

6-20-16

# Lee Surveying and Mapping Co., Inc.



**APPROVED**

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.  
Bellefontaine OH 43311



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

## LEININGER 46.356 ACRES

Lying in Virginia Military Survey 5091, Jefferson and Perry Townships, Logan County, Ohio.

Being all of the Jean K. Leininger 8 acre tract and 35 acre tract as deeded and described in Official Record 1162, Page 579, Parcel Two, Tract I and Tract II of the Logan County Records of Deeds and all of a 2.8 pole wide strip of unknown ownership and being more particularly described as follows:

Beginning on a 1 inch iron rod found on the west line of Virginia Military Survey 5091 on an angle point on the center-line of Township Road 129 at Station 69+56 (Logan County Engineer's Field Book 682, Page 11).

THENCE, with the west line of Virginia Military Survey 5091 and the east lines of the Celia M. Scheiderer, Trustee 1.000 acre tract and 94.69 acre tract (O.R. 1021, Pg. 905, Tract II and Tract I), N 04°-03'-04"W, a distance of 1624.93 feet to a 5/8 inch iron rod found, passing a 5/8 inch iron rod set at 30.51 feet.

THENCE, with the south lines of the James M. Slifko 12.614 acre tract (O.R. 875, Pg. 523) and the Michael L. Reames 1.994 acre tract (O.R. 476, Pg. 556), S 84°-16'-42"E, a distance of 1252.49 feet to a 3/4 inch iron rod found on the old center-line of Township Road 129, passing a 5/8 inch iron rod found at 1222.52 feet and a railroad spike found on the present center-line of Township Road 129 at 1236.04 feet.

THENCE, within the right-of-way of Township Road 129 (40 feet wide) and with the west line of the Black Hoof, LLC 418.967 acre tract (O.R. 1137, Pg. 539, Parcel I), S 04°-11'-06"E, a distance of 1642.57 feet to a 5/8 inch iron rod found on an angle point on the center-line of Township Road 129 at Station 82+15 (Logan County Engineer's Field Book 682, Page 11).

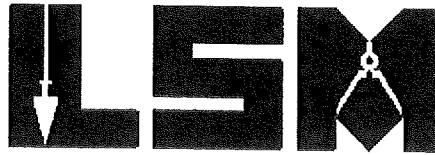
INDEXED ON MAP

8823 1D.1

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THENCE, with the center-line of Township Road 129,  
N 83°-31'-02"W, a distance of 1259.38 feet to the point of beginning.

Containing 46.356 acres, of which 1.630 acres are within the  
highway right-of-way. There are 22.750 acres within Jefferson Township and  
23.606 acres within Perry Township.

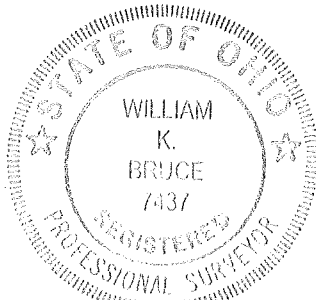
Property is subject to any and all previous easements and rights-of-way  
of record.

The basis for bearings is the center-line of Township Road 129 between  
Station 82+15 and Station 69+56, being N 83°-31'-02"W, and all other  
bearings are from angles and distances measured in a field survey by Lee  
Surveying and Mapping Co., Inc. on June 8, 2016.

Description prepared by:

A handwritten signature in black ink that reads 'William K. Bruce'.

William K. Bruce  
Professional Surveyor 7437  
June 8, 2016



ORIGINAL STAMP IN GREEN

60960416

INDEXED ON MAP

8823 1D.2

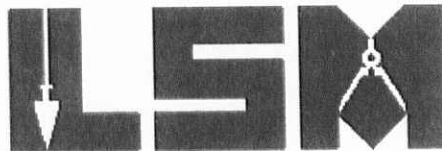
6-20-16

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surveys@lsminc.us

## LEININGER 70.088 ACRES

Lying in Virginia Military Survey 5088, Jefferson and Perry Townships, Logan County, Ohio.

Being all of the Jean K. Leininger 70 acre tract and 0.50 acre tract as deeded and described in Official Record 1162, Page 579, Parcel One, Tract II and III of the Logan County Records of Deeds and being more particularly described as follows:

Beginning on a 1 inch iron rod found on the west line of Virginia Military Survey 5088 on an angle point on the center-line of Township Road 129 at Station 36+78.7 (Logan County Engineer's Field Book 682, Page 8).

