

REC'D 9-11-98 DWY 7-704

LESLIE H. GEESLIN

REGISTERED SURVEYOR 5248

P. O. BOX 274

RUSHSVLVANIA, OHIO 43347

TELEPHONE: (937) 468-2793

FAX: (937) 468-2082

BUCHENROTH SURVEY

September 11, 1998

The following described real estate situated in the State of Ohio, County of Logan, Township of McArthur, being part of Virginia Military Survey No. 9905 and more particularly described as follows:

Beginning at a magnetic nail set in the centerline of Township Road 37 at the southeast corner of Ned R. Buchenroth, Jr.'s 50 acre tract as described in D. B. Vol. 400 Page 918 (Tract 2).

Thence with said Buchenroth, Jr.'s east line N. 10° 26' 52" W. 400.00 feet to a 5/8 inch iron bar set, passing a 5/8 inch iron bar set at 30.00 feet.

Thence N. 79° 00' 00" E. 800.00 feet to a 5/8 inch iron bar set.

Thence S. 10° 26' 52" E. 400.00 feet to a magnetic nail set in the centerline of said T. R. 37, passing a 5/8 inch iron bar set at 370.00 feet.

Thence with said centerline S. 79° 00' 00" W. 800.00 feet to the place of beginning.

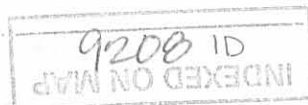
Containing 7.346 acres more or less, of which 0.551 acre is in the right of way of T. R. 37.

The above described 7.346 acre tract being in the southwest corner of Ned R. Buchenroth, etux's 100.43 acre tract as described in D. B. Vol. 248 Pg. 58.

Bearings are based on an assumed bearing (S. 79° 00' 00" W.) for the centerline of T. R. 37 in this field survey by Leslie H. Geeslin, Reg. Surveyor # 5248 on September 11, 1998.



MCARTHUR\10\BUCKRTH.SAM



Leslie H. Geeslin

NED R. BUCHENROTH ETUX
100.43 AC.
D.B. VOL. 248 PG 58

NED R. BUCHENROTH JR
50 AC. (TR II)
D.B. VOL. 400 PG 718

N. 79° 00' 00" E. 800.00'

N. 10° 26' 52" W. 400.00'

S. 10° 26' 52" E. 400.00'

7.346 AC.

30.00' 2"

S. 79° 00' 00" W.

800.00' (0.551A)

30.00'

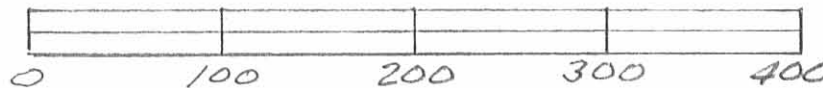
TOWNSHIP ROAD 37 (60')

LEGEND:
□ = MAGNETIC NAIL SET
○ = 3/8" IRON BAR SET

SURVEY OF 7.346 AC. TRACT
IN V.M.S. 9905, MCARTHUR
TWP., LOGAN COUNTY, OHIO
FOR DIANNA BUCHENROTH.
SEPTEMBER 11, 1998
SCALE: 1" = 800'



INDEXED ON MAP
9208 IP



Leslie H. Geeslin
LESLIE H. GEESLIN
RUSHLYANIA, OH

3-13-19

Lee Surveying and Mapping Co.



Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
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www.lee-surveying.com



Phone: (937) 593-7335
Fax: (937) 593-7444
surveys@lee-surveying.com

BUCHENROTH 54.425 ACRES

Lying in Virginia Military Survey 9905, McArthur Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Ned R. Buchenroth, Jr. and Beverly A. Buchenroth 93.084 acre tract as deeded and described in Official Record 900, Page 603 and being more particularly described as follows:

COMMENCING at a 1 inch iron pipe found in a monument box on the intersection of the center-lines of Township Road 37 (60 feet wide) and County Highway 49 at Station 358+16.3 (Logan County Engineer's Field Book 687, Page 24) and being at the southeast corner of Virginia Military Survey 9905;

