

LESLIE H. GEESLIN
 REGISTERED SURVEYOR 5248
 P. O. BOX 274
 RUSHSVLVANIA, OHIO 43347
 TELEPHONE: (937) 468-2793

HOWARD SURVEY

January 16, 1997

The following described real estate situated in the State of Ohio, County of Logan, Townships of McArthur and Washington, being part of Virginia Military Survey 12168 and more particularly described as follows:

Beginning at a stone found in the centerline of Township Road 95 at the northeast corner of Novelda A. Yoesting's 0.33 acre tract as described in O. R. Vol. 41 Page 303.

Thence with said Yoesting's north line, the north line of said Yoesting's 0.68 acre tract as described in O. R. Vol. 41 Page 303 and the north line of Farrell E. Knief's 40.67 acre tract as described in O. R. Vol. 78 Page 797 S. 78° 02' 47" W. 2285.87 feet to a 12 inch concrete post found in the west line of V. M. S. 12168 (the Roberts Line), passing a 5/8 inch iron bar set at 25.00 feet.

Thence with the west line of V. M. S. 12168 (the Roberts Line) N. 23° 21' 43" W. 1699.01 feet to a 5/8 inch iron bar set at a corner of Charles Lowell Howard's 74.55 acre tract as described in D. B. Vol. 183 Page 243.

Thence with said Howard's south line and the south line of Lowell Howard's 80.79 acre tract as described in D. B. Vol. 284 Page 458 N. 78° 24' 42 " E. 2649.43 feet to a magnetic nail set in the centerline of said T. R. 95, passing a 12 inch concrete post found at 2623.08 feet and the right of way of said T. R. 95 at 2624.43 feet.

Thence with said centerline S. 11° 00' 00" E. 1648.77 feet to the place of beginning.

Containing 93.837 acres more or less, of which 1.680 acres are in Washington Township , 92.157 acres are in McArthur Township and 0.946 acre is in the right of way of T. R. 95.

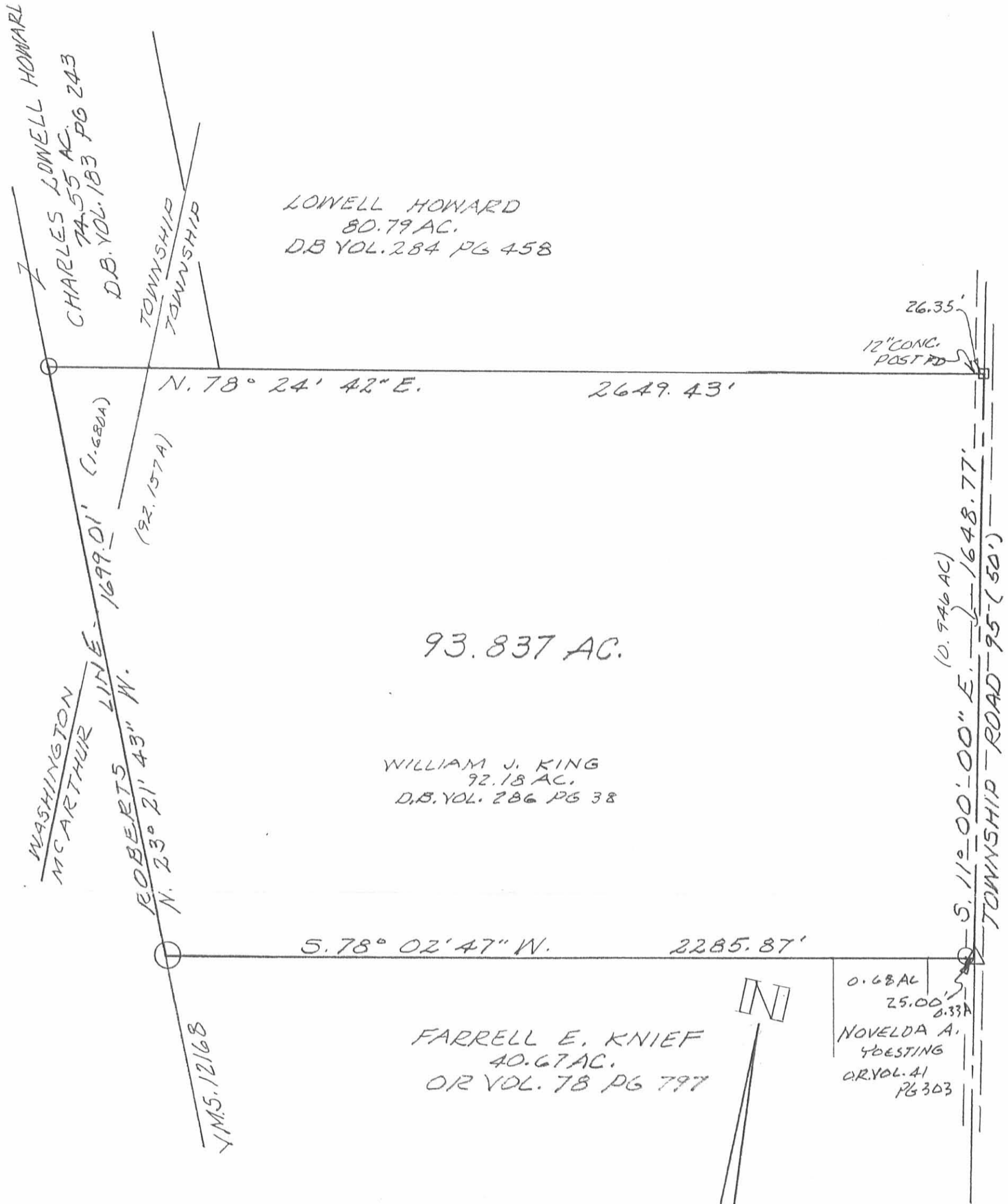
The above described 93.837 acre tract being a new survey of William J. King's 92.18 acre tract as described in D. B. Vol. 286 Page 38.

