

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

TELEPHONE: (513) 468-2793

KELLY SURVEY

February 21, 1991

The following described real estate situated in the State of Ohio, County of Logan, Township of Bloomfield, being part of the north half of the southwest quarter of Section 27, Town 2, Range 8E, and more particularly described as follows:

Beginning at a 5/8 inch iron bar set in the centerline of Township Road 35 at the southeast corner of Clifford James Kelly's 78.30 acre tract as described in O. R. Vol. 94 Page 85 that is SOUTH 1319.32 feet from a 1 inch iron bar found at the northeast corner of the southwest 1/4 of Section 27.

Thence with said Kelly's south line S. 89° 58' 04" W. 484.00 feet to a 5/8 inch iron bar set.

Thence NORTH 170.00 feet to a 5/8 inch iron bar set.

Thence N. 89° 58' 04" E. 484.00 feet to a cap and nail set in the centerline of Township Road 35, passing a 5/8 inch iron bar set at 464.00 feet.

Thence with said centerline SOUTH 170.00 feet to the place of beginning.

Containing 1.889 acre more or less of which 0.078 acre is in the right-of-way of Township Road 35.

Bearings are based on an assumed bearing (SOUTH) for the centerline of Township Road 35 in this field survey.

The above described 1.889 acre tract being in the southeast corner of Clifford James Kelly's 78.30 acre tract as described in O. R. Vol. 94 Page 85.



Leslie H. Geeslin

INDEXED ON MAP
8102 ID

TOWNSHIP ROAD 34



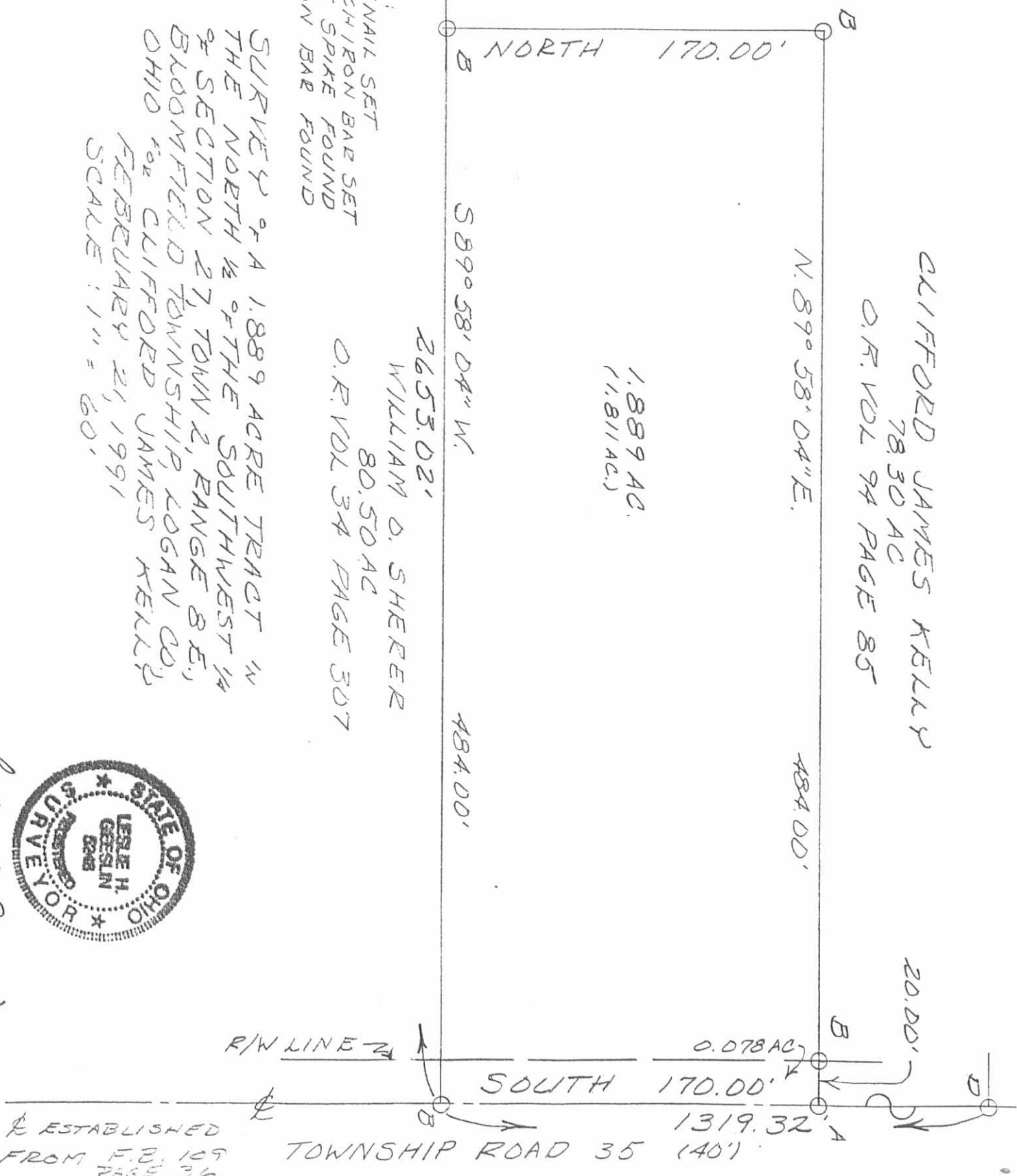
LEGEND:
 A = CAP & NAIL SET
 B = 5/8 INCH IRON BAR SET
 C = MINE SPIKE FOUND
 D = 1" IRON BAR FOUND

