

LESLIE H. GEESLIN

REGISTERED SURVEYOR 5248

P. O. BOX 274

RUSHSVLVANIA, OHIO 43347

TELEPHONE: (513) 468-7265

ANDREOFF SURVEY

May 9, 2007

The following described real estate situated in the State of Ohio, County of Logan, Township of Jefferson, being part of V. M. S. 4195-4604 and more particularly described as follows:

Commencing at a 5/8 inch iron bar set in the south right of way line of County Highway 291 that is S. 14° 40' 42" W. 14.00 feet from the northwest corner of Alexander Andreoff's 0.973 acre tract as described in O. R. Vol. 233 Page 682(Tr. I) and the east line of EPT Mad River Inc.'s 324.614 acre tract as described in O. R. Vol. 803 Page 100 (Par. I).

Thence with said east line of said EPT Mad River Inc.'s 324.614 acre tract , the west line of said Andreoff's 0.973 acre tract and the west line of Alexander Andreoff's 1.249 acre tract as described in O. R. Vol. 284 Page 704 (this also being the corporation line of Valley Hi) S. 14° 40' 42" W. 437.27 feet to a 5/8 inch iron bar set at the southwest corner of said 1.249 acre tract for the place of beginning for this description.

Thence with the south line of said 1.249 acre tract , the south line of Alexander Andreoff's 1.075 acre tract as described in O. R. Vol. 167 Page 607 and Alexander Andreoff's 1.00 acre tract as described in O. R. Vol. 162 Page 886 (Tr. I) N. 85° 40' 51" E. 651.76 feet to a 5/8 inch iron bar set in the west line of Frank E. Atterton etal's 7.62 acre tract as described in D. B. Vol. 391 Page 907 and the southeast corner of said 1.00 acre tract.

Thence with said Atterton's west line and the west line of Rose Marie Bonetzky's 20.33 acre tract as described in D. B. Vol. 393 Page 887 S. 14° 03' 57" W. 422.14 feet to a 5/8 inch iron bar found at a northeast corner of said EPT Mad River Inc's 324.164 acre tract (also a corner of Valley Hi Corporation).

Thence with said EPT Mad River Inc's north line (Valley Hi Corp. Line) S. 77° 06' 32" W. 700.29 feet to a 1.5 inch iron pipe found.

Thence with said EPT Mad River Inc's east line (Valley Hi Corp line) N. 14° 40' 42" E. 534.06 feet to the place of beginning.

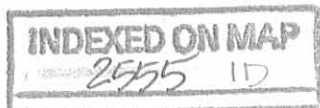
Containing 6.802 acres more or less.

The above described 6.802 acre tract being a new survey of Alexander Andreoff's 6.939 acre tract as described in O. R. Vol. 167 Page 604.

Bearings are based on an assumed bearing (S. 14° 40' 42" W.) for the west line of Alexander Andreoff's 0.973 acre tract as surveyed on May 9, 2007 by Leslie H. Geeslin, Reg. Surveyor No. 5248 .