THENCE, with the west line of Virginia Military Survey 5088 and the east line of the Nancy J. Johnson, Trustee, 126.948 acre tract (O.R. 1170, Pg. 93, Parcel I), N 31°-45'-50"W, a distance of 1687.60 feet to a 5/8 inch iron rod found on the northwest corner of Virginia Military Survey 5088, passing a 5/8 inch iron rod found at 48.97 feet.

THENCE, with the north line of Virginia Military Survey 5088 and the south lines of the Jeff Bruns and Mark Bruns 113 acre tract (O.R. 1114, Pg. 16, Tract I) and the Celia M. Scheiderer, Trustee 94.69 acre tract (O.R. 1021, Pg. 905, Tract I), N 86°-24'-28"E, a distance of 1049.00 feet to a 1-1/2 inch iron pipe found on an angle point of the center-line of Township Road 129 at Station 51+89.5 (Logan County Engineer's Field Book 682, Page 9), passing a 5/8 inch iron rod set at 1018.57 feet.

THENCE, with the north line of Virginia Military Survey 5088 and the center-line of Township Road 129 (40 feet wide), N 86°-10'-11"E, a distance of 898.38 feet to a 1 inch iron rod found at Station 60+82.1 (Logan County Engineer's Field Book 682, Page 10).

THENCE, with the north line of Virginia Military Survey 5088 and the south line of Virginia Military Survey 5091 and the Jean K. Leininger 25 acre tract (O.R. 1162, Pg. 579, Parcel One, Tract I), S 82°-41'-53"E, a distance of 1216.93 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 30.66 feet.

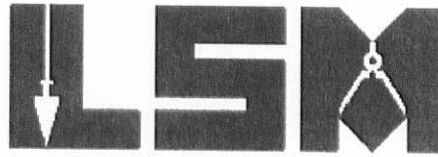
INDEXED ON MAP

8823 173

# 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

THENCE, with the west lines of the Black Hoof, LLC, 418.967 acre tract (O.R. 1137, Pg. 539, Parcel I) and the Gloria J. Henry as Trustee 200 acre tract (O.R. 828, Pg. 584, Tract III), S 31°-37'-44"E, a distance of 762.62 feet to a 5/8 inch iron rod set.

THENCE, with the north lines of the Gloria J. Henry as Trustee 76.078 acre tract (O.R. 828, Pg. 584, Tract II) and the David M. Rivers 1.922 acre tract (O.R. 942, Pg. 396, Tract II), S 80°-54'-23"W, a distance of 2659.83 feet to a railroad spike found on the center-line of Township Road 129, passing a 5/8 inch iron rod found at 2633.89 feet.

THENCE, with the center-line of Township Road 129, S 06°-01'-54"W, a distance of 338.05 feet to the point of beginning.

Containing 70.088 acres, of which 1.636 acres are within the highway right-of-way. There are 48.773 acres within Jefferson Township and 21.315 acres within Perry Township.

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

The basis for bearings is the center-line of Township Road 129 between Station 82 + 15 and Station 69 + 56, being N 83°-31'-02"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on June 8, 2016.

Description prepared by:

A handwritten signature in black ink that reads 'William K. Bruce'.

