

LESLIE H. GEESLIN
REGISTERED SURVEYOR NO 5248
P. O. BOX 274
RUSHSYLVANIA, OHIO 43347

TELEPHONE: (513) 468-2793

LYNN SURVEY

November 15, 1991

The following described real estate situated in the State of Ohio, County of Logan, Township of McArthur, being part of Virginia Military Survey 10306 and more particularly described as follows:

Beginning at a 5/8 inch iron bar set in the centerline of County Highway 57 that is S. 78° 00' 00" W. 373.93 feet from a 3/4 inch iron bar found at Station 60+46 as shown on Page 76 of Logan County Engineer's Field Book 598.

Thence with said centerline S. 78° 00' 00" W. 210.00 feet to a cap and nail set, said cap and nail being N. 78° 00' 00" E. 441 feet by stationing from a stone found at the southeast corner of Steven Fansler, et al's 97.5 acre tract.

Thence N. 12° 00' 00" W. 494.25 feet to a 5/8 inch iron bar set, passing a 5/8 inch iron bar set at 25.00 feet.

Thence N. 78° 00' 00" E. 210.00 feet to a 5/8 inch iron bar set.

Thence S. 12° 00' 00" E. 494.25 feet to the place of beginning, passing a 5/8 inch iron bar set at 469.25 feet .

Containing 2.383 acres more or less, of which 0.145 acre is in the right-of-way of County Highway 57.

The above described 2.383 acre tract being on the south side of Steven Fansler et al's 97.5 acre tract as described in O. R. Vol. 110 Page 959.

Bearings are based on an assumed bearing (S. 78° 00' 00" W.) for County Highway 57 in this field survey.



Leslie H. Geeslin

LEGEND:

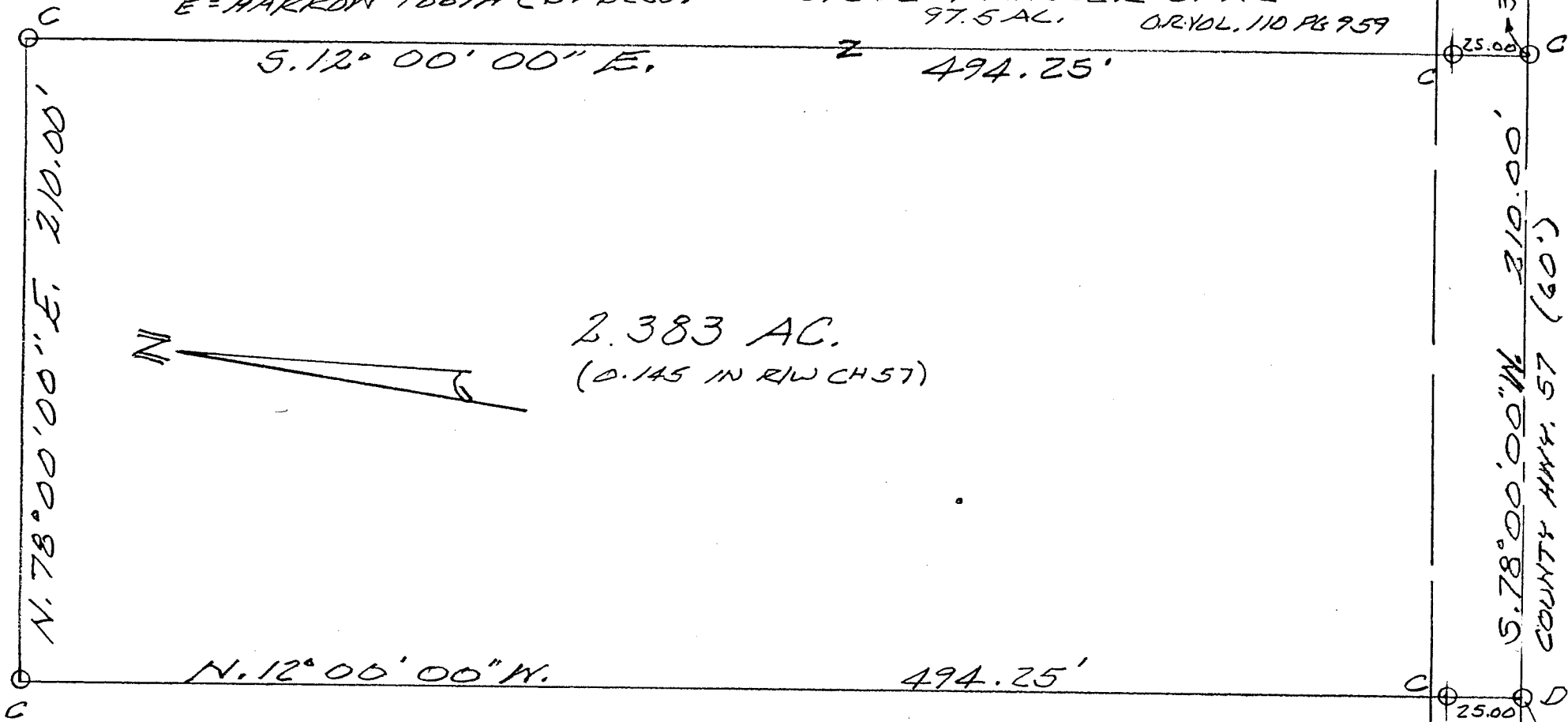
- A = 3/4" IRON BAR FD
- B = STONE FD, (PLACED 5/8" BOLT OVER)
- C = 5/8" IRON BAR SET
- D = CAP AND NAIL SET
- E = HARDEN TOOTH (B: DEED)

