

WARTHMAN PROPERTY
V. M. S. 6154
BOKESCREEK & YORK TWPS.
LOGAN & UNION CO.

March 17, 1970

Situated in the counties of Logan and Union, in the State of Ohio and in the Townships of Bokescreek and York, bounded and described as follows:

Being in Military Survey No. 6154:

Beginning at a stone in the east line of said Survey No. 6154 and N. E. corner to E. L. Atkinson land; thence N. $79\frac{1}{2}^{\circ}$ W. 121 poles to a stone in the Benedict Pike, N. W. corner to L. E. Drake's land; thence N. $79\frac{1}{2}^{\circ}$ W. 76.88 poles to a wood corner post; thence N. 13° E. 108.36 poles to a wood corner post in the south line of S. A. Skidmore's land; thence S. 79° E. 73.70 poles to a stake in the center of the Benedict Pike; thence S. $12\frac{1}{2}^{\circ}$ W. 66.80 poles with the line of said pike to a stake S. W. corner to H. C. Benedict's land; thence S. $79\frac{1}{2}^{\circ}$ E. 121.58 poles with the south line of H. C. Benedicts land to a post in the east line of said survey No. 6154; thence S. 10° W. 41 poles to the place of beginning, containing 81.44 acres of land of which 49.93 acres are in Logan County and 31.51 acres are in Union County.

INDEXED ON MAP

5231 ID

Warthman to Kennedy
V.M.S. 6154
Bokescreek Township
December 21, 1973

The following described real estate situated in Bokescreek Township, Logan County, Ohio and being part of Virginia Military Survey 6154 and more particularly described as follows:

Beginning at a stone at the southwest corner of Hattie E. Warthman's 82.33 acre tract as recorded in Logan County Deed Records, Volume 233, Page 564; thence with said Warthman's south line S. $79\ 1/2^\circ$ E. 18.5 feet to a wood post; thence N. 13° E. 1788.0 feet to a wood post in the north line of said 82.33 acre tract; thence with the north line of said tract N. 79° W. 24.8 feet to the northwest corner of said tract; thence with said Warthman's west line S. $12\ 3/4^\circ$ W. 1788.0 feet to the place of beginning.

Containing 0.89 of an acre more or less.


The above described tract being part of Hattie E. Warthman's 82.33 acre tract.

INDEXED ON MAY

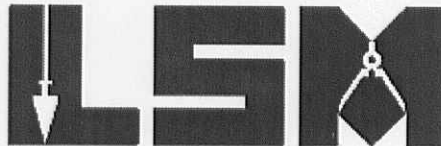
5231-2D

10-B-13

Lee Surveying and Mapping Co., Inc.

 **APPROVED** Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



Phone: (937) 593-7335
Fax: (937) 593-7444
surveys@lsminc.us

EASTMAN 6.609 ACRES

Lying in Virginia Military Survey 6154, Bokescreek Township, Logan County, Ohio.

Being out of the Carroll R. Eastman and Anna Mae Eastman 28.35 acre tract as deeded and described in Official Record 588, Page 22, Tract III of the Logan County Records of Deeds and being more particularly described as follows:

Beginning on a railroad spike found on the south line of Virginia Military Survey 6154 on the center-line of County Highway 125 (Station 23+64.4, Logan County Engineer's Field Book 708, Pages 47 & 48).

THENCE, with the south line of Virginia Military Survey 6154 and the north lines of the Todd S. Tevis 3 acre tract (O.R. 777, Pg. 635) and Jerry Regula 151.413 acre tract (O.R. 120, Pg. 146, Tract I), N 78°-15'-08"W, a distance of 801.89 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 20.01 feet.

THENCE, N 10°-45'-28"E, a distance of 359.75 feet to a 5/8 inch iron rod set.

THENCE, S 78°-15'-10"E, a distance of 798.71 feet to a MAG nail set on the center-line of County Highway 125, passing a 5/8 inch iron rod set at 778.70 feet.

THENCE, with the center-line of County Highway 125 (40 feet wide), S 10°-15'-00"W, a distance of 359.83 feet to the point of beginning.

