

REC'D 12-4-95 SAM OK ✓

**LESLIE H. GEESLIN**

**REGISTERED SURVEYOR 5248**

**P. O. BOX 274**

**RUSHSVLVANIA, OHIO 43347**

**TELEPHONE: (513) 468-2793**

TRACEY SURVEY

November 30, 1995

The following described real estate situated in the State of Ohio, County of Logan, Township of McArthur, being part of Virginia Military Survey 12742, and more particularly described as follows:

Beginning at a cap and nail set in the centerline of Township Road 95 that is N. 9° 04' 13" W. 30.96 feet from a R. R. spike found at the northeast corner of John R. Ficklin's 7.51 acre tract as described in O. R. Vol. 238 Page 838.

Thence with the centerline of said T. R. 95 N. 9° 04' 13" W. 240.99 feet to a cap and nail set.

Thence N. 82° 54' 13" E. 376.79 feet to a 5/8 inch iron bar set, passing a 5/8 inch iron bar set at 25.01 feet.

Thence S. 9° 04' 15" E. 221.81 feet to a 5/8 inch iron bar set.

Thence S. 79° 59' 14" W. 376.62 feet to the place of beginning, passing a 5/8 inch iron bar set at 351.62 feet.

Containing 2.000 acres more or less of which 0.138 acre is in the right of way of Township Road 95.

The above described 2.000 acre tract being part of Robert D. Tracey's 40 acre tract (Tract II) as described in O. R. Vol. 269 Page 843.

Bearings are based on an assumed bearing (N. 9° 04' 13" W.) for the centerline of Township Road 95 in this field survey by Leslie H. Geeslin, Reg. Surveyor 5248 on November 30, 1995.