NOTE:

DB VOL. 40) PG 60 (A SURVEY BY DE. GILBERT) SHOWS THIS DISTANCE TO BE 125.00'

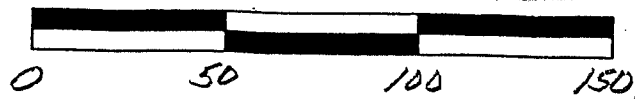
STEVE FANSLER ET AL
97.5 AC. OR VOL. 110 PG 959

STA 60+46

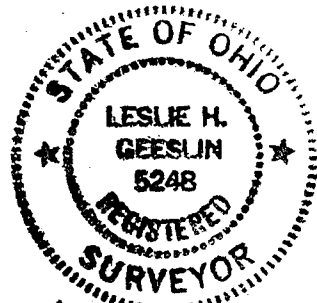


2.383 AC.
(0.145 IN R/W CH 57)

SURVEY OF 2.383 AC. TRACT
IN W.M.S. 10306, ME ARTHUR
TOWNSHIP, LOGAN COUNTY, OHIO
FOR SCOTT LYNN.
NOVEMBER 15, 1991
SCALE: 1" = 50'



INDEXED ON MAP
8644. 1P



Leslie H. Geeslin
LESLIE H. GEESLIN
RUSHLYANIA, OHIO
PH 513-468-2193

STA. 50+21
FB 598 PG 62

N. 78° 00' 00" W. 210.00'
COUNTY HWY. 57 (60')

373.93

25.00

25.00

44.17

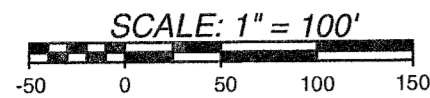
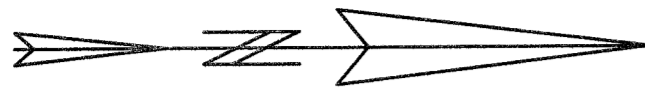
123.35