Bearings are based on an assumed bearing (S. 11° 00' 00" E.) for the centerline of T. R. 95 in this field survey by Leslie H. Geeslin, Reg. Surveyor 5248, on January 16, 1998.



Leslie H. Geeslin

INDEXED ON MAP
9174 ID



LOWELL HOWARD
80.79 AC.
DB VOL. 284 PG 458

93.837 AC.

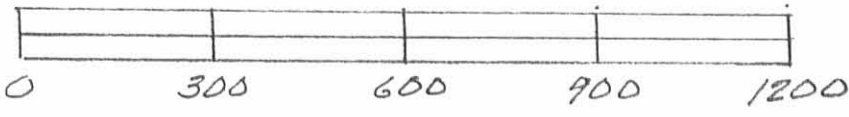
WILLIAM J. KING
92.18 AC.
D.B. VOL. 286 PG 38

FARRELL E. KNIEF
40.67 AC.
OR VOL. 78 PG 797

0.68 AC
25.00'
0.33 AC
NOVELDA A.
YDESTING
OR VOL. 41
PG 303

- LEGEND:
- △ = STONE FOUND
 - = 5/8" IRON BAR SET
 - = MAGNETIC NAIL SET
 - = 12" CONCRETE POST FOUND

SURVEY OF 93.837 AC. TRACT
IN T.M.S. 12168, McARTHUR &
WASHINGTON TOWNSHIPS, LOGAN
COUNTY, OHIO FOR LOWELL HOWARD.
JANUARY 16, 1998
SCALE: 1"=300'



Leslie H. Geeslin
LESLIE H. GEESLIN
RUSHSVLVANIA, OHIO
PH 937-468-2793

INDEXED ON MAP
9174 IP

REV'D 8-5-11 SUM ORL

SURVEY FOR RICHARD KINNEY
3.674 Acres
August 2, 2011

The following described 3.674 acre tract of land is situated in the State of Ohio, County of Logan, Township of McArthur, V.M.S. 12168, being part of Larry L. Kinney, Trustee (1/4 interest) Jayne A. Kinney, Trustee (1/4 interest), Richard L. Kinney (1/4 interest), and Samuel P. Kinney's (1/4 interest), 48 and 13/100 acre Tract III described in Official Record 1011, page 504, and said 3.674 acre tract being more particularly described as follows:

Beginning for reference at a magnetic nail found at the intersection of the centerline of Township Road 95 and the centerline of State Route 274 (60'), said nail marking the northeast corner of V.M.S. 12168, southeast corner of V.M.S. 12052, southwest corner of V.M.S. 10434, and northwest corner of V.M.S. 9902;

Thence South 82°42'00" West (assumed bearing) 1819.56 feet, following the centerline of State Route 274, the north line of V.M.S. 12168, and the south line of V.M.S. 12052, to a magnetic nail set in the north line of said 48 and 13/100 acre tract, said nail marking the **place of beginning**;