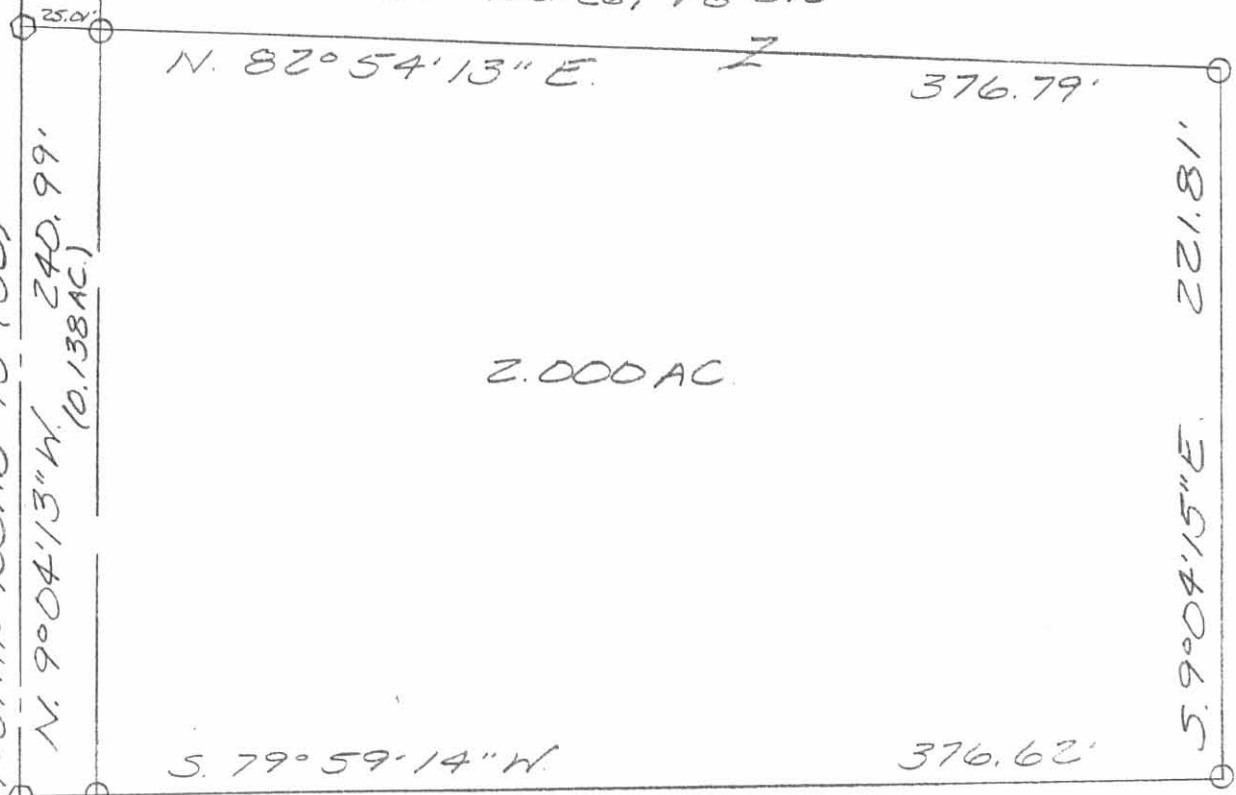
*Leslie H. Geeslin*

MC A:\02\TRACEY.SAM

INDEXED ON MAP  
9051 1D

REC'D 12-4-95 8M4 OK

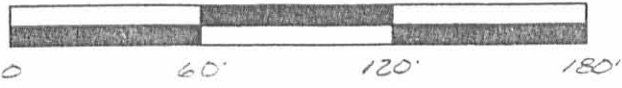
ROBERT D. TRACEY ETAL  
40 AC. TR II  
O.R. VOL. 269 PG 843



2.000 AC.

JOHN E. FICKLIN  
7.51 AC.  
O.R. VOL. 238 PG. 838

SCALE: 1" = 60'



- LEGEND:
- △ - R.R. SPIKE FOUND
  - - CAP AND NAIL SET
  - - 5/8 INCH IRON BAR SET

SURVEY OF 2.000 ACRES IN VIRGINIA MILITARY SURVEY 12742, McARTHUR TOWNSHIP, LOGAN COUNTY, OHIO FOR ERNEST TRACEY ON NOVEMBER 30, 1995