Containing 6.609 acres, of which 0.165 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 County Highway 125, being S 10°-15'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on September 9, 2013.

Description prepared by:



ORIGINAL STAMP IN GREEN

William K. Bruce
Professional Surveyor 7437
September 10, 2013

55930813-R

INDEXED ON MAP
5231 3D-1

10-8-13

Lee Surveying and Mapping Co., Inc.

APPROVED Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



Phone: (937) 593-7335
Fax: (937) 593-7444
surveys@lsminc.us

EASTMAN 3.945 ACRES

Lying in Virginia Military Survey 6154, Bokescreek Township, Logan County, Ohio.

Being out of the Carroll R. Eastman and Anna Mae Eastman 28.35 acre tract as deeded and described in Official Record 588, Page 22, Tract III of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a railroad spike found on the south line of Virginia Military Survey 6154 on the center-line of County Highway 125 (Station 23+64.4, Logan County Engineer's Field Book 708, Pages 47 & 48).

THENCE, with the center-line of County Highway 125 (40 feet wide), N 10°-15'-00"E, a distance of 359.83 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE, N 78°-15'-10"W, a distance of 798.71 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 20.01 feet.

THENCE, N 10°-45'-28"E, a distance of 78.85 feet to a 5/8 inch iron rod set.

THENCE, N 76°-58'-02"W, a distance of 144.82 feet to a 5/8 inch iron rod set.

THENCE, N 08°-41'-55"E, a distance of 106.98 feet to a 5/8 inch iron rod set.

THENCE, S 78°-55'-13"E, a distance of 945.38 feet to a MAG nail set, passing a 5/8 inch iron rod set at 925.38 feet.

THENCE, with the center-line of County Highway 125, S 10°-15'-00"W, a distance of 200.00 feet to the point of beginning.

Containing 3.945 acres, of which 0.092 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 County Highway 125, being S 10°-15'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on September 9, 2013.

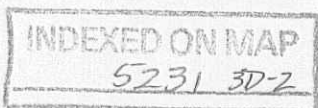
Description prepared by:

William K. Bruce
Professional Surveyor 7437
October 1, 2013



ORIGINAL STAMP IN GREEN

55930813-R



10-8-13

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
surveys@lsminc.us

EASTMAN 4.590 ACRES

Lying in Virginia Military Survey 6154, Bokescreek Township, Logan County, Ohio.

Being out of the Carroll R. Eastman and Anna Mae Eastman 28.35 acre tract as deeded and described in Official Record 588, Page 22, Tract III of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a railroad spike found on the south line of Virginia Military Survey 6154 on the center-line of County Highway 125 (Station 23+64.4, Logan County Engineer's Field Book 708, Pages 47 & 48).

THENCE, with the center-line of County Highway 125 (40 feet wide), N 10°-15'-00"E, a distance of 559.83 feet to a MAG nail set at the TRUE POINT OF BEGINNING, passing a MAG nail set at 359.83 feet.

THENCE, N 78°-55'-13"W, a distance of 945.38 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 20.00 feet.

THENCE, N 08°-41'-55"E, a distance of 211.02 feet to a 5/8 inch iron rod set.

THENCE, S 78°-55'-13"E, a distance of 951.10 feet to a MAG nail set, passing a 5/8 inch iron rod set at 931.10 feet.

THENCE, S 10°-15'-00"W, a distance of 210.86 feet to the point of beginning.

Containing 4.590 acres, of which 0.097 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 County Highway 125, being S 10°-15'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on September 9, 2013.

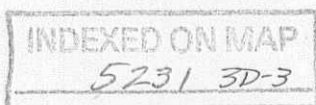
Description prepared by:

William K. Bruce
Professional Surveyor 7437
October 1, 2013



ORIGINAL STAMP IN GREEN

55930813-R



SCALE
100
FEET TO AN INCH

LEGEND:

- ⊗ RAILROAD SPIKE FOUND
- MAG NAIL SET
- 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM 7437"



