

LESLIE H. GEESLIN
REGISTERED SURVEYOR NO. 5248
P. O. BOX 274
RUSHSYLVANIA, OHIO 43347

PHONE: (513) 468-2793

JOHNSON SURVEY

June, 1977

The following described real estate situated in the State of Ohio, County of Logan, Township of Rushcreek and being part of Virginia Military Survey No. 9975 and more particularly described as follows:

Beginning at a P.K. nail in the centerline of S. R. 273 at the northeast corner of the Belle Center Food Storage's 1.40 acre tract as described in D. B. Vol. 351 Pg. 690 of the Logan County Recorder's Office; thence with said centerline and the tangent line of a $1^{\circ} 00'$ curve to the left S. $85^{\circ} 14' E.$ 146.68 feet to an iron bar; thence S. $23^{\circ} 30' W.$ 310.08 feet to an iron bar; thence N. $85^{\circ} 14' W.$ 146.68 feet to an iron pipe at the southeast corner of the Belle Center Food Storage's 1.40 acre tract; thence with the east line of said 1.40 acre tract N. $23^{\circ} 30' E.$ 310.08 feet to the place of beginning.

Containing 0.99 acre more or less.

The above described 0.99 acre tract being on the north side of Wilbur J. Keys' 54.32 acre tract.

Reference is hereby made to a plat of this survey on file with the Logan County Engineer.

I hereby certify that the above is a true and accurate description of a survey made by me.

Leslie H. Geeslin

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JOHNSON SURVEY

June, 1977

The following described real estate situated in the State of Ohio, County of Logan, Township of Rushcreek and being part of Virginia Military Survey No. 9975 and more particularly described as follows:

Beginning at an iron bar in S. R. 273 on the tangent line of a $1^{\circ}00'$ curve to the left, said iron bar being S. $85^{\circ} 14'$ E. 146.68 feet from a P. K. nail at the northeast corner of the Belle Center Food Storage's 1.40 acre tract; thence with said tangent S. $85^{\circ} 14'$ E. 150.00 feet to an iron bar; thence S. $23^{\circ} 30'$ W. 310.08 feet to an iron bar; thence N. $85^{\circ} 14'$ W. 150.00 feet to an iron bar; thence N. $23^{\circ} 30'$ E. 310.08 feet to the place of beginning.

Containing 1.01 acres more or less.

The above described 1.01 acres being on the north side of Wilbur J. Keys' 54.32 acre tract.

Reference is hereby made to a plat of this survey on file with the Logan County Engineer.

I hereby certify that the above is a true and accurate description of a survey made by me.

