

Received 6-3-86 OK C.R.1

LESLIE H. GEESLIN
REGISTERED SURVEYOR NO. 5248
P. O. BOX 274
RUSHSVLVANIA, OHIO 43347

TELEPHONE: (513) 468-2793

FULLERTON SURVEY

June, 1986

The following described real estate situated in the State of Ohio, County of Logan, Township of Washington, being part of the northeast Quarter of Section 24, Town 7, Range 8 and more particularly described as follows:

Beginning at an iron bar in the centerline of County Highway 91 at the southwest corner of Robert S. Stemple's 2.11 acre tract as described in D. B. Vol. 260 Page 345.

Thence with said centerline N. $50^{\circ} 38'$ W. 167.24 feet to an iron bar at Sta. 16 plus 49.7 as shown on page 42 of Field Book 552.

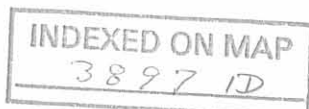
Thence N. $33^{\circ} 09'$ E. 382.49 feet to an iron bar, passing an iron bar at 25.15 feet.

Thence S. $50^{\circ} 38'$ E. 167.24 feet to an iron bar in the west line of said 2.11 acre tract.

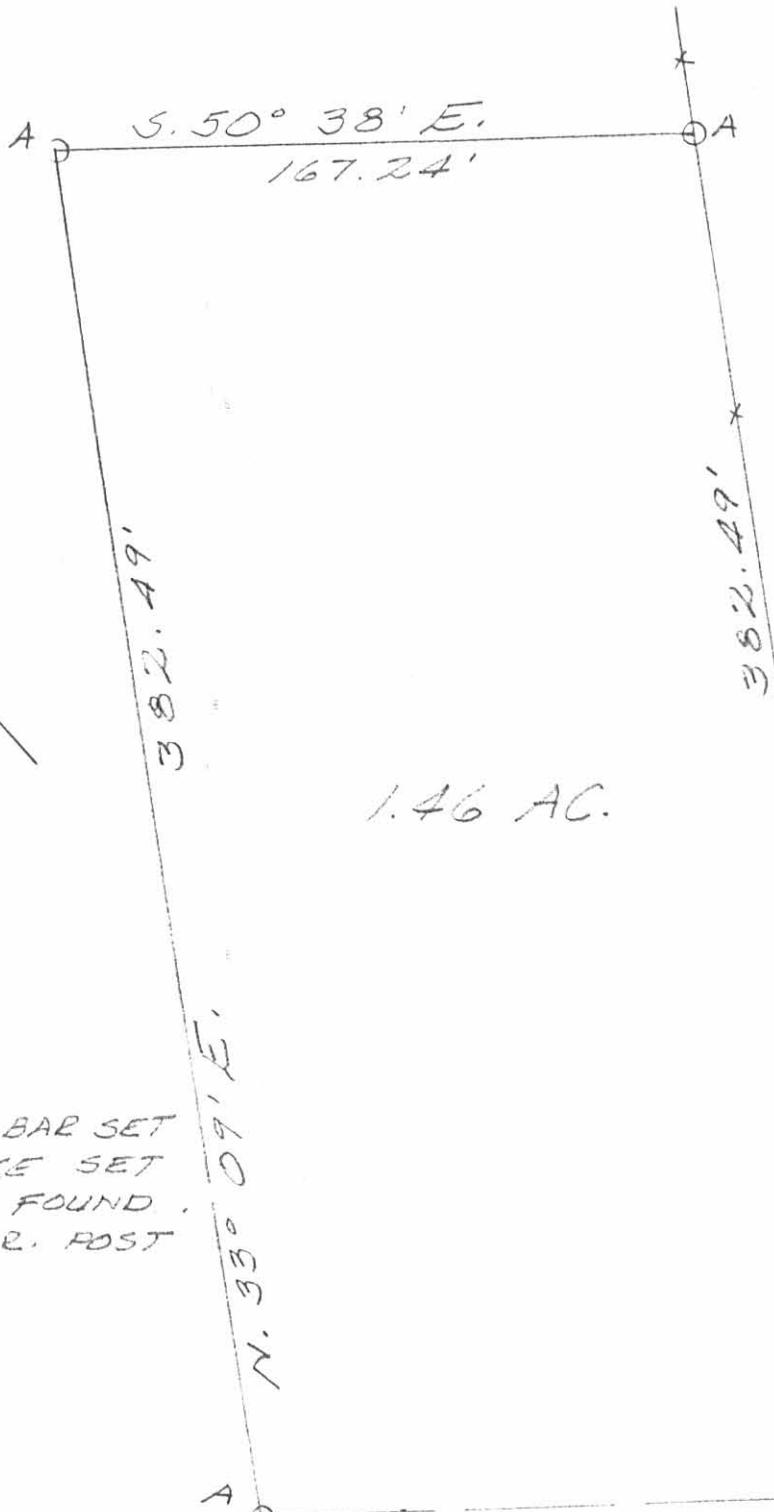
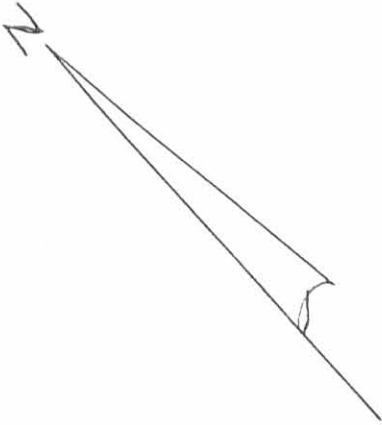
Thence with said Stemple's west line S. $33^{\circ} 09'$ W. 382.49 feet to the place of beginning.

