

PERMANENT EASEMENT FOR ROAD MAINTENANCE PURPOSES

**KNOW ALL MEN BY THESE PRESENTS:**

That, C. Bernard Andrews, etal, the Grantors, for and in consideration of the sum of One Dollar (\$1.00) and for other good and valuable considerations to them paid by Stokes Township Trustees, the Grantees, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, convey and release to the said Grantees, its successors and assigns forever, a perpetual easement and right of way for public highway and road purposes, in, upon and over the lands hereinafter described; situated in Logan County, Ohio, Stokes Township, and is part of the Northeast quarter of Section 17, Town 6 South, Range 8 East, and bounded and described as follows:

PART OF PARCEL NO. 46-003-00-00-023.000

PERMANENT EASEMENT

Being located within the following described points in the boundary thereof:

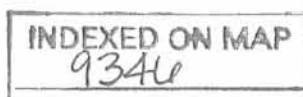
The following described permanent easement for highway maintenance purposes is located in Stokes Township, Logan County, Ohio and is part of the Northeast quarter of Section 17, Town 6 South, Range 8 East. Said permanent easement being part of C. Bernard Andrews etals' 68.620 acre tract II of parcel II (O.R. Vol. 457; pg. 674) and is more particularly described as follows:

Beginning for reference at a stone found on the centerline of Stokes Township Road No. 89. Said stone is shown as being at T.R. 89 centerline station 26+48.5 (Field Book #559; pg. 8) and is also the Northwest corner of the Northeast quarter of Section 17, Town 6 South, Range 8 East.

Thence with the centerline of T. R. 89 and the North line of Section 17, Due East (assumed), 1101.50 feet to a point. Said point being at T.R. 89 centerline station 37+50.00 and is the True Point of Beginning for this description.

Thence continuing with the centerline of T.R. 89 and the North line of Section 17, Due East, 275.00 feet to a point. The above described line passes through a mag nail set at 79.87 feet.

Thence perpendicular to the centerline of T.R. 89, Due South, 60.00 feet to a point.



1D-1

Thence parallel to the centerline of T.R. 89, Due West, 275.00 feet to a point.

Thence perpendicular to the centerline of T.R. 89, Due North, 60.00 feet to the point of beginning.

The above described Permanent Easement for Highway Maintenance Purposes encompasses 0.379 acre more or less of which 0.095 acre is contained within the present right of way of T.R. 89.

Basis of bearing being the centerline of T.R. 89 and was assumed as being Due East. All other angles and distances were measured in the field.

The above described Permanent Easement for Highway Maintenance Purposes was prepared from an actual field survey performed by the Logan County Engineers Office on September 2, 2000.

IN WITNESS WHEREOF WE, the undersigned, Grantors, have hereunto set their hands this 9th day of November in the year of our Lord two thousand.

Signed and sealed in the presence of:

<del>Cesar Bernabe</del>	<del>Ed Bernabe</del>
<u>Eda Rose Andrews</u>	<u>EDA ROSE ANDREWS</u>
<u>Kenny Davis</u>	<u>Henrietta Sheffertall</u>
<u>Vernice B. Stiles</u>	<u>Jean M. Shown</u>