Leslie H. Geeslin

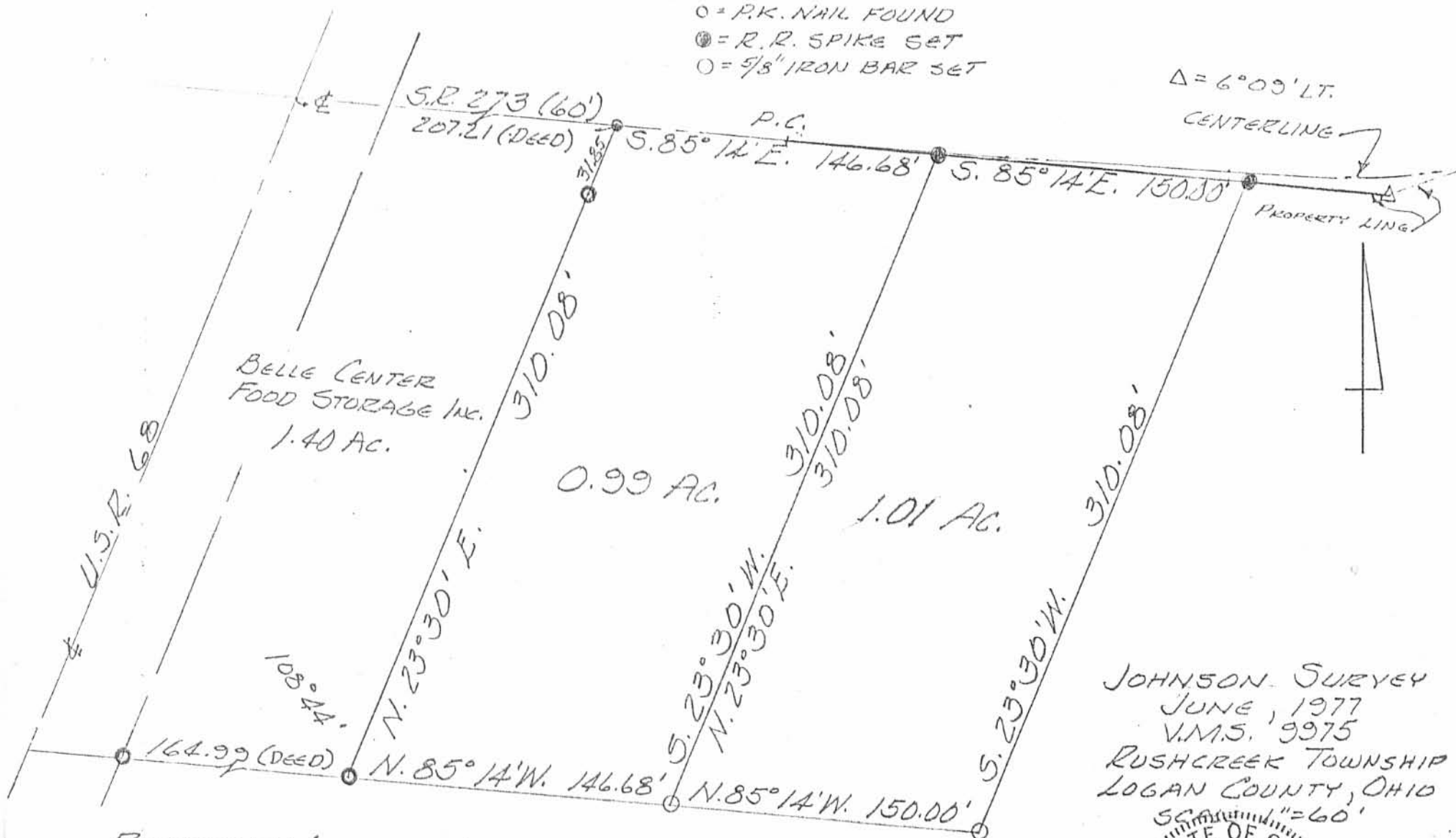
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LEGEND:

- ⊙ = PIPE FOUND
- = P.K. NAIL FOUND
- ⊗ = R.R. SPIKE SET
- = 5/8" IRON BAR SET



Δ = 6° 09' LT.

CENTERLINE

PROPERTY LINE

BELLE CENTER
FOOD STORAGE INC.
1.40 AC.

0.99 AC.

1.01 AC.

JOHNSON SURVEY
JUNE, 1977
V.M.S. 9975
RUSHCREEK TOWNSHIP
LOGAN COUNTY, OHIO
SCALE 1" = 60'



LESLIE H. GEESLIN
REG. SURVEYOR 5248
RUSHSYLVANIA OHIO

REFERENCE:

D.B. VOL. 215 Pg. 538
D.B. VOL. 351 Pg. 690

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JOHNSON SURVEY

May 18, 1995

The following described real estate situated in the State of Ohio, County of Logan, Township of Rushcreek, being part of Virginia Military Survey 9975 and more particularly described as follows:

Beginning at a railroad spike found in the centerline of State Route 273 (forward tangent of a 1° curve) at the northeast corner of Edward E. Pulfer's 1.01 acre tract as described in D. B. Vol. 371 Page 463.

Thence with said centerline (tangent line) S. 85° 14' 00" E. 87.97 feet to a cap and nail set.

Thence with said centerline (tangent line) N. 88° 15' 00" E. 119.96 feet to a cap and nail set.

Thence S. 10° 55' 11" W. 308.28 feet to a 5/8 inch iron bar set , passing a 5/8 inch iron bar set at 22.50 feet.

