

SURVEY FOR CHARLES A. PRALL
1.06 Acre
December 27, 1982

The following described tract of land is situated in the State of Ohio, County of Logan, Township of Monroe, V.M.S. # 4570, being part of Charles C. Prall's 35 acre tract described previously in deed volume 303, page 602, being more particularly described as follows:

Beginning, for reference, at an iron pin found in the centerline of Township Road # 163(T.R. # 163), said pin marking the southeast corner of said 35 acre tract and referenced in Logan County Engineer's survey field book 518, page 48 as Sta. 56+46, said iron pin also marking the northeast corner of H. Marvin Stanley's Etux 57.35 acre tract described in deed volume 337, page 614;

thence North $41^{\circ}23'$ East 76.95 feet(assumed bearing), following the centerline of T.R. # 163 and southeasterly line of said 35 acre tract, to a railroad spike set and marking the place of beginning;

thence North $48^{\circ}37'$ West 177.84 feet, passing through an iron pin set at 30.00 feet in the northwesterly right of way line of T.R. # 163, to an iron pin set;

thence North $35^{\circ}19'$ East 230.86 feet to an iron pin set;

thence South $55^{\circ}47'$ East 203.81 feet, passing through an iron pin set at 173.57 feet in the northwesterly right of way line of T.R. # 163, to a railroad spike set in the centerline of T.R. # 163;

thence South $41^{\circ}23'$ West 255.00 feet, following the centerline of T.R. # 163, to the place of beginning, containing 1.06 acre, more or less, and subject to all valid easements or restrictions of record.

The above description was prepared from a survey completed in December of 1982 by Paul R. Clapsaddle P.S. # 6140.

ATTEST:

Paul R. Clapsaddle P.S. #6140

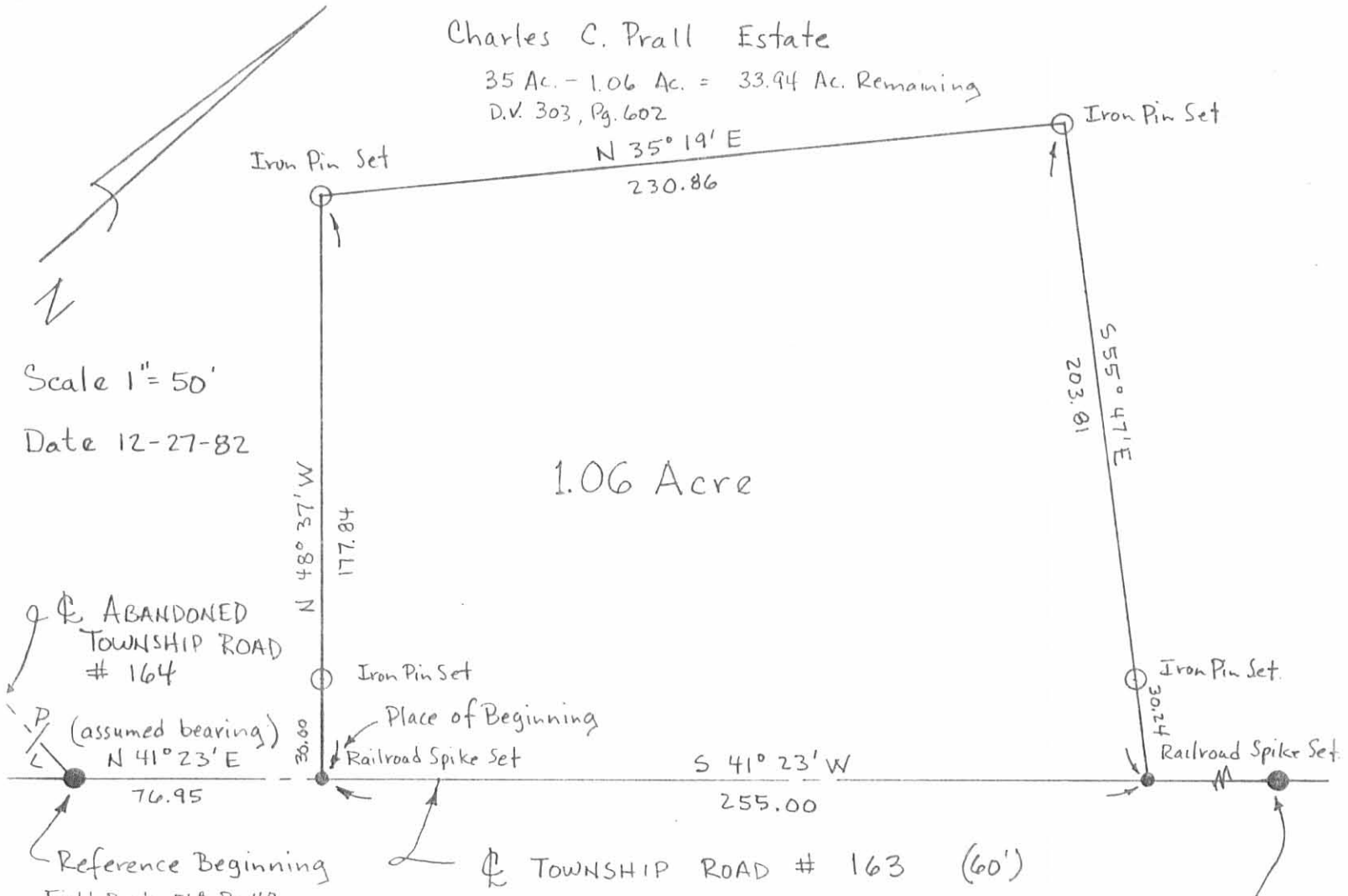
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Charles C. Prall Estate

