

Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



Phone: (937) 593-7335
Fax: (937) 593-7444

1975 - 2005 - 30 YEARS OF EXCELLENCE WINNER 10.738 ACRES

Lying in Section 35, Town 3, Range 14, Washington Township, Logan County, Ohio.

Being out of the Alan Joseph Winner and Renee Elizabeth Winner, Trustees of the Winner Family Revocable Living Trust Dated March 9, 1992 105.67 acre tract as deeded and described in Official Record 780, Page 448, and being more particularly described as follows:

Beginning at a stone found at the southwest corner of northwest quarter of Section 35 at the intersection of center-lines of Township Road 211 and Township Road 207 (40 feet wide).

THENCE, with the south line of the northwest quarter of Section 35 and the center-line of Township Road 207, S 85°-00'-00"E, a distance of 1347.48 feet to a MAG nail set at THE TRUE POINT OF BEGINNING.

THENCE, with the lines of the Joseph Lengacher, Jr. and Katherine Lengacher 59.699 acre tract (O.R. 696, Pg. 787), the following four courses:

N 4°-18'-28"E, a distance of 1808.40 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 20.00 feet,

N 85°-10'-43"W, a distance of 303.60 feet to a 5/8 inch iron rod set.

N 4°-18'-28"E, a distance of 319.44 feet to a 5/8 inch iron rod set.

N 85°-10'-43"W, a distance of 601.84 feet to a 5/8 inch iron set.

THENCE, N 4°-18'-28"E, a distance of 200.00 feet to a 5/8 inch iron rod set.

THENCE, S 85°-10'-43"E, a distance of 1061.75 feet to a 5/8 inch iron rod set.

THENCE, S 4°-18'-28"W, a distance of 519.44 feet to a 5/8 inch iron rod set.

THENCE, N 85°-10'-43"W, a distance of 96.31 feet to a 5/8 inch iron rod set.

THENCE, S 4°-18'-28"W, a distance of 1808.59 feet to a MAG nail set, passing a 5/8 inch iron rod set at 1788.59 feet.

THENCE, with the south line of the northwest quarter of Section 35 and the center-line of Township Road 207, N 85°-00'-00"W, a distance of 60.00 feet to the point of beginning.

Containing 10.738 acres of which 0.028 acre is within the highway right-of-way.

The basis for bearings is the center-line Township Road 207, being S 85°-00'-00"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on September 19, 2005.



Description prepared by:

Jeffrey I. Lee
Professional Surveyor 6359
September 20, 2005

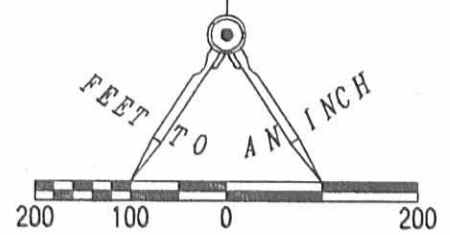
95271b

L-4117095

REC'D 9-22-05 8M/OK

ALAN JOSEPH WINNER AND RENEE ELIZABETH WINNER, TRUSTEES OF THE
WINNER FAMILY REVOCABLE LIVING TRUST DATED MARCH 9, 1992
105.67 ACRE TRACT
O.R. 780, PG. 448

