

Plat of the Anasley lands by
 McLaughlin May 1860

1003 IP

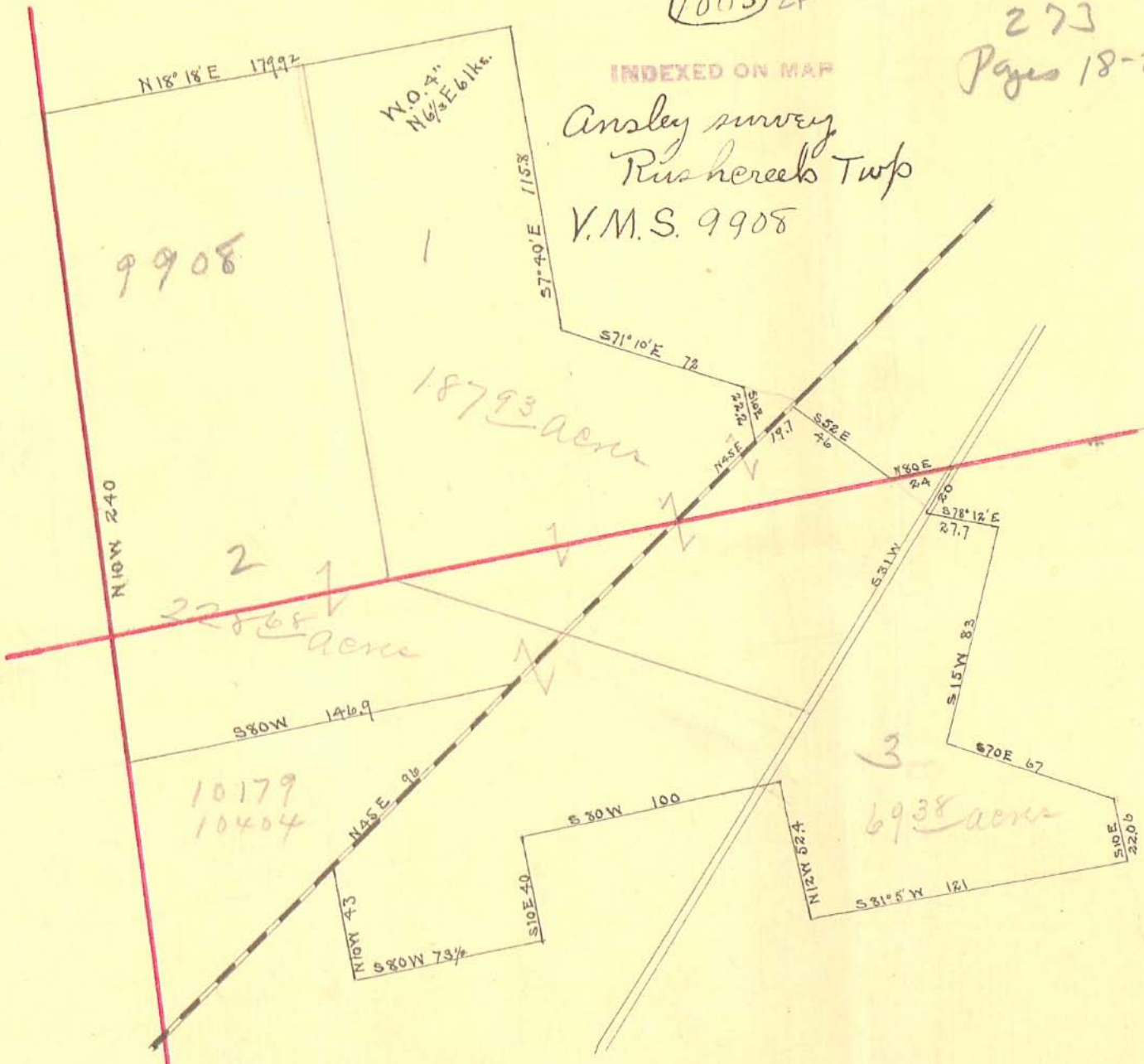
INDEXED ON MAP

1003 2P

See Book
273
Pages 18-23

INDEXED ON MAP

Ansley survey
Rushcreek Twp
V.M.S. 9908



9908

18793 acres

2
22868 acres

10179
10404

3
6938 acres

Rushcreek Twp

CORE SURVEY
V.M.S. 10179-10404 & 9908
RUSHCREEK TOWNSHIP
June, 1967

The following described real estate situated in Rushcreek Township, Logan County, Ohio and being part of Virginia Military Survey 10179-10404 and 9908 and more particularly described as follows:

Beginning at an iron pin in the center of County Highway No. 9 at the northwest corner of Edward K. Core's 185.00 acre tract, said pin being S. 33° 41' W. 13.1 feet from an iron pin at the intersection of the centerlines of said C.H. No. 9 and C. H. No. 118; thence with said Core's west line S. 9°32' E. 3306.4 feet to an iron bar at the northeast corner of Neil R. Deisher's 108.00 acre tract, passing said Core's southwest corner at 3148.8 feet; thence with said Deisher's northline S. 80°45' W. 2017.9 feet to an iron bar in the east line of James Ansley's 48.73 acre tract; thence with said Ansley's east line N. 9°21' W. 878.0 feet to an iron bar at the northeast corner of said tract; thence with said Ansley's northline S. 82°34' W. 231.0 feet to an iron bar in the center of said County Highway No. 9; thence with said centerline N. 34°00' E. 425.6 feet to an iron bar; thence with centerline N. 32°00' E. 1674.2 feet to an iron bar; thence with said centerline N. 36°33' E. 630.8 feet to an iron bar; thence with said centerline N. 33°41' E. 564.4 feet to the place of beginning.

INDEXED ON MAP 1003 3D-1

Core Survey (continued)

June, 1967

Containing 104.29 acres more or less. The above described tract being 100.12 acres out of the Vance Brand Co. 233.40 acre tract and all of the Vance Brand Co. 4.17 acre tract.

INDEXED ON MAP
1003 3D-2

INDEXED ON MAP
1003 4D

143499.221
 67880.585
 2) 75618.636
 4) 37809.318
 4) 945.233
 Rs 236.31 south
 " 238.19 north
 " 474.50 whole

Situate in Logan County Ohio part of Original Survey No 9908 and bounded as follows: Beginning at the South West corner of said survey: Thence with the west line thereof N 92 W 189 ²/₁₀ poles to a post corner to Jonathan S. Anslays land: Thence with the lines of said Jonathan S. Anslays land N 81 E 177 ⁴/₁₀₀ poles: S 9 E. 108 ²/₁₀ poles: S 71 ¹/₂ E 72 poles: S 9 E 22 ⁵/₁₀ poles to a post in the centre of the C.C.C. & D.R.R. Thence with said rail road N 45 E 22 ⁶/₁₀ poles: Thence S 52 E 45 ⁵/₁₀ poles to a post in the south line of said Survey. Thence with said south line N 80 E 26 ⁵/₁₀ poles to a post in the centre of the Bellefontaine & Rushsylvania Pike

Thence with said last mentioned line S 00 W. 290 ³/₁₀ poles to the place of beginning containing Two Hundred and Thirty Eight ¹⁹⁰/₁₀₀ acres:

And also part of Original Survey Nos 10404 & 10179 bounded as follows: Beginning at the North West corner of said ^{last mentioned} Survey: Thence with the north line thereof N 80 E 316 ⁵/₁₀ poles, ^{crossing said rail road at 211 ⁴/₁₀ poles} to a post in the centre of the Bellefontaine and Rushsylvania Pike: Thence with said pike S 36 ¹/₂ W 25 poles: Thence with the lines of said Jonathan S. Anslays land S 78 ¹/₂ E 28 ⁴/₁₀ poles: S 15 W. 83 ¹/₁₀ poles: S 77 E. 67 ⁷/₁₀ poles crossing a creek several times: S 82 ³/₄ E 35 ⁷/₁₀ poles to a post in the north line of Musselmanns land Thence with his line S 79 ³/₄ W. 12 ¹/₁₀ poles to a post in the line of James Anslays land Thence with the lines of his land N 10 W 53 ⁴/₁₀ poles: S 80 W 99 poles crossing said pike at 14 ⁴/₁₀ poles: S 9 E 40 poles ^{at} S 80 W 74 ⁴/₁₀ poles to a post in the line of J. H. Dickinsons land. Thence with the line of his land N 94 ¹/₂ W 43 poles to a post in the centre of said rail road Thence with said rail road N 45 E 108 poles: Thence with the lines of said Dickinsons land S 75 ¹/₄ W. 89 ⁴/₁₀ poles and S 81 ³/₄ W 55 ⁶/₁₀ poles to a post in the west line of said last mentioned survey: Thence with the same N 10 W 52 ⁸/₁₀ poles to the place of beginning containing Two Hundred and Thirty Six ³¹/₁₀₀ acres.

Eros Ausley Survey

Rushcreek Top.
V.M.S. 9908

Line A. Start in fence north
line 576 E ~~7.14~~ to stone
 $7.14 - 6 = 7.08$
Set iron bar in pit

Line B -
East of road 517 N
20.86 to stone

Line C. ^{7.13/4}
~~576 1/4 E~~
16.78 to stone

Line D -
512 1/4 E 9.04

Feb. 14 - 1899 -

Line E -
583 1/4 N
30.40

Line F -
~~111 1/4 N~~ 111 1/4 N
13.19
to point 8' from end of log,
retaining wall. ~~111 1/4~~ bridge
and 5 1/2' from end of log.
retaining wall ~~111 1/4~~ bridge
Eros Ausley to set iron bar

583 1/4 N
3.50 to iron bar
in pit

1003

INDEXED ON MAP

Line H.

with pick

N 24 3/4 E

8.35 to iron spike

21 th distance from 1st bridge floor

25 1/2 " " " " " "

Line J.

with Pick

N 32 1/4 E

24.35 to begin of line A.

~~Line K from end line J.~~

~~with pick N 38 1/2 E .500~~

~~set iron spike~~

Line M-

S 78 N

Line H'

S. 82 3/4 N

South side of farm west of pick

21.23 to fence

Post at <

set south 8' came out 4' south

total northing 4'

OS. Cor. S 8 1/2 N

Line J
Set east 8'
S 7 1/4 E
Came out 9 1/2 east
10.07

Line K
Set south 8'
S 82 3/4 W
1849
Came out 11' south

Line M
x. N 50 W
10.51
to center Ry

1003
INDEXED ON MAP

Line A
with Ry.
N 47 1/2 E

at 2800 fms from west

George Fleming } ch or
Roy Ausley }
Enos Ausley }
2 days each
Board Enos Ausley 500

Feb 16 - 1899

Line K'

with picket from end of
line A. to iron spike
set in survey line -
N 38° E 5.89 1/2

Line M' - with survey line
S 81° W 6.65 to iron bar
in line of fence

Line A' with picket & wire
fence
N 51° W 11.32 to center Ry

(1003)

INDEXED ON MAP

Line "O" with Ry -
S 42° E 547 ft

5.51 1/2 set spike center of track

Line "P"

N 5 1/4° E 5.92 to fence
set iron bar

Line "R"

with fence N 69 1/2° E
18.01 to corner of fence (post)

Line S. with fence

N 5° E 28.75 to stone W.P. with
set west 16'
corner out 11 1/2' west total casting 4 1/2'
O.K. see N 6° E

Line "T"

North line of farm
set south 45' from stone
S 82 1/4 W

Set iron bar at 20⁰⁰
45 1/2' north of line at line of
wire fence. O.K. Course & line S 82 1/4 W

44.84 to fence corner (rail
fence). NW 2 farm

came out 84 1/2' south of corner
of fence - total southing
of 136 1/2'

O.K. Course from 20⁰⁰ to end
West part of line. S 83 1/2 W

1003

INDEXED ON MAP

Line "U"

west line of farm
set east 16'

S 7 E

set east 24'

came out 18' east

total westing 22'

62.24

O.K. Course S 7 1/4 E

Line "V"

N. line Isaiah Dickson.

N 81 1/4 E

set north 16'

136.2

came out 39' north

total north 23'

O.K. Course N 83 1/4 E

Line "N"
North line "Bill" Atkinson
N 77 1/2° E
22.30

26.97 from end of line N
with center of Ry to end of
line M.