INDEXED ON MAP  
9346

1D-2

Permanent Easement for Road Maintenance Purposes

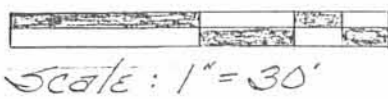
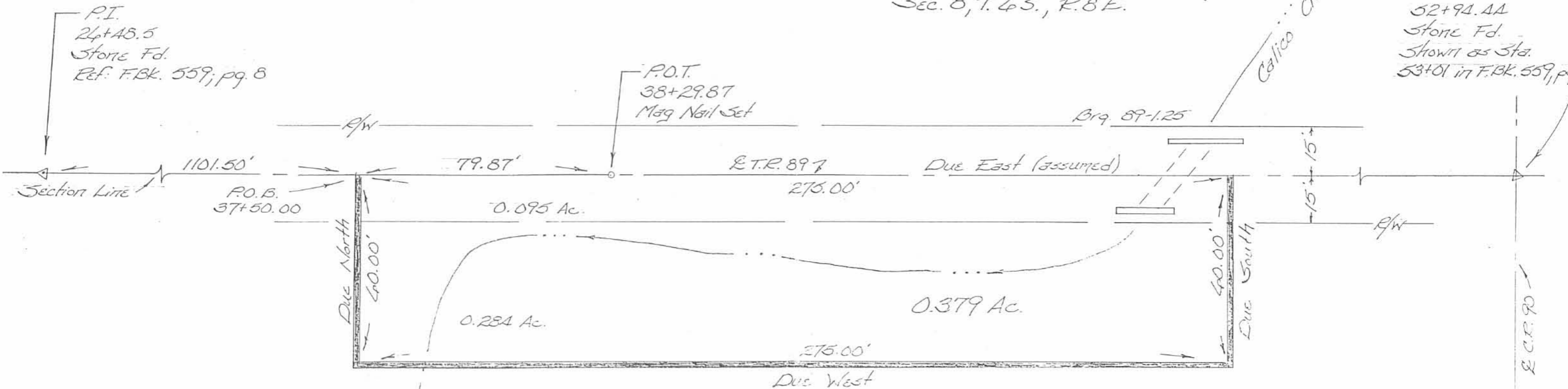
Stokes Township  
Logan County, Ohio  
Part of the N.E. 1/4 of Section 17, Town 4 S., Range 8 E.  
12 September 2000



Par. No. 46-003-00-00-017

Sec. 8, T. 4 S., R. 8 E.

P.I.  
52+94.44  
Stone Fd.  
Shown as Sta.  
53+01 in F.B.K. 559, pg. 10



C. Bernard Andrews et al  
43.420 Ac.  
O.R. Vol. 457; pg. 474

Sec. 17, T. 4 S., R. 8 E.

Par. No. 46-003-00-00-023

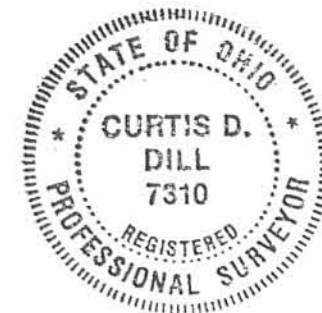
Tract II of Parcel II

Basis of Bearing was assumed as Due East for the E of T.R. 89. All other angles and distances were measured in the field.

This plat was prepared from an actual field survey performed by the Logan County Engineers Office on September 12, 2000.

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INDEXED ON MAP  
9344

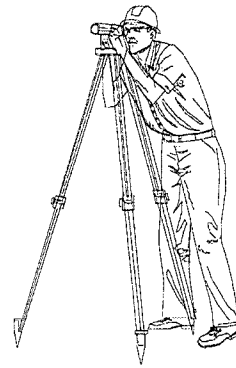
Curtis D. Dill  
Curtis D. Dill  
Deputy Surveyor  
Logan Co. Engineers Office  
Registered Surveyor No. 7310



10-16-2020



Ted K. Schnell PE, PS  
913 Fieldstone Court  
Wapakoneta, Ohio 45895  
Phone (419) 230-7896  
e-mail: kschnell7216@gmail.com



## Surveyor's Description of 13.250 Acre Parcel

The following described 13.250 Acre parcel of land is situated in the Northeast Quarter of Section 17, Stokes Township, Town-6-South, Range-8-East, Logan County, Ohio, and consists of all of a 1.38 Acre tract and part of a 68.62 Acre tract owned by Larry E. Andrews, David L. Andrews, and Debra A. Andrews, both tract having a Deed Reference as OR Volume 1378, Pages 169-171, Parcel II, Tracts One and Two, and is more particularly described as follows:

Commencing for reference at a Stone in a Monument Box (found) situated at the Northwest corner of the Northeast Quarter of said Section 17, Stokes Township;

