

Description of 40.935 Acres
Dated April 11, 2018 for Craig Warne

Being part of V.M.S. # 5864, and being part of an original 51.770 acre tract of land, now or formerly owned by Craig Warne, O.R. 854, page 100, and being part of PN 28-122-00-00-011-000 (51.770 acres), Monroe Township, Logan County, State of Ohio and being more particularly described as follows:

Beginning at a 1/2 inch square iron bolt found located at the northwest corner of Monroe Township and the southwest corner of Jefferson Township, said point being on the centerline of County Road 1 (Ludlow Rd.) the west line of V.M.S. # 5864, and the north corner of Fractional Section 19, Township 4, Range 14, said point also being the southwesterly corner of a 64.222 acre tract, now or formerly owned by Wren Farm, LLC, Official Record 1151, page 552, being the northwesterly corner of Grantor's 51.770 acre tract, the northwesterly corner of hereinafter described 40.935 acre tract, and the true point of beginning.

Thence along the northerly line of said 40.935 acre tract, along the northerly line of Grantor's 51.770 acre tract, along the southerly line of said 64.222 acre tract, and along the common line between Monroe Township and Jefferson Township **South 86 deg. 21 min. 32 sec. East** for a distance of **2055.02 feet** an iron pin set located at the southwest corner of V.M.S. # 4477 (passing over a 5/8 inch dia. iron pin found at a distance of 31.59 feet), said point being the northeasterly corner of said 40.935 acre tract, the northeasterly corner of Grantor's 51.770 acre tract, and the northwesterly corner of a 60.69 acre tract, now or formerly owned by J. Dean & Linda Richardson, Official Record 118, page 858, Parcel Two, Tract I;

Thence along the easterly line of said 40.935 acre tract, along the easterly line of Grantor's 51.770 acre tract, and along a westerly line of said 60.69 acre tract **South 6 deg. 57 min. 07 sec. West** for a distance of **1209.39 feet** to an iron pin set, said point being the southeasterly corner of said 40.935 acre tract, being the southeasterly corner of Grantor's 51.770 acre tract, and being a southwesterly corner of said 60.69 acre tract;

Thence along the southerly line of said 40.935 acre tract, along the southerly line of Grantor's 51.770 acre tract, and along a northerly line of a 1.30 acre tract of land, now or formerly owned by J. Dean & Linda Richardson, Official Record 118, page 858, Parcel Two, Tract IV **North 86 deg. 47 min. 49 sec. West** for a distance of **1197.46 feet** to an iron pin set, said point being a southwesterly corner of said 40.935 acre tract;

Thence along a westerly line of said 40.935 acre tract, and crossing aforesaid original 51.770 acre tract **North 6 deg. 28 min. 30 sec. East** for a distance of **618.17 feet** to a 10 inch dia. wood post found (passing over an iron pin set at a distance of 269.00 feet);

Thence along a southerly line of said 40.935 acre tract, and crossing aforesaid original 51.770 acre tract **North 89 deg. 04 min. 38 sec. West** for a distance of **169.28 feet** to an iron pin set;

Thence along a westerly line of said 40.935 acre tract, and crossing aforesaid original 51.770 acre tract **North 1 deg. 11 min. 45 sec. West** for a distance of **252.23 feet** to an iron pin set;

Thence along a southerly line of said 40.935 acre tract, and crossing aforesaid original 51.770 acre tract **North 87 deg. 22 min. 23 sec. West** for a distance of **509.98 feet** to a survey nail set located on the centerline of County Road 1, the west line of V.M.S. # 5864, and the east line of Section 19, Township 4, Range 14 (passing over an iron pin set at a distance of 478.62 feet);

Thence along said centerline, along said V.M.S. line, and along said section line **North 14 deg. 17 min. 23 sec. West** for a distance of **383.46 feet** a 1/2 inch square iron bolt found located at the intersection of the common line between Monroe Township and Jefferson Township, the northwesterly corner of Grantor's 51.770 acre tract, the northwesterly corner of said 40.935 acre tract, and the true place of beginning.

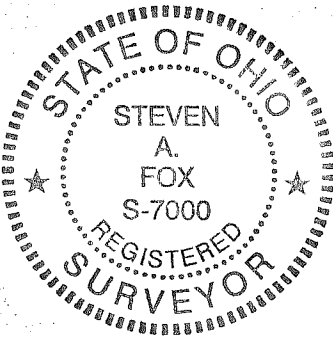
Containing **40.935 acres**, more or less, of which 0.264 acres, more or less, is contained in County Right-of-Way, and subject to legal highways, easements, restrictions and agreements of record. This description prepared from a survey performed by Steven A. Fox, Registered

Professional Surveyor 7000, and dated April 11, 2018. All 5/8 inch dia. Iron pins set have a plastic identity cap with the inscription "Fox Surveying Co."

