

PION ENGINEERING & SURVEY

ROLLY E. PION, SURVEYOR No. 5013

3061 INWOOD DRIVE

LIMA, OHIO 45806

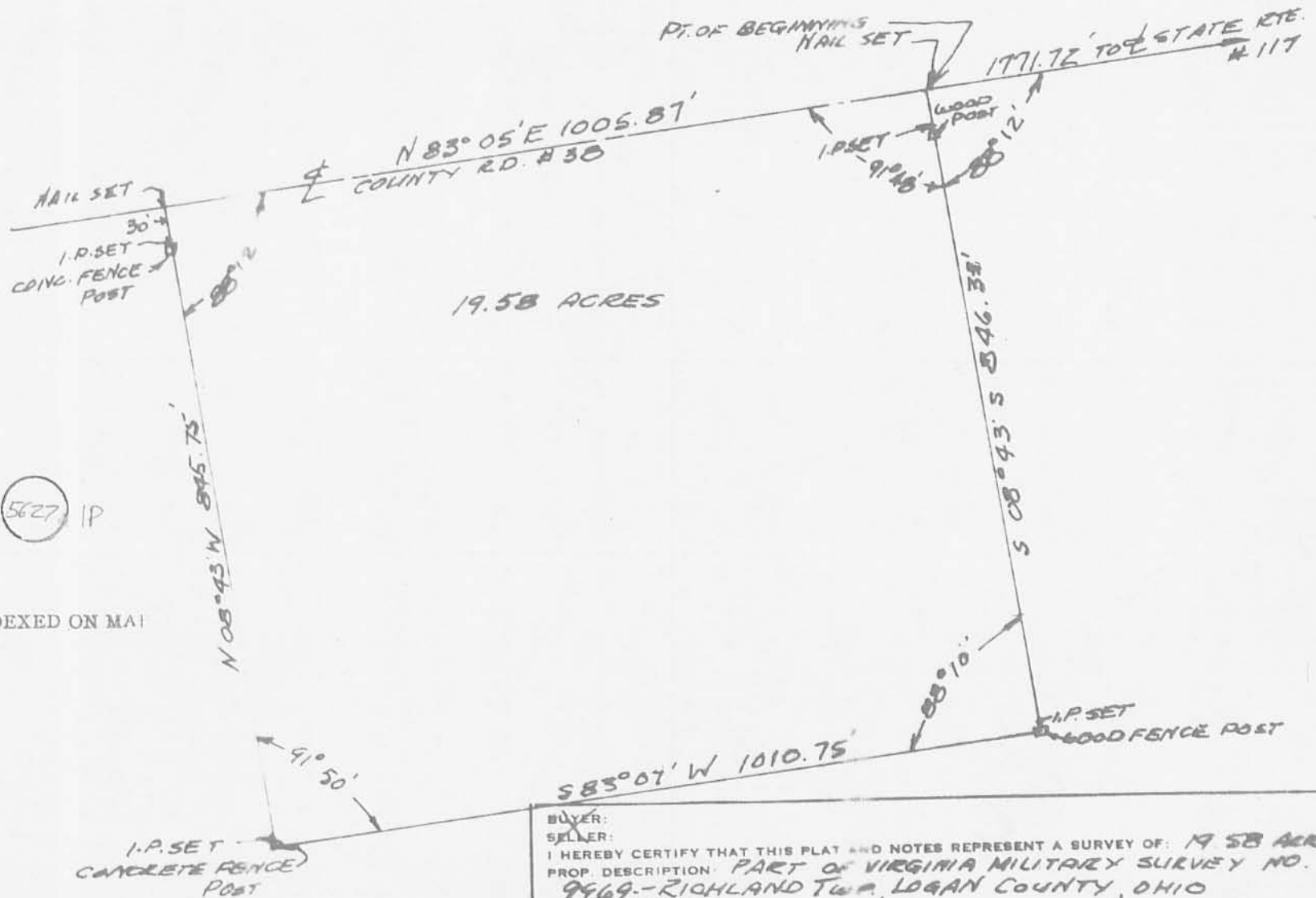
DESCRIPTION

Being a parcel of land situated in the northern part of Virginia Military Survey No. 9969, Richland Township, Logan County, Ohio, and more fully described as follows:

Beginning at a point (this said point lies on the centerline of County Road No. 38 being S 83° 05' W a distance of 1771.72' from the centerline of State Route No. 117); thence S 08° 43' E for a distance of 846.33' to a point; thence S 83° 07' W for a distance of 1010.75' to a point; thence N 08° 43' W for a distance of 845.75' to a point lying on the centerline of County Road No. 38; thence N 83° 05' E along the centerline of County Road No. 38 a distance of 1005.87' to the point of beginning. Said parcel of land contains 19.58 acres, more or less, and is subject to all legal highways.



Rolly E. Pion
Rolly E. Pion, Surveyor
Registration No. 5013



19.58 ACRES

5627 IP

INDEXED ON MAP

BUYER:
 SELLER:
 I HEREBY CERTIFY THAT THIS PLAT AND NOTES REPRESENT A SURVEY OF: 19.58 ACRES
 PROP. DESCRIPTION: PART OF VIRGINIA MILITARY SURVEY NO.
 9969 - RICHLAND TWP., LOGAN COUNTY, OHIO
 ENCROACHMENTS:
 DATE: JUNE 5, 1969
 CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 SCALE: 1" = 200'

ROLLY E. PION
 SURVEYOR NO. 5013

Rolly E. Pion

**ALLEN SNYDER SURVEY
1.558 ACRES
April 26, 2001**

The following described 1.558 acre tract of land is situated in Virginia Military Survey 9969, Richland Township, Logan County, Ohio and being part of Allen G. Snyder, Sr. and Rose Mary Snyder's 19.58 acre tract described in Official Record 251, page 794, said 1.558 acre tract more particularly described as follows:

Beginning for reference at a concrete monument found in the north line of V.M.S. 9969 and at the southwest corner of V.M.S. 10503, said monument being within the road right-of-way of County Road 38 (60 feet wide), in the north line of said 19.58 acre tract, and in the south line of Patricia Breidenbach (1/2 interest) and Nelson Breidenbach's (1/2 interest) Tract I, 62.77 acres, described in Official Record 168, page 10;

Thence North 83°00'00" East 115.51 feet, following the north line of V.M.S. 9969, the south line of V.M.S. 10503, the north line of said 19.58 acre tract, and the south line of said 62.77 acre tract, to an iron pin set and marking the **place of beginning**;

Thence **North 83°00'00" East 234.00 feet**, continuing along the north line of V.M.S. 9969, the south line of V.M.S. 10503, the north line of said 19.58 acre tract, and the south line of said 62.77 acre tract, to an iron pin set;

Thence **South 7°00'00" East 290.00 feet**, departing from the north line of V.M.S. 9969, the south line of V.M.S. 10503, the south line of said 62.77 acre tract, and entering said 19.58 acre tract, passing an iron pin set in the south right-of-way line of County Road 38 at 14.50 feet and an iron pin set for reference at 287.00 feet, to a point;

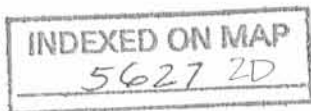
Thence **South 83°00'00" West 234.00 feet**, passing an iron pin set for reference at 3.00 feet, to an iron pin set;

Thence **North 7°00'00" West 290.00 feet**, passing an iron pin set in the south right-of-way line of County Road 38 at 275.50 feet, to the **place of beginning, containing 1.558 acres**, more or less, and subject to all valid easements and restrictions of record.

