

GUTHRIE to PARKER DESCRIPTION

JUNE, 1969

Being situated in Section 25, Town 3, Range 14, Union Township,
Logan County, Ohio.

Beginning at a iron in the east line of said Section 25 (also
the center of County Road #31) that bears South 708.5 feet from the
northeast corner of said Section 25.

Thence with the east line of Section 25 (also the center of
County Road 31) South 415.0 feet to a iron at the northeast corner
of a 92.50 acre tract.

Thence with the north line of said 92.50 acre tract S $89^{\circ}-50'W$
853.0 feet to a iron, passing thru a concrete corner post at 25.0 feet.

Thence North 415.0 feet to a iron.

Thence N $89^{\circ}-50'E$ 853.0 feet to the place of beginning, passing
thru a iron at 828.0 feet.

Containing 8.13 acres more or less. Being surveyed from a 66.50
acre tract.

OWEN K. SHIRK

SURVEYOR 4271

66.50
8.13

58.37

INDEXED ON MAP

4601 1D



EDWARDS SURVEYING

110 SOUTH MAIN ST.
URBANA, OHIO 43078
(513)653-6508



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LEGAL DESCRIPTION FOR CHARLES GUTHRIE'S 1.110 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Union and being a part of the Northeast Quarter of Section 25, Town 3, Range 14, B.T.M.R.S. and being more particularly described as follows;

Beginning for reference at a stone found in a monument box at the Northeast corner of said Section 25, also being at the intersection of the centerlines of County Road 43 (60' right-of-way) and County Road 31 (40' right-of-way), also being at the Northeast corner of a 58.37 acre tract owned by Charles Guthrie as recorded in Deed Volume 325, Page 721 of the Logan County Deed Records of which the herein described parcel is a part of;

thence with the East line of said Section 25 and with the centerline of said County Road 31, S-0°01'16"-W, 468.54'(feet) to a railroad spike with cross-notch set at the PRINCIPLE PLACE OF BEGINNING for the tract hereinafter described;

thence continuing with the East line of said Section 25 and the centerline of said County Road 31, S-0°01'16"-W, 240.00'(feet) to a 5/8" diameter iron bar found at 0.2'(feet) below grade at the Northeast corner of a 8.13 acre tract owned by Joseph Parker as recorded in Deed Volume 326, Page 583 of the Logan County Deed Records;

thence with the North line of said Parker's 8.13 acre tract, S-89°50'00"-W, 201.50'(feet) to an iron bar set, passing for reference an iron bar set at 20.00'(feet);

thence N-0°01'16"-E, 240.00'(feet) to an iron bar set;

thence N-89°50'00"-E, 201.50'(feet) to the place of beginning, passing for reference an iron bar set at 181.50'(feet).

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EDWARDS SURVEYING

110 SOUTH MAIN ST.
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Containing 1.110 acre, 0.110 acre of which is within the road right-of-way, but being subject to the rights of all legal highways and all easements of record.

Being a part of the same premises conveyed to Charles Guthrie by Deed recorded in Deed Volume 325, Page 721 of the Logan County Deed Records.

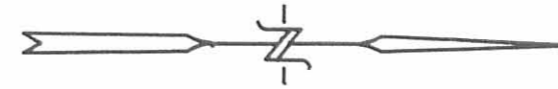
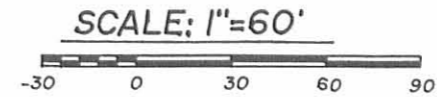
The foregoing description prepared by and in accordance with a field Survey by William G. Edwards, Professional Surveyor No. 4792, June 16, 1994. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS P.S. 4792. The basis of bearings for the above described 1.110 acre tract is the North line of mentioned Parker's 8.13 acre tract per Deed recorded in Deed Volume 326, Page 583 of the Logan County Records (N-89°50'-E).



