

RECEIVED 6-9-88 OK JGH

SURVEY FOR JEFF HALL
38.780 Acres
May 2, 1988

The following described tract of land is situated in the State of Ohio, County of Logan, Township of Monroe, V.M.S. 3228, being part of Jeffrey J. and Jannice I. Hall's 98.75 acre tract described in O.R. 23, page 162, said tract being more particularly described as follows:

Beginning at a railroad spike found at the intersection of the centerline of Township Road #150 with the centerline of State Route #287, said spike being in the northeasterly line of said 98.75 acre tract and marking the place of beginning;

thence South $28^{\circ}00'00''$ East 212.95 feet, following the centerline of State Route #287 and northeasterly line of said 98.75 acre tract, to a railroad spike found at an angle point in said Road;

thence South $17^{\circ}41'44''$ East 102.42 feet, continuing with the centerline of State Route #287 and northeasterly line of said 98.75 acre tract, to a railroad spike set;

thence South $76^{\circ}46'45''$ West 2712.34 feet, crossing said 98.75 acre tract and passing through an iron pin set at 30.09 feet, to an iron pin set in the northeasterly line of Kaylor Moffitt's 87.13 acre tract described in deed volume 194, page 491;

thence North $15^{\circ}52'21''$ West 652.98 feet, following a line common to said 98.75 acre tract and said 87.13 acre tract, to an iron pin set at the southwest corner of James W. Havens et al's 3 acre tract described in O.R. 1, page 417;

thence North $73^{\circ}29'37''$ East 1322.59 feet, following the southerly line of said 3 acre tract and south line of Julia A. Rhoades' 17.70 acre tract described in deed volume 278, page 466, to a stone found;

thence North $84^{\circ}48'03''$ East 472.00 feet, into said 98.75 acre tract, to an iron pin set;

thence South $83^{\circ}55'41''$ East 932.66 feet, continuing across said 98.75 acre tract and passing through an iron pin set at 892.66 feet, to a railroad spike set in the centerline of State Route #287;

thence South $28^{\circ}00'00''$ East 47.63 feet, following the centerline of State Route #287 and northeasterly line of said 98.75 acre tract, to the place of beginning, containing 38.780 acres, more or less, and subject to all valid easements and restrictions of record.

INDEXED ON MAP
7705 110-1

The above description was prepared from a field survey completed in May of 1988 by Paul R. Clapsaddle, Registered Surveyor #6140. Iron pins set are 5/8" by 30" reinforcing rod with I.D. cap marked "P.R. Clapsaddle, P.S.#6140." Bearings indicated herein are to an assumed meridian and are used to indicate angles only.

ATTEST: Paul R. Clapsaddle R.S.#6140
Paul R. Clapsaddle, Registered Surveyor #6140
19019 W. Darby Rd.
Marysville, Ohio 43040
(513) 747-2599

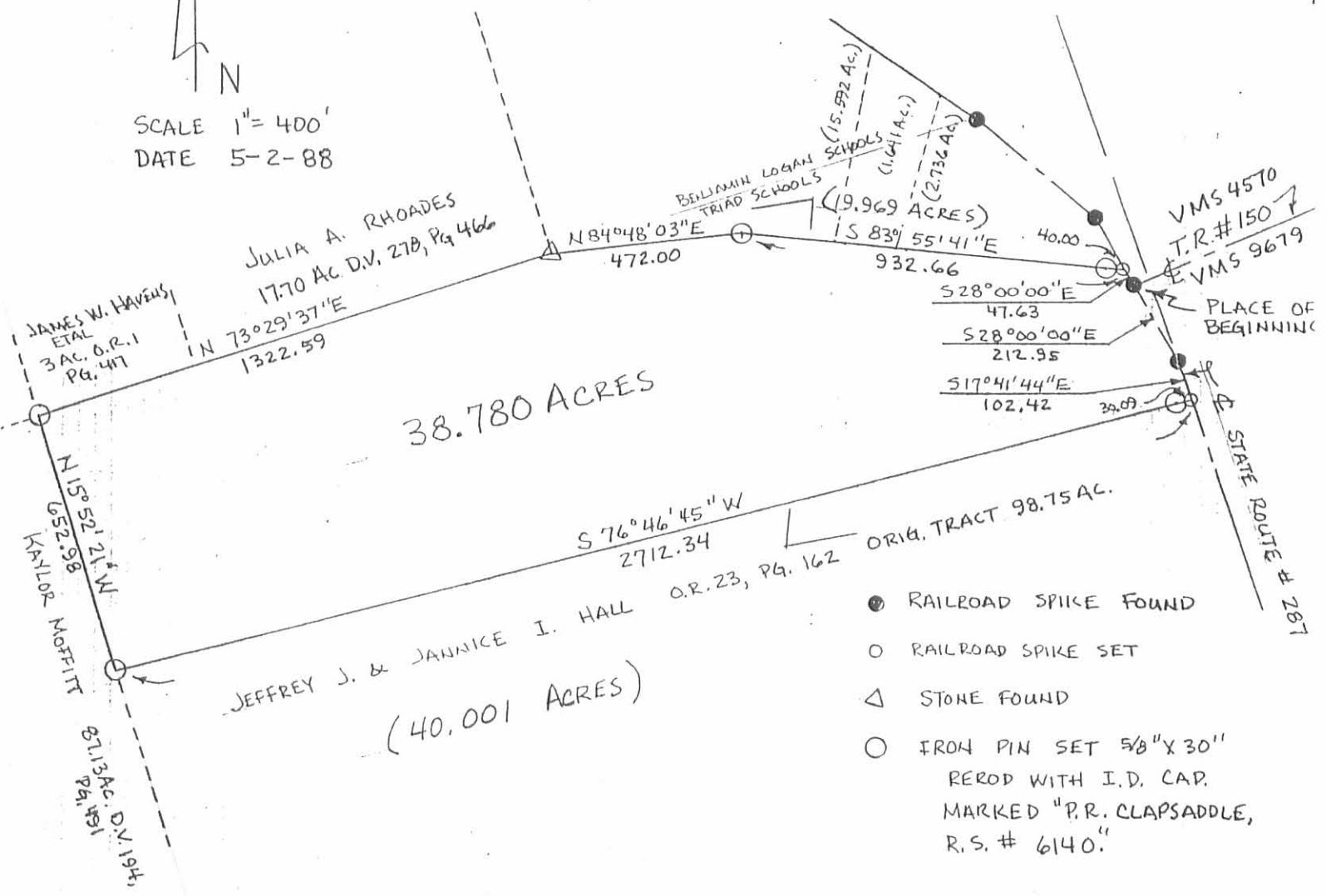


INDEXED ON MAP
7705 11D-2

INDEXED ON MAP
7705 IIP



SCALE 1" = 400'
DATE 5-2-88



- RAILROAD SPIKE FOUND
- RAILROAD SPIKE SET
- △ STONE FOUND
- IRON PIN SET 5/8" X 30" REROD WITH I.D. CAP. MARKED "P.R. CLAPSADDLE, R.S. # 6140"

REFERENCE DEEDS SHOWN ON PLAT
REFERENCE COUNTY ENGINEER'S
SURVEY BOOK 55B, PG. 34
BEARINGS SHOWN HEREON ARE TO
AN ASSUMED MERIDIAN AND ARE
USED TO DENOTE ANGLES ONLY.

I HEREBY CERTIFY THAT THE
HEREON PLATTED PROPERTY WAS
PREPARED FROM AN ACTUAL SURVEY
MEASURED TO ACCEPTABLE SURVEY
STANDARDS.