SURVEY OF A 1.889 ACRE TRACT IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWN 2, RANGE 8 E., BLOOMFIELD TOWNSHIP, LOGAN CO., OHIO FOR CLIFFORD JAMES KELLY FEBRUARY 21, 1991
 SCALE: 1" = 60'

CLIFFORD JAMES KELLY
 78.30 AC
 O.R. VOL 94 PAGE 85

1.889 AC.
 (1.811 AC.)

2653.02'
 WILLIAM D. SHERER
 80.50 AC
 O.R. VOL 34 PAGE 307



INDEXED ON MAP
 8102 1P

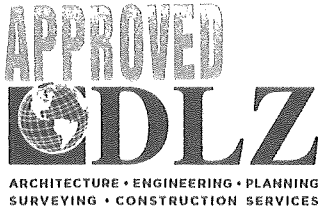


Leslie H. Geslin
 LESLIE H. GESLIN
 RUSHSP, VANIA, OH
 (513) 468-2793

ESTABLISHED FROM F.B. 109 PAGE 36

TOWNSHIP ROAD 35 (140')

10-24-19



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

SHERER, TROUT & BOOHER TRACT A 40.204 ACRES

Lying in Section 27, Town 2, Range 8, Between the Miami Rivers Survey, Bloomfield Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Deborah L. Sherer, Nicki D. Trout and Ramona D. Booher 80.500 acre tract as deeded and described in Official Record 385, Page 348 and being more particularly described as follows;

COMMENCING at a stone found in a monument box at the corner common to Sections 27, 34, 33 and 28, being on the intersection of the center-lines of County Highway 58 (width varies, Station 66+66 Logan County Engineer's Field Book 601, Page 34) and County Highway 34 (60 feet wide, Corner "L" Logan County Engineer's Field Book 655, Page 29);

THENCE, with the common line to said Sections 27 and 28 and the center-line of said County Highway 34, N 00°-14'-18" W, a distance of 661.94 feet to a MAG nail set at the **TRUE POINT OF BEGINNING**;

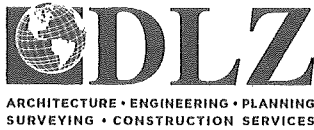
THENCE, continuing with said common line and center-line, N 00°-14'-18" W, a distance of **661.15 feet** to a MAG nail set at the northwest corner of said 80.500 acre tract and the southwest corner of the Justin Widmark and Morgan Widmark 2.20 acre tract as deeded and described in Official Record 1315, Page 897;

