

REC'D 8-9-05 SMJ OK

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

1975-2005 - 30 YEARS OF EXCELLENCE

**PULFER
4.000 ACRES**

Lying in Section 33, Town 2, Range 8, Pleasant Township, Logan County, Ohio.

Being out of the Franklin L. Pulfer and Kathy Pulfer 80 acre tract as deeded and described in Official Record 407, Page 57, Tract II of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a stone found in a monument box at the southeast corner of Section 33 on the intersection of center-lines of County Highway 34 and Township Road 78.

THENCE, with the south line of Section 33 and the center-line of Township Road 78 (40 feet wide), S 89°-59'-59"W, a distance of 1826.79 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE, with the south line of Section 33 and the center-line of Township Road 78, S 89°-59'-59"W, a distance of 325.00 feet to a MAG nail set.

THENCE, N 00°-00'-01"W, a distance of 536.15 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 20.00 feet.

THENCE, N 89°-59'-59"E, a distance of 325.00 feet to a 5/8 inch iron rod set.

THENCE, S 00°-00'-01"E, a distance of 536.15 feet to the point of beginning, passing a 5/8 inch iron rod set at 516.15 feet.

Containing 4.000 acres, of which 0.149 acre is within the right-of-way.

The basis for bearings is the south line of Section 33, being S 89°-59'-59"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on August 3, 2005.



ORIGINAL STAMP IN GREEN

Description prepared by:

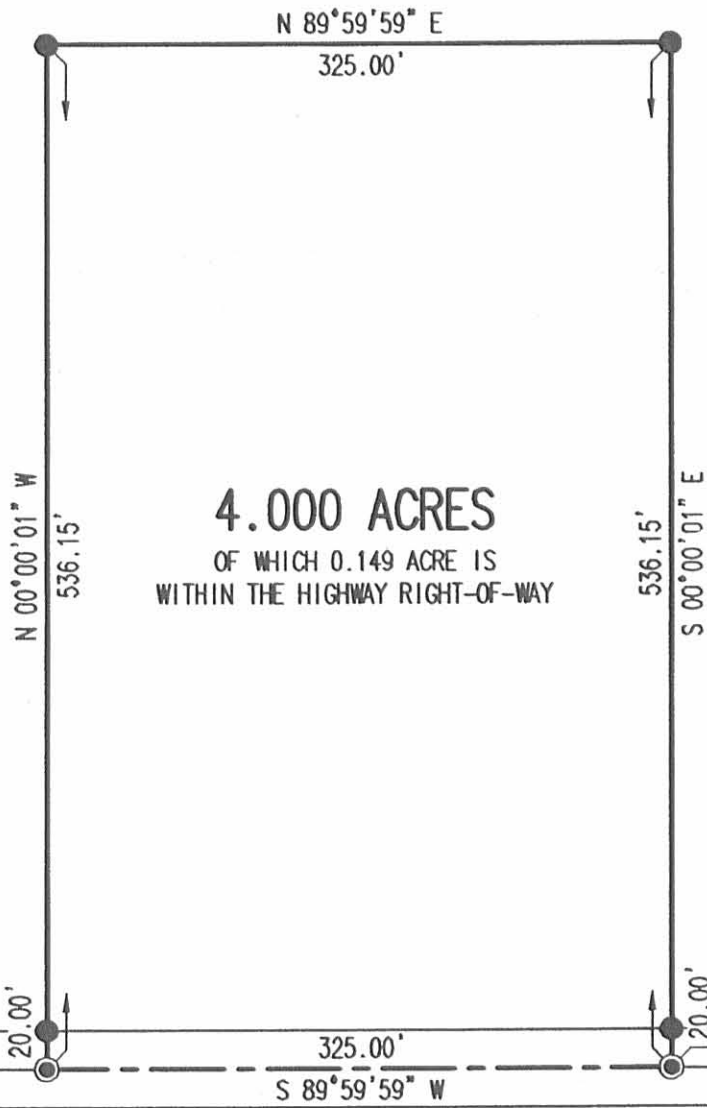
Jeffrey I. Lee
Professional Surveyor 6359
August 4, 2005

