.00 feet;

Thence with the west lines of R. E. Cummins, G. A. Williams; C. E. Snapp and L. N. Henry's tracts, N. 11° 43' W. 780.70 feet to an iron bar at the northwest corner to Henry's tract;

Thence with L. N. Henry's north line, N. 78° 17' E. 801.20 feet to an iron bar in the centerline of C. H. No. 39, Henry's northeast corner;

Thence with the centerline of C. H. No. 39, N. 3° 07' W. 91.35 feet to an iron bar, being Station 50 + 00 of said highway stationing;

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Thence continuing with said centerline, N. 8° 18' W. 68.70 feet to a harrow tooth, southeast corner to Eugene H. Buxton's present 1.54 Acre tract;

Thence with Buxton's south line, S. 89° 18' W. 298.40 feet to an iron bar, Buxton's southwest corner, passing through an iron bar at 25.20 Feet;

Thence with Buxton's west line, N. 11° 32' W. 197.80 feet to an iron bar in the south line of Kenneth L. May's 2.00 Acre tract, said iron bar being Buxton's northwest corner;

Thence with May's south line, S. 79° 00' W. 118.00 feet to a stake, May's southwest corner;

Thence with May's west line, N. 11° 00' W. 208.71 feet to the place of beginning, containing 99.06 Acres, more or less. Excepting from the above described tract, 2.89 Acres in the 100 foot right of way of the C. C. C. & St. L. RR. (now Penn Central);

The total acreage after said exception being 96.17 Acres, more or less.

Subject, however, to a 200 foot easement granted to the Ohio Power Company for a transmission line.

I hereby certify that this a true and accurate description as prepared by me on March 21, 1974.

Daniel E. Gilbert
Daniel E. Gilbert, P.S.
Reg. Sur. No. 5402
1041 N. Main St.
Bellefontaine, Ohio 43311

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RICHARD H. SCHLUMBOHM, SR.
324.37 Ac.

5.79°00'W. 3795.00'
3378.56'

OHIO POWER CO. EASEMENT

99.06 ACRES SURVEYED
- 2.89 ACRES RR. R/W.
96.17 ACRES

ROBERT V. WALLACE ETUX
59.28 AC.

5.11°00'E. 1139.00'

C.C.C. & S.L.R.R. (PENN. CENTRAL)
R/W. 2.89 AC.

RUSSELL Z. FORSYTHE ETUX
5.01 AC.

HAZEL SMITH
4.43 AC.
V.M.S.
V.M.S.

17.62 AC.

3.68 AC.

N. 78°17' E.
1210.00'

31.00 AC.

LLOYD P. HUGHES ETUX
32.96 AC.

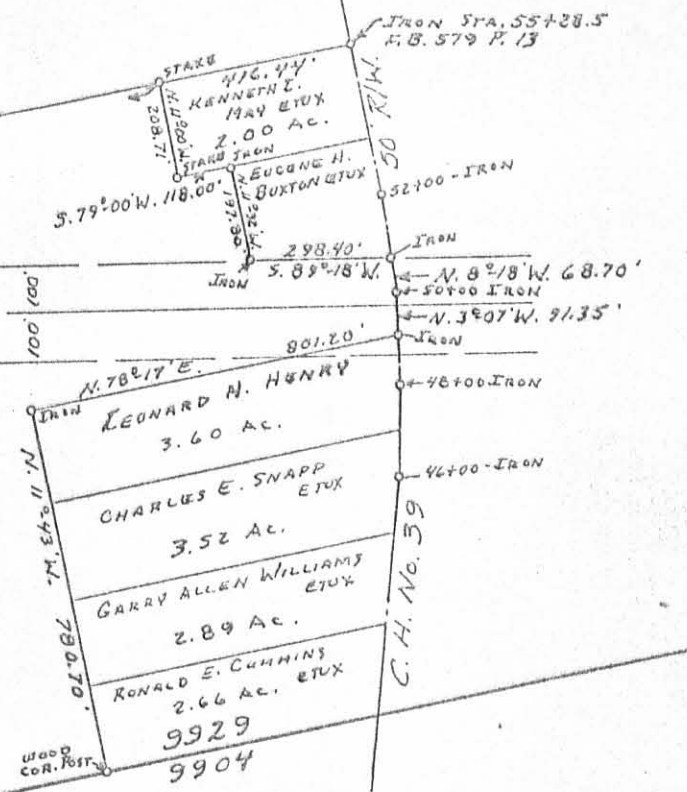
McCORMICK SURVEY
V.M.S. No. 9929
M.S. ARTHUR TOWNSHIP
LOGAN COUNTY, OHIO
MARCH 1974