Containing 1.46 acres more or less.

The above described 1.46 acre tract being in the southeast corner of W. Donald Fullerton's 31.81 acre tract as described in D. B. Vol. 199 Page 260, and is the result of a field survey.



Leslie H. Geeslin



1.46 AC.

ROBERT S. STEINBLE
2.11 AC.
D.B. VOL. 260 PG 345

LEGEND:

- A = 1/8" IRON BAR SET
- B = RR SPIKE SET
- C = 3/4" BOLT FOUND
- D = STEEL COR. POST

COUNTY HWY. 91 (50') STA 16+49.7
C N. 50° 38' W. BEARING BASIS

SURVEY OF 1.46 ACRE TRACT
IN N.E. 1/4 SECTION 24, TOWN 7,
RANGE 8, WASHINGTON TWP.,
LOGAN COUNTY, OHIO FOR
BRYAN FULLERTON.

JUNE, 1986
SCALE: 1" = 50'



Leslie H. Geeslin
LESLIE H. GEESLIN
RUSHSPYLVANIA, OHIO

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9/26/13



APPROVED

DESCRIPTION OF SURVEY
12.802 Acres
September 19, 2013

The following described 12.802 acre tract is situated in the State of Ohio, County of Logan, Township of Washington, Section 24, Town 7 South, Range 8 East, being all of Bryan Fullerton's 12.144 acre tract described in Official Record 435, page 143 (Auditor carries as 12.054 acres), and said 12.802 acre tract being more particularly described as follows:

Beginning at a $\frac{3}{4}$ inch iron pin found in the centerline of County Road 91 (66 feet wide), said pin being at Point of Intersection Station 16+49.7 in Logan County Engineer's plan X-91, said point marking the south corner of said 12.144 acre tract and the southwest corner of Bryan R. Fullerton's 1.46 acre tract described in Official Record 23, page 675, said pin marking the *place of beginning*;

Thence *North 48°45'45" West (assumed bearing) 313.12 feet*, following the centerline of County Road 91 and a southwest line of said 12.144 acre tract, to a magnetic nail set in an easterly line of Dayton Power and Light Company's 45.25 acre Parcel No. 9 described in Official Record 329, page 713;