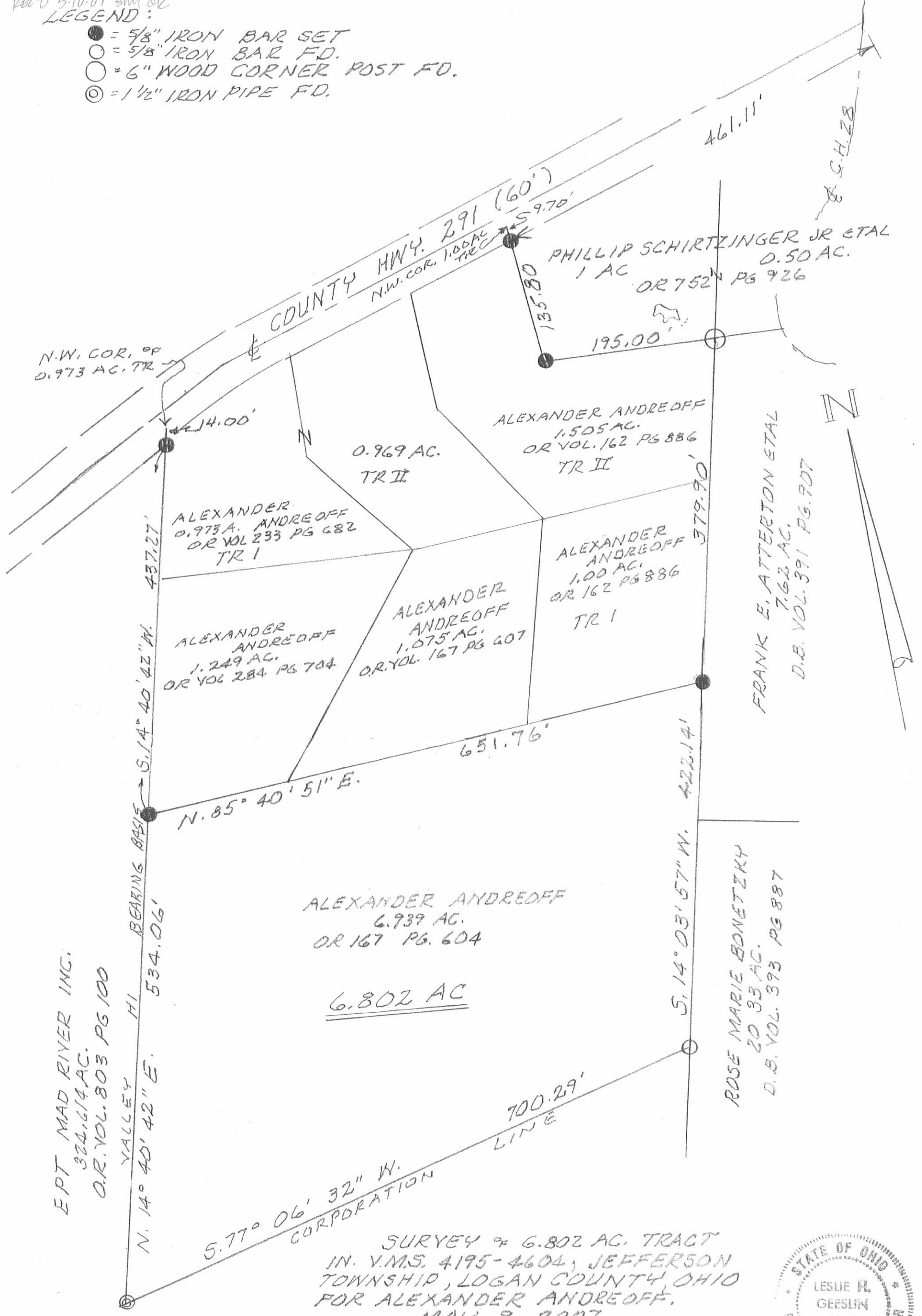
Leslie H. Geeslin



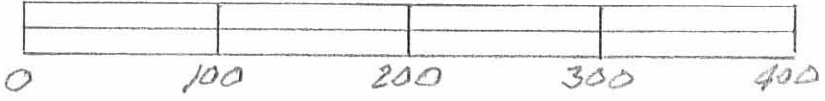
REV'D 5-10-07 AM OK

LEGEND:

- = 5/8" IRON BAR SET
- = 5/8" IRON BAR FD.
- = 6" WOOD CORNER POST FD.
- ⊙ = 1 1/2" IRON PIPE FD.



SURVEY OF 6.802 AC. TRACT
 IN V.M.S. 4195-4604, JEFFERSON
 TOWNSHIP, LOGAN COUNTY, OHIO
 FOR ALEXANDER ANDREOFF.
 MAY 9, 2007
 SCALE: 1"=100'



Leslie H. Geeslin
 LESLIE H. GEESLIN
 RUSHSVLVANIA, OH
 PH 937-468-7265

INDEXED ON MAP
 2555 IP

Osborn - Weber Survey Jefferson Township Nov. 1959 13.71 Acres

The following described land in Jefferson Township, Logan County, Ohio
and being in V.M.S. 4195
4604

Beginnin at an iron at the N.W. corner of a School Lot now in the name
of Paul Osborn said School Lot being known as District Number 2 as
described in Recorder's Deed Vol. 236 Page 566 thence with the west side
of said school Lot so called S. 4 - 02 E. 145.5 feet to a wood post at
the S.W. corner of said lot.

Thence with the south side of said Lot S. 86 - 36 E. 195.0 feet to a
wood post in the west line of Sarah M. Peelle's 45.22 acre tract and said
post being near the west side of County Road Number 28.