1003

INDEXED ON MAP

On North line from
spike set 2000 from NE
N 63 1/4° E 6 1/2" lts
S 6° E
48.16

to iron bar in survey line
N 67° E 6" lts

Line "A"
from bar as above to end
of line H in fence
S 65° E
at 17.68 center Ry at 2000
from end of line N
at 41.51 end of line H in
fence

**DESCRIPTION FOR A 386.270 ACRE WRP CONSERVATION EASEMENT CE#3
EXHIBIT A**

Situated in the State of Ohio, County of Logan, Township of Rushcreek and being part of Virginia Military Surveys 9885, 9908 and 10179-10404, being part of that Parcel Eleven (Parcel A, Tract A) an original 1171.30 acre tract (Parcel No. 40051000007000 and Parcel No. 400510000021000), Parcel Three (Parcel One) 24.10 acre tract (Parcel No. 400510000018000), Parcel Three (Parcel Two) 13.25 acre tract (Parcel No. 400510000018000), Parcel Three (Parcel Three) 46.43 acre tract (Parcel No. 400510000019000) and Parcel Three (Parcel Four) 13.06 acre tract (Parcel No. 400510000019000), as conveyed to Alexander Andreoff as record in Official Record Volume 1064, Page 105, all references being to those of record in the Recorder's Office, Logan County, Ohio, said 386.270 acre WRP Conservation Easement being more particularly bounded and described as follows:

Beginning at a 5/8" rebar found (Lat= N040°26'19.87", Long= W083°42'30.91") marking the southwesterly corner of V.M.S. 9908;

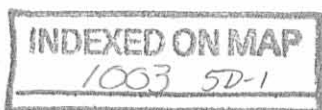
Thence along the westerly line of V.M.S. 9908, **North 06°23'35" West**, passing iron pins set at 895.00 feet and 1345.00 feet, a total distance of **3226.11 feet** to an iron pin set marking the southwesterly corner of that 30.0 acre tract (Tract II) as conveyed to Leslie H. McDonald, Trustee as recorded in Official record Volume 546, Page 442;

Thence along the southerly line of said 30.0 acre tract, **North 84°08'11" East**, **936.17 feet** to an iron pin set marking the southeasterly corner of said 30.0 acre tract;

Thence along the easterly line of said 30.0 acre tract, **North 06°08'24" West**, **1592.63 feet** to an iron pin set marking the northeasterly corner of said 30.0 acre tract, also being in the southerly line of that Parcel Eleven (Parcel A, Tract C) 61.15 acre tract as Alexander Andreoff as record in Official Record Volume 1064, Page 105;

Thence along said southerly line and the southerly line of that original 63.27 acre Parcel Two, Tract Two as conveyed to Terri L. Pitstick aka Terri L. Parmley as recorded in Official Record 449, Page 185, **North 83°42'10" East**, **1052.00 feet** to an iron pin set;

Thence leaving said southerly lines and across said 1171.30 acre tract the following eighteen (18) courses and distances



DESCRIPTION FOR A 386.270 ACRE WRP CONSERVATION EASEMENT CE#3
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South 03°08'22" East, 1966.11 feet to an iron pin set;

South 55°04'06" East, passing an iron pin set at 1269.74 feet, a total distance of 2539.47 feet to an iron pin set;

North 66°00'06" East, passing an iron pin set at 612.06 feet, a total distance of 1224.18 feet to an iron pin set;

South 31°47'58" West, 884.50 feet to an iron pin set;

South 47°51'54" West, 141.12 feet to an iron pin set;

North 80°02'19" West, 695.86 feet to an iron pin set;

South 37°36'45" West, 1511.91 feet to an iron pin set;

North 79°32'34" West, 688.53 feet to an iron pin set;

North 10°09'27" West, 500.88 feet to an iron pin set;

South 87°29'06" West, 581.98 feet to an iron pin set;

South 02°33'50" East, 241.90 feet to an iron pin set;

North 84°52'53" East, 466.93 feet to an iron pin set;

North 02°17'52" East, 191.36 feet to an iron pin set;

North 87°29'06" East, 73.03 feet to an iron pin set;

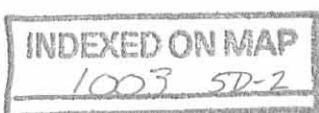
South 10°09'27" East, 495.40 feet to an iron pin set;

South 79°32'34" East, 727.62 feet to an iron pin set;

North 37°36'45" East, 1512.09 feet to an iron pin set; and . . .

South 80°02'19" East, 717.72 feet to an iron pin set in the westerly right-of-way line of the C.C.C. & St. Louis Railroad (R/W varies);

Thence along said westerly right-of-way line the following three (3) courses and distances;



DESCRIPTION FOR A 386.270 ACRE WRP CONSERVATION EASEMENT CE#3

Page 3

South 47°51'54" West, passing an iron pin set at 2689.28 feet, a total distance of **4139.55 feet** to an iron pin set;

South 06°42'03" East, **24.55 feet** to an iron pin set; and . . .

South 47°51'54" West, **304.63 feet** to an iron pin set;

Thence leaving the westerly right-of-way line of the C.C.C. & St. Louis Railroad and across said 46.43 acre tract and 24.10 acre tract the following two (2) courses and distances;

South 88°03'50" West, **767.45 feet** to an iron pin set; and . . .

South 23°00'27" West, **714.49 feet** to an iron pin set on the northerly line of a 20 foot wide alley as shown on the Harper Original Plat, Plat Cabinet A, Slide 151;

Thence along said northerly line **South 47°51'54" West**, **444.85 feet** to an iron pin set in the easterly right-of-way line of County Road 25 (50' wide);

Thence along said right-of-way line, **North 37°08'46" West**, **265.52 feet** to an iron pin set;

Thence leaving the easterly right-of-way line of County Road 25 across said 24.10 acre tract the following four (4) courses and distances;

North 23°19'46" East, **918.85 feet** to an iron pin set;

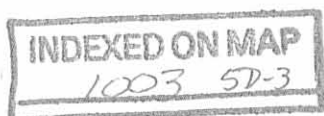
South 83°44'29" West, **383.17 feet** to an iron pin set;

South 00°29'17" East, **448.55 feet** to an iron pin set; and . . .

South 62°16'10" West, **205.68 feet** to an iron pin set in the easterly right-of-way line of County Road 25;

Thence along said right-of-way line, **North 37°08'44" West**, **529.16 feet** to an iron pin set on the southerly line of that 7.89 acre Tract I as conveyed to Margery Lucile Lusby as recorded in Official Record Volume 433, Page 714;

Thence leaving the easterly right-of-way line of County Road 25 and along the southerly line of said 7.89 acre tract, **North 65°39'01" East**, **361.95 feet** to an iron pin set marking the southeasterly corner of said 7.89 acre tract and the southwesterly corner of said 13.25 acre tract;



DESCRIPTION FOR A 386.270 ACRE WRP CONSERVATION EASEMENT CE#3

Page 4

Thence along the line between said 7.89 acre tract and 13.25 acre tract, **North 06°50'59" West, 585.00 feet** to a 8" wood post found marking the northeasterly corner of said 7.89 acre tract and the northwesterly corner of said 13.25 acre tract, also being in the southerly line of that 14.547 acre Tract II as conveyed to James I. and Gina R. Dodds as recorded in Official Record Volume 334, Page 557-560;

Thence along said southerly line, **North 81°46'01" East, 996.02 feet** to an iron pin set in the westerly line of V.M.S. 10179-10404;

Thence along said westerly line, **North 06°42'03" West**, passing a 5/8" rebar found (Geeslin cap) at 530.66 feet marking the northeasterly corner of said 7.89 acre tract, a total distance of **1032.81 feet** to the **Point of Beginning** and containing **386.270 acres** (269.172 acres in the V.M.S. 9908, 28.828 acres in the V.M.S. 9885 and 88.270 acres in V.M.S. 10179-10404), more or less, according to a survey made by Jobes Henderson and Associates, Inc. in July of 2012.

The bearings in the above description are based on Ohio State Plane Coordinate System, North Zone, NAD83.

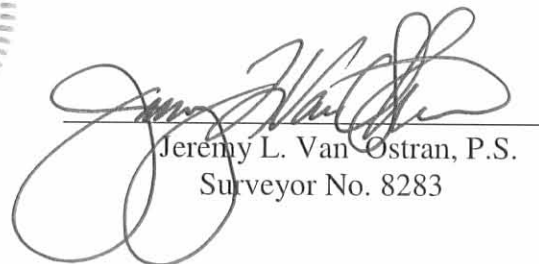
All iron pins set are 5/8" in diameter rebar by 30" in length with red identification caps marked "J&H, PS 8283".

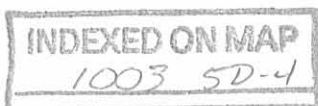
Subject to all valid and existing easements, restrictions and conditions of record.



September 6, 2012

S:/12/12-005/survey/legals/ANDREOFF_858 /386.270 Acres


Jeremy L. Van Ostran, P.S.
Surveyor No. 8283



**DESCRIPTION FOR A 0.023 ACRE INGRESS/EGRESS EASEMENT
EXHIBIT B**

Situated in the State of Ohio, County of Logan, Township of Rushcreek, and Village of Rushsylvania, being part of Virginia Military Survey 9885, being part of that Parcel Three (Parcel one) 24.10 acre tract (Parcel No. 4005100000018000) as conveyed to Alexander Andreoff as record in Official Record Volume 1064, Page 105, all references being to those of record in the Recorder's Office, Logan County, Ohio, said 0.023 Ingress/Egress Easement being more particularly bounded and described as follows:

Commencing at a railroad spike found (Lat= N040°25'30.77", Long= W083°42'14.74") marking the intersection of the centerline of County Road 9 (60' wide) with the centerline of County Road 25 (50' wide), being Station 192+30 as shown in Field Book 578, Page 20;

Thence along the centerline of County Road 25 the following six (6) courses and distances;

North 37°07'56" West, 271.25 feet to a railroad spike found;

North 37°12'19" West, 914.35 feet to a railroad spike found on the line between V.M.S. 9885 and V.M.S. 10179-10404;

North 37°30'09" West, 171.50 feet to a railroad spike found;

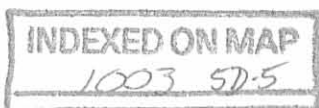
North 36°58'47" West, 696.99 feet to a railroad spike found;

North 37°08'25" West, 678.20 feet to a railroad spike found; and . . .

North 37°08'46" West, 153.62 feet to a point (Lat= N040°25'53.26", Long= W083°42'37.68") and being the **Point of Beginning** for the **0.023 Ingress/Egress Easement** herein to be described;

Thence continuing along said centerline, **North 37°08'46" West, 40.00 feet** to a point;

Thence leaving the centerline of County Road 25, **North 52°51'14" East, 25.00 feet** to a point in the easterly right-of-way line of County Road 25;



DESCRIPTION FOR A 0.023 ACRE INGRESS/EGRESS EASEMENT

Page 2

Thence along said right-of-way line, **South 37°08'46" East, 40.00 feet** to a point;

Thence leaving the easterly right-of-way line of County Road 25, **South 52°51'14" West, 25.00 feet** to the **Point of Beginning** and containing **0.023 acres**, more or less, according to a survey made by Jobes Henderson and Associates, Inc. in July of 2012.

The bearings in the above description are based on Ohio State Plane Coordinate System, North Zone, NAD83.

All iron pins set are 5/8" in diameter rebar by 30" in length with red identification caps marked "J&H, PS 8283".

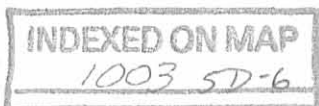
Subject to all valid and existing easements, restrictions and conditions of record.