William K. Bruce  
Professional Surveyor 7437  
June 8, 2016



ORIGINAL STAMP IN GREEN

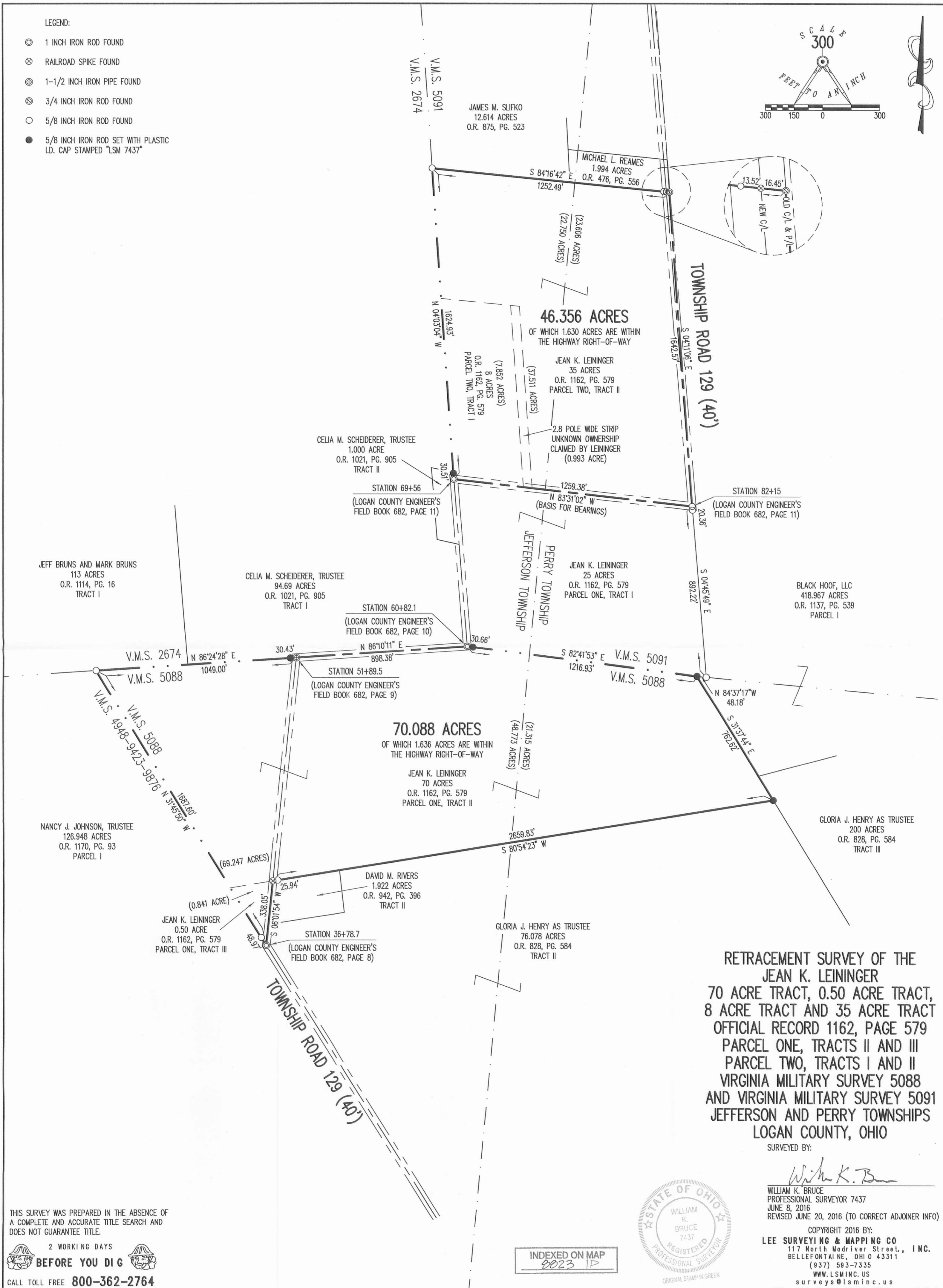
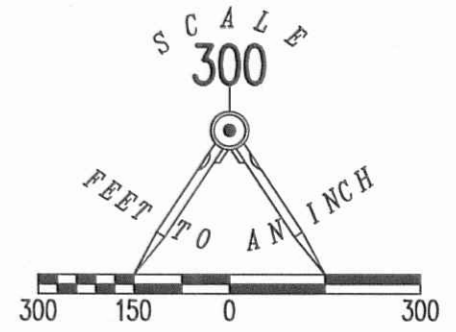
60960416

INDEXED ON MAP

8873 1D4

LEGEND:

- ⊙ 1 INCH IRON ROD FOUND
- ⊗ RAILROAD SPIKE FOUND
- ⊕ 1-1/2 INCH IRON PIPE FOUND
- ⊙ 3/4 INCH IRON ROD FOUND
- 5/8 INCH IRON ROD FOUND
- 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM 7437"



**RETRACEMENT SURVEY OF THE  
JEAN K. LEININGER  
70 ACRE TRACT, 0.50 ACRE TRACT,  
8 ACRE TRACT AND 35 ACRE TRACT  
OFFICIAL RECORD 1162, PAGE 579  
PARCEL ONE, TRACTS II AND III  
PARCEL TWO, TRACTS I AND II  
VIRGINIA MILITARY SURVEY 5088  
AND VIRGINIA MILITARY SURVEY 5091  
JEFFERSON AND PERRY TOWNSHIPS  
LOGAN COUNTY, OHIO**

SURVEYED BY:  
*William K. Bruce*  
WILLIAM K. BRUCE  
PROFESSIONAL SURVEYOR 7437  
JUNE 8, 2016  
REVISED JUNE 20, 2016 (TO CORRECT ADJOINER INFO)



