

REC'D 9-10-12 smy OK

**DESCRIPTION FOR A 69.372 ACRE WRP CONSERVATION EASEMENT CE#2
EXHIBIT A**

Situated in the State of Ohio, County of Logan, Township of Rushcreek, and Village of Rushsylvania, and being part of Virginia Military Survey 9909 and being part of that Parcel Fourteen, 70.89 acre tract and 36.5 acre tract (Parcel No. 420520000011000 and 400520000010000) as conveyed to Alexander Andreoff in Official Record Volume 1064, Page 105, all references being to those of record in the Recorder's Office, Logan County, Ohio, said 69.372 acre WRP Conservation Easement being more particularly bounded and described as follows:

Commencing at a 5/8" rebar found inside of a monument box (Lat= N040°27'36.63", Long=W083°40'19.67") marking the intersection of the centerline of State Route 274 (50' wide) with the centerline of County Road 9 (60' wide), being Station 347+97.5 as shown in Field Book 578, Page 28;

Thence along the centerline of County Road 9 the following four (4) courses and distances;

South 36°21'59" West, 3754.00 feet to a point;

South 02°42'38" West, 96.37 feet to a point;

South 45°40'38" West, 316.98 feet to a point; and . . .

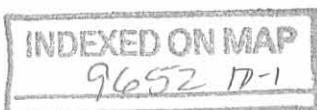
South 35°59'38" West, 273.04 feet to a point;

Thence leaving said centerline, **North 83°47'54" East**, passing a 5/8" rebar found with cap labeled "LEE" on the easterly right-of-way line of County Road 9 at 40.49 feet, a total distance of **533.82 feet** to an iron pin set (Lat= N040°27'01.73", Long=W083°40'46.05"), and being the **Point of Beginning** for the **69.372 acre WRP Conservation Easement** herein to be described;

Thence across said 36.5 acre tract the following five (5) courses and distances;

North 11°31'24" East, 536.23 feet to an iron pin set;

North 43°10'20" East, 306.25 feet to an iron pin set;



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South 61°29'41" East, 140.42 feet to an iron pin set;

North 14°15'19" East, 113.24 feet to an iron pin set; and ...

North 54°06'42" West, 135.24 feet to an iron pin set on the easterly right-of-way line of the C.C.C. & St. Louis Railroad (100' R/W);

Thence along the easterly right-of-way line of the C.C.C. & St. Louis Railroad, **North 43°20'06" East, 1541.54 feet** to an iron pin set (Lat= N040°27'21.61", Long= W083°40'28.08");

Thence leaving said right-of-way line across said 70.89 acre tract the following five (5) courses and distances;

South 71°02'34" East, 1107.41 feet to an iron pin set;

South 40°17'10" West, 510.31 feet to an iron pin set;

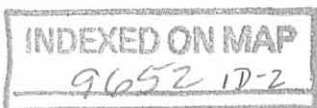
South 15°32'45" West, 591.10 feet to an iron pin set;

North 83°51'34" East, 617.54 feet to an iron pin set; and...

South 07°02'44" West, 467.99 feet to a 5/8" rebar found (Lat= N040°27'04.79", Long=W083°40'13.35") marking the northeasterly corner of a 291.171 acre tract (Parcel III) as conveyed to Core Family Limited Partnership in Official Record Volume 755, Page 719;

Thence along the northerly line of the said 291.171 acre tract, the southerly lines of the said 70.89 acre tract and 36.5 acre tract, **South 83°47'54" West, 2546.72 feet** to the **Point of Beginning** and containing **69.372 acres** (8.494 in the Village of Rushsylvania and 60.878 acres in Rushcreek Township), more or less, according to a survey made by Jobes Henderson and Associates, Inc. in July of 2012.

The bearings in the above description are based on Ohio State Plane Coordinate System, North Zone, NAD83.



