

T. J. O'Conner

Arl Spencer heirs

5.82 1/2 W 135 1/100 P

Post*

Survey No. 9968

W.C. Fry

N 6 1/2 W 105 1/2 P
N 6 1/2 W

Stone → 55 1/2° E 17 1/100 P
54 1/2° W 10 1/100 P

Ohio State land

C. T. Conner
117 1/100 Acres

W.C. Fry

Old River Channel

Survey Line

New Miami River

566 1/4 E 100 1/100 P
T. J. O'Conner

Survey No. 9947

Channel

T. J. O'Conner

T. J. O'Conner

Stone → 80° E 8 1/100 P
566 1/4 E 10 1/100 P
Stone → 54 1/2° E 19 1/100 P
54 1/2° E 100 1/100 P

Iron Pin by r-stone

Post

585 1/4 E 6 3/100 P

Richland Twp.

1576 1 P

INDEXED ON MAP

I hereby certify the above plat is a
correct representation of the land of
C. T. Conner as surveyed by the undersigned
March 3, 1928

J. C. Mann
Surveyor.

9-11-13

 **APPROVED**

**LEGAL DESCRIPTION
FRY # 2**

BEING A 10.00-FOOT WIDE UTILITY EASEMENT OVER, THROUGH, AND ACROSS A 76.19 ACRE TRACT OF LAND OWNED BY JERRY P. FRY, NANCY E. KIPKER, AND RANDY L. FRY, TRUSTEES AS DESCRIBED IN OFFICIAL RECORD 673, PAGE 53 OF THE LOGAN COUNTY DEED RECORDS, SITUATE IN VIRGINIA MILITARY SURVEY 9968, RICHLAND TOWNSHIP, LOGAN COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Commencing for reference at the northeast corner of said Fry tract and being the southeast corner of a 40 acre tract of land owned by O'Connor Farms, Inc. as described in Deed Book 353, Page 663, Tract III and being a point in the centerline on Township Highway 38;

thence, South 84°-15'-32" West, 20.00 feet, along the north line of said Fry tract to a point on the west right-of-way line of Township Highway 38 and being the principal place of beginning of the easement herein conveyed;

thence, South 06°-04'-09" East, 661.07 feet, along the west right-of-way line of Township Highway 38 to a point on the north right-of-way line of Township Highway 96;

thence, South 82°-02'-22" West, 10.01 feet, along the north right-of-way line of Township Highway 96 to a point;

thence, North 06°-04'-09" West, 661.46 feet, parallel to Township Highway 38 to a point on the south line of said O'Connor Farm's, Inc. tract;

thence, North 84°-15'-32" East, 10.00 feet, along the south line of said O'Connor Farm, Inc. tract to the principal place of beginning.

Containing 0.152 acres more or less with all being subject to any legal highway and easements of record.

The bearings are based on NAD 83 CORS 96 Adjustment, Ohio North Zone, ODOT VRS CORS Network.

The above description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254, based on a survey performed under his direction and dated July 23, 2013. For a pictorial example, see attached Exhibit "B".



INDEXED ON MAP
1576 2D



APPROVED

9-11-13

EXHIBIT B

O CONNOR FARMS, INC.
DB 353/663
40 ACRES
TRACT III

BEING A 10-FOOT WIDE UTILITY
EASEMENT SITUATED IN VIRGINIA
MILITARY SURVEY 9968,
RICHLAND TOWNSHIP, LOGAN
COUNTY, OHIO

S 84°15'32" W
20.00'
N 84°15'32" E
10.00'

10.00' TEMPORARY
CONSTRUCTION ESMT.
0.152 ACRES

10.00' UTILITY EASEMENT
0.152 ACRES

JERRY P. FRY,
NANCY E. KIPKER,
RANDY L. FRY TRUSTEES
OFFICIAL RECORD 673/53
76.19 ACRES

O CONNOR FARMS, INC.
DB 353/663

S 82°02'22" W
10.01'

TOWNSHIP HWY. 96

R/W FOR TOWNSHIP ROAD 96 IS
UNDETERMINED; THEREFORE COUNTY
ASSUMES 60'