THENCE, with a common line to said center-line of Township Road 37 and the south line of said Virginia Military Survey 9905, S 82°-54'-05" W, a distance of 2285.39 feet to a MAG nail set at the **TRUE POINT OF BEGINNING** and being a common southerly corner to said 93.084 acre tract and the John C. Peters, Jr., 9.323 acre tract as deeded and described in Official Record 1317, Page 896;

THENCE, continuing with said common line, the following two (2) courses:

- 1) S 82°-54'-05" W, a distance of 400.22 feet to a 3/4 inch iron rod found at Station 331+29 (Logan County Engineer's Field Book 687, Page 24); and
- 2) S 83°02'-44" W, a distance of 98.86 feet to a MAG nail set;

THENCE, with new division lines through said 93.084 acre tract, the following three (3) courses:

- 1) N 03°-23'-46" E, passing a railroad tie post found at a distance of 22.30 feet and an iron rod set at a distance of 30.51 feet, a total distance of 442.71 feet to an iron rod set;
- 2) N 87°-13'-47" W, a distance of 151.22 feet to an iron rod set; and
- 3) N 06°-50'-24" W, a distance of 1217.97 feet to an iron rod set on the south line of the John A. Forsythe and Aryn E. Forsythe 132.036 acre tract as deeded and described in Official Record 1209, Page 639;

THENCE, with a common line to said 93.084 acre and 132.036 acre tracts, N 83°-09'-36" E, a distance of 1222.52 feet to a 5/8 inch iron rod found at the southwest corner of the Steven L. Coblentz and Judith L. Coblentz 55.231 acre tract as deeded and described in Official Record 948, Page 924;

THENCE, with a common line to said 93.084 acre and 55.231 acre tracts, N 83°-21'-42" E, a distance of 558.43 feet to a 2 inch iron pipe found at the northwest corner of the Michael Edward Pence and Karen Ann Pence 30.149 acre tract as deeded and described in Official Record 615, Page 715;

INDEXED ON MAP
9209

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surveys@lee-surveying.com

THENCE, with a common line to said 93.084 acre and 30.149 acre tracts, **S 06°-25'-23" E**, a distance of **787.13** feet to a railroad tie post found at the northwest corner of the Angela M. Haake 2.902 acre tract as deeded and described in Official Record 995, Page 789;

THENCE, with a common line to said 93.084 acre and 2.902 acre tracts, **S 06°-19'-17" E**, passing a 5/8 inch iron rod found at a distance of 1.00 feet, a total distance of **353.26** feet to an iron rod set at the northeast corner of said 9.323 acre tract;

THENCE, with common lines to said 93.084 acre and 9.323 acre tracts, the following three (3) courses:

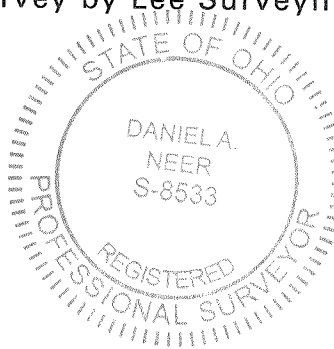
- 1) **S 76°-59'-22" W**, passing an 8 inch wood post found at a distance of 2.94 feet, a total distance of **1003.09** feet to an 8 inch wood post found;
- 2) **N 85°-10'-44" W**, a distance of **145.39** feet to an 8 inch wood post found; and
- 3) **S 01°-00'-22" W**, passing an iron rod set at a distance of 430.14 feet and an 8 inch wood post found at 438.84 feet, a total distance of **460.44** feet to the **POINT OF BEGINNING**;

Containing **54.425** acres, more or less, of which 0.343 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 "P.S. 8533".

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 Township Road 37, having a bearing of **S 82°-54'-05" W**. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by Lee Surveying and Mapping Co. on February 27, 2019.