September 6, 2012

S:/12/12-005/survey/legals/ANDREOFF_858 /0.023 Acres (2)

Jeremy L. Van Ostran, P.S.
Surveyor No. 8283



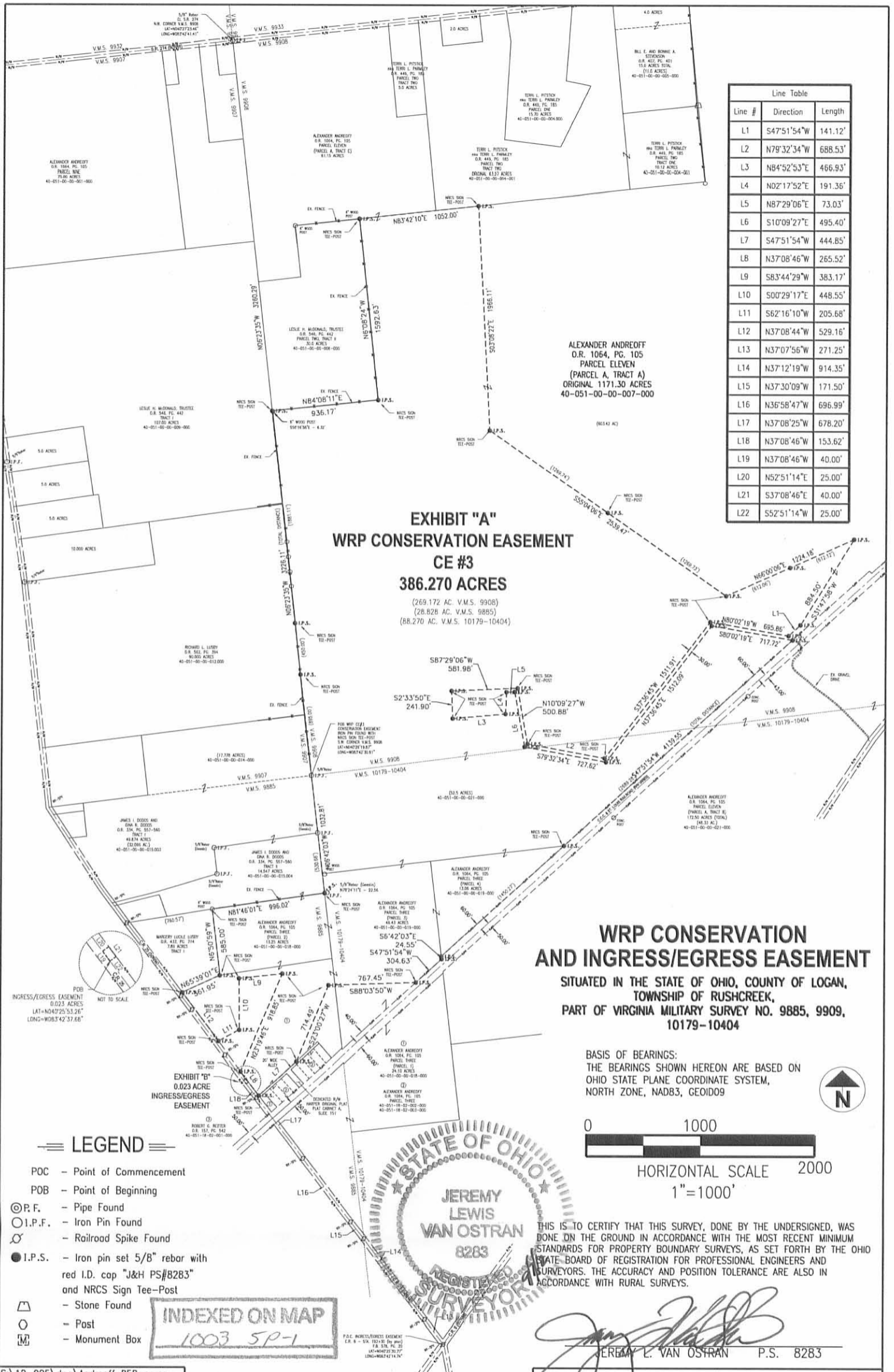
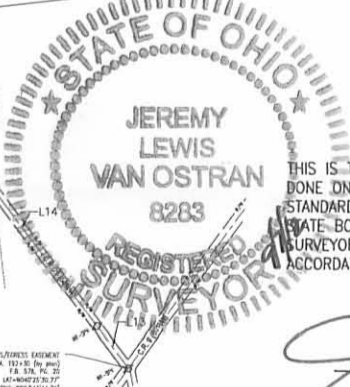
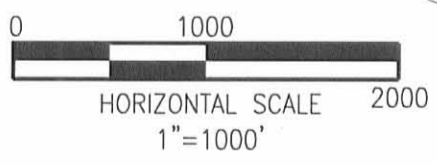


EXHIBIT "A"
WRP CONSERVATION EASEMENT
CE #3
386.270 ACRES
 (269.172 AC. V.M.S. 9908)
 (28.828 AC. V.M.S. 9885)
 (88.270 AC. V.M.S. 10179-10404)

WRP CONSERVATION AND INGRESS/EGRESS EASEMENT

SITUATED IN THE STATE OF OHIO, COUNTY OF LOGAN, TOWNSHIP OF RUSHCREEK, PART OF VIRGINIA MILITARY SURVEY NO. 9885, 9909, 10179-10404

BASIS OF BEARINGS:
 THE BEARINGS SHOWN HEREON ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83, GEOID09



THIS IS TO CERTIFY THAT THIS SURVEY, DONE BY THE UNDERSIGNED, WAS DONE ON THE GROUND IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS SET FORTH BY THE OHIO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS. THE ACCURACY AND POSITION TOLERANCE ARE ALSO IN ACCORDANCE WITH RURAL SURVEYS.

Jeremy L. Van Ostran
 JEREMY L. VAN OSTRAN P.S. 8283

- LEGEND**
- POC - Point of Commencement
 - POB - Point of Beginning
 - ⊙ P.F. - Pipe Found
 - I.P.F. - Iron Pin Found
 - ⊗ - Railroad Spike Found
 - I.P.S. - Iron pin set 5/8" rebar with red I.D. cap "J&H PS#8283" and NRCS Sign Tee-Post
 - ⊠ - Stone Found
 - - Post
 - ⊞ - Monument Box

INDEXED ON MAP
 1003 SP-1

S:\12-005\dwg\Andreoff 858_acres\wrp_3_legal.dwg	
REVISED	DRAWN: MJM
	CHECKED: JLV
	F.B.

COMMUNITY PANEL NO: 390772-0110-C
 FLOOD ZONE: "C" (NON-FLOOD)
 EFFECTIVE DATE: MAY 15, 1985

PERTINENT DOCUMENTS USED:
 LOGAN COUNTY TAX MAPS
 FLOOD INSURANCE RATE MAPS
 ALL RECORDED INFORMATION SHOWN WERE USED AS SOURCE DOCUMENTS.

NOTES:
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY, THERE MAY BE EASEMENTS OR RIGHT-OF-WAY WHICH EXIST & ARE NOT SHOWN.

Jobes Henderson & ASSOCIATES
 Breaking Ground | Breaking Boundaries
 Tel: 740.344.5451
 Fax: 740.344.5746
 59 Grant Street
 Newark, Ohio 43055
 www.jobeshenderson.com

DATE: 9-6-12 ORDER NO. 12-005

REV'D 9-10-12 SMY OK

WRP CONSERVATION AND INGRESS/EGRESS EASEMENT

SITUATED IN THE STATE OF OHIO, COUNTY OF LOGAN, TOWNSHIP OF RUSHCREEK, PART OF VIRGINIA MILITARY SURVEY NO. 9885, 9908, 10179-10404



0 400 800
HORIZONTAL SCALE
IN FEET

DRAWN MJM
CHECKED JLV
DATE 9-6-12

REVISION

NO.

DATE

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

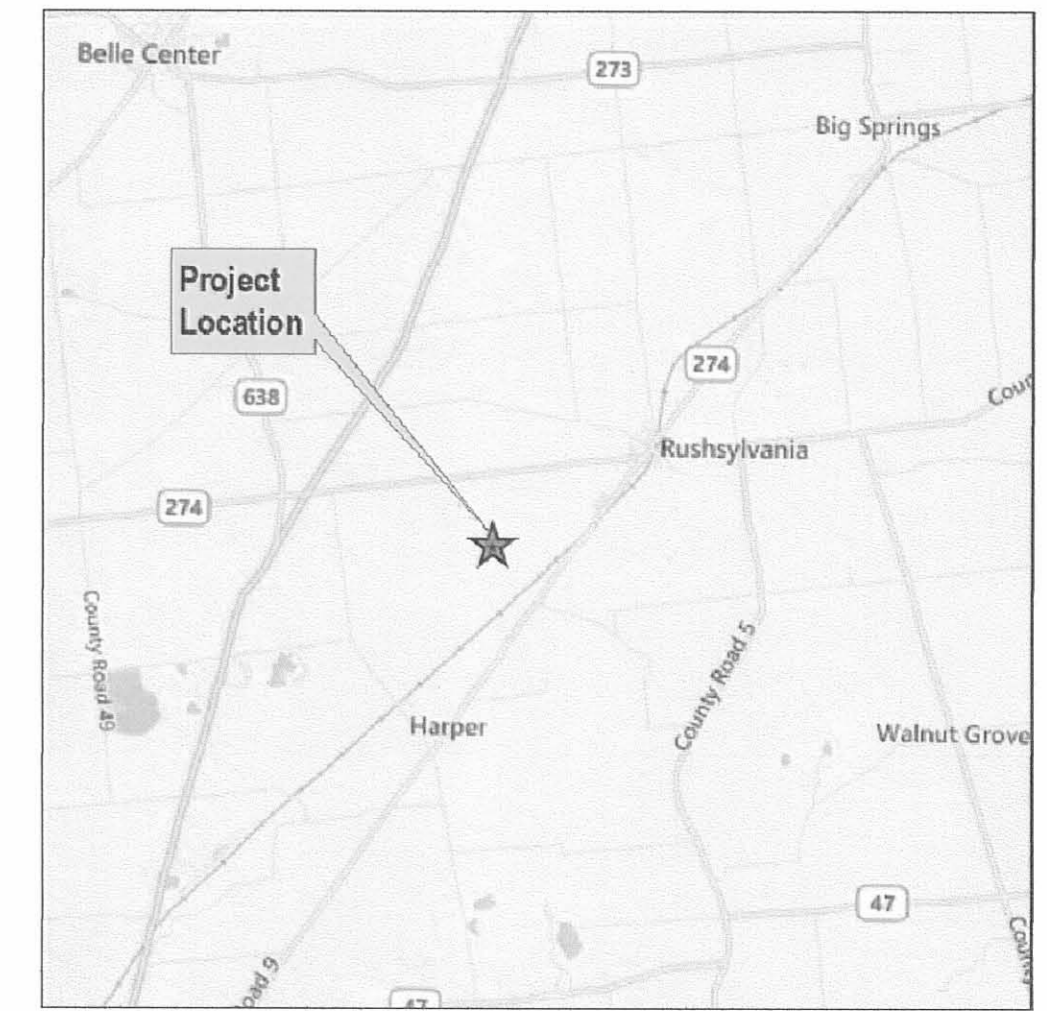
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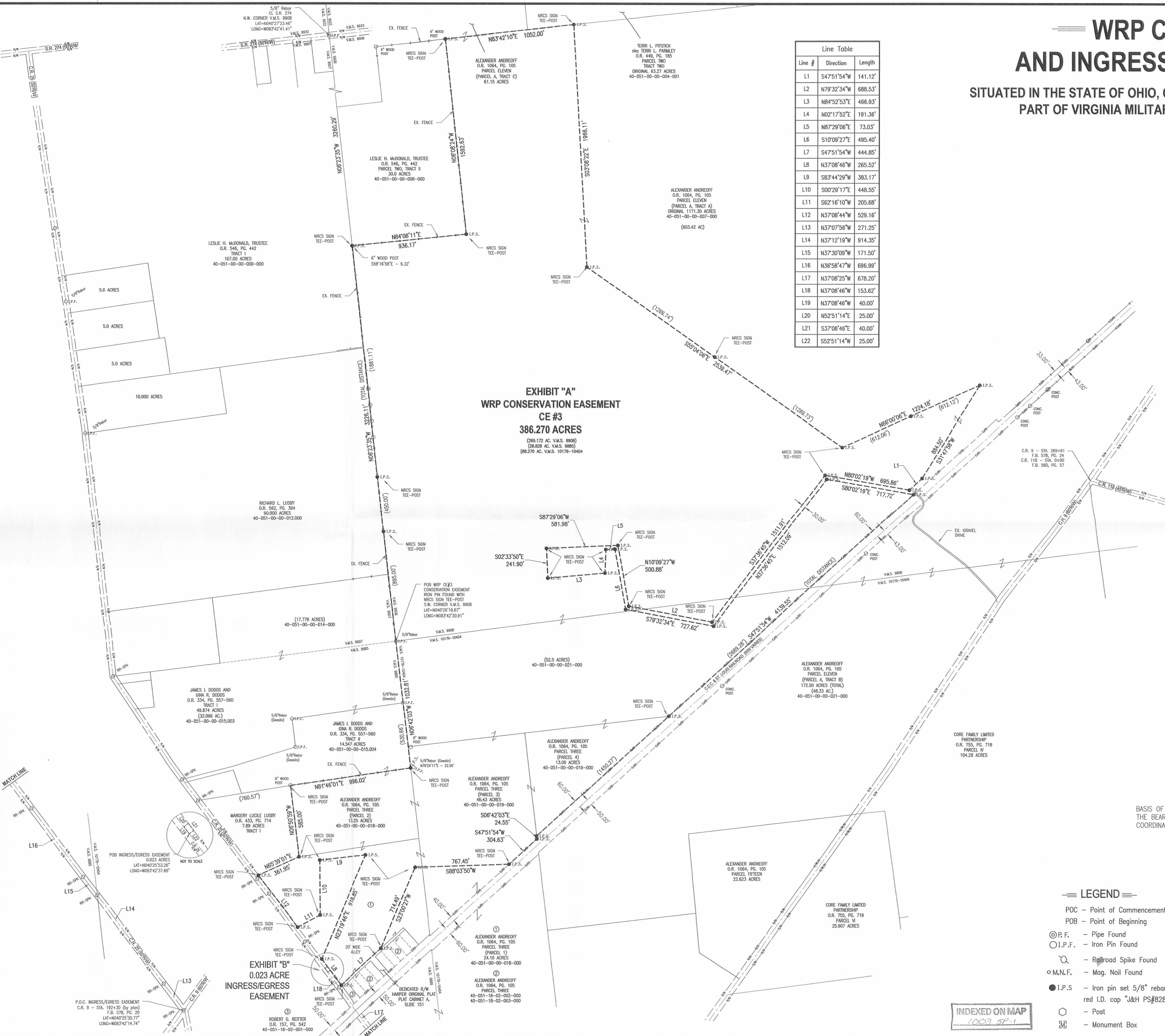
Line #	Direction	Length
L1	S47°51'54"W	141.12'
L2	N79°32'34"W	688.53'
L3	N84°52'53"E	466.93'
L4	N02°17'52"E	191.36'
L5	N87°29'06"E	73.03'
L6	S10°09'27"E	495.40'
L7	S47°51'54"W	444.85'
L8	N37°08'46"W	265.52'
L9	S83°44'29"W	383.17'
L10	S00°29'17"E	448.55'
L11	S62°16'10"W	205.68'
L12	N37°08'44"W	529.16'
L13	N37°07'56"W	271.25'
L14	N37°12'19"W	914.35'
L15	N37°30'09"W	171.50'
L16	N36°58'47"W	696.99'
L17	N37°08'25"W	678.20'
L18	N37°08'46"W	153.62'
L19	N37°08'46"W	40.00'
L20	N52°51'14"E	25.00'
L21	S37°08'46"E	40.00'
L22	S52°51'14"W	25.00'