SCALE
200

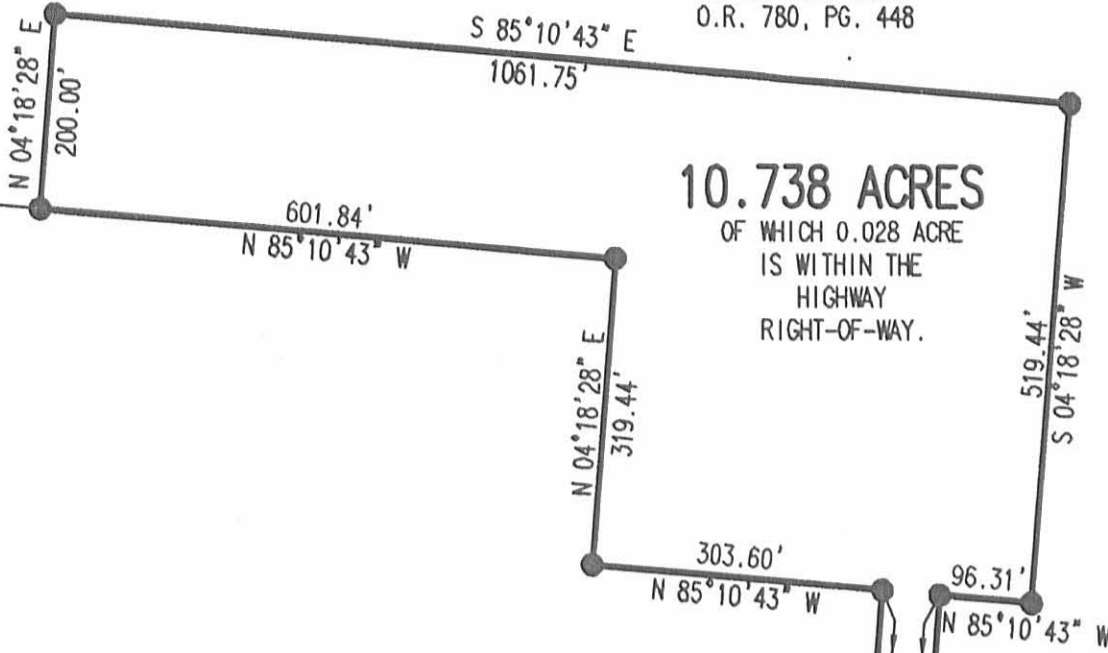


10.738 ACRES

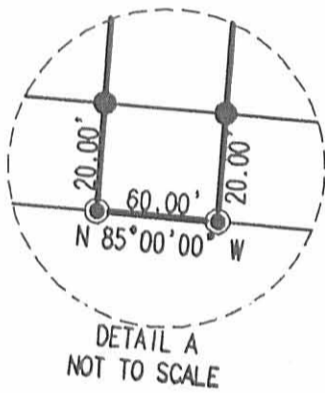
OF WHICH 0.028 ACRE
IS WITHIN THE
HIGHWAY
RIGHT-OF-WAY.

LEGEND

- 5/8 INCH IRON ROD SET
- ⊙ MAG NAIL SET
- ⊠ STONE FOUND



JOSEPH LENGACHER, JR. AND KATHERINE
LENGACHER
59.699 ACRE TRACT
O.R. 696, PG. 787



A SURVEY OF A 10.738 ACRE TRACT OUT OF THE
ALAN JOSEPH WINNER AND RENEE ELIZABETH WINNER, TRUSTEES OF THE
WINNER FAMILY REVOCABLE LIVING TRUST DATED MARCH 9, 1992
105.67 ACRE TRACT
OFFICAL RECORD 780, PAGE 448
SECTION 35, TOWN 3, RANGE 14
WASHINGTON TOWNSHIP
LOGAN COUNTY, OHIO

SECTION 5
SECTION 35

SOUTHWEST CORNER OF THE
NORTHWEST QUARTER OF
SECTION 35

TOWNSHIP ROAD 211

TOWNSHIP ROAD 207 (40')

1347.48'
S 85°00'00\"/>

DETAIL A

SURVEYED BY:



JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
SEPTEMBER 19, 2005

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117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335

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9527 IP

ORIGINAL STAMP IN GREEN

ADW

D0905

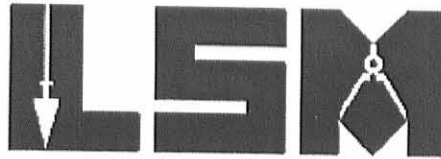
4117095

L-4117095-3

Lee Surveying and Mapping Co., Inc.

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Bellefontaine OH 43311



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surveys@lsminc.us

WINNER, TRUSTEES 15.000 ACRES

Lying in Section 35, Town 3, Range 14, Washington Township, Logan County, Ohio.