Paul R. Clapsaddle
PAUL R. CLAPSADDLE, RS # 6140

SURVEY FOR JEFF HALL

STATE OF OHIO
COUNTY OF LOGAN
TOWNSHIP OF MONROE
VMS 3228
BEING PART OF JEFFREY J. &
JANNICE I. HALL'S 98.75 ACRE
TRACT DESCRIBED IN O.R. 23,
PG. 162



SURVEY FOR JEFF HALL
1.427 Acre
November 5, 1987

The following described tract of land is situated in the State of Ohio, County of Logan, Township of Monroe, V.M.S. 3228, being part of Jeffrey J. and Jannice I. Hall's 98.75 acre tract described in O.R. 23, page 162, said tract being more particularly described as follows:

Beginning, for reference, at a railroad spike found at the intersection of the centerline of Township Road #150 with the centerline of State Route #287, said spike being in the northeast line of said 98.75 acre tract;

thence North $28^{\circ}00'00''$ West (assumed bearing) 197.25 feet, following the centerline of State Route #287 and a northeast line of said 98.75 acre tract, to a $\frac{3}{4}$ " iron bolt found at an angle point in said Road centerline;

thence North $51^{\circ}12'40''$ West 225.37 feet, continuing with the centerline of State Route #287, to a railroad spike set and marking the place of beginning;

thence South $35^{\circ}07'56''$ West 281.14 feet, departing said Road centerline and passing through a $\frac{5}{8}$ " iron pin set for reference at 47.00 feet, to a $\frac{5}{8}$ " iron pin set;

thence North $83^{\circ}55'41''$ West 150.00 feet to a $\frac{5}{8}$ " iron pin set;

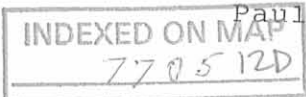
thence North $18^{\circ}16'53''$ East 379.72 feet, passing through a $\frac{5}{8}$ " iron pin set for reference at 329.72 feet, to a railroad spike set in the centerline of said Road;

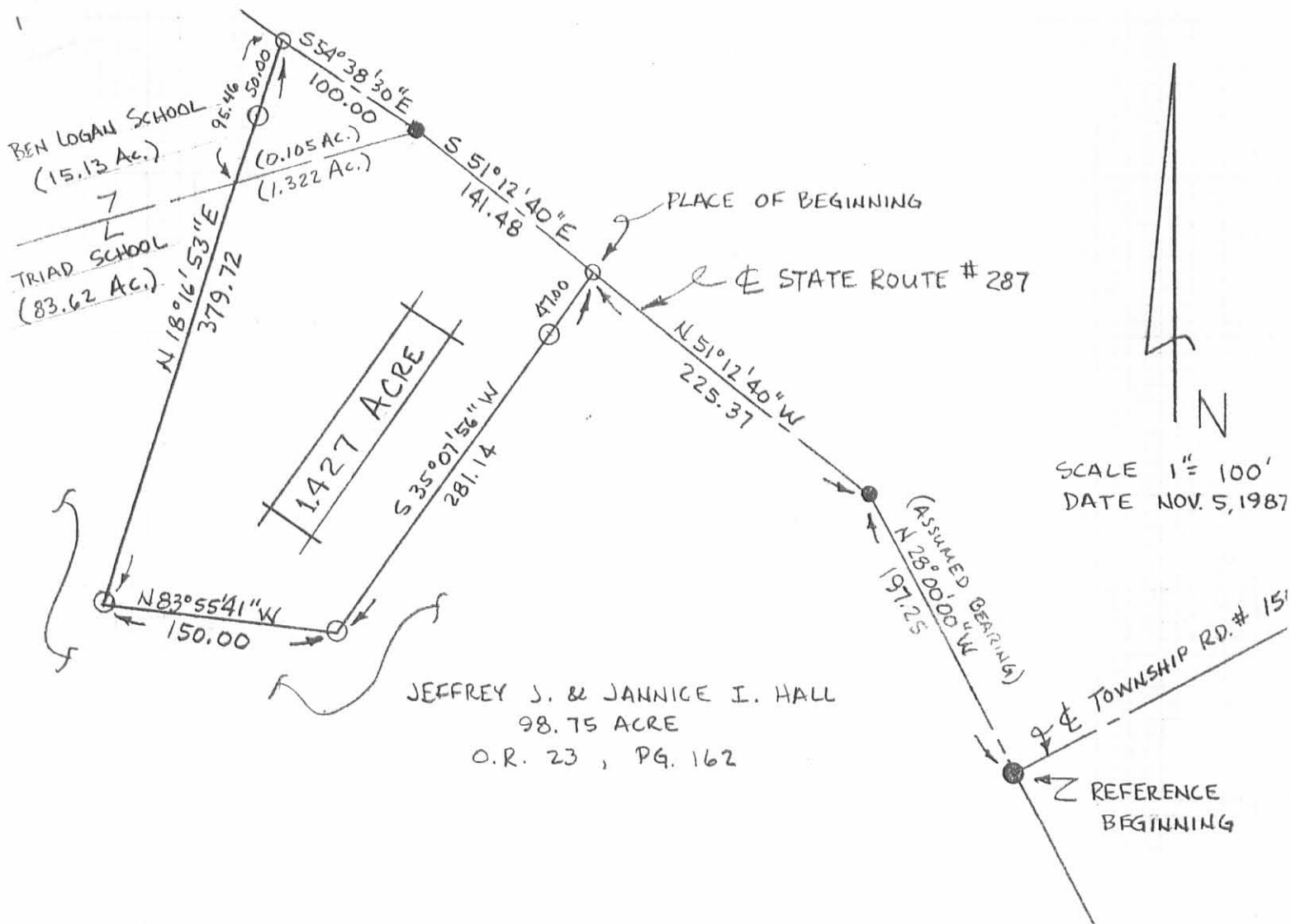
thence South $54^{\circ}38'30''$ East 100.00 feet, following the centerline of said Road and northeast line of said 98.75 acre tract, to an iron bolt found at an angle point in the centerline of said Road;

thence South $51^{\circ}12'40''$ East 141.48 feet, continuing with the centerline of said Road and northeast line of said 98.75 acre tract, to the place of beginning, containing 1.427 acre, more or less, and subject to all valid easements and restrictions of record. Of said described 98.75 acre tract, 15.13 acre is situated in Ben Logan School District and the remaining 83.62 acres is in the Triad School District. Of said 1.427 acre tract, 0.105 acre is part of said 15.13 acre tract and the remaining 1.322 acre is part of said 83.62 acre tract.

The above description was prepared from a field survey completed in November of 1987 by Paul R. Clapsaddle, Registered Surveyor #6140.

ATTEST: Paul R. Clapsaddle R.S. #6140
Paul R. Clapsaddle, Registered Surveyor #6140





SCALE 1" = 100'
DATE NOV. 5, 1987

JEFFREY J. & JANNICE I. HALL
98.75 ACRE
O.R. 23, PG. 162

- RAILROAD SPIKE FOUND
- IRON BOLT FOUND $\frac{3}{4}$ "
- RAILROAD SPIKE SET
- IRON PIN SET $\frac{5}{8}$ " X 30" ROD WITH I.D. CAP

SURVEY FOR JEFF HALL

STATE OF OHIO
COUNTY OF LOGAN
TOWNSHIP OF MONROE
VMS 3228
BEING PART OF JEFFREY J. &
JANNICE I. HALL'S 98.75 ACRE
TRACT DESCRIBED IN, O.R. 23,
PAGE 162.

I HEREBY CERTIFY THAT THE
HEREON PLATTED PROPERTY WAS
MEASURED TO ACCEPTABLE SURVEY
STANDARDS.

Paul R. Clapsaddle
PAUL R. CLAPSADDLE R.S. #6140
19019 W. DARCY RD.
MARYSVILLE, OHIO 43040
(513) 747-2599



INDEXED ON MAP
770512P

Received 3-25-92 OK 3-26-92 CR

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

TELEPHONE: (513) 468-2793

FANSLER SURVEY

March 19, 1992

The following described real estate situated in the State of Ohio, County of Logan, Township of Monroe, being part of Virginia Military Survey 3228 and more particularly described as follows:

Beginning at a railroad spike found in the centerline of State Route 287 at the southeast corner of Jeffrey Hall's 38.780 acre tract as described in O. R. Vol. 63 Page 755, said R. R. spike being S. 28° 00' 00" E. 212.95 feet and S. 17° 41' 44" E. 102.42 feet from the intersection of said S. R. 287 and Township Road 150.

Thence with said S. R. 287 S. 17° 41' 44" E. 362.38 feet to a cap and nail set.

Thence S. 76° 46' 45" W. 1692.51 feet to a 5/8 inch iron bar set, passing a 5/8 inch iron bar set at 30.09 feet.

Thence S. 65° 17' 59" W. 1042.62 feet to a 5/8 inch iron bar set in the east line of Kaylor Moffitt's 87.13 acre tract as described in D. B. Vol. 194 page 491.

Thence N. 15° 52' 21" W. 569.38 feet to a 5/8 inch iron bar found at the southwest corner of said Jeffrey Hall's 38.780 acre tract, this line being with the east line of said Moffitt.

Thence with said Hall's south line N. 76° 46' 45" E. 2712.34 feet to the place of beginning, passing a 5/8 inch iron bar found at 2682.25 feet.