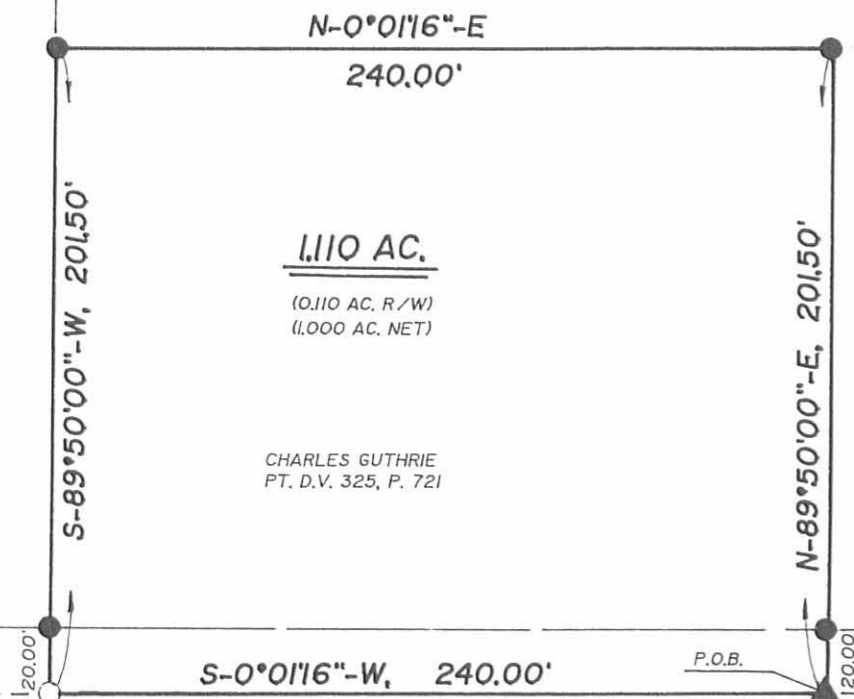
WILLIAM G. EDWARDS
PROFESSIONAL SURVEYOR No. 4792

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PLAT SHOWING SURVEY OF A 1.110 AC. TRACT
 OUT OF CHARLES GUTHRIE'S TRACT, SITUATE
 IN UNION TOWNSHIP, LOGAN COUNTY, OHIO,
 AND BEING A PART OF THE NORTHEAST QUARTER
 OF SECTION 25, TOWN 3, RANGE 14, B.T.M.R.S..



JOSEPH PARKER
 8.13 AC.
 D.V. 326, P. 583



CHARLES GUTHRIE
 D.V. 325, P. 721
 58.37 AC.
 -1.110 AC. (this Survey)
 57.26 AC. REMAINING

CHARLES GUTHRIE
 PT. D.V. 325, P. 721

20.00'
 5/8" DIA.
 0.2' BELOW GRADE

P.O.B.

20.00'

COUNTY ROAD 31 40' R/W

S-0°01'16"-W, 468.54'

R/W

SECTION LINE

SECTION 25

NORTHEAST CORNER OF
 SECTION 25, TOWN 3,
 RANGE 14

SECTION 26

SMOOTH STONE WITH ROUNDED TOP,
 1.0' BELOW GRADE
 MONUMENT BOX IS AT GRADE

SECTION 19

SECTION 20

COUNTY ROAD 43 60' R/W

LEGEND

- = STONE FOUND IN MONUMENT BOX
- ▲ = RAILROAD SPIKE WITH "CROSS-NOTCH".....SET at grade
- = IRON BAR.....FOUND
- = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS P.S. 4792".....SET at grade

NOTE:

1. BEARINGS BASED ON THE NORTH LINE OF
 PARKER'S 8.13 AC. TRACT PER D.V. 325,
 P. 583, (N-89°50'-E)



SURVEYED BY: *William G. Edwards*
 WILLIAM G. EDWARDS
 PROFESSIONAL SURVEYOR No. 4792
 110 SOUTH MAIN STREET
 URBANA, OHIO 43078
 (513)653-6508

INDEXED ON MAP
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DATE: JUNE 16, 1994

2-4-2020

APPROVED

SURVEY DESCRIPTION

12.965 Acres

November 4, 2019

The following described 12.965 acre tract is situated in the State of Ohio, County of Logan, Township of Union, and Section 25, Town 3, Range 14 (Between the Miami Rivers Survey), and being part of Wilbur D. Detrick, Trustee's 80 acre tract and part of his 12 1/2 acre tract described in Official Record 1358, page 239, and said 12.965 acre tract being more particularly described as follows:

Beginning for reference at a stone found in a monument box at the intersection of the centerline of County Road 43 (60 feet wide) with the centerline of County Road 31 (40 feet and 60 feet wide), said stone marking the northeast corner of said Section 25, southeast corner of Section 26, Town 3 Range 14, southwest corner of Section 20, Town 3, Range 14, and northwest corner of Section 19, Town 3, Range 14;

Thence South 5°20'32" West (assumed bearing) 1123.34 feet, following the centerline of County Road 31, the east line of said Section 25, and the west line of said Section 19, to a railroad spike found at the northeast corner of said 12 1/2 acre tract and at the southeast corner of Christopher P. Parker's 8.13 acre tract described in Official Record 1279, page 4, said spike marking the *place of beginning*;

Thence **South 5°11'29" West 922.63 feet**, following the centerline of County Road 31, the east line of said 12 1/2 acre tract, the east line of said 80 acre tract, the east line of said Section 25, and the west line of said Section 19, to a magnetic nail set;

