

H-696

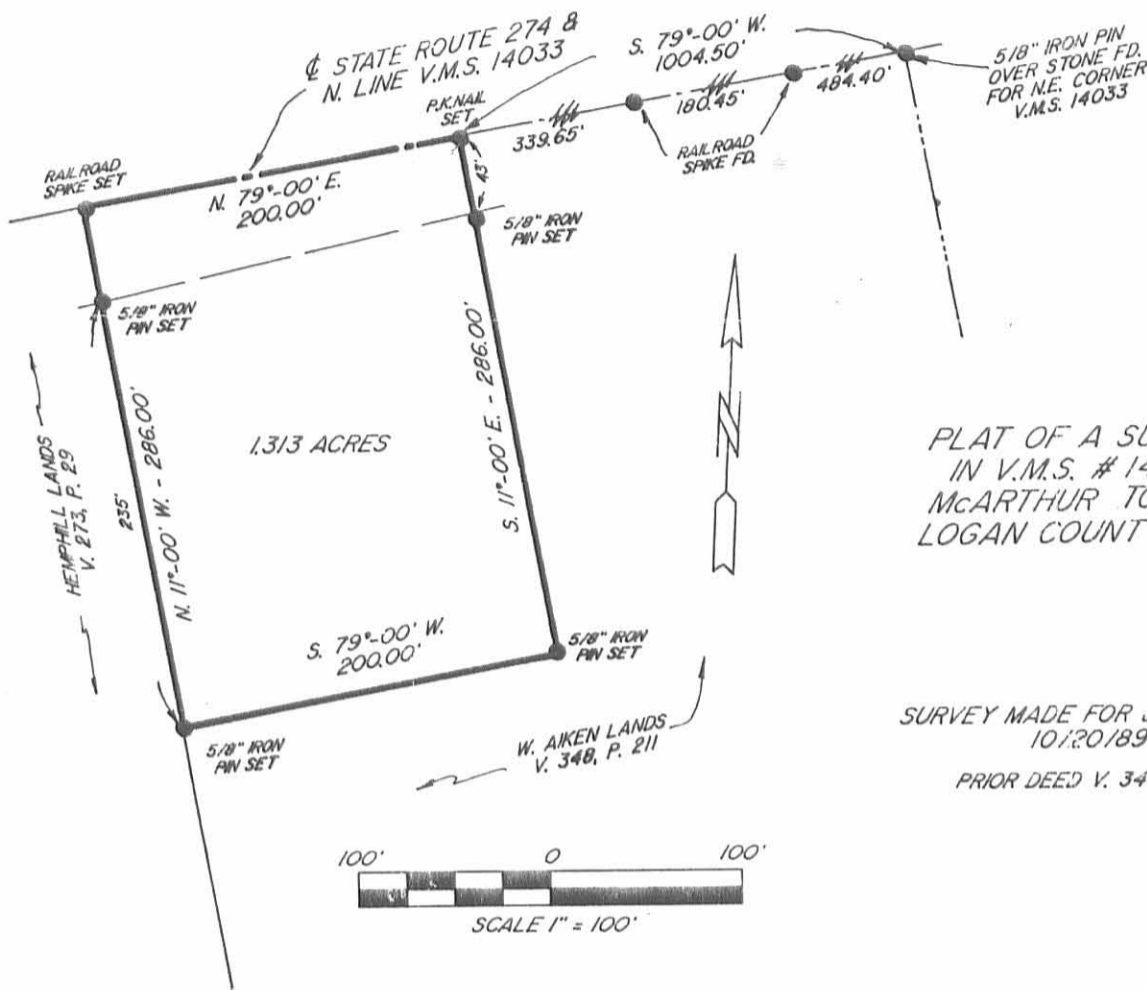
Received 10-27-89

Thomas C. Hubbell

Land Surveyor



3755 TR 25
Ada, Ohio 45810
419-634-9516



PLAT OF A SURVEY
IN V.M.S. # 14033
McARTHUR TOWNSHIP
LOGAN COUNTY, OHIO

SURVEY MADE FOR J. NEWMAN
10/20/89
PRIOR DEED V. 348, P. 211

Being a parcel of land situated in Virginia Military Survey # 14033 McArthur Township, Logan County, Ohio, being part of the Aiken lands described in vol. 348, pg. 211 and being more particularly described as follows:

Commencing for reference at a 5/8" iron pin over a stone found for the N.E. corner of V.M.S. # 14033, this point being on the centerline of State Route 274-

Thence S. 79°-00' W., along the centerline of St. Rt. 274 and the north line of V.M.S. 14033, for 1004.50 feet to a P.K. nail set marking the point of beginning for the parcel to be described, passing at 484.4 feet and at 664.85 feet railroad spikes found-

(1) Thence S. 11°-00' E. for 286.00 feet to a 5/8" iron pin set, passing a 5/8" iron pin set at 43.00 feet-

(2) Thence S. 79°-00' W. for 200.00 feet to a 5/8" iron pin set on the east line of the now or formerly Hemphill lands (vol. 273, pg. 29)-

(3) Thence N. 11°-00' W., along the east line of the Hemphill lands, for 286.00 feet to a railroad spike set on the north line of V.M.S. 14033 and the centerline of St. Rt. 274, passing a 5/8" iron pin set at 235.00 feet-

(4) Thence N. 79°-00' E., along said north line and centerline, for 200.00 feet to the point of beginning.

Containing in all 1.313 acres of land subject however to all legal easements and rights of way.

Note: This plat and description prepared from an actual field survey, all bearings refer to the centerline of St. Rt. 274 as being N. 79°-00' E.



Thomas C. Hubbell
Thomas C. Hubbell PLS
Reg. Surveyor #5044

INDEXED ON MAP
6200 1D

REC'D 2-13-97 SUMY OK ✓

LESLIE H. GEESLIN
REGISTERED SURVEYOR 5248
P. O. BOX 274
RUSHSVLVANIA, OHIO 43347
TELEPHONE: (513) 468-2793

AIKEN SURVEY

February 12, 1997

The following described real estate situated in the State of Ohio, County of Logan, Township of McArthur, being part of Virginia Military Survey 14033 and more particularly described as follows:

Beginning at a railroad spike found in the centerline of State Route 274 at the northeast corner of James E. Newman, etal's 1.313 acre tract as described in O. R. Vol. 121 Page 382.

Thence with the centerline of said S. R. 274 N. 78° 59' 27" E. 339.55 feet to a R. R. spike found at the northwest corner of Andy M. Castle, Jr. etal's 1.062 acre tract as described in O. R. Vol. 51 page 50.

Thence with said Castle's west line S. 12° 58' 01" E. 231.66 feet to a 5/8 inch iron bar found.

Thence with one of said Castle's south lines N. 75° 33' 00" E. 47.58 feet to a 5/8 inch iron bar found.

Thence one of said Castle's west lines S. 12° 06' 00" E. 51.91 feet to a 5/8 inch iron bar found.

Thence with one of said Castle's south lines N. 81° 43' 00" E. 98.84 feet to a 5/8 inch iron bar found at a corner in the west line of Marion M. Schrock, etux's 19.00 acre tract as described in O. R. Vol. 65 Page 716.

Thence with said Schrock's west line S. 10° 56' 54" E. 1524.28 feet to a 5/8 inch iron bar found in a north line of Oris J. Hemphill's 69.76 acre tract as described in D. B. Vol. 273 page 29.

Thence with said Hemphill's north line S. 78° 12' 49" W. 692.12 feet to a 5/8 inch iron bar set.

Thence with one of said Hemphill's east lines N. 11° 02' 28" W. 1532.86 feet to a 5/8 inch iron bar found at said Newman's southwest corner.

Thence with said Newman's south line N. 78° 56' 29" E. 199.69 feet to a 5/8 inch iron bar found.

Thence with said Newman's east line N. 10° 58' 35" W. 285.90 feet to the place of beginning.

Containing 26.653 acres more or less of which 0.195 acre is in the right of way of State Route 274.

The above described 26.653 acre tract being all the remainder of Walter G. and Miriam Aiken's 50 acre tract as described in D. B. Vol. 348 Page 211.

Bearings are based on an assumed bearing (N. 78° 59' 27" E.) for the centerline of State Route 274 in this field survey by Leslie H. Geeslin, Reg. Surveyor 5248 on February 12, 1997.



