

2-19-14

# Lee Surveying and Mapping Co., Inc.



Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.  
Bellefontaine OH 43311



Phone: (937) 593-7335  
Fax: (937) 593-7444  
surveys@lsminc.us

## BUCHENROTH 10.000 ACRES

Lying in Virginia Military Survey 9905, McArthur Township, Logan County, Ohio.

Being out of the Steven L. Buchenroth and Melanie Buchenroth 30.000 acre tract as deeded and described in Official Record 834, Page 130 and the 69.394 acre tract as deeded and described in Official Record 302, Page 651 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a stone found in a monument box on the intersection of the center-lines of Township Road 37 and Township Road 238 on Station 291 + 46.9 (Logan County Engineer's Field Book 687, Page 23) on the southwest corner of Virginia Military Survey 9905.

THENCE, with the west line of Virginia Military Survey 9905, within the right-of-way of Township Road 238, N 07°-39'-02"W, a distance of 618.00 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE, with the west line of Virginia Military Survey 9905, within the right-of-way of Township Road 238, N 07°-39'-02"W, a distance of 670.15 feet to a MAG nail set.

THENCE, N 82°-20'-58"E, a distance of 650.00 feet to a 5/8 inch iron rod set, passing a point on the center-line of Township Road 238 at 6.81 feet and a 5/8 inch iron rod set at 26.81 feet.

THENCE, S 07°-39'-02"E, a distance of 670.15 feet to a 5/8 inch iron rod set.

THENCE, S 82°-20'-58"W, a distance of 650.00 feet to the point of beginning, passing a 5/8 inch iron rod set at 626.73 feet and a point on the center-line of Township Road 238 at 646.73 feet.

Containing 10.000 acres, of which 0.385 acre is within the highway right-of-way.

Property is subject to any and all previous easements and rights-of-way of record.

The basis for bearings is the south line of Virginia Military Survey 9905, being S 82°-06'-38"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on February 13, 2014.

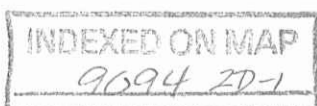


ORIGINAL STAMP IN GREEN

Description prepared by:

William K. Bruce  
Professional Surveyor 7437  
February 13, 2014

56860214



2-19-14

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## BUCHENROTH 10.000 ACRES

Lying in Virginia Military Survey 9905, McArthur Township, Logan County, Ohio.

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Commencing on a stone found in a monument box on the intersection of the center-lines of Township Road 37 and Township Road 238 on Station 291 + 46.9 (Logan County Engineer's Field Book 687, Page 23) on the southwest corner of Virginia Military Survey 9905.

THENCE, with the south line of Virginia Military Survey 9905 and the center-line of Township Road 37 (60 feet wide), N 82°-06'-38"E, a distance of 797.08 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE, N 07°-39'-02"W, a distance of 830.26 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 30.00.

THENCE, N 82°-06'-38"E, a distance of 525.83 feet to a 5/8 inch iron rod set.

THENCE, with the west line of the Ned R. Buchenroth 50 acre tract (Vol. 400, Pg. 918, Tract II), S 07°-29'-21"E, a distance of 830.27 feet to a MAG nail set on the south line of Virginia Military Survey 9905 and the center-line of Township Road 37, passing a 5/8 inch iron rod set at 800.27 feet.

THENCE, with the south line of Virginia Military Survey 9905 and the center-line of Township Road 37, S 82°-06'-38"W, a distance of 523.49 feet to the point of beginning.

Containing 10.000 acres, of which 0.361 acre is within the highway right-of-way.

Property is subject to any and all previous easements and rights-of-way of record.

The basis for bearings is the south line of Virginia Military Survey 9905, being S 82°-06'-38"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on February 13, 2014.

