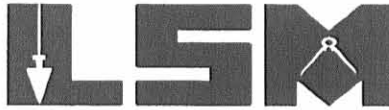


Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



Phone: (937) 593-7335
Fax: (937) 593-7444

BEARD 6.446 ACRES

Lying in Virginia Military 9930, McArthur Township, Logan County, Ohio.

Being out of the Vernon E. Beard and Patricia K. Beard original 166.66 acre tract as deeded and described in Volume 339, Page 107 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 5/8 inch iron rod found in the center-line of Township Road 108 (30 feet wide) at Station 67+32 (Logan County Engineer's Field Book 519, Page 75).

THENCE, with the center-line of Township Road 108, the following two (2) courses:

- 1.) N 6°-00'-00"W, a distance of 709.00 feet to a 5/8 inch iron rod set at Station 74+41.
- 2.) N 85°-00'-00"E, a distance of 874.94 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE, N 5°-00'-00"W, a distance of 432.00 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 15.00 feet.

THENCE, N 85°-00'-00"E, a distance of 650.00 feet to a 5/8 inch iron rod set.

THENCE, S 5°-00'-00"E, a distance of 432.00 feet to a MAG nail set, passing a 5/8 inch iron rod set at 417.00 feet.

THENCE, with the center-line of Township Road 108, S 85°-00'-00"W, a distance of 650.00 feet to the point of beginning.

Containing 6.446 acres, of which 0.224 acre is within the highway right-of-way.

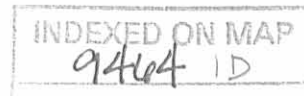
The basis for bearings is the center-line of Township Road 108, S 85°-00'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on November 15, 2003

Description prepared by:



ORIGINAL STAMP IN GREEN

Jeffrey I. Lee
Professional Surveyor 6359
November 17, 2003



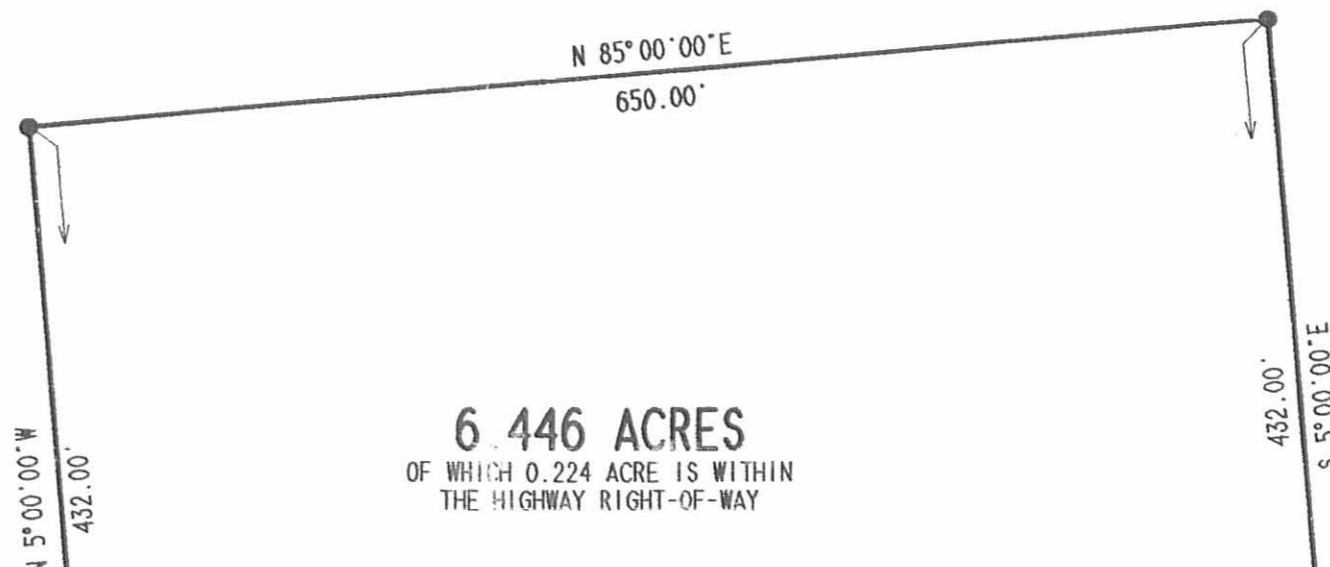
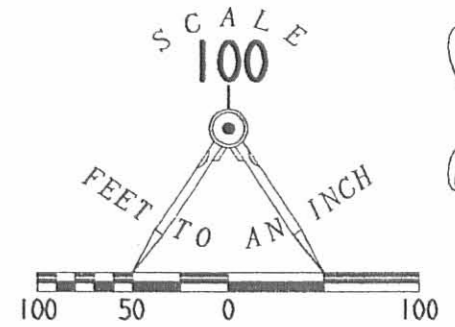
L-3720