LOCATION MAP
N.T.S.

EXHIBIT "A" WRP CONSERVATION EASEMENT CE #3 386.270 ACRES

(268.172 AC. V.M.S. 9908)
(28.828 AC. V.M.S. 9885)
(88.270 AC. V.M.S. 10179-10404)



COMMUNITY PANEL NO: 390772-0110-C
FLOOD ZONE: "C" (NON-FLOOD)
EFFECTIVE DATE: MAY 15, 1985

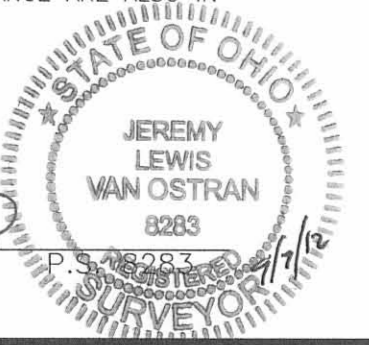
PERTINENT DOCUMENTS USED:
LOGAN COUNTY TAX MAPS
FLOOD INSURANCE RATE MAPS
ALL RECORDED INFORMATION SHOWN
WERE USED AS SOURCE DOCUMENTS.

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON OHIO STATE PLANE
COORDINATE SYSTEM, NORTH ZONE, NAD83.

LEGEND

- POC - Point of Commencement
- POB - Point of Beginning
- ⊙ P.F. - Pipe Found
- ⊙ I.P.F. - Iron Pin Found
- ⊙ R.S.F. - Railroad Spike Found
- ⊙ M.N.F. - Mag. Nail Found
- I.P.S. - Iron pin set 5/8" rebar with red I.D. cap "J&H PS#8283"
- ⊙ - Post
- ⊙ - Monument Box

THIS IS TO CERTIFY THAT THIS SURVEY, DONE BY THE UNDERSIGNED, WAS DONE ON THE GROUND IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS SET FORTH BY THE OHIO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS. THE ACCURACY AND POSITION TOLERANCE ARE ALSO IN ACCORDANCE WITH RURAL SURVEYS.



INDEXED ON MAP
1009 37-1

WRP CONSERVATION EASEMENT
CE #3

JOB NUMBER:
12-005

1
1

Tel: 740.344.5451
Fax: 740.344.5746
59 Grant Street
Newark, Ohio 43055
www.jobshenderson.com

Jobs
Henderson
& ASSOCIATES

Breaking Ground | Breaking Boundaries

ALEXANDER ANDREOFF

**DESCRIPTION FOR A 296.648 ACRE WRP CONSERVATION EASEMENT CE#1
EXHIBIT A**

Situated in the State of Ohio, County of Logan, Township of Rushcreek, and Village of Rushsylvania, and being part of Virginia Military Surveys 9908 and 9909 and being part of that Parcel Eleven (Parcel A, Tract A) an original 1171.30 acre tract (Parcel No. 400510000007000, 400520000001002), that Parcel Four 60.00 acre tract (Parcel No. 400520000001000), and that Parcel Six 8.966 acre tract (Parcel No. 400520000007000) as conveyed to Alexander Andreoff in Official Record Volume 1064, Page 105, all references being to those of record in the Recorder's Office, Logan County, Ohio, said 296.648 acre WRP Conservation Easement being more particularly bounded and described as follows:

Commencing at an iron pin found (5/8" Rebar) (Lat= N040°27'23.46", Long= W083°42'41.41") in the centerline of State Route 274 (50' wide) marking the northwesterly corner of V.M.S. 9908;

Thence along the centerline of State Route 274 and the northerly line of V.M.S. 9908 the following two (2) courses and distances;

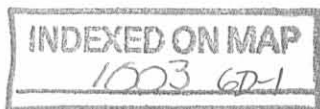
North 83°42'10" East, 3109.68 feet to a point; and . . .

North 83°53'10" East, 909.93 feet to a point marking the northwesterly corner of said 1171.30 acre tract, also being the Northeasterly corner of that 15.00 acre tract as conveyed to Bill E. and Bonnie A. Stevenson in Official Record Volume 407, page 401;

Thence leaving said centerline and along a westerly line of said 1171.30 acre tract and easterly line of said 15.00 acre tract, **South 05°37'39" East, 25.00 feet** to an iron pin set (Lat=N040°27'28.09", Long= W083°41'49.77") in the southerly right-of-way line of State Route 274 and being the **Point of Beginning** for the **296.648 acre WRP Conservation Easement** herein to be described;

Thence along said southerly right-of-way line, **North 83°53'10" East, 537.25 feet** to an iron pin set;

Thence leaving the southerly right-of-way line of State Route 274 across said 1171.30 acre tract the following three (3) courses and distances;



DESCRIPTION FOR A 296.648 ACRE WRP CONSERVATION EASEMENT CE#1

Page 2

South 15°56'19" East, 525.00 feet to an iron pin set;

North 74°03'41" East, 280.00 feet to an iron pin set; and . . .

North 15°56'19" West, 476.51 feet to an iron pin set in the southerly right-of-way line of State Route 274;

Thence along said southerly right-of-way line the following two (2) courses and distances;

North 83°53'10" East, 580.91 feet to an iron pin set; and . . .

North 83°41'10" East, passing the easterly line of V.M.S. 9908 at 1260.46 feet, a total distance of **1665.00 feet** to an iron pin set;

Thence leaving the southerly right-of-way line of State Route 274 across said 1171.30 acre tract the following three (3) courses and distances;

South 06°18'50" East, 1000.00 feet to an iron pin set;

North 83°41'10" East, 232.00 feet to an iron pin set; and . . .

North 06°18'50" West, 1000.00 feet to an iron pin set in the southerly right-of-way line of State Route 274;

Thence continuing along the said southerly right-of-way line, **North 83°41'10" East, 1095.00 feet** to an iron pin set;

Thence leaving the southerly right-of-way line of State Route 274 across said 1171.30 acre tract the following five (5) courses and distances;

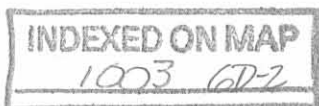
South 06°18'50" East, 328.00 feet to an iron pin set;

North 83°41'10" East, 538.83 feet to an iron pin set;

South 05°26'48" East, 585.57 feet to an iron pin set;

South 83°42'36" West, 530.36 feet to an iron pin set; and . . .

South 00°52'38" West, 701.02 feet to an iron pin set in the northerly line of said 8.966 acre tract;



DESCRIPTION FOR A 296.648 ACRE WRP CONSERVATION EASEMENT CE#1

Page 3

Thence across said 8.966 acre tract, **North 85°39'07" East, 428.00 feet** to an iron pin set marking the northwesterly corner of a 2.62 acre tract conveyed to the Board of Trustees in and for Rushcreek Township in Deed Volume 143, Page 331 (Rushsylvania Cemetery);

Thence following along the westerly line of said 2.62 acre tract, **South 36°36'39" West, 365.96 feet** to a 6" wood post found;

Thence along another westerly line of said 2.62 acre tract and the westerly line of a 2 acre tract conveyed to the Trustees of Rushcreek Township in Deed Volume 95, Page 470, **South 54°24'52" East, 246.64 feet** to an iron pin set;

Thence along the westerly line of a 3.37 acre tract conveyed to the Trustees of the Township of Rushcreek in Deed Volume 57, Page 518, the following two courses and distances:

South 36°04'08" West, 71.39 feet to a 6" wood post found; and . . .

South 52°08'04" East, 301.18 feet to an iron pin set in the westerly right-of-way line of County Road 9;

Thence along said right-of-way line, **South 36°21'59" West, 527.02 feet** to an iron pin set;

Thence leaving the westerly right-of-way line of County Road 9 across said 60.0 acre tract the following fourteen (14) courses and distances;

North 52°42'46" West, 853.96 feet to an iron pin set marking the southwesterly corner of said 8.966 acre tract;

South 83°48'35" West, 348.61 feet to an iron pin set;

North 31°28'48" West, 92.89 feet to an iron pin set;

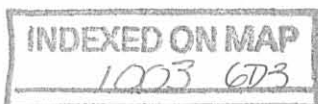
North 89°07'49" West, 493.44 feet to an iron pin set;

North 06°41'39" West, 101.07 feet to an iron pin set;

South 85°03'23" West, 295.77 feet to an iron pin set;

South 04°11'26" East, 241.07 feet to an iron pin set;

North 83°03'32" East, 306.16 feet to an iron pin set;



DESCRIPTION FOR A 296.648 ACRE WRP CONSERVATION EASEMENT CE#1

Page 4

North 06°41'39" West, 99.15 feet to an iron pin set;

South 89°07'49" East, 468.14 feet to an iron pin set;

South 16°32'19" West, 85.37 feet to an iron pin set;

South 16°04'40" East, 790.75 feet to an iron pin set;

North 82°35'26" East, 418.00 feet to an iron pin set; and . . .

South 01°22'27" East, 206.00 feet to an iron pin set in the westerly right-of-way line of the C.C.C. & St. Louis Railroad (R/W varies);

Thence along said westerly right-of-way line the following five (5) courses and distances;

South 47°51'54" West, 228.00 feet to an iron pin set;

North 83°47'54" East, 28.97 feet to an iron pin set;

South 47°51'54" West, passing an iron pin set at 1386.56 feet on the line between V.M.S. 9909 and V.M.S. 9908, a total distance of **3362.42 feet** to an iron pin set;

North 42°08'06" West, 27.00 feet to an iron pin set; and . . .