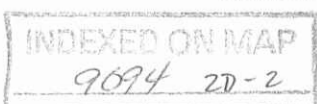


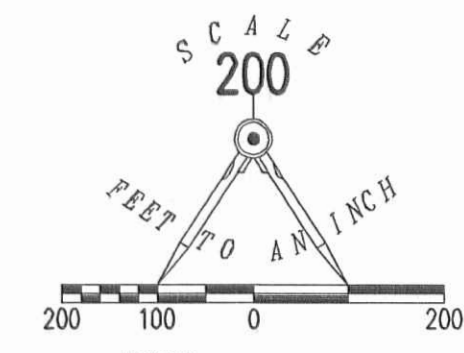
ORIGINAL STAMP IN GREEN

Description prepared by:

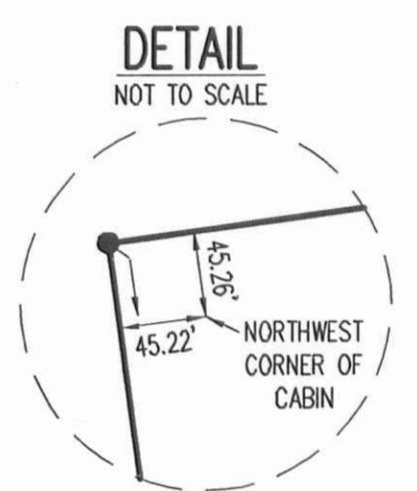
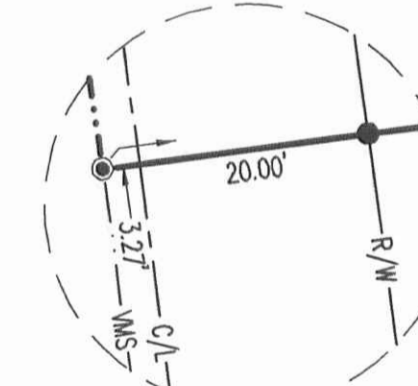
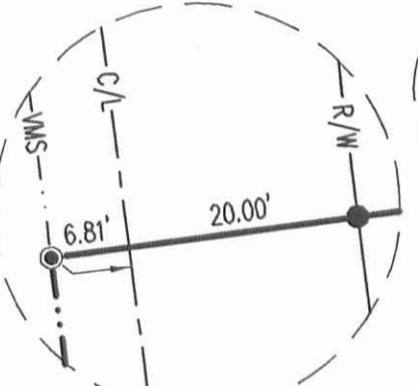
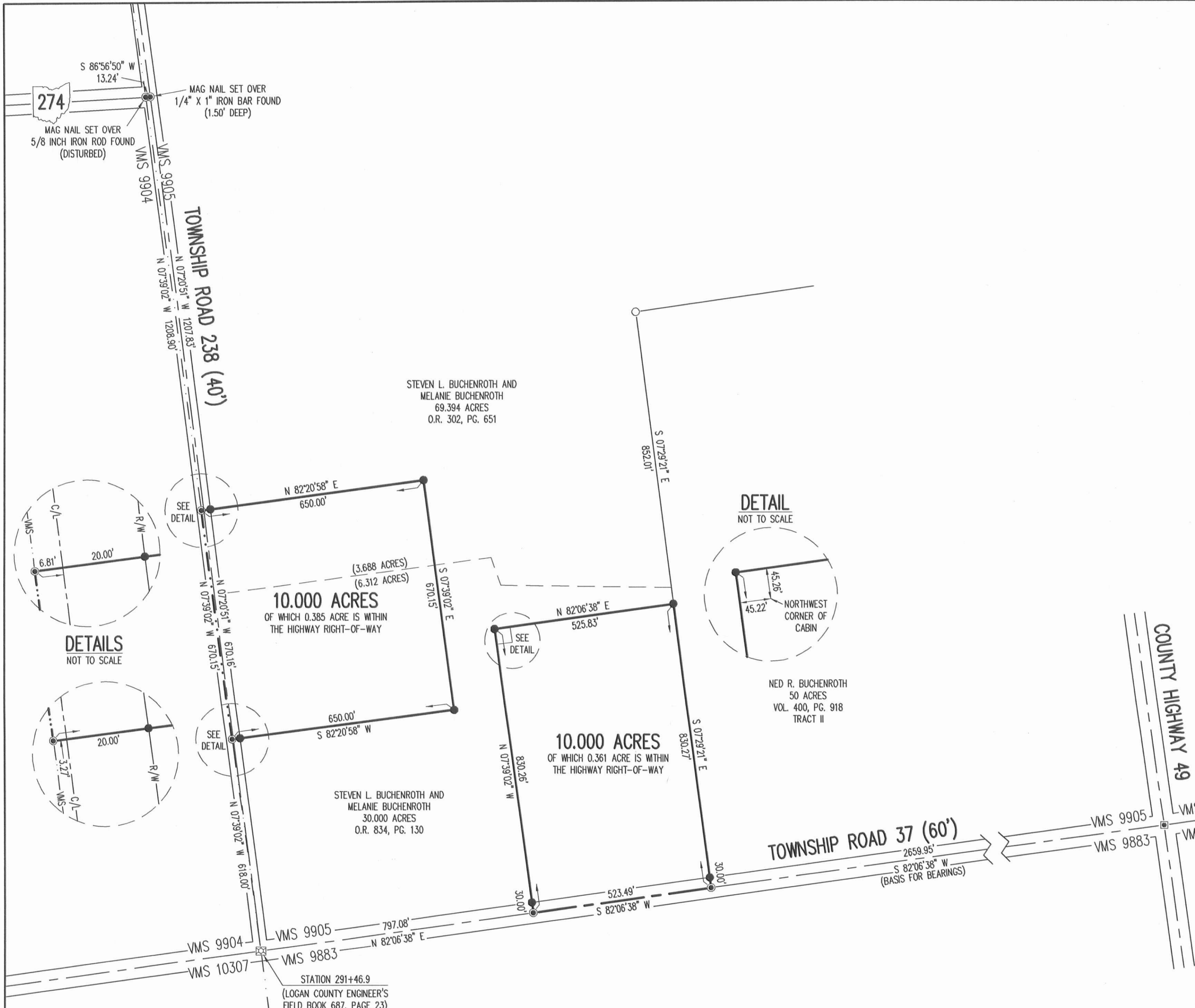
William K. Bruce  
Professional Surveyor 7437  
February 13, 2014