INDEXED ON MAP  
9051 1P

Leslie H. Geeslin  
LESLIE H. GEESLIN  
RUSHSVLVANIA, O  
(513)462-2793

WASHINGTON TWP V.M.S. 9925, 9946, 10,121

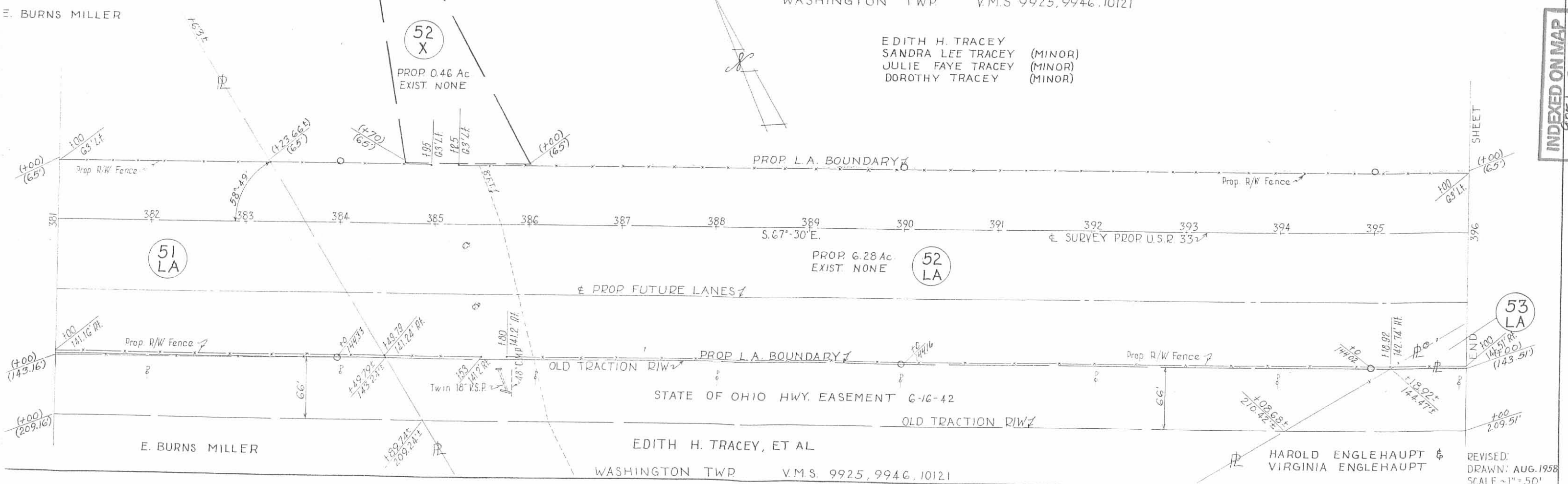
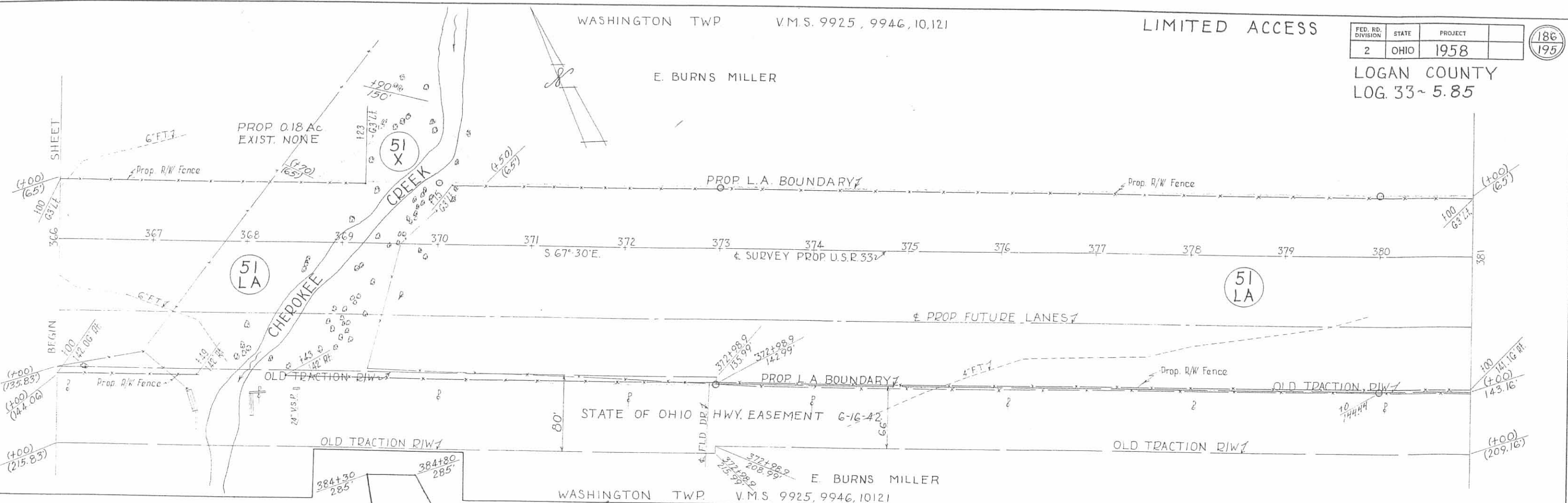
LIMITED ACCESS

FED. RD. DIVISION	STATE	PROJECT
2	OHIO	1958

186  
195

E. BURNS MILLER

LOGAN COUNTY  
LOG. 33~ 5.85



INDEXED ON MAP  
9051 2P-1

REVISED:  
DRAWN: AUG. 1958  
SCALE ~ 1" = 50'