35 Ac. - 1.06 Ac. = 33.94 Ac. Remaining
D.V. 303, Pg. 602



1.06 Acre

Scale 1" = 50'

Date 12-27-82

ABANDONED
TOWNSHIP ROAD
164

(assumed bearing)
N 41° 23' E

Reference Beginning
Field Book 518, Pg. 48
Sta. 56+46
Deflection 0° 09' Lt.
Iron Pin Found

TOWNSHIP ROAD # 163 (60')

Reference
Field Book 518, Pg. 48
Sta. 72+37.5
Deflection 0° 34' Lt.
Iron Pin Found

H. Marvin Stanley Etux
57.35 Acres
D.V. 337, Pg. 614

SURVEY FOR CHARLES A. PRALL

State of Ohio
County of Logan
Township of Monroe
V.M.S.# 4570
Being Part of Charles C. Prall's 35 Acre
Tract Described in D.V. 303, Pg. 662

ATTEST: Paul R. Clapsaddle P.S.# 6140
19019 W. Darby Rd.
Mansville, Ohio 43040
(513) 747-2599

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8-24-16



APPROVED

**SURVEY DESCRIPTION
FOR TIMOTHY I. MILLER, TRUSTEE**

86.686 Acres

August 15, 2016

The following described 86.686 acre tract is situated in the State of Ohio, County of Logan, Township of Monroe, and V.M.S. 4570, being all of Timothy I. Miller, Trustee's 33.94 acre tract, Parcel #28-139-00-00-010-000, part of his original 46 acre Tract 1, part of his original 46 acre Tract 2, all of the remainder of his original 21.75 acre Tract 3 (Parcel #28-139-00-00-005-000), and all of his 1/2 acre Tract 1, 25/100 acre Tract 2, and a 1.00 acre Tract 3 (Parcel #28-139-00-00-011-000), all of the above described tracts described in Official Record 1214, page 552, and said 86.686 acre tract being more particularly described as follows:

Beginning at a 5/8 inch iron pin found with cap marked "BLACKBURN RS 7873" at the eastern terminus of the centerline of Township Road 164 (60')(Township Road 164 to the east vacated and recorded in Official Record 534, page 518), in the east line of V.M.S. 3223, in the west line of V.M.S. 4570, at a west corner of said original 21.75 acre tract, at a south corner of Robert K. Henry and Mary L. Henry's 81.262 acre tract (Exhibit A) described in Official Record 983, page 563, at the northeast corner of Shirley J. McClung's 92.43 acre tract described in Official Record 752, page 897, and at the northwest corner of Timothy James Archer and Jennifer Lynn Archer's 53.580 acre tract described in Official Record 617, page 879, said iron pin marking the *place of beginning*;

