

3-13-15



SURVEY FOR JIMMY MABRY
17.314 Acres
March 11, 2015

The following described 17.314 acre tract is situated in the State of Ohio, County of Logan, Township of Perry, V.M.S. 5089, being all of Jimmy K. Mabry's 17 1/2 acres Parcel I, Tract No. 2 described in Official Record 221, page 658, and said 17.314 acres tract being more particularly described as follows:

Beginning at a 3/8 inch iron pin found (S.R. 540 centerline Station 255+51 as shown in FB 588, page 20) at the intersection of the centerline of State Route 540 (variable right of way), with the southern terminus point of the centerline of County Road 8 (60 feet wide), said iron pin marking the northeast corner of said 17 1/2 acre tract and being in the west line of Jimmy K. Mabry's 16.46 acres Parcel I, Tract No. 1 described in Official Record 221, page 658, said iron pin marking the *place of beginning*;

Thence *South 4°58'34" West (assumed bearing) 851.43 feet*, departing from the centerline of State Route 540, following the east line of said 17 1/2 acre tract and a west line of said 16.46 acre tract, passing at 30.00 feet an iron pin set and passing at 745.27 feet an iron pin set at the northwest corner of Doit E. and Janet M. Miller's 0.84 acre Tract Three described in Deed Record 399, page 283, thereafter following the west line of said 0.84 acre tract and passing an iron pin set at 849.43 feet, to a stone found at the northwest corner of the remainder of Doit E. and Janet M. Miller's original 126.65 acre Tract One described in Deed Record 399, page 283, and at a northeast corner of the remainder of Deana L. Hoyt and Vicki S. Lear's original 110 acre Tract II described in Official Record 881, page 328;

Thence *North 85°20'56" West 885.73 feet*, following the south line of said 17 1/2 acre tract and a north line of the remainder of said original 110 acre tract, passing at 883.73 feet an iron pin set, to a stone found;

Thence *North 05°21'28" East 857.11 feet*, following the west line of said 17 1/2 acre tract and an east line of the remainder of said original 110 acre tract, passing iron pins set at 2.00 feet and 827.11 feet, to a magnetic nail set in the centerline of State Route 540;

Thence *South 84°58'56" East 880.01 feet*, following the centerline of State Route 540 and the north line of said 17 1/2 acre tract, to the *place of beginning, containing 17.314 acres*, more or less, and being subject to all valid easements and restrictions of record. Of the above described 17.314 acre tract, 0.606 acre is within the road right of way of State Route 540.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of February 2015. 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
9679 1D-1

3-13-15



SURVEY FOR JIMMY MABRY
16.888 Acres
March 11, 2015

The following described 16.888 acre tract is situated in the State of Ohio, County of Logan, Township of Perry, V.M.S. 5089, being all of Jimmy K. Mabry's 16.46 acres Parcel I, Tract No. 1 described in Official Record 221, page 658 and said 16.888 acre tract being more particularly described as follows:

Beginning at a 5/8 inch iron pin found in a monument box (State Route 292 point of intersection Station 291+92.95 as shown on plan LOG-292-(5.09) (12.37)) and at the intersection of the centerline of County Road 12 with the centerline of County Road 8 and with the centerline of State Route 292 (variable right of way), said iron pin marking the north corner of said 16.46 acre tract and marking the *place of beginning*;

Thence *South 17°49'57" East (assumed bearing) 1228.62 feet*, following the centerline of State Route 292 and an east line of said 16.46 acre tract, to a magnetic nail set at the intersection of the centerline of State Route 540 (variable right of way) with the centerline of State Route 292 at PI Station 279+64.22;

Thence *South 18°16'09" East 700.26 feet*, following the centerline of State Route 292 and an east line of said 16.46 acre tract, passing at 0.68 feet a magnetic nail found, to a magnetic nail set at the east corner of Richard and Judy Flowers' 15/100 acre tract described in Official Record 267, page 978, and at the northeast corner of the remainder of Doit E. Miller and Janet M. Miller's original 126.65 acres, Tract One described in Deed Record 399, page 283;

Thence *North 83°51'28" West 239.53 feet*, departing from the centerline of State Route 292, following a south line of said 16.46 acre tract and a north line of said 15/100 acre tract, passing at 88.16 feet an iron pin set, to an iron pin set;