Thence *following 63.39 feet along a curve to the right, said curve having a chord bearing North 11°41'09" West, a chord length of 63.39 feet, a tangent of 31.70 feet, a delta of 1°17'25", and a radius of 2814.83 feet*, departing from the centerline of County Road 91, following a west line of said 12.144 acre tract and an east line of said 45.25 acre tract, to an iron pin set;

Thence *North 11°02'27" West 593.51 feet*, following a west line of said 12.144 acre tract and an east line of said 45.25 acre tract, to an iron pin set at the southwest corner of Adam M. Kipker and Elisha R. Kipker's 17.946 acre tract described in Official Record 1022, page 333;

Thence *North 75°38'14" East 797.61 feet*, following the north line of said 12.144 acre tract and the south line of said 17.946 acre tract, to a $\frac{5}{8}$ inch iron pin found with cap marked "L GEESLIN S 5248" in the west line of Robert S. Stemble and Betty J. Stemble's Parcel II, Tract II (no acreage given) described in Official Record 108, page 864, said pin being in the east line of said Section 24 and in the west line of Section 19, Town 7 South, Range 9 East;

Thence *South 00°21'10" East 720.40 feet*, following the east line of said 12.144 acre tract and said Section 24 and the west line of said Stemble's Parcel II, Tract II, and said Section 19, to an iron pin set at the north corner of Robert S. Stemble and Betty J. Stemble's Parcel II, Tract III (no acreage given);

Thence *South 33°21'43" West 138.32 feet*, entering said Section 24, following a southeast line of said 12.144 acre tract and the northwest line of said Stemble's Parcel II, Tract III, to a $\frac{5}{8}$ inch iron pin found at the east corner of said 1.46 acre tract;

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Thence *North 50°25'36" West 167.06 feet*, following a southwest line of said 12.144 acre tract and the northeast line of said 1.46 acre tract, to a 5/8 inch iron pin found;

Thence *South 33°21'57" West 382.40 feet*, following a southeast line of said 12.144 acre tract and the northwest line of said 1.46 acre tract, passing at 357.26 feet a 5/8 inch iron pin found, to the *place of beginning, containing 12.802 acres*, more or less, and being subject to all valid easements and restrictions of record. Of the above described 12.802 acre tract, 0.252 acre is within the right of way of County Road 91.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of September 2013. Bearings indicated herein are based on an assumed meridian with all others based on angles turned. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS #6140".

ATTEST: Paul R. Clapsaddle
Paul R. Clapsaddle, R.S. #6140
19019 West Darby Road
Marysville, Ohio 43040
(937) 747-2599



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9/26/13

APPROVED

PLAT OF SURVEY FOR FULLERTON
STATE OF OHIO, COUNTY OF LOGAN
TOWNSHIP OF WASHINGTON,
SECTION 24, TOWN 7 S, RANGE 8 E

Section 13 Section 18
County Highway 37 (60')
----- c/l -----

Section 24 Section 19



Dayton Power and Light Company
45.25 Acre Parcel No. 9 (Pg. 725)
O.R. 329, Pg. 713

Adam M. Kipker and
Elisha R. Kipker
17.946 Acres
O.R. 1022, PG. 333
(Survey File R-8493)

12.802 Acres
All of Bryan Fullerton's
12.144 acre tract described in
Official Record 435, page 143
(Auditor carries as 12.054 acres)
(0.252 acre in road right of way)

Curve 1 (C1)
Chord: N11°41'09"W
Chord Length: 63.39'
Curve Length: 63.39'
Tangent: 31.70'
Delta: 1°17'25"
Radius: 2814.83'

NOTES:

Reference deeds are shown hereon
Bearings indicated hereon are based
on an assumed meridian with all
others based on angles turned

LEGEND:

- ⊕ Railroad spike found
- Magnetic nail found
- Magnetic nail set
- ⊗ 5/8 inch iron pin found
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"
- ⊙ 3/4 inch iron pin found
- ⊙ 5/8 Inch iron pin found with cap marked "L. GEESLIN S 5248"



Date: September 19, 2013 Project: Fullerton913
Scale: 1"=150' Drawing: Fullerton913

**Paul R. Clapsaddle
and Associates**

REGISTERED ENGINEERS AND SURVEYORS

19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040
(937) 747-2599

Paul R. Clapsaddle, P.E., P.S.



