

4-27-17



APPROVED

**CRAWFORD ESTATE SURVEY
114.199 ACRES
APRIL 17, 2017**

The following described 114.199 acre tract of land is situated in Virginia Military Surveys 9991 and 10502, Rushcreek Township, Logan County, Ohio and being all of Charles M. Crawford, Trustee's (1/2 interest) 51.34 acre tract described in Official Record Volume 410, page 391 and Donald B. Crawford, Trustee's (1/2 interest) 51.34 acre tract described in Official Record Volume 410, page 394 and all of Charles M. Crawford, Trustee's (1/2 interest) 12.5 acre, 5 acre and 7.5 acre tracts described in Official Record Volume 410, page 397 and Donald B. Crawford, Trustee's (1/2 interest) 12.5 acre, 5 acre and 7.5 acre tracts described in Official Record Volume 410, page 400 and all of Charles M. Crawford, Trustee's (1/2 interest) Tract 2 (40 acres) described in Official Record Volume 444, page 404 and Donald B. Crawford, Trustee's (1/2 interest) Tract 2 (40 acres) described in Official Record Volume 444, page 407, said 114.199 acre tract more particularly described as follows:

Beginning at a railroad spike found at the intersection of the centerline of U.S. Route 68 (80 feet wide) with the centerline of County Road 103 (50 feet wide), said railroad spike being at the northeast corner of said 40 acre tract;

Thence **South 25°21'47" West 1086.59 feet**, following the centerline of U.S. Route 68, the east line of said 40 acre tract and the east line of said 51.34 acre tract, to a magnetic nail set at the northeast corner of Kenneth Edward Wilson's 2.00 acre tract described in Official Record Volume 1157, page 663;

Thence **South 83°30'22" West 301.33 feet**, departing from the centerline of U.S. Route 68, following the north line of said 2.00 acre tract and a south line of said 51.34 acre tract, passing an iron bar set at 47.09 feet, to an iron bar set;

Thence **South 25°21'47" West 260.50 feet**, following the west line of said 2.00 acre tract and an east line of said 51.34 acre tract, to a 1/2 inch iron pipe found;

Thence **South 64°41'28" East 255.94 feet**, following the south line of said 2.00 acre tract and a north line of said 51.34 acre tract, passing a 3/4 inch iron pipe found at 216.27 feet, to a magnetic nail set in the centerline of U.S. Route 68;

Thence **South 25°21'47" West 402.95 feet**, following the centerline of U.S. Route 68 and the east line of said 51.34 acre tract, to a magnetic nail found in the south line of V.M.S. 9991 and at the northeast corner of Alice M. Fanning's Tract II (1.50 acres) described in Official Record Volume 1046, page 879;

Thence **South 81°39'13" West 1910.67 feet**, departing from the centerline of U.S. Route 68, following the south line of V.M.S. 9991, the north line of said 1.50 acre tract, the north line of Alice M. Fanning's Tract I (127.479 acres) described in Official Record Volume 1046, page 879 and the south line of said 51.34 acre tract, passing an

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iron bar set at 48.09 feet, to a one inch iron bar found at the southeast corner of V.M.S. 10502, the northeast corner of Robert D. Stoner's Tract I (126 acres) described in Official Record Volume 256, page 844 and at the southeast corner of said 7.5 acre tract;

Thence **South 82°45'25" West 640.76 feet**, following the south line of V.M.S. 10502, the north line of said 126 acre tract, the south line of said 7.5 acre tract and the south line of said 12.5 acre tract, to a 5/8 inch iron bar found at the southeast corner of Robert D. Stoner's Tract II (52.90 acres) described in Official Record Volume 256, page 844;

Thence **North 5°55'40" West 1703.69 feet**, entering V.M.S. 10502, departing from the north line of said 126 acre tract, following the east line of said 52.90 acre tract and the west line of said 12.5 acre tract, passing a 5/8 inch iron bar found at 1679.00 feet, to a magnetic nail set in the centerline of County Road 103;

Thence **North 83°43'50" East 636.05 feet**, following the centerline of County Road 103, the north line of said 12.5 acre tract and the north line of said 5 acre tract, to a magnetic spike found in the east line of V.M.S. 10502 and in the west line of V.M.S. 9991, said spike also at the northwest corner of said 40 acre tract;

Thence **North 83°39'24" East 1710.59 feet**, entering V.M.S. 9991, following the centerline of County Road 103 and the north line of said 40 acre tract, to a magnetic nail found;

Thence **North 83°45'17" East 1194.41 feet**, continuing along the centerline of County Road 103 and the north line of said 40 acre tract, to the **place of beginning, containing 114.199 acres** more or less and subject to all valid easements and restrictions of record.