L-4084

INDEXED ON MAP
9516 ID

REC'D 8-9-05 SMY OK

FRANKLIN L. PULFER
AND KATHY PULFER
80 ACRE TRACT
O.R. 407, PG. 57
TRACT II

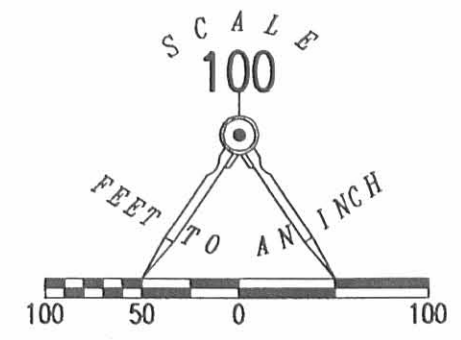
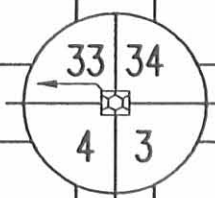


4.000 ACRES
OF WHICH 0.149 ACRE IS
WITHIN THE HIGHWAY RIGHT-OF-WAY

COUNTY HIGHWAY 34

TOWNSHIP ROAD 78 (40')

TOWN 2, RANGE 8
1826.79'
S 89°59'59" W
(BASIS FOR BEARINGS)
TOWN 1, RANGE 8

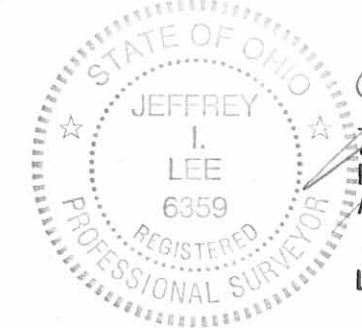


LEGEND:

- STONE FOUND IN MONUMENT BOX
- MAG NAIL SET
- 5/8 INCH IRON ROD SET

SURVEY OF 4.000 ACRES OUT OF THE
FRANKLIN L. PULFER
AND KATHY PULFER
80 ACRE TRACT
OFFICIAL RECORD 407, PAGE 57
TRACT II
SECTION 33, TOWN 2, RANGE 8
PLEASANT TOWNSHIP
LOGAN COUNTY, OHIO

SURVEYED BY:



[Signature]
JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
AUGUST 3, 2005

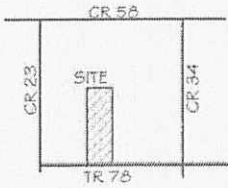
COPYRIGHT 2005 BY:
LEE SURVEYING & MAPPING CO., INC.
117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335