I hereby certify that this plat was prepared from
a field survey made under my supervision and that
monuments were placed as indicated hereon.

Paul R. Clapsaddle
Paul R. Clapsaddle, R.S. #6140

INDEXED ON MAP
3897 ZP

8-27-2021



Description of 13.086 Acres
Dated July 21, 2021 for Betty J. Stemple

Being part of the northeast quarter of Section 24, Township 7 South, Range 8 East, and being all of a 2.11 acre tract, now or formerly owned by Betty J. Stemple, Official Record 1173, page 589, Tract III, and being PN 51-060-00-00-016-000, and being part of the northwest quarter of Section 19, Township 7 South, Range 9 East, and being part of an original 77 acre tract, now or formerly owned by Betty J. Stemple, Official Record 1173, page 589, Tract II, and being part of PN 51-060-00-00-017-000, Washington Township, Logan County, State of Ohio and being more particularly described as follows:

Commencing at a 5/8 inch dia. iron pin found located on the centerline of County Road 37, said point being the northwest corner of Section 19 and the northeast corner of Section 24, said point being the northwest corner of a 16.780 acre tract, now or formerly owned by James L. & Patricia A. Dutton, Official Record 1394, page 361;

Thence along the west line of Section 19, the east line of Section 24, and the west line of said 16.780 acre tract South 0 deg. 24 min. 22 sec. West for a distance of 996.49 feet to a 5/8 inch dia. iron pin found, said point being the northwest corner of the remainder of Stemple's Tract II, and the northwest corner of hereinafter described 13.086 acre tract, and the true point of beginning;

Thence along Stemple's north line and the south line of said 16.780 acre tract **North 77 deg. 25 min. 14 sec. East** for a distance of **295.01 feet** to an iron pin set;

Thence crossing Stemple's tract the following courses and distances;

South 0 deg. 08 min. 55 sec. East for a distance of **1070.42 feet** to an iron pin set;

South 83 deg. 07 min. 03 sec. East for a distance of **151.55 feet** to an iron pin set;

South 18 deg. 31 min. 19 sec. West for a distance of **558.19 feet** to a survey nail set located on the centerline of County Road 91 (passing over an iron pin set at a distance of 526.93 feet)

Thence along said centerline **North 55 deg. 07 min. 40 sec. West** for a distance of **595.61 feet** to an 1 inch square iron bar found at a point of intersection, said point being station 19 + 12 as shown in Field Book 552, page 42;

Thence continuing along said centerline **North 49 deg. 37 min. 33 sec. West** for a distance of **94.91 feet** to a railroad spike found;

Thence along the west line of Stemple's 2.11 acres tract and the east line of a 1.46 acre tract, Tract II, and a 12.802 acre tract, Tract I now or formerly owned by John W. Schwartz, Etal, Official Record 1125, page 347 **North 34 deg. 06 min. 36 sec. East** for a distance of **520.71 feet** to a 5/8 inch dia. iron pin found located on the east line of Section 24 and the west line of Section 19 (passing over an angle iron post found in concrete at a distance of 24.50 feet);

Thence along said section line, the west line of Stemple's 77 acres tract, and the east line of said 12.802 acre tract **North 0 deg. 24 min. 22 sec. East** for a distance of **720.46 feet** to a 5/8 inch dia. iron pin found and the true place of beginning.

