

# EDWARDS SURVEYING

## 110 SOUTH MAIN STREET URBANA, OHIO 43078 (937) 653-6508



#### LEGAL DESCRIPTION FOR BURNSIDE'S 5.476 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of McArthur, and being a part of Virginia Military Survey 9906, and being more particularly described as follows:

Beginning for reference at a railroad spike found 0.1' below grade at the intersection of the centerlines of State Route 274 (60' right-of-way) and County Road 49 (40' right-of-way);

thence with the centerline of County Road 49, S-10°03'44"-E, 1009.51'(feet) to a Mag Nail set at the PRINCIPLE PLACE OF BEGINNING for the tract hereinafter described, passing for reference a railroad spike found at grade at the Northwest comer of a 47.089 acre tract conveyed to Rodney Lee Burnside by Deed recorded in Official Record 459, Page 656 of the Logan County Records, of which the herein described parcel is a part of, at 435.60'(feet);

thence N-83°47'12"-E, 798.45'(feet) to an iron bar set, passing for reference an iron bar set on the right-of-way line of County Road 49 at 20.05'(feet);

thence S-8°51'05"-E, 330.00'(feet) to an iron bar set;

thence S-88°03'29"-W, 797.68'(feet) to an Mag Nail set on the aforementioned centerline of County Road 49, passing for reference an iron bar set on the right-of-way line of County Road 49 at 777.48'(feet);

thence with the centerline of County Road 49, N-10°03'44"-W, 270.85'(feet) to the place of beginning;

Containing 5.476 acres, 0.125 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 the 47.089 acre tract conveyed to Rodney Lee Burnside by Deed recorded in Official Record 459, Page 656 of the Logan County Records.

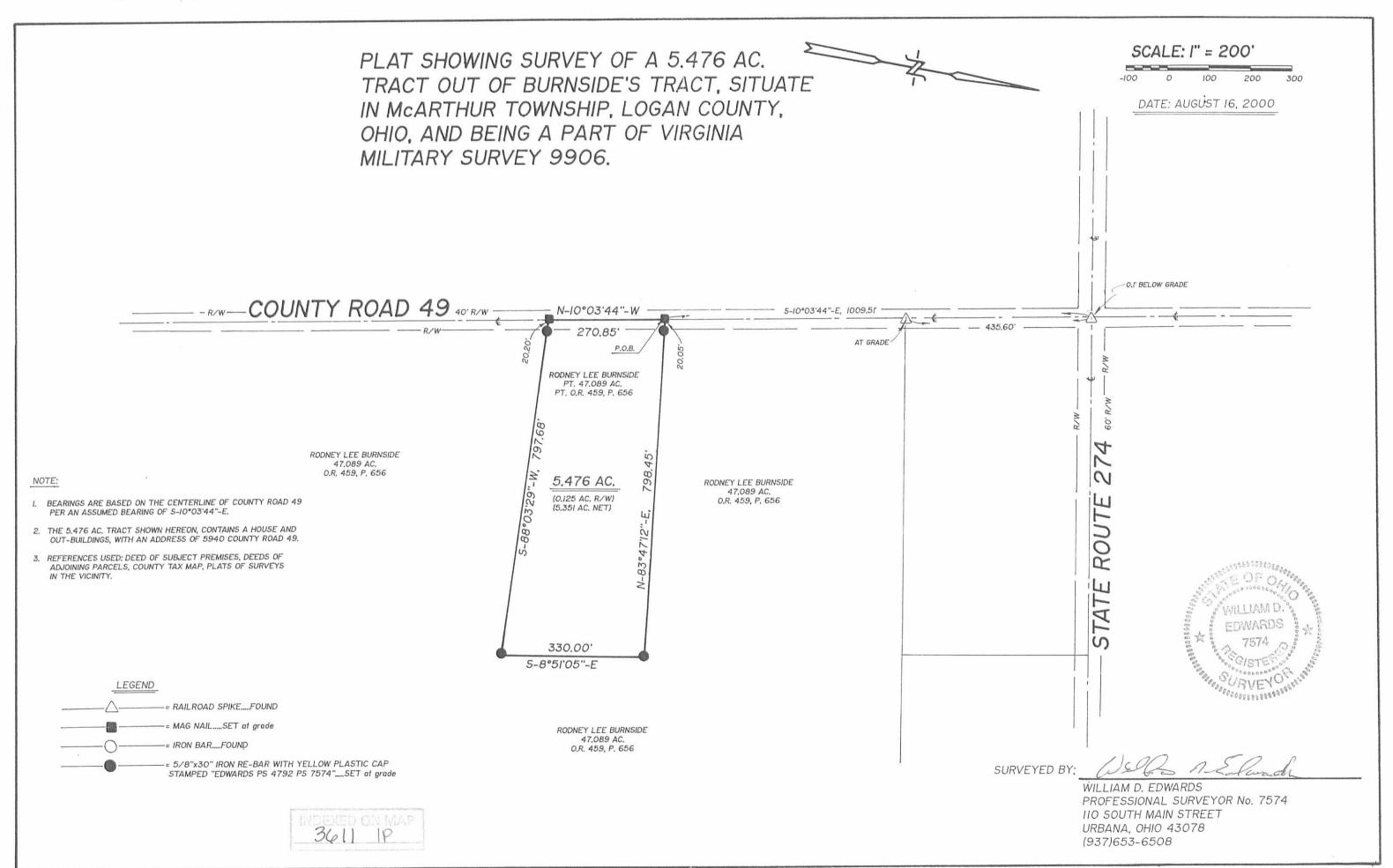
The foregoing description prepared by and in accordance with a field survey by William D. Edwards, Professional Surveyor No. 7574, August 16, 2000. All iron bars set are 5/8" x 30" iron re-bar with a vellow plastic cap stamped "EDWARDS PS 4792 PS 7574." The basis of bearings for the herein described tract is the centerline of County Road 49 per an assumed