Description prepared by:


Daniel A. Neer
Professional Surveyor No. 8533
February 28, 2019

64880219



3-13-19
APPROVED

LEGEND:

- 1 INCH IRON PIPE FOUND IN A MONUMENT BOX
- 3/4 INCH IRON BAR FOUND
- MAG NAIL FOUND
- MAG NAIL SET
- ⊕ 2 INCH IRON PIPE FOUND
- ⊠ RAILROAD TIE POST FOUND
- 8 INCH WOOD POST FOUND
- 5/8 INCH IRON ROD FOUND
- 5/8 INCH BY 30 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "P.S. 8533"

P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 R/W = RIGHT-OF-WAY
 C/L = CENTER-LINE
 V.M.S. = VIRGINIA MILITARY SURVEY

N.T.S. = NOT TO SCALE

DEED & SURVEY REFERENCES:

- O.R. 615, PG. 715
- O.R. 900, PG. 603
- O.R. 948, PG. 924
- O.R. 995, PG. 785
- O.R. 1209, PG. 639
- O.R. 1317, PG. 896

LOGAN COUNTY ENGINEER'S
 MAP ROOM FILES: 758, 3082, 3515, 3552, 3829, 5010, 5226, 5323, 9094, 9208, 9414
 (LOGAN COUNTY ENGINEER'S FIELD BOOK 687, PG. 24)

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

2 WORKING DAYS

BEFORE YOU DIG

CALL TOLL FREE **800-362-2764**

OHIO UTILITIES PROTECTION SERVICE

ACCESS MANAGEMENT NOTE:

TOWNSHIP ROAD 37 IS CLASSIFIED AS A LOCAL ROAD.
 MINIMUM DRIVE SPACING IS 250'
 MINIMUM STOPPING SIGHT DISTANCE IS >495 (55 MPH)

JOHN A. FORSYTHE AND
 ARYN E. FORSYTHE
 132.036 ACRES
 O.R. 1209, PG. 639

STEVEN L. COBLENTZ AND
 JUDITH L. COBLENTZ
 55.231 ACRES
 O.R. 948, PG. 924

MICHAEL EDWARD PENCE AND
 KAREN ANN PENCE
 30.149 ACRES
 O.R. 615, PG. 715

54.425 ACRES

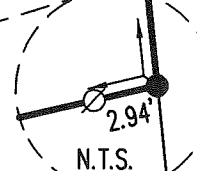
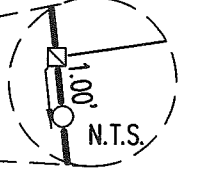
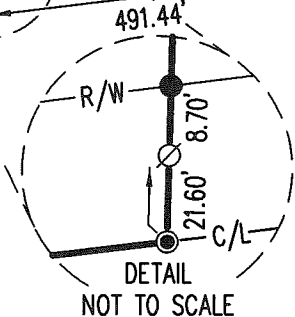
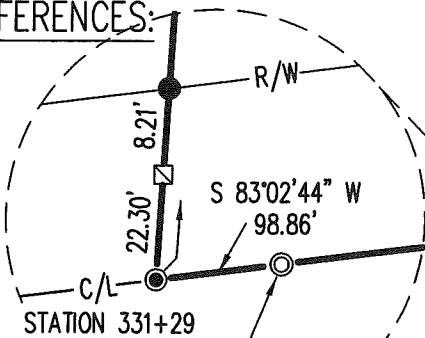
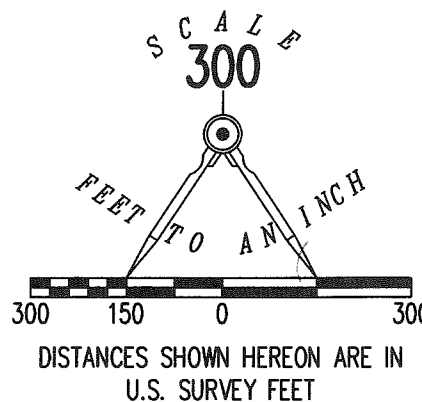
OF WHICH 0.343 ACRE IS WITHIN THE HIGHWAY RIGHT-OF-WAY

