

Deed Description.

2.23 Acres out of Phillip A. Brandts 10.74 acres  
Section 34 Town 5 Range 13  
Liberty Township, Logan County

Situated in the Township of Liberty, County of Logan and  
State of Ohio and being in Section 34 Town 5 Range 13  
of the between the Miami Rivers Survey,

Beginning at a point in the east line of Section 34 at it's  
intersection with the centerline of Logan County Road #14  
(former State Highway #726); thence with the centerline of  
said Logan County Road #14, North 33 Degrees 55 Minutes West  
60.00 feet to a railroad spike;

Thence South 9 Degrees 47 Minutes West 82.41 feet to an iron pin;  
Thence South 47 Degrees 24 Minutes West 275.70 feet to an iron pin;  
Thence South 6 Degrees 11 Minutes West 299.80 feet to an iron  
pin in the south line of Brandt's 10.74 acres;

Thence with said Brandt's south line South 85 Degrees 52 Minutes  
East 225.00 feet to a corner post on the line between Section 34  
Town 5 Range 13 and Section 28 Town 5 Range 13;

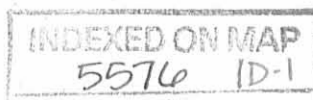
Thence with said section line which is also Brandt's east line  
North 6 Degrees 15 Minutes East 535.50 feet to the point of  
beginning.

Containing 2.23 acres more or less out of Phillip A. Brandt's  
10.74 acre tract as recorded in Volume 346, page 30 of the Logan  
County Recorder's Deed Records.

Surveyed Sept. 4, 1978

By Larry E. Blosser SIT #1199

Chk'd By Cecil E. Mengerink PS #3151



Easement Description  
Phillip A. Brandt

Beginning at a point in the east line of Section 34, Town 5, Range 13, at it's intersection with the centerline of Logan County Road #14 (former State Highway #726), thence with the centerline of said Logan County Road #14, North 33 Degrees 55 Minutes West 60.00 feet to a railroad spike;  
Thence South 9 Degrees 47 Minutes West 82.41 feet to an iron bar;  
Thence North 56 Degrees 31 Minutes East 56.94 feet to the point of beginning.

INDEXED ON MAP  
5576 1D-2

PHILLIP A. BRANDT SURVEY  
SEC. 34, T. 5, R. 13  
LIBERTY TWP.,  
LOGAN CO. -  
SEPT. 1978

LARRY E. BLOSSER SIT 1199  
CECIL E. MENDERINK PS 3151

Phillip A. Brandt  
10.74 ac.

2.23 ACRES

LOGAN CO.  
ROAD 14

RR  
Spika  
Set

N 33° 55' W  
60.00'

S. 9° 47' W  
82.41'

Iron  
Bar  
Fd.

Iron Bar  
Set

30'

30'

N 6° 15' E  
535.50'

SEC. 28, T. 5, R. 13  
SEC. 34, T. 5, R. 13

Iron Bar Set

S 6° 11' W  
299.80'

S. 85° 52' E. 225.00'

Iron Bar Set

INDEXED ON MAP  
5576 IP

**John R. Sadler Survey**

The following described real estate situated in the Township of Liberty, County of Logan, State of Ohio and being a part of Section No. 34, Town 5, Range 13, Between the Miami Rivers Survey and being off the south side of a tract of 3.220 Acres in the name of John R. Sadler and Elizabeth Sadler as recorded in Official Record No. 252 Page 851 (3-31-1995) and being more particularly described as follows:

Beginning at a R. R. Spike found at the southeast corner to said 3.220 Acre tract and the northeast corner to a present 5.290 Acre tract in the name of Philip A. Brandt et ux as recorded in Deed Volume No. 346 Page 30 (4-4-1973), which was an original 10.740 Acre tract and being in the centerline of C. H. No. 14 (60 feet wide);