SEE NOTE

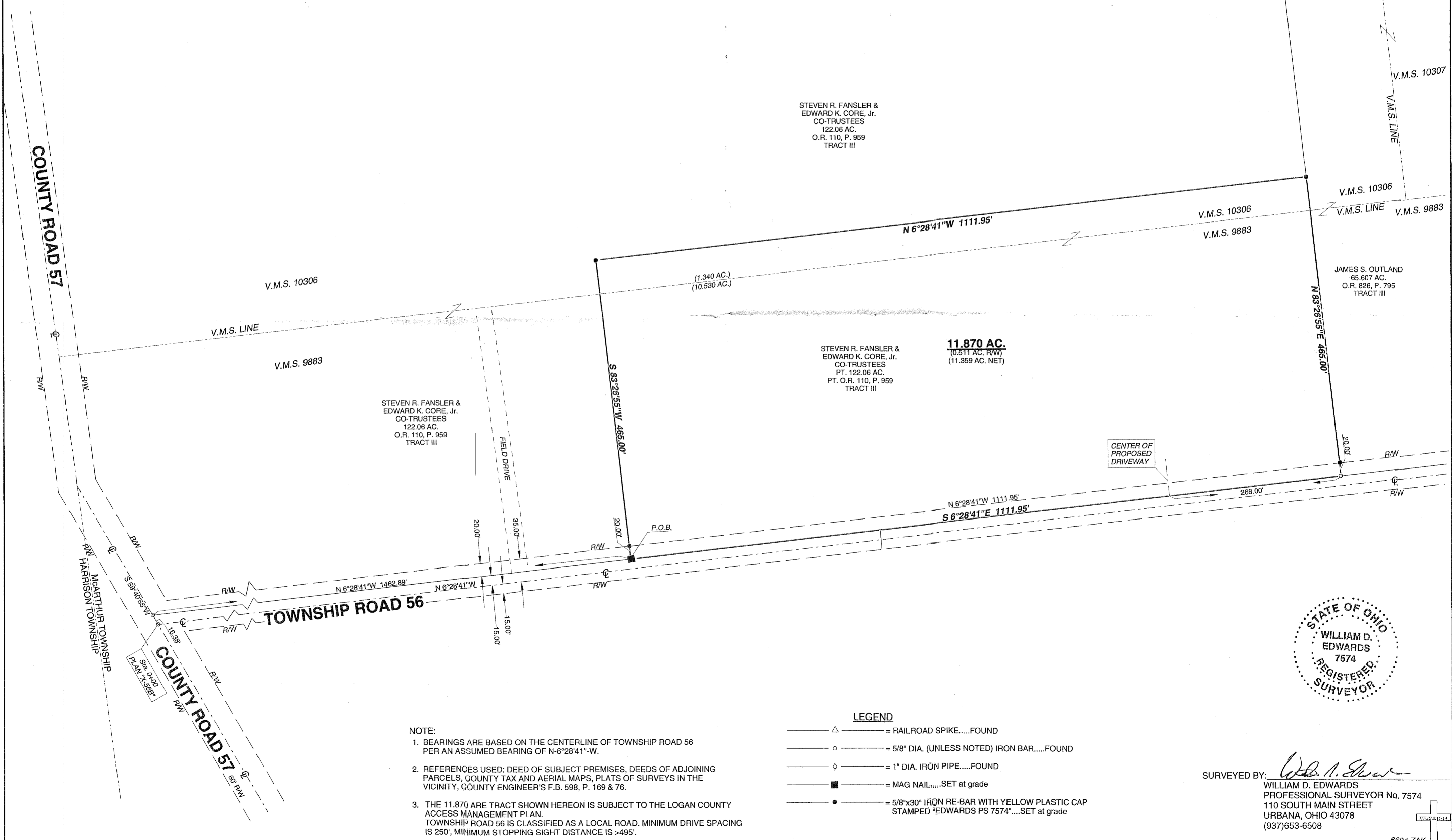
APPROVED

PLAT OF SURVEY

McARTHUR TOWNSHIP, LOGAN COUNTY, OHIO VIRGINIA MILITARY SURVEYS 9883 & 10306



DATE: DECEMBER 28, 2020



STEVEN R. FANSLER &
EDWARD K. CORE, Jr.
CO-TRUSTEES
122.06 AC.
O.R. 110, P. 959
TRACT III

STEVEN R. FANSLER &
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CO-TRUSTEES
122.06 AC.
O.R. 110, P. 959
TRACT III