Thence **North 59°56'22" East (assumed bearing) 1181.28 feet**, departing from the eastern terminus of the centerline of Township Road 164 and entering V.M.S. 4570, following the northwest line of said original 21.75 acre tract, a southeast line of said 81.262 acre tract, passing at 45.70 feet a 5/8 inch iron pin found with cap marked "BLACKBURN RS 7873" and passing at 681.25 feet a 5/8 inch iron pin found with cap marked "BLACKBURN RS 7873" at the southwest corner of Gary Lee Ryan's 9.093 acre Parcel 2 described in Official Record 1009, page 423, thereafter following the south line of said 9.093 acre tract, to an iron pin set at the southwest corner of said 46 acre Tract 2;

Thence **North 12°33'58" West 254.85 feet**, following a west line of said 46 acre Tract 2 and an east line of said 9.093 acre tract, to a 5/8 inch iron pin found with cap marked "BLACKBURN RS 7873";

Thence **North 67°15'52" East 58.50 feet**, following a northwest line of said 46 acre Tract 2 and a southeast line of said 9.093 acre tract, to a 5/8 inch iron pin found with cap marked "BLACKBURN RS 7873";

Thence **North 15°30'29" West 1902.38 feet**, following a west line of said 46 acre Tract 2, a west line of said original 46 acre Tract 1, and the east line of said 9.093 acre tract, passing at 469.35 feet a 5/8 inch iron pin found with cap marked "BLACKBURN RS 7873" at the

INDEXED ON MAP

6810 2D-1

southeast corner of Gary Lee Ryan's 16.624 acre Parcel One described in Official Record 1009, page 423, thereafter following the east line of said 16.624 acre tract, to a stone found;

Thence *North 82°47'38" West 124.38 feet*, following a south line of said original 46 acre Tract I and a north line of said 16.624 acre tract, to a 5/8 inch iron pin found with cap marked "BLACKBURN RS 7873" in the east line of Gary Lee Ryan's 0.846 acre Parcel Three described in Official Record 1009, page 423 (1/2 interest) and Robert K. Henry and Mary L. Henry's 0.846 acre Exhibit B described in Official Record 983, page 563 (1/2 interest);

Thence *North 26°29'01" East 358.04 feet*, following a west line of said original 46 acre Tract I and the east line of said 0.846 acre tract, to a 5/8 inch iron pin found with cap marked "LSM 7437";

Thence *South 56°37'21" East 235.99 feet*, entering said original 46 acre Tract 1, to a 5/8 inch iron pin found with cap marked "LSM 7437";

Thence *South 26°19'52" East 388.51 feet*, continuing through said original 46 acre Tract 1, to a 5/8 inch iron pin found with cap marked "LSM 7437";

Thence *South 7°41'15" East 176.94 feet*, continuing through said original 46 acre Tract 1, to a 5/8 inch iron pin found with cap marked "LSM 7437";

Thence *South 14°47'34" West 193.46 feet*, continuing through said original 46 acre Tract 1, to a 5/8 inch iron pin found with cap marked "LSM 7437";

Thence *South 9°32'04" West 266.61 feet*, continuing through said original 46 acre Tract 1, to a 5/8 inch iron pin found with cap marked "LSM 7437";

Thence *South 6°35'18" East 100.20 feet*, continuing through said original 46 acre Tract 1, to a 5/8 inch iron pin found with cap marked "LSM 7437";

Thence *South 77°04'09" East 395.27 feet*, continuing through said original 46 acre Tract 1, to a 5/8 inch iron pin found with cap marked "LSM 7437";

Thence *North 3°07'32" West 30.80 feet*, continuing through said original 46 acre Tract 1, to a 5/8 inch iron pin found with cap marked "LSM 7437";

Thence *North 16°23'06" East 544.86 feet*, continuing through said original 46 acre Tract 1, to a 5/8 inch iron pin found with cap marked "LSM 7437";

Thence *South 87°27'06" East 165.97 feet*, passing the east line of said original 46 acre Tract 1 and entering said 46 acre Tract 2, to a 5/8 inch iron pin found with cap marked LSM 7437";

INDEXED ON MAP

6810 2D-2

Thence **South 2°06'53" West 359.36 feet**, continuing through said 46 acre Tract 2, to a 5/8 inch iron pin found with cap marked "LSM 7437";

Thence **South 74°32'39" East 138.92 feet**, continuing through said 46 acre Tract 2, to a 5/8 inch iron pin found with cap marked "LSM 7437";

Thence **South 36°04'53" East 186.14 feet**, continuing through said 46 acre Tract 2, to a 5/8 inch iron pin found with cap marked "LSM 7437";