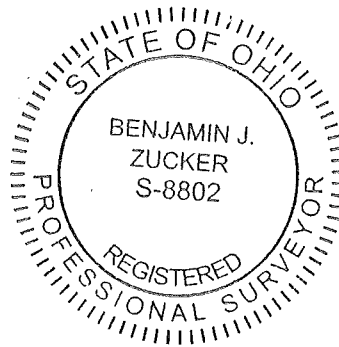


Containing 2.158 acres, more or less, in Section 24, and 10.928 acres, more or less, in Section 19, for a total acreage conveyed by this description of **13.086 acres**, more or less, of which 0.520 acres, more or less, is contained in the right-of-way of County Road 91, and subject to legal highways, easements, restrictions and agreements of record. This description prepared from a survey performed by Benjamin J. Zucker, Registered Professional Surveyor 8802, and dated July 21, 2021. All 5/8 inch dia. Iron pins set have a plastic identity cap with the inscription "Fox Surveying Co."

Prior Deed, O.R. 1173, page 589

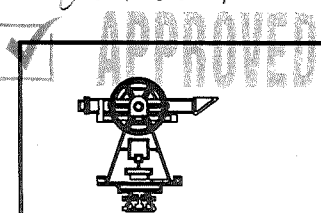
Basis of bearings, NAD 83 Ohio State Plane Coors. (North Zone), west line of Section 19, South 0 deg. 24 min. 33 sec. West


Benjamin J. Zucker, P.S. 8802



07-21-21
Date of Survey
Job No. 20294A

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3297



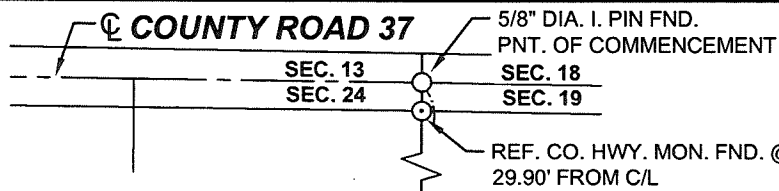
PLAT of SURVEY

FOX SURVEYING COMPANY

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

Prospect, Ohio 43342-0133
office@foxsurveyingohio.com

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



JAMES L. & PATRICIA A. DUTTON
16.780 AC.
O.R. 1394/361

ADAM M. KIPKER
17.946 AC.
O.R. 1175/30

JOHN W. SCHWARTZ, ETAL
12.802 AC.
O.R. 1125/347, TRACT I

BEING PART OF THE N.E. 1/4 OF SEC. 24, T-7-S, R-8-E, & BEING PART OF THE N.W. 1/4 OF SEC. 19, T-7-S, R-9-E, WASHINGTON TWP., LOGAN COUNTY, STATE OF OHIO

BETTY J. STEMBLE
77 AC.(DEED)
O.R. 1173/589, TRACT II

(PARCEL NO. 510600000017)
(111.412 AC.)

BETTY J. STEMBLE
2.11 AC.
O.R. 1173/589, TRACT III

JOHN W. SCHWARTZ, ETAL
1.46 AC.
O.R. 1125/347, TRACT II

ANGLE. I. POST FND. IN CONC. @ 24.50' FROM C/L

1" SQ. I. BAR FND. STA. 16+49.7

N49°37'33"W 94.91'

1" SQ. I. BAR FND. FIELD BK. 552, PG. 42 STA. 19+12

N55°07'40"W 595.61'
EX. DR. EX. DR. EX. DR.
COUNTY ROAD 91 - 66' R/W
(R.O.W. 0.520 AC.)

13.086 ACRES

REF. I. PIN SET @ 31.26' FROM C/L

ACCESS MANAGEMENT NOTE:

- NO NEW ACCESS POINTS ARE BEING REQUESTED, SUBJECT TO ACCESS MANAGEMENT APPROVAL
- COUNTY HIGHWAY 91 IS CLASSIFIED AS A LOCAL ROAD
- MINIMUM DRIVEWAY SPACING IS 250'
- MINIMUM STOPPING SIGHT DISTANCE >495' (55MPH)

HARROW'S TOOTH FND. STA. 26+97

NOTE: THE DOCUMENTED RIGHT-OF-WAY WIDTH FOR COUNTY ROAD 91 VARIES DEPENDING ON SOURCE.