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**LEE SURVEYING & MAPPING CO**  
117 North Modriver Street, INC.  
BELLEFONTAINE, OHIO 43311  
(937) 593-7335  
WWW.LSMINC.US  
surveys@lsminc.us  
KSS D0416 60960416REV L-6096-2

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

INDEXED ON MAP  
2023 IP



**SURVEY FOR JEAN LEININGER**  
**5.661 Acres**  
**August 22, 2018**

The following described 5.661 acre tract of land is situated in the State of Ohio, County of Logan, Township of Jefferson, and V.M.S. 5088, being part of Jean K. Leininger's 70 acre Parcel One, Tract II described in Official Record 1162, page 579, and said 5.661 acre tract being more particularly described as follows:

Beginning at a 1 inch iron pin found at an angle point in the centerline of Township Road 129 (40'), said iron pin referenced in Logan County Engineer field book 682, page 9 as being at Point of Intersection Station 60+82.1, said iron pin being at an angle point in the north line of said 70 acre tract, at an angle point in the north line of V.M.S. 5088, and at the southwest corner of V.M.S. 5091, said iron pin also marking the *place of beginning*;

Thence **South 05°23'28" East (assumed bearing) 289.64 feet**, departing from the centerline of said Road, entering said 70 acre tract and V.M.S. 5088, passing at 20.00 feet an iron pin set, to an iron pin set;

Thence **South 85°22'38" West 515.24 feet**, continuing through said 70 acre tract, to an iron pin set;

Thence **North 82°11'18" West 431.25 feet**, continuing through said 70 acre tract and passing at 411.23 feet an iron pin set, to a magnetic nail set in the centerline of Township Road 129;

Thence **North 05°15'31" East 144.72 feet**, continuing through said 70 acre tract and following the centerline of said Road, to a magnetic nail set near the beginning of a curve to the right in the constructed centerline of said Road, said magnetic nail being South 05°15'31 West 55.00 feet from a 1 ½ inch iron pipe found at Point of Intersection Station 51+89.5 as referenced in Logan County Engineer field book 682, page 9;

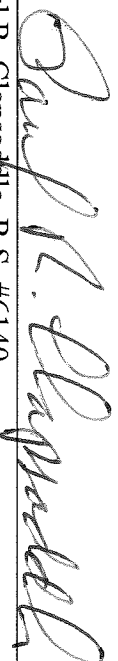
Thence **North 37°45'25" East 73.35 feet**, continuing through said 70 acre tract to a magnetic nail set near the end of said curve of the constructed centerline of said Road, said magnetic nail being in the north line of V.M.S. 5088, in the south line of V.M.S. 2674, and in the north line of said 70 acre tract, said magnetic nail being North 85°22'38" East 40.00 feet from said 1 ½ inch iron pipe at Station 51+89.5;

Thence **North 85°22'38" East 858.20 feet**, following the centerline of Township Road 129, the south line of V.M.S. 2674, and the north line of V.M.S. 5088, to the *place of beginning*, containing **5.661 acres**, more or less, and being subject to all valid easements and restrictions of record.

Of the above described 5.661 acre tract, 0.472 acre is within the right of way of Township Road 129.

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 August 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".

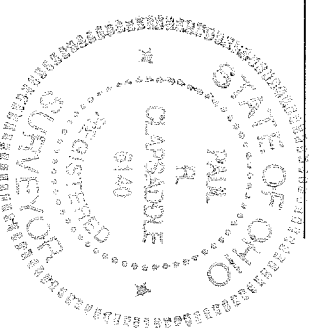
ATTEST:



Paul R. Clapsaddle, R.S. #6140  
19019 West Darby Road  
Marysville, Ohio 43040  
(937) 747-2599