bearing of S-10°03'44"-E.

William D. Edwards

Professional Surveyor No. 7574





Received 6-1-95 OK gCH

### SURVEY FOR RODNEY BURNSIDE 7.911 ACRES MAY 24, 1995

The following described tract of land is situated in the State of Ohio, County of Logan, Township of McArthur, V.M.S. 9906, being part of John P. Burnside's 55 acre tract described in official record 195, page 607 and being more particularly described as follows:

Beginning at a railroad spike set at the intersection of the centerline of State Route #274 (60 feet wide) with the centerline of County Road #49 (40 feet wide), said spike marking the northwest corner of V.M.S. 9906, the southwest corner of V.M.S. 9931, the southeast corner of V.M.S. 9930, the northeast corner of V.M.S. 9905, and the northwest corner of said 55 acre tract;

thence North 80°29'58" East (bearing based on an assumed meridian with all others based on angles turned) 790.79 feet, following the centerline of State Route #274, the north line of V.M.S. 9906, the south line of V.M.S. 9931, and the north line of said 55 acre tract, to a railroad spike found at the northwest corner of Larry Kenneth and Sharon Kay Thomas' 3.50 acre tract described in deed volume 312, page 217;

thence South 10°09'40" East 435.60 feet, following the west line of said 3.50 acre tract and an east line of said 55 acre tract, passing at 30.00 feet an iron pin set, to an iron pin set;

thence South 80°29'56" West 791.54 feet, crossing said 55 acre tract and passing at 761.54 feet an iron pin set, to a railroad spike set in the centerline of County Road #49, the west line of V.M.S. 9906, the east line of V.M.S. 9905, and the west line of said 55 acre tract;

thence North 10°03'44" West 435.60 feet, following the centerline of County Road #49, the west line of V.M.S. 9906, the east line of V.M.S. 9905, and the west line of said 55 acre tract, to the place of beginning, containing 7.911 acres, more or less, and subject to all valid easements and restrictions of record.

Of the above described 7.911 acre tract, 0.731 acres is within the road right of ways of State Route #274 and County Road #49.

The above description was prepared from an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140 during the month of May, 1995. Iron pins set are 5/8" by 30" reinforcing rods with caps marked "CLAPSADDLE R.S. #6140." Bearings indicated hereon are based on an assumed meridian and are to denote angles only.