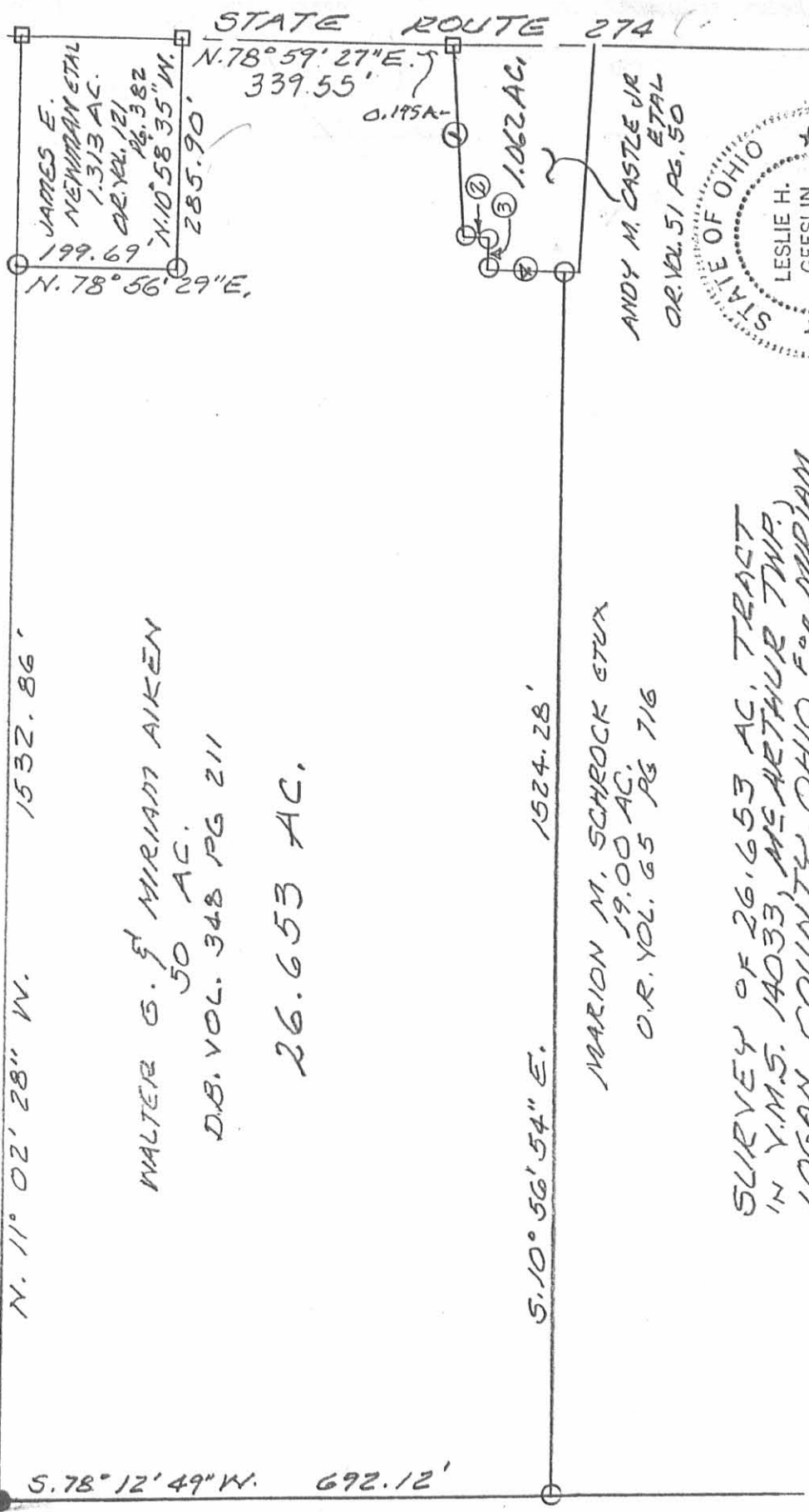
Leslie H. Geeslin

\\MCARTHUR\11\AIKEN.SAM

INDEXED ON MAP
 6200 2D

LEGEND:

- ① = 5.12° 58' 01" E, 231.66'
- ② = N. 75° 33' 00" E, 47.58'
- ③ = 5.12° 06' 00" E, 51.91'
- ④ = N. 81° 43' 00" E, 98.84'
- = 5/8" IRON BAR FOUND
- = I.R. SPIKE FOUND
- = 5/8" IRON BAR SET



JAMES E. MEMPHILL ETAL
1.313 AC.
O.R. VOL. 121 PG. 382
N. 10° 58' 35" W. 285.90'
N. 78° 56' 29" E. 199.69'

STATE ROUTE 274

N. 78° 59' 27" E. 339.55'
0.195 AC.

ANDY M. CASTLE JR ETAL
O.R. VOL. 51 PG. 50
1.062 AC.



Leslie H. Geeslin
LESLIE H. GEESLIN
RUSHsylvania OHIO
PH 513 - 468 - 2793

N. 11° 02' 28" W. 1532.86'

WALTER G. F. MIRIAM AIKEN
50 AC.
D.B. VOL. 348 PG 211

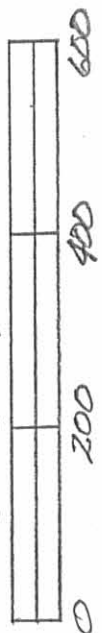
26.653 AC.

5.10° 56' 54" E. 1524.28'

MARION M. SCHROCK ETUX
19.00 AC.
O.R. VOL. 65 PG 716

SURVEY OF 26.653 AC. TRACT
IN T.M.S. 14033, McARTHUR TWP.
LOGAN COUNTY, OHIO FOR MIRIAM
AIKEN.

FEBRUARY 12, 1997
SCALE: 1" = 200'



5.78° 12' 49" W. 692.12'

ORIS J. MEMPHILL ETUX
69.76 AC.
D.B. VOL. 273 PG 29

INDEXED ON MAP
62002P

LESLIE H. GEESLIN
REGISTERED SURVEYOR NO 5248
P. O. BOX 274
RUSHSVLVANIA. OHIO 43347

PHONE: (513) 468-2793

AIKEN SURVEY
May, 1978

The following described real estate situated in the State of Ohio, County of Logan, Township of McArthur and being part of Virginia Military Survey No. 14033 and more particularly described as follows:

Beginning at an iron bar in the centerline of State Highway 274 that is S. $79^{\circ} 00'$ W. 484.4 feet from a stone at the northeast corner of V. M. S. 14033; thence S. $9^{\circ} 35'$ E. 286.12 feet to an iron bar, passing an iron bar at 25.0 feet; thence S. $31^{\circ} 43'$ W. 117.14 feet to an iron bar; thence N. $12^{\circ} 06'$ W. 51.91 feet to an iron bar; thence S. $75^{\circ} 33'$ W. 47.58 feet to an iron bar; thence N. $12^{\circ} 57'$ W. 231.63 feet to an iron bar in the centerline of S. R. 274, passing an iron bar at 206.62 feet; thence with said centerline N. $79^{\circ} 00'$ E. 180.45 feet to the place of beginning.

Containing 1.062 acres more or less.

Reference is hereby made to a plat of this description on file with the Logan County Engineer.

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

The above described 1.062 acres being on the north side of Walter G. Aiken's 50.00 acre tract as described on page 111 of D. B. Vol. 348.

6200

3D

STONE & N.E. COR VMS 140337

S. R. 274 (50')

N. 79° 00' E. 180.45'

484.4'

25.0'

25.0'

231.63'

N. 12° 57' W.

1.062 AC.

286.12'

S. 9° 35' E.

S. 75° 33' W.

47.58'

N. 12° 06' W.
51.91'

S. 81° 43' W. 117.14'



- = R. R. SPK SET
- = 5/8" IRON BAR SET
- ◊ = STONE FD.

REFERENCE:

D.B. VOL. 348 Pg 211
 FIELD BOOK 559 Pg 75
 DRAWER "R" # 3753

AIKEN SURVEY
 MAY, 1978
 V.M.S. No 14033
 McARTHUR TOWNSHIP
 LOGAN COUNTY, OHIO
 SCALE 1" = 40'

6200 3P



INDEXED ON MAP

LESLIE H. GEESLIN
 RUSHSVLVANIA, OHIO

LESLIE H. GEESLIN
REGISTERED SURVEYOR NO 5248
P. O. BOX 274
RUSHSVLVANIA, OHIO 43347

TELEPHONE: (513) 468-2793

AIKEN SURVEY

September, 1979

The following described real estate situated in the State of Ohio, County of Logan, Township of McArthur and being part of Virginia Military Survey No. 14033 and more particularly described as follows:

Beginning at a stone in the centerline of State Route 274 at the northwest corner of V. M. S. 9907; thence with the west line of V. M. S. 9907 S. $10^{\circ} 44'$ E. 435.60 feet to an iron bar; thence S. $79^{\circ} 14'$ W. 200.00 feet to an iron bar; thence N. $10^{\circ} 44'$ W. 435.60 feet to an iron bar in the centerline of S. R. 274; thence with said centerline N. $79^{\circ} 14'$ E. 200.00 feet to the place of beginning.