56860214





- LEGEND:
- HARROW TOOTH FOUND
  - ▣ STONE FOUND IN MONUMENT BOX
  - MAG NAIL SET
  - 5/8 INCH IRON ROD FOUND
  - 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM 7437"



SURVEY OF TWO TRACTS OUT OF THE  
STEVEN L. BUCHENROTH AND  
MELANIE BUCHENROTH  
69.394 ACRE TRACT  
OFFICIAL RECORD 302, PAGE 651  
AND 30.000 ACRE TRACT  
OFFICIAL RECORD 834, PAGE 130  
VIRGINIA MILITARY SURVEY 9905  
MCARTHUR TOWNSHIP  
LOGAN COUNTY, OHIO

SURVEYED BY:  
*William K. Bruce*  
WILLIAM K. BRUCE  
PROFESSIONAL SURVEYOR 7437  
FEBRUARY 13, 2014



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LEE SURVEYING & MAPPING CO., INC.  
117 North Madriver Street  
BELLEFONTAINE, OHIO 43311  
(937) 593-7335  
WWW.LSMINC.US  
surveys@lsminc.us  
KSS D0214 56860214 L-5686-2

2 WORKING DAYS  
BEFORE YOU DIG  
CALL TOLL FREE 800-362-2764  
OHIO UTILITIES PROTECTION SERVICE

INDEXED ON MAP  
7094 2P

received 9/10/96 OKG/CH

**LESLIE H. GEESLIN**

**REGISTERED SURVEYOR 5248**

**P. O. BOX 274**

**RUSHSVLVANIA, OHIO 43347**

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

**BUCHENROTH SURVEY**

September 5, 1996

The following described real estate situated in the State of Ohio, County of Logan, Township of McArthur, being part of Virginia Military Survey 9905 and more particularly described as follows:

Beginning at a monument box found at the southwest corner of Virginia Military Survey 9905 and at the intersection of the centerlines of Township Roads 37 and 238.