Thence with an assumed bearing of N. 90°-00'-00" E. along the North line of the Northeast Quarter of said Section 17, Stokes Township, and the centerline of Township Road 89, for a distance of 330.76 feet to a 2" Mag Nail (set) and the PLACE OF BEGINNING;

Thence continuing with a bearing of N. 90°-00'-00" E. along the North line of the Northeast Quarter of said Section 17, Stokes Township, and the centerline of Township Road 89, for a distance of 794.82 feet to a 2" Mag Nail (set);

Thence with a bearing of S. 02°-06'-10" W. for a distance of 92.84 feet to a Point in the center of an open ditch, and also passing through a 5/8" diameter Iron Pin with cap (set) for reference at a distance of 15.01 feet;

Thence with a bearing of S. 06°-22'-31" W. and following the center of said open ditch, for a distance of 588.97 feet to a Point;

Thence continuing along the center of said open ditch with a curve to the right for an Arc Length (L) of 30.87 feet to a Point, said curve to the right having a Deflection Angle ( $\Delta$ ) = 73°-41'-15", Radius (R) = 24.00 feet, and Tangent (T) = 17.98 feet, having a Chord Bearing = S. 43°-13'-08" W. and Chord Distance = 28.78 feet. A 5/8" diameter Iron Pin with cap (set) for reference is situated at the center of said curve;

Thence with a bearing of S. 80°-03'-46" W. and following the center of said open ditch, for a distance of 193.88 feet to a Point;

Thence with a bearing of S. 79°-56'-06" W. and following the center of said open ditch, for a distance of 524.30 feet to a Point;

(continued)



Thence with a bearing of N. 00°-03'-45" E. along the West line of said 68.62 Acre tract and said 1.38 Acre tract, and also being the East line of Belle Adventures Unlimited, Ltd. 20 Acre tract described in OR Volume 789, Page 50, Tract VI, Parcel 2, for a distance of 824.17 feet to a 2" Mag Nail (set), and passing through a 5/8" diameter Iron Pin with cap (set) for reference at a distance of 16.00 feet, and also passing through a 5/8" diameter Iron Pin with cap (set) for reference at a distance of 809.17 feet, said 2" Mag Nail (set) being the original PLACE OF BEGINNING;

The above described tract of land contains in all, 13.250 Acre of land. Said tract of land contains 0.274 Acre previously dedicated for road right-of-way purposes, and an additional 0.023 Acre easement reserved for road maintenance purposes. The above described tract of land is also subject to all other recorded easements, reservations, or restrictions, if any, upon said premises.

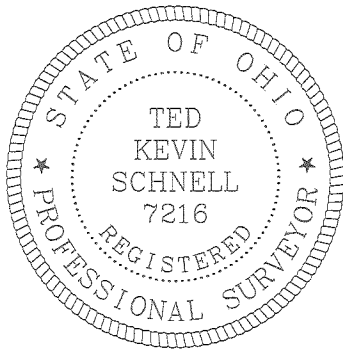
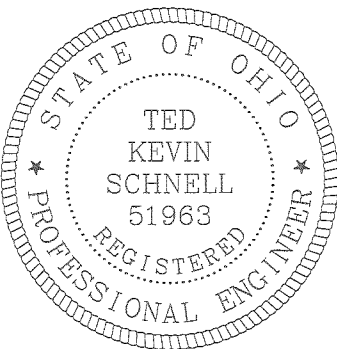
Of the total 13.250 Acre of land herein described, 11.875 Acres are out of said 68.62 Acre tract, and 1.375 Acres is all of said 1.38 Acre tract.

The basis of bearings used for this survey has been assumed such that the North line of the Northeast Quarter of Section 17, Stokes Township bears N. 90°-00'-00" E.

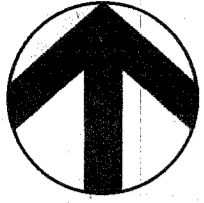
This legal description was prepared from an actual field survey performed by Ted K. Schnell, Professional Land Surveyor #7216, during the interval of September 14<sup>th</sup> to 17<sup>th</sup>, 2020. A survey plat of this field survey has been filed with the Logan County Engineer's Map Office.

