

Received 2-16-94  
OK (C.R.)

**LESLIE H. GEESLIN**  
REGISTERED SURVEYOR NO. 5248  
P.O. BOX 274  
RUSHSVLVANIA, OHIO 43347  
TELEPHONE: (513) 468-2793  
SCHMUCKER SURVEY  
February 16, 1994



*Leslie H. Geeslin*

The following described real estate situated in the State of Ohio, County of Logan, Township of Richland being part of Virginia Military Survey 9970 and more particularly described as follows:

Beginning at a 5/8 inch iron bar set in the south line of said V. M. S. 9970 and the centerline of County Highway 96 at the southeast corner of Benjamin Miller, et ux's 67.08 acre tract as described in D. B. Vol. 391 Page 311.

Thence with said Miller's east line N. 12° 40' 13" W. 799.60 feet to a 8 inch wood post found.

Thence continuing with said east line N. 87° 45' 50" W. 258.12 feet to a 5/8 inch iron bar set.

Thence again with said east line N. 8° 14' 05" W. 2524.50 feet to a concrete post found in the south line of E. Kay and Sharon K. Ammons' 240 acre tract as described in O. R. Vol. 168 Page 08.

Thence with said Ammons' south line N. 81° 32' 35" E. 726.56 feet to a concrete post found in the west line of Eldon Yoder, et ux's 127.07 acre tract as described in D. B. Vol. 364 Page 439.

Thence with said Yoder's west line S. 8° 24' 34" E. 3375.64 feet to a 5/8 inch iron bar set in the south line of V. M. S. 9970 and the centerline of C. H. 96.

Thence with said V. M. S. line and centerline S. 82° 20' 07" W. 421.22 feet to the place of beginning.

Containing 51.280 acres more or less of which 0.291 acre is in the right-of-way of County Highway 96.

The above described 51.280 acre tract being all of Raymond Schmucker, et ux's 50 acre tract as described in O. R. Vol. 144 Page 465.

Bearings are based on an assumed bearing (S. 82° 20' 07" W.) for the south line of Virginia Military Survey 9970 and the centerline of County Highway 96 in this field survey by Leslie H. Geeslin, Reg. Surveyor 5248 on February 16, 1994.

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1D

E KAY & SHARON K. AMMONS  
 240 AC.  
 O.E. VOL 168 PAGE 08

N. 81° 30' 35" E. 726.56'

2524.50'

RAYMOND SCHMUCKER, ET AL  
 50 AC.  
 O.E. VOL. 144 PAGE 465

3375.64'

51.280 AC.

BENJAMIN J. MILLER, ET AL  
 67.08 AC  
 D.B. VOL. 391 PAGE 311

N. 8° 14' 05" W.

ELDON YODER, ET AL  
 137.07 AC  
 D.B. VOL. 364 PG. 439

S. 8° 24' 34" E.

258.12'  
 N. 87° 45' 50" W.

799.60'  
 N. 12° 40' 12" W.

(0.291 AC. W/2/W)

421.22'

30.00'

PEAKING BASIS

COUNTY HIGHWAY 96 (60')

S. 82° 20' 07" W.  
 V.M.S. 9970  
 V.M.S. 9949

SCALE: 1" = 200'



LEGEND:

- = 5/8 INCH IRON BAIL SET
- = CONCRETE POST FOUND
- = 8" WOOD POST FOUND



SURVEY # A 51.280 ACRE TRACT IN VIRGINIA MILITARY SURVEY 9970, RICHLAND TOWNSHIP, LOGAN COUNTY, OHIO FOR RAYMOND SCHMUCKER FEBRUARY 16, 1994



INDEXED ON MAP 8874 IP

Leslie H. Geeslin  
 LESLIE H. GEESLIN  
 2545 S. VANIA, O  
 (513) 468-2793

11-7-19



**APPROVED**



INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
UNMATCHED CLIENT SERVICE

## TUTTLE FARMS LLC

### 5.000 ACRES

Lying in Virginia Military Survey 9970, Richland Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Tuttle Farms LLC 67.08 acre tract as deeded and described in Official Record 1333, Page 149 and being more particularly described as follows:

**COMMENCING** at a stone found in a monument box at the corner common to Virginia Military Surveys 9970, 9971, 9950 and 9949 and being on the center-line of County Highway 96 (60 feet wide);

THENCE, with a common line to said Virginia Military Surveys 9970 and 9949 and within the right-of-way of said County Highway 96, S 83°-44'-30" W, a distance of 3741.47 feet to a MAG nail set at the **TRUE POINT OF BEGINNING**, being on the common southerly corner to said 67.08 acre tract and the Daniel L. Bowers and Barbara J. Bowers 51.280 acre tract as deeded and described in Official Record 218, Page 831:

THENCE, continuing with said common line to Virginia Military Surveys 9970 and 9949, the southerly line of said 67.08 acre tract and within said right-of-way, **S 83°-44'-30" W**, a distance of **280.62 feet** to a MAG nail set;

THENCE, with a new division line through said 67.08 acre tract, **N 09°-28'-49" W**, passing an iron rod set at a distance of 30.05 feet, a total distance of **842.98 feet** to a 5/8 inch iron rod found (I.D. cap stamped "GEESLIN") at a southwesterly corner of said 51.280 acre tract and an easterly corner of said 67.08 acre tract;

THENCE, with lines common to said 67.08 acre and 51.280 acre tracts, the following two (2) courses:

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117 N Madriver St, Bellefontaine, OH 43311 | OFFICE 937.593.7335 | ONLINE WWW.DLZ.COM



INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
UNMATCHED CLIENT SERVICE

- 1) **S 86°-20'-20" E**, a distance of **258.12 feet** to an iron rod set; and
- 2) **S 11°-32'-36" E**, passing an iron rod set at a distance of 770.46 feet and a 1 inch iron pipe found at a distance of 788.24 feet, a total distance of **800.59 feet** to the **POINT OF BEGINNING**.

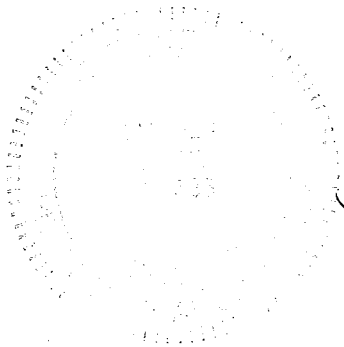
Containing **5.000 acres**, more or less, of which 0.127 acre is within the highway right-of-way.

Iron rods set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "DLZ OHIO INC."

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

Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010), with the south line of Virginia Military Survey 9970, having a bearing of S 83°-44'-30" W. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on October 25, 2019.

Description prepared by:



*D. Neer*  
Daniel A. Neer

Professional Surveyor No. 8533

October 27, 2019

1921-2090.00



11-7-19



**APPROVED**



INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
UNMATCHED CLIENT SERVICE

**TUTTLE FARMS LLC  
INGRESS/EGRESS EASEMENT**

**0.239 ACRE**

Lying in Virginia Military Survey 9970, Richland Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being an ingress/egress easement over part of the Tuttle Farms LLC 67.08 acre tract as deeded and described in Official Record 1333, Page 149 and being more particularly described as follows:

**COMMENCING** at a stone found in a monument box at the corner common to Virginia Military Surveys 9970, 9971, 9950 and 9949 and being on the center-line of County Highway 96 (60 feet wide);

**THENCE**, with a common line to said Virginia Military Surveys 9970 and 9949 and within the right-of-way of said County Highway 96, S 83°-44'-30" W, passing a MAG nail set at the common southerly corner to said 67.08 acre tract and the Daniel L. Bowers and Barbara J. Bowers 51.28 acre tract as deeded and described in Official Record 218, Page 831 at a distance of 3741.47 feet, a total distance of 4022.09 feet to a MAG nail set;

**THENCE**, through said 67.08 acre tract, N 09°-28'-49" W, passing an iron rod set at a distance of 30.05 feet, a total distance of 622.00 feet to a point at the **TRUE POINT OF BEGINNING**;

**THENCE**, continuing through said 67.08 acre tract, **N 09°-28'-49" W**, a distance of **220.98 feet** to a 5 / 8 inch iron rod found (I.D. cap stamped "GEESLIN") at a southwesterly corner of said 51.280 acre tract and an easterly corner of said 67.08 acre tract;

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INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
UNMATCHED CLIENT SERVICE

THENCE, with easterly lines of said ingress/egress easement, the following three (3) courses:

- 1) **S 42°-21'-26" E**, a distance of **124.62 feet** to a point;
- 2) **S 22°-10'-49" E**, a distance of **63.91 feet** to a point: and
- 3) **S 47°-04'-21" W**, a distance of **97.91 feet** to a point at the **POINT OF BEGINNING**.

Containing **0.239 acre**, more or less.

Iron rods set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "DLZ OHIO INC.".

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

Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010), with the south line of Virginia Military Survey 9970, having a bearing of S 83°-44'-30" W. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on October 25, 2019.