Thence with the west line of said V. M. S. 9905 and the centerline of said T. R. 238 N. 7° 31' 00" W. 1041.02 feet to a cap and nail set.

Thence N. 82° 29' 00" E. 813.69 feet to a 5/8 inch iron bar set.

Thence S. 7° 48' 12" E. 86.71 feet to a 5/8 inch iron bar set.

Thence S. 49° 33' 44" E. 22.89 feet to a 5/8 inch iron bar set.

Thence N. 88° 40' 44" E. 496.85 feet to a 5/8 inch iron bar in the west line of Ned Buchenroth's 50 acre tract as described in D. B. Vol. 400 Page 918.

Thence with said Buchenroth's west line S. 7° 19' 53" E. 878.13 feet to a cap and nail set in the south line of said V. M. S. 9905 and the centerline of said T. R. 37.

Thence with the south line of said V. M. S. 9905 and the centerline of said T. R. 37 S. 82° 14' 32" W. 1320.57 feet to the place of beginning.

Containing 30.000 acres more or less of which 0.910 acre is in the right of way of Township Road 37 and 0.464 acre is in the right of way of Township Road 238.

The above described 30.000 acre tract being the south part of World Class Farms, LTD.'s 102 acre tract as described in O. R. Vol. 260 page 562.

Bearings are based on an assumed bearing for the west line of Virginia Military Survey 9905 and the centerline of Virginia Military Survey 9905 in this field survey by Leslie H. Geeslin, Reg. Surveyor 5248 on September 5, 1996.



*Leslie H. Geeslin*  
LESLIE H. GEESLIN  
RUSHSVLVANIA, OHIO  
PH 513-468-2793

MC A:\10\BUCHNRTH.SAM

INDEXED ON MAP  
9094 1D-1

Record 9/16/96 OKGCH

**LESLIE H. GEESLIN**

**REGISTERED SURVEYOR 5248**

**P. O. BOX 274**

**RUSHSVLVANIA, OHIO 43347**

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

BUCHENROTH SURVEY

September 5, 1996

The following described real estate situated in the State of Ohio, County of Logan, Township of McArthur, being part of Virginia Military Survey 9905 and more particularly described as follows:

Beginning at a cap and nail set that is N. 7° 31' 00" W. 1041.02 feet from a monument box found at the southwest corner of Virginia Military Survey 9905 and at the intersection of the centerlines of Township Roads 37 and 238.

Thence with the centerline of said T. R. 238 and the west line of said V. M. S. 9905 N. 7° 31' 00" W. 1725.15 feet to a cap and nail set at the southwest corner of James Milroy, etal's 179.82 acre tract as described in D. B. Vol. 380 Page 1, passing a 5/8 inch iron bar found at 1455.78 feet.

Thence with said Milroy's south line N. 78° 49' 03" E. 1849.90 feet to a stone found.

Thence with said Milroy's western line and the west line of his 50.92 acre tract S. 7° 37' 47" E. 1191.45 feet to a 5/8 inch iron bar set in the north line of Ned Buchenroth's 50 acre tract as described in D. B. Vol. 400 Page 918.

Thence with said Buchenroth's north line S. 81° 59' 04" W. 522.48 feet to a 5/8 inch iron bar set at said Buchenroth's northwest corner.

Thence with said Buchenroth's west line S. 7° 19' 53" E. 804.77 feet to a 5/8 inch iron bar set.

Thence S. 88° 40' 44" W. 496.85 feet to a 5/8 inch iron bar set.

Thence N. 49° 33' 44" W. 22.89 feet to a 5/8 inch iron bar set.

Thence N. 7° 48' 12" W. 86.71 feet to a 5/8 inch iron bar set.

Thence S. 82° 29' 00" W. 813.69 feet to the place of beginning.

Containing 69.394 acres more or less of which 0.792 acre is in the right of way of Township Road 238.

The above described 69.394 acre tract being the north part of World Class Farms, LTD.'s 102 acre tract as described in O. R. Vol. 260 page 562.

Bearings are based on an assumed bearing for the west line of Virginia Military Survey 9905 and the centerline of Virginia Military Survey 9905 in this field survey by Leslie H. Geeslin, Reg. Surveyor 5248 on September 5, 1996.