DESCRIPTION FOR A 69.372 ACRE WRP CONSERVATION EASEMENT CE#2

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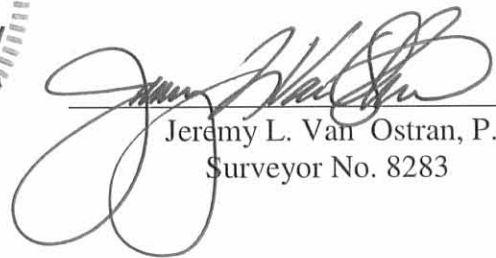
All iron pins set are 5/8" in diameter rebar by 30" in length with red identification caps marked "J&H, PS 8283".

Subject to all valid and existing easements, restrictions and conditions of record.



September 6, 2012

S:/12/12-005/survey/legals/ANDREOFF_858 /69.372 Acres



Jeremy L. Van Ostran, P.S.
Surveyor No. 8283

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**DESCRIPTION FOR A 0.104 ACRE INGRESS/EGRESS EASEMENT
EXHIBIT B**

Situated in the State of Ohio, County of Logan, Township of Rushcreek, being part of Virginia Military Survey 9909 and being part of that Parcel Fourteen, 36.5 acre tract (Parcel No. 400520000010000) as conveyed to Alexander Andreoff in Official Record Volume 1064, Page 105, all references being to those of record in the Recorder's Office, Logan County, Ohio, said 0.104 acre Ingress/Egress Easement being more particularly bounded and described as follows:

Commencing at a 5/8" rebar found inside of a monument box (Lat= N040°27'36.63", Long=W083°40'19.67") marking the intersection of the centerline of State Route 274 (50' wide) with the centerline of County Road 9 (60' wide), being station 347+97.5 as shown in Field Book 578, Page 28;

Thence along the centerline of County Road 9 the following two (2) courses and distances;

South 36°21'59" West, 3754.00 feet to a point; and . . .

South 02°42'38" West, 96.37 feet (Lat= N040°27'05.51", Long= W083°40'47.98") to the **Point of Beginning** of the **0.104 acre Ingress/Egress Easement** herein to be described;

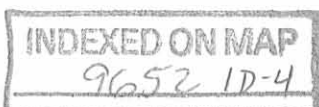
Thence leaving said centerline and across said 36.5 acre tract the following three (3) courses and distances;

South 70°22'09" East, 219.99 feet to a point on the westerly line of a 69.372 acre proposed WRP Conservation Easement;

South 11°31'24" West, along said westerly line, 20.20 feet to a point, said point being **North 11°31'24" East, 296.52 feet** from an iron pin set (Lat= N040°27'01.73", Long=W083°40'46.05") in the southerly line of said 36.5 acre tract; and . . .

North 70°22'09" West, 232.62 feet to a point in the centerline of County Road 9;

Thence along said centerline, **North 45°40'38" East, 22.26 feet** to the **Point of Beginning**, and containing **0.104 acres**, more or less, according to a survey made by Jobes Henderson and Associates, Inc. in July of 2012.



DESCRIPTION FOR A 0.104 ACRE INGRESS/EGRESS EASEMENT

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The bearings in the above description are based on Ohio State Plane Coordinate System, North Zone, NAD83.

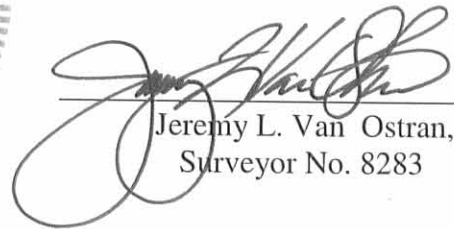
All iron pins set are 5/8" in diameter rebar by 30" in length with red identification caps marked "J&H, PS 8283".

Subject to all valid and existing easements, restrictions and conditions of record.