Thence **South 04°06'14" East 593.10 feet**, departing from the centerline of State Route 274 and entering said 48 and 13/100 acre tract, passing at 30.05 feet an iron pin set, to an iron pin set;

Thence **South 58°06'45" West 262.73 feet**, continuing through said 48 and 13/100 acre tract, to a point in a creek;

Thence **North 09°16'46" West 374.79 feet**, continuing through said 48 and 13/100 acre tract, passing at 6.26 feet an iron pin set, to an iron pin set in the west line of McArthur Township and in the east line of Washington Township;

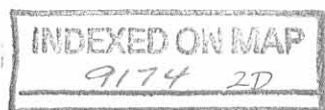
Thence **North 04°16'06" East 333.71 feet**, continuing through said 48 and 13/100 acre tract and following the Township line, passing at 303.09 feet an iron pin set and passing at 307.11 feet a 12 inch concrete corner post found, to a magnetic nail set in the north line of said 48 and 13/100 acre tract, in the centerline of State Route 274, in the north line of V.M.S. 12168, and in the south line of V.M.S. 12052;

Thence **North 82°42'00" East 218.00 feet**, entering McArthur Township and following the centerline of State Route 274, the north line of said 48 and 13/100 acre tract, the north line of V.M.S. 12168, and the south line of V.M.S. 12052, to the **place of beginning, containing 3.674 acres**, more or less, and being subject to all valid easements and restrictions of record.

Of the above described 3.674 acre tract, 0.152 acre is within the right of way of State Route 274.

The above description was prepared based on an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of August 2011. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS #6140." Bearings indicated herein are based on an assumed meridian and are to denote angles only.

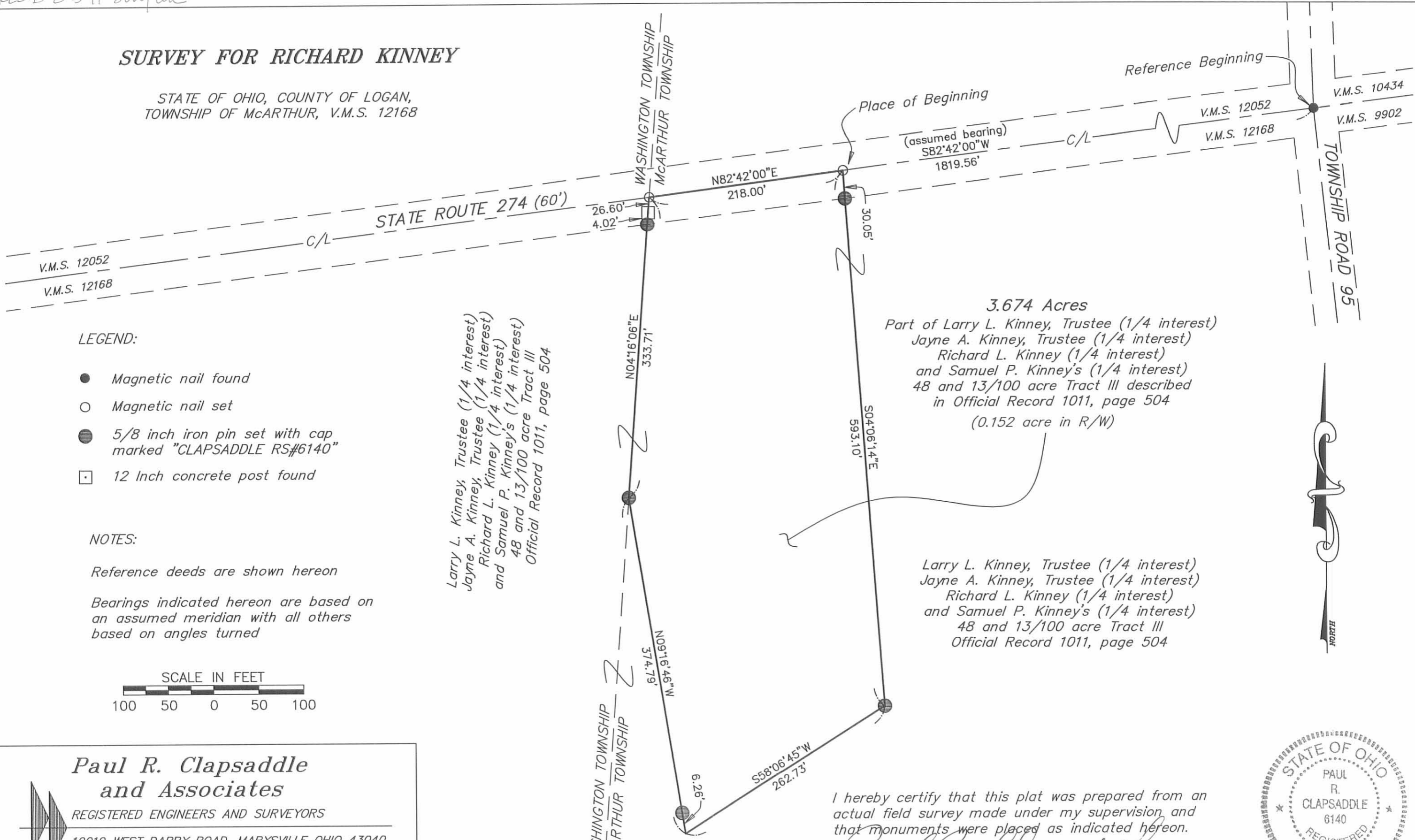
ATTEST: *Paul R. Clapsaddle*
Paul R. Clapsaddle, R.S. #6140
19019 West Darby Road
Marysville, Ohio 43040
(937) 747-2599