*Leslie H. Geeslin*

JAMES MILROY, ETAL  
 179.82 AC.  
 D.B. VOL. 380 PG. 1

N. 78° 49' 03" E.

1849.90'

SCALE: 1" = 300'



1191.45'

50.92 AC

69.394 AC.

WORLD CLASS FARMS, LTD  
 102 AC.  
 O.B. VOL. 260 PAGE 562

522.48'  
 S. 81° 59' 04" W.

LEGEND:

- = MONUMENT BOX FOUND
- = 5/8 INCH IRON BAR FOUND
- △ = CAP AND NAIL SET
- = 5/8 INCH IRON BAR SET.
- = STONE FOUND

N. 7° 48' 12" W.  
 86.71'

N. 49° 33' 44" W.  
 22.89'

S. 82° 29' 00" W. 813.69'

N. 82° 29' 00" E 813.69'

S. 7° 48' 12" E  
 86.71'

N. 88° 40' 44" E  
 496.85'

S. 49° 33' 44" E.  
 22.89'

30.000 AC.

NED BUCHENROTH  
 50 AC.  
 D.B. VOL. 400 PG. 918

S. 82° 14' 32" W.

(10.910 AC.)

1320.57'

V.M.S. 9905

TOWNSHIP ROAD 37 (60')

SURVEY OF A 69.394 ACREE TRACT  
 AND A 30.000 ACREE TRACT IN  
 VIRGINIA MILITARY SURVEY 9905,  
 McARTHUR TOWNSHIP, LOGAN  
 COUNTY, OHIO FOR STEVE  
 BUCHENROTH ON SEPT. 5, 1996



*Leslie H. Geeslin*  
 LESLIE H. GEESLIN  
 RUSHSVLVANIA, O  
 (513) 468-2793

INDEXED ON MAP  
 9094 IP



5-10-10  
**APPROVED**

**SURVEY FOR JIM WALLACE**  
**9.656 Acres**  
**May 9, 2018**

The following described 9.656 acre tract of land is situated in the State of Ohio, County of Logan, Township of McArthur, and V.M.S. 9905, being part of James D. Wallace and Brenda A. Wallace's 50.92 acre Second Tract described in Official Record 1081, page 742, and said 9.656 acre tract being more particularly described as follows:

Beginning for reference at a stone found inside a monument box at the intersection of the centerline of Township Road 37 (60 feet wide) with the centerline of Township Road 238 (40 feet wide), said stone being at the southwest corner of V.M.S. 9905, northwest corner of V.M.S. 9883, northeast corner of V.M.S. 10307, and at the southeast corner of V.M.S. 9904;

Thence North 82°56'51" East (assumed bearing) 1320.50 feet, following the centerline of Township Road 37, the south line of said V.M.S. 9905, and the north line of said V.M.S. 9883, to a magnetic nail found at the southwest line of Ned R. Buchenroth, Jr.'s 50 acre Tract II described in Deed Record 400, page 918 and at the southeast corner of Steven L. Buchenroth's 23.688 acre Tract II described in Official Record 1150, page 400;

Thence North 6°39'06" West 1681.95 feet, departing from the centerline Township Road 37 and entering V.M.S. 9905, following the west line of said 50 acre tract, the east line of said 23.688 acre tract, and an east line of Steven L. Buchenroth's 65.706 acre Tract I described in Official Record 1150, page, 400, to a 5/8 inch iron pin found with cap marked "L. GEESLIN S. 5248";

Thence North 82°39'17" East 522.89 feet, following a south line of said 65.706 acre tract and the north line of said 50 acre tract, to a 5/8 inch iron pin found with cap marked "L. GEESLIN S. 5248" at the southwest corner of said 50.92 acre tract, said iron pin marking the *place of beginning*;

Thence *North 6°43'17" West 579.23 feet*, following the west line of said 50.92 acre tract and an east line of said 65.706 acre tract, to an iron pin set;

Thence *North 84°03'18" East 556.47 feet*, entering said 50.92 acre tract, to an iron pin set;