WASHINGTON TWP. V.M.S. 9946, 9925, 10121

M<sup>rs</sup> ARTHUR TWP. V.M.S. 9946, 9925, 10121

M<sup>rs</sup> ARTHUR TWP. V.M.S. 12742

LIMITED ACCESS

FED. RD. DIVISION	STATE	PROJECT	
2	OHIO	1958	

187  
195

EDITH H. TRACEY, ET AL

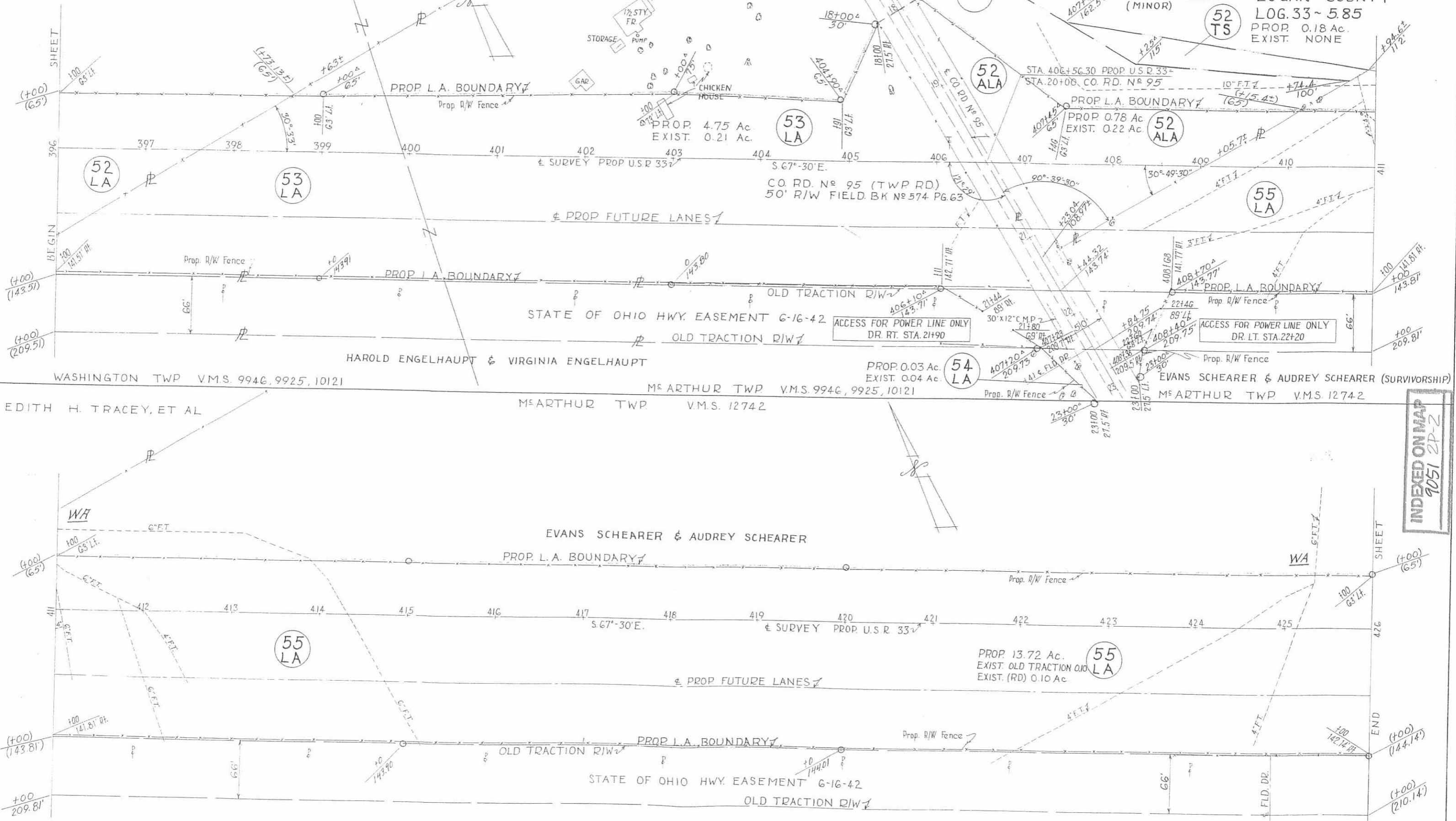
GROVER JENKINS & BERTHA MAE JENKINS

EDITH H. TRACEY  
SANDRA LEE TRACEY  
(MINOR), JULIE FAYE  
TRACEY (MINOR) &  
DOROTHY TRACEY  
(MINOR)

LOGAN COUNTY

LOG. 33-585

PROP. 0.18 Ac.  
EXIST. NONE



WASHINGTON TWP. V.M.S. 9946, 9925, 10121

M<sup>rs</sup> ARTHUR TWP. V.M.S. 9946, 9925, 10121

M<sup>rs</sup> ARTHUR TWP. V.M.S. 12742

EVANS SCHEARER & AUDREY SCHEARER (SURVIVORSHIP)

EDITH H. TRACEY, ET AL

M<sup>rs</sup> ARTHUR TWP. V.M.S. 12742

EVANS SCHEARER & AUDREY SCHEARER

PROP. L.A. BOUNDARY

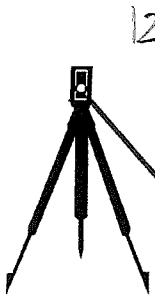
PROP. 13.72 Ac.  
EXIST. OLD TRACTION RD.  
EXIST. (RD) 0.10 Ac.