Thence *South 65°53'32" West 96.36 feet*, following a south line of said 16.46 acre tract and a north line of said 15/100 acre tract, to an iron pin set in the north line of the remainder of said original 126.65 acre tract and at the east corner of Doit E. and Janet M. Miller's 0.84 acre Tract Three described in Deed Record 399, page 283;

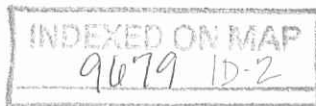
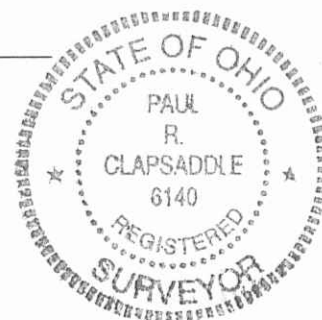
Thence *South 87°35'26" West 463.10 feet*, following a south line of said 16.46 acre tract and a north line of said 0.84 acre tract, to an iron pin set in the east line of Jimmy K. Mabry's 17 1/2 acres Parcel I, Tract No. 2 described in Official Record 221, page 658;

Thence *North 04°58'34" East 745.27 feet*, following a west line of said 16.46 acres tract and the east line of said 17 1/2 acres tract, passing at 715.27 feet an iron pin set, to a 3/8 inch iron pin found at the intersection of the south terminus point of the centerline of County Road 8 (60 feet wide) with the centerline of State Route 540;

Thence *North 06°30'33" East 1132.59 feet*, following the centerline of County Road 8 and a west line of said 16.46 acre tract, to the *place of beginning, containing 16.888 acres*, more or less, and being subject to all valid easements and restrictions of record. Of the above described 16.888 acre tract, 3.760 acres are within the road right of ways of State Route 292, State Route 540, and County Road 8.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during February 2015. Bearings indicated herein are based on an assumed meridian with all others based on angles turned.

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





SURVEY FOR JIMMY MABRY

STATE OF OHIO
COUNTY OF LOGAN
TOWNSHIP OF PERRY
V.M.S. 5089

LEGEND:

- Magnetic nail set
- 5/8 inch iron pin found
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"
- △ Stone found
- 5/8 inch iron pin found in monument box
- ⊙ Concrete monument found
- Magnetic nail found
- 3/8 inch iron pin found

NOTES:

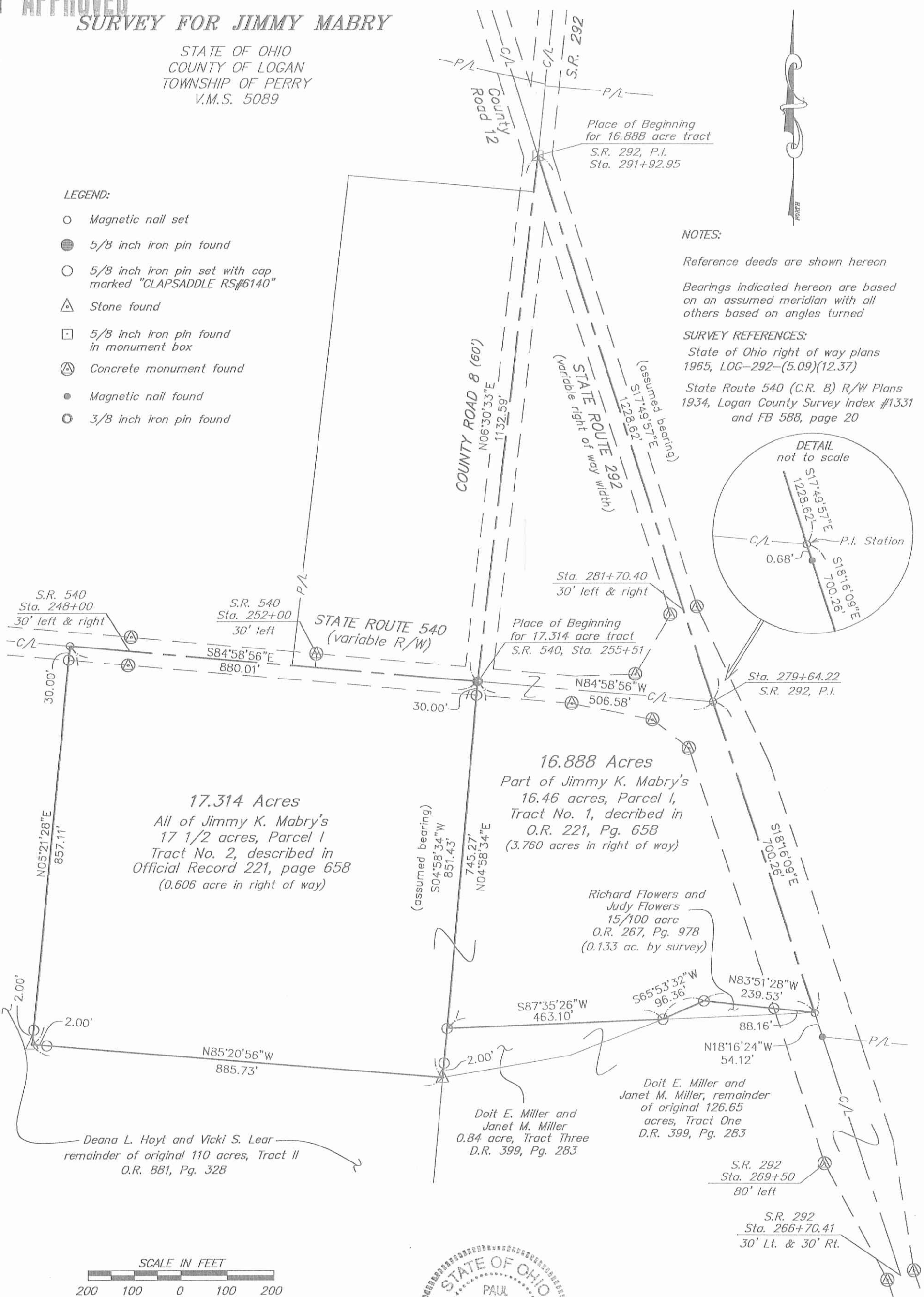
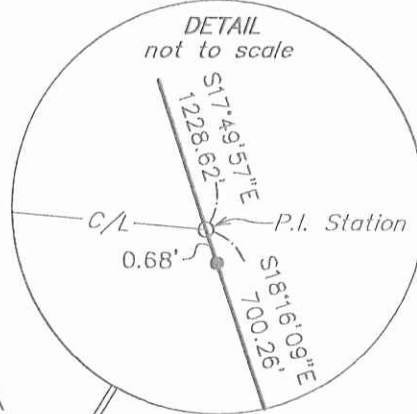
Reference deeds are shown hereon

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

SURVEY REFERENCES:

State of Ohio right of way plans 1965, LOG-292-(5.09)(12.37)

State Route 540 (C.R. 8) R/W Plans 1934, Logan County Survey Index #1331 and FB 588, page 20



17.314 Acres
All of Jimmy K. Mabry's
17 1/2 acres, Parcel I
Tract No. 2, described in
Official Record 221, page 658
(0.606 acre in right of way)

16.888 Acres
Part of Jimmy K. Mabry's
16.46 acres, Parcel I,
Tract No. 1, described in
O.R. 221, Pg. 658
(3.760 acres in right of way)

Richard Flowers and
Judy Flowers
15/100 acre
O.R. 267, Pg. 978
(0.133 ac. by survey)

Doit E. Miller and
Janet M. Miller
0.84 acre, Tract Three
D.R. 399, Pg. 283

Doit E. Miller and
Janet M. Miller, remainder
of original 126.65
acres, Tract One
D.R. 399, Pg. 283

Deana L. Hoyt and Vicki S. Lear
remainder of original 110 acres, Tract II
O.R. 881, Pg. 328



**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: March 11, 2015
Scale: 1"=200'
Project: MabryJimmyJan15
Drawing: MabryJimmyJan15

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
9679 IP

4-28-17

APPROVED

SURVEY FOR CHERYL L. MABRY

1.533 Acres

April 19, 2017

The following described 1.533 acre tract is situated in the State of Ohio, County of Logan, Township of Perry, V.M.S. 5089, being part of Cheryl L. Mabry's 16.888 acre Tract I and part of her 17.314 acre Tract II described in Official Record 1246, page 165 and said 1.533 acre tract being more particularly described as follows:

Beginning at a 3/8 inch iron pin found at the intersection of the centerline of State Route 540 (variable right of way) with the centerline of County Road 8 (60 feet wide), said iron pin being at Station 255+51 as referenced on 1934 Logan County Plan X-8A, said iron pin also marking the northeast corner of said 17.314 acre tract, the northwest corner of said 16.888 acre tract, and marking the *place of beginning*;

Thence *South 84°58'56" East (assumed bearing) 21.78 feet*, following the centerline of State Route 540 and a north line of said 16.888 acre tract, to a magnetic nail set;