Thence with the west side of said Peelle tract S. 13 - 20 W. 813.0 feet
to a wood post at the N.E. corner of Robert C. Craig's 38.00 acre tract.

Thence with the north side of said Craig tract S. 76 - 25 W. 701.0 feet
to a wood post at the S.E. corner of James Van Hyning'd 30.00 acre tract.

Thence with the east side of said Van Hyning tract N. 14 - 00 E. 991.0
feet to an iron at the south side of a twenty foot right of way.

Thence with the south side of said right of way N. 60 - 00 E. 122.0
feet to an iron.

Thence again with the south side of said right of way N. 74 - 30 E.
330.0 feet to the place of beginning.

Said described tract containing 13.71 acres and being the south part of
Della Weber's present 38.60 acre tract.

cc
Logan County Engineer.

3860
1371

INDEXED ON MAP

2555 2D

on Plat Book

Lee Surveying and Mapping Co.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

555 EAST SANDUSKY AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.
JEFFREY I. LEE, P.S.

LALADEN ENTERPRISES, INC.
LOT 'A' (OUT OF 13.71 ACRES)

Lying in V.M.S. 4195-4604, Jefferson Township, Logan County, Ohio.

being off the north side of that 13.71 acres deeded and described in Volume 390, Page 754 of the Logan County Records of Deeds and more particularly described as follows:

beginning at an iron rod found marking the northwest corner of said 13.71 acres and lying at right angles to Station 77+99.83 of the county engineer's survey of County Highway 291, S 30°-00' E, a distance of 19.2 feet (Reference: County Engineer drawing J-183, Index 4029).

THENCE, with the north property line of said 13.71 acres, N 60°-00' E, a distance of 122.00 feet to an angle in said property line, a distance of 10 feet right of Station 79+19.50.

THENCE, continuing with said north property line, N 74°-30' E, a distance of 28.00 feet.

THENCE, S 4°-02' E, a distance of 150.00 feet.

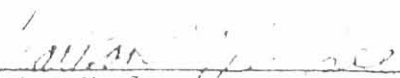
THENCE, S 44°-17'-10" E, a distance of 146.48 feet.

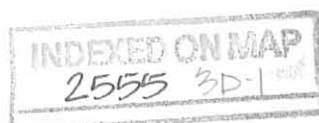
THENCE, S 88°-25'-50" W, a distance of 293.96 feet to the west line of said 13.71 acres.

THENCE, with said west line, N 14°-00' E, a distance of 200.00 feet to the point of beginning. Containing 0.973 acre (42,387 square feet).

Last previous deed reference: Volume 390, Page 754.

Prepared by:


Clayton M. Lee
Reg. Surveyor No. 6181
5-11-82



Lee Surveying and Mapping Co.



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855 EAST SANDUSKY AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.
JEFFREY I. LEE, P.S.

LaDADEN ENTERPRISES, INC.
LOT 'B' (OUT OF 13.71 ACRES)

Lying in V.M.S. 4195-4604, Jefferson Township, Logan County, Ohio.

Being off the north side of that 13.71 acres deeded and described in Volume 390, Page 754 of the Logan County Records of Deeds and more particularly described as follows:

Beginning at an iron rod found marking the northwest corner of said 13.71 acres and lying at right angles to Station 77+99.83 of the county engineer's survey of County Highway 291, S 30°-00' E, a distance of 19.2 feet (Reference: County Engineer drawing J-183, Index 4029).

THENCE, with the north property line of said 13.71 acres, N 60°-00' E, a distance of 122.00 feet to an angle in said property line, a distance of 10 feet right of Station 79+19.50.

THENCE, continuing with said north property line, N 74°-30' E, a distance of 28.00 feet. THE TRUE POINT OF BEGINNING.

THENCE, still continuing with the said north property line of the 13.71 acres, N 74°-30' E, a distance of 150.00 feet.

THENCE, S 4°-02' E, a distance of 150.00 feet.

THENCE, S 39°-15'-50" E, a distance of 169.20 feet.

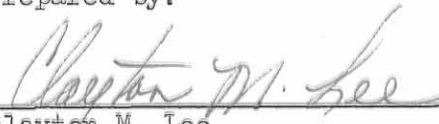
THENCE, S 84°-40' W, a distance of 150.00 feet.