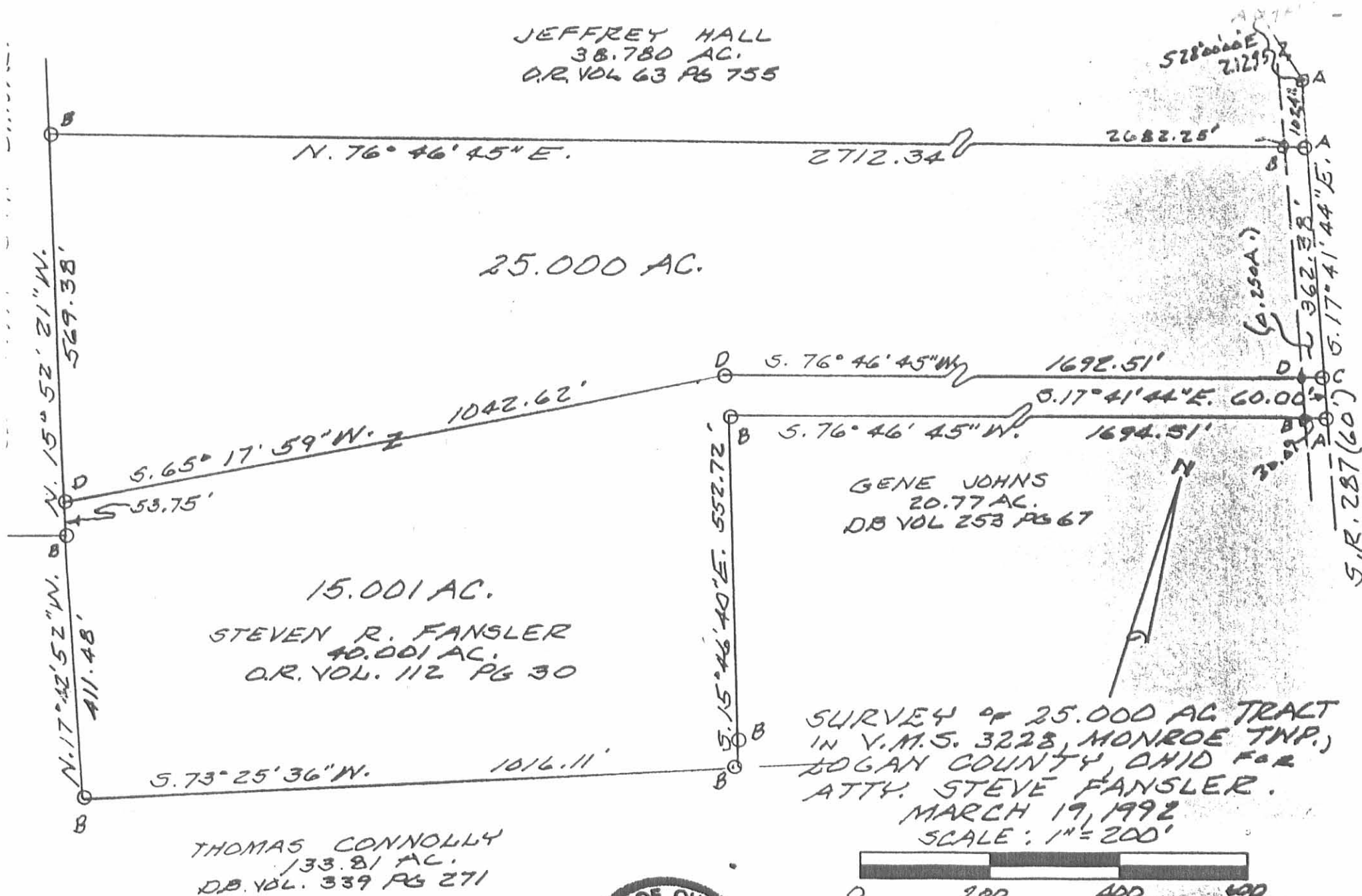
Containing 25.000 acres more or less, of which 0.250 acre is in the right of way of S. R. 287.

The above described 25.000 acre tract being on the north side of Steven Fansler's 40.001 acre tract as described in O. R. Vol. 112 Page 30.

Bearings are based on an assumed bearing (S. 17° 41' 44" E.) for the centerline of S. R. 287 in this field survey.



JEFFREY HALL
38.780 AC.
O.R. VOL 63 PG 755



LEGEND:

- A = R.R. SPIKE FOUND
- B = 5/8" IRON BAR FOUND
- C = CAP AND NAIL SET
- D = 5/8" IRON BAR SET

INDEXED ON MAP
7705 13P



Leslie H. Geeslin
LESLIE H. GEESLIN
RUSHSVANIA, OHIO
PH 513-468-2793

SURVEY FOR JEFF HALL
5.148 Acres
September 2, 1988

The following described tract of land is situated in the State of Ohio, County of Logan, Township of Monroe, V.M.S. 3228, being part of Jeffrey J. and Jannice I. Hall's 98.75 acre tract described in O.R. 23, page 162, said tract being more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of Township Rd. #150 with the centerline of State Route #287, said spike being in the northeasterly line of said original 98.75 acre tract;

thence North $28^{\circ}00'00''$ West 197.25 feet, following the centerline of State Route #287 and northeasterly line of said original 98.75 acre tract, to an iron bolt found;

thence North $51^{\circ}12'40''$ West 366.85 feet, continuing with the centerline of State Route #287 and northeasterly line of said original 98.75 acre tract, to an iron bolt found;

thence North $54^{\circ}38'30''$ West 917.49 feet, continuing with the centerline of State Route #287 and northerly line of said original 98.75 acre tract, to a railroad spike set and marking the place of beginning;

thence South $68^{\circ}26'06''$ West 130.85 feet, entering said original 98.75 acre tract and passing through a $5/8''$ iron pin set for reference at 50.00 feet, to a $5/8''$ iron pin set;

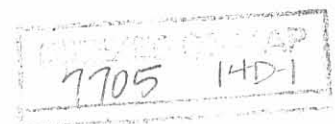
thence South $12^{\circ}15'16''$ West 807.28 feet to a stone found at the southeast corner of Julia A. Rhoades' 17.70 acre tract described in deed volume 278, page 467, and at an angle point in the westerly line of said original 98.75 acre tract;

thence North $16^{\circ}31'18''$ West 981.15 feet, following a line common to said 17.70 acre tract and said original 98.75 acre tract and passing through a $5/8''$ iron pin set for reference at 916.77 feet, to a railroad spike found in the centerline of State Route #287;

thence South $85^{\circ}15'25''$ East 484.00 feet, following the centerline of State Route #287 and northerly line of said original 98.75 acre tract, to an iron bolt found;

thence South $54^{\circ}38'30''$ East 110.00 feet, continuing with the centerline of State Route #287 and northerly line of said original 98.75 acre tract, to the place of beginning, containing 5.148 acres, more or less, and subject to all valid easements and restrictions of record.

The above description was prepared from a field survey completed in September of 1988 by Paul R. Clapsaddle,