- FIELD. BK. 552, PG. 42 - 50' R/W
- COM. JOURNAL 2, PG. 74 & R- 6880, PG. 5 - 66' R/W

THIS SURVEY WAS PERFORMED AT THE REQUEST OF : JIM DUTTON

REFERENCE MATERIALS	
①	R - 8805
②	R - 1295
③	R - 6580
④	R - 3897
⑤	R - 6411
Official Record <u>1173</u> Page <u>589</u>	
Prior Deed Volume _____ Page _____	
Basis of Bearing NAD83 OH. STATE PLANE COORS. (N. ZONE)	
W. LINE OF SEC. 19 - S 0°24'22"W	

LEGEND	
Scale 1" = 200 feet	
	R.R spike fnd.
	5/8" dia. Iron pin fnd.
	Survey nail set
	1" sq. i. bar fnd. or harrow's tooth fnd.
	State hwy R/W monument fnd.
	5/8" dia. iron pin set with a plastic cap stamped " FOX SURVEYING CO"
	Angle i. post fnd.
	Monument Box found

STATE OF OHIO
BENJAMIN J. ZUCKER
S-8802
REGISTERED PROFESSIONAL SURVEYOR

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.

Benjamin J. Zucker, Reg. P.S. No. 8802

07-21-2021
Date of Survey

Isa. 28:17a

Dwg. By: BJZ

INDEXED ON MAP
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Job No.: 20294A



8-15-22
APPROVED

Description of 1.054 Acres

Dated August 10, 2022 for John Stemble

Being part of the northeast quarter of Section 24, Township 7 South, Range 8 East, and part of the northwest quarter of Section 19, Township 7 South, Range 9 East, and being part of a 13.086 acre tract, now or formerly owned by John R. Stemble, Debra L. Pulfer, & Douglas A. Stemble, Official Record 1407, page 796, and being PN 51-060-00-00-017-000 Washington Township, Logan County, State of Ohio and being more particularly described as follows:

Commencing at a 5/8 inch dia. iron pin found located on the centerline of County Road 37, said point being the northwest corner of Section 19, and the northeast corner of Section 24;

Thence along the west line of Section 19, and the east line of Section 24, South 0 deg. 24 min. 22 sec. West for a distance of 1716.95 feet to a 5/8 inch dia. iron pin found;

Thence along grantors' west line South 34 deg. 06 min. 36 sec. West for a distance of 347.43 feet to an iron pin set, said point being the northwest corner of hereinafter described 1.054 acre tract and the true point of beginning;

Thence crossing grantors' tract the following courses and distances:

South 60 deg. 00 min. 21 sec. East for a distance of **228.08 feet** to an iron pin set;

South 26 deg. 39 min. 57 sec. West for a distance of **203.85 feet** to a survey nail set (passing over an iron pin set at a distance of 170.51 feet), said point located on the centerline of County Road 91;

Thence along the centerline of County Road 91 **North 55 deg. 07 min. 40 sec. West** for a distance of **159.58 feet** to a 1 inch square iron bar found at a point of intersection, said point being station 19 + 12 as shown in Field Book 552, page 42;

Thence continuing along said centerline **North 49 deg. 37 min. 33 sec. West** for a distance of **94.91 feet** to a railroad spike found;

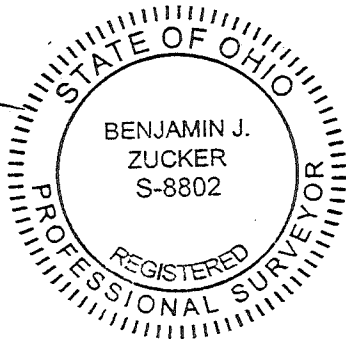
Thence along grantors' west line, and the east line of a 1.46 acre tract, now or formerly owned by John W. Schwartz, Etal., Official Record 1125, page 347, Tract II **North 34 deg. 06 min. 36 sec. East** for a distance of **173.28 feet** to an iron pin set (passing over an angle iron post found in concrete at a distance of 24.50 feet) said point being the true place of beginning.