CARROLL R. EASTMAN AND ANNA MAE EASTMAN
28.35 ACRES
O.R. 588, PG. 22
TRACT III

SURVEY OF THREE TRACTS OUT OF THE
CARROLL R. EASTMAN AND ANNA MAE EASTMAN
28.35 ACRE TRACT
OFFICIAL RECORD 588, PAGE 22
TRACT III
VIRGINIA MILITARY SURVEY 6154
BOKESCREEK TOWNSHIP
LOGAN COUNTY, OHIO

SURVEYED BY:
William K. Bruce
WILLIAM K. BRUCE
PROFESSIONAL SURVEYOR 7437
SEPTEMBER 9, 2013
REVISED OCTOBER 1, 2013



COPYRIGHT 2013 BY:
LEE SURVEYING & MAPPING CO., INC.
117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335
WWW.LSMINC.US
surveys@lsminc.us
KSS/ADW D0813 5593081-R L-5593-2

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

INDEXED ON MAP
52313P

4-9-19

Lee Surveying and Mapping Co.



Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311
www.lee-surveying.com



Phone: (937) 593-7335
Fax: (937) 593-7444
surveys@lee-surveying.com

EASTMAN 29.327 ACRES

Lying in Virginia Military Survey 6154, Bokescreek Township, Logan County and York Township, Union County, Ohio (all records referenced herein refer to the Logan County (L) and Union County (U) Records of Deeds).

Being part of the Carroll R. Eastman and Anna Mae Eastman 29.63 acre tract as deeded and described in Official Record 588, Page 22, Tract I (L) and Official Record 379, Page 312, Tract I (U) and being more particularly described as follows:

COMMENCING at a 3/4 inch iron rod found on the north line of Virginia Military Survey 775-6155 and the south line of Virginia Military Survey 6154 at an angle point on the center-line of County Highway 125 at Station 23+64.4 (Logan County Engineer's Field Book 708, Page 47), being the southwest corner of said 29.63 acre tract;

THENCE, with said center-line, N 10°-59'-49" E, a distance of 16.59 feet to a railroad spike found at the **TRUE POINT OF BEGINNING**, being the northwest corner of the T L Farm Enterprises LLC, 61.995 acre tract as deeded and described in Official Record 943, Page 218, Tract I (L) and Official Record 812, Page 020, Tract I (U);

THENCE, continuing with said center-line, N 10°-59'-49" E, a distance of 1817.54 feet to a 3/4 inch iron bar found, being the northwest corner of said 29.63 acre tract and being on the south line of the Ronald Carl Elliott 79.93 acre tract as deeded and described in Official Record 1244, Page 61 (L) and Volume 325, Page 442 (U);

THENCE, with the line common to said 29.63 acre and 79.93 acre tracts, S 78°-24'-17" E, passing an iron rod set at a distance of 30.00 feet, passing over the Bokescreek Township, Logan County/York Township, Union County line, a total distance of 696.30 feet to an iron rod set, being the northwest corner of the T L Farm Enterprises LLC, 54 acre tract as deeded and described in Official Record 812, Page 020, Tract II (U);

THENCE, with the line common to said 29.63 acre and 54 acre tracts, S 10°-37'-37" W, a distance of 1821.47 feet to a 5/8 inch iron rod found (I.D. cap stamped "LEE P.S. 6359"), at a corner common to said 54 acre and 61.995 acre tracts;

INDEXED ON MAP
523

Lee Surveying and Mapping Co.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311
www.lee-surveying.com



Phone: (937) 593-7335
Fax: (937) 593-7444
surveys@lee-surveying.com

THENCE, with a north line of said 61.995 acre tract, N 78°-05'-57" W, passing over the York Township, Union County/Bokescreek Township, Logan County line, passing a 5/8 inch iron rod found at a distance of 678.09 feet, a total distance of 708.10 feet to the **POINT OF BEGINNING**.

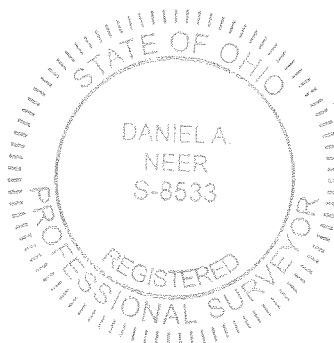
Containing 29.327 acres, more or less, of which 1.252 acres are within the highway right-of-way, 7.075 acres are within Logan County and 22.252 acres are within Union County.