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

INDEXED ON MAP
9510 IP

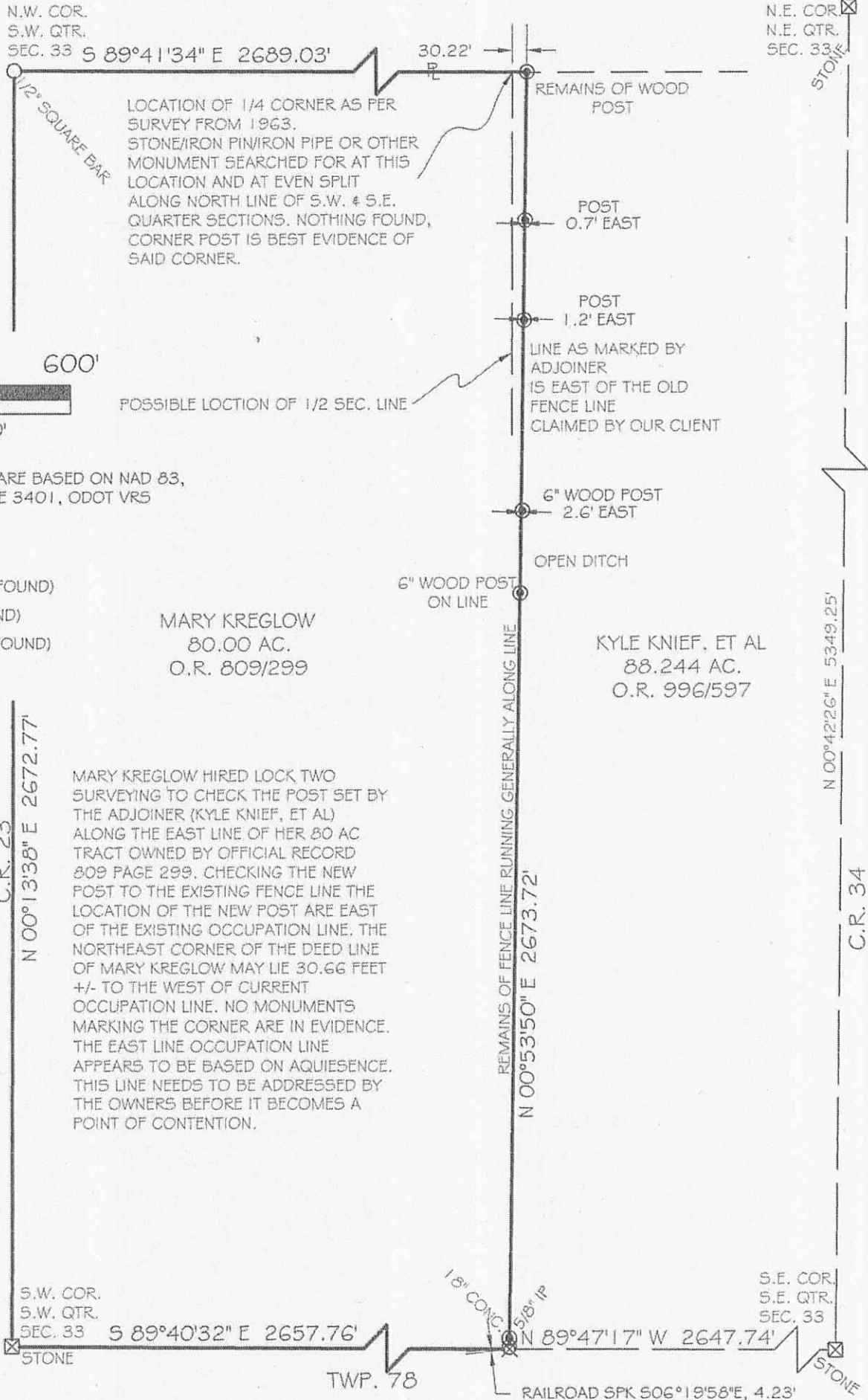
KSR D0805 4084085 L-4084-3

VICINITY MAP
NO SCALE



KREGLOW EXHIBIT

N.W. 1/4 SEC. 33, T2, R8
PLEASANT LOGAN COUNTY, OHIO



LOCATION OF 1/4 CORNER AS PER SURVEY FROM 1963. STONE/IRON PIN/IRON PIPE OR OTHER MONUMENT SEARCHED FOR AT THIS LOCATION AND AT EVEN SPLIT ALONG NORTH LINE OF S.W. & S.E. QUARTER SECTIONS. NOTHING FOUND, CORNER POST IS BEST EVIDENCE OF SAID CORNER.