INDEXED ON MAP  
9051 2P-2

M<sup>rs</sup> ARTHUR TWP. V.M.S. 12742

REVISED  
DRAWN AUG. 1958  
SCALE 1"=50'

DIW DI ANL - PROP. U.S. R. 33 - STA. 200+00 TO STA. 200+100



12-7-2021

# APPROVED HAVENAR

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

## Engineering & Surveying Legal Description for 28.613 acres

Situate in the Virginia Military Survey No. 12742, Township of McArthur, County of Logan, State of Ohio, and being part of a 114.419 acre tract owned by Roy R. Schearer & Shirley A. Dow in Official Record 1398, Page 5295, Tract I 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 1/2" square iron bar found at Station 56+11 (Field Book 574, pg. 66) on the centerline of right-of-way of Township Road 95 (50' R/W), thence South 07 degrees 54 minutes 22 seconds East, along said centerline of right-of-way, a distance of 300.02 feet to a railroad spike found, said spike being on the southwest corner of a 1.470 acre tract owned by KZ Resources, LLC, (O.R. 1297, pg. 731, Tract II), said spike being the True Point of Beginning of the tract of land herein described;

Thence South 66 degrees 31 minutes 05 seconds East, along said south line of the 1.47 acre tract and a 0.88 acre owned by KZ Resources LLC (O.R. 1297, pg. 731 Tract I), a distance of 400.13 feet to a 5/8" iron pin found, said pin being on the southeast corner of said 0.88 acre tract, passing a 5/8" iron pin set at a distance of 29.29 feet;

Thence North 07 degrees 54 minutes 05 seconds West, along said east line of the 0.88 acre tract, a distance of 10.32 feet to a 5/8" iron pin found, said pin being on the southwest corner of a 0.936 acre tract owned by KZ Resources, LLC, (O.R. 1297, pg. 731, Tract III);

Thence South 66 degrees 30 minutes 03 seconds East, along the south line of said 0.936 acre tract, a distance of 165.00 feet to a 5/8" iron pin found, said pin being on the southeast corner of said 0.936 acre tract;

Thence North 07 degrees 55 minutes 00 seconds West, along the east line of said 0.936 acre tract, a distance of 286.13 feet to a point, witness said point a 5/8" iron pin found, North 07 degrees 55 minutes 00 seconds West, a distance of 3.78 feet from said point, said point being on the south line of the former Cincinnati and Lake Erie Railway Company, now a 4.123 acre tract owned by the State of Ohio (D.B. 180, pg. 332, Parcel No. 153);

Thence South 66 degrees 26 minutes 12 seconds East, along the south line of said 4.123 acre tract, a distance of 2067.53 feet to a point, witness said point a 6" concrete post found, North 83 degrees 21 minutes 16 seconds East, a distance of 3.70 feet from said point, said post being on the north line of a 120.874 acre tract owned by D. Bruce Tracey (O.R. 458, pg. 458, Tract III) and north line of VMS 13715;

Thence South 83 degrees 21 minutes 16 seconds West, along the north line of said 120.874 acre tract and north line of VMS 13715, a distance of 2246.33 feet to a Mag spike set, passing through a 5/8" capped iron pin set at a distance of 2221.32 feet which marks the east right-of-way line of Township Road 95, said spike being on the centerline of right-of-way of Township Road 95;

Thence North 07 degrees 54 minutes 22 seconds West, along said centerline of right-of-way, a distance of 570.02 feet to a railroad spike found, said spike being on the southwest corner of a 1.581 acre tract owned by Roy Robert Schearer, etux. (O.R. 164, pg. 864);