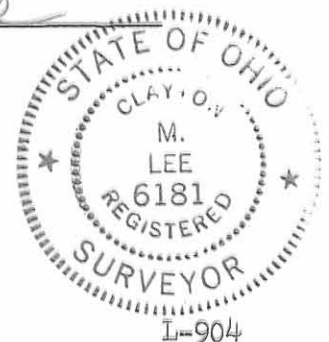
THENCE, N 44°-17'-10" W, a distance of 146.48 feet.

THENCE, N 4°-02' W, a distance of 150.00 feet to the point of beginning. Containing 0.969 acre (42,200 square feet).

Last previous deed reference: Volume 390, Page 754.

Prepared by:


Clayton M. Lee
Reg. Surveyor No. 6181
5-11-82



Lee Surveying and Mapping Co.



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855 EAST SANDUSKY AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.
JEFFREY I. LEE, P.S.

LADADEN ENTERPRISES, INC.
LOT 'C' (OUT OF 13.71 ACRES)

lying in V.M.S. 4195-4604, Jefferson Township, Logan County, Ohio.

Being off the north side of that 13.71 acres deeded and described in Volume 390, Page 774 of the Logan County Records of Deeds and more particularly described as follows:

Beginning at an iron rod found marking the northwest corner of said 13.71 acres and lying at right angles to Station 77+99.83 of the county engineer's survey of County Highway 291, S 30°-00' E, a distance of 19.2 feet (Reference: County Engineer drawing J-183, Index 4029).

THENCE, with the north property line of said 13.71 acres, N 60°-00' E, a distance of 122.00 feet to an angle in said property line, a distance of 10 feet right of Station 79+19.50.

THENCE, continuing with the said north property line of the 13.71 acres, N 74°-30' E, a distance of 178.00 feet to THE TRUE POINT OF BEGINNING.

THENCE, still continuing with said north property line, N 74°-30' E, a distance of 152.00 feet to an iron rod found marking the northwest corner of a 1.00 acre tract (Volume 339, Page 62), 20.5 feet right of Station 82+49.59.

THENCE, with the west and south boundaries of said 1.00 acre tract, S 4°-02' E, a distance of 145.50 feet AND S 86°-36' E, a distance of 195.00 feet to the east line of said 13.71 acres.

THENCE, with said east line, S 13°-20' W, a distance of 150.00 feet to an iron rod.

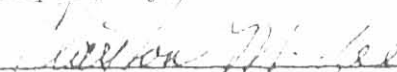
THENCE, S 84°-40' W, a distance of 200.00 feet.

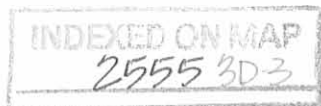
THENCE, N 39°-15'-50" W, a distance of 169.20 feet.

THENCE, N 4°-02' W, a distance of 150.00 feet to the point of beginning. Containing 1.305 acres.

Last previous deed reference: Volume 390, Page 754.

Prepared by:


Clayton M. Lee
Reg. Surveyor No. 6181
5-11-82



L-904

Surveying and Mapping Co.



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855 EAST SANDUSKY AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.
JEFFREY I. LEE, P.S.

LaDADEN ENTERPRISES, INCORPORATED

LOT 'D' (OUT OF 13.71 ACRES)

Lying in V.M.S. 4195-4604, Jefferson Township, Logan County, Ohio.

Being out of that 13.71 acres deeded and described in Volume 390, Page 754 of the Logan County Records of Deeds and more particularly described as follows:

Beginning at an iron rod found marking the northeast corner of said 13.71 acre tract, the same being the northwest corner of the Atterton 7.62 acres (Volume 391, Page 907).

THENCE, with the line between the 13.71 acre tract and the 7.62 acre tract, S 13°-20' W, a distance of 150.00 feet to THE TRUE POINT OF BEGINNING.

THENCE, continuing with said property line, S 13°-20' W, a distance of 229.90 feet.

THENCE, S 84°-40' W, a distance of 200.00 feet.

THENCE, parallel to the east property line, N 13°-20' E, a distance of 229.90 feet.

THENCE, parallel to the south line of this survey, N 84°-40' E, a distance of 200.00 feet to the point of beginning. Containing 1.00 acre.

Last previous deed reference: Volume 390, Page 754.

Prepared by:



Clayton M. Lee
Clayton M. Lee
Reg. Surveyor No. 6181
7/20/82

2555 3D-4

INDEXED ON MAP

L-904

Lee Surveying and Mapping Co.