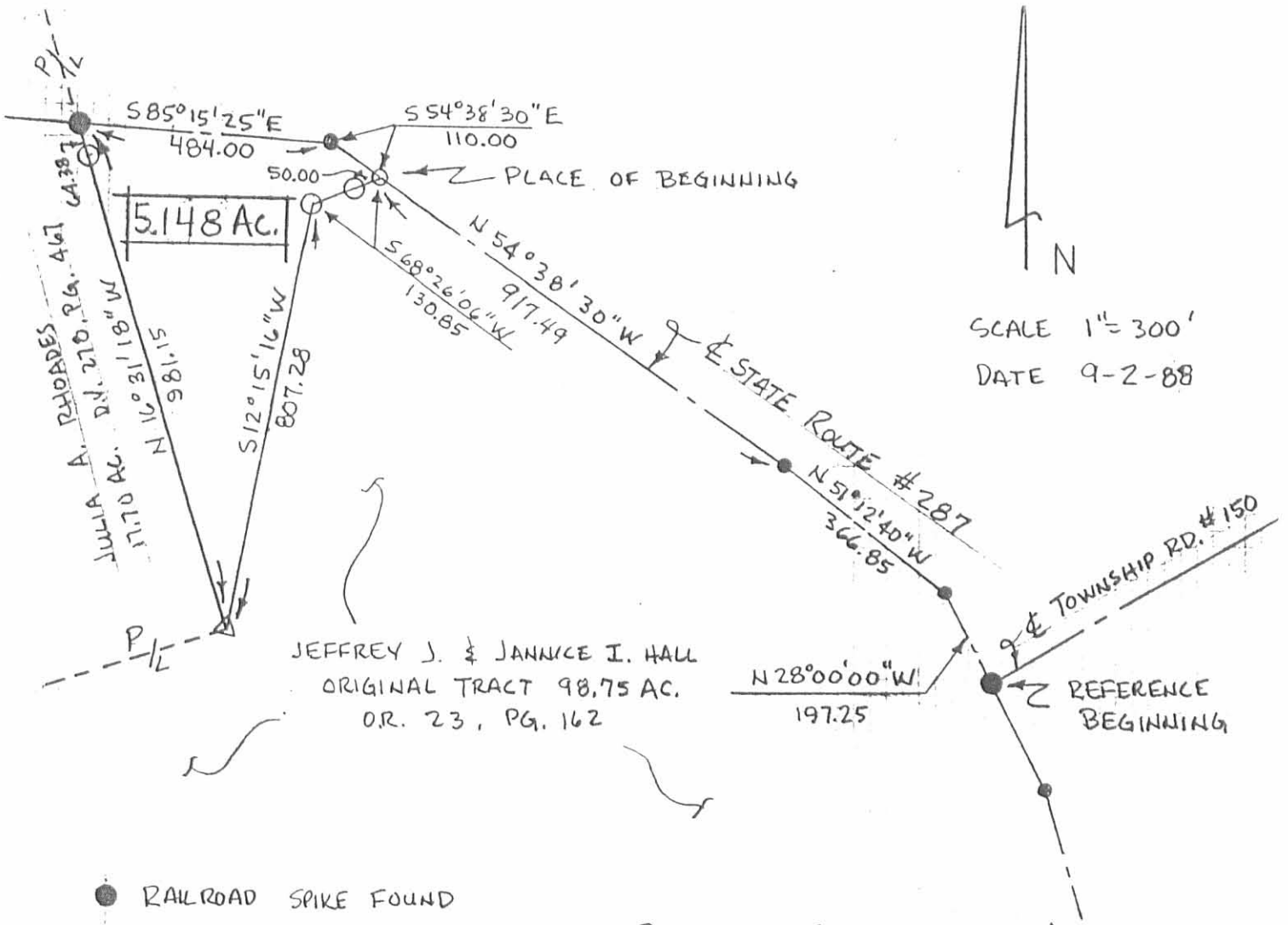


Registered Surveyor #6140. Bearings indicated herein are based on an assumed meridian and are used to denote angles only.

ATTEST: Paul R. Clapsaddle R.S.#6140
Paul R. Clapsaddle, Registered Surveyor #6140
19019 W. Darby Rd.
Marysville, Ohio 43040
(513) 747-2599



RECORDED ON MAP
7705 14D-2



JEFFREY J. & JANUICE I. HALL
 ORIGINAL TRACT 98.75 AC.
 O.R. 23, PG. 162

- RAILROAD SPIKE FOUND
- RAILROAD SPIKE SET
- IRON BOLT FOUND
- △ STONE FOUND
- IRON PIN FOUND 5/8"
- IRON PIN SET 5/8" x 30" REROD WITH I.D. CAP

SURVEY FOR JEFF HALL

STATE OF OHIO
 COUNTY OF LOGAN
 TOWNSHIP OF MONROE
 VMS 3228
 BEING PART OF JEFFREY J. &
 JANUICE I. HALL'S 98.75 ACRE
 TRACT DESCRIBED IN O.R. 23,
 PAGE 162.

I HEREBY CERTIFY THAT THE
 HEREON PLATTED PROPERTY WAS
 MEASURED TO ACCEPTABLE SURVEY
 STANDARDS.

Paul R. Clapsaddle
 PAUL R. CLAPSADDLE R.S.#6140
 19019 W. DARBY RD.
 MARYSVILLE, OHIO 43040
 (513) 747-2599



INDEXED ON MAP
 7705 14P

12-10-15

Lee Surveying and Mapping Co., Inc.



APPROVED

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



Phone: (937) 593-7335
Fax: (937) 593-7444
surveys@lsminc.us

MAGEE 1.306 ACRES

Lying in Virginia Military Survey 3228, Monroe Township, Logan County, Ohio.

Being out of the Donald W. Magee 25.000 acre tract as deeded and described in Official Record 1106, Pg. 507 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing at a railroad spike found at the intersection of center-lines of Township Road 150 and Ohio Route 287 (60 feet wide)

THENCE, with the center-line of Ohio Route 287 the following two courses:

S 27°-36'-38"E, a distance of 211.50 feet to a railroad spike found.

S 17°-47'-37"E, a distance of 102.46 feet to a railroad spike found.

THENCE, with the south line of the Gerald Lee Kerns and Kimberly Kay Kerns 38.780 acre tract (O.R. 63, Pg. 755), S 76°-46'-45"W, distance of 815.41 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING.

THENCE, S 13°-13'-15"E, a distance of 30.00 feet to a 5/8 inch iron rod set.

THENCE, S 76°-46'-45"W, a distance of 1895.54 feet to a 5/8 inch iron rod set.

THENCE, with the east line of the Moffitt Maple Farm LLC 87.13 acre tract (O.R. 867, Pg. 91), N 15°52'-30"W, a distance of 30.03 feet to a 5/8 inch iron rod set.

THENCE, with the south line of the aforesaid 38.780 acre tract, N 76°-46'-45"E, a distance of 1896.93 feet to the point of beginning.

Containing 1.306 acres.

This parcel is to be attached to adjoining tract of land and is not to be used as a separate and independent parcel.

Property is subject to any and all previous easements and rights-of-way of record.

The basis for bearings is the center-line of Ohio Route 287, being S 27°-36'-38"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on December 5, 2015.



ORIGINAL STAMP IN GREEN

Description prepared by:

William K. Bruce

William K. Bruce
Professional Surveyor 7437
December 5, 2015

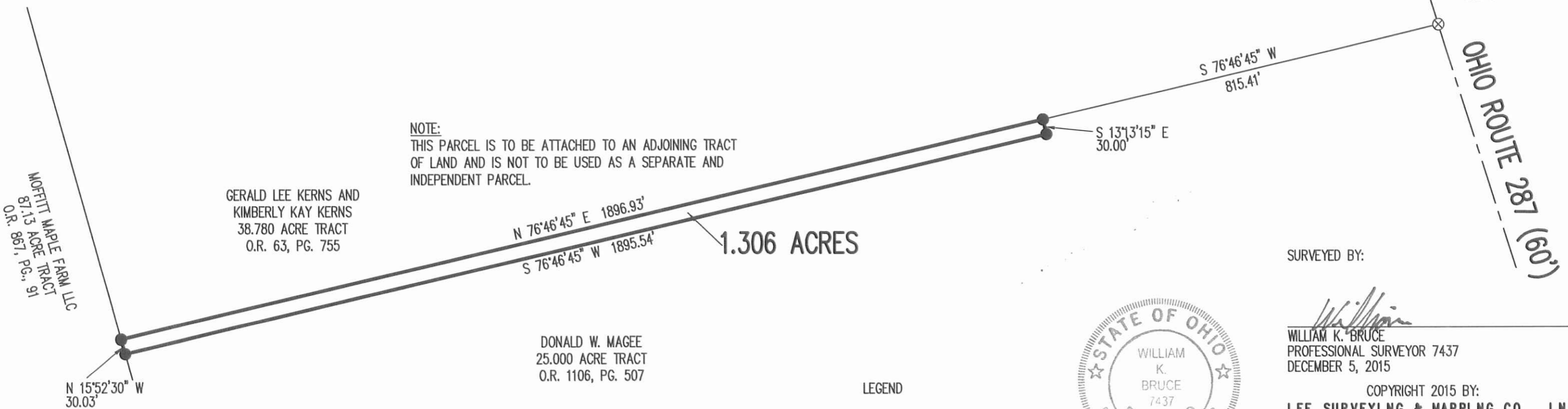
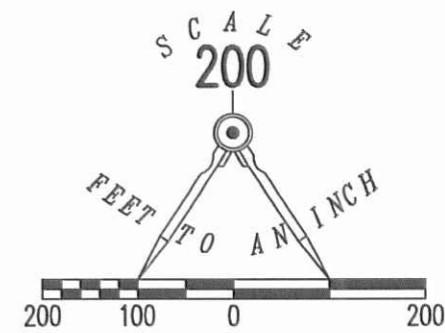
L-60341115

INDEXED ON MAP
7705 15-D

12-10-15

APPROVED

A SURVEY OF A
1.306 ACRE TRACT OUT OF THE
DONALD W. MAGEE
25.000 ACRE TRACT
OFFICIAL RECORD 1106, PG. 507
VIRGINIA MILITARY SURVEY 3228
MONROE TOWNSHIP
LOGAN COUNTY, OHIO



NOTE:
THIS PARCEL IS TO BE ATTACHED TO AN ADJOINING TRACT
OF LAND AND IS NOT TO BE USED AS A SEPARATE AND
INDEPENDENT PARCEL.

