

REC'D 10-17-96 SWM OK ✓

LESLIE H. GEESLIN

REGISTERED SURVEYOR 5248

P. O. BOX 274

RUSHSYLVANIA, OHIO 43347

TELEPHONE: (513) 468-2793

DIXON SURVEY

October 4, 1996

The following described real estate situated in the State of Ohio, County of Logan, Townships of Rushcreek and Bokescreek, being part of Virginia Military Survey 3472 and more particularly described as follows:

Beginning at a R. R. spike found in the centerline of County Highway 12 at the northwest corner of John Rostorfer's 52.58 acre tract as described in D. B. Vol. 373 Page 780.

Thence with the centerline of said C. H. 12 N. 16° 14' 49" W. 30.59 feet to a cap and nail set.

Thence N. 84° 59' 16" E. 1884.17 feet to a 5/8 inch iron bar set, passing a 5/8 inch iron bar set at 30.59 feet.

Thence N. 4° 13' 08" W. 366.00 feet to a 5/8 inch iron bar set.

Thence N. 84° 59' 16" E. 550.00 feet to a 5/8 inch iron bar set in the east line of Virginia Military Survey 3472 and the west line of Charles W. Kirsch's 99.67 acre tract as described in D. B. Vol. 263 Page 366.

Thence with the east line of said V. M. S. 3472 and said Kirsch's west line S. 4° 13' 08" E. 396.00 feet to a 3/4 inch iron pipe found.

Thence with said Kirsch's north line and said Rostorfer's north line S. 84° 59' 16" W. 2427.80 feet to the place of beginning.

Containing 6.295 acres more or less of which 0.021 acre is in the right of way of County Highway 12.

The above described 6.295 acre tract being on the south side of Alice Dixon's 50 acre tract as described in O. R. Vol. 301 page 102, having 3.958 acres in Bokescreek Township and 2.337 acres in Rushcreek Township.

Bearings are based on an assumed bearing (S. 84° 59' 16" W.) for the north line of John Rostorfer's 52.58 acre tract as described in D. B. Vol. 373 Page 780 in this field survey by Leslie H. Geeslin, Reg. Surveyor 5248 on October 4, 1996.



RU A:\36\DIXON.SAM BO A:\20\DIXON.SAM



Leslie H. Geeslin

SCALE: 1" = 100'



LEGEND:

- △ = R.R. SPIKE FOUND
- ⊙ = 3/4 INCH IRON PIPE FOUND
- = CAP AND NAIL SET
- = 5/8 INCH IRON BAR SET

N. 16° 14' 49" W.
LOGAN COUNTY HIGHWAY 12 (60)

30.59'
35.8'

N. 84° 59' 16" E. 1884.17'

S. 84° 59' 16" W.

N. 4° 13' 08" W. 366.00'

N. 84° 59' 16" E. 550.00'

RUSHCREEK TWP (2.337 AC.)
BOKESCREEK TWP (3.958 AC.)

6.295 AC.

S. 4° 13' 08" E. 396.00'

V.M.S. 3472

CHARLES W. KIESCH
99.67 AC.
D.B. VOL. 263 PAGE 34-6

2427.80'
JOHN ROSTORFER
52.58 AC.
D.B. VOL. 373 PG. 780

V.M.S. 5288

SURVEY OF 6.295 ACRES IN VIRGINIA
MILITARY SURVEY 3472, RUSHCREEK
AND BOKESCREEK TOWNSHIPS, LOGAN
COUNTY, OHIO FOR AMY DIXON ON
OCTOBER 4, 1996



Leslie H. Geeslin
LESLIE H. GEESLIN
RUSHSVLVANIA, O
(513) 468-2793

INDEXED ON MAP
91101 14

Recd 9-8-99 - JML 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

**ALICE JUNE DIXON
15.005 ACRES**

Lying in Virginia Military Survey 3472, Rushcreek Township, Logan County, Ohio

Being out of the Alice June Dixon original 50.0 acre tract as deeded and described in Official Record 301, Page 102 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 intersection of the center-lines of County Highway 12 and Ohio Route 47.