The above-described 114.199 acre tract of land contains 89.313 acres within V.M.S. 9991, 24.886 acres within V.M.S. 10502 and 3.381 acres within the road right-of-way of U.S. Route 68 and County Road 103.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of April 2017. Iron bars set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS #7873." Bearings indicated herein are based on the centerline of U.S. Route 68 (80 feet wide) bearing South 25°21'47" West.

Description prepared by: George A. Blackburn 4-17-2017
George A. Blackburn, R.S. #7873
6879 State Route 287, West Liberty, Ohio 43357
(937) 465-0424

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4-27-17



APPROVED

CRAWFORD ESTATE SURVEY

167.072 ACRES

APRIL 20, 2017

The following described 167.072 acre tract of land is situated in Virginia Military Survey 9991, Rushcreek Township, Logan County and Taylor Creek Township, Hardin County, Ohio and being all of Charles M. Crawford, Trustee's (1/2 interest) Tract 1 (59.62 acres) described in Logan County Official Record Volume 444, page 404 and in Hardin County Official Record Volume 27, page 32 and Donald B. Crawford, Trustee's (1/2 interest) Tract 1 (59.62 acres) described in Logan County Official Record Volume 444, page 407 and in Hardin County Official Record Volume 27, page 29 and all of Charles M. Crawford, Trustee's (1/2 interest) Tract 3 (5.81 acres) described in Hardin County Official Record Volume 27, page 32 and Donald B. Crawford, Trustee's (1/2 interest) Tract 3 (5.81 acres) described in Hardin County Official Record Volume 27, page 29 and all of Charles M. Crawford, Trustee's (1/2 interest) 63.4 acre tract and 39.117 acre tract described in Hardin County Official Record Volume 27, page 38 and Donald B. Crawford, Trustee's (1/2 interest) 63.4 acre tract and 39.117 acre tract described in Hardin County Official Record Volume 27, page 35, said 167.072 acre tract more particularly described as follows:

Beginning at a railroad spike found at the intersection of the centerline of U.S. Route 68 (variable right-of-way width) with the centerline of Logan County Road 103 (50 feet wide), said railroad spike being at the southeast corner of said 59.62 acre tract;

Thence **South 83°45'17" West 1194.41 feet**, following the centerline of Logan County Road 103 and the south line of said 59.62 acre tract, to a magnetic nail found at the southeast corner of Michelle L. Downing's 1.000 acre tract described in Logan County Official Record Volume 1247, page 911;

Thence **North 6°01'39" West 1693.53 feet**, departing from the centerline of Logan County Road 103, following the west line of said 59.62 acre tract, the west line of said 63.4 acre tract, the east line of said 1.000 acre tract and the east line of Tuttle Farms LLC's Tract 5 (75.883 acres) described in Logan County Official Record Volume 1139, page 760 and in Hardin County Official Record Volume 521, page 2551, leaving Rushcreek Township, Logan County and entering Taylor Creek Township, Hardin County, passing a one inch iron bar found at 25.24 feet, to a 5/8 inch iron bar found at the southeast corner of R & D Griffith Family Farms LLC's Tract No. 4 (135.35 acres) described in Hardin County Official Record Volume 509, page 2490;

Thence **North 5°49'02" West 1642.88 feet**, following the west line of said 63.4 acre tract and the east line of said 135.35 acre tract, to an iron bar set;

Thence **North 84°09'49" East 1683.58 feet**, following the north line of said 63.4 acre tract and a south line of said 135.35 acre tract, passing at 23.31 feet a 5/8 inch iron bar found at the southwest corner of Robert and Eleanor Troyer Farms, LLC's Tract XIII (142.605 acres) described in Hardin County Official Record Volume 503, page 780,

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following the south line of said 142.605 acre tract thereafter, to a 5/8 inch iron bar found in the west line of said 39.117 acre tract;