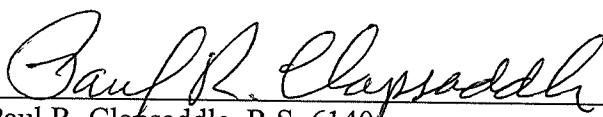
Thence *South 38°37'37" East 670.02 feet*, continuing through said 50.92 acre tract, to an iron pin set in the north line of Ned R. Buchenroth, Jr. and Beverly A. Buchenroth's 93.084 acre tract described in Official Record 900, page 603;

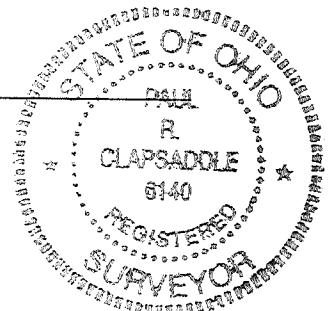
Thence *South 83°05'47" West 910.55 feet*, following a south line of said 50.92 acre tract, the north line of said 93.084 acre tract, and the north line of said 50 acre tract, to the *place of beginning, containing 9.656 acres*, more or less, and being subject to all valid easements and restrictions of record.

The above described 9.656 acre tract has no road frontage and must be sold to an adjoining land owner with road frontage.

The above description was prepared from an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of May 2018. Bearings indicated herein are based on an assumed meridian with all others based on angles turned. Iron pins 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 Road  
Marysville, Ohio 43040  
(937) 747-2599



INDEXED ON MAP  
9094

5-18-18

APPROVED

# PLAT OF SURVEY FOR JAMES WALLACE

STATE OF OHIO  
COUNTY OF LOGAN  
TOWNSHIP OF MCARTHUR  
V.M.S. 9905



### NOTES:

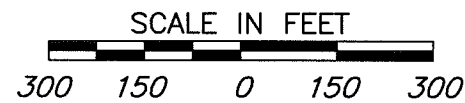
Reference deeds are shown hereon

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

This tract has no road frontage and must be sold to an adjoining land owner with road frontage

### LEGEND:

- Magnetic nail found
- 5/8 inch iron pin found with cap marked "LEE PS 6359"
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS 6140"
- ⊙ 5/8 inch iron pin found with cap marked "L. GEESLIN S 5248"
- △ Stone found
- Stone in a monument box found



Scale: 1"=300' Proj: WallaceJimMay18  
Date: May 8, 2018 Dwg: WallaceJimMay18

**Paul R. Clapsaddle  
and Associates**

REGISTERED ENGINEERS AND SURVEYORS

19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040  
(937) 747-2599

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

INDEXED ON MAP  
9094

TOWNSHIP ROAD 238 (40' wide)

V.M.S. 9905  
V.M.S. 9904  
V.M.S. 9904  
V.M.S. 10307

Reference  
Beginning

V.M.S. 9905 (assumed bearing)  
N82°56'51"E  
1320.50'

V.M.S. 9883

TOWNSHIP ROAD 37 (60 feet wide)