Description prepared by:

  
Daniel A. Neer

Professional Surveyor No. 8533

October 27, 2019

1921-2090.00



APPROVED

LEGEND:

- ☒ STONE FOUND IN MONUMENT BOX
  - MAG NAIL SET
  - ⊗ 10" STEEL POST FOUND IN CONCRETE
  - ⊕ CONCRETE POST FOUND
  - ◎ 1 INCH IRON PIPE FOUND
  - 5/8 INCH IRON ROD FOUND
  - 5/8 INCH BY 30 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "DLZ OHIO INC."
- P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
V.M.S. = VIRGINIA MILITARY SURVEY  
R/W = RIGHT-OF-WAY  
C/L = CENTER-LINE

OCCUPATION NOTE:

NO EVIDENCE OF OCCUPATION ALONG BOUNDARY LINES UNLESS OTHERWISE SHOWN

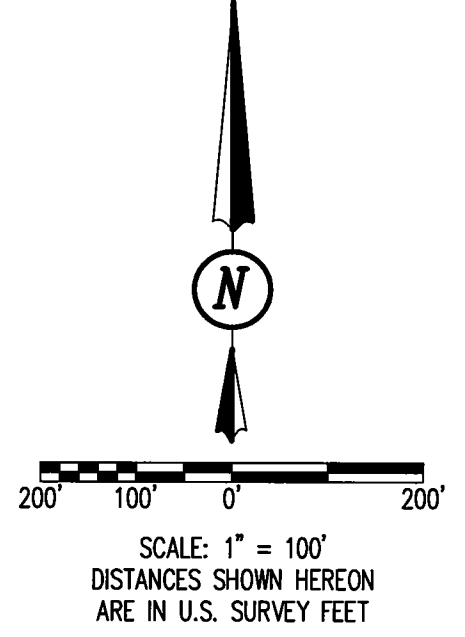
DEED & SURVEY REFERENCES:

REFERENCE DEEDS AS SHOWN HEREON

LOGAN COUNTY ENGINEER'S FIELD BOOK 217, PAGE 24, BOOK 597, PAGE 9 AND BOOK 570, PAGE 41

LOGAN COUNTY ENGINEER'S MAP ROOM FILES: 9032, 8874, 678, 9032, 6812

DANIEL L. BOWERS AND BARBARA J. BOWERS  
51.280 ACRES  
O.R. 218, PG. 831



LINE	BEARING	DISTANCE
L1	S 42°21'26" E	124.62'
L2	S 22°10'49" E	63.91'
L3	S 47°04'21" W	97.91'

TUTTLE FARMS LLC  
67.08 ACRES  
O.R. 1333, PG. 149

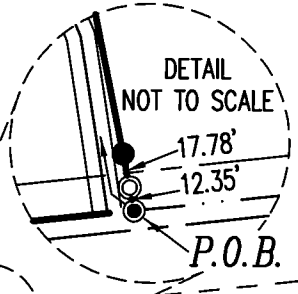
(I.D. CAP STAMPED "GEESLIN")  
S 86°20'20" E  
258.12'

INGRESS/EGRESS EASEMENT (0.239 ACRE)

5.000 ACRES  
OF WHICH 0.127 ACRE IS WITHIN THE HIGHWAY RIGHT-OF-WAY

GRASS DRIVE

EVIDENCE OF OLD FENCE ON OR NEAR PROPERTY LINE



V.M.S. 9970  
V.M.S. 9949

COUNTY HIGHWAY 96 (60')

V.M.S. 9971  
V.M.S. 9970  
V.M.S. 9950  
V.M.S. 9949

ACCESS MANAGEMENT NOTE:

COUNTY HIGHWAY 96 IS CLASSIFIED AS A LOCAL ROAD.  
MINIMUM DRIVE SPACING IS 250'  
MINIMUM STOPPING SIGHT DISTANCE IS >495 (55 MPH)

BASIS FOR BEARINGS:

BEARINGS AND DISTANCES, SHOWN HEREON, ARE DERIVED FROM GPS OBSERVATIONS BASED ON GRID NORTH, OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011, EPOCH 2010), WITH THE SOUTH LINE OF VIRGINIA MILITARY SURVEY 9970, HAVING A BEARING OF S 83°44'30" W.

THIS SURVEY WAS PREPARED IN THE ABSENCE OF A COMPLETE AND ACCURATE TITLE SEARCH AND DOES NOT GUARANTEE TITLE.

*D. Neer*  
DANIEL A. NEER  
PROFESSIONAL SURVEYOR NO. 8533  
OCTOBER 24, 2019

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117 N. Madriver Street • Bellefontaine, OH 43311  
(937) 593-7335 • www.dlz.com  
Project #1921-2090.00

**SURVEY OF 5.000 ACRES**  
VIRGINIA MILITARY SURVEY 9970  
RICHLAND TOWNSHIP  
LOGAN COUNTY, OHIO

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
KSS			10/25/2019

INDEXED ON MAP  
8071