ATTEST:

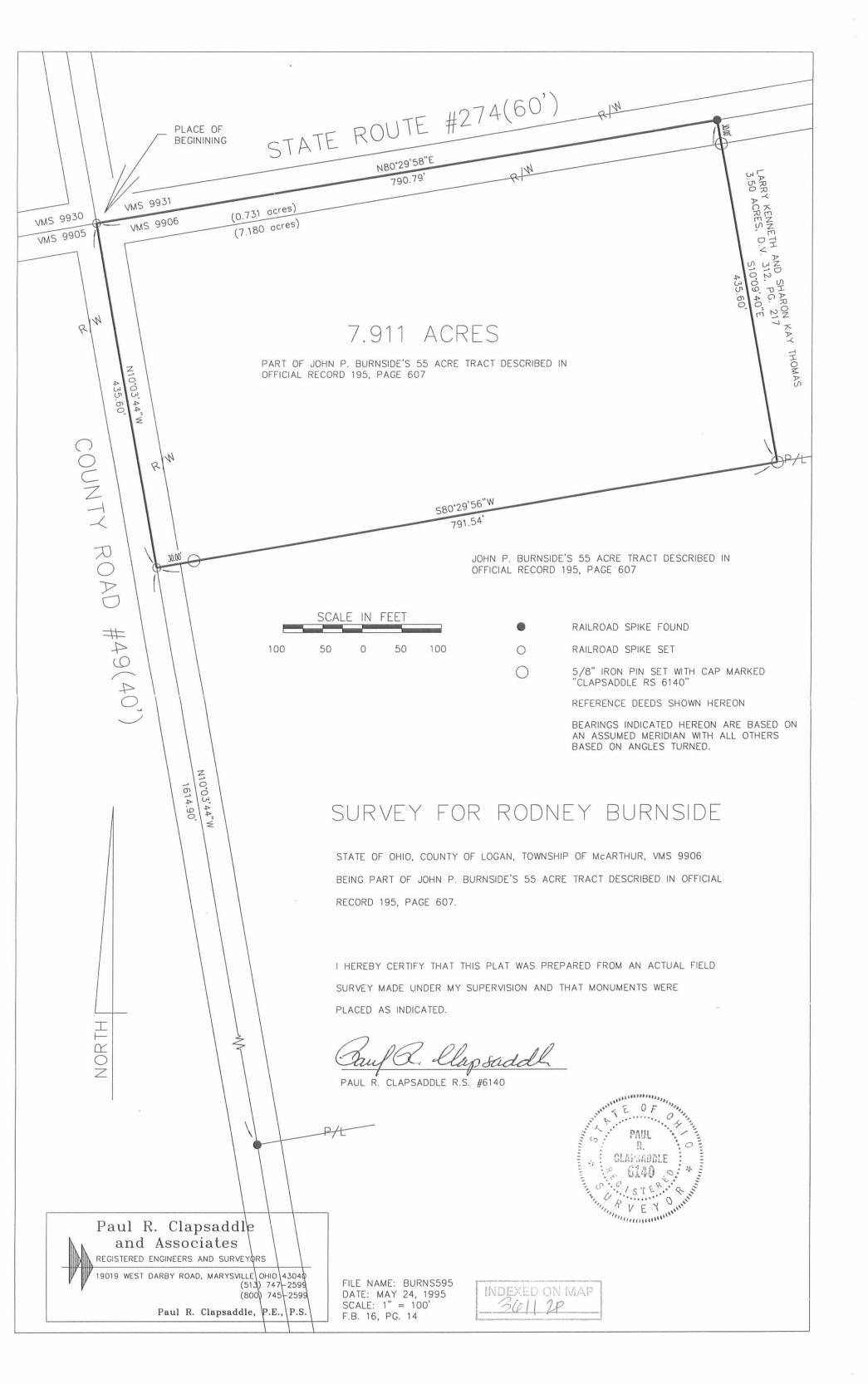
INDEXED ON MAP

Paul R. Qlapsaddle, Registered Surveyor #6140

19019 West Darby Road Marysville, Ohio 43040

(513) 747-2599

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## LESLIE H. GEESLIN

REGISTERED SURVEYOR 5248
P. O. BOX 274
RUSHSYLVANIA, OHIO 43347
TELEPHONE: (937) 468-2793
FAX: (937) 468-2080

#### FORSYTHE SURVEY

December 30, 1998

The following described real estate situated in the State of Ohio, County of Logan, Township of McArthur, being part of Virginia Military Survey 9906 and more particularly described as follows:

Beginning at a magnetic nail set in the centerline of State Route 274 at the northeast corner of Scott R. Lamb etal's 1.500 acre tract as described in O. R. Vol. 342 Page 642.

Thence with said centerline N. 81° 30' 00" E. 715.16 feet to a magnetic nail set.

Thence S. 8° 30' 00" E. 611.69 feet to a 5/8 inch iron bar set, passing a 5/8 inch iron bar set at 25.00 feet.

Thence S. 81° 30′ 00″ W. 709.10 feet to a 5/8 inch iron bar set in the east line of John P. Burnside's original 60 acre tract as described in O. R. Vol. 195 Page 607.

Thence with said Burnside's east line and the east line of said Lamb's 1.500 acre tract N. 9° 04' 00" W. 611.71 feet to the place of beginning, passing said Lamb's southeast corner at 176.46 feet and a 1/2 inch iron pipe found at 586.71 feet.

Containing 10.000 acres more or less, of which 0.410 acre is in the right of way of S. R. 274.

The above described 10.000 acre tract being in the northwest corner of Betty Ann Forsythe's 60 acre tract ( tract 1 ) as described in O. R. Vol. 316 Page 340.

Bearings are based on an assumed bearing (N. 81° 30' 00" E.) for the centerline of S. R. 274 in this field survey by Leslie H. Geeslin, Reg. Surveyor No. 5248, on December 30, 1998.

LESLIE H.

GEESLIN

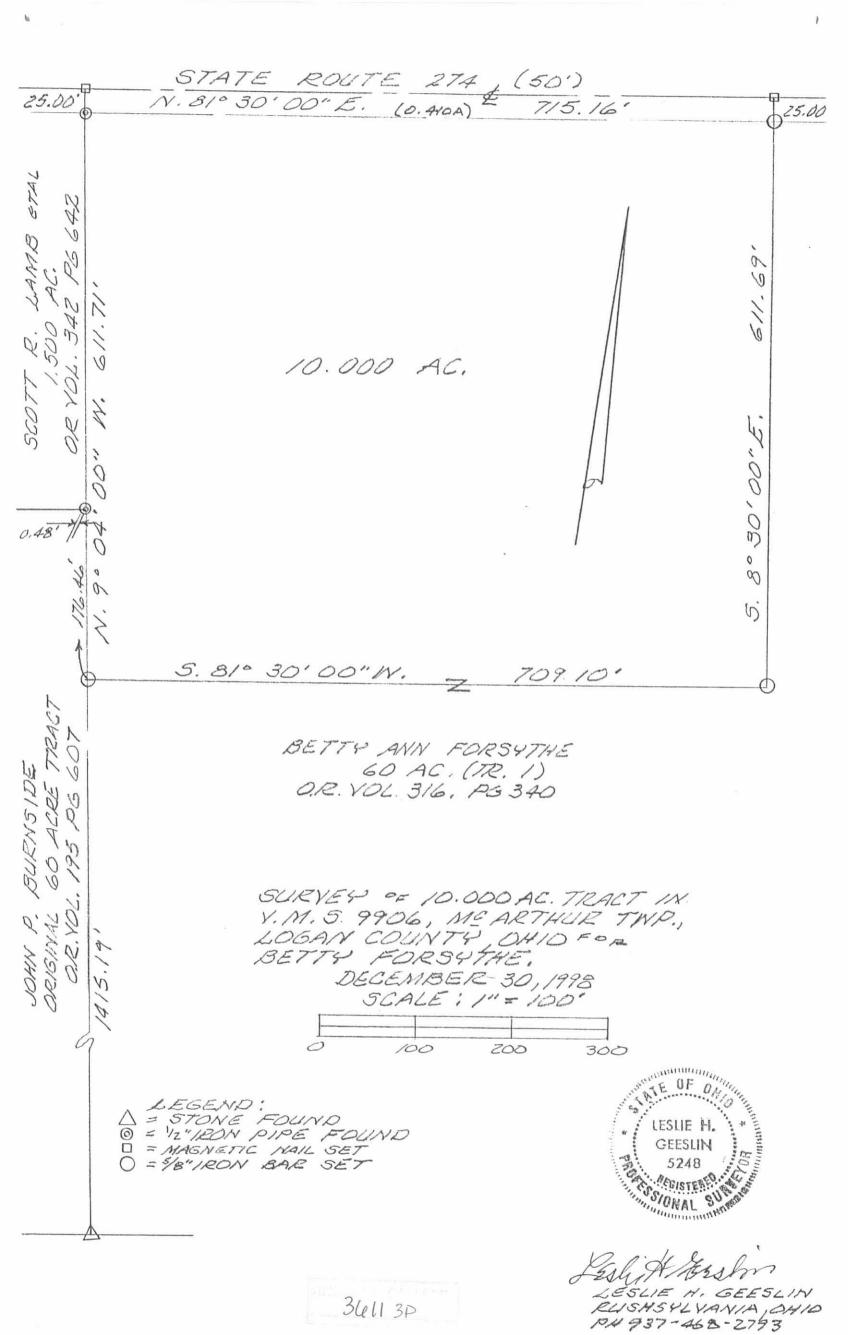
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MCARTHUR\11\FORSYTHE.SAM