INDEXED ON MAP

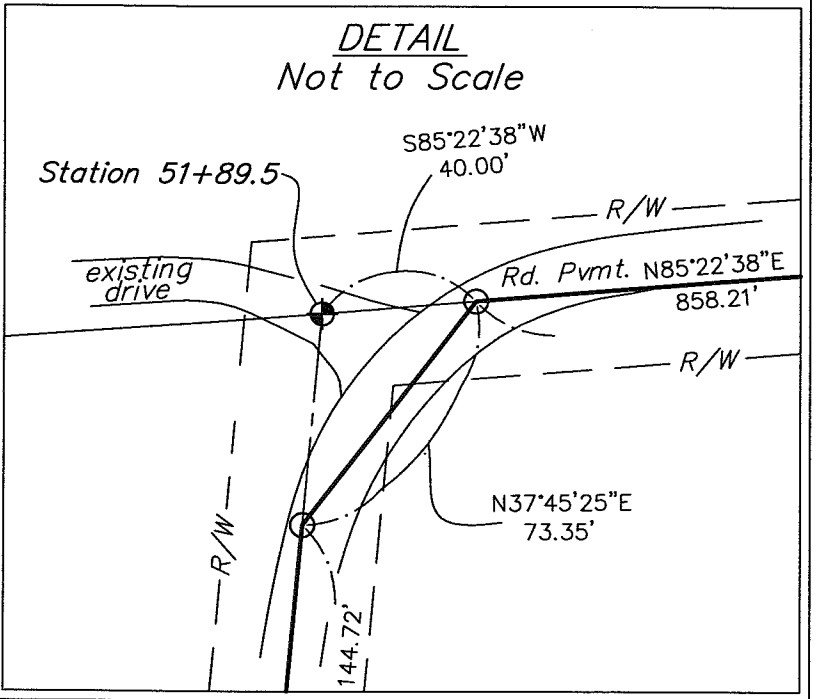
8823



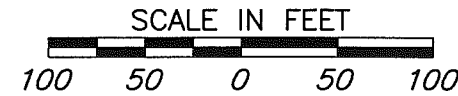
9-5-18. APPROVED

# PLAT OF SURVEY FOR JEAN LEININGER

STATE OF OHIO  
 COUNTY OF LOGAN  
 TOWNSHIP OF JEFFERSON  
 V.M.S. 5088



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



PLACE OF BEGINNING  
 Station 60+82.1  
 Logan County Engineer's  
 Field Book 682, page 10

Jean K. Leininger  
 25 acres  
 Parcel One, Tract I  
 O.R. 1162, Pg. 579

Station 51+89.5  
 Logan County Engineer's  
 Field Book 682, page 9

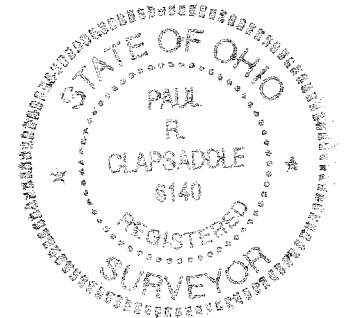
TOWNSHIP ROAD 129 (40' R/W)

**5.661 Acres**  
 Part of Jean K. Leininger's  
 70 acre Parcel One, Tract II  
 described in Official  
 Record 1162, page 579  
 (0.472 acre in Road R/W)

**LEGEND:**

- Magnetic nail set
- 5/8 inch iron pin found with cap marked "LSM PS 7437"
- ⊙ 5/8 inch iron pin set with cap marked "CLAPSADDLE RS 6140"
- 1 inch iron pin found
- ⊕ 1 1/2 inch iron pipe found

Jean K. Leininger  
 70 acre Parcel One Tract II  
 O.R. 1162, Pg. 579



**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.

Date: August 27, 2018  
 Scale: 1"=100'  
 Drawing: HenryD718  
 Project: HenryD718

I hereby certify that this plat was prepared from an actual field survey made under my supervision and that monuments were placed as indicated hereon.

*Paul R. Clapsaddle*  
 Paul R. Clapsaddle, R.S. #6140

INDEXED ON MAP  
 8823

9-12-18



**LEININGER-BRUNS SURVEY**

**17.938 Acres**

**August 24, 2018**

The following described 17.938 acre tract of land is situated in the State of Ohio, County of Logan, Township of Jefferson, and V.M.S. 5088, being part of Jean K. Leininger's 70 acre Parcel One Tract II and all of her 0.50 acre Parcel One Tract III, described in Official Record 1162, page 579, and said 17.938 acre tract being more particularly described as follows:

Beginning at a 1 inch iron pin found at an angle point in the centerline of Township Road 129 (40 feet wide), said iron pin referenced in Logan County Engineer's Field Book 682, page 8 as being at a Point of Intersection at Station 36+78.7, said iron pin being at the south corner of said 0.50 acre tract, in the east line of Nancy J. Johnson, Trustee's 126.948 acre Parcel I described in Official Record 1170, page 93, and also being in the southwest line of V.M.S. 5088 and in the northeast line of V.M.S. 4948-9423-9876, said iron pin marking the *place of beginning*;