NED R. BUCHENROTH, JR. AND
 BEVERLY A. BUCHENROTH
 93.084 ACRES
 O.R. 900, PG. 603

JOHN C. PETERS, JR.
 9.323 ACRES
 O.R. 1317, PG. 896

ANGELA M. HAAKE
 2.902 ACRES
 O.R. 995, PG. 789

**SURVEY OF 54.425 ACRES OUT OF THE
 NED R. BUCHENROTH, JR. AND
 BEVERLY A. BUCHENROTH
 93.084 ACRE TRACT
 OFFICIAL RECORD 900, PAGE 603
 VIRGINIA MILITARY SURVEY 9905
 McARTHUR TOWNSHIP
 LOGAN COUNTY, OHIO**

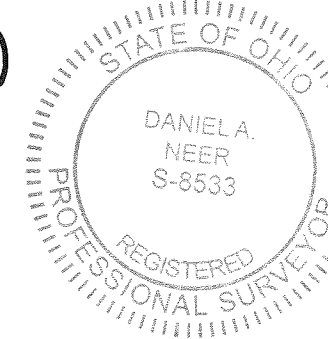


COUNTY
 HIGHWAY 49
 V.M.S. 9906
 V.M.S. 9905

STATION 358+16.3
 (LOGAN COUNTY ENGINEER'S FIELD BOOK 687, PG. 24)

V.M.S. 9905
 V.M.S. 9883

SURVEYED BY:



DANIEL A. NEER
 PROFESSIONAL SURVEYOR NO. 8533
 FEBRUARY 27, 2019

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LEE SURVEYING & MAPPING CO.
 117 North Madriver Street
 BELLEFONTAINE, OHIO 43311
 (937) 593-7335

WWW.LEE-SURVEYING.COM
 surveys@lee-surveying.com

KSS D0219 64880219 L-6488-3

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 TOWNSHIP ROAD 37, HAVING A BEARING OF S 82°54'05" W.

TOWNSHIP ROAD 37 (60')

INDEXED ON MAP
 9208

8-28-19

APPROVED



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

BUCHENROTH

1.569 ACRES

Lying in Virginia Military Survey 9905, McArthur Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Ned R. Buchenroth, Jr. and Beverly A. Buchenroth 93.084 acre tract as deeded and described in Official Record 900, Page 603 and being more particularly described as follows:

COMMENCING at a 3/4 inch iron bar found on a common line to the center-line of Township Road 37 (60 feet wide) at Station 331+29 (Logan County Engineer's Field Book 687, Page 24), south lines of Virginia Military Survey 9905 and the JJBB, LLC 54.425 acre tract as deeded and described in Official Record 1342, Page 112 and the north line of Virginia Military Survey 9883;

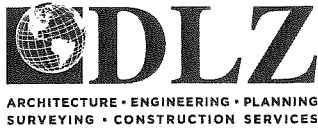
THENCE, with said common line, S 82°-58'-23" W, a distance of 98.98 feet to a MAG nail found at the **TRUE POINT OF BEGINNING**, being the southerly common corner to the remainder of said 93.084 acre tract and said 54.425 acre tract;

THENCE, continuing with said center-line, said Virginia Military lines and the south line of said 93.084 acre tract, **S 82°-58'-23" W**, a distance of **151.18 feet** to a MAG nail set;

THENCE, with a new division line through said 93.084 acre tract, **N 03°-05'-54" E**, passing an iron rod set at a distance of 30.29 feet, a total distance of **468.57 feet** to a 5/8 inch iron rod found (I.D. cap stamped "P.S. 8533") at a common corner to the remainder of said 93.084 acre tract and said 54.425 acre tract;

THENCE, with common lines to the remainder of said 93.084 acre tract and said 54.425 acre tract, the following two (2) courses:

INDEXED ON MAP
9208



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

- 1) **S 87°-18'-13" E**, a distance of **151.16 feet** to an iron rod found (I.D. cap stamped "P.S. 8533");
- 2) **S 03°-23'-59" W**, passing an iron rod found (I.D. cap stamped "P.S. 8533") at a distance of 412.50 feet, a total distance of **443.06 feet** to the **POINT OF BEGINNING**.