Prepared By:

Ted K. Schnell  
Professional Engineer 51963 (Ohio)  
Professional Surveyor 7216 (Ohio)

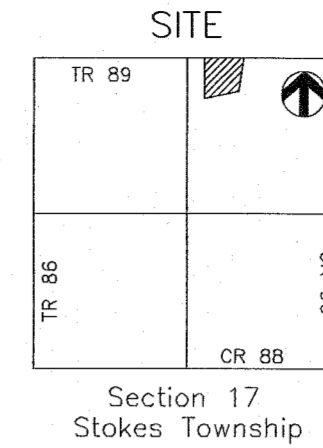


INDEXED ON MAP  
9346



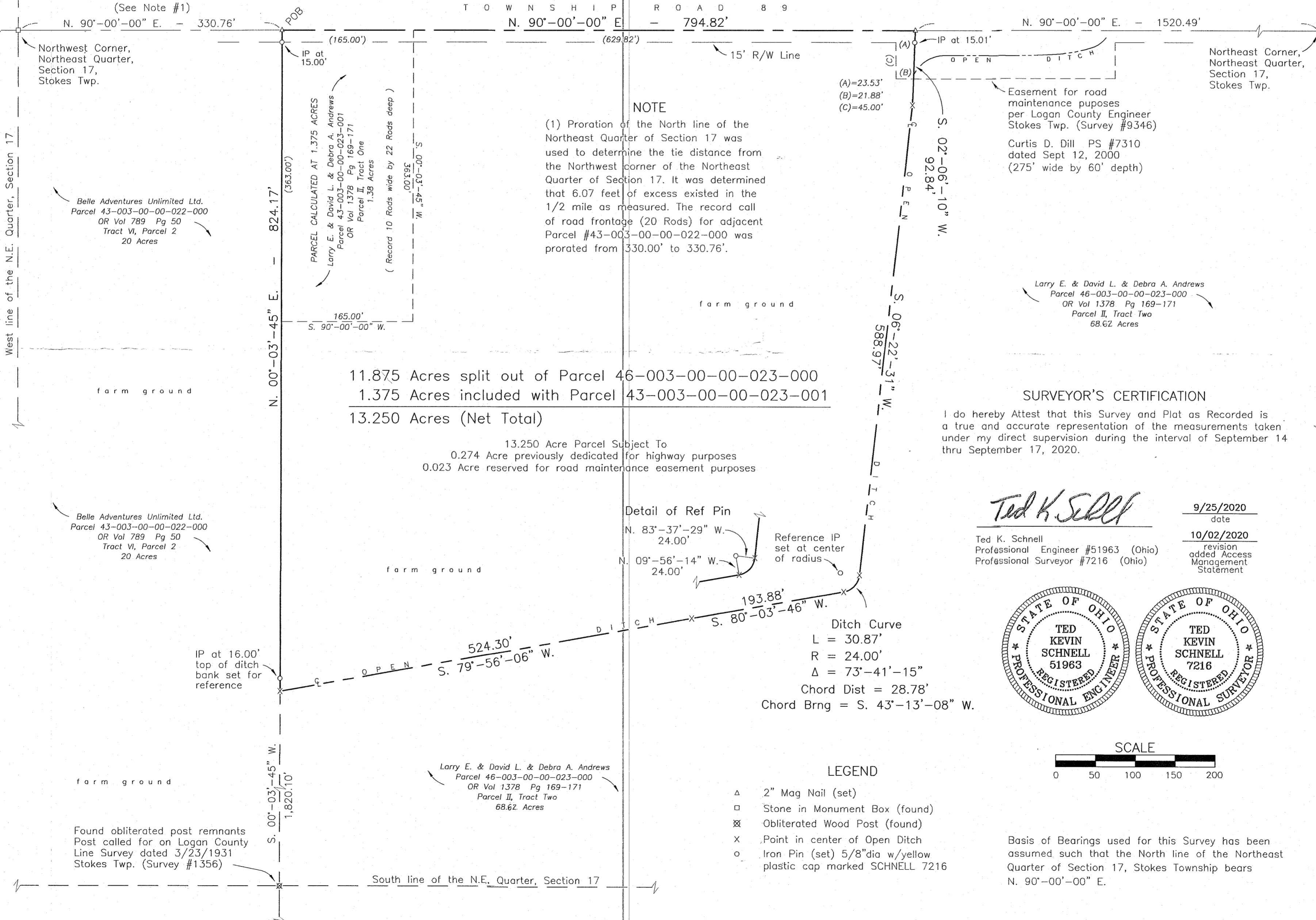
# PLAT OF ANDREWS SURVEY

13.250 Acres (total) being situated in the Northeast Quarter of Section 17, Stokes Township, Town-6-South, Range-8-East, Logan County, Ohio, consisting of all of a 1.38 Acre tract and a part of a 68.62 Acre tract. Deed Reference: OR Volume 1378, Pages 1378 Parcel II, Tract One and Tract Two



**ACCESS MANAGEMENT NOTE:**

- \* No new access points are being requested
- \* Township Road 89 is classified as a local road
- \* Minimum Drive Spacing is 250'
- \* Minimum Stopping Sight Distance is >495'
- \* Minimum Distance from a intersecting roadway is 250'



**NOTE**

(1) Proration of the North line of the Northeast Quarter of Section 17 was used to determine the tie distance from the Northwest corner of the Northeast Quarter of Section 17. It was determined that 6.07 feet of excess existed in the 1/2 mile as measured. The record call of road frontage (20 Rods) for adjacent Parcel #43-003-00-00-022-000 was prorated from 330.00' to 330.76'.

11.875 Acres split out of Parcel 46-003-00-00-023-000  
 1.375 Acres included with Parcel 43-003-00-00-023-001  