Thence **North 32°32'14" West (assumed bearing) 1687.48 feet**, departing from the centerline of Township Road 129, following the southwest line of said 0.50 acre tract, said 70.00 acre tract, and V.M.S. 5088, and following a northeast line of said 126.948 acre tract and V.M.S. 4948-9423-9876, passing at 48.87 feet a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS 6140", to a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS 6140" in the south line of Jeff Bruns and Mark Bruns' 1 pole wide by 60 poles long part of Tract I described in Official Record 1114, page 16 and in the south line of V.M.S. 2674;

Thence **North 85°38'01" East 1049.01 feet**, following the north line of said 70.00 acre tract and V.M.S. 5088, and following the south line of said 1 pole by 60 poles tract and V.M.S. 2674, passing at 1018.54 feet a 5/8 inch iron pin found with cap marked "LSM PS 7437", to a 1 1/2 inch iron pipe found at Township Road 129 Point of Intersection Station 51+89.5 as referenced in Logan County Engineers Field Book 682, page 9, and being at a southwest corner of B & B Rentals LTD's 94.69 acre Tract I described in Official Record 1307, page 98;

Thence **North 85°22'38" East 40.00 feet**, following the centerline of Township Road 129, the north line of said 70.00 acre tract, the north line of V.M.S. 5088, and the south line of said 94.69 acre tract and V.M.S. 2674, to a magnetic nail set;

Thence **South 37°45'25" West 73.35 feet**, entering said original 70.00 acre tract, to a magnetic nail set in the centerline of Township Road 129;

Thence **South 5°15'31" West 1115.84 feet**, following the centerline of Township Road 129 and continuing through said 70.00 acre tract, to a railroad spike found at an angle point in the south line of said 70.00 acre tract, said spike marking the northwest corner of David M. Rivers, et ux's 1.922 acre Tract II described in Official Record 942, page 396;



9-5-18  
✓ APPROVED

**LEININGER-BRUNS SURVEY**

**17.938 Acres**

**August 24, 2018**

The following described 17.395 acre tract of land is situated in the State of Ohio, County of Logan, Township of Jefferson, and V.M.S. 5088, being part of Jean K. Leininger's 70 acre Parcel One Tract II and all of her 0.50 acre Parcel One Tract III, described in Official Record 1162, page 579, and said 17.938 acre tract being more particularly described as follows:

Beginning at a 1 inch iron pin found at an angle point in the centerline of Township Road 129 (40 feet wide), said iron pin referenced in Logan County Engineer's Field Book 682, page 8 as being at a Point of Intersection at Station 36+78.7, said iron pin being at the south corner of said 0.50 acre tract, in the east line of Nancy J. Johnson, Trustee's 126.948 acre Parcel I described in Official Record 1170, page 93, and also being in the southwest line of V.M.S. 5088 and in the northeast line of V.M.S. 4948-9423-9876, said iron pin marking the *place of beginning*;

Thence **North 32°32'14" West (assumed bearing) 1687.48 feet**, departing from the centerline of Township Road 129, following the southwest line of said 0.50 acre tract, said 70.00 acre tract, and V.M.S. 5088, and following a northeast line of said 126.948 acre tract and V.M.S. 4948-9423-9876, passing at 48.87 feet a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS 6140", to a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS 6140" in the south line of Jeff Bruns and Mark Bruns' 1 pole wide by 60 poles long part of Tract I described in Official Record 1114, page 16 and in the south line of V.M.S. 2674;

Thence **North 85°38'01" East 1049.01 feet**, following the north line of said 70.00 acre tract and V.M.S. 5088, and following the south line of said 1 pole by 60 poles tract and V.M.S. 2674, passing at 1018.54 feet a 5/8 inch iron pin found with cap marked "LSM PS 7437", to a 1/2 inch iron pipe found at Township Road 129 Point of Intersection Station 51+89.5 as referenced in Logan County Engineers Field Book 682, page 9, and being at a southwest corner of B & B Rentals LTD's 94.69 acre Tract I described in Official Record 1307, page 98;

Thence **North 85°22'38" East 40.00 feet**, following the centerline of Township Road 129, the north line of said 70.00 acre tract, the north line of V.M.S. 5088, and the south line of said 94.69 acre tract and V.M.S. 2674, to a magnetic nail set;

Thence **South 37°45'25" West 73.35 feet**, entering said original 70.00 acre tract, to a magnetic nail set in the centerline of Township Road 129;