REC'D 11-20-03 SUMOK

LEGEND

- 5/8 INCH IRON ROD SET
- ⊙ MAG NAIL SET
- 5/8 INCH IRON ROD FOUND

VERNON E. BEARD AND PATRICIA K. BEARD
ORIGINAL 166.666 ACRE TRACT
VOLUME 339, PAGE 107



6.446 ACRES
OF WHICH 0.224 ACRE IS WITHIN
THE HIGHWAY RIGHT-OF-WAY

STA. 74+41
LOGAN COUNTY, ENGINEER'S
F.B. 519, PG. 75

STA. 67+32
LOGAN COUNTY, ENGINEER'S
F.B. 519, PG. 75

TOWNSHIP ROAD 108 (30')
BASIS FOR BEARINGS

SURVEY OF
6.446 ACRE TRACT
OUT OF THE
VERNON E. BEARD AND PATRICIA K. BEARD
ORIGINAL 166.666 ACRE TRACT
VOLUME 339, PAGE 107
VIRGINIA MILITARY SURVEY 9930
McARTHUR TOWNSHIP
LOGAN COUNTY, OHIO

SURVEYED BY:

Jeffrey I. Lee

 JEFFREY I. LEE
 PROFESSIONAL SURVEYOR 6359
 NOVEMBER 15, 2003



ORIGINAL STAMP IN GREEN

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117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335

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 OHIO UTILITIES PROTECTION SERVICE.

INDEXED ON MAP
9464 1P

D 411 L-3720 L-3720-3

6-15-2020

APPROVED

COBLENTZ SURVEY

93.830 Acres

June 3, 2020

The following described 93.830 acre tract is situated in the State of Ohio, County of Logan, Township of McArthur, V.M.S. 9930, and being part of Pine Valley Farms, LLC's 132.444 acre Tract 1 described in Official Record 1338, page 300, and said 93.830 acre tract being more particularly described as follows:

Beginning at a magnetic nail found at the intersection of the centerline of County Road 49 (40 feet wide) with the centerline of Township Road 108 (30 feet wide) said nail being in the east line of V.M.S. 9930, west line of V.M.S. 9931, and at the southeast corner of said 132.444 acre tract, said nail marking the *place of beginning*;

Thence *South 83°35'28" West (assumed bearing) 506.70 feet*, following the centerline of Township Road 108 (30 feet wide), entering V.M.S. 9930, and following a southeast line of said 132.444 acre tract, to a magnetic nail found at the southeast corner of Gary Rister's 6.446 acre tract described in Official Record 1143, page 720;

Thence *North 6°24'32" West 432.00 feet*, departing from the centerline of Township Road 108, following a west line of said 132.444 acre tract and the east line of said 6.446 acre tract, passing at 14.95 feet a 5/8 inch iron pin found with cap marked "LSM 7437", to a 5/8 inch iron pin found;

Thence *South 83°35'28" West 649.91 feet*, following a south line of said 132.444 acre tract and the north line of said 6.446 acre tract, to a 5/8 inch iron pin found;

Thence *South 6°24'32" East 432.00 feet*, following an east line of said 132.444 acre tract and the west line of said 6.446 acre tract, passing at 402.00 feet a 5/8 inch iron pin found, to a magnetic nail found in the centerline of Township Road 108;

Thence *South 83°35'28" West 524.10 feet*, following the centerline of Township Road 108 and a south line of said 132.444 acre tract, to a magnetic nail found at the southeast corner of Barton Wayne Green's 166 2/3 acre tract described in Official Record 123, page 808;

Thence *North 7°05'33" West 2566.79 feet*, following the west line of said 132.444 acre tract and the east line of said 166 2/3 acre tract, passing at 15.00 feet an iron pin set, to an iron pin set;

Thence *North 81°11'54" East 1677.75 feet*, crossing said 132.444 acre tract, passing at 1657.74 feet an iron pin set, to a magnetic nail set in the centerline of County Road 49;

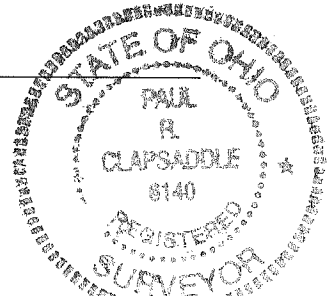
Thence *South 7°10'14" East 2636.89 feet*, following the centerline of County Road 49, the east line of said 132.444 acre tract and V.M.S. 9930, and following the west line of V.M.S. 9931, to the *place of beginning, containing 93.830 acres*, more or less and being subject to all valid easements and restrictions of record.

Of the above described 93.830 acre tract, 1.559 acres are within the right of ways of County Road 49 and Township Road 108.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor 6140, during the month of May 2020. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS 6140".