Thence **South 59°43'41" East 386.96 feet**, continuing through said 46 acre Tract 2, to a 5/8 inch iron pin found with cap marked "LSM 7437" in the west line of Michael A. Wilbur's 10.00 acre Tract I described in Official Record 862, page 907;

Thence **South 27°28'13" West 493.74 feet**, following the east line of said 46 acre Tract 2 and the west line of said 10.00 acre tract, to an 8 inch wood corner post found at the north corner of said 33.94 acre tract;

Thence **South 42°24'17" East 1364.18 feet**, following the northeast line of said 33.94 acre tract and the southwest line of said 10.00 acre tract, passing at 364.23 feet a 3/4 inch iron pin found at the westerly corner of Ronald K.A. Nicholl's 4.95 acre tract described in Official Record 283, page 285, thereafter following the southwest line of said 4.95 acre tract, and passing at 1338.71 feet a 5/8 inch iron pin found, to a magnetic nail set in the centerline of Township Road 163;

Thence **South 41°31'00" West 365.05 feet**, following the centerline of Township Road 163 and a southeast line of said 33.94 acre tract, to a railroad spike found at the east corner of Thomas W. Wickersham's 1.06 acre tract described in Official Record 797, page 662;

Thence **North 55°39'00" West 203.81 feet**, departing from the centerline of Township Road 163, following a southwest line of said 33.94 acre tract, and the northeast line of said 1.06 acre tract, passing a 5/8 inch iron pin found at 30.00 feet, to a 5/8 inch iron pin found;

Thence **South 35°27'19" West 230.86 feet**, following a southeast line of said 33.94 acre tract and the northwest line of said 1.06 acre tract, to an iron pin set;

Thence **South 48°29'00" East 177.84 feet**, following the southwest line of said 1.06 acre tract and a northeast line of said 33.94 acre tract, passing an iron pin set at 147.84 feet, to a railroad spike found in the centerline of Township Road 163;

Thence **South 41°31'00" West 76.95 feet**, following the centerline of Township Road 163 and a southeast line of said 33.94 acre tract, to a 1/4 inch iron pin found at the eastern terminus of the centerline of vacated Township Road 164 (Official Record 534, page 518), and at the east corner of Timothy E. Ward and Pamela D. Ward's 1.77 acre tract described in Official Record 885, page 449;

INDEXED ON MAP

6B10 2D-3

Thence *North 88°32'37" West 559.74 feet*, following a south line of said 33.94 acre tract, the centerline of vacated Township Road 164, and the north line of said 1.77 acre tract, to a 5/8 inch iron pin found at the north corner of Timothy E. Ward and Pamela D. Ward's 2.000 acre tract described in Official Record 299, page 348 and at a northeast corner of said 53.580 acre tract;

Thence *North 89°36'47" West 630.23 feet*, following the centerline of vacated Township Road 164, a south line of said 33.94 acre tract, and a north line of said 53.580 acre tract, to an iron pin set at the southeast corner of said 25/100 acre Tract 2;

Thence *North 66°04'40" West 780.78 feet*, following the centerline of vacated Township Road 164, the southwest line of said 25/100 acre Tract 2, the southwest line of said ½ acre Tract 1, the southwest line of said 1.00 acre Tract 3, a southwest line of said original 21.75 acre Tract 3, and a northeast line of said 53.580 acre tract, to an iron pin set;

Thence *North 79°10'15" West 462.00 feet*, following the centerline of vacated Township Road 164, a south line of said original 21.75 acre tract, and the north line of said 53.580 acre tract, to the *place of beginning, containing 86.686 acres*, more or less, and being subject to all valid easements and restrictions of record.

Of the above described 86.686 acre tract, 33.066 acres is all of said 33.94 acre tract, 1.697 acres is all of said ½ acre Tract 1, 25/100 acre Tract 2 and 1.00 acre Tract 3, 18.343 acres is all of the remainder of said original 21.75 acre Tract 3, 20.595 acres is part of said 46 acre Tract 2, and 12.985 acres is part of said original 46 acre Tract 1. Also of the above described 86.686 acre tract, 0.315 acre is within the right of way of Township Road 163.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of August 2016. 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
Paul R. Clapsaddle, R.S. #6140
19019 West Darby Road
Marysville, Ohio 43040
(937) 747-2599