GERALD LEE KERNS AND
KIMBERLY KAY KERNS
38.780 ACRE TRACT
O.R. 63, PG. 755

DONALD W. MAGEE
25.000 ACRE TRACT
O.R. 1106, PG. 507

1.306 ACRES

SURVEYED BY:

William K. Bruce
WILLIAM K. BRUCE
PROFESSIONAL SURVEYOR 7437
DECEMBER 5, 2015

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LEE SURVEYING & MAPPING CO., INC.
117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335
WWW.LSMINC.US
surveys@lsminc.us
ADW D1115 60341115 L-6034-3



- LEGEND
- 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM7437"
 - ⊗ RAILROAD SPIKE FOUND

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE **800-362-2764**
OHIO UTILITIES PROTECTION SERVICE

INDEXED ON MAP
7705 15P



SURVEY FOR GERALD KERNS

5.164 Acres

September 5, 2018

The following described 5.164 acre tract is situated in the State of Ohio, Logan County, Township of Monroe, and V.M.S. 3228, being part of the remainder of Donald W. Magee's original 25.000 acre tract described in Official Record 1106, page 507, and said 5.164 acre tract being more particularly described as follows;

Beginning for reference at a railroad spike found at the intersection of the centerlines of Township Road 150 (60 feet wide) with the centerline of State Route 287 (60 feet wide), said spike being in the east line of Gerald Lee Kerns and Kimberly Kay Kerns' 38.780 acre tract described in Official Record 63, page 755;

Thence South $26^{\circ}50'50''$ East (assumed bearing) 211.50 feet, following the centerline of State Route 287, to a railroad spike found at an angle point in the east line of said 38.780 acre tract, said spike being in the east line of V.M.S. 3228 and in the west line of V.M.S. 9679;

Thence South $16^{\circ}58'25''$ East 102.47 feet, following the centerline of State Route 287, an east line of said 38.780 acre tract and V.M.S. 3228, and following the west line of said V.M.S. 9679, to a railroad spike found at the northeast corner of said 25.000 acre tract;

Thence South $77^{\circ}31'26''$ West 2712.17 feet, departing from the centerline of State Route 287 and entering V.M.S. 3228, following the north line of said 25.000 acre tract and the north line of Gerald Lee Kerns and Kimberly Kay Kerns' 1.306 acre tract described in Official Record 1207, page 930, and following the south line of said 38.780 acre tract, to a 5/8 inch iron pin found with cap marked "L. GEESLIN S. 5248" in the east line of Moffitt Maple Farm LLC's 87.13 acre tract described in Official Record 867, page 91;

Thence South $15^{\circ}09'32''$ East 29.93 feet, following the west line of said 1.306 acre tract and the east line of said 87.13 acre tract, to a 5/8 inch iron pin found with cap marked "LSM PS 7437" at the northwest corner of the remainder of said original 25.000 acre tract, said iron pin marking the *place of beginning*;

Thence **North $77^{\circ}31'13''$ East 526.93** feet, following the north line of the remainder of said original 25.000 acre tract and the south line of said 1.306 acre tract, to an iron pin set;

Thence **South $2^{\circ}20'33''$ West 477.76** feet, crossing the remainder of said original 25.000 acre tract, to an iron pin set in a northwest line of Shaun Troy Shipp's 15.001 acre tract described in Official Record 1279, page 581;

Thence **South $66^{\circ}01'44''$ West 387.25** feet, following a southeast line of the remainder of said original 25.000 acre tract and the northwest line of said 15.001 acre tract, to a 5/8 inch iron pin found with cap marked "L.GEESLIN S 7752" in the east line of said 87.13 acre tract;

INDEXED ON MAP

7705

Thence *North 15°09'32" West 539.60 feet*, following the west line of said 25.000 acre tract and the east line of said 87.13 acre tract, to the *place of beginning, containing 5.164 acres*, more or less, and being subject to all valid easements and restrictions of record.

The above described 5.164 acre tract has no road frontage and must be attached to an adjoining tract that has road frontage.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor RS 6140, during the month of September 2018. Bearings indicated herein are based on an assumed meridian with all others based on angles turned. 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, R.S. 6140
19019 West Darby Road
Marysville, Ohio 43040
(937) 747-2599



INDEXED ON MAP
7705

APPROVED

SURVEY FOR GERALD KERNS

STATE OF OHIO
COUNTY OF LOGAN
TOWNSHIP OF MONROE
V.M.S. 3228

NOTES:

Reference deeds are shown hereon

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

LEGEND:

- ⊕ Railroad spike found
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS 6140"
- ⊙ 5/8 inch iron pin found with cap marked "LSM PS 7437"
- ⊙ 5/8 inch iron pin found with cap marked "L. GEESLIN S 7752"



Gerald Lee Kerns and
and Kimberly Kay Kerns
38.780 acre tract
Official Record 63, page 755

Donald W. Magee
25.000 acre tract
O.R. 1106, Pg. 507

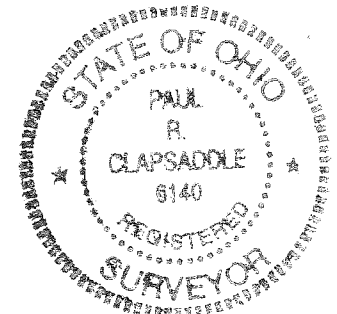
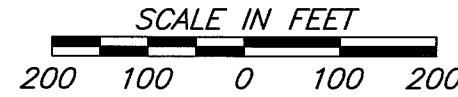
Gerald Lee Kerns and
and Kimberly Kay Kerns
1.306 acre tract
O.R. 1207, page 930

5.164 Acres
Part of
Donald W. Magee's
25.000 acre tract
described in Official
Record 1106, page 507

* This tract has no
road frontage and
must be attached
to an adjoining
tract that has
road frontage

Shaun Troy Shipp
15.001 acres
O.R. 1279, Pg. 581

Moffitt Maple Farm LLC
87.13 acres
O.R. 867, Pg. 91



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

**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: September 5, 2018
Scale: 1 inch=200 feet
Drawing: Kerns818
Project: Kerns818

INDEXED ON MAP
7705

B-6-2021



DESCRIPTION OF SURVEY FOR
MIKE TAKACS AND ROBERT SHONKWILER
0.026 ACRES
July 21, 2021

The following described 0.026 acre tract of land is situated in Virginia Military Survey 3228, Monroe Township, Logan County, Ohio and being part of Michael A. Takacs' and Nora E. Takacs' 4.818 acre tract described in Official Record Volume 1106, page 861, said 0.026 acre tract more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of State Route 287 (60 feet wide) with the centerline of Township Road 150;

Thence North 28°00'00" West 197.25 feet, following the centerline of State Route 287, to a 3/4 inch iron bolt found;

Thence North 51°12'40" West 366.85 feet, continuing along the centerline of State Route 287, to a 3/4 inch iron bolt found;

Thence North 54°38'30" West 702.49 feet, continuing along the centerline of State Route 287, to a railroad spike found at the northernmost corner of Robert N. Shonkwiler's and Janice L. Shonkwiler's 1.000 acre tract described in Official Record Volume 325, page 539 and at an easterly corner of said 4.818 acre tract, said railroad spike marking the **place of beginning**;

Thence **South 35°21'09" West 280.98 feet**, departing from the centerline of State Route 287, following the northwest line of said 1.000 acre tract and a southeast line of said 4.818 acre tract, passing a 5/8 inch iron bar found at 50.00 feet, to a 5/8 inch iron bar found;

Thence **North 31°44'11" East 128.02 feet**, entering said 4.818 acre tract, to an iron bar set;

Thence **North 38°22'10" East 153.42 feet**, passing an iron bar set at 103.42 feet, to the **place of beginning**, containing **0.026 acres** more or less and subject to all valid easements and restrictions of record.

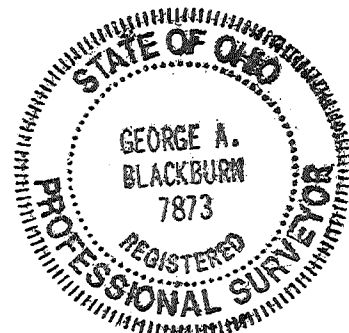
The 0.026 acre tract of land described herein is to be attached to an adjoining parcel and may not be used as a separate or independent tract and it contains 0.001 acres within the road right-of-way of State Route 287.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of July 2021. Iron bars set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS #7873." Bearings indicated herein are based on the centerline of State Route 287 bearing North 54°38'30" West.