CLAYTON M. LEE, P.S.
JEFFREY I. LEE, P.S.

855 East Sandusky Avenue
Bellefontaine, Ohio 43311
Phone 593-5780



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

LADADEN ENTERPRISES INCORPORATED
LOT "E" (OUT OF 13.71 ACRES)

Lying in V.M.S. 4195-4604, Jefferson Township, Logan County, Ohio.

Being out of that 13.71 acres deeded and recorded in Volume 390, Page 754 of the Logan County Records of Deeds and more particularly described as follows:

Beginning at a 5/8" iron rod found on the west property line of said 13.71 acre tract a distance southerly, along said west property line, of 200.00 feet from the original center-line of County Highway 291.

THENCE, N 88°-25'-50" E, a distance of 293.96 feet to an iron rod. This point being the northwest corner of this survey. THE TRUE POINT OF BEGINNING.

THENCE, N 84°-40' E, a distance of 150.00 feet to an iron rod.

THENCE, S 13°-20' W, a distance of 229.90 feet to an iron rod.

THENCE, S 84°-40' W, a distance of 280.00 feet to an iron rod.

THENCE, N 37°-44' E, a distance of 298.14 feet to the point of beginning.

Containing 1.075 acres.

Previous deed record: Volume 390, Page 754.

Prepared by:

Clayton M. Lee

Clayton M. Lee
Registered Surveyor No. 6181
7-20-82

2555 3D-5



ORIGINAL STAMP IN GREEN



ORIGINAL STAMP IN GREEN

INDEXED ON MAP

Lee Surveying & Mapping Co.
855 E. Sandusky Ave.
BELLEFONTAINE, OHIO 43311
(513) 593-5780

2555 4P2

PROPOSED
25 FT. WIDE EASE
FOR DRIVE TO JOIN
AT PROPERTY LINE
WITH PLANNED DRIVE
BY SKI PROPERTY.

SUB-DIVISION OF THE NORTH PART OF
LADADEN 1371 ACRES (VOL. 390, PG. 754)
V.M.S. 4195-4604, JEFFERSON TWP.
LOGAN COUNTY, OHIO

By: Clayton M. Lee

CLAYTON M. LEE, REG. SURVEYOR 6181
REV. 7-20-82
5-11-82

L-904



460.75

CO. HWY. 291 (MARKON VALLEY RD.)
CO. MAP J-183 (INDEX 4029)