THE BEARINGS ARE BASED ON
NAD 83 CORS 96 ADJUSTMENT,
GEOID 2009 OHIO NORTH ZONE,
ODOT VRS CORS NETWORK

SCALE: 1" = 100'
0 50 100



CHOICE ONE ENGINEERING

440 E. HOEWISHER ROAD
SIDNEY, OHIO 45365
(937) 497-0200

203 W. LOVELAND AVENUE
LOVELAND, OHIO 45140
(513) 239-8554

www.choiceoneengineering.com

DATE:
7-23-2013

DRAWN BY:
AJB

JOB NUMBER:
LOGRIC1301

SHEET NUMBER

1 OF 1

1576

ZP

9-11-13

 **APPROVED**

**LEGAL DESCRIPTION
FRY # 1**

BEING A 10.00-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT OVER, THROUGH, AND ACROSS A 76.19 ACRE TRACT OF LAND OWNED BY JERRY P. FRY, NANCY E. KIPKER, AND RANDY L. FRY, TRUSTEES, AS DESCRIBED IN OFFICIAL RECORD 673, PAGE 53 OF THE LOGAN COUNTY DEED RECORDS, SITUATE IN VIRGINIA MILITARY SURVEY 9968, RICHLAND TOWNSHIP, LOGAN COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Commencing for reference at a PK nail found at the intersection of the centerlines of Township Highway 38 and County Road 96 and being the southeast corner of Virginia Military Survey 9968;

thence, South 84°-00'-02" West, 30.00 feet, along the south line of said Fry tract and the south line of VMS 9968 to a point on the west right-of-way line of Township Highway 38 and being the principal place of beginning of the easement herein conveyed;

thence, South 84°-00'-02" West, 10.00 feet, along the south line of said Fry tract and south line of VMS 9968 to a point;

thence, North 05°-49'-42" West, 867.11 feet, parallel to Township Highway 38 to a point on the south right-of-way line of Township Highway 96;

thence, North 82°-02'-22" East, 10.01 feet, along the right-of-way of Township Highway 96 to a point on the west right-of-way line of Township Highway 38;

thence, South 05°-49'-42" East, 867.45 feet, along the west right-of-way line of Township Highway 38 to the principal place of beginning.

Containing 0.199 acres more or less with all being subject to any legal highway and easements of record.

The bearings are based on NAD 83 CORS 96 Adjustment, Ohio North Zone, ODOT VRS CORS Network.

The above description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254, based on a survey performed under his direction and dated July 23, 2013. For a pictorial example, see attached Exhibit "B".



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APPROVED

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EXHIBIT B

BEING A 10-FOOT WIDE
TEMPORARY CONSTRUCTION
EASEMENT SITUATED IN VIRGINIA
MILITARY SURVEY 9968,
RICHLAND TOWNSHIP, LOGAN
COUNTY, OHIO

JERRY P. FRY ET AL, TRUSTEES
OR 673/53
76.19 ACRES

R/W FOR TOWNSHIP ROAD 96
IS UNDETERMINED; THEREFORE
COUNTY ASSUMES 60'

COUNTY ROAD 96

N 82°02'22" E
10.01'

JERRY P. FRY,
NANCY E. KIPKER,
RANDY L. FRY TRUSTEES
OR 673/53
76.19 ACRES

10.00' TEMPORARY
CONSTRUCTION ESMT.
0.199 ACRES

O CONNOR FARMS, INC.
DB 353/663



THE BEARINGS ARE BASED ON
NAD 83 CORS 96 ADJUSTMENT,
GEOID 2009 OHIO NORTH ZONE,
ODOT VRS CORS NETWORK

SCALE: 1"=120'
0 60 120

Ex. R/W
TWP. HWY 38
S 05°49'42" E 867.45'
N 05°49'42" W 867.11'

S 84°00'02" W 30.00'
P.O.C.
Ex. R/W
S 84°00'02" W 10.00'
VMS 9968
VMS 9947
VMS 9969
VMS 9948
CO RD 96
Ex. R/W

LEGEND

⊙ P.K. NAIL FOUND

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