Iron rods set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "P.S. 8533".

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

Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010), with the center-line of County Highway 125, having a bearing of N 10°-59'-49" E. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by Lee Surveying and Mapping Co. on March 20, 2019.

Description prepared by:



D. Neer
Daniel A. Neer
Professional Surveyor No. 8533
March 25, 2019

65010319



APPROVED

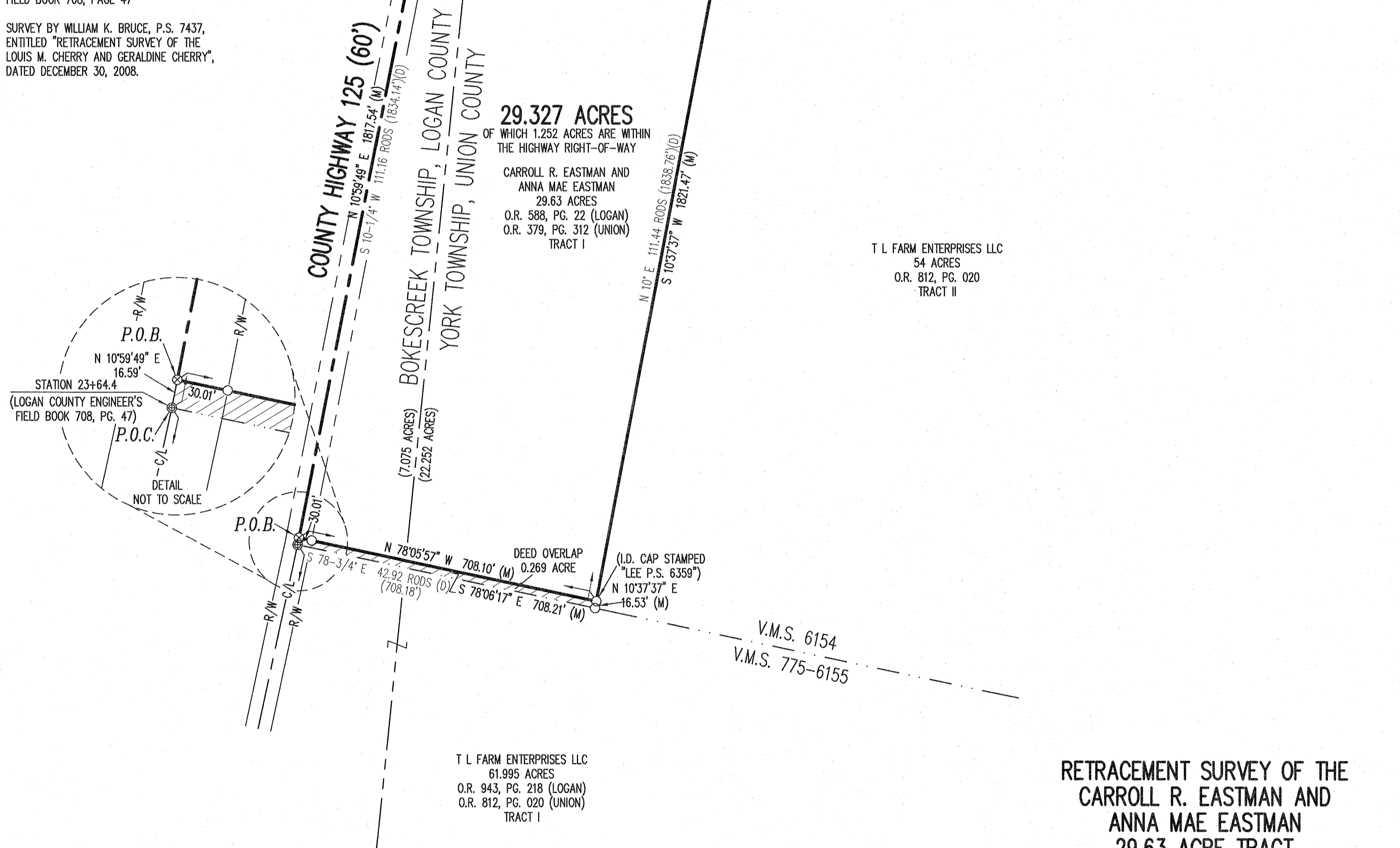
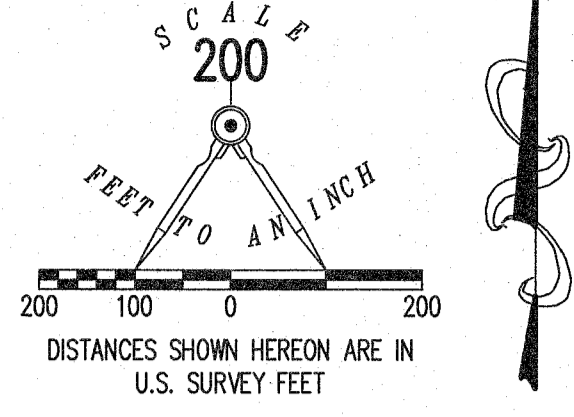
- LEGEND:**
- ⊗ RAILROAD SPIKE FOUND
 - ⊠ 3/4 INCH IRON BAR FOUND
 - ⊙ 3/4 INCH IRON ROD FOUND
 - ⊙ MAG NAIL FOUND
 - ⊠ STONE FOUND
 - 5/8 INCH IRON ROD FOUND
 - 5/8 INCH BY 30 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "P.S. 8533"
- P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R/W = RIGHT-OF-WAY
C/L = CENTER-LINE
V.M.S. = VIRGINIA MILITARY SURVEY
(M) MEASURED
(D) DEED RECORD