POSSIBLE LOCATION OF 1/2 SEC. LINE

MARY KREGLOW
80.00 AC.
O.R. 809/299

KYLE KNIEF, ET AL
88.244 AC.
O.R. 996/597

MARY KREGLOW HIRED LOCK TWO SURVEYING TO CHECK THE POST SET BY THE ADJOINER (KYLE KNIEF, ET AL) ALONG THE EAST LINE OF HER 80 AC TRACT OWNED BY OFFICIAL RECORD 809 PAGE 299. CHECKING THE NEW POST TO THE EXISTING FENCE LINE THE LOCATION OF THE NEW POST ARE EAST OF THE EXISTING OCCUPATION LINE. THE NORTHEAST CORNER OF THE DEED LINE OF MARY KREGLOW MAY LIE 30.66 FEET +/- TO THE WEST OF CURRENT OCCUPATION LINE. NO MONUMENTS MARKING THE CORNER ARE IN EVIDENCE. THE EAST LINE OCCUPATION LINE APPEARS TO BE BASED ON AQUIESCENCE. THIS LINE NEEDS TO BE ADDRESSED BY THE OWNERS BEFORE IT BECOMES A POINT OF CONTENTION.

LEGEND

- ☒ MONUMENT BOX (FOUND)
- FENCE POST (FOUND)
- ⊗ RAILROAD SPIKE (FOUND)
- ⊕ STONE (FOUND)
- IRON PIN (FOUND)

BASIS OF BEARING: BEARINGS ARE BASED ON NAD 83, GEOID 2003 OHIO NORTH ZONE 3401, ODOT VRS CORS NETWORK.

NOTE: THIS IS NOT A SURVEY AND SHOULD NOT BE RELIED UPON AS SUCH. THE FIELD WORK WAS PERFORMED ON DECEMBER 22, 2014 AT THE REQUEST OF MARY KREGLOW TO DETERMINE THE EAST PROPERTY LINE. THIS DRAWING WAS PREPARED TO SHOW THOSE ORDERING IT, IF THERE ARE ANY POTENTIAL ISSUES A FULL SURVEY WOULD/COULD RESOLVE.

INDEXED ON MAP
9516 2D



1/9/15
DATE

CHRISTOPHER S. HARMON P.S. #7988

LOCK-TWO SURVEYING
5166 LOCK TWO RD. NEW BREMEN, OH
419-753-3332

LOCKTWO SURVEYING@NKTELCO.NET #14069

9-24-2024



LEGAL DESCRIPTION FOR KNIEF'S 2.376 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Pleasant, and being a part of the southeast quarter of Section 33, Town 2N, Range 8E, Congress Lands West of the Miami River, and being more particularly described as follows:

Beginning for reference at a stone in a monument box found at the southeast corner of said Section 33, being the intersection of the centerline of County Highway 34 (40' right-of-way) with the centerline of Township Road 78 (40' right-of-way);

thence with the south line of said Section 33, the same being the centerline of Township Road 78, N-89°43'53"-W, 1851.85'(feet) to MAG nail set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, passing for reference a MAG nail found at 1826.85'(feet);

thence continuing with the south line of said Section 33, and the centerline of said Township Road 78, N-89°43'53"-W, 299.96'(feet) to a MAG nail found at a southeast corner of a 76.00 acre tract conveyed to Kyle K. and Hillary Brooke Knief et al. by deed recorded in Official Record 996, Page 597 Tract II;

thence with an east line of said 76.00 acre tract, N-0°16'01"-E, 390.90'(feet) to an iron bar set, passing for reference an iron bar found on the north line of said Township Road 78 at 20.00'(feet);

thence, S-89°43'53"-E, 186.09'(feet) to an iron bar set;

thence, S-0°16'41"-W, 120.94'(feet) to an iron bar set;

thence, S-89°43'53"-E, 113.85'(feet) to an iron bar set;

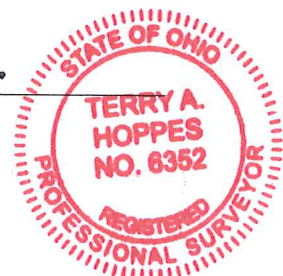
thence, S-0°16'41"-W, 269.96'(feet) to the place of beginning, passing for reference an iron bar set on the north line of said Township Road 78 at 249.96'(feet).