Thence N. 85° 14' 00" W. 273.77 feet to a 8 inch wood corner post found at the southeast corner of said Pulfer's 1.01 acre tract.

Thence with said Pulfer's east line N. 23° 30' 00" E. 310.08 feet to the place of beginning.

Containing 1.635 acres more or less, of which 0.127 acre more or less is in the right of way of S. R. 273.

Bearings are based on an assumed bearing (S. 85° 14' 00" E.) for the centerline of S. R. 273 in this field survey by Leslie H. Geeslin on May 18, 1995.

The above described 1.635 acre tract being part of Norman Johnson's 51.99 acre tract as described in O. R. Vol. 144 Page 97



Leslie H. Geeslin

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JOHNSON SURVEY

May 18, 1995

The following described real estate situated in the State of Ohio, County of Logan, Township of Rushcreek, being part of Virginia Military Survey 9975 and more particularly described as follows.

Beginning at a cap and nail set in the centerline (tangent of a 1° curve) of State Route 273 at the northwest corner of Ronald C. Jordan's 27.6 acre tract as described in D. B. Vol. 345 page 262.

Thence with said Jordan's west line S. 1° 17' 00" E. 332.66 feet to a 5/8 inch iron bar set.

Thence N. 85° 14' 00" W. 274.09 feet to a 5/8 inch iron bar set.

Thence N. 10° 55' 11" E. 308.28 feet to a cap and nail set in the centerline of said S. R. 273, passing a 5/8 inch iron bar set at 285.78 feet.

Thence with said centerline of S. R. 273 (tangent line) N. 88° 15' 00" E. 207.40 feet to the place of beginning.

Containing 1.759 acres more or less of which 0.140 acre more or less in in the right of way of S. R. 273 .

Bearings are based on an assumed bearing (N. 88° 15' 00" E.) in this field survey by Leslie H. Geeslin on May 18, 1995.

The above described 1.759 acre tract being part of Norman Johnson's 51.97 acre tract as described in O. R. Vol. 144 Page 97.



Leslie H. Geeslin

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REC'D 5-23-95 SHY ON

EDWARD E. PULFELZ
1.01 AC.
DB. VOL. 371 PG 463

N. 23° 30' 00" E. 310.08'

1.635 AC.

NORMAN

JOHNSON

51.99 AC.
O.R. VOL. 144 PG 97

1.759 AC.

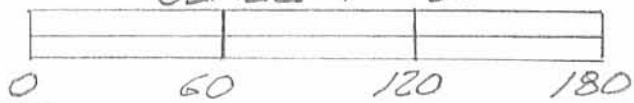
RONALD C. JORDAN
27.6 AC.
DB. VOL. 345 PG 262



LEGEND:

- A = R.R SPIKE FD
- B = CAP & NAIL SET
- C = 5/8" IRON BAR SET
- D = 8" WOOD COR. POST FD

SURVEY OF 1.635 AC. & 1.759 AC.
TRACT IN V.M.S. 9975, RUSH CREEK
TOWNSHIP, LOGAN COUNTY, OHIO
FOR NORMAN JOHNSON.
MAY 18, 1995
SCALE: 1" = 60'



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Leslie H. Geeslin

LESLIE H. GEESLIN
RUSHSVLVANIA, OHIO
PH 513-468-7793



9-20-19
APPROVED

For: Norman J. Johnson, Sr.

Re: Parcel B – Part of APN 40-023-00-00-013-000 & 40-023-00-00-009-000 – 52.189 Acres

Date: July 1, 2019, revised September 6, 2019, revised September 16, 2019

Situated in the Township of Rushcreek, County of Logan and State of Ohio and being part of Virginia Military Survey 9974 & Virginia Military Survey 9975 and being part of an original 76.12 acre tract, a 4.85 acre tract and a 1 acre and 6 poles tract presently in the name of Norman J. Johnson, Sr., by deed recorded in Official Record Volume (O.R.V.) 1267, Page 762-772 Tract 1 of the Logan County Recorder's Records bounded more particularly described as follows:

Beginning at an 5/8" Iron Pin found at the southwest corner of V.M.S. 9975 and in the centerline of Township Road 51; thence along the westerly line of V.M.S. 9975 North 06° 50' 06" West a distance of 908.58 to a 1/2 inch iron pipe found and the **True Place of Beginning**, passing over a capped 5/8 inch iron pin found at the Right-of-Way at 30.00 feet;

Thence continuing along the westerly line of V.M.S. 9975 and along the easterly line of an 82.789 acre tract owned by Norman J. Johnson, Sr. by deed recorded in O.R. Vol. 1267, Pg. 762 Tract 2, **North 06° 30' 28" West** a distance of **1248.19 feet** to a pin set;

Thence continuing along a northerly line of said 82.789 acre tract of Norman J. Johnson, Sr., **North 67° 43' 29" West** a distance of **505.74 feet** to a mag nail set in the centerline of U.S. Route 68, a variable width Public Right-of-Way;

Thence along the centerline of said road **North 22° 26' 27" East** a distance of **299.48 feet** to a mag nail set;

Thence continuing along the centerline of said road a curve to the left having a radius of 8594.37 feet, length 207.16 feet, central angle of 01° 22' 52", and a chord bearing of North 21° 44' 59" East a distance of 207.16 feet to a mag nail set;

Thence leaving said road and traversing the 4.85 acre tract and 76.12 acre tract of said Norman J. Johnson, Sr. the next two courses:

North 89° 27' 28" East a distance of **394.01 feet**, passing over a pin set at 43.01 feet at the easterly Right-of-Way line of U.S. 68

North 19° 55' 33" East a distance of **309.93 feet**, to a pin set;

Thence along the southerly lines of lands now or formerly owned by Edward E. Pulfer Etux. (1.01 acres) as recorded in D.B. Vol 371 Pg. 463, Margaret A. Fryling (1.635 acres) as recorded in O.R. Vol. 1281, Pg. 709, and David L. Focht Etux. (1.759 acres) as recorded in O.R. Vol. 283 Pg. 362, of the Logan County Recorder's records, **North 89° 27' 28" East** a distance of **658.12 feet**

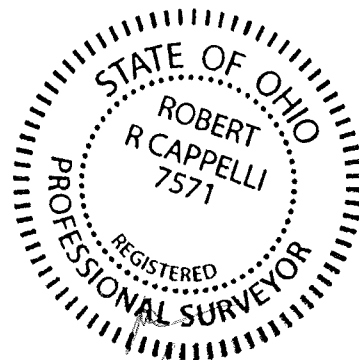
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to an 5/8 inch Iron Pin found, passing over 5/8 inch iron pins found at 110.22 feet and 384.39 feet;

Thence along the westerly line of lands now or formerly owned by Ronald C. Jordan Etux. (27.6 acres) as recorded in D.B. Vol. 345 Pg. 265 Tract 2, and William T. Wreede Etux. (44.86 acres) as recorded in D.B. Vol. 362 Pg. 638, of the Logan County Recorder's records, **South 06°42' 03" East** a distance of **2105.34 feet** to a 1" Iron Bar found;

Thence along the northerly line of lands now or formerly owned by Shawn W. & Regan S. Spath (14.186 acres) as recorded in O.R. Vol. 1306 Pg. 70, of the Logan County Recorder's records, **South 83° 32' 41" West** a distance of **991.27 feet** to an 1/2" Iron Pipe found and the **True Place of Beginning;**

The above described parcel of land contains 51.607 acres of land, more or less with 0.576 acres in the right-of-way, 4.464 acres in VMS 9974 and 47.143 acres in VMS 9975, and subjected to all easements and Right-of-Ways if any, as surveyed and determined in April of 2019 under the direction of Robert R. Cappelli, P.S. No. 7571 of BL Companies, all pins set are a number five rebar with ID Cap "BL 7571". The basis of bearings is the centerline of U.S. Route 68 being North 22° 26' 27" East, and being derived from the ODOT Virtual Reference System, Ohio State Plane Coordinate System, North Zone, NAD83 (2011).



Robert R. Cappelli

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9-20-19
APPROVED

For: Norman J. Johnson, Sr.