Thence with the line between Sadler and Brandt, S. 56°05'00" W. 532.10 feet to a 5/8 inch Rebar found at the southwest corner to Sadler's tract and the northwest corner to Brandt's tract and being in the east line of and original 152.500 Acre tract and being presently a 123.039 Acre tract in the name of Clara M. Hostetler et al as recorded in Deed Volume No. 321 Page 865 (8-26-1968), passing through a 5/8 inch Rebar found at 30.00 feet;

Thence with the line between Sadler and Hostetler, N. 6°18'00" E. 196.43 feet to a 5/8" x 30" Rebar set;

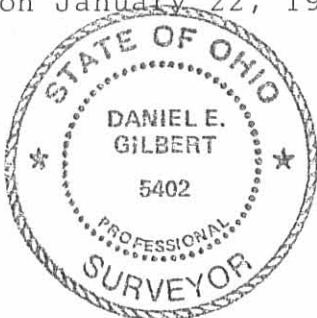
Thence N. 56°05'00" E. 405.27 feet to a R. R. Spike set in the centerline of C. H. No. 14, passing through a 5/8" x 30" Rebar set at 375.27 feet;

Thence with the centerline of C. H. No. 14, S. 33°55'00" E. 150.00 feet to the place of beginning, (Note: The centerline of C. H. No. 14 is the Basis of Bearing for this survey - S. 33°55'00" E.), containing 70,302.75 square feet or 1.614 Acres, more or less.

Of the above described tract, there is 4,500.00 square feet or 0.103 Acres in the right of way of C. H. No. 14.

I hereby certify that this description is the result of a field survey made by me on January 22, 1996.

INDEXED ON MAP  
5574 2D



*Daniel E. Gilbert*  
DANIEL E. GILBERT, P.S.  
REG. SUR. NO. 5402  
400 N. PARK ST.  
BELLEFONTAINE, OHIO 43311  
TELEPHONE: 1 (513) 593-1428

Karl Z. Smith  
O.R. No. 186 P. 570 (2-24-1993)  
19-135-00-00-085.000

88.054 Acres

John R. Sadler et ux  
O.R. No. 252 P. 851 (3-31-1995)  
19-135-00-00-125.000

3.220 Acres  
- 1.614  
1.606 Acres

Clara M. Hostetler et al  
Vol. No. 321 P. 865 (8-26-1968)  
19-135-00-00-126.000

Original - 152.500 Acres  
Present - 123.039 Acres

70,302.75<sup>sq ft</sup>  
or  
1.614 Acres

Philip A. Brandt et ux  
Vol. No. 346 P. 30 (4-4-1973)  
19-135-00-00-124.000

Original - 10.740 Acres  
Present - 5.290 Acres

5/8" Rebar Fd.  
Sta. No. 471+12.30  
Δ = 5°-41' Lt.  
F.B. No. 582 P. 33.

C.H. No. 14

Sec. No. 34 T.5 R.13  
Sec. No. 28 T.5 R.13

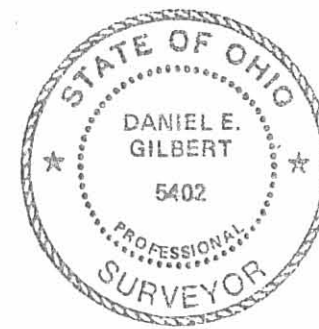
5/8" Rebar Fd.  
Sta. No. 479+24.50  
F.B. No. 582 P. 34

1 1/2" Iron Pipe Fd.  
Sta. No. 480+24.50  
Δ = 43°-30'-40" Lt.  
F.B. No. 582 P. 34.

N



Scale: 1" = 100'



- SYMBOLS:
- ✕ - R. R. Spikes Fd.
  - ⊗ - R. R. Spike Set.
  - - 5/8" Rebars Fd.
  - - 5/8" x 30" Rebars Set.

INDEXED ON MAP  
5574 2P

John R. Sadler Survey  
Section No. 34 T.5 R.13 BMRS, Liberty Township,  
Logan County, Ohio.