September 6, 2012

S:/12/12-005/survey/legals/ANDREOFF_858 /0.104 Acres


Jeremy L. Van Ostran, P.S.
Surveyor No. 8283

INDEXED ON MAP
9652105

REC'D 9-10-12 SWM/OC

WRP CONSERVATION AND INGRESS/EGRESS EASEMENT

SITUATED IN THE STATE OF OHIO, COUNTY OF LOGAN, TOWNSHIP OF RUSHCREEK, VILLAGE OF RUSHSYLVANIA, PART OF VIRGINIA MILITARY SURVEY NO. 9909

COMMUNITY PANEL NO: 390772-0110-C
FLOOD ZONE: "C" (NON-FLOOD)
EFFECTIVE DATE: MAY 15, 1985

PERTINENT DOCUMENTS USED:
LOGAN COUNTY TAX MAPS
FLOOD INSURANCE RATE MAPS
ALL RECORDED INFORMATION SHOWN WERE USED AS SOURCE DOCUMENTS.

NOTES:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY, THERE MAY BE EASEMENTS OR RIGHT-OF-WAY WHICH EXIST & ARE NOT SHOWN.

Line Table

Line #	Direction	Length
L1	S02°42'38"W	96.37'
L2	S70°22'09"E	219.99'
L3	S11°31'24"W	20.20'
L4	N70°22'09"W	232.62'
L5	N45°40'38"E	22.26'

S:\12-005\dwg\Andreoff 858_acres WRP 2_LEGAL.dwg

REVISED
DRAWN: KTB
CHECKED: JLV
F.B.



Tel: 740.344.5451
Fax: 740.344.5746
59 Grant Street
Newark, Ohio 43055

Breaking Ground | Breaking Boundaries

www.jobshenderson.com

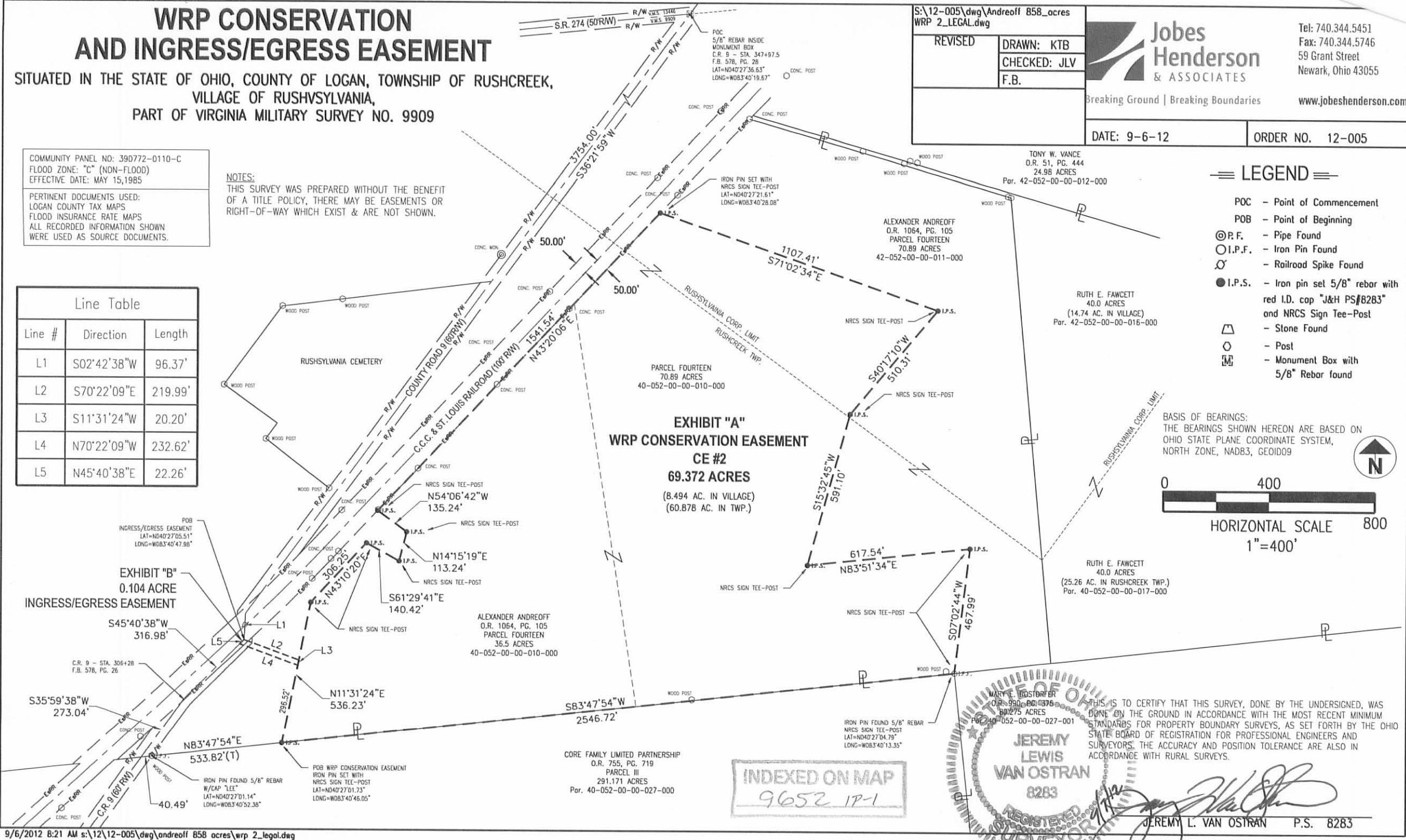
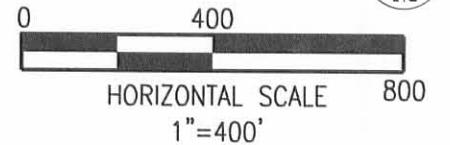
DATE: 9-6-12