Thence **North 4°05'08" West 8.62 feet**, following the west line of said 39.117 acre tract and an east line of said 142.605 acre tract, to a 5/8 inch iron bar found;

Thence **North 84°14'05" East 1564.65 feet**, following the north line of said 39.117 acre tract and the south line of said 142.605 acre tract, passing an iron bar set at 1492.65 feet, to a magnetic nail found in the centerline of U.S. Route 68;

Thence **South 26°32'06" West 141.32 feet**, following the centerline of U.S. Route 68 and the east line of said 39.117 acre tract, to a magnetic nail found;

Thence **South 26°20'03" West 904.25 feet**, following the centerline of U.S. Route 68 and the east line of said 39.117 acre tract, to a magnetic nail set at the northeast corner of A2Z Properties LLC's 2.003 acre tract described in Hardin County Official Record Volume 532, page 2231;

Thence **South 82°43'30" West 303.25 feet**, departing from the centerline of U.S. Route 68, following a south line of said 39.117 acre tract and the north line of said 2.003 acre tract, passing a 5/8 inch iron bar found at 71.20 feet, to an iron bar set;

Thence **South 29°01'14" West 182.35 feet**, following an east line of said 39.117 acre tract and the west line of said 2.003 acre tract, to a 5/8 inch iron bar found;

Thence **South 34°17'43" East 300.17 feet**, following a north line of said 39.117 acre tract and the south line of said 2.003 acre tract, passing a 5/8 inch iron bar found at 243.45 feet, to a magnetic nail set in the centerline of U.S. Route 68;

Thence **South 25°46'11" West 967.72 feet**, following the centerline of U.S. Route 68, the east line of said 39.117 acre tract and the east line of said 5.81 acre tract, to a magnetic nail set;

Thence **South 25°16'11" West 819.76 feet**, following the centerline of U.S. Route 68, the east line of said 5.81 acre tract and the east line of said 59.62 acre tract, to a magnetic nail set in the south line of Taylor Creek Township, Hardin County and in the north line of Rushcreek Township, Logan County;

Thence **South 24°44'11" West 583.70 feet**, following the centerline of U.S. Route 68 and the east line of said 59.62 acre tract, re-entering Rushcreek Township, Logan County, to the **place of beginning, containing 167.072 acres** more or less and subject to all valid easements and restrictions of record.

The above-described 167.072 acre tract of land contains 20.687 acres within Rushcreek Township, Logan County and 146.385 acres within Taylor Creek Township, Hardin County. Said 167.072 acre tract of land also contains 4.969 acres within the road

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right-of-way of U.S. Route 68 and Logan County Road 103 of which 1.204 acres are within Logan County and 3.765 acres are within Hardin County.

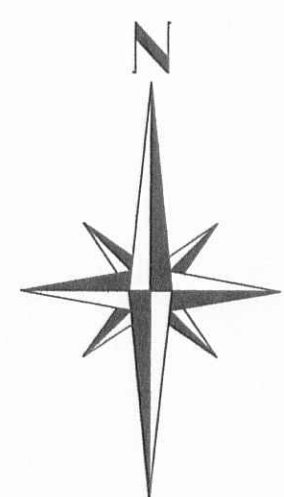
The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of April 2017. Iron bars set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS #7873." Bearings indicated herein are based on the centerline of Logan County Road 103 (50 feet wide) bearing South 83°45'17" West.