Thence *South 7°11'57" West 298.07 feet*, departing from the centerline of State Route 540 and entering said 16.888 acre tract, passing at 30.02 feet an iron pin set, to an iron pin set;

Thence *North 84°57'40" West 217.86 feet*, continuing through part of said 16.888 acre tract and entering said 17.314 acre tract, to an iron pin set;

Thence *North 4°43'38" East 297.78 feet*, continuing through said 17.314 acre tract and passing at 267.78 feet an iron pin set, to a magnetic nail set in the centerline of State Route 540 and in the north line of said 17.314 acre tract;

Thence *South 84°58'56" East 208.93 feet*, following the centerline of State Route 540 and the north line of said 17.314 acre tract, to the *place of beginning, containing 1.533 acres*, more or less, and being subject to all valid easements and restrictions of record. Of the above described 1.533 acre tract, 1.424 acres are part of said 17.314 acre tract and 0.109 acre is part of said 16.888 acre tract. Of the above described 1.533 acre tract 0.158 acre is within right of way of State Route 540.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of April 2017. 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
9679 2D

4-28-17

APPROVED

PLAT OF SURVEY FOR CHERYL MABRY

STATE OF OHIO LOGAN COUNTY
PERRY TOWNSHIP, V.M.S. 5089

NOTES:

Reference deeds are shown hereon

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

S.R. 540
Sta. 248+00
30' left & right

S.R. 540
Sta. 252+00
30' left

STATE ROUTE 540
(variable R/W)

Place of Beginning
S.R. 540, Sta. 255+51

(assumed bearing)
S84°58'56"E
21.78'

Sta. 279+64.22
S.R. 292, P.I.

SURVEY REFERENCES:

State of Ohio right of way plans
1965, LOG-292-(5.09)(12.37)

State Route 540 (C.R. 8) R/W Plans
1934, Logan County Survey Index #1331,
Plan X-8A and F.B. 588, page 20

LEGEND:

- Magnetic nail set
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"
- ⊗ Concrete monument found
- Magnetic nail found
- 3/8 inch iron pin found

1.533 Acres
Part of Cheryl L. Mabry's
16.888 acre Tract I and
part of her 17.314 acre
Tract II described in
Official Record 1246, page 165
(0.158 acre in right of way)

Cheryl L. Mabry
17.314 acres, Tract II
O.R. 1246, Pg. 165

Cheryl L. Mabry
16.888 acres, Tract I
O.R. 1246, Pg. 165



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: April 19, 2017
Scale: 1"=100'
Project: MabryCherylApril17
Drawing: MabryCherylApril17



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

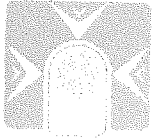
Paul R. Clapsaddle
Paul R. Clapsaddle, R.S. #6140

INDEXED ON MAP
9679 2P

8-4-17



APPROVED



Legal Description
202.129 acres

The following described tract of land is situated in the State of Ohio, Logan County, Perry Township, VMS 5089, being all of Deana L. Hoyt and Vickie S. Lear's 89.23 acre Tract II, 101.5 acre Tract I and all of the remainder of 1.5 acre Tract III all described in Official Record 881, page 328 and being more particularly described as follows:

Beginning at a railroad spike found marking the intersection of the centerline of Township Road 129 (40') with the centerline of State Route 540 and marking the northwest corner of said 89.23 acre tract;

Thence **North 86°19'24" East 1083.02 feet**, following the centerline of State Route 540 and the north line of said 89.23 acre tract, to a railroad spike found;

Thence **South 84°59'24" East 718.81 feet**, following the centerline of State Route 540 and the north line of said 89.23 acre tract, to a MAG nail found marking the northwest corner of Theodore J. Ruchty and Julie A. Ruchty Co- Trustees original 17.314 acre tract (O.R. 1264, page 641), Tract Two;

Thence **South 05°21'40" West 857.11 feet**, following the east line of said 89.23 acre tract and the west line of said 17.314 acre tract, passing at 30.00 feet a 5/8" iron pin found to a stone found;

Thence **South 85°20'44" East 885.64 feet**, following the north line of said 89.23 acre tract and the south line of said 17.314 acre tract, to a stone found in the west line of Doit E. and Janet M. Miller's original 126.65 acre Tract One (D.V. 399, page 283);