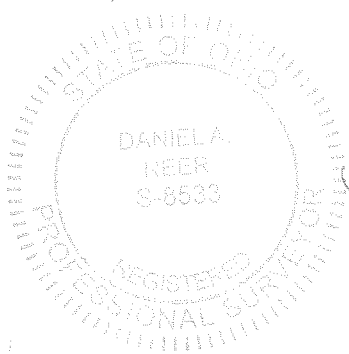
Containing **1.569 acres**, more or less, of which 0.104 acre is within the highway right-of-way.

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 Township Road 37, having a bearing of S 82°-58'-23" W. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ OHIO, INC. on August 23, 2019.

Description prepared by:



Daniel A. Neer
Daniel A. Neer

Professional Surveyor No. 8533

August 28, 2019

1921-2015.00



DEED & SURVEY REFERENCES:

REFERENCE DEEDS ARE SHOWN HEREON

LOGAN COUNTY ENGINEER'S FIELD
 BOOK 687, PAGE 24

LOGAN COUNTY ENGINEER'S MAP ROOM
 FILES: 758, 3082, 3515, 3552, 3829
 5010, 5226, 5323, 9094, 9208 & 9414

ACCESS MANAGEMENT NOTE:

TOWNSHIP ROAD 37 IS CLASSIFIED AS A LOCAL ROAD.
 MINIMUM DRIVE SPACING IS 250'
 MINIMUM STOPPING SIGHT DISTANCE IS >495 (55 MPH)
 (NO NEW DRIVE REQUESTED AT THIS TIME)

OCCUPATION NOTE:

NO EVIDENCE OF OCCUPATION ALONG
 BOUNDARY LINES UNLESS OTHERWISE SHOWN

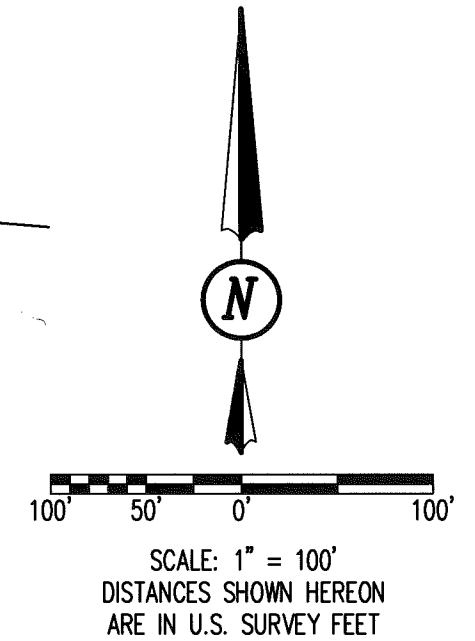
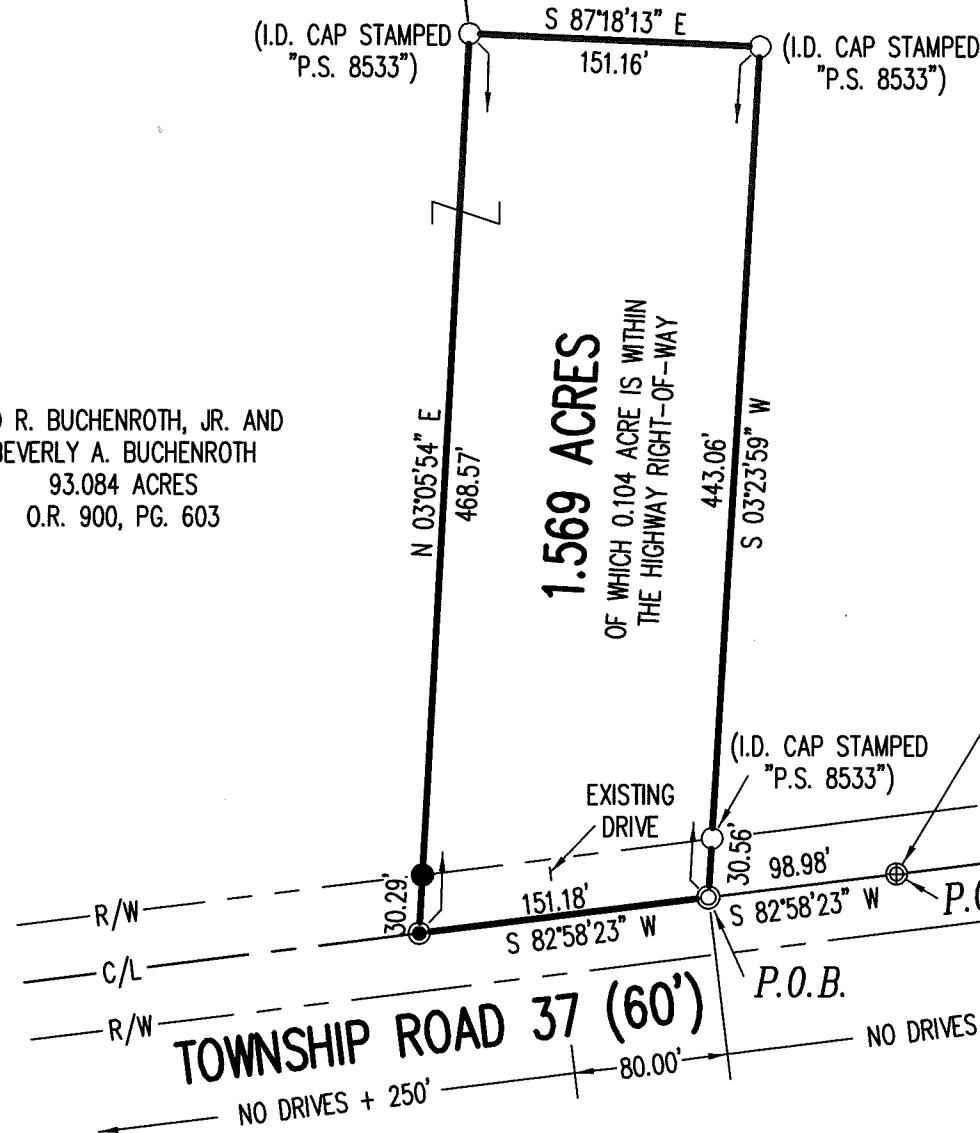
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 (2011, EPOCH 2010), WITH THE
 CENTER-LINE OF TOWNSHIP ROAD 37, HAVING
 A BEARING OF S 82°58'23" W.