Thence North 82 degrees 11 minutes 50 seconds East, along the south line of said 1.581 acre tract and a 0.714 acre tract owned by Roy Schearer, etux. (O.R. 303, pg. 873), a distance of 358.63 feet to a 5/8" iron pin found, said pin being on the southeast corner of the 0.714 acre tract, passing through a 5/8" capped iron pin set at a distance of 25.00 feet which marks the east right-of-way line of Township Road 95;

Thence North 07 degrees 54 minutes 05 seconds West, along the east line of said 0.714 acre tract, a distance of 169.38 feet to a 5/8" iron pin found, said pin being on the northeast corner of said 0.714 acre tract;

Thence North 66 degrees 31 minutes 05 seconds West, along the north line of said 0.714 and 1.581 acre tracts, a distance of 420.12 feet to a railroad spike found, passing through a 5/8" iron pin found at a distance of 390.83 feet which marks the east right-of-way line of Township Road 95, said spike being on the centerline of right-of-way of Township Road 95;

Thence North 07 degrees 54 minutes 22 seconds West, along said centerline of right-of-way, a distance of 70.28 feet to a railroad spike found, said spike being the True Point of Beginning of the above described tract, containing 28.613 acres more or less, of which 0.368 acres are in existing right-of-way, 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



INDEXED ON MAP  
9051

12-7-2021



# APPROVED HAVENAR

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

## Engineering & Surveying Legal Description for 102.635 acres

Situate in the Virginia Military Survey No. 12742, Township of McArthur, County of Logan, State of Ohio, and being part of a 114.419 acre tract and all of a 16.87 acre tract owned by Roy R. Schearer & Shirley A. Dow in Official Record 1398, Page 5295, Tract I & II 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 1/2" square iron bar found at Station 56+11 (Field Book 574, pg. 66) on the centerline of right-of-way of Township Road 95 (50' R/W), thence North 07 degrees 54 minutes 22 seconds West, along said centerline of right-of-way, a distance of 74.66 feet to a Mag spike set, said spike being the True Point of Beginning of the tract of land herein described;

Thence continuing North 07 degrees 54 minutes 22 seconds West, along said centerline of right-of-way, a distance of 41.70 feet to a point, witness said point a Mag nail found South 82 degrees 52 minutes 03 seconds West, 1.06 feet, said point being on the southwest corner of a 61.743 acre tract owned by Jonathan W. Newland, et al., (O.R. 1068, pg. 31);

Thence North 82 degrees 52 minutes 03 seconds East, along the south line of said 61.743 acre tract, a distance of 1842.82 feet to a 3" steel pipe post found, passing through a 5/8" iron pin found at a distance of 339.32 feet, said post being on the southeast corner of said 61.743 acre tract;

Thence North 06 degrees 24 minutes 29 seconds West, along the east line of said 61.743 acre tract, a distance of 956.80 feet to a stone found, said stone being on the south line of a 120.280 acre tract owned by W. William Wischmeyer, et ux. (O.R. 883, pg. 708), south line of VMS 9947 and south line of Richland Township;

Thence North 83 degrees 14 minutes 06 seconds East, along the south line of said 120.280 acre tract, south line of VMS 9947 and south line of Richland Township, a distance of 1446.96 feet to a 5/8" iron pin found, said pin being on the northwest corner of a 159.938 acre Parcel 1, Tracts I & II owned by Dwight D. Reed, Trustee, et al. (O.R. 1138, pg. 995), and northeast corner of VMS 12742;

Thence South 06 degrees 14 minutes 20 seconds East, along the west line of said 159.938 acre tract and east line of VMS 12742, a distance of 2419.42 feet to a 6" concrete post found, said post being on the northeast corner of a 120.874 acre tract owned by D. Bruce Tracey (O.R. 458, pg. 458, Tract III), and northeast corner of VMS 13715;

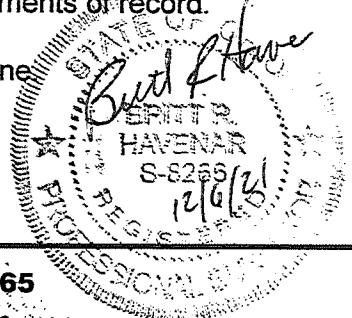
Thence South 83 degrees 21 minutes 16 seconds West, along the north line of said 120.874 acre tract and north line of VMS 13715, a distance of 867.23 feet to a 5/8" capped iron pin set, said pin being on the south right-of-way line of US 33;

Thence North 66 degrees 26 minutes 12 seconds West, along said south right-of-way line, a distance of 2786.81 feet to a Mag spike set, passing a concrete monument at a distance of 2660.91 feet, said spike being the True Point of Beginning of the above described tract, containing 102.635 acres more or less, of which 13.868 acres are in existing right-of-way, subject to all easements of record.