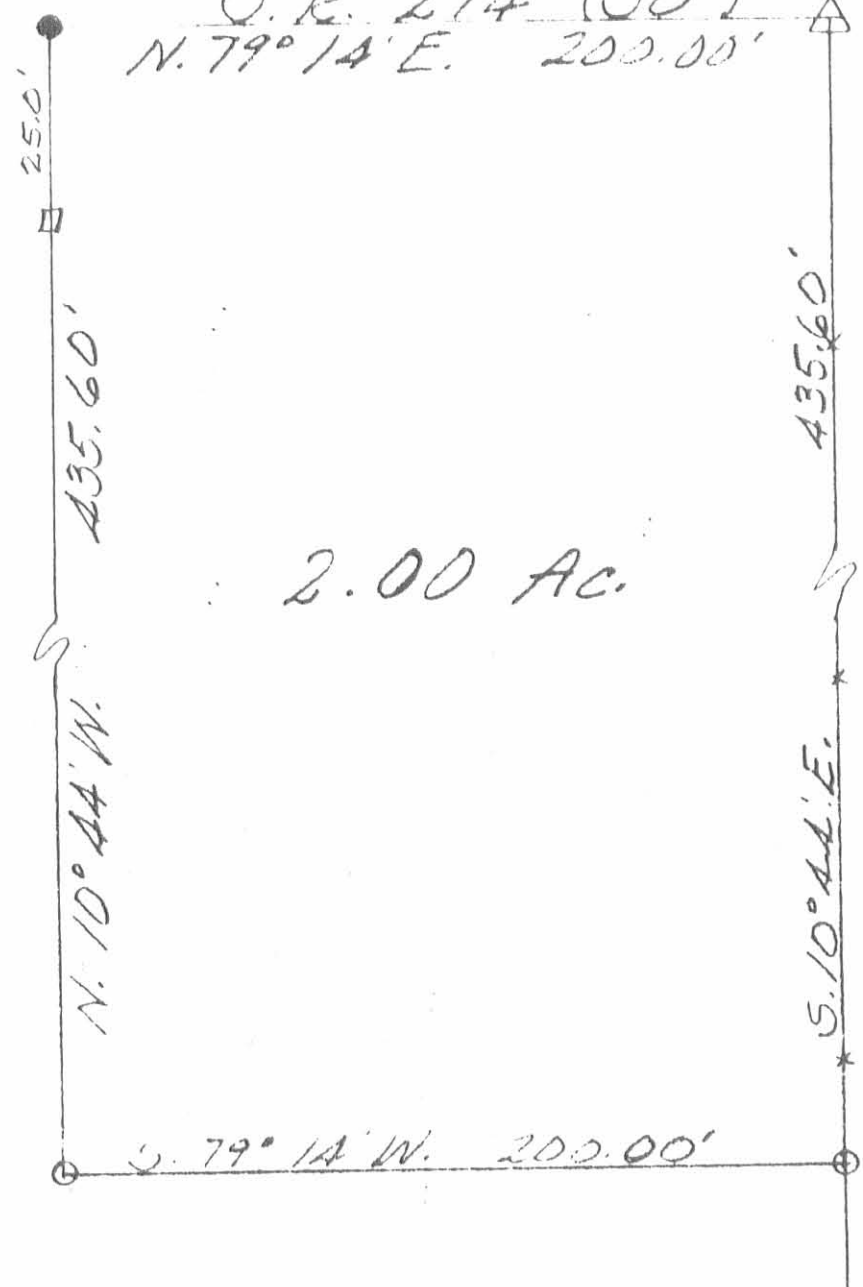
Containing 2.00 acres more or less.

The above described 2.00 acres being in the northeast corner of Walter G. Aiken's 48.94 acre tract as described on page 111 of D. B. Vol. 349.

(0200) 4D
INDEXED ON MAP

S. R. 274 (50')
N. 79° 14' E. 200.00'

N.E. COR. OF
DG. AC. TR.



V. M. S. 9907
WALTER G. AIKEN
46.33 AC.

- △ = STONE
- = R. R. SPIKE
- = 5/8" IRON BAR
- = 2" x 2" STAKE

AIKEN SURVEY
SEPTEMBER, 1979
V. M. S. 14033
McARTHUR TOWNSHIP
LOGAN COUNTY, OHIO



6200 HP
INDEXED ON MAP

LESLIE H. GEESLIN
RUSHSVLVANIA, OHIO

Received 6-29-88

OK 6-30-88 CR

LESLIE H. GEESLIN
REGISTERED SURVEYOR NO. 5248
P. O. BOX 274
RUSHSVLVANIA, OHIO 43347

TELEPHONE: (513) 468-2793

AIKEN SURVEY

June, 1988



Leslie H. Geeslin

The following described real estate situated in the State of Ohio, County of Logan, Township of McArthur, being part of Virginia Military Survey 14033 and more particularly described as follows:

Beginning at a railroad spike in the centerline of State Route 274 at the northeast corner of A. M. Castle's 1.062 acre tract as described in O. R. Vol. 51 Page 50.

Thence with said centerline and the north line of said V. M. S 14033 N. 79° 00' E. (this bearing is assumed and all other bearings are from angles and distances measured in this field survey) 284.82 feet to a railroad spike at the northwest corner of J. V. Wagoner's 2.00 acre tract as described in D. B. Vol. 385 Page 10.

Thence with said Wagoner's west line S. 10° 58' E. 435.60 feet to a 0.625 inch iron bar.

Thence with said Wagoner's south line N. 79° 00' E. 199.86 feet to a 0.625 inch iron bar in the west line of Walter Aiken's 46.33 acre tract as described in D. B. Vol. 323 Page 990.

Thence with said Aiken's west line S. 10° 56' 54" E. 1366.86 feet to a 0.625 inch iron bar at a corner of O. J. Hemphill's 70.00 acre tract as described in D. B. Vol. 273 Page 29.

Thence with said Hemphill's north line S. 78° 12' 49" W. 510.00 feet to a 0.625 inch iron bar.

Thence N. 10° 56' 54" W. 1524.29 feet to a 0.625 inch iron bar in the south line of said A. M. Castle's tract.

Thence with said Castle's south line N. 81° 43' E. 18.30 feet to a 0.625 inch iron bar.

Thence with said Castle's east line N. 9° 35' W. 286.12 feet to the place of beginning.

Containing 19.00 acres more or less.

The above described 19.00 acres being on the east side of Walter Aiken's 50 acre tract as described in D. B. Vol. 348 Page 211.

