



STEVEN A. FOX, P.S.

2298 Bethlehem Rd. W.

Prospect, Ohio 43342

PH. 614-494-2028

Description of 8.405 Acres
Parcel No. 1

Being Part of Survey Number 4697 in the Virginia Military Lands, and being part of an original 16.384 acre tract of land, now or formerly owned by Ronnie D. & Carolyn S. Katzenbach, O.R. Vol. 57, page 745-746 (Logan County Records), O.R. Vol. 17, page 684 (Champaign County Records), Wayne Township, Champaign County, Zane Township, Logan County, State of Ohio and being more particularly described as follows:

Beginning at an existing railroad spike located at the intersection of the centerline of Wayne Township Road 147 and Zane Township Road 160 with the Champaign County-Logan County Line, said point being the Northwesterly corner of hereinafter described 8.405 acre tract;

Thence along the centerline of Zane Township Road 160 North 57 deg. 05 min. 22 sec. East for a distance of 427.67 feet to a railroad spike found at Grantor's Northeasterly corner and Northwest corner of a 151.27 acre tract of land, now or formerly owned by Melvin G. Bolin, Champaign County Deed Vol. 188, page 341;

Thence along Grantor's Easterly Line South 33 deg. 50 min. 40 sec. East for a distance of 867.35 feet to a point at the Southeast corner of aforesaid 8.405 acre tract (passing over a 10 inch dia. wood post found at a distance of 24.70 feet and the Champaign-Logan County Line at a distance of 328.65 feet);

Thence South 50 deg. 54 min. 55 sec. West for a distance of 226.07 feet to an iron pin set on or near the centerline of a creek (passing over an iron pin set at a distance of 3.20 feet);

Thence along or near the centerline of said creek the following courses and distances:

Course 1:

North 71 deg. 16 min. 25 sec. West for a distance of 107.56 feet to an iron pin set;

Course 2:

North 60 deg. 30 min. 55 sec. West for a distance of 121.85 feet to an iron pin set;

Course 3:

South 69 deg. 55 min. 30 sec. West for a distance of 69.69 feet to an iron pin set;



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Course 4:

North 52 deg. 50 min. 55 sec. West for a distance of 187.46 feet to a survey nail set in the root of a 15 inch dia. ash tree:


Course 5:

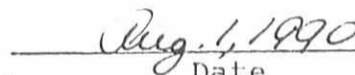
North 28 deg. 37 min. 25 sec. West for a distance of 508.95 feet to a railroad spike found on the centerline of Wayne Township Road 147 and Zane Township Road 160 and County Line and the place of beginning.

Containing 1.613 acres, more or less, in Zane Township, Logan County, and 6.792 acres, more or less, in Wayne Township, Champaign County, and subject to legal highways, easements, restrictions and agreements of record. This description prepared from a survey performed by Steven A. Fox, Registered Professional Surveyor 7000, and dated August 1, 1990. All 5/8 inch dia. iron pins set have a plastic identity cap with the inscription "Fox P.S. 7000."

0.236 acre, more or less, in township road right-of-way, Logan County, and 0.010 acre, more or less, in township road right-of-way, Champaign County.

Prior Deed, O.R. Vol. 57, page 745-746 (Logan Co. Records)
O.R. Vol. 17, page 684-685 (Champaign Co. Records)
Basis of bearings, Survey by P.R. Clapsaddle, dated 11/87,
bearing of Twp. Rd. 160 North 57 deg. 05 min. 22 sec. East