Description prepared by:

 7-21-2021

George A. Blackburn, R.S. #7873
6879 State Route 287
West Liberty, Ohio 43357
(937) 465-0424

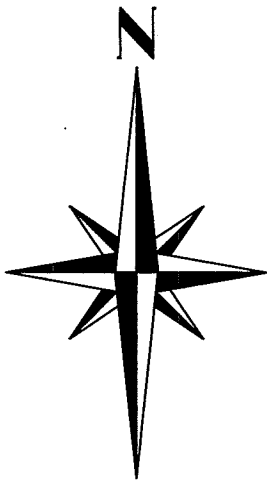


INDEXED ON MAP
7705

8-6-2021

APPROVED

PLAT OF SURVEY IN VIRGINIA MILITARY SURVEY 3228 MONROE TOWNSHIP LOGAN COUNTY, OHIO



0.026 Acres

(0.001 acres in road in road right-of-way)

Part of Michael A. Takacs and
Nora E. Takacs
4.818 acre tract
O.R. 1106, pg. 861

Michael A. Takacs and
Nora E. Takacs
4.818 acres
O.R. 1106, pg. 861

Robert N. Shonkwiler and Janice L. Shonkwiler
1.000 acres
O.R. 325, pg. 539

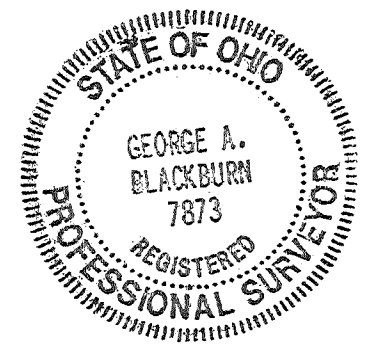
NOTE:

The 0.026 acre tract shown hereon is to be attached to an adjoining parcel and may not be used as a separate or independent tract.

Michael A. Takacs and
Nora E. Takacs
4.818 acres
O.R. 1106, pg. 861

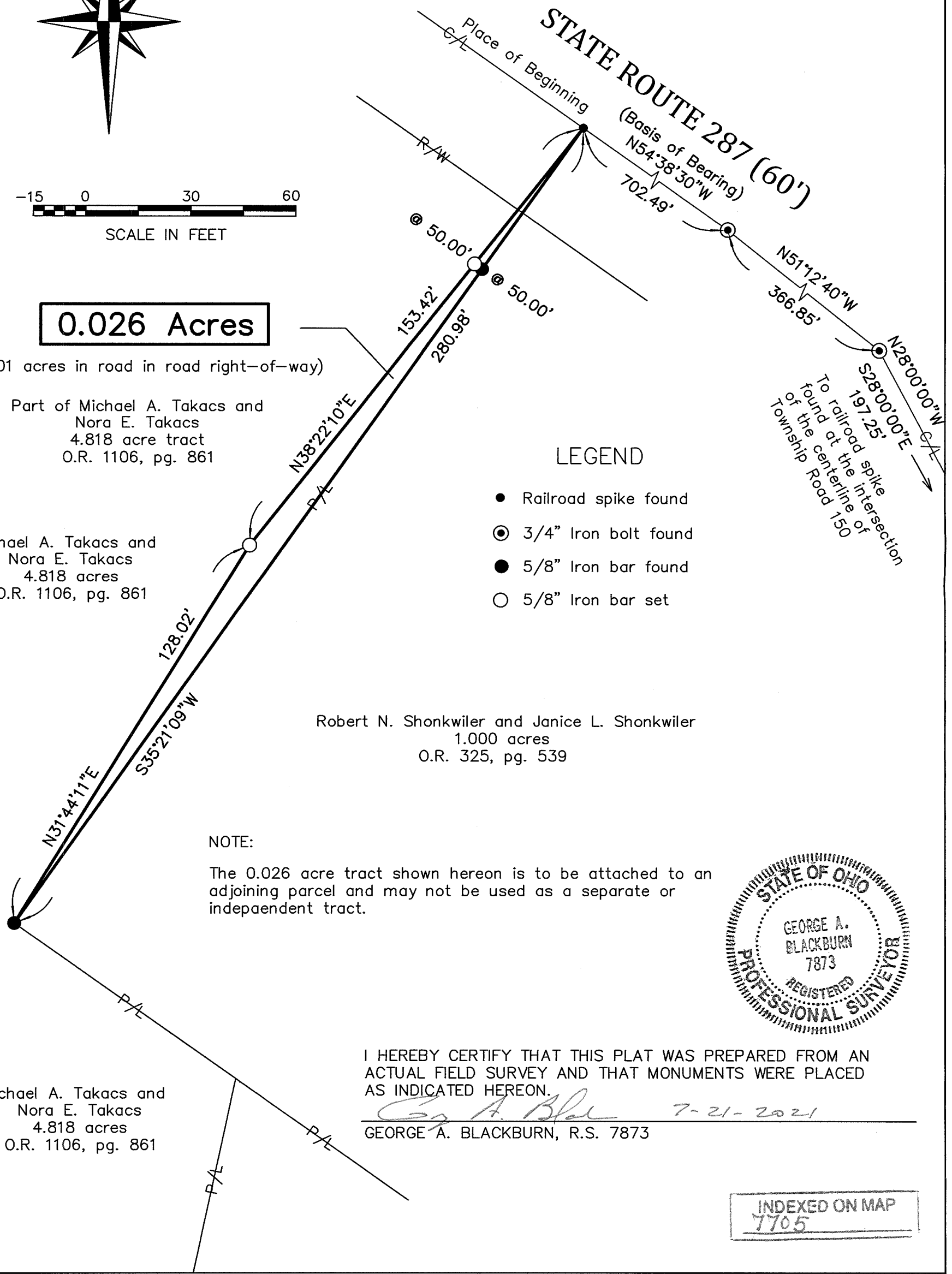
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND THAT MONUMENTS WERE PLACED AS INDICATED HEREON.

George A. Blackburn 7-21-2021
GEORGE A. BLACKBURN, R.S. 7873



INDEXED ON MAP
7705

- LEGEND**
- Railroad spike found
 - ⊙ 3/4" Iron bolt found
 - 5/8" Iron bar found
 - 5/8" Iron bar set





2-15-23
APPROVE

**DESCRIPTION OF SURVEY FOR
GERALD LEE KERNS AND KIMBERLY KAY KERNS
3.556 ACRES
February 3, 2023**

The following described 3.556 acre tract of land is situated in Virginia Military Survey 3228, Monroe Township, Logan County, Ohio and being part of Gerald Lee Kerns' and Kimberly Kay Kerns' 38.780 acre tract described in Official Record Volume 63, page 755, said 3.556 acre tract of land more particularly described as follows:

Beginning at a railroad spike found at the intersection of the centerline of State Route 287 (60 feet wide) with the centerline of Township Road 150 (60 feet wide) and in the east line of said 38.780 acre tract;

Thence **South 27°14'45" East 102.39 feet**, following the centerline of State Route 287 and the east line of said 38.780 acre tract, to a magnetic nail set;

Thence **South 84°02'00" West 410.35 feet**, departing from the centerline of State Route 287 and entering said 38.780 acre tract, passing an iron bar set at 32.20 feet, to an iron bar set;

Thence **South 8°41'35" West 79.02 feet** to an iron bar set;

Thence **North 75°34'37" West 133.98 feet** to an iron bar set;

Thence **North 77°28'55" West 93.91 feet** to an iron bar set;

Thence **North 31°37'27" West 341.00 feet** to an iron bar set in the south line of Michael D. Rhoades' and Jessica H. Rhoades' Exhibit "A" (4.550 acres) described in Official Record Volume 1105, page 916 and in the north line of said 38.780 acre tract;

Thence **South 83°10'31" East 757.00 feet**, following the north line of said 38.780 acre tract, the south line of said 4.550 acre tract, the south line of Donald R. Williams, Jr.'s and Heather J. Williams' Tract I (1.641 acres) and Tract II (1.427 acres) described in Official Record Volume 1408, pg. 4938 and the south line of Terry Lee Sheeley's and Mary Ann Sheeley's 1.309 acre tract described in Official Record Volume 65, page 753, passing 5/8 inch iron bars found at 46.94 feet, at 347.10 feet and at 717.00 feet, to a railroad spike found in the centerline of State Route 287;

Thence **South 27°14'45" East 47.61 feet**, following the centerline of State Route 287 and the east line of said 38.780 acre tract, to the **place of beginning, containing 3.556 acres** more or less and subject to all valid easements and restrictions of record.

The road right-of-way of State Route 287 (60 feet wide) contains 0.106 acres.