INDEXED ON MAP
6200 5D

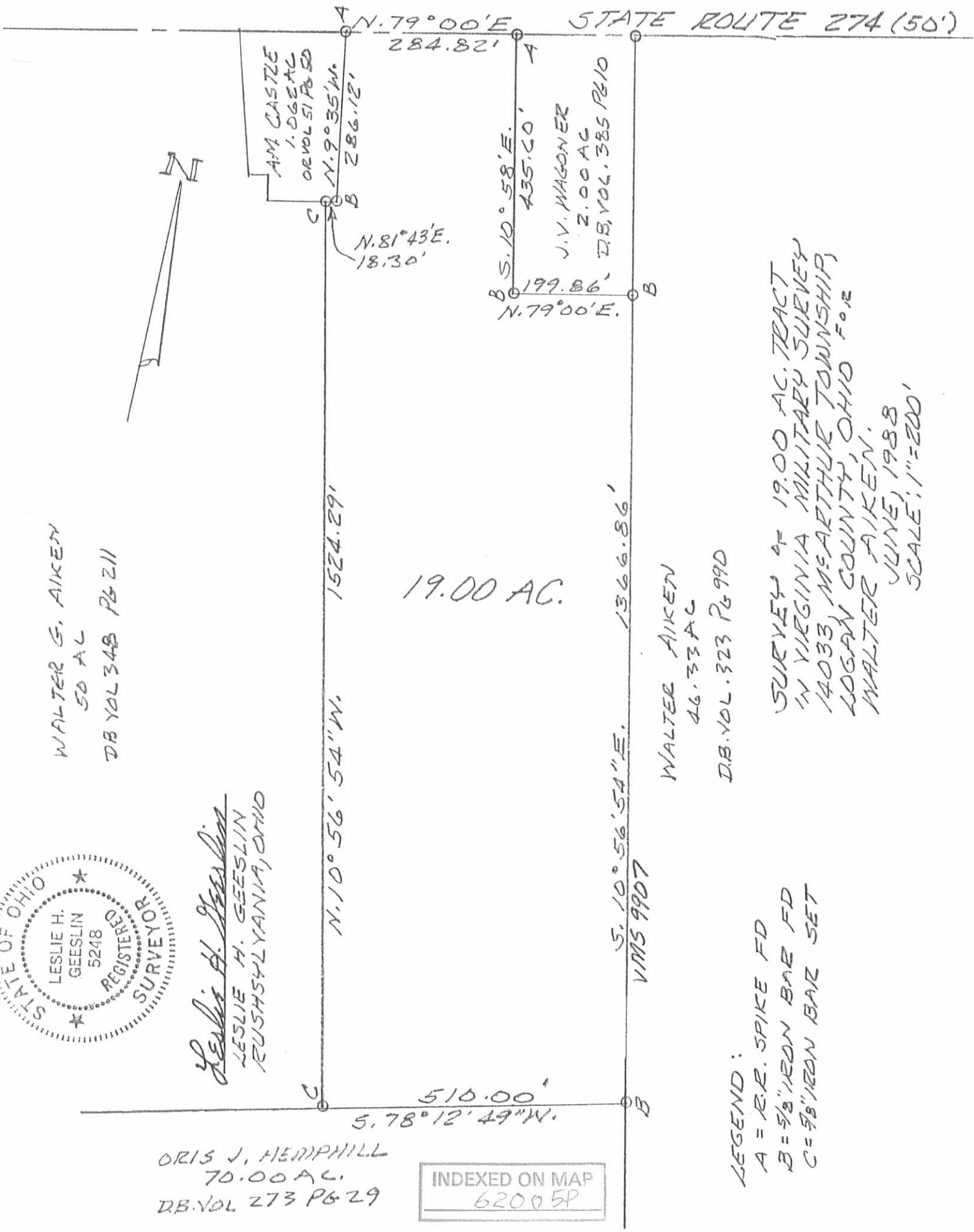


Leslie H. Geeslin
LESLIE H. GEESLIN
RUSHLYANIA, OHIO

WALTER S. AIKEN
50 AC
DB VOL 348 PG 211

ORIS J. HEMPHILL
70.00 AC.
DB VOL 273 PG 29

INDEXED ON MAP
62005P



19.00 AC.

LEGEND:
A = R.R. SPIKE FD
B = 5/8\"/>

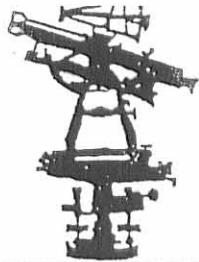
WALTER AIKEN
46.33 AC
DB VOL 323 PG 99D

SURVEY OF 19.00 AC. TRACT
IN VIRGINIA MILITARY SURVEY
14033 McARTHUR TOWNSHIP,
LOGAN COUNTY, OHIO F.O.R.
WALTER AIKEN.
JUNE, 1988
SCALE: 1"=200'

REC'D 8-22-11 SMY/OK



EDWARDS SURVEYING
110 SOUTH MAIN STREET
URBANA, OHIO 43078
(937) 653-6508



LEGAL DESCRIPTION FOR TUTTLE'S 7.814 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of McArthur, and being a part of Virginia Military Survey 14033, and being more particularly described as follows:

Beginning for reference at a Mag nail found on the centerline of State Route 274 (50' right-of-way) at the Northeast corner of Virginia Military Survey 14033, being the corner common to Virginia Military Surveys 14033, 9931, 9932, and 9907;

thence with the centerline of State Route 274 S-83°11'42"-W, 1462.52' (feet) to a Mag nail set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described;

thence S-9°38'47"-E, 346.41' (feet) to an iron bar set, passing for reference an iron bar set on the right-of-way line of State Route 274 at 25.03' (feet);

thence S-83°02'19"-W, 281.73' (feet) to an iron bar set;

thence S-6°57'41"-E, 90.57' (feet) to an iron bar set;

thence S-82°48'32"-W, 475.83' (feet) to an iron bar set;

thence N-46°07'19"-W, 178.63' (feet) to an iron bar set;

thence N-0°36'59"-E, 307.68' (feet) to a Mag nail set on the centerline of aforementioned State Route 274, passing for reference an iron bar set on the right-of-way of State Route 274 at 282.48' (feet).

thence with the centerline of State Route 274 the following two (2) courses:

1. N-83°26'14"-E, 655.23' (feet) to a Mag nail found;
2. N-83°11'42"-E, 158.34' (feet) to the place of beginning.

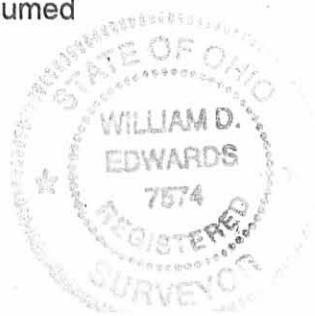
Containing 7.814 acres, 0.468 acre of which is within the road right-of-way, but being subject to the rights of all legal highways and all easements of record.

Being a 4.723 acres out of a 70 acre tract conveyed to John L. & Dottie L. Tuttle by Deed recorded in Official Record 941, Page 560, Tract 2, of the Logan County Records and 3.091 acres out of a 100 acre tract also conveyed to John L. & Dottie L. Tuttle by Deed recorded in Official Record 941, Page 560, Tract 1, of the Logan County Records.

The foregoing description prepared by and in accordance with a Survey by William D. Edwards, Professional Surveyor No. 7574, August 18, 2011. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 4792 PS 7574". The basis of bearings for the herein described tract is the centerline of State Route 274 per an assumed bearing of N-83°11'42"-E.

INDEXED ON MAP
6200 6D

William D. Edwards
Professional Surveyor No. 7574



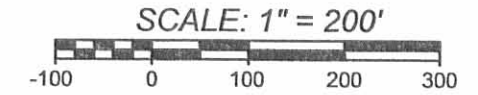
REC'D 8-22-11 SMY OK

PLAT OF SURVEY

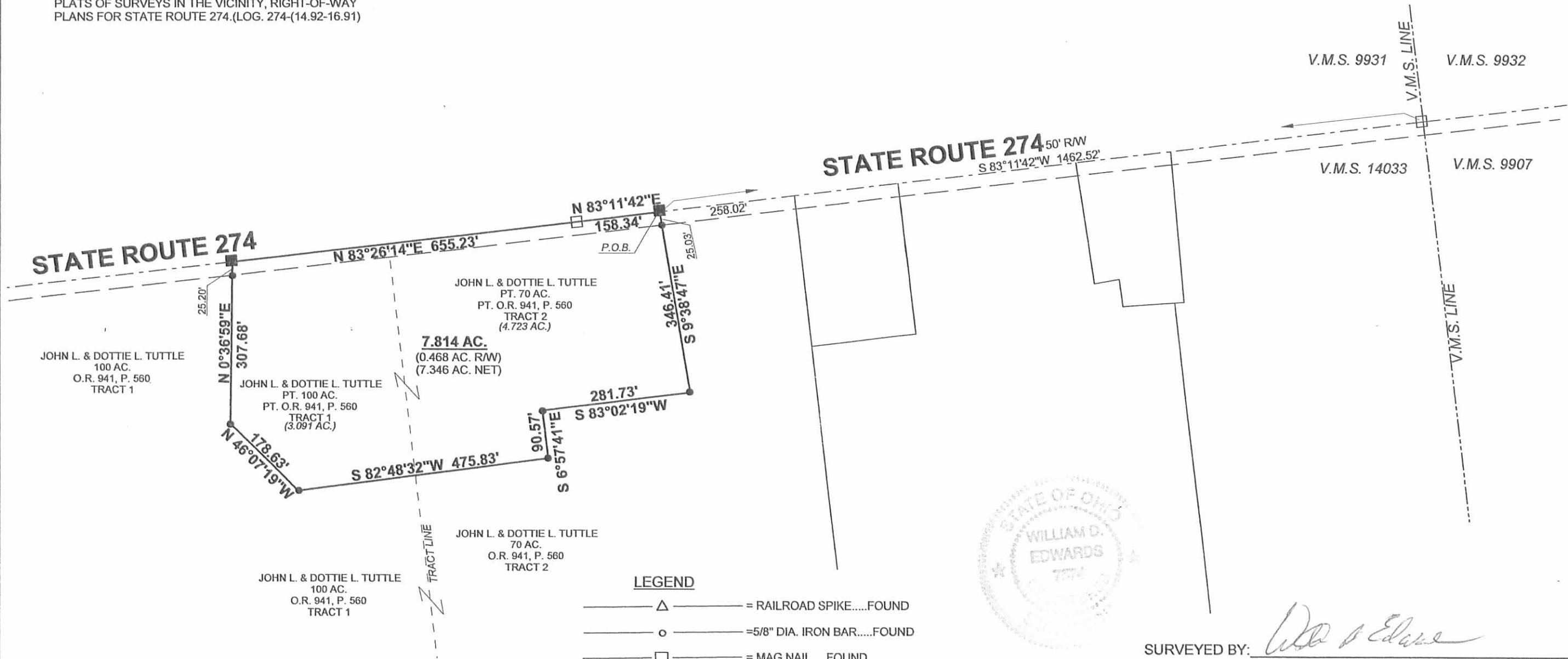
McARTHUR TOWNSHIP, LOGAN COUNTY, OHIO VIRGINIA MILITARY SURVEY 14033

NOTE:

1. BEARINGS ARE BASED ON THE CENTERLINE OF STATE ROUTE 274 PER AN ASSUMED BEARING OF N-83°11'42"-E.
2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAP, PLATS OF SURVEYS IN THE VICINITY, RIGHT-OF-WAY PLANS FOR STATE ROUTE 274.(LOG. 274-(14.92-16.91))



DATE: AUGUST 18, 2011



JOHN L. & DOTTIE L. TUTTLE
100 AC.
O.R. 941, P. 560
TRACT 1

JOHN L. & DOTTIE L. TUTTLE
PT. 100 AC.
PT. O.R. 941, P. 560
TRACT 1
(3.091 AC.)