ATTEST:

Paul R. Clapsaddle
Paul R. Clapsaddle, Registered Surveyor 6140
19019 West Darby Road
Marysville, Ohio 43040
(937) 747-2599



INDEXED ON MAP
9464

6-15-2020

APPROVED

COBLENTZ SURVEY

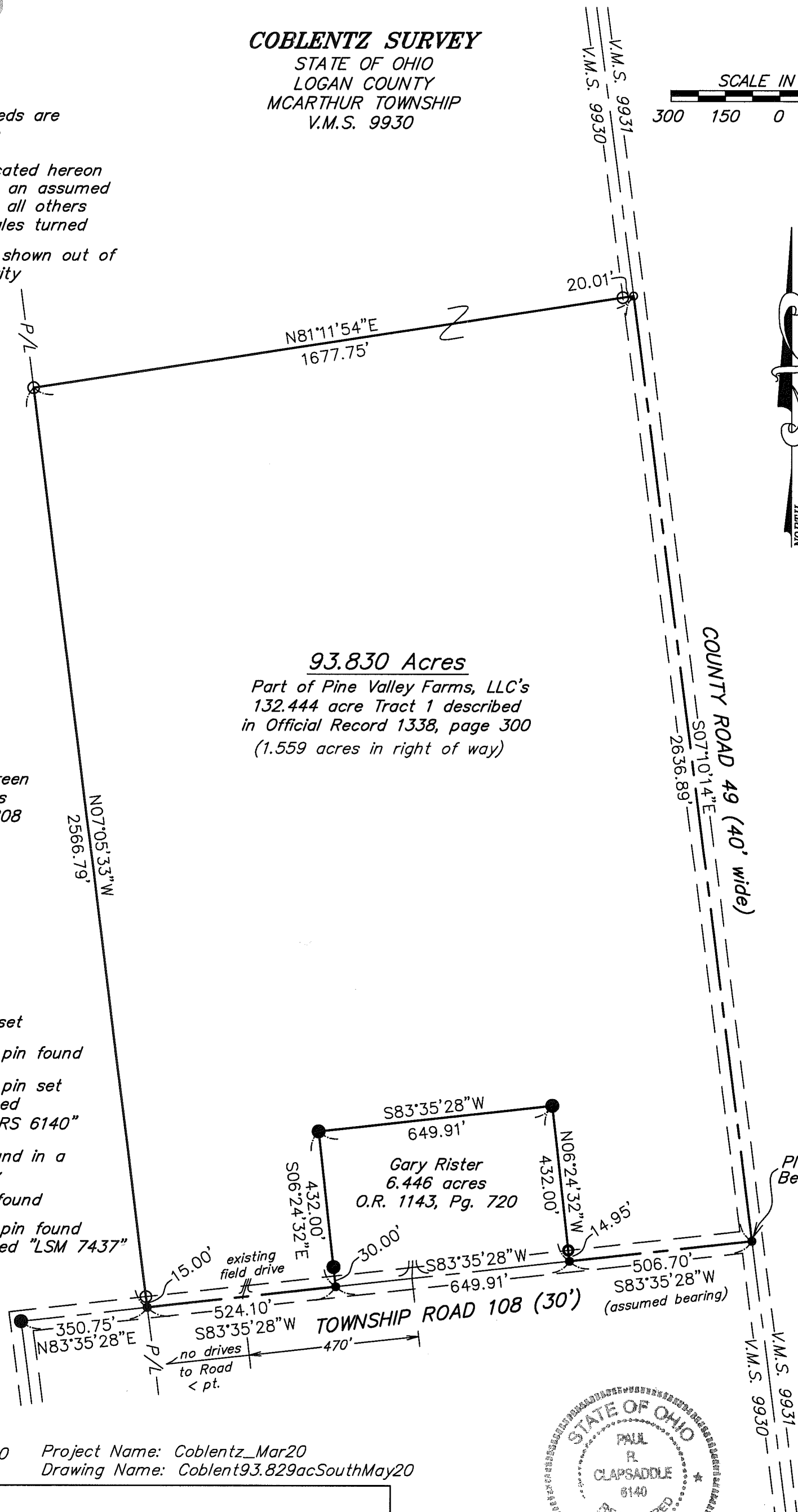
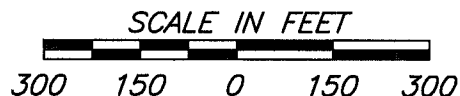
STATE OF OHIO
LOGAN COUNTY
MCARTHUR TOWNSHIP
V.M.S. 9930

NOTES:

Reference deeds are shown hereon

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

Right of way shown out of scale for clarity



93.830 Acres

Part of Pine Valley Farms, LLC's
132.444 acre Tract 1 described
in Official Record 1338, page 300
(1.559 acres in right of way)

Barton Wayne Green
166 2/3 acres
O.R. 123, Pg. 808

LEGEND:

- Magnetic nail set
- 5/8 inch iron pin found
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS 6140"
- 1" Iron pin found in a monument box
- Magnetic nail found
- 5/8 inch iron pin found with cap marked "LSM 7437"

Date: June 3, 2020 Project Name: Coblentz_Mar20
Scale: 1"=300' Drawing Name: Coblent93.829acSouthMay20



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.

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

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

INDEXED ON MAP

9764