ORDER NO. 12-005

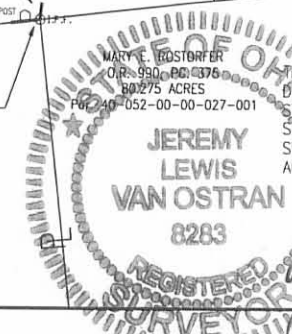
LEGEND

- POC - Point of Commencement
- POB - Point of Beginning
- ⊙ P.F. - Pipe Found
- ⊙ I.P.F. - Iron Pin Found
- ⊙ - Railroad Spike Found
- I.P.S. - Iron pin set 5/8" rebar with red I.D. cap "J&H PS#8283" and NRCS Sign Tee-Post
- ⊠ - Stone Found
- - Post
- ⊠ - Monument Box with 5/8" Rebar found

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83, GEOID09



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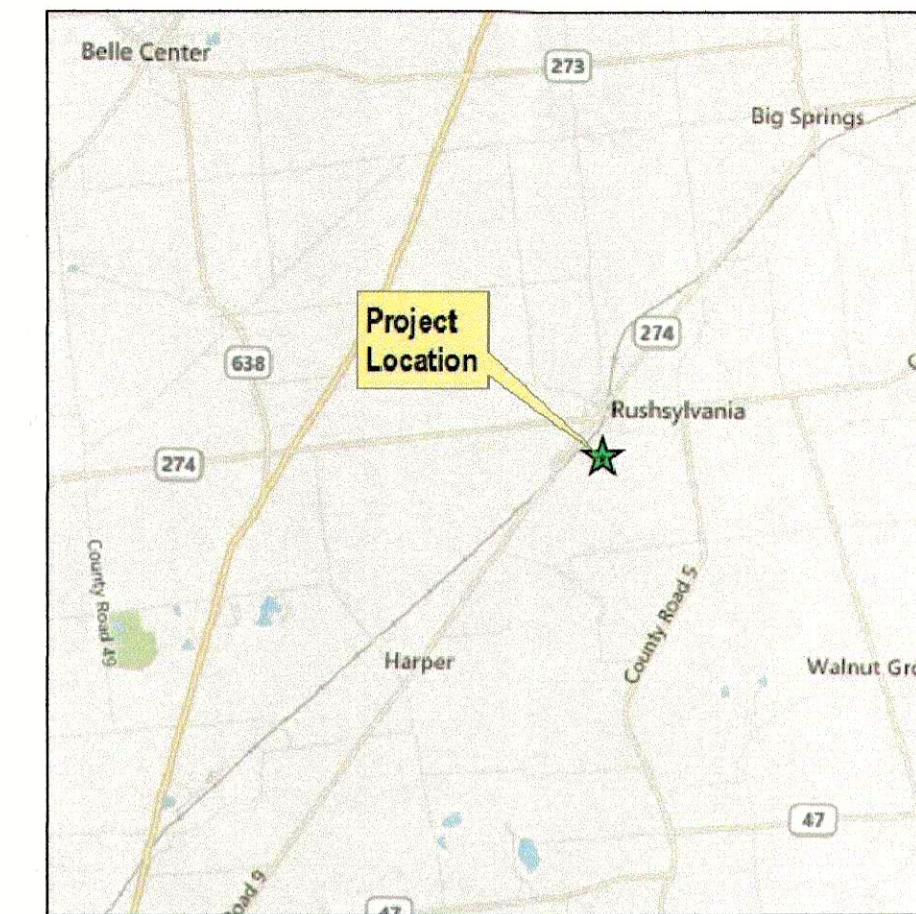
THIS IS TO CERTIFY THAT THIS SURVEY, DONE BY THE UNDERSIGNED, WAS DONE ON THE GROUND IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS SET FORTH BY THE OHIO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS. THE ACCURACY AND POSITION TOLERANCE ARE ALSO IN ACCORDANCE WITH RURAL SURVEYS.