THENCE, with the north line of said 80.500 acre tract and the south lines of said 2.20 acre tract and the Clifford James Kelly and Diana Lynn Kelly 78.30 acre tract as deeded and described in Official Record 94, Page 85, Tract I, N 89°-50'-49" E, passing iron rods set at distances of 30.00 feet and 2624.24 feet, a total distance of **2654.17 feet** to a 1/2 inch iron rod found on the center-line of Township Road 35 (60 feet wide) at the common easterly corner to said 80.500 acre and 78.30 acre tracts, being on the common line

INDEXED ON MAP
8102

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

Akron Bellefontaine Bridgeville Burns Harbor Chicago Cincinnati Cleveland Columbus Detroit Flint Fort Wayne Indianapolis Joliet
Kalamazoo Lansing Lexington Louisville Madison Melvindale Munster Muskegon Pittsburgh Port Huron Saint Joseph South Bend Toledo
Waterford



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

to the east line of the southwest quarter and the west line of the southeast quarter of said Section 27;

THENCE, with said center-line, said common quarter section line and east line of said 80.500 acre tract, **S 00°-02'-12" W**, a distance of **659.29 feet** to a MAG nail set;

THENCE, with a new division line through said 80.500 acre tract, **S 89°-48'-24" W**, passing iron rods set at distances of 29.97 feet and 2621.00 feet, a total distance of **2651.00 feet** to the TRUE POINT OF BEGINNING.

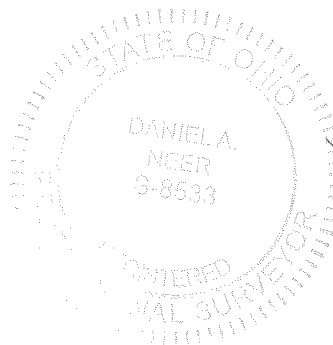
Containing **40.204 acres**, more or less, of which 0.909 acre is within the highway rights-of-way.

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 center-line of County Highway 58, having a bearing of S 89°-45'-59" 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 10, 2019.

Description prepared by:

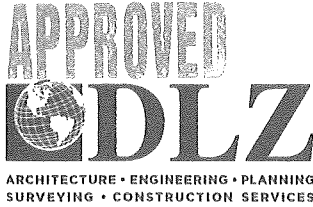


D. Neer
Daniel A. Neer
Professional Surveyor No. 8533
October 11, 2019

1921-2077.00

INDEXED ON MAP
8102

10-24-19



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

SHERER, TROUT & BOOHER TRACT B

40.204 ACRES

Lying in Section 27, Town 2, Range 8, Between the Miami Rivers Survey, Bloomfield Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Deborah L. Sherer, Nicki D. Trout and Ramona D. Booher 80.500 acre tract as deeded and described in Official Record 385, Page 348 and being more particularly described as follows;

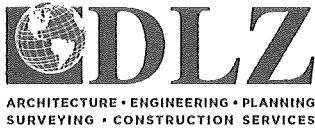
BEGINNING at a stone found in a monument box at the corner common to Sections 27, 34, 33 and 28, being on the intersection of the center-lines of County Highway 58 (width varies, Station 66+66 Logan County Engineer's Field Book 601, Page 34) and County Highway 34 (60 feet wide, Corner "L" Logan County Engineer's Field Book 655, Page 29);

THENCE, with the common line to said Sections 27 and 28 and the center-line of said County Highway 34, **N 00°-14'-18" W**, a distance of **661.94 feet** to a MAG nail set;

THENCE, with a new division line through said 80.500 acre tract, **N 89°-48'-24" E**, passing iron rods set at distances of 30.00 feet and 2621.03 feet, a total distance of **2651.00 feet** to a MAG nail set on the center-line of Township Road 35 (60 feet wide), being on the east line said 80.500 acre tract and the common line to the east line of southwest quarter and the west line of the southeast quarter of said Section 27;

THENCE, with said center-line, said common quarter section line and east line of said 80.500 acre tract, **S 00°-02'-12" W**, a distance of **660.08 feet** to a stone found in a monument box on the common line to Sections 27 and 34 and the center-line of said County Highway 58 at Station 93+13 (Logan County Engineer's Field Book 601, Page 36);

INDEXED ON MAP
8/10/2



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

THENCE, with south line of said 80.500 acre tract, said common line to said Sections 27 and 34 and said center-line, **S 89°-45'-59" W**, a distance of **2647.84 feet** to the TRUE POINT OF BEGINNING.