THENCE, with the center-line of County Highway 12, (60 feet wide), N 20°-00'-00" W, a distance of 3351.58 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE, with the center-line of County Highway 12, N 20°-00'-00" W, a distance of 176.78 feet to a MAG nail set.

THENCE, with the south lines of the Willis D. Lantz original 99.0 acre tract, (O.R. 160, Pg. 835), the following three courses:

N 78°-08'-43" E, a distance of 446.14 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 30.31 feet.

N 12°-18'-48" E, a distance of 308.31 feet to a 5/8 inch iron rod set.

N 81°-47'-18" E, a distance of 705.62 feet to a 5/8 inch iron rod set.

THENCE, S 8°-44'-04" E, a distance of 748.39 feet to a 5/8 inch iron rod set.

THENCE, S 81°-15'-56" W, a distance of 733.60 feet to a 5/8 inch iron rod set.

THENCE, N 15°-10'-49" W, a distance of 296.39 feet to a 5/8 inch iron rod set.

THENCE, S 78°-08'-43" W, a distance of 461.06 feet to the point of beginning, passing a 5/8 inch iron rod set at 430.75 feet.

Containing 15.005 acres, of which 0.122 acre is within the highway right-of-way.

The basis for bearings is the center-line of County Highway 12, being N 20°-00'-00" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on September 7, 1999.

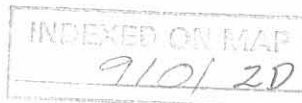
Description prepared by:



ORIGINAL STAMP IN GREEN

Jeffrey I. Lee
Jeffrey I. Lee
Professional Surveyor 6359
September 8, 1999

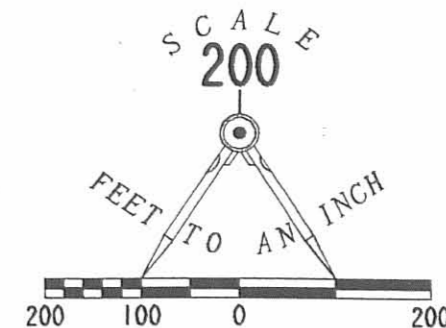
L-2800



REFERENCE

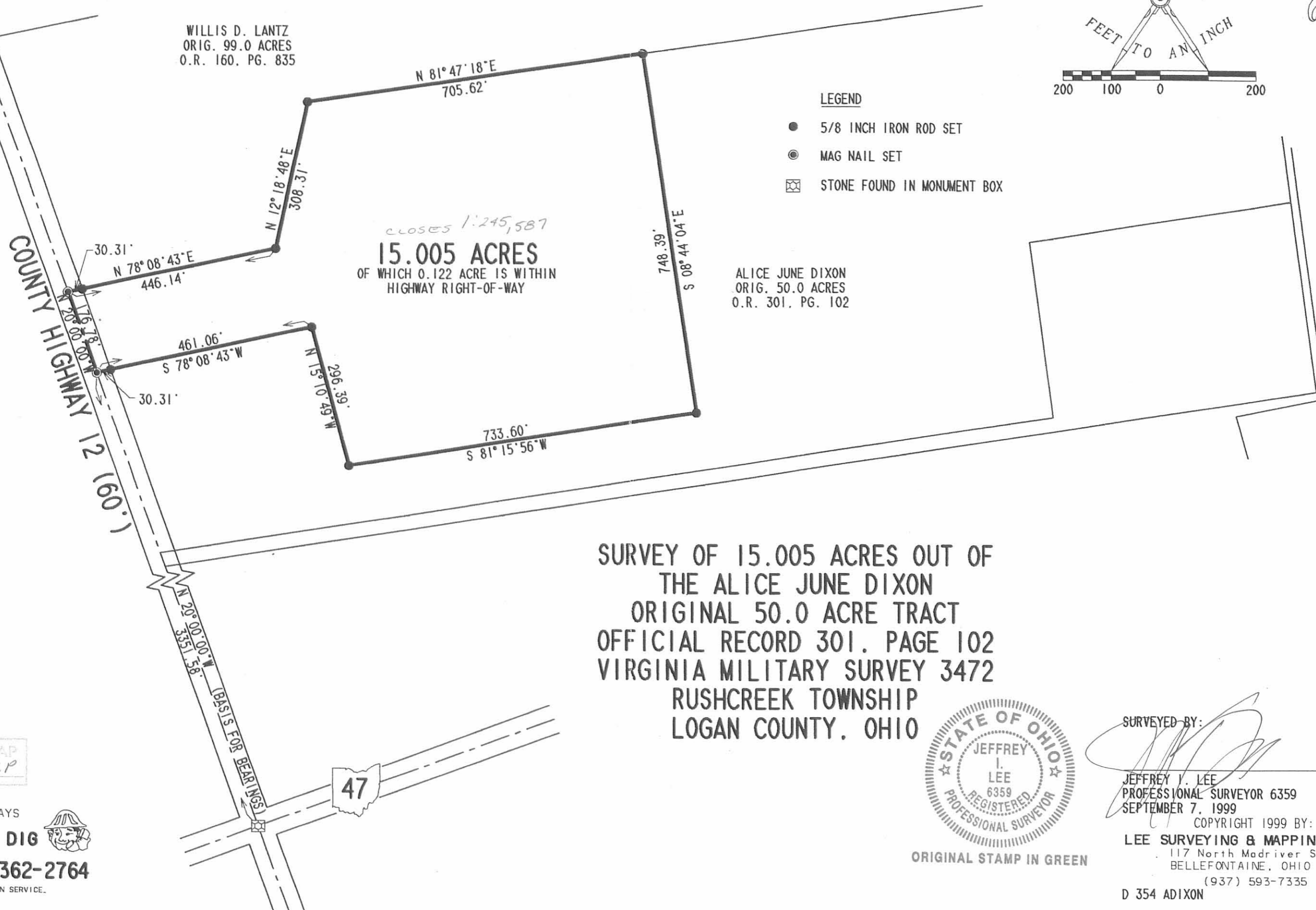
LOGAN COUNTY ENGINEER'S FILES:
FIELD BOOK 703, PP 29-33
R-9101, R-6181 AND R-5431

WILLIS D. LANTZ
ORIG. 99.0 ACRES
O.R. 160, PG. 835



LEGEND

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



closes 1:245,587
15.005 ACRES
OF WHICH 0.122 ACRE IS WITHIN
HIGHWAY RIGHT-OF-WAY

ALICE JUNE DIXON
ORIG. 50.0 ACRES
O.R. 301, PG. 102

**SURVEY OF 15.005 ACRES OUT OF
THE ALICE JUNE DIXON
ORIGINAL 50.0 ACRE TRACT
OFFICIAL RECORD 301, PAGE 102
VIRGINIA MILITARY SURVEY 3472
RUSHCREEK TOWNSHIP
LOGAN COUNTY, OHIO**



SURVEYED BY:
[Signature]
JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
SEPTEMBER 7, 1999

ORIGINAL STAMP IN GREEN

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

INDEXED ON MAP
91012P

2 WORKING DAYS
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OHIO UTILITIES PROTECTION SERVICE.



Kyle Whitford
Page 2 of 2
January 08, 2022

LEGAL DESCRIPTION

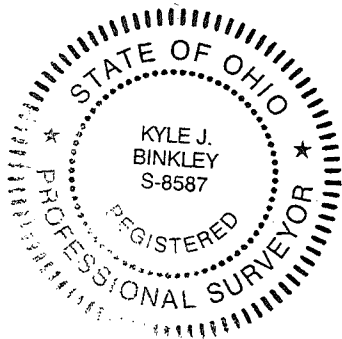
Being a part of a 34.995 acre tract in the name of Andrew R. & Michele D. Whitford (O.R. 562, Pg. 219) and being a part of V.M.S. 3472, Rushcreek Township, Logan County, Ohio, more particularly described as follows:

Commencing at an existing Railroad Spike at the intersection of the centerlines of County Road 12 and State Route 47; thence N 17°-03'-28" W with the centerline of County Road 12, 3073.59' to a Mag Nail set at the POINT OF BEGINNING and being the W line of said 34.995 acre tract; thence the following courses:

1. Continuing N 17°-03'-28" W with said centerline and the W line of said 34.995 acre tract, 277.78' to an existing Mag Nail at the SW corner of a 15.005 acre tract in the name of Rhonda & Brian Lane (O.R. 428, Pg. 786) and being the NW corner of said 34.995 acre tract;
2. N 81°-04'-36" E with the S line of said 15.005 acre tract and the N line of said 34.995 acre tract, 461.06' to a set #5 Rebar, passing a point at the 30.00' right-of-way line as referenced by an existing #5 Rebar at N 81°-41'-12" W, 2.65';
3. S 12°-14'-54" E with the W line of said 15.005 acre tract and the E line of said 34.995 acre tract, 401.64' to a set #5 Rebar, passing a #5 Rebar set at 296.39' at a common corner with said 15.005 acre tract and 34.995 acre tract;
4. S 84°-48'-06" W, 281.30' to a set #5 Rebar;
5. N 59°-51'-22" W, 172.86' to a set #5 Rebar;
6. S 78°-42'-26" W, 30.15' to the POINT OF BEGINNING.

The above described parcel contains 3.743 acres, more or less, of which 0.191 acres are occupied by road right-of-way, subject to all legal highways and easements of record.

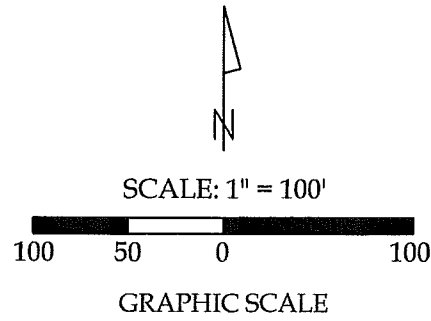
The system of bearings for this legal description is based on the Ohio State Plane-North Coordinate System NAD83 (2011). This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Kyle J. Binkley, P.S. #8587 on January 08, 2022. All markers called for above are in place.