JEREMY L. VAN OSTRAN P.S. 8283

WRP CONSERVATION AND INGRESS/EGRESS EASEMENT

SITUATED IN THE STATE OF OHIO, COUNTY OF LOGAN, TOWNSHIP OF RUSHCREEK, VILLAGE OF RUSHSYLVANIA, PART OF VIRGINIA MILITARY SURVEY NO. 9909

Line #	Direction	Length
L1	S02°42'38"W	96.37'
L2	S70°22'09"E	219.99'
L3	S11°31'24"W	20.20'
L4	N70°22'09"W	232.62'
L5	N45°40'38"E	22.26'



LOCATION MAP
NTS

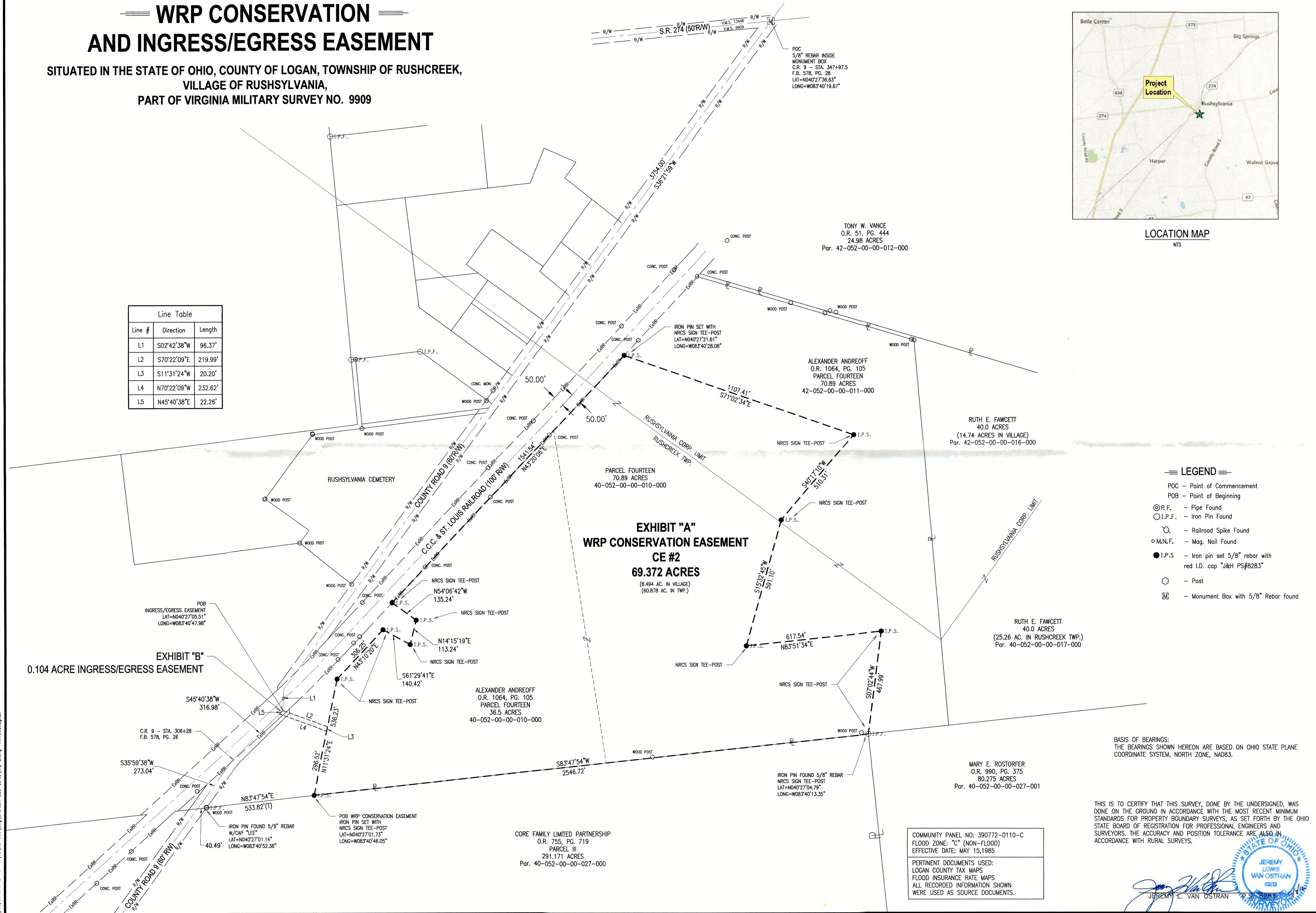


EXHIBIT "A"
WRP CONSERVATION EASEMENT
CE #2
69.372 ACRES
(8.494 AC. IN VILLAGE)
(60.878 AC. IN TWP.)

EXHIBIT "B"
0.104 ACRE INGRESS/EGRESS EASEMENT

- LEGEND**
- POC - Point of Commencement
 - POB - Point of Beginning
 - ⊙ P.F. - Pipe Found
 - ⊙ I.P.F. - Iron Pin Found
 - ⊙ - Railroad Spike Found
 - ⊙ M.N.F. - Mag. Nail Found
 - I.P.S. - Iron pin set 5/8" rebar with red I.D. cap "J&H PS#8283"
 - - Post
 - ⊠ - Monument Box with 5/8" Rebar found

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83.