SCALE: 1" = 100'	APPROVED BY:	DRAWN BY: DEG
DATE: 1-22-1996		REVISED: 2-8-1996

*Daniel E. Gilbert*

Daniel E. Gilbert, P.S.  
Reg. Sur. No. 5402

DRAWING NUMBER  
096-012

Deed Description

3.22 Acres out of Phillip A. Brandt's 10.74 Acres  
Section 34, Town 5, Range 13,  
Liberty Twp. Logan County, Ohio

Situated in the Township of Liberty, County of Logan, and  
State of Ohio, and being in Section 34, Town 5, Range 13 of  
the between the Miami Rivers Survey.

Beginning at a point in the east line of Section 34 at its  
intersection with the centerline of Logan County Road # 14  
(former S. H. No. 726); thence with the centerline of said  
Logan County Road # 14, North 33 Degrees 55 Minutes West 511.90  
feet to a railroad spike which is the true point of beginning of  
this description;

Thence South 56 Degrees 05 Minutes West 532.10 feet, passing an  
iron pin set on the highway right of way at 30.00 feet, to an  
iron pin;

thence with Brandt's west line North 6 Degrees 18 Minutes East  
170.16 feet to an iron pin;

thence with Brandt's north line South 84 Degrees 26 Minutes East  
212.40 feet to an iron pin set in the center of said Logan County  
Road # 14;

Thence with the centerline of said road South 33 Degrees 55 Minutes  
East 300.30 feet to the point of beginning;

Containing 3.22 acres more or less out of Phillip A. Brandt's 10.74  
Acres as recorded in Volume 346, page 30 of the Logan County Recorder's  
Deed Records.