7.814 AC.
(0.468 AC. RW)
(7.346 AC. NET)

JOHN L. & DOTTIE L. TUTTLE
PT. 70 AC.
PT. O.R. 941, P. 560
TRACT 2
(4.723 AC.)

JOHN L. & DOTTIE L. TUTTLE
70 AC.
O.R. 941, P. 560
TRACT 2

JOHN L. & DOTTIE L. TUTTLE
100 AC.
O.R. 941, P. 560
TRACT 1

LEGEND

- △ = RAILROAD SPIKE.....FOUND
- = 5/8" DIA. IRON BAR.....FOUND
- = MAG NAIL.....FOUND
- = MAG NAIL.....SET at grade
- = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 4792 PS 7574".....SET at grade



SURVEYED BY: *William D. Edwards*
 WILLIAM D. EDWARDS
 PROFESSIONAL SURVEYOR No. 7574
 110 SOUTH MAIN STREET
 URBANA, OHIO 43078
 (937)653-6508

INDEXED ON MAP
6200 60

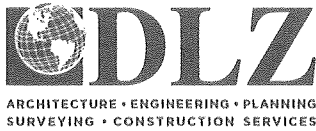
JOHN 3:16

4686.ZAK

8-28-19



APPROVED



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

CARPENTER

17.354 ACRES

Lying in Virginia Military Survey 14033, McArthur Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).;

Being out of the Pam Sue Carpenter 19.00 acre tract as deeded and described in Official Record 865, Page 506 and being more particularly described as follows:

COMMENCING at a MAG nail set at the intersection of the center-line of Ohio Route 274 (50 feet wide) and the east line of Virginia Military Survey 14033 and west line of Virginia Military Survey 9907, said MAG nail set also being the northeast corner of the Joyce C. Wagoner 2.000 acre tract as deeded and described in Official Record 930, Page 482;

THENCE, with said center-line, S 83°-01'-55" W, passing a MAG nail set at a distance of 184.23 feet, a total distance of 199.23 feet to a MAG nail set at the **TRUE POINT OF BEGINNING**, said MAG nail set being a northerly corner common to said 19.000 acre and 2.000 acre tracts;

THENCE, with common lines to said 19.000 acre and 2.000 acre tracts, the following two (2) courses:

- 1) **S 06°-35'-52" E**, passing a 3/4 inch iron rod found at a distance of 25.00 feet, a total distance of **436.18 feet** to a 5/8 inch iron rod found (I.D. cap stamped "L.Geeslin"); and
- 2) **N 83°-15'-09" E**, a distance of **200.30 feet** to a 5/8 inch iron rod found on said common line to Virginia Military Surveys 14033 and 9907, said rod being an easterly corner of said 19.00 acre tract, the southeast corner of said 2.000 acre tract and on the westerly line of the Richard D. Aiken and Sharon Aiken 44.33 acre tract as deeded and described in Official Record 467, Page 894;

THENCE, with the easterly lines of said 19.00 acre tract and said Virginia Military Survey 14033 and the westerly lines of said

INDEXED ON MAP
6200



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

44.33 acre tract and said Virginia Military Survey 9907, **S 06°-44'-20" E**, a distance of **1367.23 feet** to a 5/8 inch iron rod found (I.D. cap stamped "Edwards PS 7574") at the southeast corner of said 19.00 acre tract, the southwest corner of said 44.33 acre tract, the northwest corner of the SR 68 North Ltd., 3.813 acre tract as deeded and described in Official Record 1097, Page 970, Tract #2 and the northeast corner of the Todd J. Kinninger and Amy L. Kinninger 72.726 acre tract as deeded and described in Official Record 1330, Page 16, Parcel I;

THENCE, with a common line to said 19.00 acre and 72.726 acre tract, **S 82°-27'-29" W**, a distance of **510.20 feet** to a 5/8 inch iron rod found (I.D. cap stamped "L GEESLIN S 5248") at the southwest corner of said 19.00 acre tract and at the southeast corner of the Todd J. Kinninger and Amy L. Kinninger 26.653 acre tract as deeded and described in Official Record 1275, Page 510:

THENCE, with the common line to said 19.00 acre and 26.653 acre tracts, **N 06°-44'-02" W**, a distance of **1360.00** to an iron rod set;

THENCE, with new division line through said 19.00 acre tract, the following two (2) courses:

- 1) **N 83°-15'-58" E**, a distance of **173.85 feet** to an iron rod set; and
- 2) **N 06°-35'-52" W**, passing an iron rod set at a distance of 425.00 feet, a total distance of **450.00 feet** to a MAG nail set on said center-line of Ohio Route 274;

THENCE, with said center-line, **N 83°-01'-55" E**, a distance of **135.85 feet** to the **POINT OF BEGINNING**.

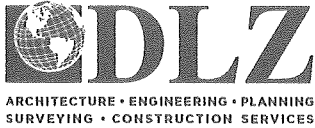
Containing **17.354 acres**, more or less, of which 0.078 acre is within the highway right-of-way.

Iron rods 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.

INDEXED ON MAP
6200

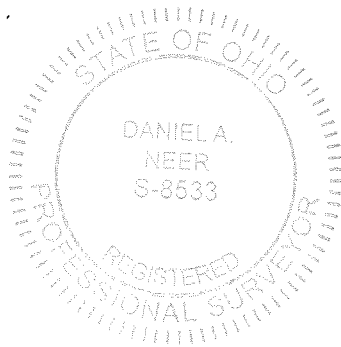
117 N Madriver St, Bellefontaine, OH 43311 | OFFICE 937.593.7335 | ONLINE WWW.DLZ.COM



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

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 Ohio Route 274, having a bearing of N 83°-01'-55" E. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on August 16, 2019.

Description prepared by:



Daniel A. Neer
Daniel A. Neer

Professional Surveyor No. 8533

August 16, 2019

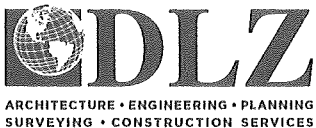
1921-2018.00

INDEXED ON MAP
6200

8-28-19



APPROVED



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

WAGONER

0.150 ACRE

Lying in Virginia Military Survey 14033, McArthur Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).;

Being out of the Joyce C. Wagoner 2.000 acre tract as deeded and described in Official Record 930, Page 482 and being more particularly described as follows:

COMMENCING at a MAG nail set at the intersection of the center-line of Ohio Route 274 (50 feet wide) and the east line of Virginia Military Survey 14033 and west line of Virginia Military Survey 9907, said MAG nail set also being the northeast corner of said 2.000 acre tract;

THENCE, with said center-line, S 83°-01'-55" W, a distance of 184.23 feet to a MAG nail set at the **TRUE POINT OF BEGINNING**;

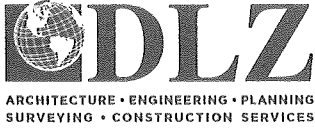
THENCE, with a new division line through said 2.000 acre tract, S 06°-35'-52" E, passing an iron rod set at a distance of 25.00 feet, a total distance of **436.23 feet** to an iron rod set on the southerly line of said 2.00 acre tract and a northerly line of the Pam Sue Carpenter 19.00 acre tract as deeded and described in Official Record 865, Page 506;

THENCE, with lines common to said 2.000 acre and 19.00 acre tracts, the following two (2) courses:

- 1) S 83°-15'-09" W, a distance of **15.00 feet** to a 5/8 inch iron rod found (I.D. cap stamped "L. GEESLIN"); and
- 2) N 06°-35'-52" W, passing a 3/4 inch iron rod found at a distance of 411.18 feet, a total distance of **436.18 feet** to a MAG nail set on said center-line of Ohio Route 274;

THENCE, with said center-line, N 83°-01'-55" E, a distance of **15.00 feet** to the **POINT OF BEGINNING**.

INDEXED ON MAP
6200



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

Containing **0.150 acre**, more or less, of which 0.009 acre is within the highway right-of-way.

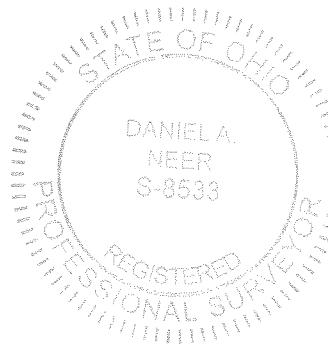
Iron rods set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "DLZ OHIO, INC."

This parcel is to be attached to an adjoining tract of land and is not to be used as a separate and independent parcel.

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 center-line of Ohio Route 274, having a bearing of N 83°-01'-55" E. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on August 16, 2019.