THIS SURVEY WAS PREPARED IN THE
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 TITLE SEARCH AND DOES NOT GUARANTEE
 TITLE.

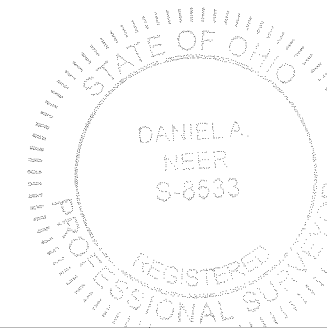
NED R. BUCHENROTH, JR. AND
 BEVERLY A. BUCHENROTH
 93.084 ACRES
 O.R. 900, PG. 603

JBB, LLC
 54.425 ACRES
 O.R. 1342, PG. 112



STATION 331+29
 (LOGAN COUNTY ENGINEER'S
 FIELD BOOK 687, PAGE 24)

VIRGINIA MILITARY SURVEY 9905
 VIRGINIA MILITARY SURVEY 9883



D. Neer
 DANIEL A. NEER
 PROFESSIONAL SURVEYOR NO. 8533
 AUGUST 23, 2019

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 Project #1921-2015.00

LEGEND

⊙ MAG NAIL FOUND	● 5/8 INCH BY 30 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "DLZ OHIO, INC"
⊙ MAG NAIL SET	
⊙ 3/4 INCH IRON BAR FOUND	P.O.C. = POINT OF COMMENCEMENT P.O.B. = POINT OF BEGINNING
○ 5/8 INCH IRON ROD FOUND	R/W = RIGHT-OF-WAY C/L = CENTER-LINE

SURVEY OF 1.569 ACRES
 VIRGINIA MILITARY SURVEY 9905
 McARTHUR TOWNSHIP
 LOGAN COUNTY, OHIO

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
KSS			8/12/2019
DAN	REVISED TO INCREASE FRONTAGE		8/28/2019

INDEXED ON MAP
 9208