Containing 2.376 acres, of which 0.138 acre is within the right-of-way of said Township Road 78, but being subject to the rights of all legal highways and all easements of record.

Being part of the 4.000 acre tract conveyed to Kyle K., Hillary B. and Ethan K. Knief by deed recorded in Official Record 1418, Page 57, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by Terry A. Hoppes, Professional Surveyor No. 6352, August 19, 2024. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on Ohio State Plane Coordinates, NAD 1983, North Zone, resulting in a bearing for the centerline of Township Road 78 of N-89°43'53"-W.

Terry A. Hoppes, P.S. 6352



9-24-2024



APPROVED

LEGAL DESCRIPTION FOR KNIEF'S 1.624 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Pleasant, and being a part of the southeast quarter of Section 33, Town 2N, Range 8E, Congress Lands West of the Miami River, and being more particularly described as follows:

Beginning for reference at a stone in a monument box found at the southeast corner of said Section 33, being the intersection of the centerline of County Highway 34 (40' right-of-way) with the centerline of Township Road 78 (40' right-of-way).;

thence with the south line of said Section 33, the same being the centerline of Township Road 78, N-89°43'53"-W, 1826.85'(feet) to MAG nail found at a southwest corner of a 76.00 acre tract conveyed to Kyle K. and Hillary Brooke Knief et al. by deed recorded in Official Record 996, Page 597, Tract II, at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described;

thence continuing with the south line of said Section 33, and the centerline of said Township Road 78, N-89°43'53"-W, 25.00'(feet) to a MAG nail set;

thence, N-0°16'41"-E, 269.96'(feet) to an iron bar set, passing for reference an iron bar set on the north line of said Township Road 78 at 20.00'(feet);

thence, N-89°43'53"-W, 113.85'(feet) to an iron bar set;

thence, N-0°16'41"-E, 120.94'(feet) to an iron bar set;

thence, N-89°43'53"-W, 186.19'(feet) to an iron bar set on an east line of the above mentioned 76.00 acre tract;

thence with an east line of said 76.00 acre tract, N-0°16'01"-E, 145.30'(feet) to a 5/8" iron bar found at a corner thereof;

thence with a line of said 76.00 acre tract, S-89°41'44"-E, 325.07'(feet) to a 5/8" iron bar found at a corner thereof;

thence with the east line of said 76.00 acre tract, S-0°16'41"-W, 536.00'(feet) to the place of beginning, passing for reference a 5/8" iron bar found on the north line of said Township Road 78 at 516.00'(feet).

Containing 1.624 acres, of which 0.011 acre is within the right-of-way of said Township Road 78, but being subject to the rights of all legal highways and all easements of record.

Being part of the 4.000 acre tract conveyed to Kyle K., Hillary B. and Ethan K. Knief by deed recorded in Official Record 1418, Page 57, of the Logan County Records.

INDEXED ON MAP

9516

The foregoing description prepared by and in accordance with a survey by Terry A. Hoppes, Professional Surveyor No. 6352, August 19, 2024. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on Ohio State Plane Coordinates, NAD 1983, North Zone, resulting in a bearing for the centerline of Township Road 78 of N-89°43'53"-W.



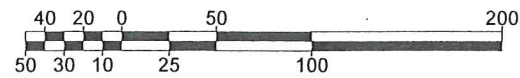
Terry A. Hoppes, P.S. 6352



INDEXED ON MAP
9516



SCALE: 1" = 100'