Description prepared by:



D. Neer
Daniel A. Neer

Professional Surveyor No. 8533

August 16, 2019

1921-2018.00



8-28-19



APPROVED



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

CARPENTER

1.659 ACRES

Lying in Virginia Military Survey 14033, McArthur Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).;

Being out of the Pam Sue Carpenter 19.00 acre tract as deeded and described in Official Record 865, Page 506 and being more particularly described as follows:

COMMENCING at a MAG nail set at the intersection of the center-line of Ohio Route 274 (50 feet wide) and the east line of Virginia Military Survey 14033 and west line of Virginia Military Survey 9907, said MAG nail set also being the northeast corner of the Joyce C. Wagoner 2.000 acre tract as deeded and described in Official Record 930, Page 482;

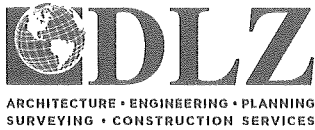
THENCE, with said center-line, S 83°-01'-55" W, passing MAG nails set at a distances of 184.23 feet and 199.23 feet, a total distance of 335.08 feet to a MAG nail set at the **TRUE POINT OF BEGINNING**;

THENCE, with new division lines through said 19.000 acre tract, the following two (2) courses:

- 1) **S 06°-35'-52" E**, passing an iron rod set at a distance of 25.00 feet, a total distance of **450.00 feet** to an iron rod set; and
- 2) **S 83°-15'-58" W**, a distance of **173.85 feet** to an iron rod set on the easterly line of the Todd J. Kinninger and Amy L. Kinninger 26.653 acre tract as deeded and described in Official Record 1275, Page 510;

THENCE, with the common line to said 19.00 acre and 26.653 acre tracts, **N 06°-44'-02" W**, a distance of **164.07 feet** to a 5/8 inch iron rod found on a southerly line of the Andy M. Castle, Jr. and Imogene Castle, 1.062 acre tract as deeded and described in Official Record 51, Page 50;





INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

THENCE, with lines common to said 19.00 acre and 1.062 acre tracts, the following two (2) courses:

- 1) **N 85°-50'-01" E**, a distance of **18.09 feet** to a 5/8 inch iron rod found; and
- 2) **N 05°-21'-50" W**, passing a 5/8 inch iron rod found (I.D. cap stamped "L. GEESLIN S 5248") at a distance of 261.21 feet, a total distance of **286.21 feet** to a MAG nail set on said center-line of Ohio Route 274;

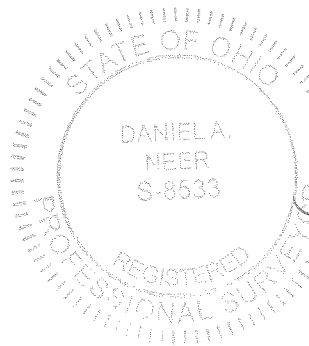
THENCE, with said center-line, **N 83°-01'-55" E**, a distance of **150.00 feet** to the **POINT OF BEGINNING**.

Containing **1.659 acres**, more or less, of which 0.086 acre is within the highway right-of-way.

Iron rods 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 center-line of Ohio Route 274, having a bearing of N 83°-01'-55" E. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on August 16, 2019.



Description prepared by:

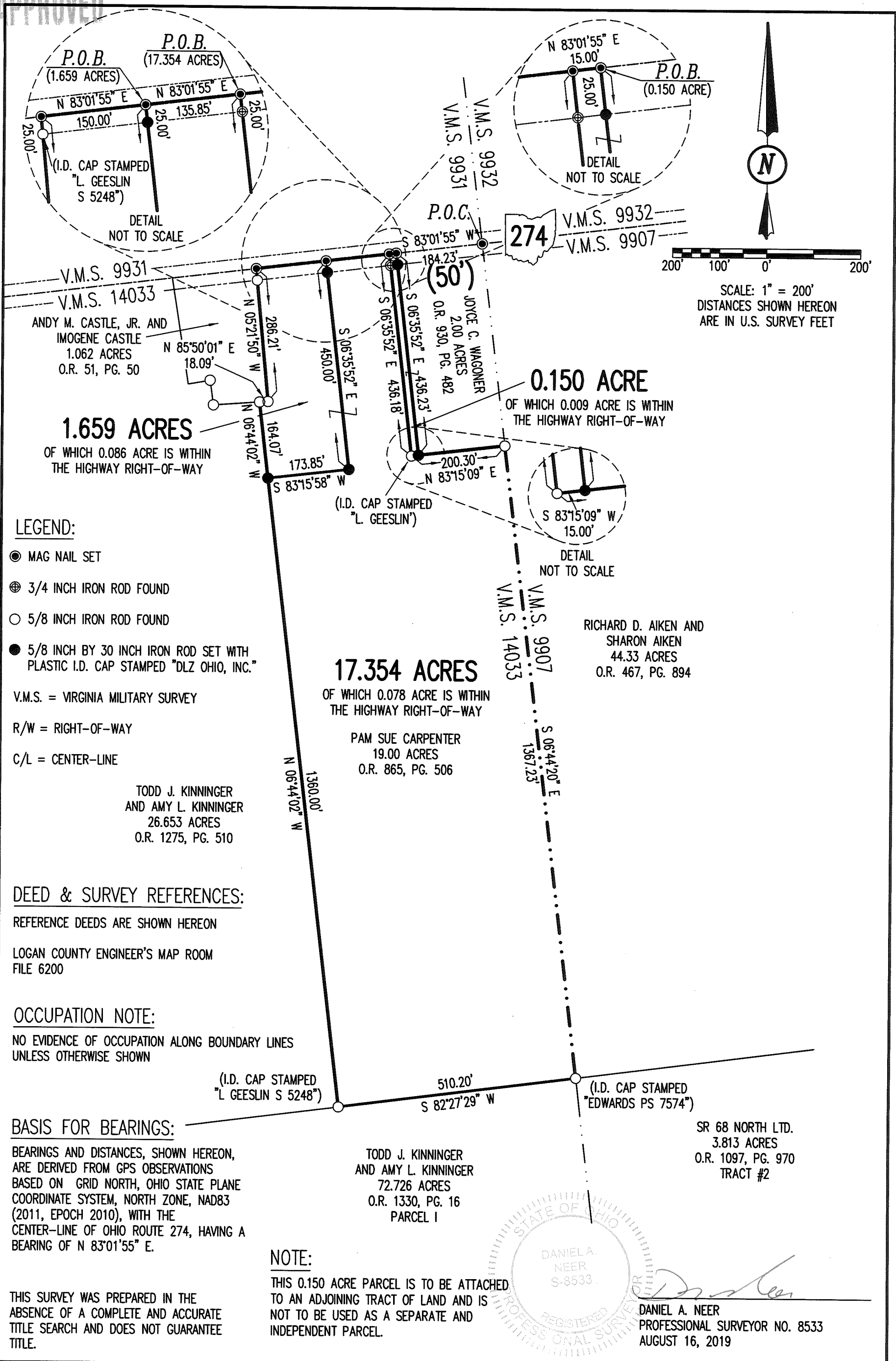
Daniel A. Neer
Daniel A. Neer

Professional Surveyor No. 8533

August 16, 2019

1921-2018.00





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

LEGEND:

- MAG NAIL SET
 - ⊕ 3/4 INCH IRON ROD FOUND
 - 5/8 INCH IRON ROD FOUND
 - 5/8 INCH BY 30 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "DLZ OHIO, INC."
- V.M.S. = VIRGINIA MILITARY SURVEY
R/W = RIGHT-OF-WAY
C/L = CENTER-LINE

TODD J. KINNINGER
AND AMY L. KINNINGER
26.653 ACRES
O.R. 1275, PG. 510

DEED & SURVEY REFERENCES:

REFERENCE DEEDS ARE SHOWN HEREON
LOGAN COUNTY ENGINEER'S MAP ROOM
FILE 6200

OCCUPATION NOTE:

NO EVIDENCE OF OCCUPATION ALONG BOUNDARY LINES
UNLESS OTHERWISE SHOWN

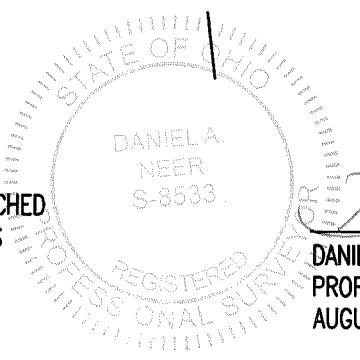
BASIS FOR BEARINGS:

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 OHIO ROUTE 274, HAVING A
BEARING OF N 83°01'55" E.

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

NOTE:

THIS 0.150 ACRE PARCEL IS TO BE ATTACHED
TO AN ADJOINING TRACT OF LAND AND IS
NOT TO BE USED AS A SEPARATE AND
INDEPENDENT PARCEL.