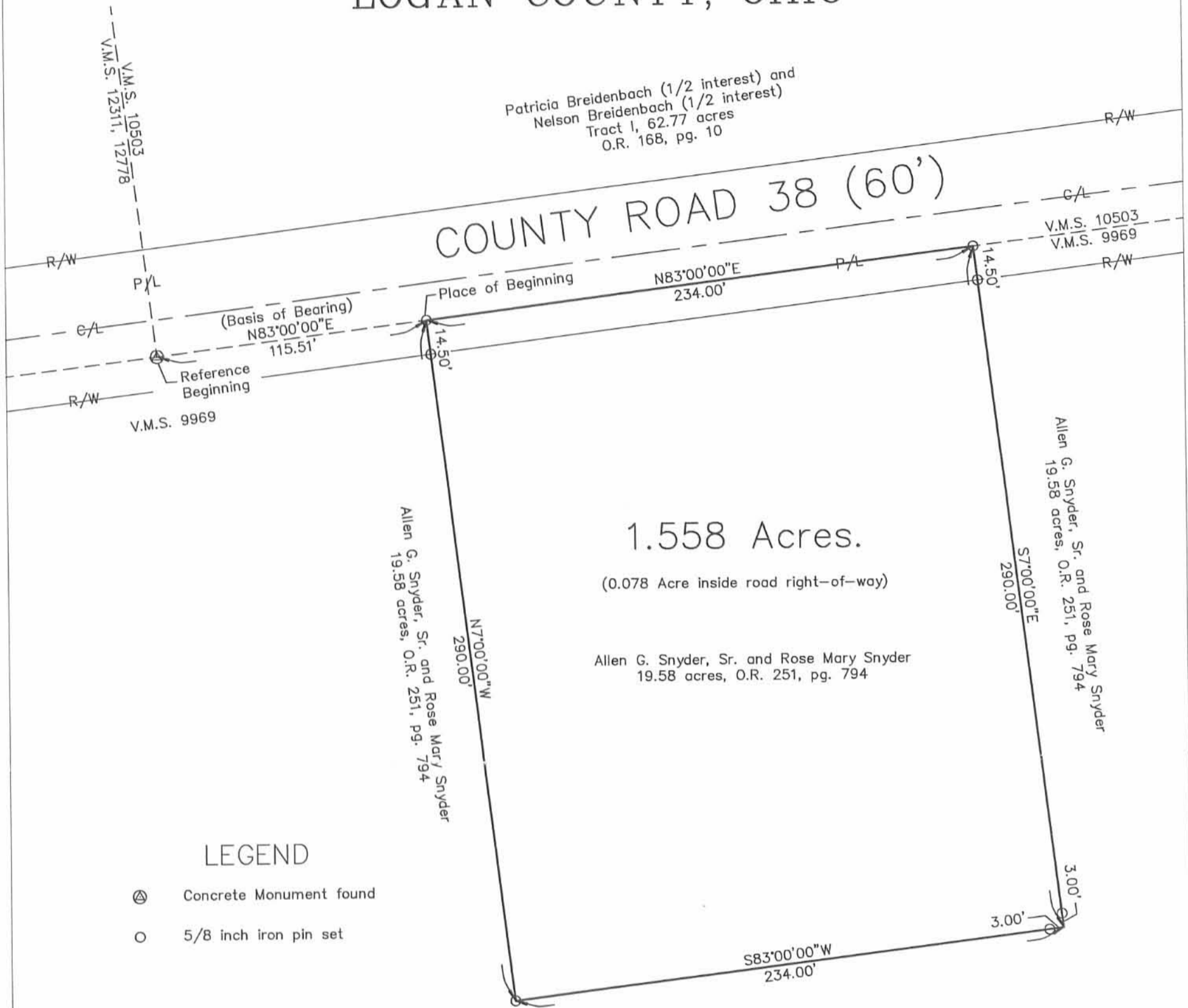
Of the above described 1.558 acre tract, 0.078 acre is within the road right-of-way of County Road 38.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of April 2001. Iron pins set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS #7873." Bearings indicated herein are based on the north line of Virginia Military Survey 9969 being North 83°00'00" East.