Being out of the Alan Joseph Winner and Renee Elizabeth Winner, Trustees 105.67 acre tract as deeded and described in Official Record 780, Page 448 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing at a stone found at the intersection of the center-line of Township Road 207 (40 feet wide) and the west line of Section 35.

THENCE, with the center-line of Township Road 207, S 85°-01'-42"E, a distance of 1407.47 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE, with a east line of the Luke E. Worrell and Jill C. Worrell 10.738 acre tract (O.R. 818, Pg. 348), N 04°-18'-28"E, a distance of 1347.45 feet to a point on the center-line of Indian Creek referenced by a 5/8 inch iron rod set that bears N 04°-18'-28"E, a distance of 15.00 feet, passing a 5/8 inch iron rod found at 19.31 feet.

THENCE, with the center-line of Indian Creek the following two courses:

N 75°-01'-10"E, a distance of 326.79 feet to a point, referenced by a 5/8 inch iron rod set that bears N 00°-00'-00"E a distance of 10.00 feet.

N 86°-10'-41"E, a distance of 151.54 feet to a point.

THENCE, S 04°-18'-31"W, a distance of 1482.14 feet to a MAG nail set, passing a 5/8 inch iron rods set at 7.02 feet and 1462.14 feet.

THENCE, with the center-line of Township Road 207, N 85°-01'-42"W, a distance of 458.47 feet to the point of beginning.

Containing 15.000 acres of which 0.211 acre is within the highway right-of-way.

Property is subject to any and all previous easements and rights-of-way of record.

The basis for bearings is the center-line of Township Road 207, being S 85°-01'-42"E,, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on April 27, 2011.

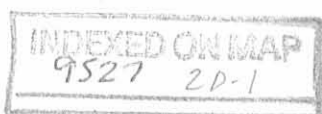
Description prepared by:



William K. Bruce

William K. Bruce
Professional Surveyor 7437
April 27, 2011

41170411



REC'D 5-9-11 SMDK

Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



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WINNER, TRUSTEES 49.528 ACRES

Lying in Section 35, Town 3, Range 14, Washington Township, Logan County, Ohio.

Being out of the Alan Joseph Winner and Renee Elizabeth Winner, Trustees 105.67 acre tract as deeded and described in Official Record 780, Page 448 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing at a stone found at the intersection of the center-line of Township Road 207 (40 feet wide) and the west line of Section 35.

THENCE, with the center-line of Township Road 207, S 85°-01'-42"E, a distance of 1407.47 feet to a MAG nail set.

THENCE, with a east line of the Luke E. Worrell and Jill C. Worrell 10.738 acre tract (O.R. 818, Pg. 348), N 04°-18'-28"E, a distance of 1347.45 feet to a point on the center-line of Indian Creek at THE TRUE POINT OF BEGINNING, passing a 5/8 inch iron rod found at 19.31 feet.

THENCE, the lines of the said 10.738 acres tract the following five courses:

N 04°-18'-28"E, a distance of 460.44 feet to a 5/8 inch iron rod found, passing a 5/8 inch iron rod set at 15.00 feet.

S 85°-10'-43"E, a distance of 96.31 feet to a 5/8 inch iron rod found.

N 04°-18'-28"E, a distance of 519.44 feet to a 5/8 inch iron rod found.

N 85°-10'-43"W, a distance of 1061.75 feet to a 5/8 inch iron rod found.

S 04°-18'-28"W, a distance of 200.00 feet to a 5/8 inch iron rod found.

THENCE, with the north line of the Joseph Lengacher, Jr. and Katherine Lengacher 59.699 acre tract (O.R. 696, Pg. 787) N 85°-10'-43"W, a distance of 442.00 feet to a 5/8 inch iron rod set.

THENCE, with the west line of Section 35 and the east line of the John W. Schwartz and Ida Schwartz 50.524 acre tract (O.R. 253, Pg. 736), N 04°-18'-28"E, a distance of 586.44 feet to a 8 inch wood fence post found at the northwest corner of section 35.