**13.250 Acres (Net Total)**

13.250 Acre Parcel Subject To  
 0.274 Acre previously dedicated for highway purposes  
 0.023 Acre reserved for road maintenance easement purposes

**SURVEYOR'S CERTIFICATION**

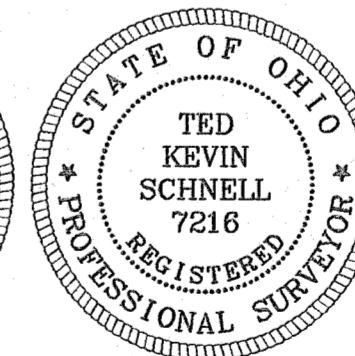
I do hereby Attest that this Survey and Plat as Recorded is a true and accurate representation of the measurements taken under my direct supervision during the interval of September 14 thru September 17, 2020.

*Ted K. Schnell*

Ted K. Schnell  
 Professional Engineer #51963 (Ohio)  
 Professional Surveyor #7216 (Ohio)

9/25/2020  
 date

10/02/2020  
 revision  
 added Access  
 Management  
 Statement

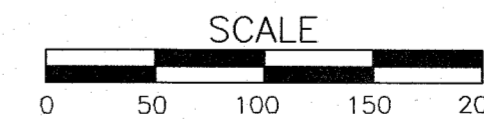


**Detail of Ref Pin**  
 N. 83°-37'-29" W. 24.00'  
 N. 09°-56'-14" W. 24.00'  
 Reference IP set at center of radius

**Ditch Curve**  
 L = 30.87'  
 R = 24.00'  
 Δ = 73°-41'-15"  
 Chord Dist = 28.78'  
 Chord Brng = S. 43°-13'-08" W.

**LEGEND**

- Δ 2" Mag Nail (set)
- Stone in Monument Box (found)
- ⊗ Obliterated Wood Post (found)
- x Point in center of Open Ditch
- Iron Pin (set) 5/8" dia w/yellow plastic cap marked SCHNELL 7216



Basis of Bearings used for this Survey has been assumed such that the North line of the Northeast Quarter of Section 17, Stokes Township bears N. 90°-00'-00" E.