REC'D 05-11 8AM DL

SURVEY FOR RICHARD KINNEY

STATE OF OHIO, COUNTY OF LOGAN,
TOWNSHIP OF McARTHUR, V.M.S. 12168



LEGEND:

- Magnetic nail found
- Magnetic nail set
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"
- 12 Inch concrete post found

NOTES:

Reference deeds are shown hereon

Bearings indicated hereon are based on an assumed meridian with all others based on angles turned



Larry L. Kinney, Trustee (1/4 interest)
Jayne A. Kinney, Trustee (1/4 interest)
Richard L. Kinney (1/4 interest)
and Samuel P. Kinney's (1/4 interest)
48 and 13/100 acre Tract III
Official Record 1011, page 504

3.674 Acres
Part of Larry L. Kinney, Trustee (1/4 interest)
Jayne A. Kinney, Trustee (1/4 interest)
Richard L. Kinney (1/4 interest)
and Samuel P. Kinney's (1/4 interest)
48 and 13/100 acre Tract III described
in Official Record 1011, page 504
(0.152 acre in R/W)

Larry L. Kinney, Trustee (1/4 interest)
Jayne A. Kinney, Trustee (1/4 interest)
Richard L. Kinney (1/4 interest)
and Samuel P. Kinney's (1/4 interest)
48 and 13/100 acre Tract III
Official Record 1011, page 504

**Paul R. Clapsaddle
and Associates**

REGISTERED ENGINEERS AND SURVEYORS

19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040
(937) 747-2599

Paul R. Clapsaddle, P.E., P.S.

Date: August 2, 2011
Scale: 1"=100'
Project: KinneyR611
Drawing: KinneyRichard611

I hereby certify that this plat was prepared from an actual field survey made under my supervision and that monuments were placed as indicated hereon.

Paul R. Clapsaddle
Paul R. Clapsaddle, R.S. #6140



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7-21-2020



APPROVED



ARCHITECTURE • ENGINEERING • PLANNING
SURVEYING • CONSTRUCTION SERVICES

INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

DUTTON 7.000 ACRES

Lying in Virginia Military Survey 12168, McArthur and Washington Townships, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the James L. Dutton and Patricia A. Dutton original 74.55 acre tract as deeded and described in Official Record 1307, Page 35, Parcel III, and the James L. Dutton and Patricia A. Dutton 44.456 acre tract as deeded and described in Official Record 1308, Page 419, Parcel II, and being more particularly described as follows:

COMMENCING at a MAG nail found at the centerline intersection of State Route 274 (60 feet wide) and Township Road 95 and also being the common corner to said Virginia Military Survey 12168 and Virginia Military Surveys 9902, 10434 and 12052;

THENCE, South 83°-08'-55" West, with the centerline of said State Route 274 and the common line to said Virginia Military Surveys 12168 and 12052, a distance of 2039.19 feet to a MAG nail set at a common corner to the northwest corner of the Randall W. Benedict 3.674 acre tract as deeded and described in Official Record 1038, Page 565 and the northeast corner of said 44.456 acre tract and being the **TRUE POINT OF BEGINNING**;

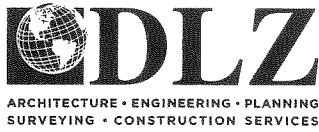
THENCE, with common lines to said 44.456 acre and 3.674 acre tracts, the following two (2) courses:

- 1) **South 04°-16'-49" West**, passing a 5/8 inch iron rebar found (I.D. cap stamped "CLAPSADDLE RS6140") at a distance of 30.59 feet, a total distance of **333.63 feet** to a 5/8 inch iron rebar found; and
- 2) **South 08°-29'-33" East**, a distance of **354.57 feet** to an iron rebar set, said iron rebar set bearing North 08°29'33" West, a distance of 13.74 feet from a 5/8 inch iron rebar found (North 08°29'33" West, a distance of 6.26 from the southwest corner of said 3.674 acre tract) and said iron rebar set also being 7.9' north of the north bank of a creek;

THENCE, **South 87°-24'-52" West**, with a new division line through said 44.456 acre and 74.55 acre tracts, a distance of **451.63 feet** to a 5/8 inch iron rebar set;

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117 N Madriver St, Bellefontaine, OH 43311 | OFFICE 937.593.7335 | ONLINE WWW.DLZ.COM



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

THENCE, **North 06°-51'-05" West**, passing an iron rebar set at a distance of 618.19 feet, a total distance of **648.19 feet** to a MAG nail set on said centerline and common Virginia Military Survey line;

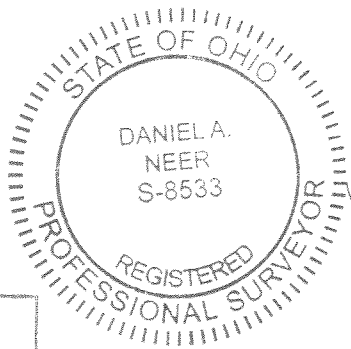
THENCE, **North 83°-08'-55" East**, with said centerline and common Virginia Military Survey line, a distance of **504.64 feet** to the **POINT OF BEGINNING**.

Containing **7.000 acres**, more or less, of which 0.346 acre is within highway right-of-way, 0.320 acre is within McArthur Township, 6.680 acres within Washington Township, 2.210 acres out of said 74.55 acre tract and 4.790 acres out of said 44.456 acre tract.

Iron rebar set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "DLZ OHIO INC."

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 centerline of State Route 274 having a bearing of North 83°-08'-55 East. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on July 14, 2020.



Description prepared by:

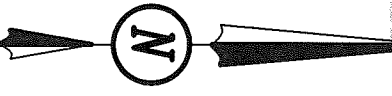
Daniel A. Neer
Professional Surveyor No. 8533
July 14, 2020