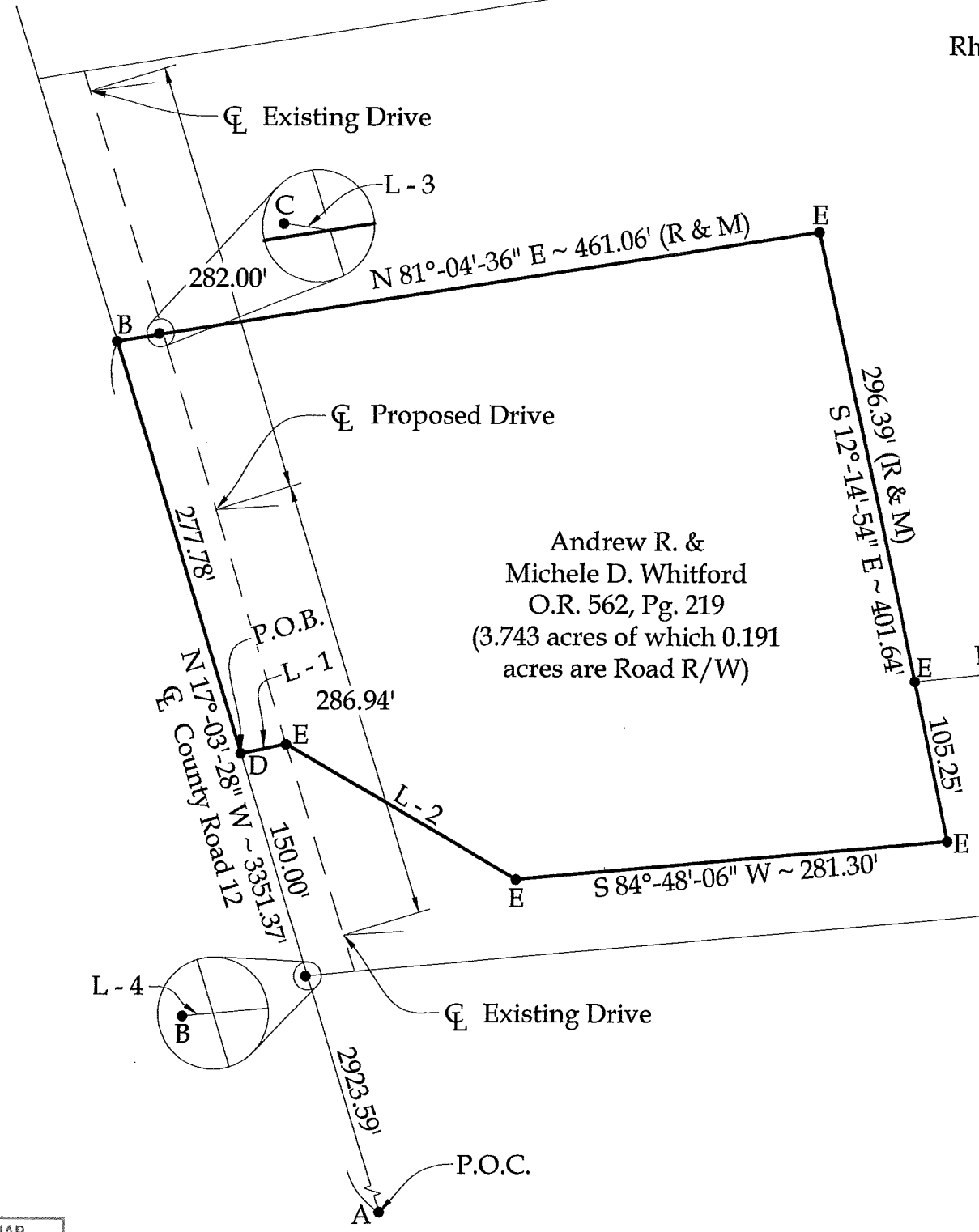
INDEXED ON MAP
9101

2-18-22
APPROVED

Survey of a part of Parcel #40-067-00-00-052-000 and being a part of V.M.S. 3472,
 Rushcreek Township, Logan County, Ohio.
 (Prior Deeds Referenced in O.R. 562, Pg. 219)



- Legend
- A = Existing Railroad Spike at the intersection of the centerlines of County Road 12 and State Route 47
 - B = Existing Mag Nail
 - C = Existing #5 Rebar
 - D = Set Mag Nail
 - E = Set #5 Rebar



Rhonda & Brian Lane
 O.R. 428, Pg. 786
 (15.005 acres)

Andrew R. & Michele D. Whitford
 O.R. 562, Pg. 219
 (3.743 acres of which 0.191 acres are Road R/W)

Andrew R. & Michele D. Whitford
 O.R. 562, Pg. 219
 (34.995 acres)

Line Data

- L - 1 = S 78°-42'-26" W ~ 30.15'
- L - 2 = N 59°-51'-22" W ~ 172.86'
- L - 3 = N 81°-41'-12" W ~ 2.65'
- L - 4 = S 84°-41'-12" W ~ 1.26'



This plat and the accompanying legal description represents an actual boundary survey completed under my direct supervision on January 08, 2022.

[Signature]
 Kyle J. Binkley, P.S. #8587

NOTE: All distances on this plat are measured unless otherwise noted.

BASIS OF BEARINGS: The system of bearings for this plat and legal description is based on the Ohio State Plane - North Coordinate System NAD83 (2011).

Binkley
 LAND SURVEYING, LLC

121 W. Auglaize Street
 Wapakoneta, Ohio 45895
 (419) 236-3768

CLIENT: Kyle Whitford			
SURVEYED BY: T.J.S./T.E.W.	DATE: 01-08-2022	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 100'	PAGE: 1	OF: 2	PAGES: 2

INDEXED ON MAP
 9101