THENCE, with the south lines of the Robert E. Crockett and Lanetta L. Crockett, Trustees 83.44 acre tract and 82.230 acre tract (O.R. 937, Pg. 388, Parcel Five, Tract I and Parcel Three, Tracts I and II), S 85°-10'-43"E, a distance of 2719.75 feet to a 5/8 inch iron rod set.

THENCE, with a west line of the Robert L. Dague, Sr., Trustee 44.35 acre tract (O.R. 686, Pg. 728 Tract I) and the west line of the Arden J. Neer Sr. 145.940 acre tract (O.R. 756, Pg. 59 Parcel VII), S 04°-11'-03"W, a distance of 1030.00 feet to a point on the center-line of Indian Creek referenced by a 5/8 inch iron rod set that bears N 22°-28'-58"W, a distance of 33.50 feet.

THENCE, with the center-line of Indian Creek the following five courses:

S 75°-32'-12"W, a distance of 124.73 feet to a point, referenced by a 5/8 inch iron rod set that bears N 00°-00'-00"E, a distance of 10.00 feet.

S 77°-05'-38"W, a distance of 321.81 feet to a point referenced by a 5/8 inch iron rod set that bears N 00°-00'-00"E, a distance of 10.00 feet.

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S 86°-33'-49"W, a distance of 249.56 feet to a point, referenced by a 5/8 inch iron rod set that bears N 00°-00'-00"E, a distance of 10.00 feet.

S 86°-10'-41"W, a distance of 336.65 feet to a point, referenced by a 5/8 inch iron rod set that bears N 00°-00'-00"E, a distance of 10.00 feet.

S 75°-01'-10"W, a distance of 326.79 feet to the point of beginning.

Containing 49.528 acres.

Property is subject to any and all previous easements and rights-of-way of record.

This parcel is to be attached to an adjoining parcel of land with road frontage.

The basis for bearings is the center-line of Township Road 207, being S 85°-01'-42"E,, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on April 27, 2011.

Description prepared by:



A handwritten signature in black ink that reads 'William K. Bruce'.

William K. Bruce
Professional Surveyor 7437
April 27, 2011

41170411



ROBERT E. CROCKETT AND LANETTA L. CROCKET, TRUSTEES
24.9 ACRE TRACT
O.R. 937, PG. 388
PARCEL FOUR

ROBERT E. CROCKETT AND LANETTA L. CROCKET, TRUSTEES
83.44 ACRE TRACT
O.R. 937, PG. 388
PARCEL FIVE, TRACT I

ROBERT E. CROCKETT AND LANETTA L. CROCKET, TRUSTEES
82.230 ACRE TRACT
O.R. 937, PG. 388
PARCEL THREE, TRACTS I AND II

JOHN W. SCHWARTZ AND IDA SCHWARTZ
50.524 ACRE TRACT
O.R. 253, PG. 736

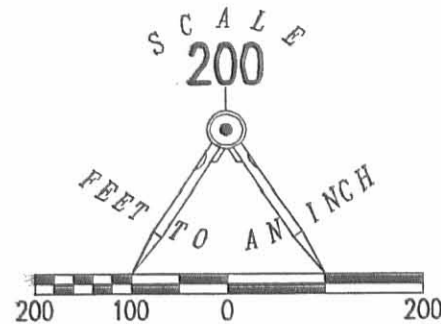
LUKE E. WORRELL AND JILL C. WORRELL
10.738 ACRE TRACT
O.R. 818, PG. 348

JOSEPH LENGACHER, JR. AND KATHERINE LENGACHER
59.699 ACRE TRACT
O.R. 696, PG. 787

ALAN JOSEPH WINNER AND RENEE ELIZABETH WINNER, TRUSTEES
105.67 ACRE TRACT
O.R. 780, PG. 448

ARDEN J. NEER SR.
145.940 ACRE TRACT
O.R. 756, PG. 59
PARCEL VII

ROBERT L. DAGUE, SR., TRUSTEE
44.35 ACRE TRACT
O.R. 686, PG. 728
TRACT I



LINE	BEARING	DISTANCE
L1	S 75°32'12" W	124.73'
L2	S 77°05'38" W	321.81'
L3	S 86°33'49" W	249.56'
L4	S 86°10'41" W	336.65'
L5	S 75°01'10" W	326.79'
L6	S 85°10'43" E	96.31'