Thence **South 5°15'31" West 1115.84 feet**, following the centerline of Township Road 129 and continuing through said 70.00 acre tract, to a railroad spike found at an angle point in the south line of said 70.00 acre tract, said spike marking the northwest corner of David M. Rivers, etux's 1.922 acre Tract II described in Official Record 942, page 396;

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Thence **South 5°16'14" West 338.00 feet**, following the centerline of Township Road 129, an east line of said 70.00 acre tract, and the east line of said 0.50 acre tract, to the **place of beginning, containing 17.938 acres**, more or less, and being subject to all valid easements and restrictions of record. Of the above described 17.938 acre tract, 17.210 acres are part of said 70.00 acre tract, 0.728 acre is all of said 0.50 acre tract, and 0.711 acre is within the right of way of Township Road 129.

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 August 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  
Paul R. Clapsaddle, R.S. #6140  
19019 West Darby Road  
Marysville, Ohio 43040  
(937) 747-2599



INDEXED ON MAP  
8823

# PLAT OF SURVEY

STATE OF OHIO  
 COUNTY OF LOGAN  
 TOWNSHIP OF JEFFERSON  
 V.M.S. 5088



Jeff Bruns and Mark Bruns  
 113 acres, Tract I  
 O.R. 1114, Pg. 16

Jeff Bruns and Mark Bruns  
 1 pole wide by 60 poles long  
 part of Tract I  
 O.R. 1114, Pg. 16

B & B Rentals LTD.  
 94.69 acre Tract I  
 O.R. 1307, Pg. 98

Station 51+89.5  
 Logan County Engineer's  
 Field Book 682 page 9

Nancy J. Johnson, Trustee  
 126.948 acre Parcel I  
 O.R. 1170, Pg. 93

**17.938 Acres**  
 Part of Jean K. Leininger  
 70.00 acres, Parcel One Tract II  
 and all of her 0.50 acre Parcel  
 One Tract III described in  
 Official Record 1162, Pg. 579  
 (0.711 acre in right of way)

- LEGEND:**
- 1 inch iron pin found
  - ⊕ Railroad spike found
  - 5/8 inch iron pin found with cap marked "LSM PS 7437"
  - ⊙ 5/8 inch iron pin found with cap marked "CLAPSADDLE RS 6140"
  - ⊛ 1 1/2 inch iron pipe found
  - Magnetic nail set