South 47°51'54" West, 832.42 feet to an iron pin set;

Thence leaving the westerly right-of-way line of the C.C.C. & St. Louis Railroad across said 1171.30 acre tract the following eighteen (18) courses and distances;

North 31°47'58" East, 961.00 feet to an iron pin set;

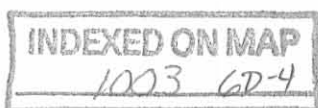
North 23°51'28" East, 173.00 feet to an iron pin set;

North 13°41'19" East, 991.00 feet to an iron pin set;

North 30°06'11" East, 931.00 feet to an iron pin set;

North 00°31'39" East, 404.00 feet to an iron pin set;

South 85°50'11" West, passing an iron set at 644.00 feet, a total distance of **1288.00 feet** to an iron pin set;



DESCRIPTION FOR A 296.648 ACRE WRP CONSERVATION EASEMENT CE#1

Page 5

North 39°42'29" West, 143.00 feet to an iron pin set;

North 25°09'52" West, 45.00 feet to an iron pin set;

North 35°22'46" East, 61.00 feet to an iron pin set;

North 09°24'49" West, 130.00 feet to an iron pin set;

North 16°34'56" West, 162.00 feet to an iron pin set;

North 32°27'25" East, 160.00 feet to an iron pin set;

North 05°17'14" West, 131.00 feet to an iron pin set;

North 81°44'39" East, 492.00 feet to an iron pin set;

North 16°17'00" West, 780.00 feet to an iron pin set;

North 42°04'52" West, 395.00 feet to an iron pin set;

North 05°16'04" West, 220.00 feet to an iron pin set; and . . .

South 83°53'15" West, 858.91 feet to an iron pin set in a westerly line of said 1171.30 acre tract and the easterly line of Stevenson's 15.00 acre tract;

Thence along said line, **North 05°37'39" West, 570.00 feet** to the **Point of Beginning** and containing **296.648 acres** (169.171 acres in the V.M.S. 9908 and 127.477 acres in V.M.S. 9909), more or less, according to a survey made by Jobes Henderson and Associates, Inc. in July of 2012.

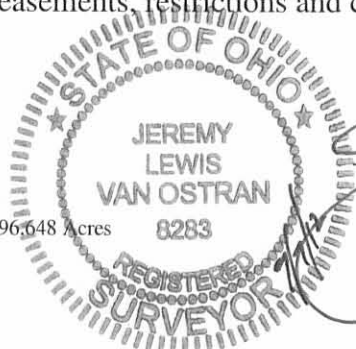
The bearings in the above description are based on Ohio State Plane Coordinate System, North Zone, NAD83.

All iron pins set are 5/8" in diameter rebar by 30" in length with red identification caps marked "J&H, PS 8283".

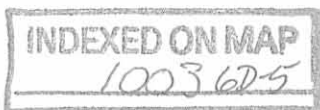
Subject to all valid and existing easements, restrictions and conditions of record.

September 6, 2012

S:/12/12-005/survey/legals/ANDREOFF_858 /296,648 Acres



Jeremy L. Van Ostran, P.S.
Surveyor No. 8283



**DESCRIPTION FOR A 0.023 ACRE INGRESS/EGRESS EASEMENT
EXHIBIT B**

Situated in the State of Ohio, County of Logan, Township of Rushcreek, being part of Virginia Military Survey 9908 and being part of that Parcel Eleven (Parcel A, Tract A) an original 1171.30 acre tract (Parcel No. 400510000007000) as conveyed to Alexander Andreoff in Official Record Volume 1064, Page 105, all references being to those of record in the Recorder's Office, Logan County, Ohio, said 0.023 Ingress/Egress Easement being more particularly bounded and described as follows:

Commencing at an iron pin found (5/8" Rebar) (Lat= N040°27'23.46", Long= W083°42'41.41") in the centerline of State Route 274 (50' wide) marking the northwesterly corner of V.M.S. 9908;

Thence along the centerline of State Route 274 and the northerly line of V.M.S. 9908 the following three (3) courses and distances;

North 83°42'10" East, 3109.68 feet to a point;

North 83°53'10" East, 2312.00 feet to a railroad spike found; and . . .

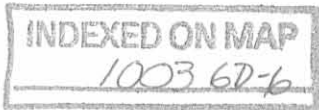
North 83°41'10" East, 130.56 feet to a point (Lat= N040°27'30.16", Long= W083°41'30.12") and being the **Point of Beginning** for the **0.023 Ingress/Egress Easement** herein to be described;

Thence continuing along said centerline, **North 83°41'10" East, 40.00 feet** to a point;

Thence leaving the centerline of State Route 274, **South 06°18'50" East, 25.00 feet** to a point in the southerly right-of-way line of State Route 274;

Thence along said southerly right-of-way line, **South 83°41'10" West, 40.00 feet** to a point;

Thence leaving the southerly right-of-way line of State Route 274, **North 06°18'50" West, 25.00 feet** to the **Point of Beginning** and containing **0.023 acres**, more or less, according to a survey made by Jobes Henderson and Associates, Inc. in July of 2012.



DESCRIPTION FOR A 0.023 ACRE INGRESS/EGRESS EASEMENT

Page 2

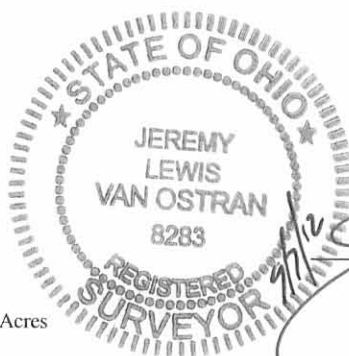
The bearings in the above description are based on Ohio State Plane Coordinate System, North Zone, NAD83.

All iron pins set are 5/8" in diameter rebar by 30" in length with red identification caps marked "J&H, PS 8283".

Subject to all valid and existing easements, restrictions and conditions of record.

September 6, 2012

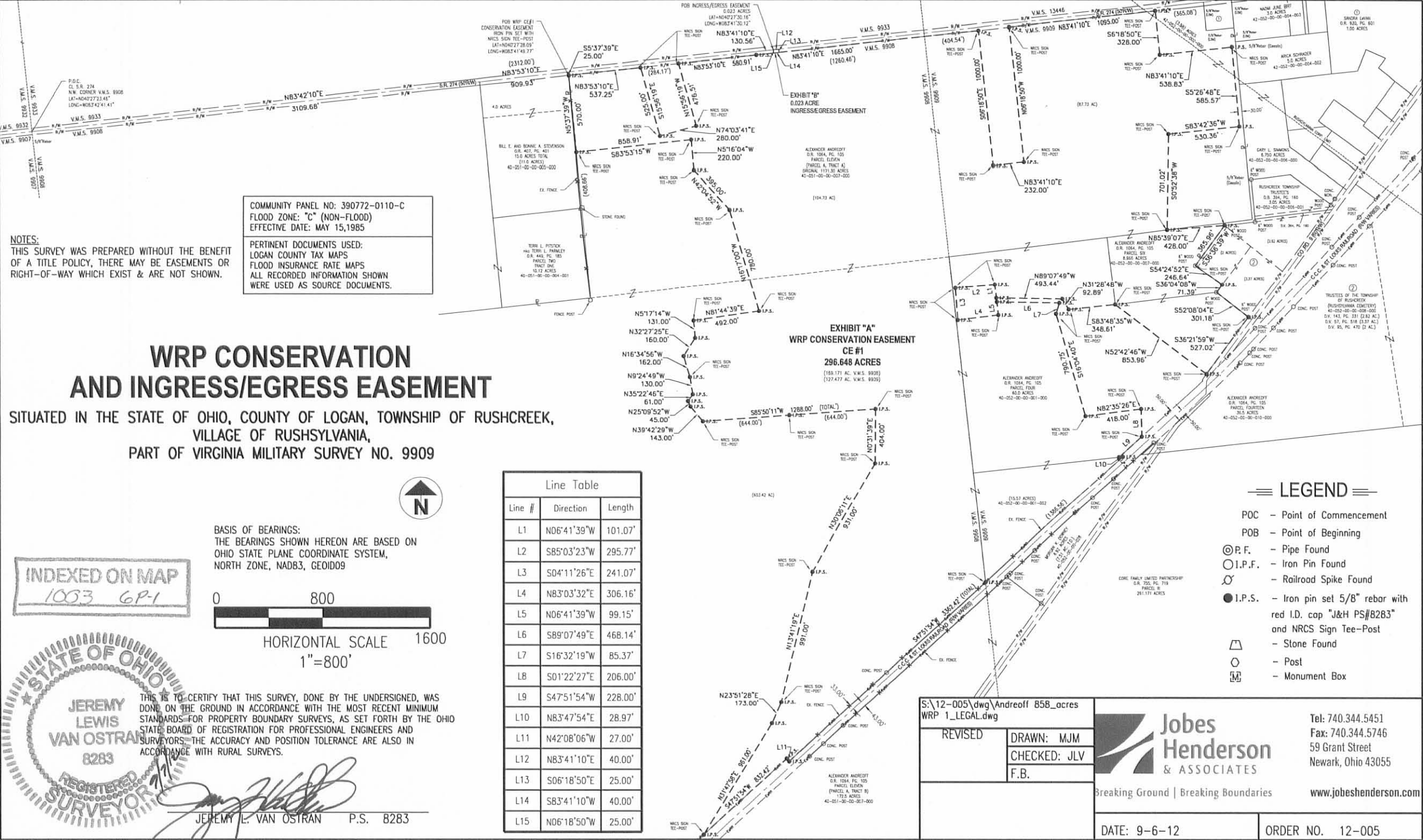
S:/12/12-005/survey/legals/ANDREOFF_858 /0.023 Acres



Jeremy L. Van Ostran, P.S.
Surveyor No. 8283

INDEXED ON MAP
1003 6D-7

REC'D 9-10-12 SAM OK



COMMUNITY PANEL NO: 390772-0110-C
 FLOOD ZONE: "C" (NON-FLOOD)
 EFFECTIVE DATE: MAY 15, 1985

PERTINENT DOCUMENTS USED:
 LOGAN COUNTY TAX MAPS
 FLOOD INSURANCE RATE MAPS
 ALL RECORDED INFORMATION SHOWN
 WERE USED AS SOURCE DOCUMENTS.

NOTES:
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT
 OF A TITLE POLICY, THERE MAY BE EASEMENTS OR
 RIGHT-OF-WAY WHICH EXIST & ARE NOT SHOWN.

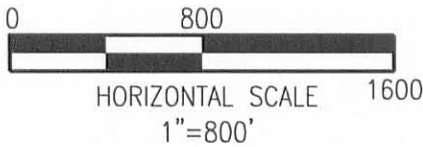
WRP CONSERVATION AND INGRESS/EGRESS EASEMENT

SITUATED IN THE STATE OF OHIO, COUNTY OF LOGAN, TOWNSHIP OF RUSHCREEK,
 VILLAGE OF RUSHSYLVANIA,
 PART OF VIRGINIA MILITARY SURVEY NO. 9909



BASIS OF BEARINGS:
 THE BEARINGS SHOWN HEREON ARE BASED ON
 OHIO STATE PLANE COORDINATE SYSTEM,
 NORTH ZONE, NAD83, GEOID09

INDEXED ON MAP
 1003 6P-1



Line #	Direction	Length
L1	N06°41'39"W	101.07'
L2	S85°03'23"W	295.77'
L3	S04°11'26"E	241.07'
L4	N83°03'32"E	306.16'
L5	N06°41'39"W	99.15'
L6	S89°07'49"E	468.14'
L7	S16°32'19"W	85.37'
L8	S01°22'27"E	206.00'
L9	S47°51'54"W	228.00'
L10	N83°47'54"E	28.97'
L11	N42°08'06"W	27.00'
L12	N83°41'10"E	40.00'
L13	S06°18'50"E	25.00'
L14	S83°41'10"W	40.00'
L15	N06°18'50"W	25.00'

LEGEND

- POC - Point of Commencement
- POB - Point of Beginning
- ⊙ P.F. - Pipe Found
- I.P.F. - Iron Pin Found
- ⚡ R.S.F. - Railroad Spike Found
- I.P.S. - Iron pin set 5/8" rebar with red I.D. cap "J&H PS#8283" and NRCS Sign Tee-Post
- △ - Stone Found
- - Post
- ⊞ - Monument Box

JEREMY LEWIS VAN OSTRAN
 REGISTERED SURVEYOR
 8283

THIS IS TO CERTIFY THAT THIS SURVEY, DONE BY THE UNDERSIGNED, WAS DONE ON THE GROUND IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS SET FORTH BY THE OHIO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS. THE ACCURACY AND POSITION TOLERANCE ARE ALSO IN ACCORDANCE WITH RURAL SURVEYS.