15.000 ACRES
OF WHICH 0.211 ACRE IS WITHIN THE HIGHWAY RIGHT-OF-WAY.

INDIAN CREEK
SEE DETAIL

49.528 ACRES

TOWNSHIP ROAD 207 (40')

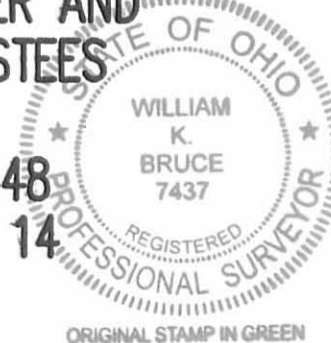
SEE RIGHT-OF-WAY DETAIL

RIGHT-OF-WAY DETAIL NOT TO SCALE

A SURVEY OF A
49.528 ACRE TRACT AND 15.000 ACRE TRACT
OUT OF THE ALAN JOSEPH WINNER AND
RENEE ELIZABETH WINNER, TRUSTEES
105.67 ACRE TRACT
OFFICIAL RECORD 780, PG. 448
SECTION 35, TOWN 3, RANGE 14
WASHINGTON TOWNSHIP
LOGAN COUNTY, OHIO

SURVEYED BY:

William K. Bruce
WILLIAM K. BRUCE
PROFESSIONAL SURVEYOR 7437
APRIL 27, 2011



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ADW D0411 41170411 L-4117-2

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INDEXED ON MAP
9527 2P

16-30-2021

APPROVED



EDWARDS SURVEYING
110 South Main Street
Urbana, Ohio 43078
(937) 653-6508



LEGAL DESCRIPTION FOR LENGACHER'S 3.547 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Washington, and being a part of Section 35, Town 3, Range 14, and being more particularly described as follows:

Beginning for reference at a P.K. Nail found at the intersection of the centerlines of Township Road 211 (32' right-of-way) and Township Road 207 (40' right-of-way), also being at the Southwest corner of the Northwest Quarter of Section 35 and at the Southwest corner of a 0.978 acre tract conveyed to Nathaniel J. Hytinen by deed recorded in Official Record 997, Page 831;

thence with the centerline of Township Road 207, S-84°16'04"-E, 1007.48'(feet) to a Mag Nail set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, passing for reference a Mag Nail found at 528.93'(feet);

thence N-25°39'54"-E, 966.86'(feet) to an iron bar set on a West line of a 10.738 acre tract conveyed to Henry G. & Clara Wagler by deed recorded in Official Record 1030, Page 890, passing for reference an iron bar set on the right-of-way line of Township Road 207 at 21.27'(feet);

thence with a West line of the 10.738 acre tract, S-5°04'40"-W, 909.00'(feet) to a Mag Nail found on the centerline of aforementioned Township Road 207, passing for reference a 5/8" diameter iron bar found on the right-of-way line of Township Road 207 at 889.00'(feet);

thence with the centerline of Township Road 207, N-84°16'04"-W, 340.00'(feet) to the place of beginning.

Containing 3.547 acres, 0.154 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 a 59.699 acre tract conveyed to Joseph Jr. & Katherine Lengacher by deed recorded in Official Record 696, Page 787, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, June 21, 2021. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on the centerline of Township Road 207 per an assumed bearing of S-84°16'04"-E.



William D. Edwards, P.S. 7574

INDEXED ON MAP
9522

6-30-2021

APPROVED



EDWARDS SURVEYING

110 South Main Street
Urbana, Ohio 43078
(937) 653-6508



LEGAL DESCRIPTION FOR LENGACHER'S 16.249 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Washington, and being a part of Section 35, Town 3, Range 14, and being more particularly described as follows:

Beginning for reference at a P.K. Nail found at the intersection of the centerlines of Township Road 211 (32' right-of-way) and Township Road 207 (40' right-of-way), also being at the Southwest corner of the Northwest Quarter of Section 35 and at the Southwest corner of a 0.978 acre tract conveyed to Nathaniel J. Hytinen by deed recorded in Official Record 997, Page 831;

thence with the West line of the 0.987 acre tract, the West line of an 11.000 acre tract conveyed to Joseph & Emma M. Lengacher by deed recorded in Official Record 1103, Page 264, the West line of Section 35, also being the East line of Section 5, Town 2, Range 14, and the East line of a 50.524 acre tract conveyed to John W. & Ida Schwartz by deed recorded in Official Record 253, Page 736, N-5°04'40"-E, 998.80'(feet) to a 5/8" diameter iron bar found at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, also being at the Northwest corner of the 11.000 acre tract, passing for reference a 5/8" diameter iron bar found at 286.93'(feet);

thence continuing with the Section line & the East line of the 50.524 acre tract, N-5°04'40"-E, 1125.57'(feet) to a 5/8" diameter iron bar found at the Southwest corner of a 49.528 acre tract conveyed to Henry G. & Clara Wagler by deed recorded in Official Record 1030, Page 890;

thence with a South line of the 49.528 acre tract and a South line of a 10.738 acre tract conveyed to Henry G. & Clara Wagler by deed recorded in Official Record 1030, Page 890, S-84°24'38"-E, 653.92'(feet) to an iron bar set;

thence S-4°41'35"-W, 934.81'(feet) to an iron bar set;

thence N-85°09'22"-W, 170.70'(feet) to an iron bar set;

thence S-3°53'17"-W, 187.45'(feet) to a 5/8" diameter iron bar found at the Northeast corner of aforementioned Lengacher's 11.000 acre tract;

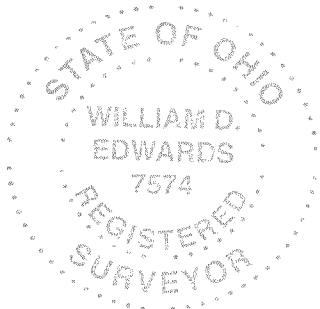
thence with the North line of the 11.000 acre tract, N-84°33'20"-W, 493.37'(feet) to the place of beginning.

Containing 16.249 acres but being subject to the rights of all legal highways and all easements of record.

Being a part of a 59.699 acre tract conveyed to Joseph Jr. & Katherine Lengacher by deed recorded in Official Record 696, Page 787, of the Logan County Records.

The herein described tract is to be attached to an adjoining parcel and is not to be used as a separate and independent tract.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, June 21, 2021. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on the centerline of Township Road 207 per an assumed bearing of S-84°16'04"-E.



William D. Edwards

William D. Edwards, P.S. 7574

INDEXED ON MAP
9527

6-30-2021

APPROVED



EDWARDS SURVEYING

110 South Main Street
Urbana, Ohio 43078
(937) 653-6508



LEGAL DESCRIPTION FOR LENGACHER'S 31.743 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Washington, and being a part of Section 35, Town 3, Range 14, and being more particularly described as follows:

Beginning for reference at a P.K. Nail found at the intersection of the centerlines of Township Road 211 (32' right-of-way) and Township Road 207 (40' right-of-way), also being at the Southwest corner of the Northwest Quarter of Section 35 and at the Southwest corner of a 0.978 acre tract conveyed to Nathaniel J. Hytinen by deed recorded in Official Record 997, Page 831;

Thence with the centerline of Township Road 207, S-84°16'04"-E, 528.93'(feet) to a Mag Nail found at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, also being at the Southeast corner of an 11.000 acre tract conveyed to Joseph & Emma M. Lengacher by deed recorded in Official Record 1103, Page 264;

thence with the bounds of the 11.000 acre tract the following three (3) courses:

1. N-5°16'35"-E, 795.48'(feet) to a 5/8" diameter iron bar found, passing for reference a 5/8" diameter iron bar found on the right-of-way line of Township Road 207 at 20.00'(feet);
2. N-84°52'33"-W, 39.54'(feet) to an iron bar set;
3. N-5°25'25"-E, 206.18'(feet) to a 5/8" diameter iron bar found;

thence N-3°53'17"-E, 187.45'(feet) to an iron bar set;

thence S-85°09'22"-E, 170.70'(feet) to an iron bar set;

thence N-4°41'35"-E, 934.81'(feet) to an iron bar set on a South line of a 10.738 acre tract conveyed to Henry G. & Clara Wagler by deed recorded in Official Record 1030, Page 890;

thence with the bounds of the 10.738 acre tract the following four (4) courses:

1. S-84°24'38"-E, 389.92'(feet) to a 5/8" diameter iron bar found;
2. S-5°04'33"-W, 319.44'(feet) to a 5/8" diameter iron bar found;
3. S-84°24'38"-E, 303.60'(feet) to a 5/8" diameter iron bar found;
4. S-5°04'40"-W, 899.29'(feet) to an iron bar set;

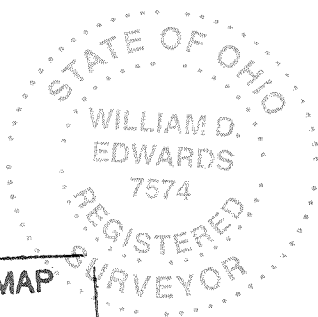
thence S-25°39'54"-W, 966.86'(feet) to a Mag Nail set on the centerline of aforementioned Township Road 207, passing for reference an iron bar set on the right-of-way line of Township Road 207 at 945.59'(feet);

thence with the centerline of Township Road 207, N-84°16'04"-W, 478.55'(feet) to the place of beginning.

Containing 31.743 acres, 0.221 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 a 59.699 acre tract conveyed to Joseph Jr. & Katherine Lengacher by deed recorded in Official Record 696, Page 787, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, June 21, 2021. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on the centerline of Township Road 207 per an assumed bearing of S-84°16'04"-E.



William D. Edwards

William D. Edwards, P.S. 7574

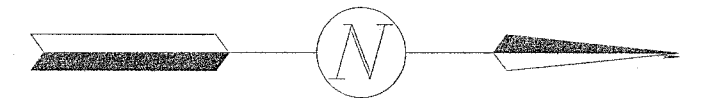
INDEXED ON MAP
9527

(2-30-202)