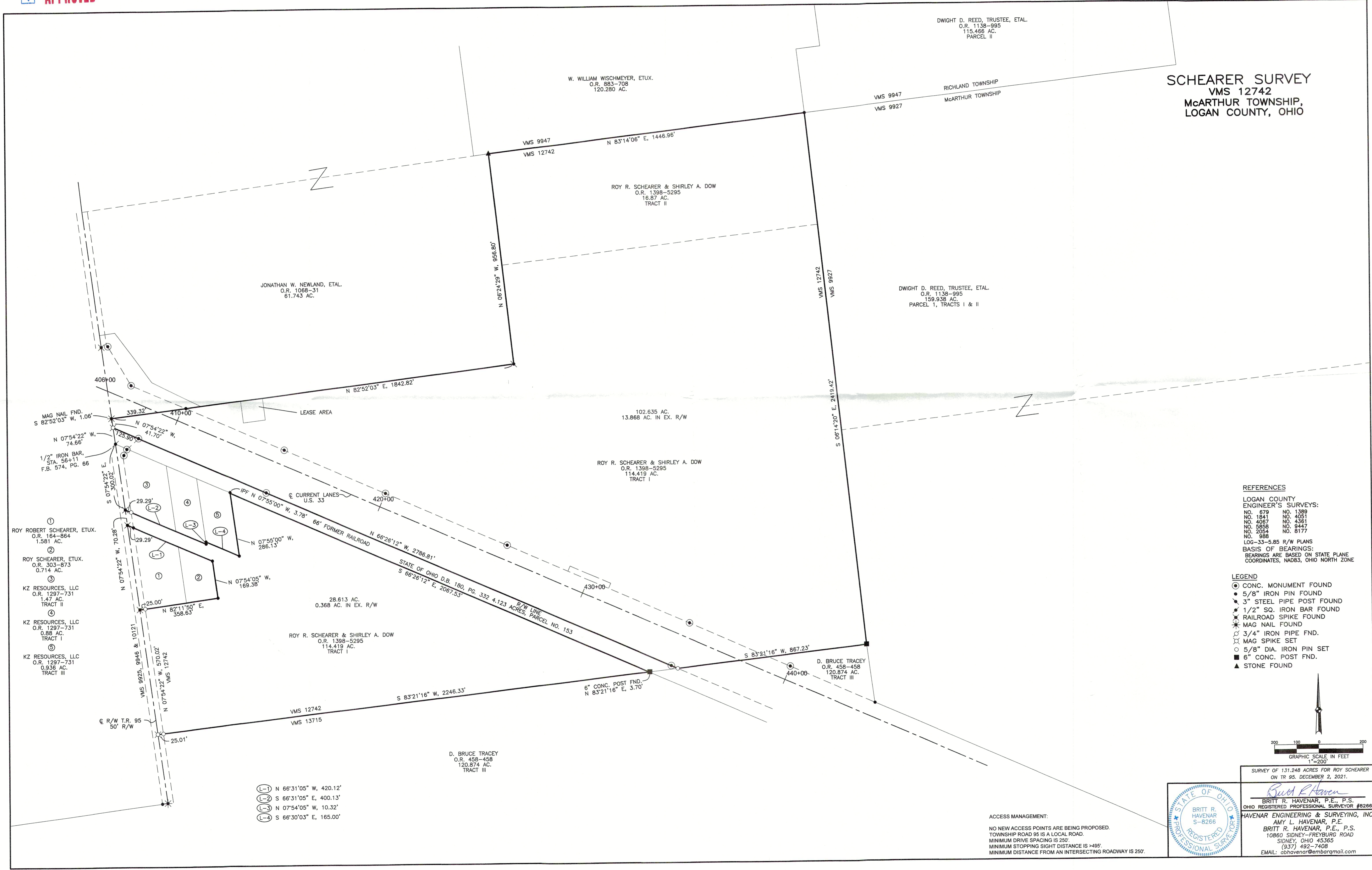
Basis of bearings based on State Plane Coordinates, NAD83, Ohio North Zone