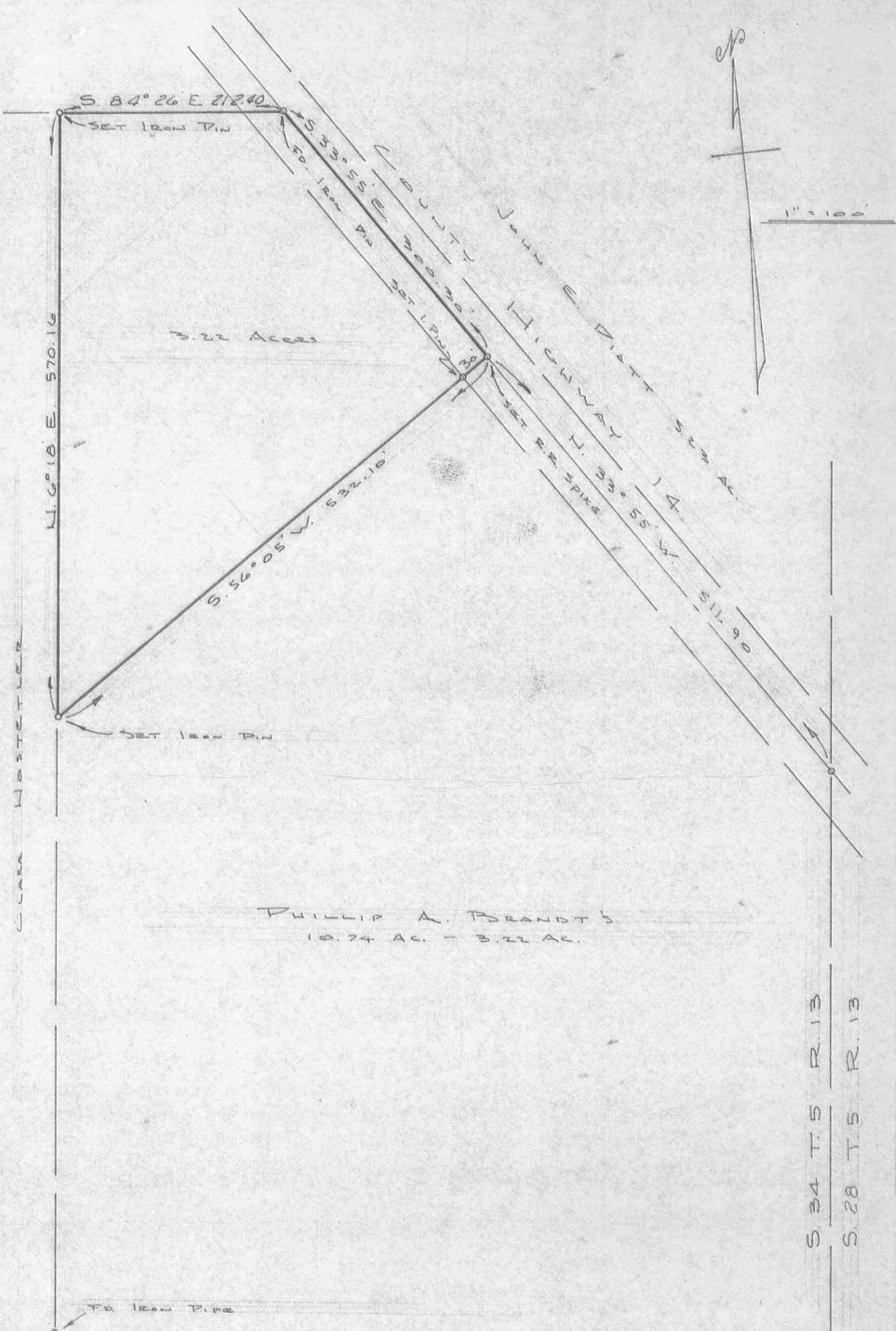
Surveyed August 14, 1974

By Larry E. Blosser SIT # 1199

Checked By: Cecil E. Mangum  
Registered Surveyor # 3157

INDEXED ON MAP

5574 3D



PHILLIP A. BRANDT'S  
10.74 AC. - 3.22 AC.

S. 34 T. 5 R. 13  
S. 28 T. 5 R. 13

5576 3P

C. T. S. OF WEST LIBERTY, INC.

INDEXED ON MAP  
PHILLIP A. BRANDT SURVEY  
3.22 ACRES OUT OF 10.74 ACRES  
SECTION 34 TOWN 5 RANGE 13  
LIBERTY TOWNSHIP, LOGAN CO.  
STATE OF OHIO AUG. 14, 1974

SURVEYED BY: LARRY E. FLOSSER SIT 1199  
CHECKED BY: Cecil E. Mengerink  
REGISTERED SURVEYOR #3151

9-20-2024



APPROVED

**LEGAL DESCRIPTION FOR BRANDT'S 10.605 ACRE TRACT**

Being situate in the State of Ohio, County of Logan, Township of Liberty, and being a part of Section 34, Town 5, Range 13, Between the Miami Rivers survey, and being more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of Township Road 189 (60' right-of-way) with the centerline of Township Road 14 (60' right-of-way);

thence with the centerline of said Township Road 14, N-77°03'39"-W, 776.92'(feet) to a railroad spike found at an angle on said centerline;

thence continuing with the centerline of said Township Road 14, N-33°34'19"-W, 160.00'(feet) to a railroad spike found at the northwest corner of a 2.230 acre tract conveyed to Roger S. and Diana L. Horsely by deed recorded in Deed Volume 379, Page 222, at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, passing for reference a railroad spike found on the east line of Section 34 at 99.93'(feet);

thence with the west line of said 2.230 acre tract, S-10°01'32"-W, 82.32'(feet) to a 5/8" iron bar found at a corner thereof, passing for reference an iron bar set on the west line of said Township Road 14 at 43.50'(feet);

thence continuing with the west line of said 2.230 acre tract, S-47°40'58"-W, 275.90'(feet) to a 5/8" iron bar found at a corner thereof;

thence continuing with the west line of said 2.230 acre tract, S-6°38'08"-W, 300.00'(feet) to a 5/8" iron bar found at the southwest corner thereof;

thence with the north line of a 50.238 acre tract conveyed to JARR Properties, LLC. by deed recorded in Official Record 1410, Page 5887, Tract I, N-85°37'38"-W, 512.37'(feet) to an iron bar set at a southeast corner of a 20.331 acre tract conveyed to Randy L. and Arlene R. Horsely by deed recorded in Official Record 1061, Page 956, Parcel II;