Prior Deed, O.R. 854, page 100

Basis of bearings, ODOT VRS State Plane Coors. (North Zone), centerline C.R. 1, North 14 deg. 17 min. 23 sec. West

Steven A. Fox
Steven A. Fox, P.S. 7000

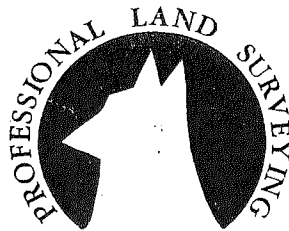
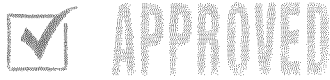


Apr. 11, 2018
Date of Survey

Job No. 18084

INDEXED ON MAP
9722

6-19-18



FOX SURVEYING COMPANY

106 S. Elm Street
P.O. Box 133

Prospect, Ohio 43342-0133
foxsurveying@frontier.com

Fax: (740) 494-2730
Ph: (740) 494-2028
CELL: (740) 341-9027

Description of 2.687 Acres

Dated April 11, 2018 for Craig Warne

Being part of V.M.S. # 5864, and being part of an original 51.770 acre tract of land, now or formerly owned by Craig Warne, O.R. 854, page 100, and being part of PN 28-122-00-00-011-000 (51.770 acres), Monroe Township, Logan County, State of Ohio and being more particularly described as follows:

Commencing at a 1/2 inch square iron bolt found located at the northwest corner of Monroe Township and the southwest corner of Jefferson Township, said point being on the centerline of County Road 1 (Ludlow Rd.) the west line of V.M.S. # 5864, and the north corner of Fractional Section 19, Township 4, Range 14, said point also being the southwesterly corner of a 64.222 acre tract, now or formerly owned by Wren Farm, LLC, Official Record 1151, page 552, and being the northwesterly corner of Grantor's 51.770 acre tract

Thence along said centerline, along said V.M.S. line, and along said section line South 14 deg. 17 min. 23 sec. East for a distance of 1008.57 feet to a survey nail set, (passing over a survey nail set at a distance of 383.46 feet) said point being the northwesterly corner of hereinafter described 2.687 acre tract, and the true point of beginning.

Thence along the northerly line of said 2.687 acre tract, and crossing aforesaid original 51.770 acre tract **South 87 deg. 43 min. 40 sec. East** for a distance of **490.68 feet** to an iron pin set (passing over an iron pin set at a distance of 20.00 feet), said point being the northeasterly corner of said 2.687 acre tract;

Thence along the easterly line of said 2.687 acre tract, and crossing aforesaid original 51.770 acre tract **South 6 deg. 28 min. 30 sec. West** for a distance of **269.00 feet** to an iron pin set located on the southerly line of Grantor's 51.770 acre tract, and a northerly line of a 1.30 acre tract, now or formerly owned by J. Dean & Linda Richardson, Official Record 118, page 858, Parcel Two, Tract IV said point being the southeasterly corner of said 2.687 acre tract;

Thence along the southerly line of said 2.687 acre tract, along the southerly line of Grantor's 51.770 acre tract, and along a northerly line of said 1.30 acre tract **North 86 deg. 47 min. 49 sec. West** for a distance of **393.14 feet** to a survey nail set located on the centerline of County Road 1, the west line of V.M.S. # 5864, and the east line of Section 19, Township 4, Range 14 (passing over an iron pin set at a distance of 361.69 feet), said point being the southwesterly corner of said 2.687 acre tract and the southwesterly corner of Grantor's 51.770 acre tract;

Thence along said centerline, along said V.M.S. line, and along said section line **North 14 deg. 17 min. 23 sec. West** for a distance of **273.22 feet** a survey nail set located at the northwesterly corner of said 2.687 acre tract, and the true place of beginning.

Containing **2.687 acres**, more or less, of which 0.189 acres, more or less, is contained in County Right-of-Way, and subject to legal highways, easements, restrictions and agreements of record. This description prepared from a survey performed by Steven A. Fox, Registered Professional Surveyor 7000, and dated April 11, 2018. All 5/8 inch dia. Iron pins set have a plastic identity cap with the inscription "Fox Surveying Co."