DEED & SURVEY REFERENCES:

LOGAN COUNTY:	UNION COUNTY:
O.R. 588, PG. 22	O.R. 379, PG. 312
O.R. 1244, PG. 61	O.R. 325, PG. 442
O.R. 943, PG. 218	O.R. 812, PG. 20

LOGAN COUNTY ENGINEER'S FIELD BOOK 708, PAGE 47

SURVEY BY WILLIAM K. BRUCE, P.S. 7437, ENTITLED "RETRACEMENT SURVEY OF THE LOUIS M. CHERRY AND GERALDINE CHERRY", DATED DECEMBER 30, 2008.



BASIS FOR BEARINGS:
BEARINGS AND DISTANCES, SHOWN HEREON, ARE DERIVED FROM GPS OBSERVATIONS BASED ON GRID NORTH, OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011, EPOCH 2010), WITH THE CENTER-LINE OF COUNTY HIGHWAY 125, HAVING A BEARING OF N 10°59'49"E.

THIS SURVEY WAS PREPARED IN THE ABSENCE OF A COMPLETE AND ACCURATE TITLE SEARCH AND DOES NOT GUARANTEE TITLE.

2 WORKING DAYS
BEFORE YOU DIG

CALL TOLL FREE **800-362-2764**

OHIO UTILITIES PROTECTION SERVICE

FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THE AREA SHOWN IN LOGAN COUNTY IS IN FLOOD ZONE "C" AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 3907720 150 C WITH AN EFFECTIVE DATE OF 5-15-1985.

BY GRAPHIC PLOTTING ONLY, THE AREA SHOWN IN UNION COUNTY IS IN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 39159C0125D WITH AN EFFECTIVE DATE OF 12-16-2008.

**RETRACEMENT SURVEY OF THE
CARROLL R. EASTMAN AND
ANNA MAE EASTMAN
29.63 ACRE TRACT
OFFICIAL RECORD 588, PAGE 22
TRACT I
VIRGINIA MILITARY SURVEY 6154
BOKESCREEK TOWNSHIP, LOGAN COUNTY
OFFICIAL RECORD 379, PAGE 312
TRACT I
VIRGINIA MILITARY SURVEY 6154
YORK TOWNSHIP, UNION COUNTY
STATE OF OHIO**

SURVEYED BY:

DANIEL A. NEER
S-8533
PROFESSIONAL SURVEYOR NO. 8533
MARCH 20, 2019

REGISTERED PROFESSIONAL SURVEYOR
STATE OF OHIO

COPYRIGHT 2019 BY:
LEE SURVEYING & MAPPING CO.
117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335
WWW.LEE-SURVEYING.COM
surveys@lee-surveying.com
KSS D0319 65010319 L-6501-2