Thence **South 05°28'38" West 1710.66 feet**, following the east line of said 89.23 acre and 101.5 acre tracts and the west line of said 126.65 acre tract, to a 3/4" iron pipe found marking the northwest corner of Ruby F. Everly, Trustee's 9.57 acre Parcel One (O.R. 1218, page 534);

Thence **South 07°04'43" West 1641.36 feet**, following the east line of said 101.5 acre tract and the west line of said 9.57 acre tract, to an iron pin set marking the northeast corner of Vickie Kay Metzler's 8.76 acre tract (O.R. 1024, page 128);

Thence **North 87°23'23" West 1849.40 feet**, following the south line of said 101.5 acre and south line of the remainder of said 1.5 acre tracts, the north line of said 8.76 acre tract and the north line of the Quaker cemetery, passing at 2.30' a 6" wood corner post found and passing at 1819.40 feet an iron pin set, to a MAG nail set in the centerline of Township Road 129;

Thence **North 05°03'08" West 237.20 feet**, following the centerline of Township Road 129 and the west line of said 1.5 acre tract and the east line of VMS 3436 to a 5/8" iron pin found marking the intersection of the centerline of Township Road 129 and County Road 2;

Thence **North 05°18'54" West 2316.27 feet**, following the centerline of Township Road 129 and the west line of said 101.5 acre and 89.23 acre tracts and the east line of VMS 3436, to a MAG nail set marking the southwest corner of Patricia I. Edwards' 1.77 acre tract (O.R. 1040, page 521);

Thence **North 85°14'06" East 130.41 feet**, following a north line of said 89.23 acre tract and the south line of said 1.77 acre tract, passing at 20.22 feet an iron pin set, to a 5/8" iron pin found;

Thence **North 04°45'54" West 569.75 feet**, following a west line of said 89.23 acre tract and the east line of said 1.77 acre tract, to a 3/4" iron pipe found;

Thence **South 85°14'06" West 135.88 feet**, following a south line of said 89.23 acre tract and the north line of said 1.77 acre tract, passing at 105.88 feet an iron pin set, to a MAG nail set in the centerline of Township Road 129;

INDEXED ON MAP

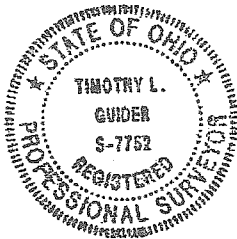
9679 3

Thence **North 05°18'54" West 1060.67 feet**, following the centerline of Township Road 129 and the west line of said 89.23 acre tract and the east line of VMS 3436, to the **point of beginning**, containing **202.129 acres**, more or less, 5.045 acres within the road right of ways. Subject to all valid easements and restrictions of record.

I, Timothy L. Guider, hereby certify that this description was prepared from an actual field survey made by me during the month of July 2017 and that monuments were set or found as indicated herein. Iron pins set are 5/8" x 30" reinforcing rods with caps marked "GUIDER S 7752." Basis of Bearing: State Plane Coordinate System, Ohio North Zone NAD83.



Timothy L. Guider R.S. #7752
19550 Delaware County Line Rd.
Guider Surveying, Inc.
Marysville, Ohio 43040
(740)666-8902