Re: Parcel A – Part of APN 40-023-00-00-013-000 & 40-023-00-00-009-000 – 2.618 Acres

Date: July 1, 2019, revised September 6, 2019, revised September 16, 2019

Situated in the Township of Rushcreek, County of Logan and State of Ohio and being part of Virginia Military Survey 9974 & Virginia Military Survey 9975 and being part of an original 76.12 acre tract and 4.85 acre tract presently in the name of Norman J. Johnson, Sr., by deed recorded in Official Record Volume (O.R.V.) 1267, Page 762-772 Tract 1 of the Logan County Recorder's Records bounded and more particularly described as follows:

Beginning at an 5/8 inch Iron Pin found at the southwest corner of V.M.S. 9975 and in the centerline of Township Road 51; thence along the westerly line of V.M.S. 9975 North 06° 50' 06" West a distance of 908.58 to a 1/2 inch iron pipe found, passing over a capped 5/8" iron pin found at the Right-of-Way at 30.00 feet; thence continuing along the westerly line of V.M.S. 9975 North 06° 30' 28" West a distance of 1248.19 feet to a pin set; thence along the north line of an 82.789 acre tract owned by Norman J. Johnson, Sr. recorded in O.R. Vol. 1267, Pg. 762, Tract 2, North 67° 43' 29" West a distance of 505.74 feet to a mag nail set in the centerline of U.S. Route 68 a variable width public Right-of-Way; thence along the centerline of said road North 22° 26' 27" East a distance of 299.48' to a mag nail set; thence continuing along the centerline of said road a curve to the left having a radius of 8594.37 feet, length 207.16 feet, central angle of 01° 22' 52", and a chord bearing of North 21° 44' 59" East a distance of 207.16 feet to a mag nail set and the **True Place of Beginning;**

Thence continuing along the centerline of said road a curve to the left having a radius of 8594.37 feet, length 310.15 feet, central angle of 02° 04' 04", and a chord bearing of North 20° 01' 32" East a distance of 310.13 feet to a mag nail set;

Thence leaving said road along the southerly lines of lands now or formerly owned by Stembles Meat LLC (1.40 acres) as recorded in O.R. Vol. 1260 Pg. 576, Edward E. Pulfer Etal. (0.99 acres) as recorded in O.R. Vol. 834 Pg. 778, and Edward E. Pulfer Etux. (1.01 acres) as recorded in D.B. Vol 371 Pg. 463, of the Logan County Recorders records, **North 89° 27' 28" East** a distance of **393.43 feet** to a pin set, passing over a 1/2 inch iron pipe found at a distance of 42.43 feet, a 1/2 inch iron pipe found at 207.48 feet and a 5/8 inch iron pin found at 354.15 feet;

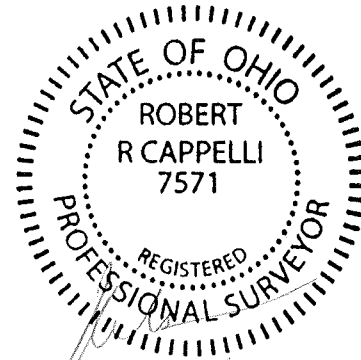
Thence traversing the lands of said Norman J. Johnson, Sr. (76.12 acres and 4.85 acres) the next two courses:

South 19° 55' 33" West a distance of **309.93 feet**, to a pin set;

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South 89° 27' 28" West a distance of **394.01 feet**, to the **True Place of Beginning**, passing over a pin set at 351.00 feet at the easterly Right-of-Way line of U.S. 68;

The above described parcel of land contains 2.618 acres of land, more or less with 0.285 acre in the right-of-way, 0.871 acre in the VMS 9974 and 1.747 acre in the VMS 9975, and subjected to all easements and Right-of-Ways if any, as surveyed and determined in April of 2019 under the direction of Robert R. Cappelli, P.S. No. 7571 of BL Companies, all pins set are a number five rebar with ID Cap "BL 7571". The basis of bearings the centerline of U.S. Route 68 being North 22° 26' 27" East and being derived from the ODOT Virtual Reference System, Ohio State Plane Coordinate System, North Zone, NAD83 (2011).



Robert R. Cappelli

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