Steven L. Buchenroth  
23.688 Acre Tract II  
O.R. 1150, Pg. 400

Steven L. Buchenroth  
65.706 Acre Tract I  
O.R. 1150, Pg. 400

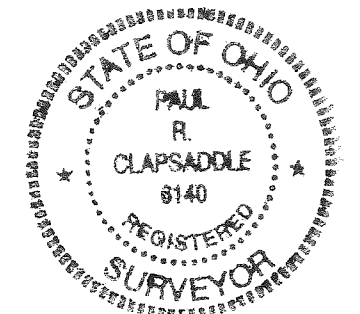
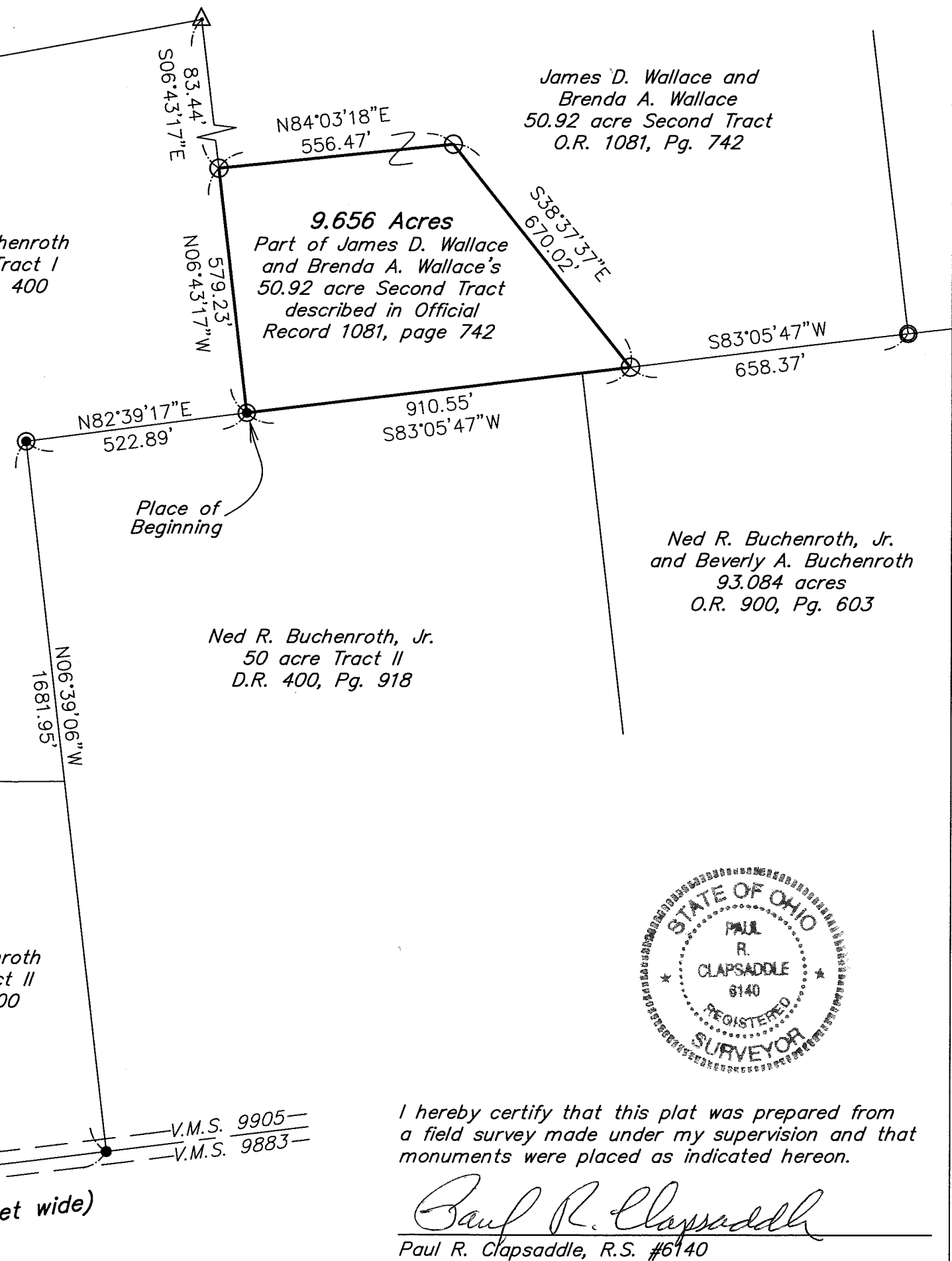
Place of  
Beginning

Ned R. Buchenroth, Jr.  
50 acre Tract II  
D.R. 400, Pg. 918

9.656 Acres  
Part of James D. Wallace  
and Brenda A. Wallace's  
50.92 acre Second Tract  
described in Official  
Record 1081, page 742

James D. Wallace and  
Brenda A. Wallace  
50.92 acre Second Tract  
O.R. 1081, Pg. 742

Ned R. Buchenroth, Jr.  
and Beverly A. Buchenroth  
93.084 acres  
O.R. 900, Pg. 603



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