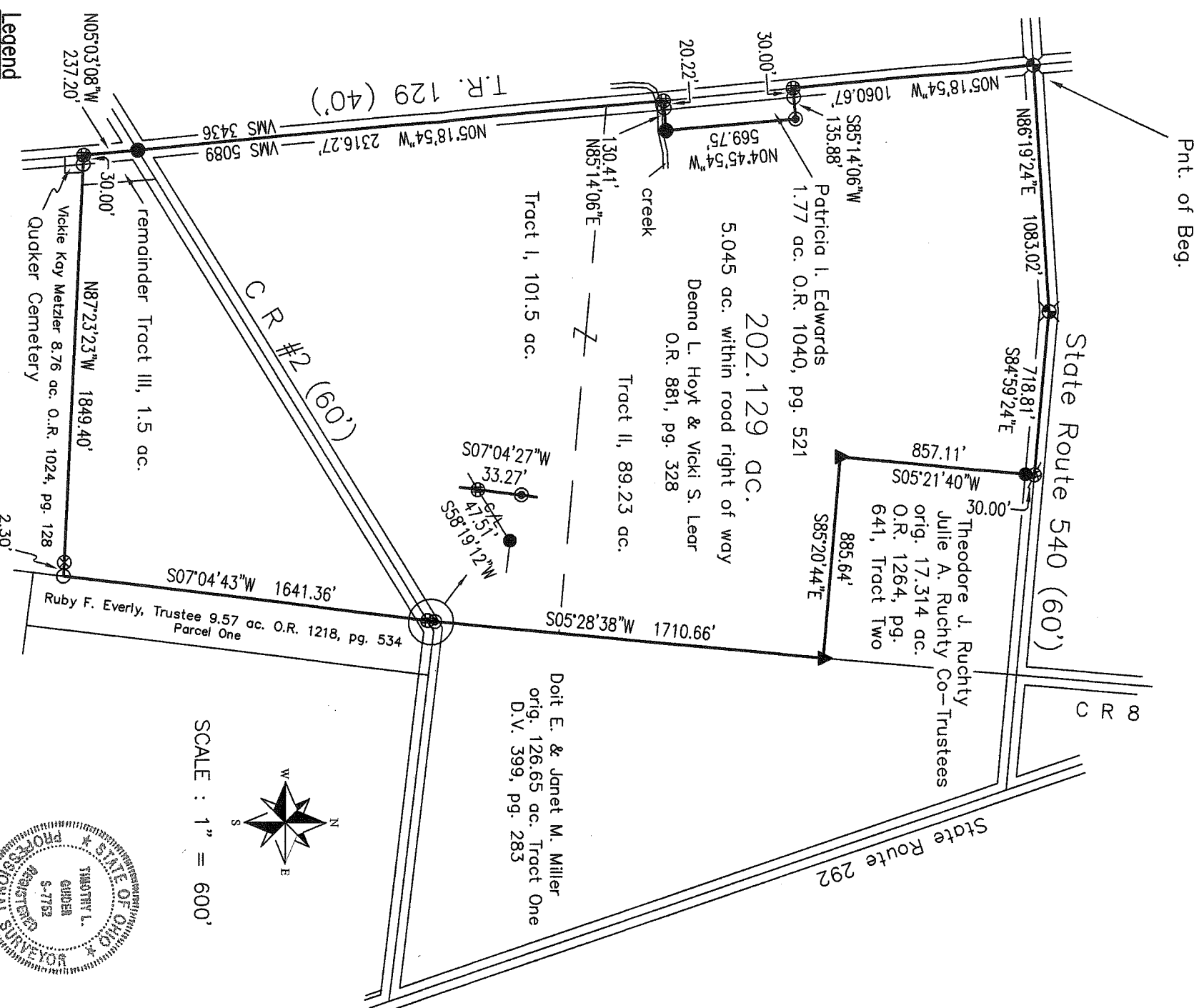
Date: 7/18/17
Job# 17112

INDEXED ON MAP
9679-3

APPROVED

Plat of Survey Guider Surveying, Inc.

State of Ohio, Logan County Perry Township, VMS 5089



Pnt. of Beg.

State Route 540 (60')

State Route 292

5.045 ac. within road right of way
Deana L. Hoyt & Vicki S. Lear
O.R. 881, pg. 328

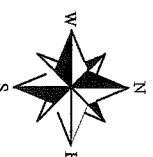
202.129 ac.

Tract I, 101.5 ac.

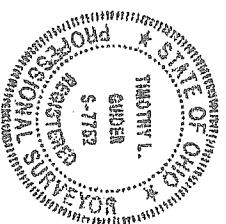
Tract II, 89.23 ac.

Doit E. & Janet M. Miller
orig. 126.65 ac. Tract One
D.V. 399, pg. 283

Ruby F. Everly, Trustee 9.57 ac. O.R. 1218, pg. 534
Parcel One



SCALE : 1" = 600'



- Legend**
- - 5/8" x 30" iron pin set with cap marked "GUIDER S 7752"
 - - 5/8" iron pin found
 - ⊕ - MAG nail set
 - ⊗ - MAG nail found
 - ⊙ - 3/4" iron pipe found
 - ⊗ - 6" wood post found
 - ⊗ - Railroad spike found
 - ▲ - Stone found

Basis of Bearing

State Plane Coordinate System, Ohio North Zone

Scale in Feet



Surveyor's Certification

I hereby certify that this plat is an accurate representation of a field survey made by me and is correct to the best of my knowledge.

Timothy L. Guider

7/18/17

Date

Timothy L. Guider R.S. #7752
Guder Surveying, Inc.
19550 Delaware County Line Road
Marysville, Ohio 43040
(740)-666-8902

INDEXED ON MAP

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Job#17112