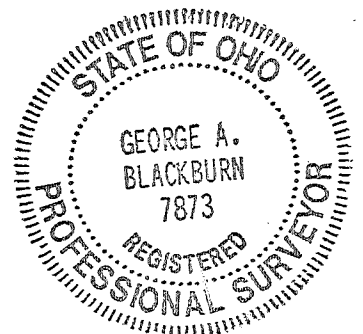
The above description was prepared from an actual field survey made by Blackburn Surveying, LLC George A. Blackburn, Registered Surveyor #7873, during the month of February 2023. Iron bars set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS #7873." Bearings indicated herein are based on the centerline of State Route 287 (60 feet wide) bearing South 27°14'45" East.

Description prepared by:

2-3-2023

George A. Blackburn, R.S. #7873
6879 State Route 287
West Liberty, Ohio 43357 (937) 465-0424

INDEXED ON MAP
2705



2-15-23
APPROVED

DESCRIPTION OF SURVEY FOR
GERALD LEE KERNS AND KIMBERLY KAY KERNS
60 FEET WIDE COMMON ACCESS DRIVEWAY

February 3, 2023

The following described 60 feet wide common access driveway easement is situated in Virginia Military Survey 3228, Monroe Township, Logan County, Ohio and being over Gerald Lee Kerns' and Kimberly Kay Kerns' 38.780 acre tract described in Official Record Volume 63, page 755, said easement more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of State Route 287 (60 feet wide) with the centerline of Township Road 150 (60 feet wide) and in the east line of said 38.780 acre tract;

Thence South 27°14'45" East 212.87 feet, following the centerline of State Route 287 and the east line of said 38.780 acre tract, to a railroad spike found;

Thence South 17°04'43" East 26.88 feet, continuing along the centerline of State Route 287 and the east line of said 38.780 acre tract, to a point marking the **place of beginning**;

Thence **South 17°04'43" East 63.45 feet**, continuing along the centerline of State Route 287 and the east line of said 38.780 acre tract, to a point;

Thence **North 88°05'05" West 390.63 feet**, departing from the centerline of State Route 287 and entering said 38.780 acre tract, to a point;

Thence **South 84°55'13" West 111.75 feet** to a point;

Thence **North 76°19'25" West 233.43 feet** to a point;

Thence **North 9°31'06" East 60.00 feet** to an iron bar set;

Thence **South 77°28'55" East 93.91 feet** to an iron bar set;

Thence **South 75°34'37" East 133.98 feet** to an iron bar set;

Thence **North 84°55'13" East 105.52 feet** to a point;

Thence **South 88°05'05" East 373.65 feet** to the **place of beginning** and subject to all valid easements and restrictions of record.

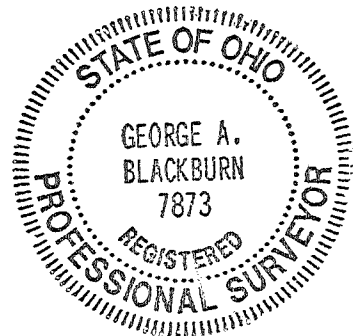
The above description was prepared from an actual field survey made by Blackburn Surveying, LLC George A. Blackburn, Registered Surveyor #7873, during the month of February 2023. Iron bars set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS #7873." Bearings indicated herein are based on the centerline of State Route 287 (60 feet wide) bearing South 27°14'45" East.

Description prepared by:

 2-3-2023

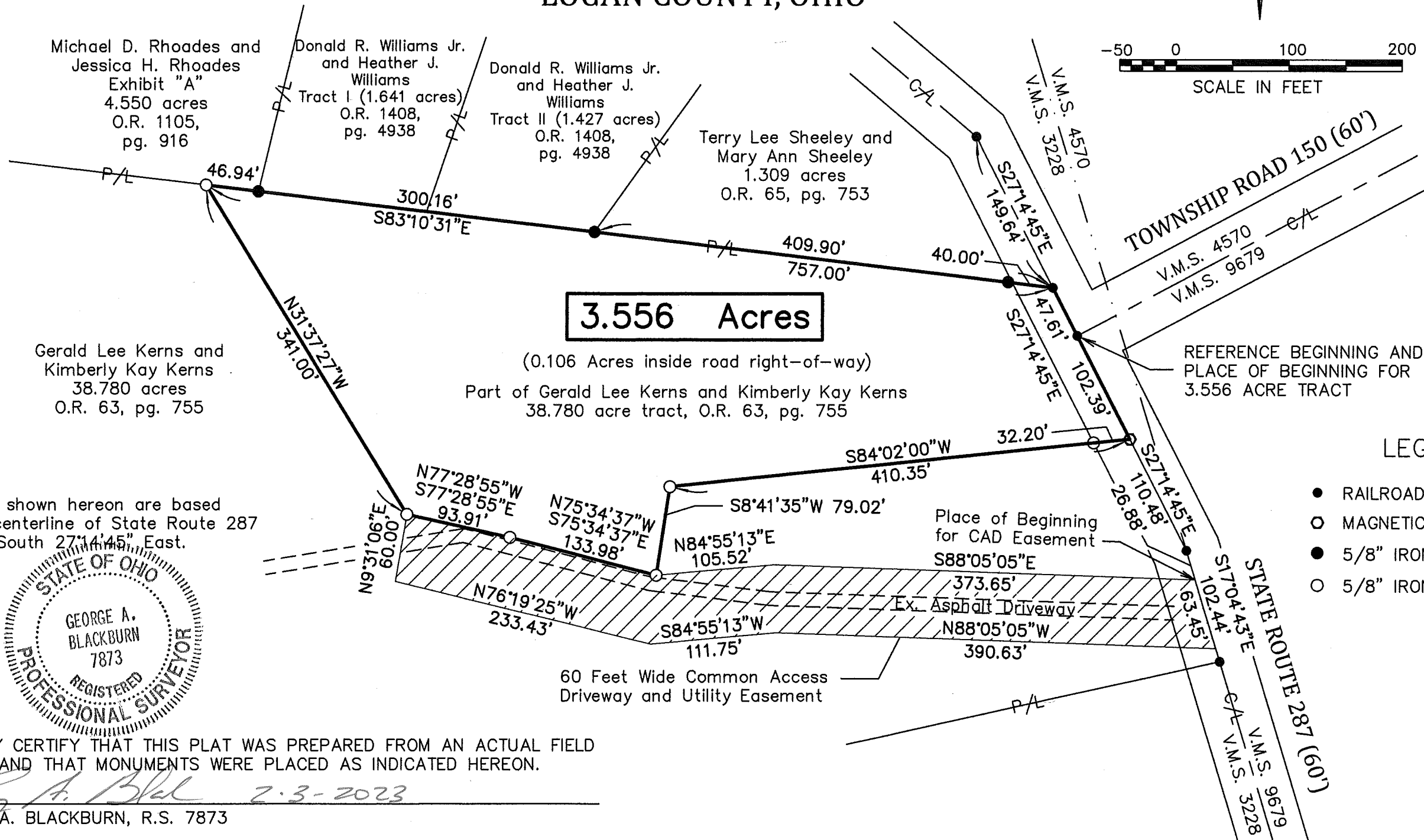
George A. Blackburn, R.S. #7873
6879 State Route 287
West Liberty, Ohio 43357
(937) 465-0424

INDEXED ON MAP
7705





PLAT OF SURVEY IN VIRGINIA MILITARY SURVEY 3228 MONROE TOWNSHIP LOGAN COUNTY, OHIO



3.556 Acres

(0.106 Acres inside road right-of-way)
Part of Gerald Lee Kerns and Kimberly Kay Kerns
38.780 acre tract, O.R. 63, pg. 755

REFERENCE BEGINNING AND
PLACE OF BEGINNING FOR
3.556 ACRE TRACT

LEGEND

- RAILROAD SPIKE FOUND
- MAGNETIC NAIL SET
- 5/8" IRON BAR FOUND
- 5/8" IRON BAR SET

NOTES:

Bearings shown hereon are based on the centerline of State Route 287 bearing South 27°14'45" East.



I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND THAT MONUMENTS WERE PLACED AS INDICATED HEREON.