PROPERTY LINE
WARD, 1 AC.
VOL. 339, PG. 62

CORK SCREEN HILL
CO. RD. 28

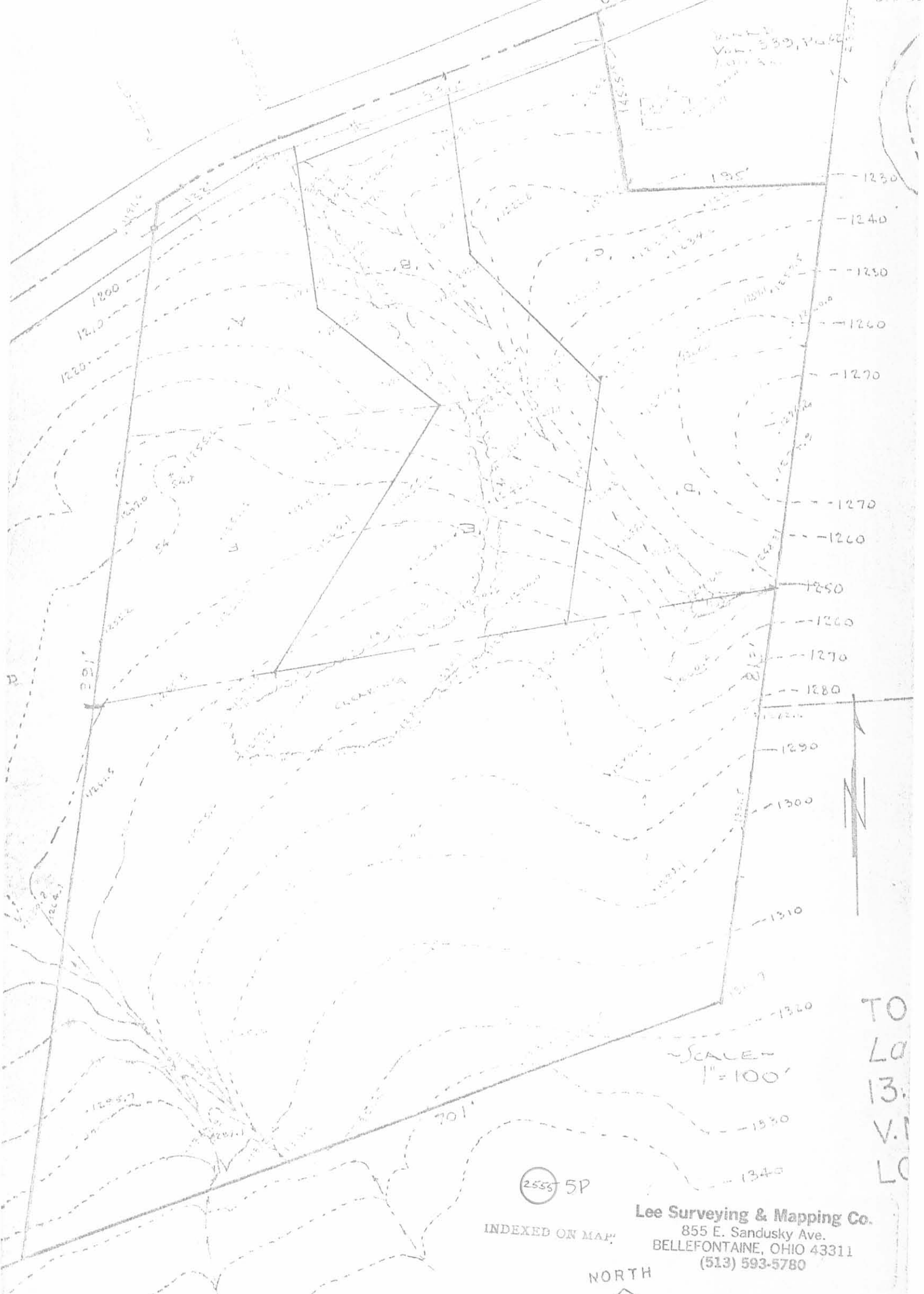
ATTERTON
VOL. 391, PG. 907
7.02 AC.

Scale 1" = 100'

NORTH

CO. HWY. 291 (MARMON VALLEY RD)

Vol. 539, P. 42



1230
1240
1250
1260
1270
1270
1270
1280
1290
1300
1310
1320
1330
1340

SCALE
1" = 100'

2555 5P

INDEXED ON MAP

Lee Surveying & Mapping Co.
855 E. Sandusky Ave.
BELLEFONTAINE, OHIO 43311
(513) 593-5780

NORTH

TO
La
13.
V.I
LC

11-16-2022



APPROVED

DESCRIPTION OF SURVEY FOR

Jon W. Goslee

1.424 acres

November 11, 2022

The following described 1.424 acre tract of land is situated in Virginia Military Survey 4195 – 4604, Jefferson Township, Logan County, Ohio and being all of Jon W. Goslee's Tract I (1.00 acres) and Tract II (0.50 acres) described in Official Record Volume 959, page 166, said 1.424 acre tract more particularly described as follows:

Beginning for reference at a one inch iron bar found at the intersection of the centerline of County Road 28 (100 feet wide) with the centerline of County Road 291 (60 feet wide);

Thence South 23°03'21" West 44.96 feet, following the centerline of County Road 28, to a magnetic nail found at the northeast corner of said 0.50 acre tract and at the southeast corner of Boysel Farms LLC's Exhibit "A" (17.307 acres) described in Official Record Volume 1240, page 792, said magnetic nail marking the **place of beginning**;

Thence **South 23°03'21" West 29.40 feet**, continuing along the centerline of County Road 28 and following the east line of said 0.50 acre tract, to a railroad spike found;

Thence **South 41°46'11" West 197.81 feet**, continuing along the centerline of County Road 28 and the east line of said 0.50 acre tract, to a railroad spike found;

Thence **South 01°46'47" West 49.35 feet**, continuing along the centerline of County Road 28 and the east line of said 0.50 acre tract, to a magnetic nail set;

Thence **South 37°23'13" East 61.44 feet**, continuing along the centerline of County Road 28 and the east line of said 0.50 acre tract, to a railroad spike found at an angle point in the north line of Fathima Hernandez's Exhibit "A" (7.62 acres) described in Official Record Volume 1140, page 484;