[Signature]
 JEREMY L. VAN OSTRAN P.S. 8283

S:\12-005\dwg\Andreoff 858_acres
 WRP 1_LEGAL.dwg

REVISED

DRAWN: MJM
 CHECKED: JLV
 F.B.

**Jobes
 Henderson
 & ASSOCIATES**

Breaking Ground | Breaking Boundaries

DATE: 9-6-12

ORDER NO. 12-005

Tel: 740.344.5451
 Fax: 740.344.5746
 59 Grant Street
 Newark, Ohio 43055
 www.jobeshenderson.com

REC'D 9-10-12 SML/OL



300
600
HORIZONTAL SCALE
IN FEET

DRAWN
MJM
CHECKED
JLV
DATE
9-6-12

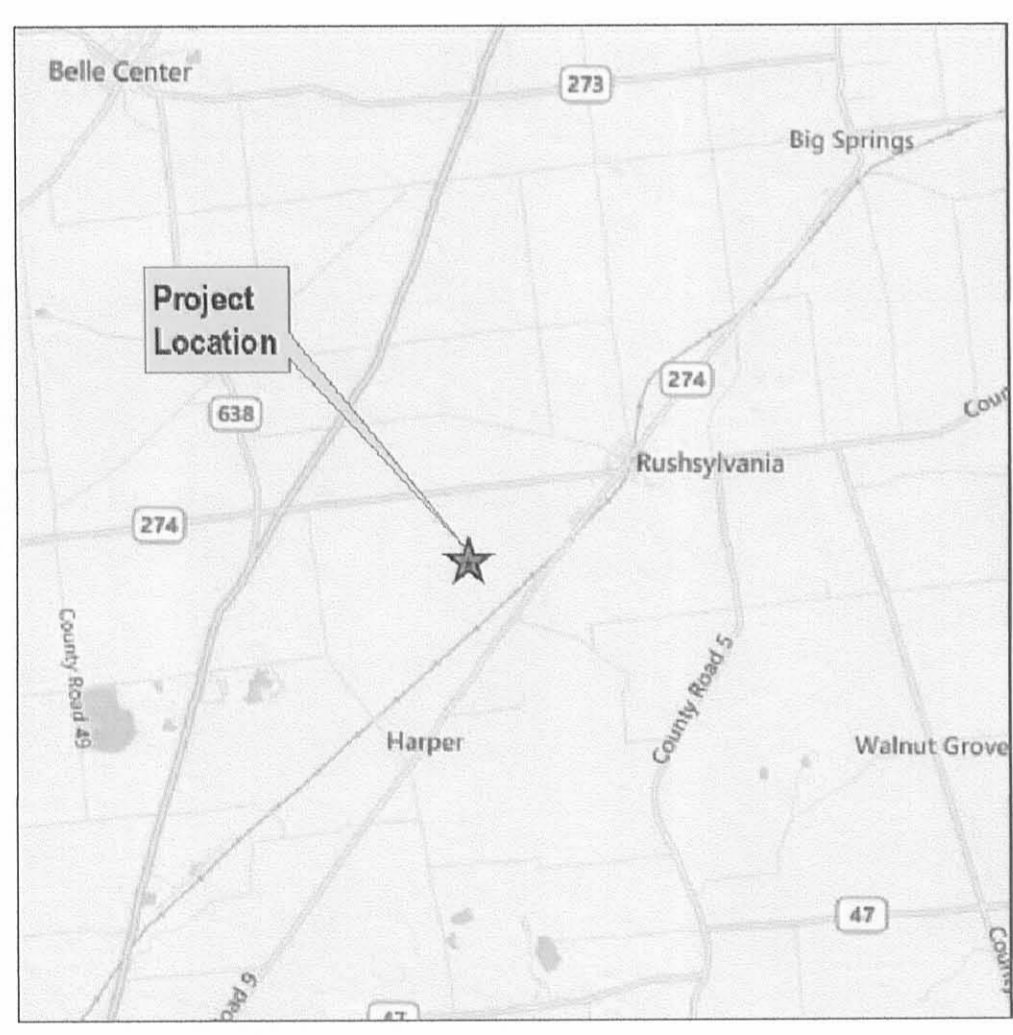
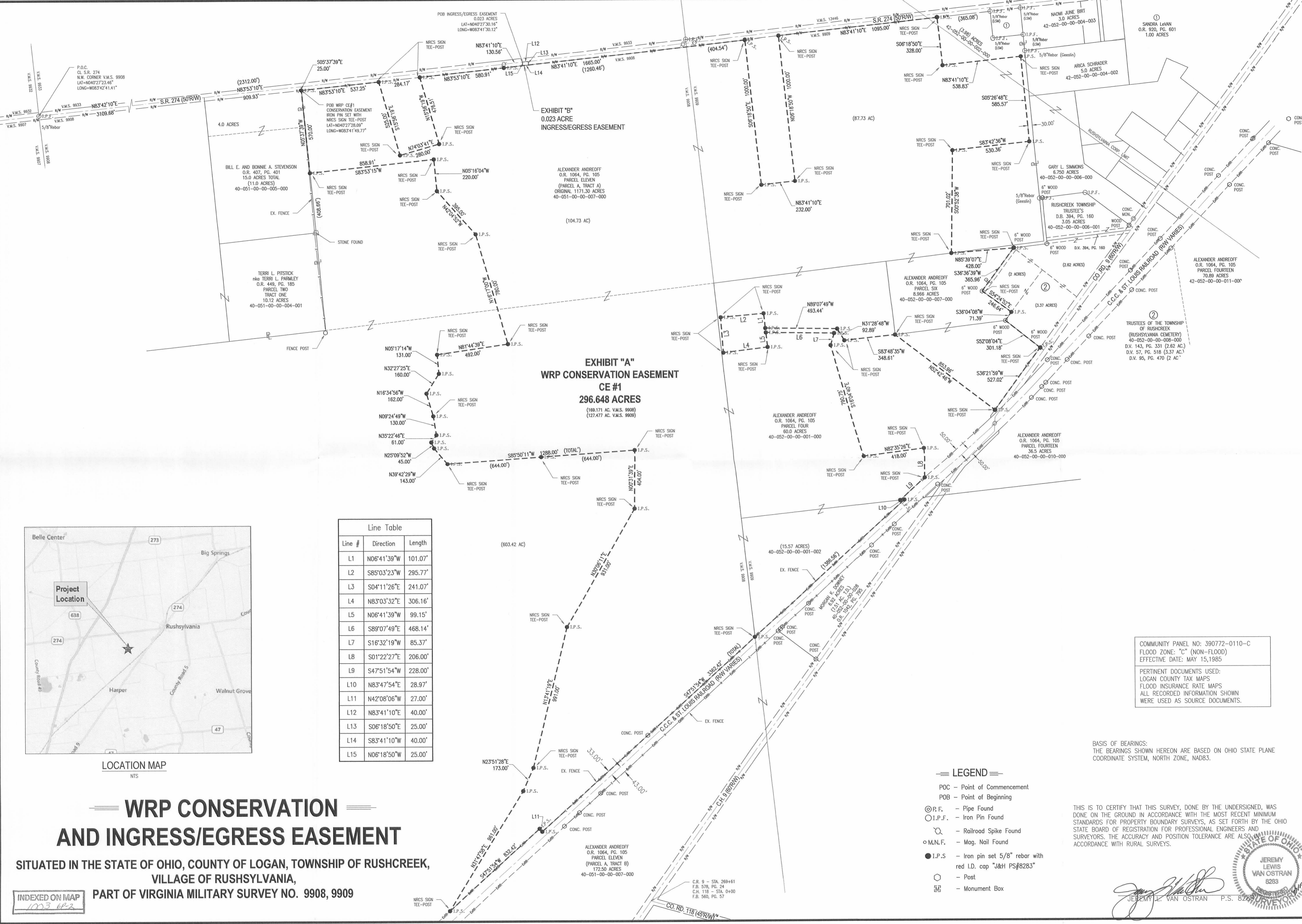
NO.	REVISION

Tel: 740.344.5451
Fax: 740.344.5746
59 Grant Street
Newark, Ohio 43055
www.jobshenderson.com



WRP CONSERVATION EASEMENT
CE #1
ALEXANDER ANDREOFF

JOB NUMBER:
12-005
1
1



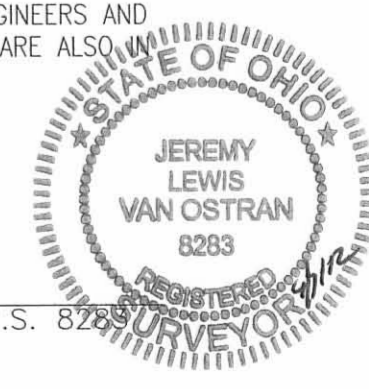
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L3	S04°11'26"E	241.07'
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L5	N06°41'39"W	99.15'
L6	S89°07'49"E	468.14'
L7	S16°32'19"W	85.37'
L8	S01°22'27"E	206.00'
L9	S47°51'54"W	228.00'
L10	N83°47'54"E	28.97'
L11	N42°08'06"W	27.00'
L12	N83°41'10"E	40.00'
L13	S06°18'50"E	25.00'
L14	S83°41'10"W	40.00'
L15	N06°18'50"W	25.00'

COMMUNITY PANEL NO: 390772-0110-C
FLOOD ZONE: "C" (NON-FLOOD)
EFFECTIVE DATE: MAY 15, 1985
PERTINENT DOCUMENTS USED:
LOGAN COUNTY TAX MAPS
FLOOD INSURANCE RATE MAPS
ALL RECORDED INFORMATION SHOWN
WERE USED AS SOURCE DOCUMENTS.

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON OHIO STATE PLANE
COORDINATE SYSTEM, NORTH ZONE, NAD83.

- == LEGEND ==
- POC - Point of Commencement
 - POB - Point of Beginning
 - ⊙ P.F. - Pipe Found
 - I.P.F. - Iron Pin Found
 - ⊗ - Railroad Spike Found
 - M.N.F. - Mag. Nail Found
 - I.P.S. - Iron pin set 5/8" rebar with red I.D. cap "J&H PS#8283"
 - - Post
 - ▭ - Monument Box

THIS IS TO CERTIFY THAT THIS SURVEY, DONE BY THE UNDERSIGNED, WAS DONE ON THE GROUND IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS SET FORTH BY THE OHIO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS. THE ACCURACY AND POSITION TOLERANCE ARE ALSO IN ACCORDANCE WITH RURAL SURVEYS.



Jeremy L. Van Ostran
P.S. 8283

WRP CONSERVATION AND INGRESS/EGRESS EASEMENT

SITUATED IN THE STATE OF OHIO, COUNTY OF LOGAN, TOWNSHIP OF RUSHCREEK, VILLAGE OF RUSHSYLVANIA, PART OF VIRGINIA MILITARY SURVEY NO. 9908, 9909

INDEXED ON MAP
1023 642

C.R. 9 - STA. 269+61
F.B. 578 - PG. 24
C.H. 118 - STA. 0+00
F.B. 560 - PG. 57

REID 9-10-12 smj ak

**DESCRIPTION FOR A 47.527 ACRE WRP CONSERVATION EASEMENT CE#4
EXHIBIT A**

Situated in the State of Ohio, County of Logan, Township of Rushcreek, being part of Virginia Military Surveys 9908, 9909 and 10179-10404 and being part of that Parcel Eleven (Parcel A, Tract B) 172.50 acre tract (Parcel No. 400510000021000, 400510000007000 and 400520000001002) as conveyed to Alexander Andreoff in Official Record Volume 1064, Page 105, all references being to those of record in the Recorder's Office, Logan County, Ohio, said 47.527 acre WRP Conservation Easement being more particularly bounded and described as follows:

Commencing at a railroad spike found (Lat= N040°25'30.77", Long= W083°42'14.74") marking the intersection of the centerline of County Road 9 (60' wide) with the centerline of County Road 25 (50' wide), being centerline station 192+30 as shown on the highway plans for County Road 9 as shown in Field Book 578, Page 20;

Thence along the centerline of County Road 9 the following four (4) courses and distances;

North 35°40'52" East, 3502.57 feet to a point, said point being centerline station 227+37.50 (Field Book 578, Page 22);

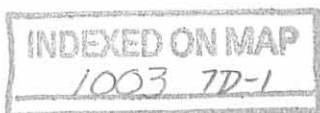
North 35°36'52" East, 1339.50 feet to a point, said point being centerline station 240+77 (Field Book 578, Page 23);

North 33°32'15" East, 1674.20 feet to a point, said point being centerline station 257+52 (Field Book 578, Page 24); and . . .