TITLE  
 ANDREWS SURVEY - 13.250 ACRES  
 Ted K. Schnell P.E. P.S.  
 913 Fieldstone Court Wapakoneta, Ohio 45895  
 Voice: (419) 738-4758 Cell: (419) 230-7896  
 e-mail: kschnell7216@gmail.com

No.	Revision/Issue	Date

Project Name  
 13.250 ACRE SURVEY FOR THE ANDREWS FARM

Project Location  
 PART OF THE NORTHEAST QUARTER OF SECTION 17, STOKES TWP T-6-S, R-8-E LOGAN COUNTY OHIO

Project	Sheet
ANDREWS	1
Date	1
SEPT 25, 2020	
Scale	
SHOWN	



12-30-2020

APPROVED



**Description**  
**for**  
**7.564 Acres**

Situated in the Northeast Quarter of Section 17, Town 6 South, Range 8 East, Stokes Township, Logan County, Ohio, being part of a 56.745 acre tract heretofore conveyed to Larry E. Andrews and Debra A. Andrews as described in Official Record Volume 1392, Page 4653, Tract II and being more particularly described as follows;

Commencing at the northwest corner of said Northeast Quarter, being a monument box found;

Thence along the north line of said northeast quarter and the centerline of T.R. 89, S.89°11'22"E., a distance of 1125.58 feet to a mag nail found at the northeast corner of a 13.250 acre tract conveyed to David L. Andrews as described in Official Record Volume 1392, Page 4651, being the *Principal Point of Beginning*, passing a mag nail at 330.76 feet;

Thence continuing along said north line of said northeast quarter and the centerline of T.R. 89, S.89°11'22"E., a distance of 279.84 feet to a mag nail set;

Thence along a new division line on the following thirteen (13) courses and distances:

1. S.37°48'00"W., a distance of 112.06 feet to a 5/8" iron pin set;
2. N.89°11'22"W., a distance of 156.59 feet to a 5/8" iron pin set;
3. thence with a curve to the left with an arc length of 43.72', with a radius of 30.00', with a chord bearing of S.49°03'34"W., with a chord length of 39.95', having a delta angle of 83°30'08", to a 5/8" iron pin set;
4. S.07°18'30"W., a distance of 582.70 feet to a 5/8" iron pin set;
5. thence with a curve to the right with an arc length of 38.39', with a radius of 30.00', with a chord bearing of S.43°57'49"W., with a chord length of 35.82', having a delta angle of 73°18'37" to a 5/8" iron pin set
6. S.80°37'08"W., a distance of 691.01 feet to a 5/8" iron pin set;
7. thence with a curve to the left with an arc length of 42.12', with a radius of 30.00', with a chord bearing of S.40°23'34"W., with a chord length of 38.75', having a delta angle of 80°27'08" to a 5/8" iron pin set;
8. S.00°10'00"W., a distance of 974.59 feet to a 5/8" iron pin set;
9. S.69°00'05"E., a distance of 150.00 feet to a 5/8" iron pin set;
10. S.11°13'43"E., a distance of 177.65 feet to a 5/8" iron pin set;
11. S.23°41'45"E., a distance of 254.05 feet to a 5/8" iron pin set;
12. S.46°41'36"E., a distance of 106.57 feet to a 5/8" iron pin set;
13. S.02°24'20"W., a distance of 268.82 feet to a 5/8" iron pin set in the south line of the northeast quarter;

Thence on the south line of said 56.745 acre tract and the south line of said Northeast Quarter of Section 17, N.89°02'48"W., a distance of 393.75 feet to the southwest corner of said 56.745 acre tract, being the remnants of a wood post with a 5/8" iron pin set;

Thence along the west line of said 56.745 acre tract and the east line of a 20 acre tract conveyed to Belle Adventures Unlimited Ltd. As described in Official Record

INDEXED ON MAP  
9346

Volume 789, Page 50, Tract IV, Parcel 2, N.00°52'23"E., a distance of 1820.10 feet to the southwest corner of a 13.250 acre tract as described in Official Record Volume 1392, Page 4651, Parcel 2, referenced by a 5/8" iron pin found, N.00°52'23"E., a distance of 16.00 feet;