Thence **South 89°58'55" West 98.50 feet**, departing from the centerline of County Road 28, following the north line of said 7.62 acre tract and the south line of said 0.50 acre tract, to a six inch wood corner post found at the northeast corner of Lambrecht Acres, LLC's Exhibit "A", Parcel 4 (1.505 acres) described in Official Record Volume 1340, page 50 and at the southeast corner of said 1.00 acre tract, said wood corner post bearing South 01°02'24" West 3.69 feet from an iron bar set for reference;

Thence **North 86°47'14" West 194.95 feet**, following the north line of said 1.505 acre tract and the south line of said 1.00 acre tract, to a 5/8 inch iron bar found;

INDEXED ON MAP

2555

Thence **North 5°56'02" West 146.12 feet**, following the east line of said 1.505 acre tract and the west line of said 1.00 acre tract, passing a 5/8 inch iron bar found in the south line of County Road 291 at 136.09 feet, to an iron bar set in the south line of said 17.307 acre tract;

Thence **North 74°20'47" East 431.77 feet**, following the north line of said 1.00 acre tract, the north line of said 0.50 acre tract and the south line of said 17.307 acre tract, passing an iron bar set at 356.43 feet, to the **place of beginning, containing 1.424 acres** more or less and subject to all valid easements and restrictions of record.

The road right-of-way of County Road 28 contains 0.373 acres and the road right-of-way of County Road 291 contains 0.034 acres for a total of 0.407 acres within the road right-of-ways.

This description was prepared in the absence of a complete and accurate title search and does not guarantee title.

The above description was prepared from an actual field survey made by Blackburn Surveying LLC, George A. Blackburn, Registered Surveyor #7873, during the month of November 2022. Iron bars set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS #7873." Bearings indicated herein are based on the centerline of County Road 28 (60 feet wide) bearing South 23°03'21" West.

Description prepared by:

 11-11-2022

George A. Blackburn, R.S. #7873
6879 State Route 287
West Liberty, Ohio 43357
(937) 465-0424



INDEXED ON MAP

**PLAT OF SURVEY IN
 VIRGINIA MILITARY SURVEY 4195 - 4604
 JEFFERSON TOWNSHIP
 LOGAN COUNTY, OHIO**

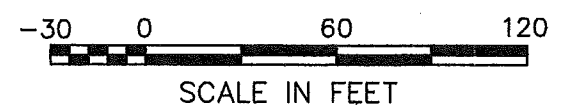
Boysel Farms, LLC
 Exhibit "A" (17.307 acres)
 O.R. 1240, pg. 792

Boysel Farms, LLC
 Exhibit "A" (17.307 acres)
 O.R. 1240, pg. 792

COUNTY ROAD 291 (60')

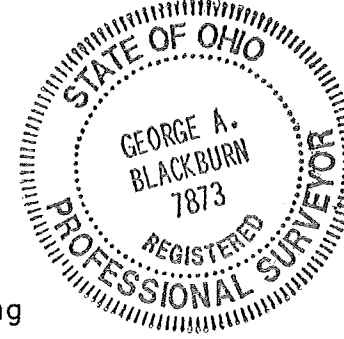
C.R. 153

1" Iron bar fnd.
 Reference Beginning
 Place of Beginning



LEGEND

- Railroad spike found
- ⊙ Magnetic nail set
- ⊙ Magnetic nail found
- 5/8" Iron bar found unless otherwise noted
- 5/8" Iron bar set
- ▣ 6" Wood corner post found



NOTES:

This plat was prepared from a retracement survey of an existing parcel with existing structures and driveways.

No new structures and/or driveways are requested at this time.

This plat was prepared in the absence of a complete and accurate title search and does not guarantee title.

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND THAT MONUMENTS WERE PLACED AS INDICATED HEREON.