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2021-2078.00

7-21-2020

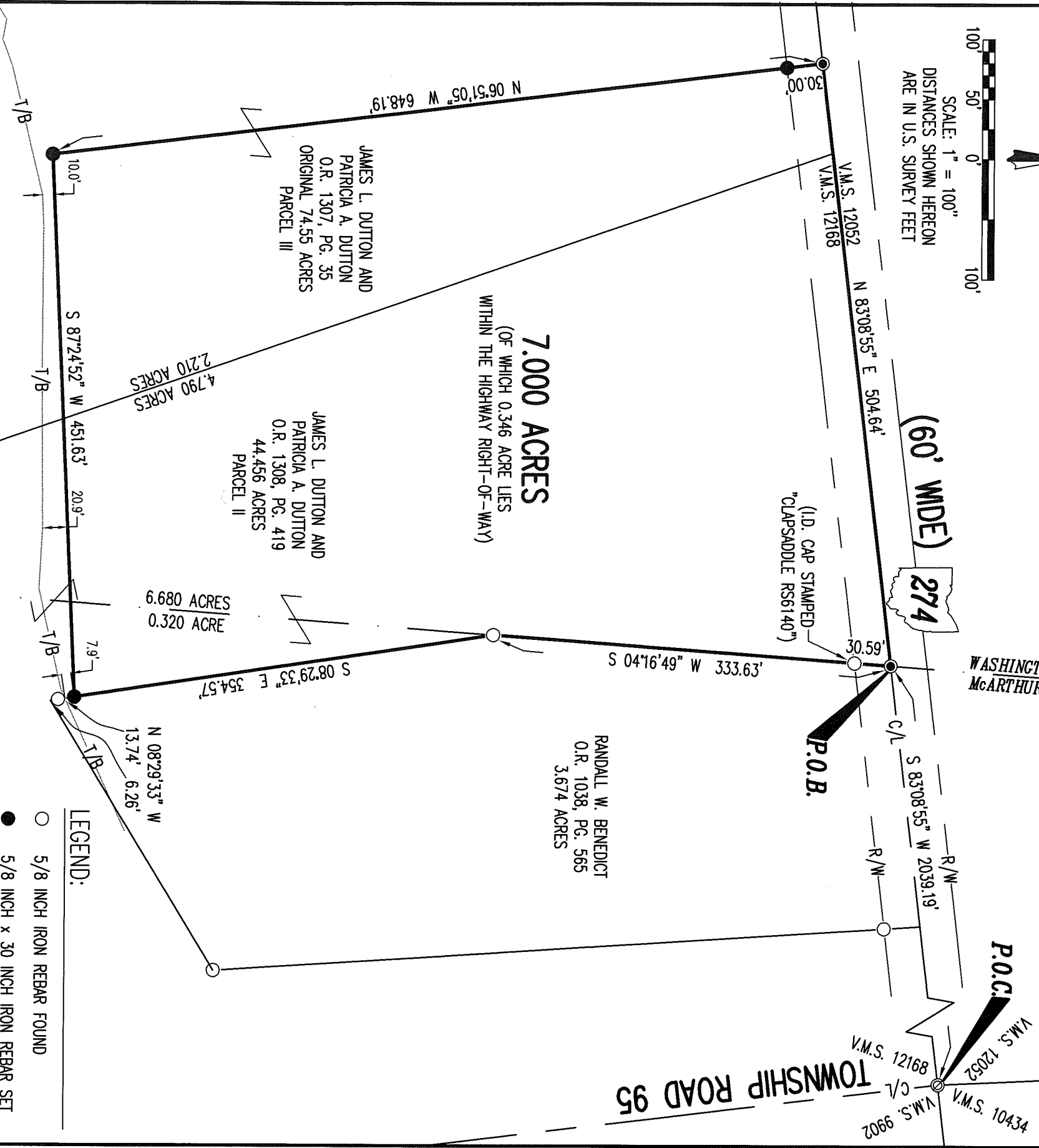
APPROVED



DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET

DEED & SURVEY REFERENCES:
 LOGAN COUNTY ENGINEER'S MAP ROOM FILES
 - 1541, 9174, 9510
 LOGAN COUNTY LOG-274-5.05 R/W PLAN
 REFERENCE DEEDS SHOWN HEREON

TOWNSHIP ROAD 95



7.000 ACRES
 (OF WHICH 0.346 ACRE LIES WITHIN THE HIGHWAY RIGHT-OF-WAY)

JAMES L. DUTTON AND PATRICIA A. DUTTON
 O.R. 1307, PG. 35
 ORIGINAL 74.55 ACRES
 PARCEL III

JAMES L. DUTTON AND PATRICIA A. DUTTON
 O.R. 1308, PG. 419
 44.456 ACRES
 PARCEL II

RANDALL W. BENEDICT
 O.R. 1038, PG. 565
 3.674 ACRES

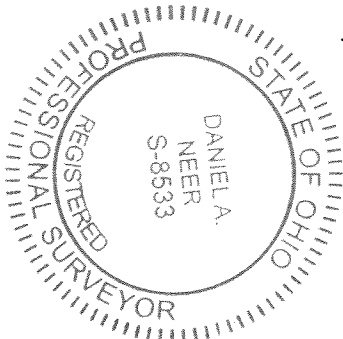
BASIS FOR BEARINGS:

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 STATE ROUTE 274, HAVING A BEARING OF N 83°08'55" E.

OCCUPATION NOTE:

NO EVIDENCE OF OCCUPATION ALONG BOUNDARY LINES UNLESS OTHERWISE SHOWN

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



DANIEL A. NEER
 PROFESSIONAL SURVEYOR NO. 85533
 JULY 14, 2020

LEGEND:

- 5/8 INCH IRON REBAR FOUND
- 5/8 INCH x 30 INCH IRON REBAR SET (I.D. CAP STAMPED "DLZ OHIO INC.")
- ⊙ MAG NAIL FOUND
- MAG NAIL SET
- C/L = CENTERLINE
- R/W = RIGHT-OF-WAY
- O.R. = OFFICIAL RECORD
- PG. = PAGE
- V.M.S. = VIRGINIA MILITARY SURVEY
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- T/B = TOP OF BANK

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 (937) 593-7335 • www.dlz.com
 Project #2021-2078.00

PLAT OF SURVEY

V.M.S. 12168
 WASHINGTON & McARTHUR TOWNSHIPS
 LOGAN COUNTY, OHIO

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
DAN			7/14/20