INDEXED ON MAP 5231

6-26-2024



GW GUIDER WINKLE PARTNERS

SURVEYING & ENGINEERING

19541 Delaware County Line Road, Marysville, OH 43040
Phone: 740-666-8902 www.guiderwinkle.com

Legal Description 30.000 acres

The following described tract of land is situated in the State of Ohio, Logan County, Bokescreek Township, VMS 6154 being all of Carroll R. Eastman's 25.33 acre Tract II and part of 28.35 acre Tract III both described in Official Record 1339, page 346 and being more particularly described as follows:

Commencing at a railroad spike found marking the intersection of the centerline of County Road 125 (40') with the south line of VMS 6154;

Thence North 10°59'45" East 814.72 feet, following the centerline of County Road 125 to a MAG nail set in the east line of said 28.35 acre tract and marking the *point of beginning*;

Thence **North 79°08'31" West 1289.18 feet**, crossing said 28.35 acre tract, passing at 20.00 feet an iron pin set, to an iron pin set in the west line of said 28.35 acre tract and the east line of Jerry Regula's 151.413 acre Tract I (O.R. 120, page 146)

Thence **North 11°48'16" East 1019.50 feet**, following the west line of said 28.35 acre and 25.33 acre tracts, the east line of said 151.413 acre tract and the east line of Cronkleton Land LLC's 43.18 acre Parcel D, Tract I, to an iron pin set marking the southwest corner of Kris and Robin Buchenroth's 0.89 acre tract (O.R. 460, page 556), said pin set being South 11°48'16" West 2.00 feet from a reference 5/8" iron pin found;

Thence **South 79°08'31" East 1274.80 feet**, following the north line of said 25.33 acre tract, the south line of said 0.89 acre tract and the south line of Ronald Carl Elliott's 79.93 acre tract (49.93 acres Logan County)(O.R. 169, page 521), passing at 1254.80 feet an iron pin set, to a railroad spike found in the centerline of County Road 125;

Thence **South 10°59'45" West 1019.36 feet**, following the centerline of County Road 125 and the east line of said 25.33 acre and 28.35 acre tracts, to the *point of beginning*, containing **30.000 acres**, more or less, with 25.558 acres being all of said Tract II and 4.442 acres out of said 28.35 acre tract and 0.468 acres within the road right of way. Subject to all valid easements and restrictions of record.

I, Timothy L. Guider, hereby certify that this description was prepared from an actual field survey made by me or under my supervision during the month of April 2024 and that monuments were set or found as indicated herein. Iron pins set are 5/8" x 30" reinforcing rods with caps marked "GUIDER S 7752". Basis of Bearing: State Plane Coordinate System, Ohio North Zone, NAD83.