Containing 1.053 acres, more or less, in Section 24, and 0.001 acres, more or less, in Section 19, for a total acreage conveyed by this description of **1.054 acres**, more or less, of which 0.191 acres, more or less, is contained in the right-of-way of County Road 91, and subject to legal highways, easements, restrictions and agreements of record. This description prepared from a survey performed by Benjamin J. Zucker, Registered Professional Surveyor 8802, and dated August 10, 2022. All 5/8 inch dia. iron pins set have a plastic identity cap with the inscription "Fox Surveying Co."

Prior Instrument, Official Record 1407, page 796

Basis of bearings, NAD83 Ohio State Plane Coors. (North Zone), west line of Section 19, South 0 deg. 24 min. 22 sec. West


Benjamin J. Zucker, P.S. 8802



8-10-22
Date of Survey
Job No. 22257

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APPROVED 8-15-22

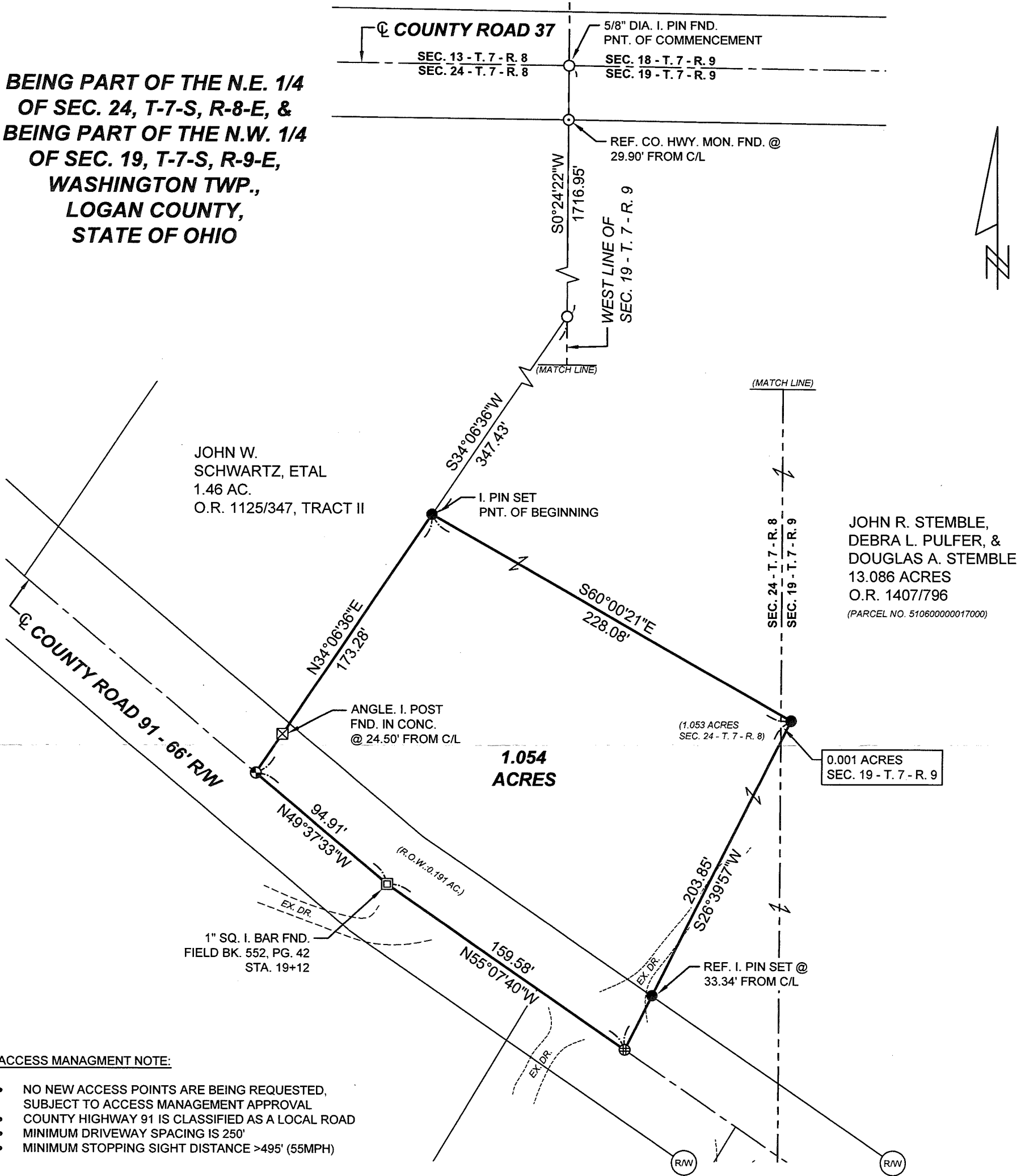


PLAT OF SURVEY

THIS SURVEY WAS PERFORMED AT THE REQUEST OF: JOHN STEMBLE

106 S. Elm St. P.O. Box 133,
Prospect, Ohio, 43342
office@foxsurveyingohio.com
Ph: (740)-494-2028

**BEING PART OF THE N.E. 1/4
OF SEC. 24, T-7-S, R-8-E, &
BEING PART OF THE N.W. 1/4
OF SEC. 19, T-7-S, R-9-E,
WASHINGTON TWP.,
LOGAN COUNTY,
STATE OF OHIO**



JOHN W. SCHWARTZ, ETAL
1.46 AC.
O.R. 1125/347, TRACT II

JOHN R. STEMBLE,
DEBRA L. PULFER, &