Description prepared by: George A. Blackburn
George A. Blackburn, R.S. #7873
12125 Green Street
Middleburg, Ohio 43336
(937) 666-5605



VIRGINIA MILITARY SURVEY 9969 RICHLAND TOWNSHIP LOGAN COUNTY, OHIO



LEGEND

- ⊕ Concrete Monument found
- 5/8 inch iron pin set

REFERENCE:

Logan County Engineer F.B. 642, pg. 5 thru 7
 Logan County Engineer F.B. 642, pg. 23 thru 25
 Logan County Engineer F.B. 660, pg. 80

ALLEN SNYDER SURVEY

Being a 1.558 acre tract split out of Allen G. Snyder, Sr. and
 Rose Mary Snyder's 19.58 acre tract described in
 Official Record 251, page 794.



BLACKBURN SURVEYING

George A. Blackburn
 12125 Green Street
 Middleburg, Ohio 43336
 (937) 666-5605

I hereby certify that this plat was prepared from an actual field survey and that monuments were placed as indicated hereon.

George A. Blackburn
 George A. Blackburn, R.S. 7873

INDEXED ON MAP
 5627 2D

Filename: Snyder 4-01
 Scale: 1" = 50'
 Date: 4/26/01
 F.B. 6, pg. 17



FOX SURVEYING COMPANY

106 S. Elm Street
P.O. Box 133

Prospect, Ohio 43342-0133
foxsurveying@frontier.com

Phone (740) 494-2028
Fax (740) 494-2730

Description of 34.840 Acres

Survey for James L. Dutton

Dated September 25, 2011

Being part of V.M.S. #9969 and being all of an original 30.42 acre tract of land, now or formerly owned by James L. Dutton, et al, O.R. Vol. 1021, page 510, (Logan County Recorder's Office) Richland Township, Logan County, State of Ohio and being more particularly described as follows:

Beginning at a Survey (MAG) Spike set at the intersection of the centerline of State Route 117 with the North Line of V.M.S. #9969, said point being within the Right-of-Way of County Road 38, said point being the Northeast corner of aforesaid original 30.42 acre tract, said point also being the Northeast corner of hereinafter described 34.840 acre tract and point of beginning.

Thence along the centerline of State Route 117 **South 16 deg. 29 min. 00 sec. East** (bearing on State Route 117 centerline bearing referenced in State Highway Plans, S.H. 130 Sec. D 3/4, South 16 deg. 29 min. 00 sec. East) for a distance of **7.10 feet** to a survey nail set at State Highway Station 133 + 58.20 and an angle point;

Thence continuing along the centerline of State Route 117 and Grantor's East Line **South 16 deg. 42 min. 00 sec. East** for a distance of **835.49 feet** to a survey nail set at Grantor's Southeast corner, said point being the Northeast corner of a 5.563 acre tract of land, now or formerly owned by Elizabeth Ruth Wireman, et vir, O.R. 695, page 526;

Thence along Grantor's South Line and North Line of said 5.563 acre tract, and then along the North Line of a 40.65 acre tract of land, now or formerly owned by Angela K. Myers & Timothy Hirschfeld, Co-Trustees, O.R. 710, page 40 (Tract B-1), **South 82 deg. 11 min. 15 sec. West** for a distance of **1875.95 feet** to a 3/4 inch dia. Crimp top Iron pipe found at Grantor's Southwest corner, said point being the Southeast corner of a 19.58 acre tract of land, now or formerly owned by Rose Mary Snyder, O.R. 554, pages 155, (passing over a 12 inch by 12 inch cut stone post found at a distance of 33.00 feet);

Thence along Grantor's West Line and East Line of said 19.58 acre tract **North 09 deg. 43 min. 23 sec. West** for a distance of **831.33 feet** to an iron pin set at Grantor's Northwest corner, said point being on the North Line of V.M.S. #9969 (passing over an iron pin set on the South Right-of-Way Line of County Road 38 at a distance of 816.33 feet);

Thence along Grantor's North Line and said North V.M.S. Line **North 82 deg. 08 min. 08 sec. East** for a distance of **1773.52 feet** to a Survey (MAG) spike set on the centerline of State Route 117 and the place of beginning.