Steven A. Fox, P.S. 7000


Date
Job No. 90149



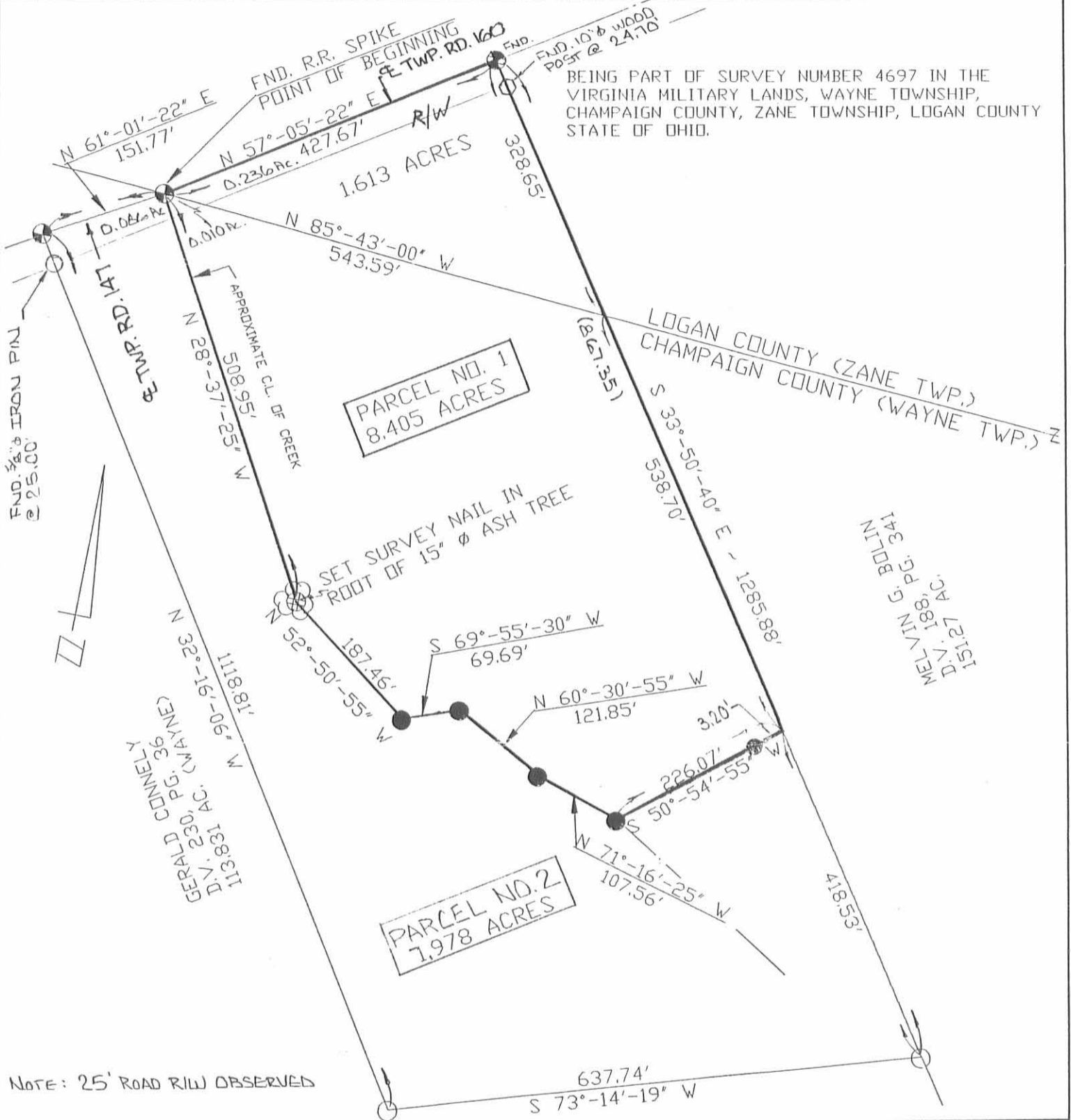
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PLAT of SURVEY

STEVEN A. FOX, P.S.

2298 Bethlehem Rd. W. Prospect, Ohio 43342 PH. 614-494-2028



THIS SURVEY WAS PERFORMED AT THE REQUEST OF: HER REALTY

REFERENCE MATERIALS

LEGEND

Scale: 1" = 150 feet



- ① SURVEY BY P.R. CLAPSADDLE DATED 11-87
 - ②
 - ③
 - ④
 - ⑤ LOGAN CO. O.R. 57 PG. 745-746
CHAMPAIGN CO. O.R. 17 PG. 684-685
- Prior deed volume _____ Page _____
- Basis of bearings REF. No. 1 & Deeds (E. BRG. C.R. 160 N 57°-05'-22" E)

- ⊕ - R.R. spike
- - Iron pin/pipe found 5/8" ⌀
- ⊗ - Survey nail
- - Stone found
- ⊙ - State hwy r/w monument found
- - 5/8" dia. iron pin set with a plastic cap stamped "Fox P.S. 7000"

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CERTIFICATION

I hereby certify that this plat is a true and correct representation of a survey performed under my responsible direction and supervision and is correct to the best of my knowledge.