thence with the east line of said 20.331 acre tract, and with the east line of a 35.554 acre tract conveyed to Clinton M. and Sherry L. Barger, Trustees, by deed recorded in Official Record 1154, Page 699, N-6°38'34"-E, 612.00'(feet) to a 5/8" iron bar found at the southwest corner of a 1.614 acre tract conveyed to Richard L. Garland and Barbara A. Wood by deed recorded in Official Record 384, Page 830, passing for reference a 5/8" iron bar found at the northeast corner of said 20.331 acre tract at 456.28'(feet);

thence with the south line of said 1.614 acre tract, N-56°26'36"-E, 532.05'(feet) to a railroad spike found at the southeast corner of said 1.614 acre tract, passing for reference a 7/8" iron bar found on the west line of said Township Road 14 at 502.05'(feet);

thence with the centerline of said Township Road 14, S-33°34'19"-E, 451.57'(feet) to the place of beginning.

Containing 10.605 acres, of which 0.322 acre is within the right-of-way of Township Road 14, but being subject to the rights of all legal highways and all easements of record.

INDEXED ON MAP  
5576



Being all of the 5.29 acre tract conveyed to Shirley L. Brandt by deed recorded in Official Record 309, Page 186, Tract II, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by Terry A. Hoppes, Professional Surveyor No. 6352, September 17, 2024. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on Ohio State Plane Coordinates, NAD 1983, North Zone, resulting in a bearing for the centerline of Township Road 14 of N-77°03'39"-W.



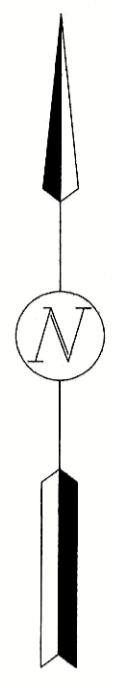
Terry A. Hoppes, P.S. 6352



INDEXED ON MAP  
5576

# PLAT OF SURVEY

## LIBERTY TOWNSHIP, LOGAN COUNTY, OHIO SECTION 34, TOWN 5, RANGE 13, B.T.M.R.S.



SCALE: 1" = 100'  
40 20 0 50 100 200  
DATE: SEPTEMBER 17, 2024

- LEGEND**
- = 3" x 3" ANGLE IRON POST.....FOUND
  - △ = RAILROAD SPIKE.....FOUND
  - = 5/8" IRON BAR (UNLESS NOTED).....FOUND
  - = MAG NAIL.....SET at grade
  - = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 7574".....SET at grade

CLINTON M. & SHERRY L. BARGER, TRUSTEES  
35.554 AC.  
O.R. 1154, P. 699

RICHARD L. GARLAND & BARBARA A. WOOD  
1.614 AC.  
O.R. 384, P. 830

**10.605 AC.**  
(0.322 AC. RW)  
(10.283 AC. NET)


SHIRLEY L. BRANDT  
5.29 AC.  
O.R. 309, P. 186  
TRACT II

RANDY L. & ARLENE R. HORSLEY  
20.331 AC.  
O.R. 1061, P. 956  
PARCEL II

ROGER S. & DIANA L. HORSLEY  
2.230 AC.  
D.V. 379, P. 222

JARR PROPERTIES, LLC  
PT. 50.238 AC.  
O.R. 1410, P. 5887  
TRACT I

- NOTE:**
- BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATES, NAD 1983, NORTH ZONE, RESULTING IN A BEARING FOR THE CENTERLINE OF TOWNSHIP ROAD 14 OF N-77°03'39"-W.
  - REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, PLATS OF SURVEYS IN THE VICINITY, COUNTY TAX AND AERIAL MAPS.

SURVEYED BY:   
 TERRY A. HOPPES  
 PROFESSIONAL SURVEYOR No. 6352  
 B. EDWARDS SURVEYING, LLC  
 110 SOUTH MAIN STREET  
 URBANA, OHIO 43078  
 (937)653-6508