DANIEL A. NEER
PROFESSIONAL SURVEYOR NO. 8533
AUGUST 16, 2019

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(937) 593-7335 • www.dlz.com
Project #1921-2018.00

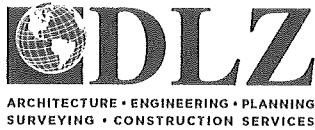
SURVEY OF THREE TRACTS

VIRGINIA MILITARY SURVEY 14033
McARTHUR TOWNSHIP
LOGAN COUNTY, OHIO

INDEXED ON MAP
6200

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
KSS			8/16/2019

10-7-19



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

CARPENTER
0.207 ACRE
INGRESS/EGRESS EASEMENT

Lying in Virginia Military Survey 14033, McArthur Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).;

Being out of the Pam Sue Carpenter 19.00 acre tract as deeded and described in Official Record 865, Page 506 and being more particularly described as follows:

COMMENCING at a MAG nail set at the intersection of the center-line of Ohio Route 274 (50 feet wide) and the east line of Virginia Military Survey 14033 and west line of Virginia Military Survey 9907, said MAG nail set also being the northeast corner of the Joyce C. Wagoner 2.000 acre tract as deeded and described in Official Record 930, Page 482;

THENCE, with said center-line and the northerly line of said 2.000 acre tract, S 83°-01'-55" W, passing a MAG nail set at a distance of 184.23 feet, a total distance of 199.23 feet to a MAG nail set at the common northerly corner to said 2.000 acre and 19.00 acre tracts and being the **TRUE POINT OF BEGINNING**;

THENCE, S 06°-35'-52" E, along the common line to the westerly line of said 2.000 acre tract and an easterly line of said 19.00 acre tract, passing a 3/4 inch iron rod found at a distance of 25.00 feet, a total distance of **335.01 feet** to a point;

THENCE with new division lines through said 19.00 acre tract, the following four (4) courses:

- 1) S 83°01'55" W, a distance of **135.85 feet** to a point;
- 2) N 06°58'05" W, a distance of **20.00 feet** to a point;
- 3) N 83°01'55" E, a distance of **115.92 feet** to a point; and
- 4) N 06°-35'-52" W, a distance of **315.01 feet** to a point on a common line to said center-line and the northerly line of said 19.00 acre tract;

INDEXED ON MAP
4200



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

THENCE, with said common line to said center-line and northerly line, **N 83°-01'-55" E**, a distance of **20.00 feet** to the **POINT OF BEGINNING**.

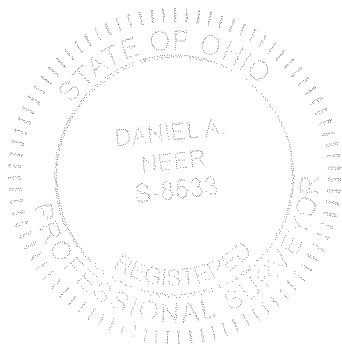
Containing **0.207 acre**, more or less.

Iron rods 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 center-line of Ohio Route 274, having a bearing of N 83°-01'-55" E. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on August 16, 2019.

Description prepared by:



Daniel A. Neer

Professional Surveyor No. 8533

September 30, 2019

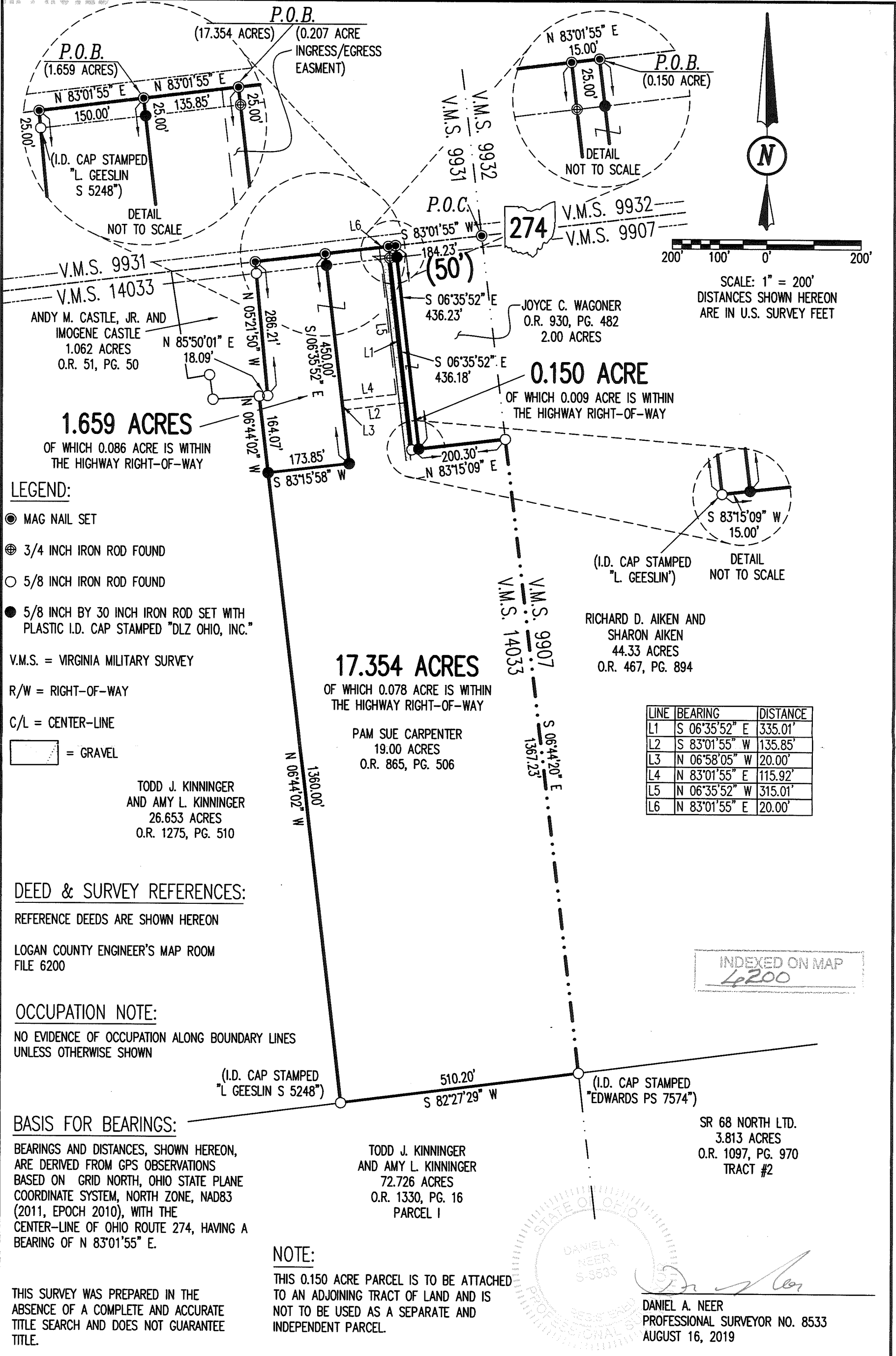
1921-2018.00





APPROVED

10-7-19



LEGEND:

- MAG NAIL SET
- ⊕ 3/4 INCH IRON ROD FOUND
- 5/8 INCH IRON ROD FOUND
- 5/8 INCH BY 30 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "DLZ OHIO, INC."

V.M.S. = VIRGINIA MILITARY SURVEY

R/W = RIGHT-OF-WAY

C/L = CENTER-LINE

= GRAVEL

TODD J. KINNINGER
AND AMY L. KINNINGER
26.653 ACRES
O.R. 1275, PG. 510

DEED & SURVEY REFERENCES:

REFERENCE DEEDS ARE SHOWN HEREON

LOGAN COUNTY ENGINEER'S MAP ROOM
FILE 6200

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 OHIO ROUTE 274, HAVING A
BEARING OF N 83°01'55" E.

NOTE:

THIS 0.150 ACRE PARCEL IS TO BE ATTACHED
TO AN ADJOINING TRACT OF LAND AND IS
NOT TO BE USED AS A SEPARATE AND
INDEPENDENT PARCEL.