Timothy L. Guider R.S. #7752



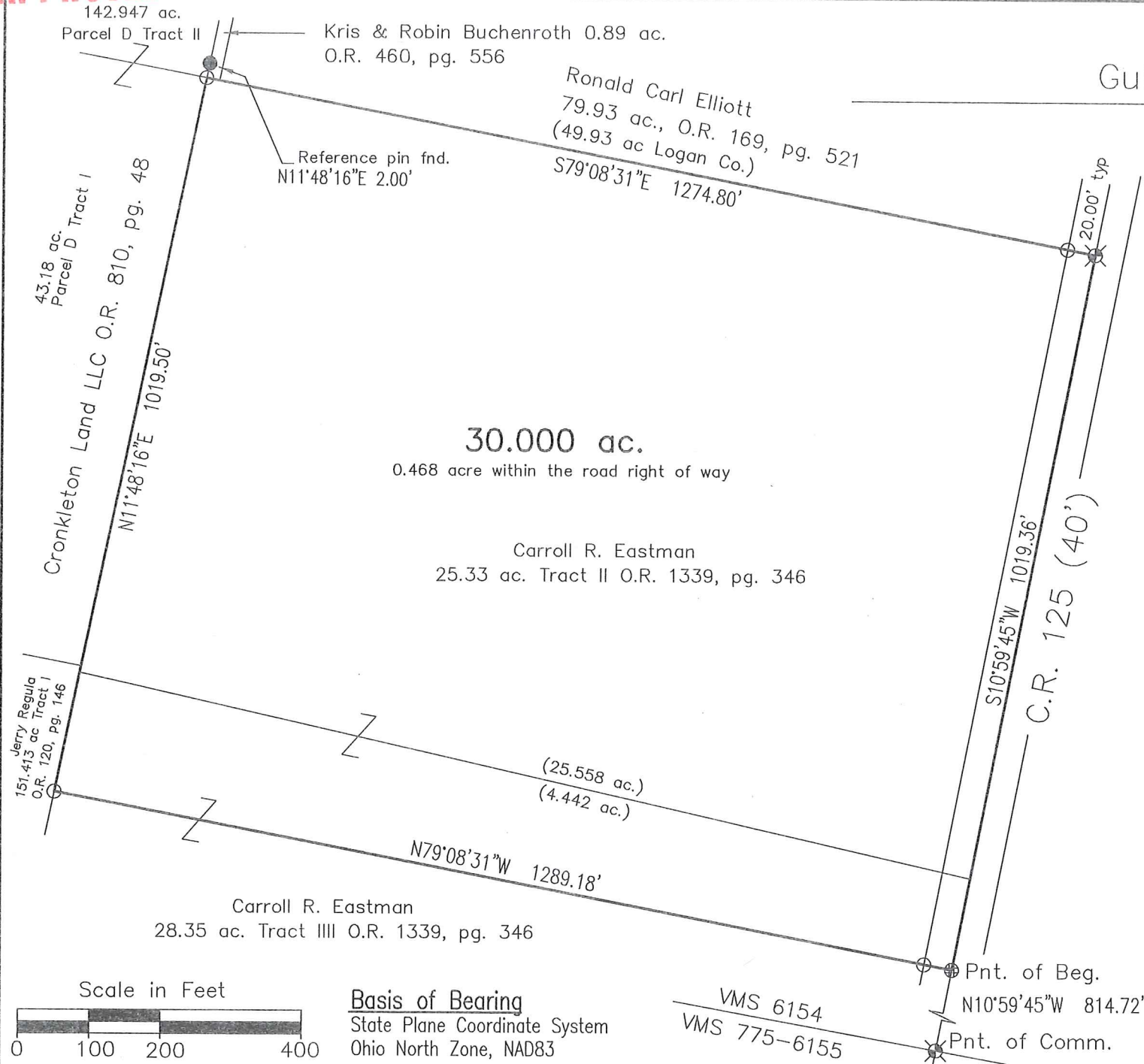
Date: 4/20/24
Job #24052-30.000



6-26-2024

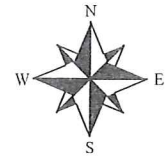


APPROVED



Plat of Survey
Guider Winkle Partners, Inc.

State of Ohio, Logan County
Bokescreek Township, VMS 6154



SCALE : 1" = 200'

Legend

- ⊕ - MAG nail set
- ⊗ - Railroad spike found
- - 5/8" Iron pin found
- - 5/8" x 30" Iron pin set with cap marked "GUIDER S 7752"

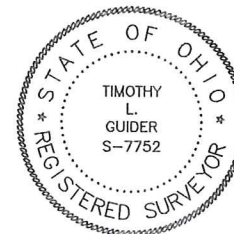
Surveyor's Certification

I hereby certify that this plat is an accurate representation of a field survey made by me and is correct to the best of my knowledge.

Timothy L. Guider

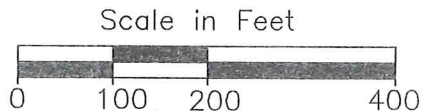
4/20/24

Timothy L. Guider R.S. #7752
Guider Winkle Partners, Inc.
19541 Delaware County Line Road
Marysville, Ohio 43040
(740)-666-8902



Job # 24052

INDEXED ON MAP
5231



Basis of Bearing
State Plane Coordinate System
Ohio North Zone, NAD83