Thence along said 13.250 acre tract and being the centerline of an open ditch on the following five (5) courses and distances:

1. N.80°44'44"E., a distance of 524.30 feet to a point;
2. N.80°52'24"E., a distance of 193.88 feet to a point referenced by a 5/8" iron pin found N.09°07'50"W a distance of 24.00 feet;
3. thence on a curve to the left with an arc length of 30.86', with a radius of 24.00', with a chord bearing of, N.44°01'46"E., with a chord length of 28.78', having a delta angle of 73°40'48" to a point;
4. N.07°11'09"E., a distance of 588.97 feet to a point;
5. N.02°54'48"E., a distance of 92.84 feet to the Principal Point of Beginning, passing a 5/8" iron pin found at 77.83 feet;

Containing 7.564 acres, more or less, with 0.351 acre in the road right-of-way and being subject to all legal highways, rights-of-way, easements, restrictions, covenants, and/or conditions of record.

North and bearing system based on Ohio North State Plane Grid, NAD 83, ADJ. 2011.  
The above description and bearing system is based on a survey prepared by Michael L. Howbert, Registered Professional Surveyor, No. 7959, in December of 2020.

  
Michael L. Howbert, P.S.



INDEXED ON MAP  
9346



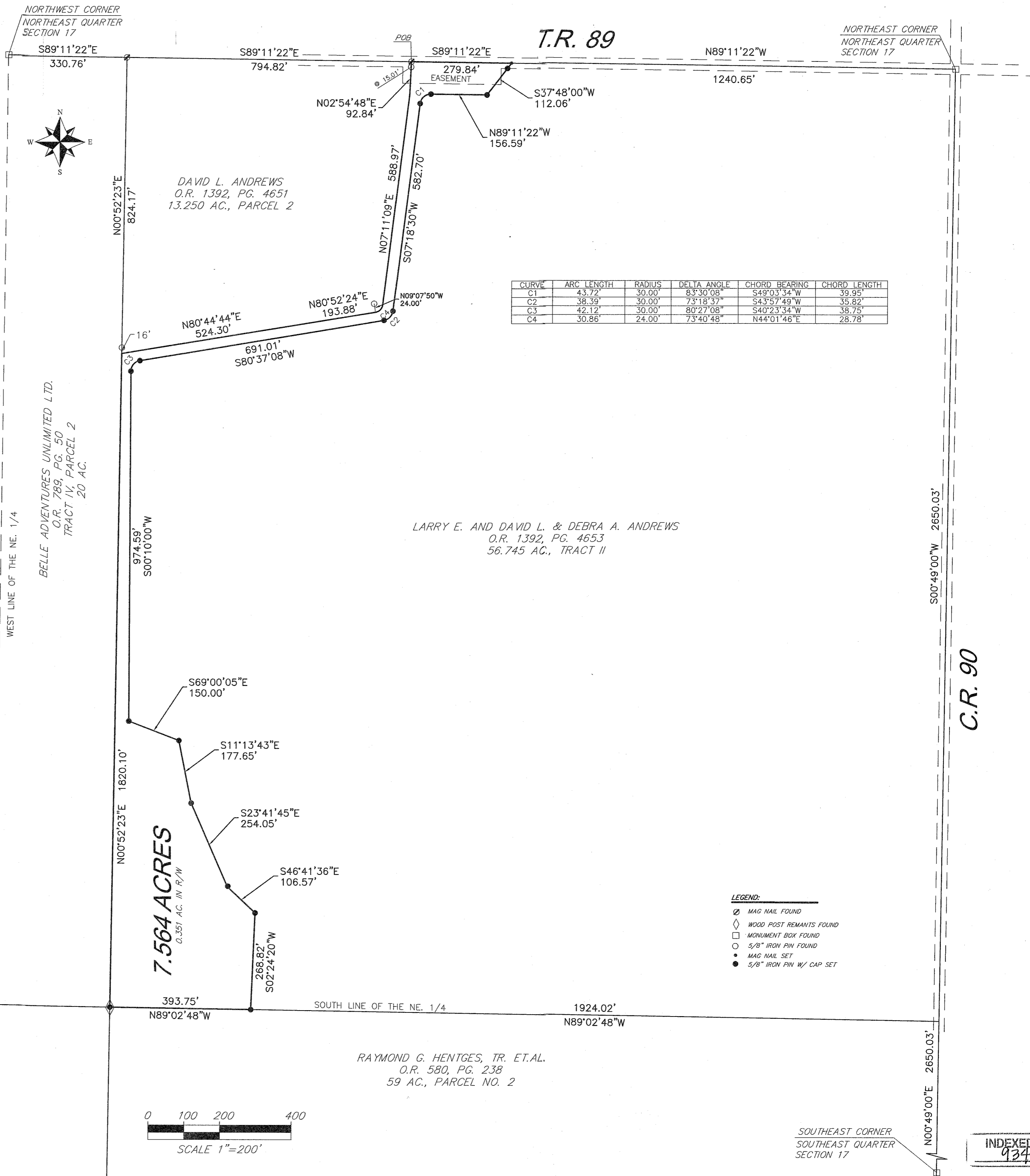
12-30-2020



# PLAT OF SURVEY FOR L. RUMER

SITUATED IN:  
THE NE. 1/4, SECTION 17  
TOWN 6 S. RANGE 8 E.,  