Steven A. Fox
Steven A. Fox, Reg. P.S. No. 7000

Aug 1, 1990
Date of Survey

TAB 11-0010

SURVEY FOR RON KATZENBACH
16.384 Acre
November 7, 1987

The following described tract of land is situated in the State of Ohio, County of Champaign, Wayne Township, Logan County, Zane Township, V.M.S. 4697, being part of Gerald L. and Jean Ann Connolly's 138.202 acre tract described in Champaign County deed volume 230, page 36, said tract being more particularly described as follows:

Beginning at a railroad spike found in the centerline of Wayne Township Rd. #147 and Zane Township Rd. #160, said spike being situated on the Champaign County-Logan County line, said spike being at an angle point in the northerly line of said 138.202 acre tract and marking the place of beginning;

thence North $57^{\circ}05'22''$ East (assumed bearing for reference purposes) 427.67 feet, following the centerline of Zane Township Rd. #160 and a northerly line of said 138.202 acre tract, to a railroad spike found at the northwest corner of Melvin G. Bolin Etux's 151.27 acre tract described in Champaign County deed volume 188, page 341;

thence South $33^{\circ}50'40''$ East 1285.88 feet, following a line common to said 138.202 acre tract and said 151.27 acre tract, passing through a wood corner post at 24.7 feet and passing the Champaign County-Logan County line at 328.65 feet, to a 5/8" iron pin set and being North $33^{\circ}50'40''$ West 435.59 feet from an iron pin found at the southeast corner of said 138.202 acre tract;

thence South $73^{\circ}14'19''$ West 637.74 feet to a 5/8" iron pin set;

thence North $32^{\circ}16'06''$ West 1118.81 feet, passing through a 5/8" iron pin set for reference at 1093.81 feet, to a railroad spike set in the centerline of Wayne Township Rd. #147;

thence North $61^{\circ}01'22''$ East 151.77 feet, following the centerline of Wayne Township Rd. #147, to the place of beginning, containing 16.384 acres, more or less, and subject to all valid easements and restrictions of record.

Of the above described 16.384 acre tract, 1.613 acre is in Zane Township, Logan County, and the remaining 14.771 acres is in Wayne Township, Champaign County.