Containing **34.840 acres**, more or less, of which 0.580 acre, more or less, is in State Route 117 Right-of-Way, and 0.600 acre, more or less, is in County Road 38 Right-of-Way, and subject to legal highways, easements, restrictions and agreements of record. This description prepared from a survey performed by Steven A. Fox, Registered Professional Surveyor 7000, and dated

INDEXED ON MAP
5627 3D-1

September 25, 2011. All 5/8 inch dia. iron pins set are 30 inches long and have a yellow plastic identity cap with the inscription "Fox Surveying Co."

Prior Deed, O.R. 1021, page 510

Basis of bearings, State Highway Plans, S.H. 130 Sec. D 3/4, centerline State Route 117 South 16 deg. 29 min. 00 sec. East, all others based on angles turned.


Steven A. Fox, P.S. 7000

Fox Surveying Company, Inc.

106 S. Elm Street

PO Box 133

Prospect, OH 43342



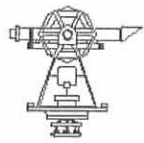
Sept. 25, 2011
Date of Survey

Job No. 1197



REC'D 10-19-11 SMY/ek

INDEXED ON MAP
5627 311



PLAT of SURVEY

106 S. Elm St.
P.O. Box 133

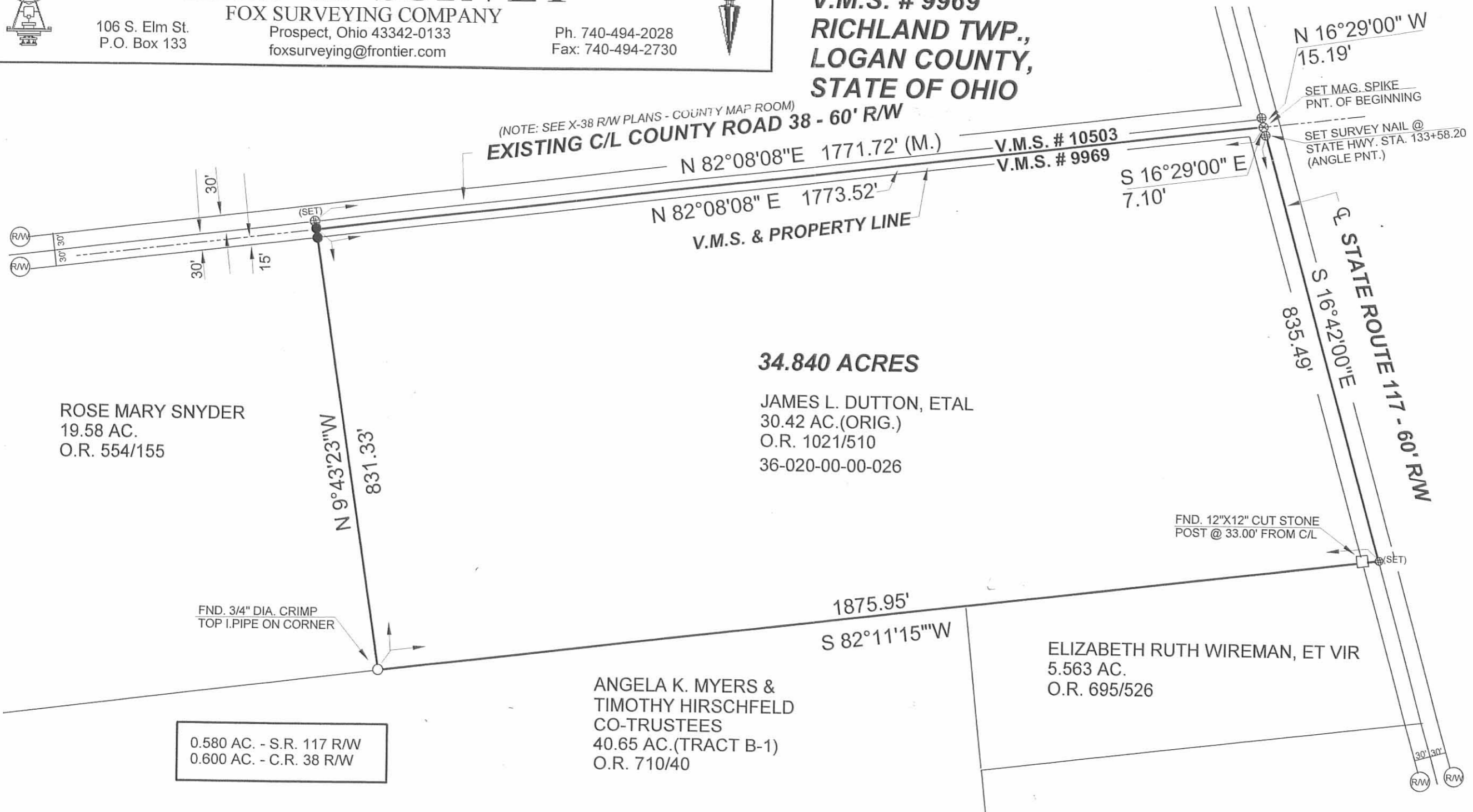
FOX SURVEYING COMPANY
Prospect, Ohio 43342-0133
foxsurveying@frontier.com