Containing **40.204 acres**, more or less, of which 2.532 acres are within the highway rights-of-way.

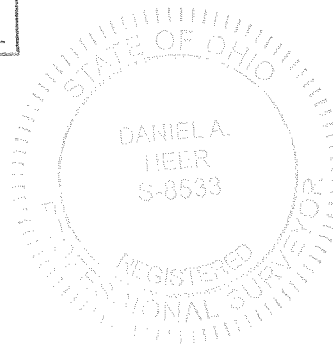
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INDEXED ON MAP
8102

Description prepared by:



Daniel A. Neer
Daniel A. Neer

Professional Surveyor No. 8533

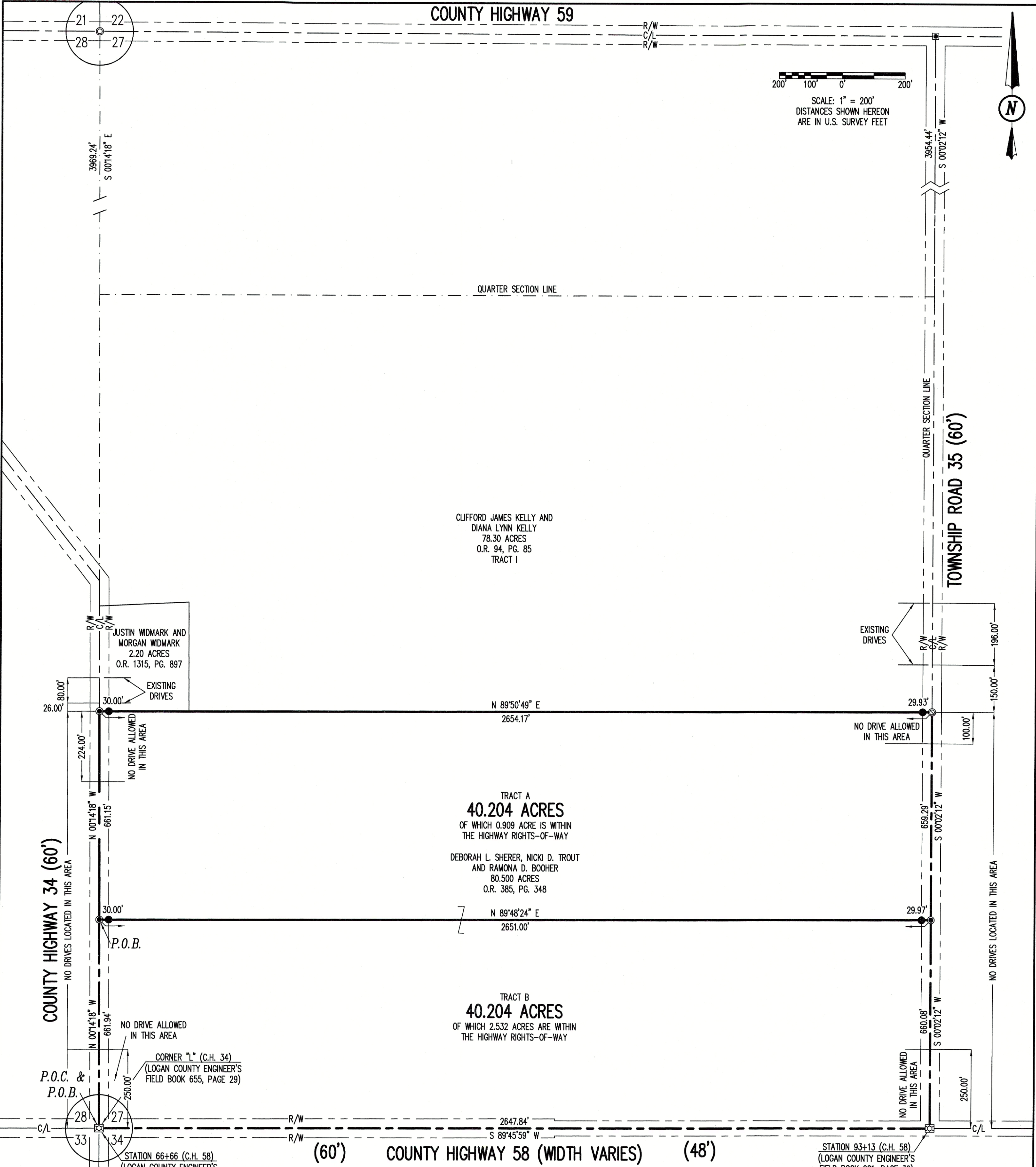
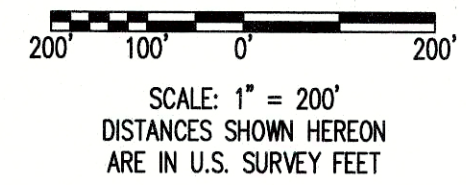
October 11, 2019