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

INDEXED ON MAP
Lp200

STATE OF OHIO
DANIEL A. NEER
S-8533
PROFESSIONAL SURVEYOR
AUGUST 16, 2019

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Project #1921-2018.00

SURVEY OF THREE TRACTS

VIRGINIA MILITARY SURVEY 14033
McARTHUR TOWNSHIP
LOGAN COUNTY, OHIO

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
KSS			8/16/2019
DAN	REVISED W/EASEMENT		9/30/2019

3-7-2023

APPROVED

**DESCRIPTION OF SURVEY FOR
CHARLES CARPENTER
0.359 ACRES
February 12, 2023**

The following described 0.359 acre tract of land is situated in Virginia Military Survey 14033, McArthur Township, Logan County, Ohio and being part of Pam Sue Carpenter's original 19.00 acre tract described in Official Record Volume 865, page 506, said 0.359 acre tract of land more particularly described as follows:

Beginning for reference at a magnetic nail found in the centerline of State Route 274 (60 feet right-of-way width) at the northeast corner of V.M.S. 14033;

Thence South 83°24'29" West 183.87 feet, following the centerline of State Route 274 and the north line of V.M.S. 14033, to a magnetic nail found;

Thence South 83°01'45" West 35.00 feet, continuing along the centerline of State Route 274 and the north line of V.M.S. 14033, passing at 15.00 feet a magnetic nail found at the northeast corner of said original 19.00 acre tract and the northeast corner of a 20 feet wide Ingress and Egress easement, following the north line of said original 19.00 acre tract and said easement thereafter, to a point;

Thence South 6°37'15" East 315.00 feet, departing from the centerline of State Route 274, entering V.M.S. 14033 and said original 19.00 acre tract, following the west line of said 20 feet wide Ingress and Egress easement, to an iron bar set and marking the **place of beginning**;

Thence **South 6°37'15" East 135.42 feet** to an iron bar set;

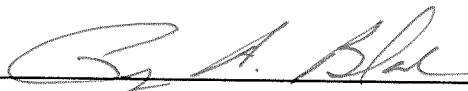
Thence **South 83°15'44" West 115.77 feet** to a 5/8" iron bar found at the southeast corner of Charles S. Carpenter's 1.659 acre tract described in Official Record Volume 1362, page 536, said 1.659 acre tract formerly part of said original 19.00 acre tract;

Thence **North 6°36'26" West 134.91 feet**, following the east line of said 1.659 acre tract and a west line of the remainder of said original 19.00 acre tract, to an iron bar set;

Thence **North 83°00'32" East 115.74 feet**, departing from the east line of said 1.659 acre tract and entering the remainder of said original 19.00 acre tract, following a north line of said 20 feet wide Ingress and Egress easement, to the **place of beginning, containing 0.359 acres** more or less and subject to all valid easements and restrictions of record.

The above description was prepared from an actual field survey made by Blackburn Surveying, LLC George A. Blackburn, Registered Surveyor #7873, during the month of February 2023. Iron bars set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS #7873." Bearings indicated herein are based on the centerline of State Route 274 (60 feet right-of-way width) bearing South 83°24'29" West.

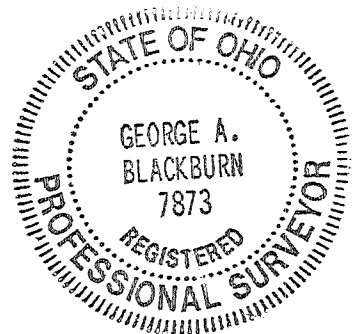
Description prepared by:



2-12-2023

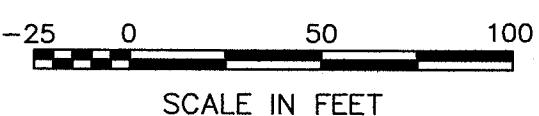
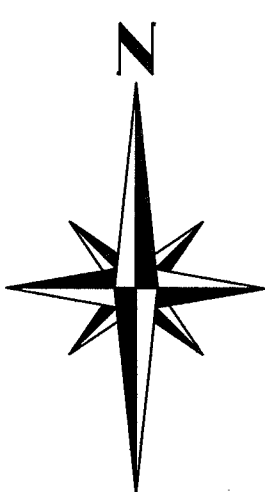
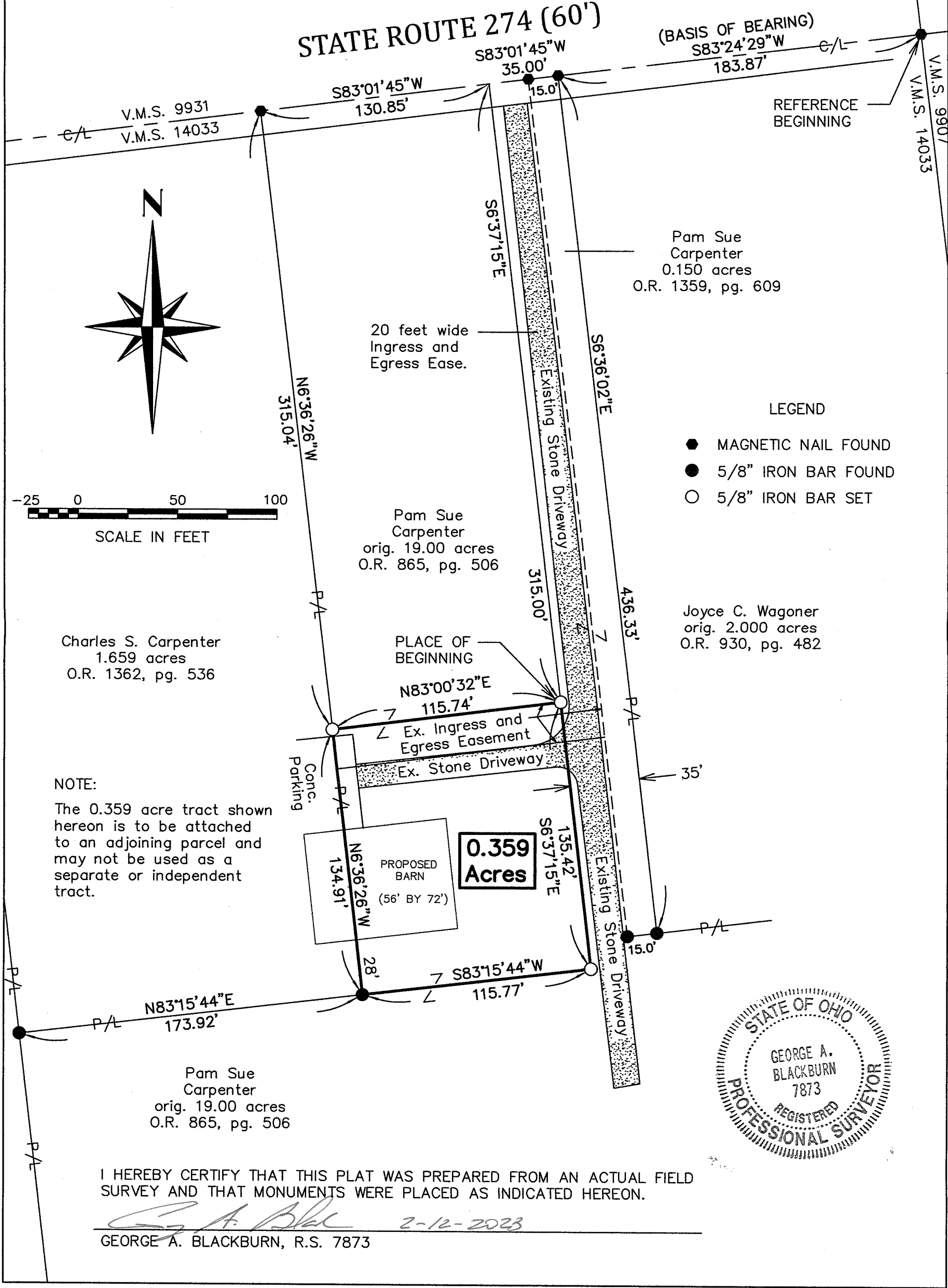
George A. Blackburn, R.S. #7873
6879 State Route 287
West Liberty, Ohio 43357
(937) 465-0424

INDEXED ON MAP
6200



PLAT OF SURVEY IN VIRGINIA MILITARY SURVEY 14033 McARTHUR TOWNSHIP, LOGAN COUNTY, OHIO

STATE ROUTE 274 (60')



- LEGEND**
- MAGNETIC NAIL FOUND
 - 5/8" IRON BAR FOUND
 - 5/8" IRON BAR SET

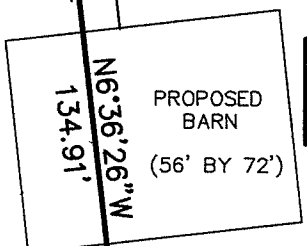
Charles S. Carpenter
1.659 acres
O.R. 1362, pg. 536

Pam Sue Carpenter
orig. 19.00 acres
O.R. 865, pg. 506

Pam Sue Carpenter
0.150 acres
O.R. 1359, pg. 609

Joyce C. Wagoner
orig. 2.000 acres
O.R. 930, pg. 482

NOTE:
The 0.359 acre tract shown hereon is to be attached to an adjoining parcel and may not be used as a separate or independent tract.



0.359 Acres



I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND THAT MONUMENTS WERE PLACED AS INDICATED HEREON.

George A. Blackburn 2-12-2023
GEORGE A. BLACKBURN, R.S. 7873

BLACKBURN SURVEYING, LLC 6879 STATE ROUTE 287 WEST LIBERTY, OHIO 43357 (937) 465-0424	DATE: 2/12/2023 SCALE: 1" = 50' FILE: Charles Carpenter 2-23	PLAT PREPARED FOR CHARLES CARPENTER	Sheet 1 of 1
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