Thence **North 84°31'25" West 389.89 feet**, departing from the centerline of County Road 31, entering said Section 25 and entering said 80 acre tract, passing at 31.00 feet an iron pin set, to an iron pin set;

Thence **North 5°12'49" East 555.68 feet**, continuing through said 80 acre tract, to an iron pin set;

Thence **North 84°08'36" West 568.97 feet**, continuing through said 80 acre tract, to an iron pin set;

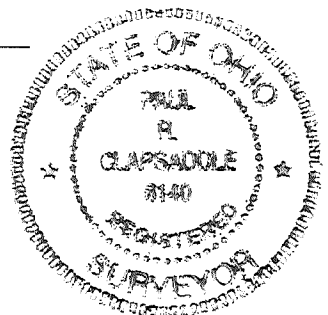
Thence **North 5°24'17" East 358.46 feet**, continuing through said 80 acre tract and entering and crossing said 12 1/2 acre tract, to an iron pin set in the south line of Charles L. Guthrie and Marilyn G. Guthrie, Trustee's 58.260 acre tract described in Official Record 610, page 905;

Thence **South 84°47'57" East 957.27 feet**, following the north line of said 12 1/2 acre tract, a south line of said 58.26 acre tract, and the south line of said 8.13 acre tract, passing at 937.27 feet an iron pin set, to the *place of beginning, containing 12.965 acres*, more or less, and being subject to all valid easements and restrictions of record.

Of the above described 12.965 acre tract, 0.554 acre is within the right of way of County Road 31, 4.463 acres are part of said 12 1/2 acre tract and 8.502 acres are part of said 80 acre tract.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor 6140, during the month of November 2019. Bearings indicated herein are based on an assumed meridian with all others based on angles turned. Iron pins set are 5/8 inch by 31 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 43140
(937) 747-2599



INDEXED ON MAP
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2-4-2020



INGRESS AND EGRESS EASEMENT
November 4, 2019

The following described Ingress and Egress Easement is situated in the State of Ohio, County of Logan, Township of Union, and Section 25, Town 3, Range 14 (Between the Miami Rivers Survey), and being over part of Wilbur D. Detrick, Trustee's 80 acre tract described in Official Record 1358, page 239, and said easement being more particularly described as follows:

Beginning for reference at a stone found in a monument box at the intersection of the centerline of County Road 43 (60 feet wide) with the centerline of County Road 31 (40 feet and 60 feet wide), said stone marking the northeast corner of said Section 25, southeast corner of Section 26, Town 3, Range 14, southwest corner of Section 20, Town 3, Range 14, and northwest corner of Section 19, Town 3, Range 14;

Thence South 5°20'32" West (assumed bearing) 1123.34 feet, following the centerline of County Road 31, the east line of said Section 25, and the west line of said Section 19, to a railroad spike found at the northeast corner of said 12 1/2 acre tract and at the southeast corner of Christopher P. Parker's 8.13 acre tract described in Official Record 1279, page 4;

Thence South 5°11'29" West 874.95 feet, following the centerline of County Road 31, the east line of said 12 1/2 acre and 80 acre tracts, the east line of said Section 25, and the west line of said Section 19, to a point marking the *place of beginning*;

Thence **South 5°11'29" West 47.68 feet**, following the centerline of County Road 31, the east line of said 80 acre tract, the east line of said Section 25, and the west line of said Section 19, to a magnetic nail set;

Thence **North 84°31'25" West 389.89 feet**, departing from the centerline of County Road 31, entering said Section 25 and said 80 acre tract, passing at 31.00 feet an iron pin set, to an iron pin set;

Thence **North 5°12'49" East 40.00 feet**, continuing through said 80 acre tract, to a point;

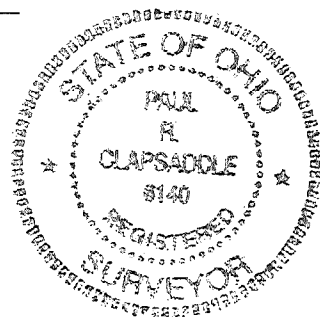
Thence **South 84°31'25" East 152.07 feet**, continuing through said 80 acre tract, to a point;

Thence **South 88°06'58" East 122.03 feet**, continuing through said 80 acre tract, to a point;

Thence **South 84°31'25" East 115.98 feet**, continuing through said 80 acre tract, to the *place of beginning*. The above described ingress and egress easement is subject to all valid easements and restrictions of record.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor 6140, during the month of November 2019. Bearings indicated herein are based on an assumed meridian with all others based on angles turned. Iron pins set are 5/8 inch by 31 inch reinforcing rods with caps marked "CLAPSADDLE RS 6140"