Prior Deed, O.R. 854, page 100

Basis of bearings, ODOT VRS State Plane Coors. (North Zone), centerline C.R. 1, North 14 deg. 17 min. 23 sec. West

Steven A. Fox
Steven A. Fox, P.S. 7000



April 11, 2018
Date of Survey

6-19-18



**Description of 7.178 Acres
Dated April 11, 2018 for Craig Warne**

Being part of V.M.S. # 5864, and being part of an original 51.770 acre tract of land, now or formerly owned by Craig Warne, O.R. 854, page 100, and being part of PN 28-122-00-00-011-000 (51.770 acres), Monroe Township, Logan County, State of Ohio and being more particularly described as follows:

Commencing at a 1/2 inch square iron bolt found located at the northwest corner of Monroe Township and the southwest corner of Jefferson Township, said point being on the centerline of County Road 1 (Ludlow Rd.) the west line of V.M.S. # 5864, and the north corner of Fractional Section 19, Township 4, Range 14, said point also being the southwesterly corner of a 64.222 acre tract, now or formerly owned by Wren Farm, LLC, Official Record 1151, page 552, and being the northwesterly corner of Grantor's 51.770 acre tract;

Thence along said centerline, along said V.M.S. line, and along said section line South 14 deg. 17 min. 23 sec. East for a distance of 383.46 feet to a survey nail set, said point being the northwesterly corner of hereinafter described 7.178 acre tract, and the true point of beginning.

Thence along a northerly line of said 7.178 acre tract, and crossing aforesaid original 51.770 acre tract **South 87 deg. 22 min. 23 sec. East** for a distance of **509.98 feet** to an iron pin set (passing over an iron pin set at a distance of 31.36 feet);

Thence along a easterly line of said 7.178 acre tract, and crossing aforesaid original 51.770 acre tract **South 1 deg. 11 min. 45 sec. East** for a distance of **252.23 feet** to an iron pin set;

Thence along a northerly line of said 7.178 acre tract, and crossing aforesaid original 51.770 acre tract **South 89 deg. 04 min. 38 sec. East** for a distance of **169.28 feet** to a 10 inch dia. wood post found;

Thence along a easterly line of said 7.178 acre tract, and crossing aforesaid original 51.770 acre tract **South 6 deg. 28 min. 30 sec. West** for a distance of **349.17 feet** to an iron pin set said point being the southeasterly corner of said 7.178 acre tract;

Thence along the southerly line of said 7.178 acre tract, and crossing aforesaid original 51.770 acre tract **North 87 deg. 43 min. 40 sec. West** for a distance of **490.68 feet** to a survey nail set located on the centerline of County Road 1, the west line of V.M.S. # 5864, and the east line of Section 19, Township 4, Range 14 (passing over an iron pin set at a distance of 470.68 feet), said point being the southwesterly corner of said 7.178 acre tract;

Thence along said centerline, along said V.M.S. line, and along said section line **North 14 deg. 17 min. 23 sec. West** for a distance of **625.11 feet** a survey nail set located at the northwesterly corner of said 7.178 acre tract, and the true place of beginning.

Containing **7.178 acres**, more or less, of which 0.431 acres, more or less, is contained in County Right-of-Way, and subject to legal highways, easements, restrictions and agreements of record. This description prepared from a survey performed by Steven A. Fox, Registered Professional Surveyor 7000, and dated April 11, 2018. All 5/8 inch dia. Iron pins set have a plastic identity cap with the inscription "Fox Surveying Co."

Prior Deed, O.R. 854, page 100

Basis of bearings, ODOT VRS State Plane Coors. (North Zone), centerline C.R. 1, North 14 deg. 17 min. 23 sec. West