George A. Blackburn 11-11-2022
 GEORGE A. BLACKBURN, R.S. 7873

1.424 Acres

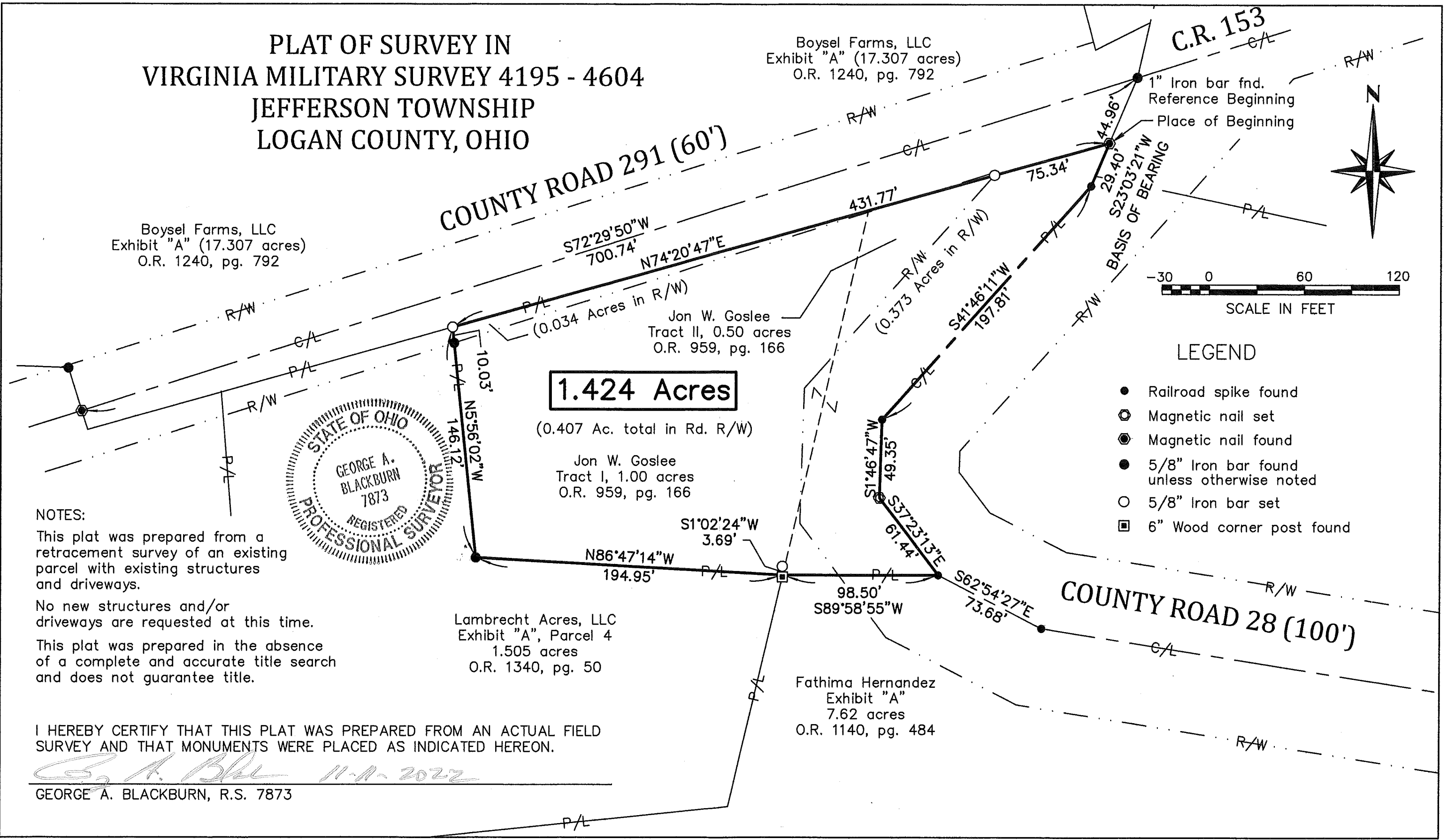
(0.407 Ac. total in Rd. R/W)

Jon W. Goslee
 Tract I, 1.00 acres
 O.R. 959, pg. 166

Lambrech Acres, LLC
 Exhibit "A", Parcel 4
 1.505 acres
 O.R. 1340, pg. 50

Fathima Hernandez
 Exhibit "A"
 7.62 acres
 O.R. 1140, pg. 484

COUNTY ROAD 28 (100')



BLACKBURN SURVEYING, LLC
 6879 STATE ROUTE 287
 WEST LIBERTY, OHIO 43357
 (937) 597-2700

DATE : 11/11/2022
 SCALE : 1" = 60'
 FILE: Jon Goslee 11-22

REVISIONS	DATE	BY

PLAT PREPARED FOR JON W. GOSLEE

INDEXED ON MAP
 2555

SHEET
 1
 OF 1