3611 3D



BURNSIDE SURVEY
V.M.S. 9906
MCARTHUR TOWNSHIP
DECEMBER 17,1966

#### BURNSIDE TO BABYAK

The following described real estate situated in McArthur
Township, Logan County, Ohio and being part of Virginia Military
Survey 9906 and more particularly described as follows:

Beginning at an iron pin in the center of State Route No.

274 at the northwest corner of William Babyak's 1.00 acre tract,
said iron pin being Station 136+35 as shown in Logan County
Engineers field book 559,page73; thence with said Babyak's west
line S.7° 13'E. 435.6 feet to a stake at the southwest corner
of said 1.00 acre tract; thence S.83°,19'W. 50.0 feet to an
iron bar; thence N.7° 13'W. 435.6 feet to an iron bar in the
center of said S.R. No. 274; thence with said centerline N.83° 19'E.
50.0 feet to the place of beginning.

Containing 0.50 of an acre more or less.

The above described tract being part of John P. Burnside's 59.00 acre tract.



STREET, TO

BURNSIDE SURVEY
V.M.S. 9906
MCARTHUR TOWNSHIP
DECEMBER 17,1966

The following described real estate situated in McArthur Township, Logan County, Ohio and being part of Virginia Military Survey 9906 and more particularly described as follows:

Beginning at an iron pin in the center of State Route No.

274 at the northwest corner of William Babyak's 0.50 acre tract,
said iron pin being Station 135+85 as shown in Logan County
Engineers field book 559,page 73; thence with said Babyak's west
line S.7°13'E. 435.6 feet to an iron bar at the southwest corner
of said 0.50 acre tract; thence S.83° 19'W. 350.0 feet to an
iron bar; thence N.7° 13'W. 435.6 feet to an iron pin in the
center of said S.R. No.274; thence with said centerline N.83° 19'E.
350.0 feet to the place of beginning.

Containing 3.50 acres more or less.

The above described tract being part of John P. Burnside's 59.00 acre tract.



Burnside - Babyak Survey McArthur Township October 1963 1.00 Acre-

The following described land in McArthur Township, Logan County, Ohio, and being in V.M.S. 9906

Beginning at an iron in the center of State Route Number 274 at the N.E. corner of John P. Burnside"s present 60.00 acre tract and the N.W. corner of Thomas A. Forsythe's 38.62 acre tract and said beginning point being station 137 plus 35 of the road survey a shown in Logan County Engineers Field Book 559 page 73.