George A. Blackburn 2-3-2023
GEORGE A. BLACKBURN, R.S. 7873

BLACKBURN SURVEYING, LLC
6879 STATE ROUTE 287
WEST LIBERTY, OHIO 43357
(937) 465-0424

DATE: 2/3/2023
SCALE: 1" = 100'
FILE: Aron Kerns 1-23

REVISIONS	DATE	BY

PLAT PREPARED FOR GERALD LEE KERNS

SHEET
1
OF 1

INDEXED ON MAP
7705

7-21-2023



**DESCRIPTION OF SURVEY FOR
DONALD W. MAGEE
2.288 ACRES
July 17, 2023**

The following described 2.288 acre tract of land is situated in Virginia Military Survey 3228, Monroe Township, Logan County, Ohio and being part of Donald W. Magee's original 25.000 acre tract described in Official Record Volume 1106, page 507, said 2.288 acre tract of land more particularly described as follows:

Commencing at a railroad spike found at the intersection of the centerline of State Route 287 (60 feet wide) with the centerline of Township Road 150 (60 feet wide);

Thence South $27^{\circ}14'45''$ East 212.87 feet, following the centerline of State Route 287, passing a magnetic nail found at 102.39 feet, to a railroad spike found in the east line of V.M.S. 3228 and in the west line of V.M.S. 9679;

Thence South $17^{\circ}04'43''$ East 102.44 feet, following the centerline of State Route 287, the east line of V.M.S. 3228 and the west line of V.M.S. 9679, to a railroad spike found at the northeast corner of said original 25.000 acre tract and at the southeast corner of Gerald Lee Kerns' and Kimberly Kay Kerns' original 38.780 acre tract described in Official Record Volume 63, page 755, said railroad spike marking the **place of beginning**;

Thence **South $16^{\circ}56'49''$ East 209.69 feet**, following the centerline of State Route 287, the east line of V.M.S. 3228, the west line of V.M.S. 9679 and the east line of said original 25.000 acre tract, to a magnetic nail set;

Thence **South $77^{\circ}16'58''$ West 484.70 feet**, departing from the centerline of State Route 287 and the west line of V.M.S. 9679, entering V.M.S. 3228 and said original 25.000 acre tract, passing an iron bar set at 30.08 feet, to an iron bar set;

Thence **North $11^{\circ}19'06''$ West 211.10 feet** to an iron bar set in the south line of said original 38.780 acre tract;

Thence **North $77^{\circ}31'08''$ East 464.09 feet**, following the south line of said original 38.780 acre tract and the north line of said original 25.000 acre tract, passing a 5/8 inch iron bar found

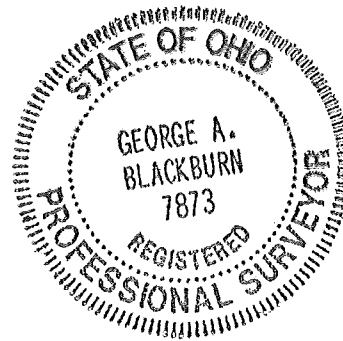


at 434.02 feet, to the **place of beginning, containing 2.288 acres** more or less and subject to all valid easements and restrictions of record.

The road right-of-way of State Route 287 contains 0.143 acres.

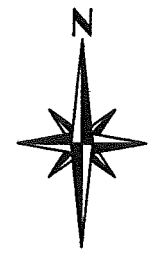
The above description was prepared from an actual field survey made by Blackburn Surveying, LLC, George A. Blackburn, Registered Surveyor # 7873, during the month of July 2023. Iron bars set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS # 7873." Bearings indicated herein are based on the centerline of State Route 287 (60 feet right-of-way width) bearing South 27°14'45" East.

Description prepared by: *George A. Blackburn* 7-17-2023
George A. Blackburn, RS # 7873
6879 State Route 287
West Liberty, Ohio 43357
(937) 465-0424



INDEXED ON MAP
7705

**PLAT OF SURVEY IN
 VIRGINIA MILITARY SURVEY 3228
 MONROE TOWNSHIP
 LOGAN COUNTY, OHIO**

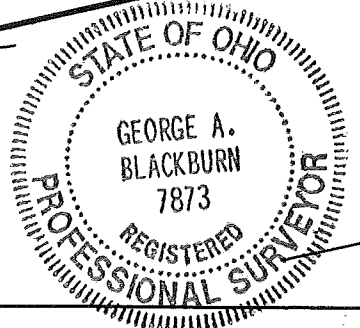
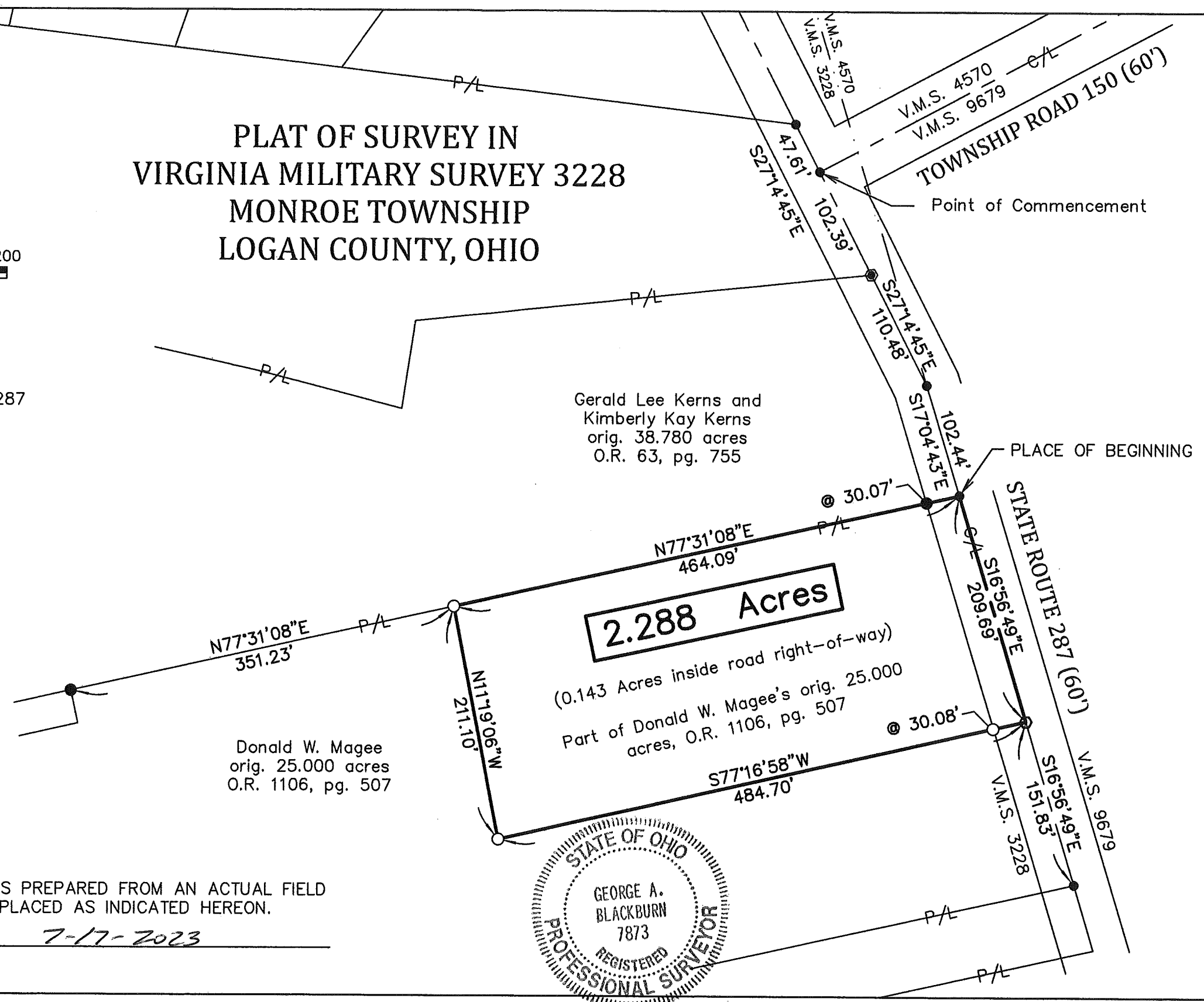


NOTES:

Bearings shown hereon are based on the centerline of State Route 287 bearing South 27°14'45" East.
 New driveway not requested at this time.

LEGEND

- RAILROAD SPIKE FOUND
- ⊙ MAGNETIC NAIL FOUND
- MAGNETIC NAIL SET
- 5/8" IRON BAR FOUND
- 5/8" IRON BAR SET



I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND THAT MONUMENTS WERE PLACED AS INDICATED HEREON.
George A. Blackburn 7-17-2023
 GEORGE A. BLACKBURN, R.S. 7873

BLACKBURN SURVEYING, LLC
 6879 STATE ROUTE 287
 WEST LIBERTY, OHIO 43357
 (937) 465-0424

DATE : 7/17/2023
 SCALE : 1" = 100'
 FILE: Don Magee 7-23

REVISIONS	DATE	BY

PLAT PREPARED FOR DONALD W. MAGEE

SHEET
 1
 OF 1

INDEXED
 7705