Ph. 740-494-2028
Fax: 740-494-2730



V.M.S. # 9969
RICHLAND TWP.,
LOGAN COUNTY,
STATE OF OHIO

(NOTE: SEE X-38 R/W PLANS - COUNTY MAP ROOM)
EXISTING C/L COUNTY ROAD 38 - 60' R/W



34.840 ACRES

JAMES L. DUTTON, ETAL
30.42 AC.(ORIG.)
O.R. 1021/510
36-020-00-00-026

ROSE MARY SNYDER
19.58 AC.
O.R. 554/155

0.580 AC. - S.R. 117 R/W
0.600 AC. - C.R. 38 R/W

ANGELA K. MYERS &
TIMOTHY HIRSCHFELD
CO-TRUSTEES
40.65 AC.(TRACT B-1)
O.R. 710/40

ELIZABETH RUTH WIREMAN, ET VIR
5.563 AC.
O.R. 695/526

REFERENCE MATERIALS

- ① STATE HWY. PLANS - S.H.130 SEC. D 3/4
 - ② SURVEY BY ROLLY PION -SURVEY INDEX 5627
 - ③ SURVEY BY J.LEE - SURVEY INDEX 7435
 - ④ SURVEY BY L.GEESLIN-SURVEY INDEX 7360
 - ⑤ SURVEY BY H.LORTON - SURVEY INDEX 7361
- Official Record 1021 Page 510
 Prior Deed Volume _____ Page _____
 Basis of Bearing REF. NO. 1 - C/L S.R. 117
S16°29'00\"

THIS SURVEY WAS PERFORMED AT THE REQUEST OF: JAMES DUTTON



CERTIFICATION

I hereby certify that this plat is a true and correct representation of a survey performed under my responsible direction and supervision and is correct to the best of my knowledge.

Steven A. Fox
Steven A. Fox, Reg. P.S. No. 7000
Date of Survey 09-25-2011

LEGEND

- R.R. spike-fnd.
- I. pipe -3/4" dia. fnd.
- Survey nail-set
- Stone found
- State hwy R/W monument found
- 5/8" dia. dia. iron pin set with a plastic cap stamped "FOX SURVEYING CO"
- Survey (MAG) spike set
- Monument box found