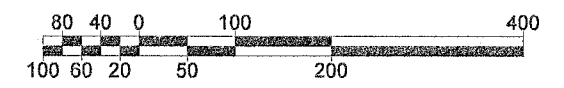
APPROVED

PLAT OF SURVEY

WASHINGTON TOWNSHIP, LOGAN COUNTY, OHIO SECTION 35, TOWN 3, RANGE 14

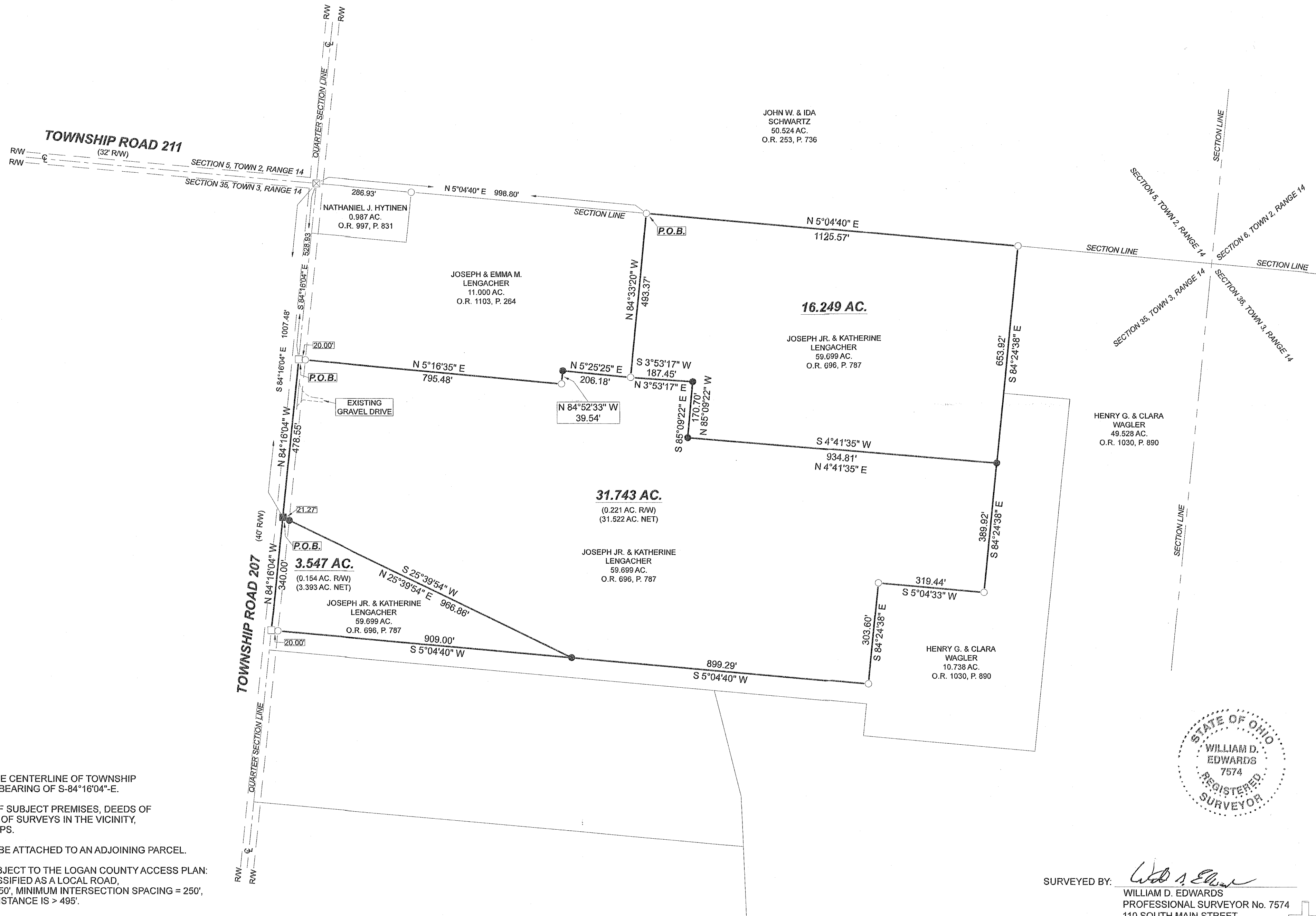


SCALE: 1" = 200'

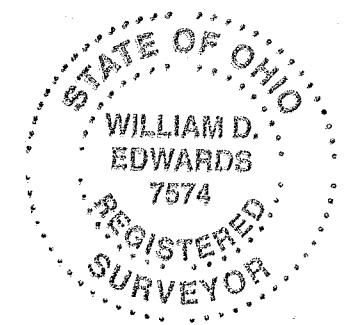


DATE: JUNE 21, 2021

- LEGEND**
- = 5/8" IRON BAR.....FOUND
 - ⊗ = PK NAIL.....FOUND
 - = MAG NAIL.....FOUND
 - = MAG NAIL.....SET at grade
 - = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 7574".....SET at grade



- NOTES:**
1. BEARINGS ARE BASED ON THE CENTERLINE OF TOWNSHIP ROAD 207 PER AN ASSUMED BEARING OF S-84°16'04"-E.
 2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, PLATS OF SURVEYS IN THE VICINITY, COUNTY TAX AND AERIAL MAPS.
 3. THE 16.249 AC. TRACT IS TO BE ATTACHED TO AN ADJOINING PARCEL.
 4. THE SUBJECT PARCEL IS SUBJECT TO THE LOGAN COUNTY ACCESS PLAN: TOWNSHIP ROAD 207 IS CLASSIFIED AS A LOCAL ROAD, MINIMUM DRIVE SPACING = 250', MINIMUM INTERSECTION SPACING = 250', MINIMUM SIGHT STOPPING DISTANCE IS > 495'.
 5. NO ACCESS REQUESTED FOR THE 3.547 AC. TRACT.



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INDEXED ON MAP
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