SCALE: 1" = 400'

PLATTED BY:
DANIEL E. GILBERT, P.S.
REG. SUR. NO. 5402
1041 N. MAIN ST.
BELLEFONTAINE OHIO 43311

5538 IP

RECORDED ON MAP



6-24-2021



APPROVED
HAVENAR

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

Engineering & Surveying

Legal Description for 5.589 acres

Situate in the Virginia Military Survey No. 9929, Township of McArthur, County of Logan, State of Ohio, and being part of a 119.43 acre, parcel 5 owned by Dayton Power & Light Company in Official Record 329, Page 713 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 1 1/2" iron pipe found in a monument box on the intersection of centerline of right-of-ways of County Road 39 and Township Road 100 (33' R/W), said pipe being on the north line of V.M.S. 9929;

Thence South 84 degrees 16 minutes 51 seconds West, along said centerline of right-of-way of Township Road 100, a distance of 2424.85 feet to a Mag nail found at the centerline of the former Penn Central Railroad, and in the north line of an 11.790 acre tract owned by G. Russell Hurley (O.R. 1392, pg. 4747);

Thence South 18 degrees 19 minutes 44 seconds West, along the centerline of the former Penn Central Railroad now owned by G. Russell Hurley in O.R. 1392-4747, a distance of 4626.41 feet to a point on the south line of the above 11.790 acre tract, said point being the True Point of Beginning of the tract of land herein described;

Thence South 83 degrees 08 minutes 46 seconds East, along said south line, a distance of 51.02 feet to a 5/8" iron pin found, said pin being on the west line of a 90.017 acre Tract II owned by Inara B. Milroy, etal. (O.R. 358-278),

Thence South 18 degrees 19 minutes 44 seconds West, along said east line of the former Penn Central Railroad and the west line of said 90.017 tract and a west line of a 96.17 acre tract owned by Roger J. Schulze, Trustee etal. (O.R. 756, pg. 646, Tract IV), a distance of 2422.75 feet to a 5/8" capped iron pin set, said pin being on the north line of a 21.139 acre tract (O.R. 274-755) owned by Roger Dean & Melissa Marie Rollins;

Thence South 84 degrees 25 minutes 38 seconds West, along said north line of the 21.139 acre tract and the north line of a 2.126 acre tract (O.R. 1298-919) owned by Roger & Melissa Rollins, etux., a distance of 109.38 feet to a 5/8" capped iron pin set, said pin being on the west line of the former Penn Central Railroad and an east line of the 96.17 acre tract, passing through a 5/8" iron pin found at a distance of 13.16 feet and at a distance of 103.79 feet;

Thence North 18 degrees 19 minutes 44 seconds East, along said west line of the former Penn Central Railroad and an east line of the 96.17 acre tract and the east line of a 72.285 acre Tract IV owned by Spring Lake Farm, LLC (O.R. 1138, Page 446), a distance of 2446.77 feet to a 5/8" iron pin found, passing through a 5/8" iron pin found at a distance of 1242.91 feet on the north line of the 96.17 acre tract, said pin being on the south line of the 11.790 acre tract;

Thence South 83 degrees 08 minutes 46 seconds East, along said south line of a 11.790 acre tract, a distance of 51.02 feet to a point, said point being the True Point of Beginning of the above described tract, containing 5.589 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



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10860 Sidney-Freyburg Road • Sidney, Ohio 45365
(937) 492-7408 • abhavenar@embarqmail.com

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APPROVED

G. RUSSELL HURLEY
O.R. 1392-4747
11.790 AC.
S 18°19'44" W, 4626.41'

S 83°08'46" E, 51.02'

S 83°08'46" E, 51.02'

INARA B. MILROY, ETAL.
O.R. 358-278
TRACT II
90.017 AC.