Description prepared by: George A. Blackburn 4-20-2017
George A. Blackburn, R.S. #7873
6879 State Route 287, West Liberty, Ohio 43357
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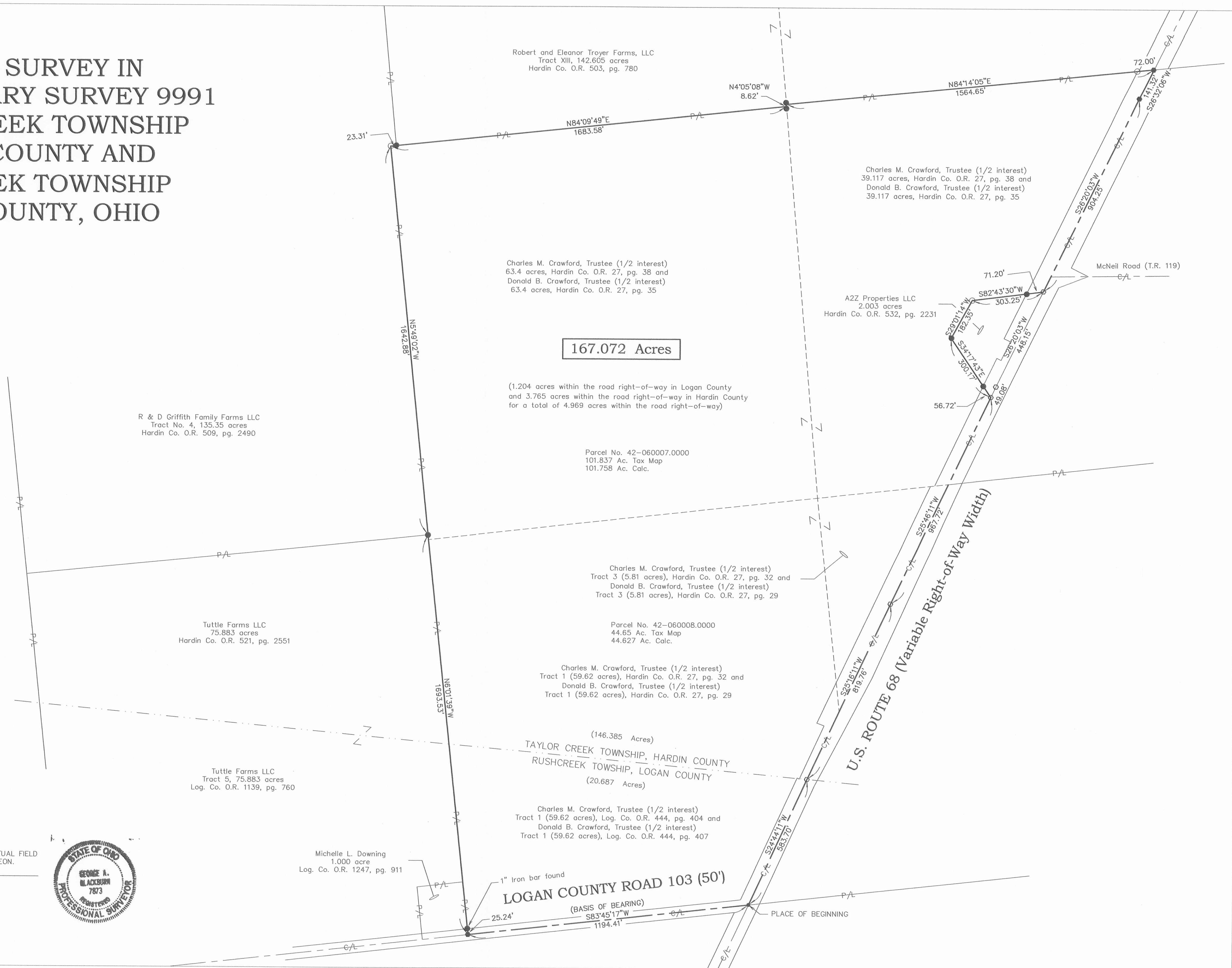
PLAT OF SURVEY IN VIRGINIA MILITARY SURVEY 9991 TAYLOR CREEK TOWNSHIP HARDIN COUNTY AND RUSHCREEK TOWNSHIP LOGAN COUNTY, OHIO



LEGEND

- RAILROAD SPIKE FOUND
- MAGNETIC NAIL FOUND
- MAGNETIC NAIL SET
- 5/8" IRON BAR FOUND
UNLESS OTHERWISE NOTED
- 5/8" IRON BAR SET

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND THAT MONUMENTS WERE PLACED AS INDICATED HEREON.
George A. Blackburn 4-20-2017
 GEORGE A. BLACKBURN, R.S. 7873



BLACKBURN SURVEYING
 6879 STATE ROUTE 287
 WEST LIBERTY, OHIO 43357
 (937) 465-0424

DATE : 4/20/2017
 SCALE : 1" = 200'
 FILE: Crawford North 4-17

REVISIONS	DATE	BY

PLAT PREPARED FOR THE CRAWFORD ESTATE

SHEET
1
OF 1