DOUGLAS A. STEMBLE
13.086 ACRES
O.R. 1407/796
(PARCEL NO. 51060000017000)

**1.054
ACRES**

0.001 ACRES
SEC. 19 - T. 7 - R. 9

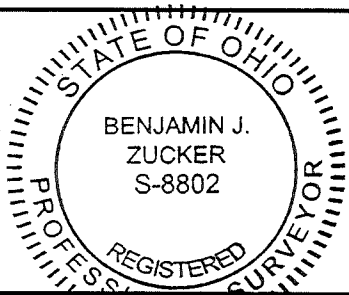
ACCESS MANAGEMENT NOTE:

- NO NEW ACCESS POINTS ARE BEING REQUESTED, SUBJECT TO ACCESS MANAGEMENT APPROVAL
- COUNTY HIGHWAY 91 IS CLASSIFIED AS A LOCAL ROAD
- MINIMUM DRIVEWAY SPACING IS 250'
- MINIMUM STOPPING SIGHT DISTANCE >495' (55MPH)

NOTE: THE DOCUMENTED RIGHT-OF-WAY WIDTH FOR COUNTY ROAD 91 VARIES DEPENDING ON SOURCE.

- FIELD. BK. 552, PG. 42 - 50' R/W
- COM. JOURNAL 2, PG. 74 & R- 6880, PG. 5 - 66' R/W

REFERENCE MATERIALS	LEGEND
<p>① SURVEY BY BENJAMIN J. ZUCKER ~ DATED 07-21-2021</p> <p>② R - 8005</p> <p>③ R - 1295</p> <p>④ R - 6580</p> <p>⑤ R - 3897</p> <p>Official Record: 1407, page 796 Basis of Bearing: NAD83 OH. ST. PLANE COORS. (N. ZONE) W. LINE OF SEC. 19 - S 0°24'22"W</p>	<p>Scale 1" = 60 feet</p> <p> R.R spike fnd. 5/8" dia. iron pin fnd. Survey nail set 1" sq. iron bar fnd. State hwy R/W monument fnd. 5/8" dia. iron pin set with a plastic cap stamped " FOX SURVEYING CO" </p> <p> Survey (MAG) spike set Monument Box found </p>



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.

Benjamin J. Zucker
Benjamin J. Zucker, Reg. P.S. No. 8802
Date of Survey: 08-10-2022

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Dwg. By: RLM

Job No.: 22257

Isa. 28:17a