Description prepared by:  
Britt R. Havenar, P.E., P.S., Ohio P.S. No. 8266

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9051



**SCHEARER SURVEY**  
**VMS 12742**  
**McARTHUR TOWNSHIP,**  
**LOGAN COUNTY, OHIO**

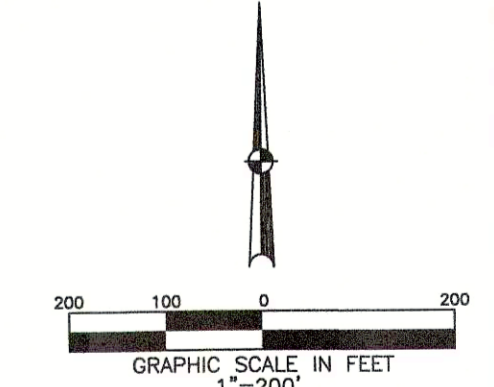


- ① ROY ROBERT SCHEARER, ETUX.  
O.R. 164-864  
1.561 AC.
- ② ROY SCHEARER, ETUX.  
O.R. 303-873  
0.714 AC.
- ③ KZ RESOURCES, LLC  
O.R. 1297-731  
1.47 AC.  
TRACT II
- ④ KZ RESOURCES, LLC  
O.R. 1297-731  
0.88 AC.  
TRACT I
- ⑤ KZ RESOURCES, LLC  
O.R. 1297-731  
0.936 AC.  
TRACT III

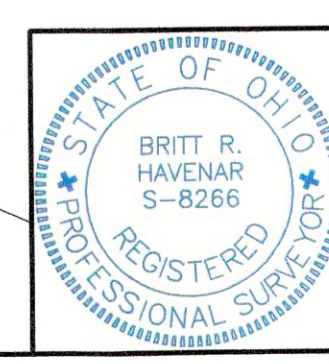
- Ⓛ-1 N 66°31'05" W, 420.12'
- Ⓛ-2 S 66°31'05" E, 400.13'
- Ⓛ-3 N 07°54'05" W, 10.32'
- Ⓛ-4 S 66°30'03" E, 165.00'

**REFERENCES**  
 LOGAN COUNTY  
 ENGINEER'S SURVEYS:  
 NO. 879 NO. 1399  
 NO. 1941 NO. 4051  
 NO. 4067 NO. 4361  
 NO. 5858 NO. 9447  
 NO. 2054 NO. 8177  
 NO. 988  
 LOG-33-5.85 R/W PLANS  
**BASIS OF BEARINGS:**  
 BEARINGS ARE BASED ON STATE PLANE  
 COORDINATES, NAD83, OHIO NORTH ZONE

- LEGEND**
- CONC. MONUMENT FOUND
  - 5/8" IRON PIN FOUND
  - 3" STEEL PIPE POST FOUND
  - 1/2" SQ. IRON BAR FOUND
  - RAILROAD SPIKE FOUND
  - MAG NAIL FOUND
  - 3/4" IRON PIPE FND.
  - MAG SPIKE SET
  - 5/8" DIA. IRON PIN SET
  - 6" CONC. POST FND.
  - ▲ STONE FOUND



**ACCESS MANAGEMENT:**  
 NO NEW ACCESS POINTS ARE BEING PROPOSED.  
 TOWNSHIP ROAD 95 IS A LOCAL ROAD.  
 MINIMUM DRIVE SPACING IS 250'  
 MINIMUM STOPPING SIGHT DISTANCE IS >465'  
 MINIMUM DISTANCE FROM AN INTERSECTING ROADWAY IS 250'.



SURVEY OF 131.248 ACRES FOR ROY SCHEARER  
 ON TR 95, DECEMBER 2, 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