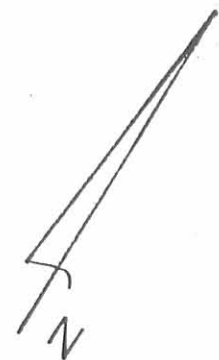
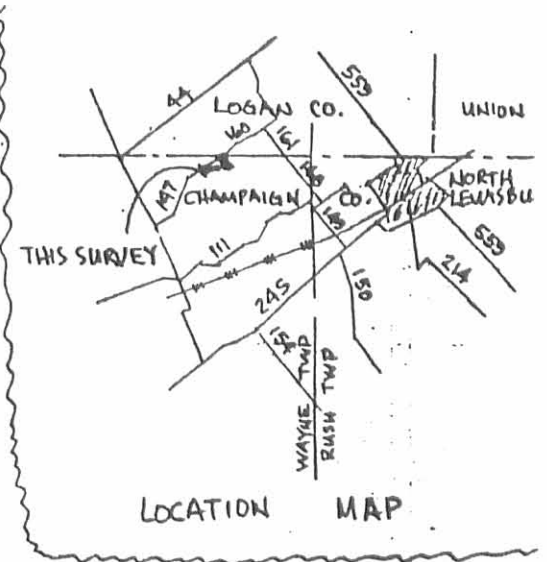
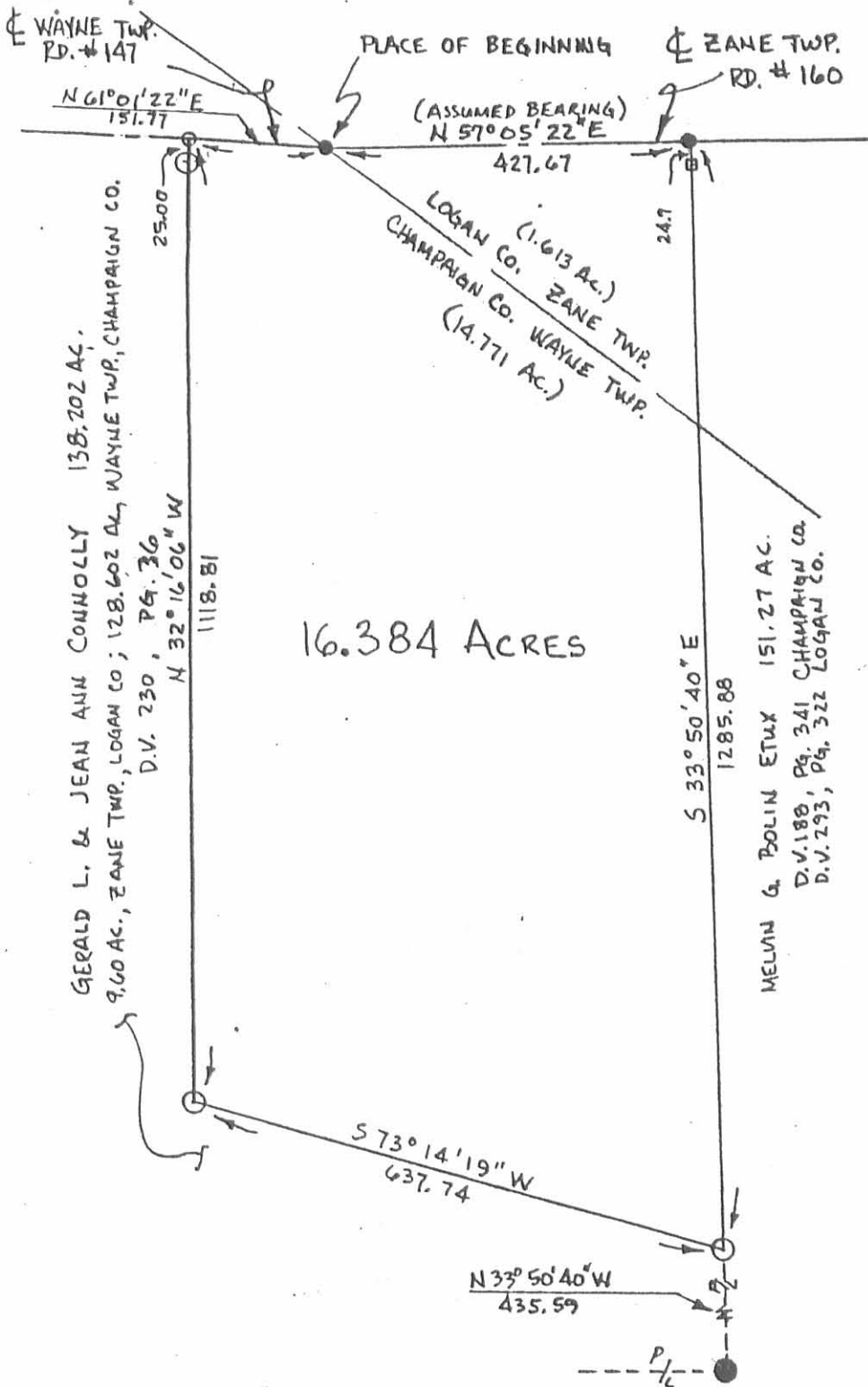
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The above description was prepared from a field survey completed in November of 1987 by Paul R. Clapsaddle, Registered Surveyor #6140.

ATTEST: Paul R. Clapsaddle R.S. #6140
Paul R. Clapsaddle, Registered Surveyor #6140
19019 W. Darby Rd.
Marysville, Ohio 43040
(513) 747-2599

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SCALE 1" = 200'
DATE 11-7-87

SURVEY FOR RON KATZENBACH
STATE OF OHIO
COUNTY OF CHAMPAIGN CO.
TOWNSHIP OF WAYNE, VMS 4697
COUNTY OF LOGAN CO.
TOWNSHIP OF ZANE, VMS 4697
BEING 16.384 ACRES OUT OF GERALD L. & JEAN ANN CONNOLLY'S 138.201 ACRE TRACT DESCRIBED IN DEED VOLUME 230, PAGE 36, CHAMPAIGN COUNTY RECORDS. (1.613 ACRE IN LOGAN CO., 14.771 ACRE IN CHAMPAIGN CO.).

- RAILROAD SPIKE FOUND
- IRON PIN FOUND
- WOOD POST
- RAILROAD SPIKE SET
- IRON PIN SET 5/8" x 30" REROD WITH I.D. CAP.

REFERENCE DEEDS SHOWN ON PLAT



I HEREBY CERTIFY THAT THE HEREON PLATTED PROPERTY WAS MEASURED TO ACCEPTABLE SURVEY STANDARDS.

Paul R. Clapsaddle
PAUL R. CLAPSADDLE, RS #6140

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