STEVEN R. FANSLER &
EDWARD K. CORE, Jr.
CO-TRUSTEES
PT. 122.06 AC.
PT. O.R. 110, P. 959
TRACT III

11.870 AC.
(0.511 AC. R/W)
(11.359 AC. NET)

JAMES S. OUTLAND
65.607 AC.
O.R. 826, P. 795
TRACT III



NOTE:

- BEARINGS ARE BASED ON THE CENTERLINE OF TOWNSHIP ROAD 56 PER AN ASSUMED BEARING OF N-6°28'41"-W.
- REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX AND AERIAL MAPS, PLATS OF SURVEYS IN THE VICINITY, COUNTY ENGINEER'S F.B. 598, P. 169 & 76.
- THE 11.870 ARE TRACT SHOWN HEREON IS SUBJECT TO THE LOGAN COUNTY ACCESS MANAGEMENT PLAN. TOWNSHIP ROAD 56 IS CLASSIFIED AS A LOCAL ROAD. MINIMUM DRIVE SPACING IS 250', MINIMUM STOPPING SIGHT DISTANCE IS >495'.

LEGEND

- = RAILROAD SPIKE.....FOUND
- = 5/8" DIA. (UNLESS NOTED) IRON BAR.....FOUND
- = 1" DIA. IRON PIPE.....FOUND
- = MAG NAIL.....SET at grade
- = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 7574".....SET at grade

SURVEYED BY:

William D. Edwards

WILLIAM D. EDWARDS
PROFESSIONAL SURVEYOR No. 7574
110 SOUTH MAIN STREET
URBANA, OHIO 43078
(937)653-6508

6694.ZAK

INDEXED ON MAP
2024

1-6-2021



EDWARDS SURVEYING
110 South Main Street
Urbana, Ohio 43078
(937) 653-6508



LEGAL DESCRIPTION FOR FANSLER & CORE'S 11.870 ACRE TRACT

Being situate in the State of Ohio, County of Logan Township of McArthur, and being a part of Virginia Military Surveys 9883 & 10306, and being more particularly described as follows:

Beginning for reference at a 3/4" diameter iron bar found at the intersection of the centerlines of Township Road 56 (50' right-of-way) and County Road 57 (60' right-of-way);

thence with the centerline of County Road 57, S-59°40'55"-W, 16.38'(feet) to a Mag Nail found;

thence parallel to and 15.00' west of the centerline of Township Road 56, N-6°28'41"-W, 1462.89'(feet) to a Mag Nail set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described;

thence S-83°26'55"-W, 465.00'(feet) to an iron bar set, passing for reference an iron bar set on the right-of-way line of Township Road 56 at 20.00'(feet);

thence N-6°28'41"-W, 1111.95'(feet) to an iron bar set on the South line of a 65.607 acre tract conveyed to James S. Outland by deed recorded in Official Record 826, Page 795, Tract III;

thence with the South line of the 65.607 acre tract, N-83°26'55"-E, 465.00'(feet) to a 5/8" diameter iron bar found within the right-of-way of aforementioned Township Road 56, passing for reference an iron bar set on the right-of-way line of Township Road 56 at 445.00'(feet);

thence parallel to and 15.00' West of the centerline of Township Road 56, S-6°28'41"-E, 1111.95'(feet) to the place of beginning.

Containing 11.870 acres, 0.511 acre of which is within the Road right-of-way, 10.530 acre of which is a part of V.M.S. 9883, and 1.340 acres of which is a part of V.M.S. 10306, but being subject to the rights of all legal highways and all easements of record.

Being a part of a 122.06 acre tract conveyed to Steven R. Fansler and Edward K. Core, Jr., Co-Trustees, by deed recorded in Official Record 110, Page 959, Tract III, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, December 28, 2020. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on the centerline of Township Road 56 per an assumed bearing of N-6°28'41"-W.



William D. Edwards

William D. Edwards, P.S. 7574

INDEXED ON MAP
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