North 38°05'15" East, 32.55 feet to a point;

Thence leaving said centerline, **North 56°26'54" West, 30.09 feet** to an iron pin set (Lat= N040°26'24.35", Long= W083°41'27.29") in the westerly right-of-way line of County Road 9 and being the **Point of Beginning** for the **47.527 acre WRP Conservation Easement** herein to be described;

Thence leaving the westerly right-of-way line of County Road 9 across said 172.50 acre tract the following three (3) courses and distances;



DESCRIPTION FOR A 47.527 ACRE WRP CONSERVATION EASEMENT CE#4

Page 2

North 48°58'24" West, 907.60 feet to an iron pin set;

North 34°40'01" East, 184.22 feet to an iron pin set; and . . .

North 42°07'56" West, 30.00 feet to an iron pin set in the easterly right-of-way line of the C.C.C. & St. Louis Railroad (R/W varies);

Thence along said right-of-way line, **North 47°51'54" East, 2977.15 feet** to a 4" concrete post found marking the southwesterly corner of that 6.92 acre tract as conveyed to Morgan K. Downey as recorded in Official Record Volume 1042, page 795;

Thence along the southerly line of said 6.92 acre tract, **South 53°17'27" East, 323.20 feet** to an 8" wood post found in the westerly right-of-way line of County Road 9;

Thence along said westerly right-of-way line the following three (3) courses and distances;

South 35°59'38" West, 800.02 feet to a concrete monument found exposed and leaning (Lat= N040°26'43.57", Long= W083°41'09.57");

South 35°13'15" West, passing an iron pin set at 1203.32 feet, a total distance of **1780.07 feet** to an iron pin set; and . . .

South 38°05'15" West, 599.88 feet to the **Point of Beginning** and containing **47.527 acres** (43.076 acres in the V.M.S. 9908, 3.184 acres in the V.M.S. 9909 and 1.267 acres in V.M.S. 10179-10404), more or less, according to a survey made by Jobes Henderson and Associates, Inc. in July of 2012.

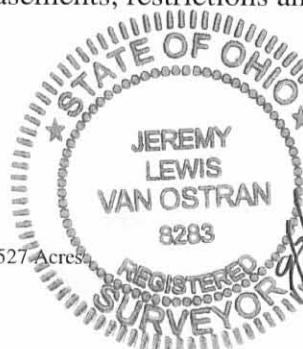
The bearings in the above description are based on Ohio State Plane Coordinate System, North Zone, NAD83.

All iron pins set are 5/8" in diameter rebar by 30" in length with red identification caps marked "J&H, PS 8283".

Subject to all valid and existing easements, restrictions and conditions of record.

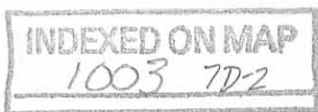
September 6, 2012

S:/12/12-005/survey/legals/ANDREOFF_858 /47.527 Acres



A handwritten signature in black ink, appearing to read "Jeremy L. Van Ostran", written over a horizontal line.

Jeremy L. Van Ostran, P.S.
Surveyor No. 8283



REC'D 9-10-12 SMOCK

**DESCRIPTION FOR A 17.839 ACRE WRP CONSERVATION EASEMENT CE#5
EXHIBIT A**

Situated in the State of Ohio, County of Logan, Township of Rushcreek, being part of Virginia Military Surveys 9908 and 10179-10404 and being part of that Parcel Eleven (Parcel A, Tract B) 172.50 acre tract (Parcel No. 400510000021000 and 400510000007000) as conveyed to Alexander Andreoff in Official Record Volume 1064, Page 105, all references being to those of record in the Recorder's Office, Logan County, Ohio, said 17.839 acre WRP Conservation Easement being more particularly bounded and described as follows:

Commencing at a railroad spike found (Lat= N040°25'30.77", Long= W083°42'14.74") marking the intersection of the centerline of County Road 9 (60' wide) with the centerline of County Road 25 (50' wide), being centerline station 192+30 as shown on the highway plans for County Road 9 as shown in Field Book 578, Page 20;

Thence along the centerline of County Road 9 the following three (3) courses and distances;

North 35°40'52" East, 3502.57 feet to a point, being centerline station 227+37.50 (Field Book 578, Page 22);

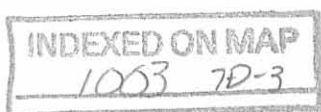
North 35°36'52" East, 1339.50 feet to a point, being centerline station 240+77 (Field Book 578, Page 23); and . . .

North 33°32'15" East, 952.24 feet to a point;

Thence leaving said centerline, **North 56°27'45" West, 30.00 feet** to an iron pin set (Lat=N040°26'18.09", Long= W083°41'32.60") in the westerly right-of-way line of County Road 9 and being the **Point of Beginning** for the **17.839 acre WRP Conservation Easement** herein to be described;

Thence leaving the westerly right-of-way line of County Road 9 across said 172.50 acre tract the following three (3) courses and distances;

North 54°23'45" West, 490.65 feet to an iron pin set;



DESCRIPTION FOR A 17.839 ACRE WRP CONSERVATION EASEMENT CE#5

Page 2

South 25°52'37" West, 377.69 feet to an iron pin set; and . . .

North 34°56'51" West, 818.87 feet to an iron pin set (Lat= N040°26'24.05", Long=W083°41'46.06") in the easterly right-of-way line of the C.C.C. & St. Louis Railroad (R/W Varies);

Thence along said right-of-way line the following three (3) courses and distances;

North 47°51'54" East, 117.75 feet to an iron pin set on the northerly line of V.M.S. 10179-10404;

South 82°43'31" West, 12.25 feet along said line to an iron pin set; and . . .

North 47°51'54" East, 808.75 feet to an iron pin set;

Thence leaving the easterly right-of-way line of the C.C.C. & St. Louis Railroad and across said 172.50 acre tract the following two (2) courses and distances;

South 48°58'24" East, 945.23 feet to an iron pin set; and . . .

South 21°47'14" East, 54.25 feet to an iron pin set in the westerly right-of-way line of County Road 9;

Thence along said right-of-way line, **South 33°32'15" West, 396.78 feet** to an iron pin set;

Thence leaving the westerly right-of-way line of County Road 9 and across said 172.50 acre tract the following seven (7) courses and distances;

North 47°09'26" West, 219.43 feet to an iron pin set;

North 40°37'46" East, 318.73 feet to an iron pin set;

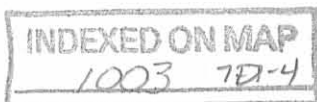
North 48°58'24" West, 448.15 feet to an iron pin set;

South 40°20'12" West, 445.30 feet to an iron pin set;

South 48°02'29" East, 445.98 feet to an iron pin set;

North 40°37'46" East, 93.77 feet to an iron pin set; and . . .

South 47°09'26" East, 224.44 feet to an iron pin set in the westerly right-of-way line of County



DESCRIPTION FOR A 17.839 ACRE WRP CONSERVATION EASEMENT CE#5

Page 3

Road 9;

Thence along said right-of-way line, **South 33°32'15" West, 242.00 feet** to the **Point of Beginning** and containing **17.839 acres** (5.376 acres in the V.M.S. 9908 and 12.463 acres in V.M.S. 10179-10404), more or less, according to a survey made by Jobes Henderson and Associates, Inc. in July of 2012.

The bearings in the above description are based on Ohio State Plane Coordinate System, North Zone, NAD83.

All iron pins set are 5/8" in diameter rebar by 30" in length with red identification caps marked "J&H, PS 8283".

Subject to all valid and existing easements, restrictions and conditions of record.



September 6, 2012

S:/12/12-005/survey/legals/ANDREOFF_858 /17.839 Acres

Jeremy L. Van Ostran, P.S.
Surveyor No. 8283

INDEXED ON MAP
1003 725

REID 9-10-12 smjan

**DESCRIPTION FOR A 0.113 ACRE INGRESS/EGRESS EASEMENT
EXHIBIT B**

Situated in the State of Ohio, County of Logan, Township of Rushcreek, being part of Virginia Military Survey 10179-10404 and being part of that Parcel Eleven (Parcel A, Tract B) 172.50 acre tract (Parcel No. 400510000021000) as conveyed to Alexander Andreoff in Official Record Volume 1064, Page 105, all references being to those of record in the Recorder's Office, Logan County, Ohio, said 0.113 acre Ingress/Egress Easement being more particularly bounded and described as follows:

Commencing at a railroad spike found (Lat= N040°25'30.77", Long= W083°42'14.74") marking the intersection of the centerline of County Road 9 (60' wide) with the centerline of County Road 25 (50' wide), being centerline station 192+30 as shown on the highway plans for County Road 9 as shown in Field Book 578, Page 20;

Thence along the centerline of County Road 9 the following four (4) courses and distances;

North 35°40'52" East, 3502.57 feet to a point, said point being centerline station 227+37.50 (Field Book 578, Page 22);

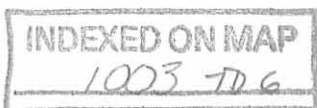
North 35°36'52" East, 1339.50 feet to a point, said point being centerline station 240+77 (Field Book 578, Page 23);

North 33°32'15" East, 1631.55 feet to a point (Lat= N040°27'23.58", Long= W083°41'27.52") and being the **Point of Beginning** for the **0.113 acre Ingress/Egress Easement** herein to be described;

Thence leaving said centerline, **North 56°27'45" West, 30.00 feet** to an iron pin set in the westerly right-of-way line of County Road 9;

Thence leaving the westerly right-of-way line of County Road 9 and across said 172.50 acre tract the following three (3) courses and distances;

North 21°47'14" West, 54.25 feet to an iron pin set;



DESCRIPTION FOR A 0.113 ACRE INGRESS/EGRESS EASEMENT

Page 2

North 41°01'36" East, 50.00 feet to a point; and . . .

South 48°58'24" East, 40.94 feet to an iron pin set in the westerly right-of-way line of County Road 9;

Thence leaving said westerly right-of-way line, **South 56°26'54" East, 30.09 feet** to a point in the centerline of County Road 9;

Thence along said centerline the following two (2) courses and distances;

South 38°05'15" West, 32.55 feet to a point, said point being Sta. 257+52 (Field Book 578, Page 24); and . . .

South 33°32'15" West, 42.65 feet to the **Point of Beginning** and containing **0.113 acres**, more or less, according to a survey made by Jobes Henderson and Associates, Inc. in July of 2012.

The bearings in the above description are based on Ohio State Plane Coordinate System, North Zone, NAD83.

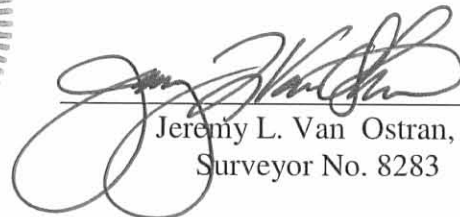
All iron pins set are 5/8" in diameter rebar by 30" in length with red identification caps marked "J&H, PS 8283".

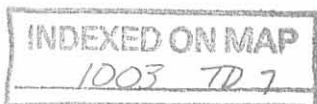
Subject to all valid and existing easements, restrictions and conditions of record.