Thence with the west side of said Forsythe's 38.62 acre tract S. 7° - 13' E. 435.60 feet to an iron at the east side of a round wood post. The last described line passing an iron at the south side of the State Highway at 25.00 feet.

Thence S. 83° - 19' W. 100.00 feet to an iron.
Thence N. 7° - 13' W. 435.60 feet to an iron in the center of the
State Highway. The last described line passing an iron at the south side
of the State Highway at 410.60 feet.

Thence with the center of the State Highway N. 830 - 19' E. 100.00 feet to the place of beginning.

The above described tract contains 1.00 acre and is cut of the N.E. corner of John P. Burnside's present 60.00 acre tract.

Logan County Engineer



or plat 13

MAP 5D INDEXED ON MAP

PERD 9-808 SMY DK

# 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

### BURNSIDE 42.030 ACRES

Lying in Virginia Military Survey 9906, McArthur Township, Logan County, Ohio.

Being all of the remainder of the Rodney Lee Burnside and Peggy J. Burnside 47.089 acre tract as deeded and described in Official Record 459, Page 656 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a railroad spike found at Station 123+19.62 (Logan County Engineer's Field Book 703, Page 10) at the northwest corner of Virginia Military Survey 9906 on the intersection of the center-lines of Ohio Route 274 and County Highway 49.

THENCE, with the west line of Virginia Military Survey 9906 and the center-line of County Highway 49 (60 feet wide), S 07°-17'-32"E, a distance of 435.60 feet to a railroad spike found at the TRUE POINT OF BEGINNING.

THENCE, with the south lines of the Larry Kenneth Thomas 7.911 acre tract (O.R. 261, Pg. 18) and 3.50 acre tract (Vol. 312, Pg. 217) and the Scott R. Lamb 0.50 acre tract and 1.00 acre tract (O.R. 342, Pg. 642, Tract II and Tract I), N 83°-16'-45"E, a distance of 1290.54 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod found at 30.00 feet and a 1 inch hex-head iron bar found at 791.52 feet.

THENCE, with the west lines of the Joseph Alan Forsythe 10.000 acre tract (O.R. 436, Pg. 415) and the Joseph Alan Forsythe, etal 50 acre tract (O.R. 436, Pg. 420, Tract I and O.R. 645, Pg. 526, Tract I), S 07°-16'-54"E, a distance of 1592.59 feet to an 8 inch wood corner post found, passing a stone found at 1591.30 feet.

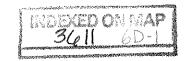
THENCE, with the north line of the James R. Troyer 184.96 acre tract (O.R. 301, Pg. 273), S 82°-17'-26"W, a distance of 1290.22 feet to a railroad spike found on the west line of Virginia Military Survey 9906 and the center-line of County Highway 49, passing a 5/8 inch iron rod set at 1260.22 feet.

THENCE, with the west line of Virginia Military Survey 9906 and the center-line of County Highway 49, N 07°-17'-32"W, a distance of 770.13 feet to a MAG nail found.

THENCE, with the lines of the Rodney L. Burnside and Peggy J. Burnside 5.476 acre tract (O.R. 906, Pg. 165), the following three courses:

S 89°-10'-23"E, a distance of 797.54 feet to a 5/8 inch iron rod found, passing a 5/8 inch iron rod found at 20.17 feet.

N 06°03'-42"W, a distance of 329.89 feet to a 5/8 inch iron rod found.



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S 86°-33'-54"W, a distance of 798.44 feet to a MAG nail found on the west line of Virginia Military Survey 9906 and the center-line of County Highway 49, passing a 5/8 inch iron rod found at 778.34 feet.

THENCE, with the west line of Virginia Military Survey 9906 and the center-line of County Highway 49, N 07°-17'-32"W, a distance of 573.84 feet to the point of beginning.

Containing 42.030 acres, of which 0.925 acre is within the highway right-of-way.

The basis for bearings is the west line of Virginia Military Survey 9906, being S 07°-17'-32"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on August 29, 2008.

Description prepared by:

Willi KB

William K. Bruce Professional Surveyor 7437

September 4, 2008

4692088