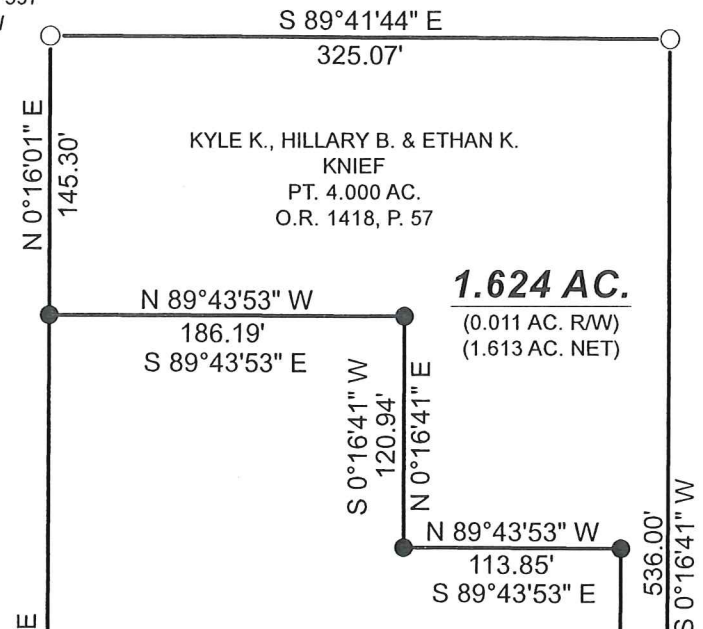
DATE: AUGUST 19, 2024

PLAT OF SURVEY

PLEASANT TOWNSHIP, LOGAN COUNTY, OHIO PT. S.E. 1/4, SECTION 33, TOWN 2 N, RANGE 8 E CONGRESS LANDS WEST OF THE MIAMI RIVER

- LEGEND**
- = STONE IN MONUMENT BOX.....FOUND
 - = 5/8" IRON BAR.....FOUND
 - = MAG NAIL.....FOUND
 - = MAG NAIL.....SET at grade
 - = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 7574".....SET at grade

KYLE K. & HILLARY BROOKE
KNIEF, ET AL
76.00 AC.
O.R. 996, P. 597
TRACT II



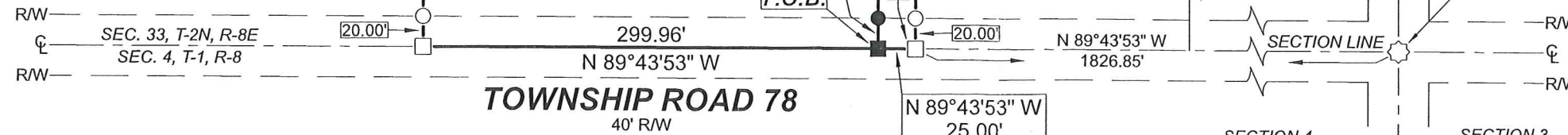
KYLE K. & HILLARY BROOKE
KNIEF, ET AL
76.00 AC.
O.R. 996, P. 597
TRACT II

2.376 AC.
(0.138 AC. RW)
(2.238 AC. NET)

KYLE K. & HILLARY BROOKE
KNIEF, ET AL
76.00 AC.
O.R. 996, P. 597
TRACT II

KYLE K., HILLARY B. & ETHAN K.
KNIEF
PT. 4.000 AC.
O.R. 1418, P. 57

1.624 AC.
(0.011 AC. RW)
(1.613 AC. NET)



TOWNSHIP ROAD 78
40' RW

COUNTY HIGHWAY 34
40' RW

- NOTE:**
- BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATES, NAD 1983, NORTH ZONE, RESULTING IN A BEARING FOR THE CENTERLINE OF TOWNSHIP ROAD 78 OF N-89°43'53"-W.
 - REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, PLATS OF SURVEYS IN THE VICINITY, COUNTY TAX AND AERIAL MAPS.
 - THE 1.624 AC. TRACT SHOWN HEREON IS TO BE ATTACHED TO AN ADJOINING PARCEL.



SURVEYED BY:

TERRY A. HOPPES
PROFESSIONAL SURVEYOR No. 6352
B. EDWARDS SURVEYING, LLC
110 SOUTH MAIN STREET
URBANA, OHIO 43078
(937)653-6508

INDEXED ON MAP
9514