**NOTES:**

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



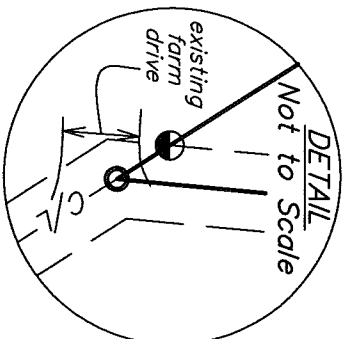
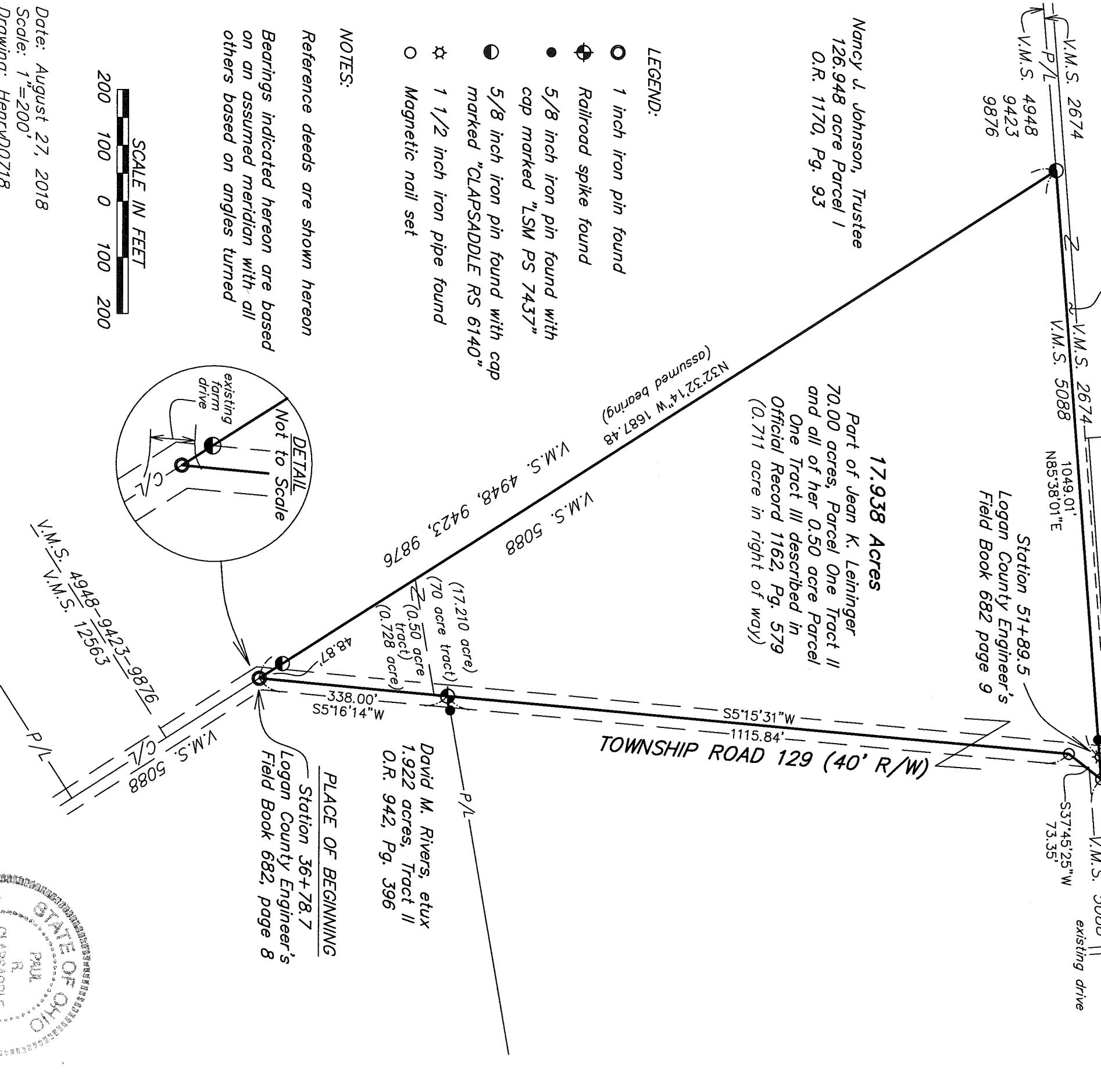
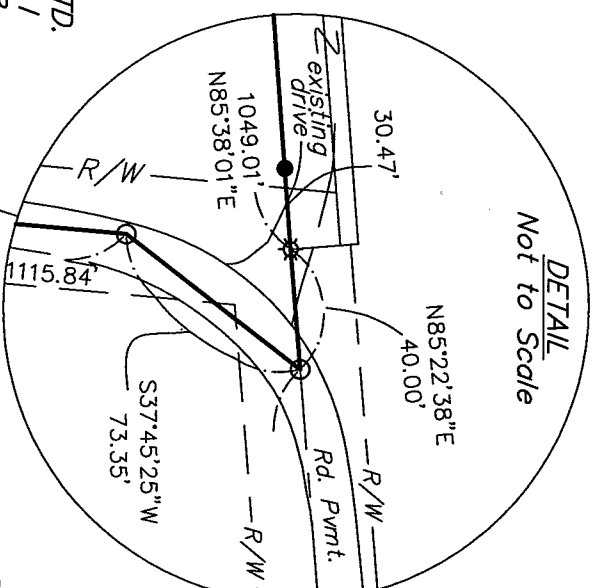
Date: August 27, 2018  
 Scale: 1"=200'  
 Drawing: HenryD0718  
 Project: HenryBrunst7accAug18

**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.

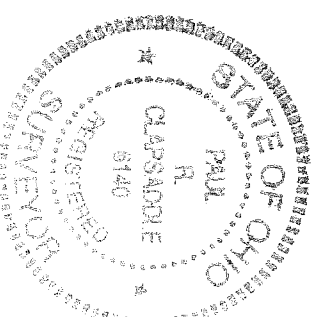
INDEXED ON MAP  
 8823



**PLACE OF BEGINNING**

Station 36+78.7  
 Logan County Engineer's  
 Field Book 682, page 8

David M. Rivers, et ux  
 1.922 acres, Tract II  
 O.R. 942, Pg. 396



I hereby certify that this plat was prepared from an actual field survey made under my supervision and that monuments were placed as indicated hereon.

*Paul R. Clapsaddle*

Paul R. Clapsaddle, R.S. #6140