INDEXED ON MAP
6810 2D-4

PLAT OF SURVEY FOR TIMOTHY I. MILLER, TRUSTEE

STATE OF OHIO
COUNTY OF LOGAN
TOWNSHIP OF MONROE
V.M.S. 4570



Gary Lee Ryan
0.846 Acre, Parcel Three
O.R. 1009, Pg. 423
(1/2 interest)
Robert K. Henry and
Mary L. Henry
0.846 Acre, Exhibit B
O.R. 983, Pg. 563
(1/2 interest)

Parcel #28-139-00-00-005-000
original 46 Acre Tract 1

Parcel #
28-139-00-00-005-000
original 46 Acre Tract 1

Parcel #28-139-00-00-005-000
46 Acre Tract 2

Gary Lee Ryan
16.624 Acres
Parcel One
O.R. 1009, Pg. 423

Michael A. Wilbur
10.00 Acres
Tract 1
O.R. 862, Pg. 907

Parcel #28-139-00-00-005-000
46 Acre Tract 2

Gary Lee Ryan
9.093 Acres
Parcel 2
O.R. 1009 Pg. 423

Ronald K.A. Nicholl
4.95 Acres
O.R. 263, Pg. 285

86.686 Acres

All of Timothy I. Miller, Trustee's 33.94 acre tract
(Parcel #28-139-00-00-010-000), part of his original
46 acre Tract 1, part of his original 46 acre Tract 2,
all of the remainder of his original 21.75 acre Tract 3
(Parcel #28-139-00-00-005-000), and all of his
1/2 acre Tract 1, 25/100 acre Tract 2, and 1.00
acre Tract 3 (Parcel #28-139-00-00-011-000).
All of the above tracts described in
Official Record 1214, page 552
(0.315 acre in right of way)

Parcel #28-139-00-00-005-000
original 21.75 Acre Tract 3

Parcel #28-139-00-00-011-000
1/2 acre Tract 1
25/100 acre Tract 2
1.00 acre Tract 3
(1.697 acres in all three tracts)

Parcel #28-139-00-00-010-000
(33.94 acres)

Thomas W. Wickersham
1.06 Acres
O.R. 797, Pg. 662

TOWNSHIP ROAD 164
Vacated east of the west line of V.M.S. 4570
Vacation recorded in O.R. 534, Pg. 518

Timothy E. Ward and
Pamela D. Ward
1.77 Acres
O.R. 885, Pg. 449

Timothy E. Ward and
Pamela D. Ward
2.00 Acres
O.R. 299, Pg. 348

Timothy James Archer and
Jennifer Lynn Archer
53.580 Acres
O.R. 617, Pg. 879

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

Date: August 15, 2016
Scale: 1"=200'
Drawing: Miller34acT163June16
Project: MillerT34acT163June16



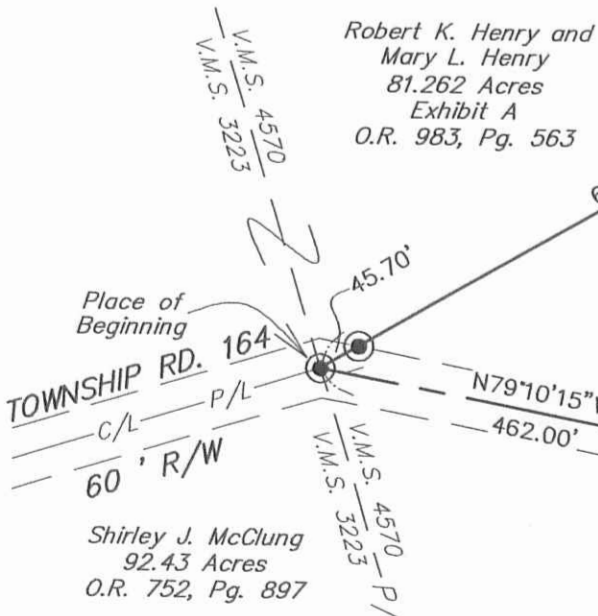
INDEXED ON MAP
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NOTES:

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

LEGEND:

- ⊕ Railroad spike found
- Magnetic nail set
- 5/8 inch iron pin found with cap marked "LSM 7437"
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"
- △ Stone found
- 8 Inch wood corner post found
- 5/8 inch iron pin found with cap marked "BLACKBURN RS 7873"
- 5/8 inch iron pin found
- 1/4 inch iron pin found
- ☆ 3/4 inch iron pin found



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.