THIS IS TO CERTIFY THAT THIS SURVEY, DONE BY THE UNDERSIGNED, WAS DONE ON THE GROUND IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS SET FORTH BY THE OHIO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS. THE ACCURACY AND POSITION TOLERANCE ARE ALSO IN ACCORDANCE WITH RURAL SURVEYS.

COMMUNITY PANEL NO: 390772-0110-C
FLOOD ZONE: "C" (NON-FLOOD)
EFFECTIVE DATE: MAY 15, 1985

PERTINENT DOCUMENTS USED:
LOGAN COUNTY TAX MAPS
FLOOD INSURANCE RATE MAPS
ALL RECORDED INFORMATION SHOWN WERE USED AS SOURCE DOCUMENTS.

Jeremy L. Van Ostran
JEREMY L. VAN OSTRAN
STATE OF OHIO
JEREMY LEWIS VAN OSTRAN
8283

DRAWN: KTB CHECKED: JLV DATE: 9-6-12	REVISION:
NO.	DATE
Tel: 740.344.5451 Fax: 740.344.5746 59 Grant Street Newark, Ohio 43055 www.jobeshenderson.com	
Breaking Ground Breaking Boundaries	
WRP CONSERVATION EASEMENT CE #2 ALEXANDER ANDREOFF	
JOB NUMBER: 12-005	

INDEXED ON MAP
9-6-12

7/30/2012 2:12 PM s:\12\12-005\jlv\andreoff 858 acres\wrp 2.dwg mmc\cloughon