1921-2077.00

10-24-19

APPROVED

COUNTY HIGHWAY 59



CLIFFORD JAMES KELLY AND
DIANA LYNN KELLY
78.30 ACRES
O.R. 94, PG. 85
TRACT I

JUSTIN WDMARK AND
MORGAN WDMARK
2.20 ACRES
O.R. 1315, PG. 897

TRACT A
40.204 ACRES
OF WHICH 0.909 ACRE IS WITHIN
THE HIGHWAY RIGHTS-OF-WAY

DEBORAH L. SHERER, NICKI D. TROUT
AND RAMONA D. BOOHER
80.500 ACRES
O.R. 385, PG. 348

TRACT B
40.204 ACRES
OF WHICH 2.532 ACRES ARE WITHIN
THE HIGHWAY RIGHTS-OF-WAY

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 CENTER-LINE
OF COUNTY HIGHWAY 58, HAVING A BEARING
OF S 89°45'59" W.

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

ACCESS MANAGEMENT NOTE:
COUNTY HIGHWAY 58, COUNTY HIGHWAY 34 AND TOWNSHIP
ROAD 35 ARE ALL CLASSIFIED AS LOCAL ROADS.
MINIMUM DRIVE SPACING IS 250'
MINIMUM STOPPING SIGHT DISTANCE IS >495 (55 MPH)

DEED & SURVEY REFERENCES:
REFERENCE DEEDS SHOWN HEREON

LOGAN COUNTY ENGINEER'S FIELD BOOK
601, PAGES 34 AND 36.

LOGAN COUNTY ENGINEER'S FIELD BOOK
655, PAGE 29

LOGAN COUNTY ENGINEER'S MAP ROOM
FILES: 1734, 4411, 8102 AND 8335



Daniel A. Neer
DANIEL A. NEER
PROFESSIONAL SURVEYOR NO. 8533
OCTOBER 10, 2019

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117 N. Madriver Street • Bellefontaine, OH 43311
(937) 593-7335 • www.dlz.com
Project #1921-2077.00

LEGEND	
☐	STONE FOUND IN MONUMENT BOX
■	1 INCH SQUARE IRON PIPE FOUND IN MONUMENT BOX
⊙	MAG NAIL FOUND OVER STONE
⊚	1/2 INCH IRON ROD FOUND
⊛	MAG NAIL SET
⊜	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
R/W	= RIGHT-OF-WAY
C/L	= CENTER-LINE

RETRACEMENT SURVEY AND SPLIT
SECTION 27, TOWN 2, RANGE 8
BETWEEN THE MIAMI RIVERS SURVEY
BLOOMFIELD TOWNSHIP
LOGAN COUNTY, OHIO

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
KSS			10/11/2019

INDEXED ON MAP
8102