September 6, 2012

S:/12/12-005/survey/legals/ANDREOFF_858 /0.113 Acres




Jeremy L. Van Ostran, P.S.
Surveyor No. 8283



REC'D 9-10-12 smjau

WRP CONSERVATION AND INGRESS/EGRESS EASEMENT

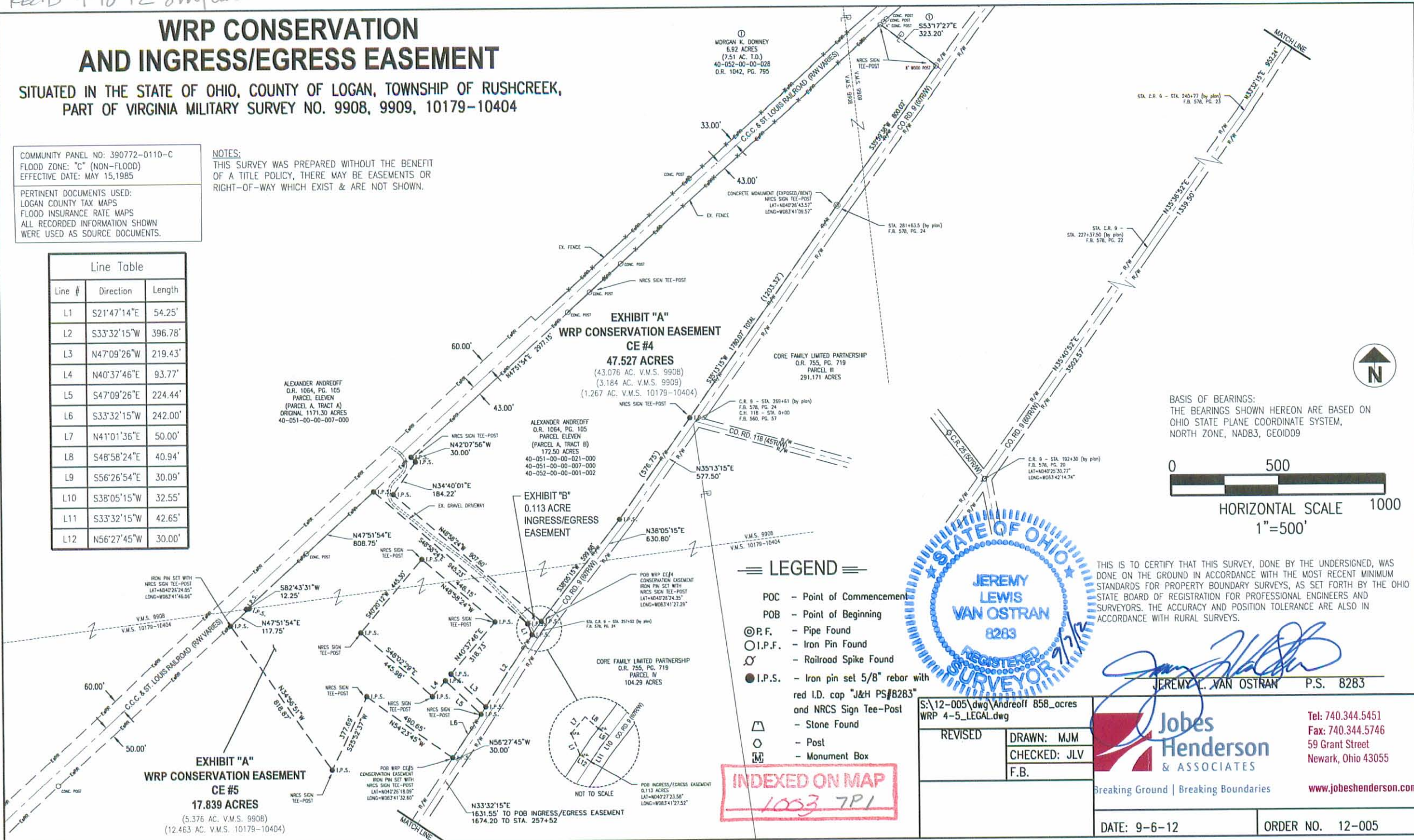
SITUATED IN THE STATE OF OHIO, COUNTY OF LOGAN, TOWNSHIP OF RUSHCREEK, PART OF VIRGINIA MILITARY SURVEY NO. 9908, 9909, 10179-10404

COMMUNITY PANEL NO: 390772-0110-C
 FLOOD ZONE: "C" (NON-FLOOD)
 EFFECTIVE DATE: MAY 15, 1985

PERTINENT DOCUMENTS USED:
 LOGAN COUNTY TAX MAPS
 FLOOD INSURANCE RATE MAPS
 ALL RECORDED INFORMATION SHOWN WERE USED AS SOURCE DOCUMENTS.

NOTES:
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY, THERE MAY BE EASEMENTS OR RIGHT-OF-WAY WHICH EXIST & ARE NOT SHOWN.

Line #	Direction	Length
L1	S21°47'14"E	54.25'
L2	S33°32'15"W	396.78'
L3	N47°09'26"W	219.43'
L4	N40°37'46"E	93.77'
L5	S47°09'26"E	224.44'
L6	S33°32'15"W	242.00'
L7	N41°01'36"E	50.00'
L8	S48°58'24"E	40.94'
L9	S56°26'54"E	30.09'
L10	S38°05'15"W	32.55'
L11	S33°32'15"W	42.65'
L12	N56°27'45"W	30.00'



BASIS OF BEARINGS:
 THE BEARINGS SHOWN HEREON ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83, GEOID09

0 500 1000
 HORIZONTAL SCALE 1"=500'

- LEGEND**
- POC - Point of Commencement
 - POB - Point of Beginning
 - ⊙ R.F. - Pipe Found
 - ⊙ I.P.F. - Iron Pin Found
 - ⊙ - Railroad Spike Found
 - I.P.S. - Iron pin set 5/8" rebor with red I.D. cap "J&H PS#8283" and NRCS Sign Tee-Post
 - ⊠ - Stone Found
 - ⊙ - Post
 - ⊠ - Monument Box



THIS IS TO CERTIFY THAT THIS SURVEY, DONE BY THE UNDERSIGNED, WAS DONE ON THE GROUND IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS SET FORTH BY THE OHIO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS. THE ACCURACY AND POSITION TOLERANCE ARE ALSO IN ACCORDANCE WITH RURAL SURVEYS.

Jeremy Van Ostran
 JEREMY L. VAN OSTRAN P.S. 8283

S: 12-005\dwg\Andreoff 858_acres
 WRP 4-5_LEGAL.dwg

REVISED
 DRAWN: MJM
 CHECKED: JLV
 F.B.

Jobs Henderson & ASSOCIATES
 Breaking Ground | Breaking Boundaries
 Tel: 740.344.5451
 Fax: 740.344.5746
 59 Grant Street
 Newark, Ohio 43055
 www.jobshenderson.com

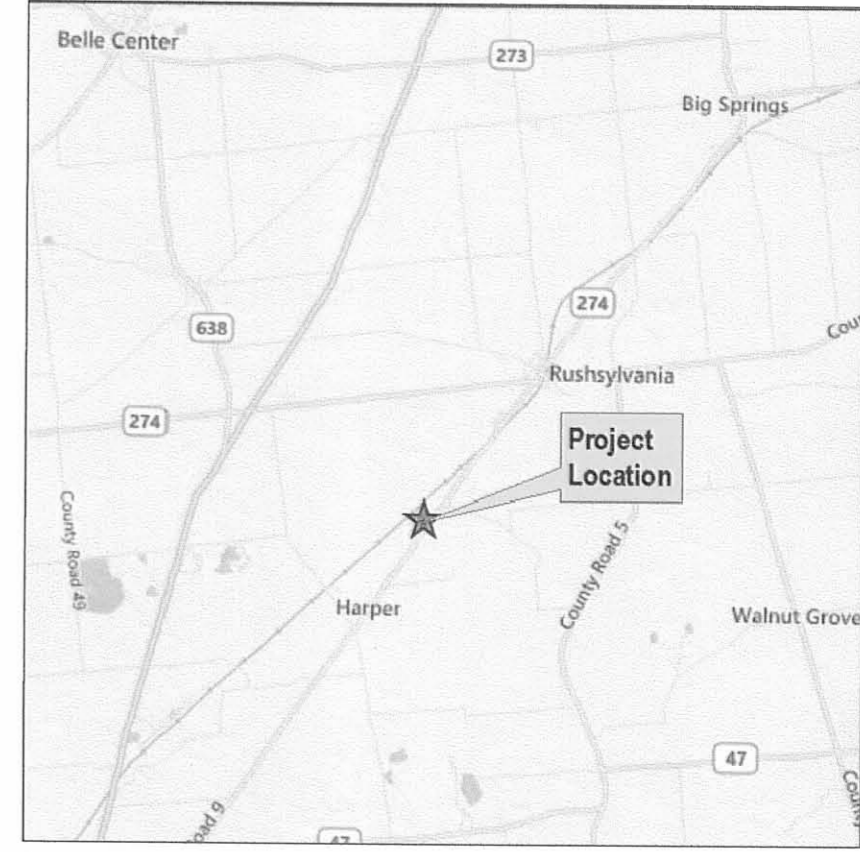
DATE: 9-6-12 ORDER NO. 12-005

INDEXED ON MAP
 1003 7P1

WRP CONSERVATION AND INGRESS/EGRESS EASEMENT

SITUATED IN THE STATE OF OHIO, COUNTY OF LOGAN, TOWNSHIP OF RUSHCREEK, PART OF VIRGINIA MILITARY SURVEY NO. 9908, 9909, 10179-10404

MORGAN K. DOWNEY
6.92 ACRES
(7.51 AC. T.D.)
40-052-00-00-028
O.R. 1042, PG. 795



LOCATION MAP
NTS

LEGEND

- POC - Point of Commencement
- POB - Point of Beginning
- ⊙ R.F. - Pipe Found
- I.P.F. - Iron Pin Found
- ⊗ - Railroad Spike Found
- M.N.F. - Mag. Nail Found
- I.P.S. - Iron pin set 5/8" rebar with red I.D. cap "J&H PS#8283"
- - Post
- ⊞ - Monument Box

Line #	Direction	Length
L1	S21°47'14"E	54.25'
L2	S33°32'15"W	396.78'
L3	N47°09'26"W	219.43'
L4	N40°37'46"E	93.77'
L5	S47°09'26"E	224.44'
L6	S33°32'15"W	242.00'
L7	N41°01'36"E	50.00'
L8	S48°58'24"E	40.94'
L9	S56°26'54"E	30.09'
L10	S38°05'15"W	32.55'
L11	S33°32'15"W	42.65'
L12	N56°27'45"W	30.00'

ALEXANDER ANDREOFF
O.R. 1064, PG. 105
PARCEL ELEVEN
(PARCEL A, TRACT A)
ORIGINAL 1171.30 ACRES
40-051-00-00-007-000

ALEXANDER ANDREOFF
O.R. 1064, PG. 105
PARCEL ELEVEN
(PARCEL A, TRACT B)
172.50 ACRES
40-051-00-00-021-000
40-051-00-00-007-000
40-052-00-00-001-002

CORE FAMILY LIMITED PARTNERSHIP
O.R. 755, PG. 719
PARCEL III
291.171 ACRES

EXHIBIT "A"
WRP CONSERVATION EASEMENT
CE #4
47.527 ACRES
(43.076 AC. V.M.S. 9908)
(3.184 AC. V.M.S. 9909)
(1.267 AC. V.M.S. 10179-10404)

EXHIBIT "B"
0.113 ACRE
INGRESS/EGRESS
EASEMENT

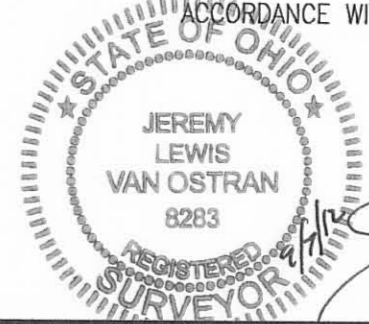
EXHIBIT "A"
WRP CONSERVATION EASEMENT
CE #5
17.839 ACRES
(5.376 AC. V.M.S. 9908)
(12.463 AC. V.M.S. 10179-10404)

COMMUNITY PANEL NO: 390772-0110-C
FLOOD ZONE: "C" (NON-FLOOD)
EFFECTIVE DATE: MAY 15, 1985

PERTINENT DOCUMENTS USED:
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JEREMY L. VAN OSTRAN P.S. 8283

INDEXED ON MAP
1003 7P2

Jobes Henderson & ASSOCIATES
Breaking Ground | Breaking Boundaries
Tel: 740.344.5451
Fax: 740.344.5746
59 Grant Street
Newark, Ohio 43055
www.jobeshenderson.com

WRP CONSERVATION EASEMENT
CE #4 & #5
ALEXANDER ANDREOFF

NO.	REVISION	DATE	BY	CHECKED	DATE

JOB NUMBER:
12-005

1
1