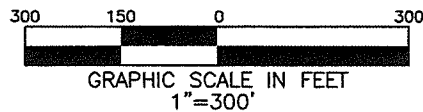
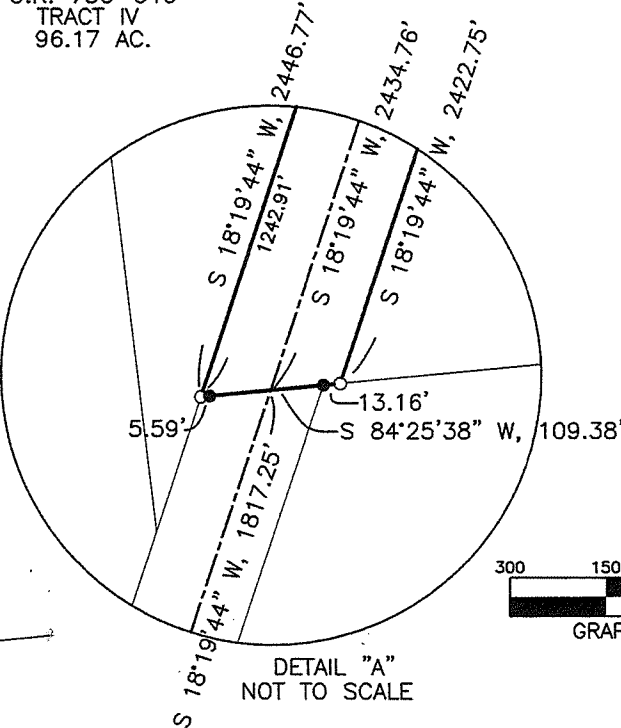
SPRING LAKE FARM, LLC
O.R. 1138-446, TRACT IV
72.285 AC.

DAYTON POWER & LIGHT CO.
O.R. 329-713
PARCEL 5, 119.43 AC.
5.589 AC.

NOTE: TRACT TO BE CONVEYED TO ADJACENT
OWNER TO THE SOUTH.

ROGER J. SCHULZE, TRUSTEE, ETAL
O.R. 756-646
TRACT IV
96.17 AC.

ROGER J. SCHULZE,
TRUSTEE, ETAL
O.R. 756-646
TRACT IV
96.17 AC.



DETAIL "A"

ROGER DEAN & MELISSA MARIE ROLLINS
O.R. 274-755
21.139 AC.

ROGER & MELISSA ROLLINS, ETUX.
O.R. 1298-919
2.126 AC.

60' R/W

ROLLINS SURVEY V.M.S. 9929 McARTHUR TOWNSHIP, LOGAN COUNTY, OHIO

REFERENCES

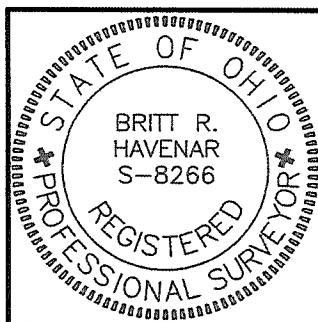
LOGAN COUNTY
ENGINEER'S SURVEYS:
NO. 987 NO. 5335
NO. 6172 NO. 8731
NO. 9373

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

LEGEND

- CONCRETE R/W MONUMENT
- 5/8" IRON PIN FOUND
- MAG NAIL FOUND
- 6" SQUARE CONCRETE POST
- MAG SPIKE FOUND
- 1" MAG SPIKE SET
- 5/8" DIA. IRON PIN SET
- 1 1/2" IRON PIPE IN MON. BOX FND.
- ▲ STEEL "T" POST FOUND WITH TREE GROWN AROUND IT

SURVEY 5.589 ACRES FOR ROGER ROLLINS
IN McARTHUR TOWNSHIP. JUNE 17, 2021.



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
SIDNEY, OHIO 45365
(937) 492-7408
EMAIL: abhavenar@embarqmail.com

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