Steven A. Fox
Steven A. Fox, P.S. 7000



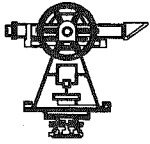
Apr. 11, 2018
Date of Survey

Job No. 18084



6-19-18

APPROVED



PLAT of SURVEY

FOX SURVEYING COMPANY

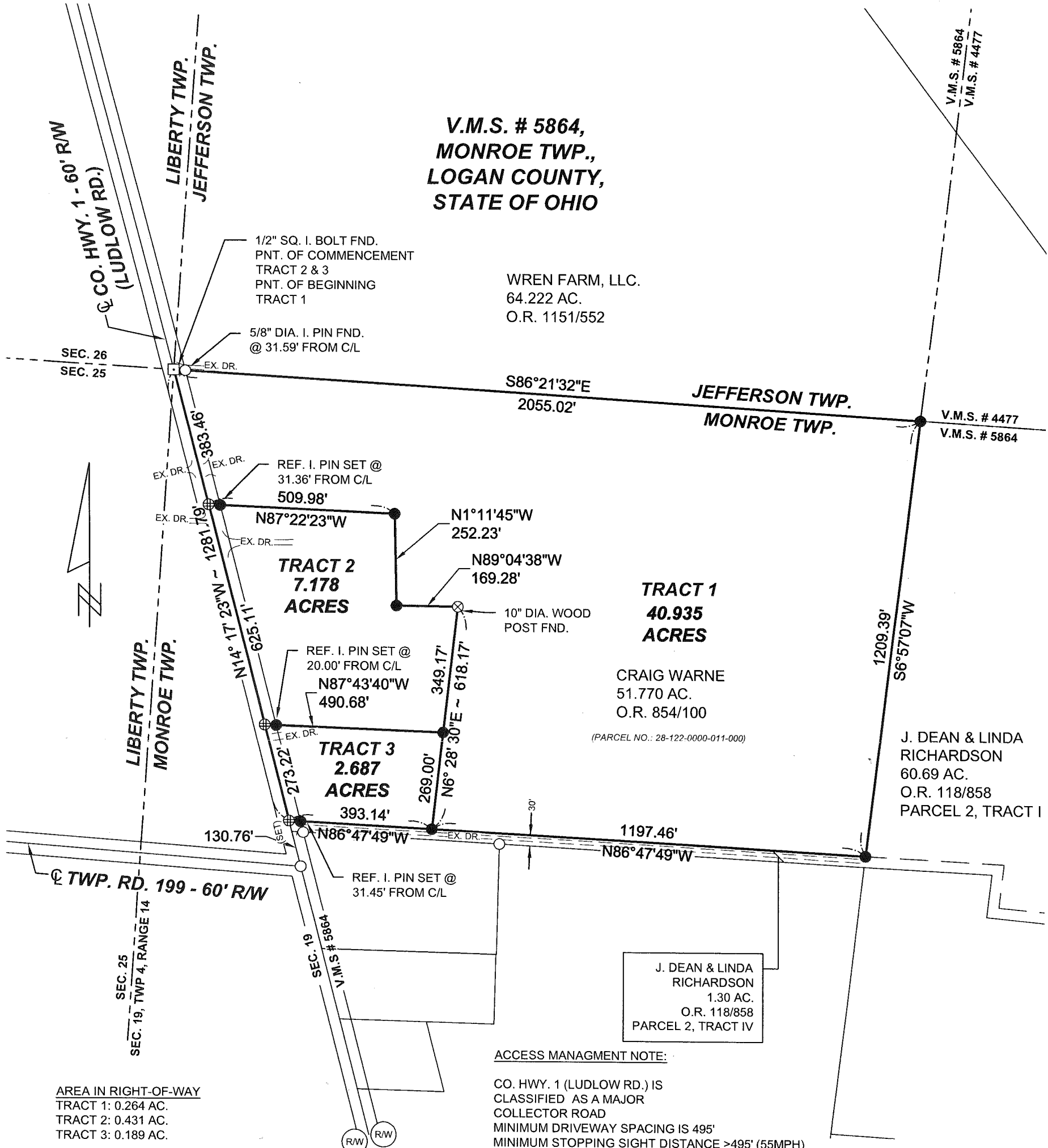
106 S. Elm St.
P.O. Box 133

Prospect, Ohio 43342-0133
foxsurveying@frontier.com

Ph.: 740-494-2028
Fax: 740-494-2730



**V.M.S. # 5864,
MONROE TWP.,
LOGAN COUNTY,
STATE OF OHIO**



AREA IN RIGHT-OF-WAY
TRACT 1: 0.264 AC.
TRACT 2: 0.431 AC.
TRACT 3: 0.189 AC.

ACCESS MANAGEMENT NOTE:

CO. HWY. 1 (LUDLOW RD.) IS CLASSIFIED AS A MAJOR COLLECTOR ROAD. MINIMUM DRIVEWAY SPACING IS 495'. MINIMUM STOPPING SIGHT DISTANCE >495' (55MPH)

THIS SURVEY WAS PERFORMED AT THE REQUEST OF : **CRAIG WARNE**

REFERENCE MATERIALS
① R 9673
② R 3140
③ R 1520
④
⑤
Official Record <u>854</u> Page <u>100</u>
Prior Deed Volume _____ Page _____
Basis of Bearing <u>VRS. STATE PLANE COORS. (NORTH ZONE)</u>
C/L OF C.R. 123 - N 14°17'23"E

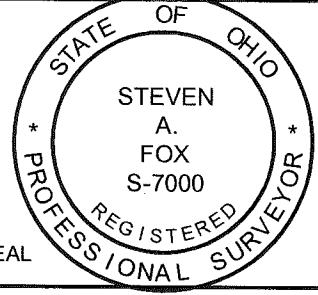
LEGEND
Scale 1" = 300 feet
0 150 300 600
⊙ R.R Spike Fnd.
○ 5/8" dia. Iron pin fnd.
⊕ Survey nail set
⊗ Survey (MAG) spike set
□ 1/2" sq. i. bolt fnd.
⊠ Monument Box found
⊙ State hwy R/W monument fnd.
● 5/8" dia. iron pin set with a plastic cap stamped " FOX SURVEYING CO"

CERTIFICATION

I hereby certify that this plat is a true and correct representation of a survey performed under my responsible direction and supervision and is correct to the best of my knowledge.

Steven A. Fox
 Steven A. Fox, Reg. P.S. No. 7000

04-11-2018
 Date of Survey



INDEXED ON MAP
9722