ATTEST: Paul R. Clapsaddle
Paul R. Clapsaddle, R.S. 6140
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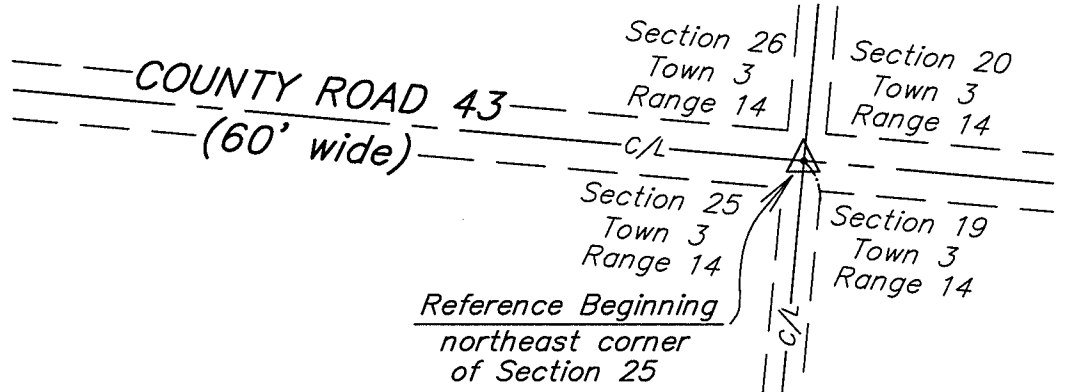


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APPROVED

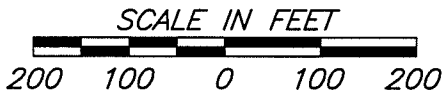
PLAT OF SURVEY FOR WILBUR DETRICK

STATE OF OHIO
COUNTY OF LOGAN
TOWNSHIP OF UNION
SECTION 25, TOWN 3,
RANGE 14, BTMRS.



NOTES:

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



Charles L. Guthrie and
Marilyn G. Guthrie, Trustees
58.260 acre tract
O.R. 610, Pg. 905

Christopher P. Parker
8.13 acre tract
O.R. 1279, Pg. 4

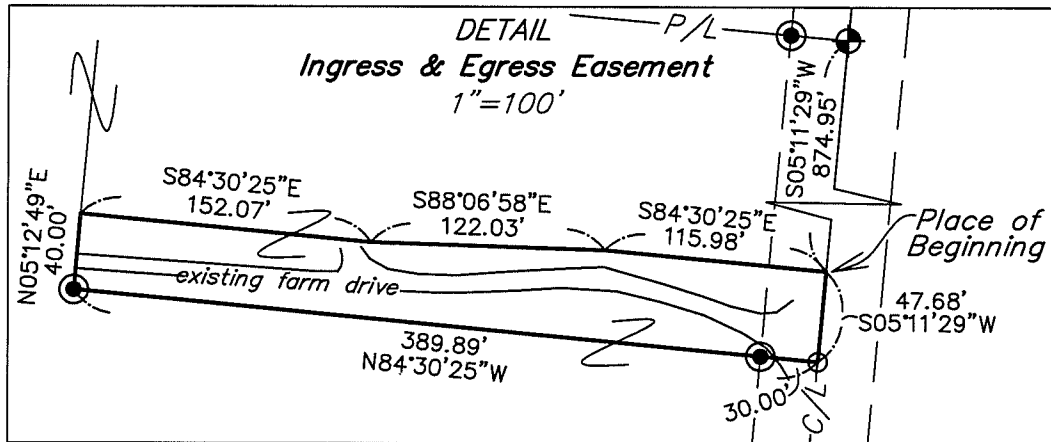
12.965 Acres
Part of Wilbur D.
Detrick, Trustee's
80 acre tract and 12 1/2
acre tract described in
Official Record 1358, page 239
(0.554 ac. in right of way)

LEGEND:

- ⊕ Railroad spike found
- Magnetic nail set
- ⊙ 5/8 inch iron pin set with cap marked "CLAPSADDLE RS 6140"
- △ Stone found
- 12 Inch concrete post found

ACCESS MANAGEMENT INFORMATION:

C.R. 31 classified as a local Road
Minimum Drive Spacing is 250'
Minimum SSD is >495'
No new access points are being proposed



Date: November 1, 2019
Scale: 1 inch = 200 feet

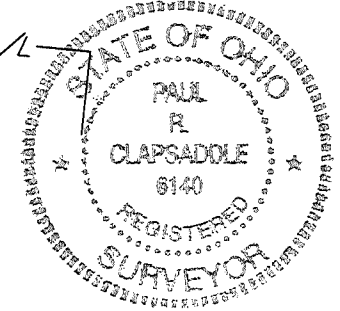
Project: Detrick1019
Drawing: Detrick1019

**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.



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

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