STOKES TOWNSHIP,  
LOGAN COUNTY, OHIO

NORTH AND BEARING  
SYSTEM BASED ON  
OHIO NORTH STATE  
PLANE GRID, NAD 83  
ADJ. 2011.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	43.72'	30.00'	83°30'08"	S49°03'34"W	39.95'
C2	38.39'	30.00'	73°18'37"	S43°57'49"W	35.82'
C3	42.12'	30.00'	80°27'08"	S40°23'34"W	38.75'
C4	30.86'	24.00'	73°40'48"	N44°01'46"E	28.78'

- LEGEND:**
- ⊙ MAG NAIL FOUND
  - ◇ WOOD POST REMAINTS FOUND
  - MONUMENT BOX FOUND
  - 5/8" IRON PIN FOUND
  - MAG NAIL SET
  - 5/8" IRON PIN W/ CAP SET

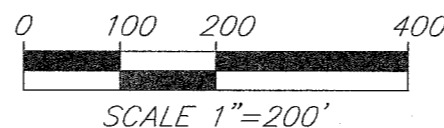
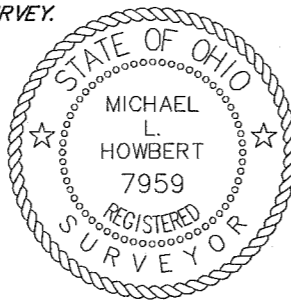
**NOTES:**  
FOUND MONUMENTATION IN GOOD CONDITION UNLESS OTHERWISE NOTED.  
DATA SOURCES INCLUDE DOCUMENTS CITED.  
SURVEYS 9346 1411 1357 139 9508  
A TITLE SEARCH IS RECOMMENDED TO DETERMINE EASEMENTS, RESTRICTIONS, AND/OR OTHER ENCUMBRANCES AFFECTING THE PROPERTY SHOWN HEREON.

THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY.

**HOWBERT SURVEYING LLC**  
8477 MERICLE ROAD  
FORT JENNINGS, OHIO 45844  
419-863-0282

DATE: 12/15/20 REV.:  
CLIENT: L. RUMER SCALE: 1" = 200'  
JOB #: 667-12-20 CHK:

MICHAEL L. HOWBERT  
REGISTERED PROFESSIONAL  
SURVEYOR NO. 7959 IN OHIO  
DECEMBER 15, 2020



RAYMOND G. HENTGES, TR. ET.AL.  
O.R. 580, PG. 238  
59 AC., PARCEL NO. 2

SOUTHEAST CORNER  
SOUTHEAST QUARTER  
SECTION 17

INDEXED ON MAP  
9346