

Lee Surveying and Mapping Co.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

855 EAST SANDUSKY AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.
JEFFREY I. LEE, P.S.

KAVANAGH 25.78 ACRE SURVEY

Lying in V.M.S. 9915, and being in both Washington Township, Union County and Bokescreek Township, Logan County, State of Ohio.

Being out of that 140.5 acres deeded and described in Volume 198, Page 463 of the Union County Records of Deeds and being more particularly described as follows:

Beginning at an iron rod set on the center-line of Logan County Road 20, at the grantor's southwest corner and being on the line recognized as being the county line prior to the year 1876.

THENCE, with the old county line, (Grantor's west line) N 2°-21' E, a distance of 1190.68 feet to an iron rod set at the center-line extended of a creek.

THENCE, with said center-line of creek, S 74°-43'-06" E, a distance of 600.36 feet. Passing the present county line at 82.99 feet.

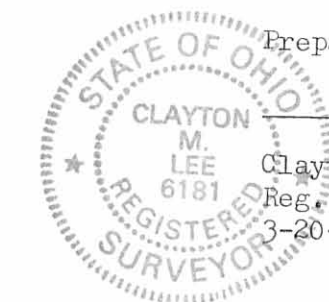
THENCE, continuing with the said center-line of creek, S 61°-19' E, a distance of 767.62 feet.

THENCE, again continuing with the center-line of creek, S 8°-01'-15" E, a distance of 451.33 feet to a hex-head bolt set on a concrete bridge on the center-line of County Road 348 (Heenan Road).

THENCE, with the said road center-line, S 81°-00' W, a distance of 1381.36 feet to the point of beginning. Passing a 1" iron rod found on the present county line at 1298.86 feet. Containing in all 25.78 acres, of which 23.60 acres are in Washington Township, Union County and 2.18 acres are in Bokescreek Township, Logan County.

(6959) ID

INDEXED ON MAP



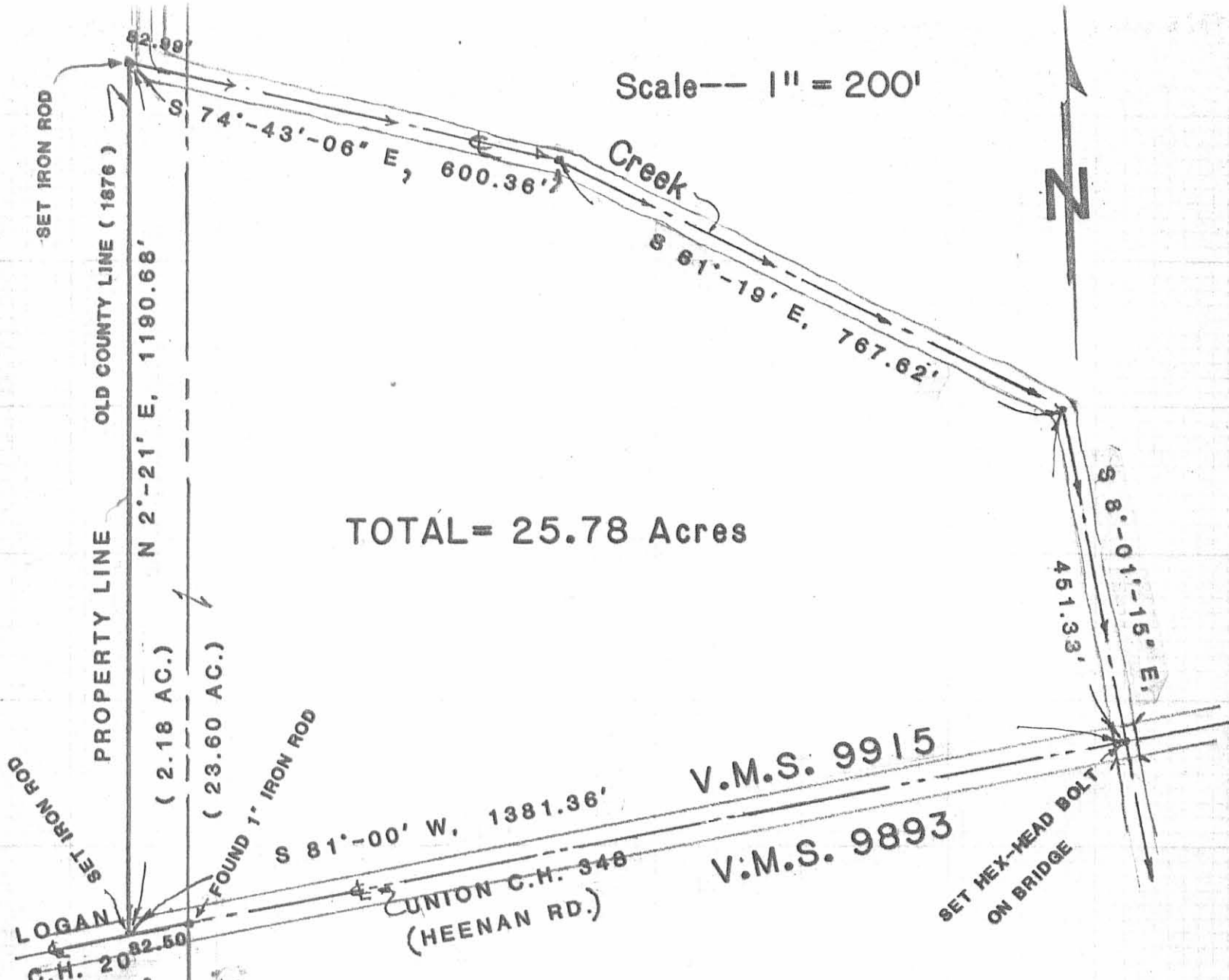
Prepared by:

Clayton M. Lee

Clayton M. Lee
Reg. Surveyor No. 6181
3-20-84

ORIGINAL STAMP IN GREEN

Scale -- 1" = 200'



TOTAL = 25.78 Acres

V.M.S. 9915

V.M.S. 9893

Bokescreek Twp.
Logan County

Washington Twp.
Union County

25.78 ACRE SURVEY OUT OF THE KAVANAGH
140.5 ACRES (UNION CO. Vol. 198, Page 463)

V.M.S. 9915

WASHINGTON TWP., UNION COUNTY (23.60 AC.)
BOKESCREEK TWP., LOGAN COUNTY OHIO (2.18 AC.)

MARCH 16 & 19, 1984

(6959) 1P

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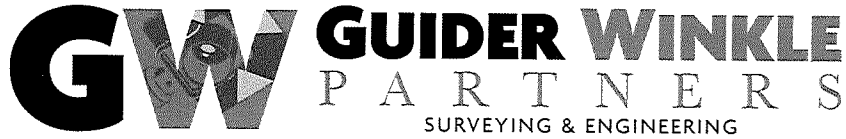
ORIGINAL STAMP IN GREEN

Lee Surveying & Mapping Co.
855 E. Sandusky Ave.
BELLEFONTAINE, OHIO 43311
(513) 593-5780

L-1108-5

6-27-2022

APPROVED



19550 Delaware County Line Road, Marysville, OH 43040
Phone: 740-666-8902 www.guiderwinkle.com

Legal Description
21.001 acres

The following described tract of land is situated in the State of Ohio, Union County, Washington Township, Logan County, Bokescreek Township, VMS 9915, being part of Dallas and Peggy Farrington's 25.78 acre tract described in Union County Deed Volume 292, page 319 and Logan County Deed Volume 406, page 27 and being more particularly described as follows:

Commencing at a MAG nail found marking the intersection of the centerline of Heenan Road (C.R.348)(40') with the centerline of West Mansfield – Mt Victory Road (C.R.351);

Thence South 84°16'44" West 1826.51 feet, following the centerline of Heenan Road, to a railroad spike found marking the southeast corner of VMS 9915;

Thence South 84°19'56" West 778.47 feet, following the centerline of Heenan Road and the south line of VMS 9915, to a MAG nail set marking the southeast corner of said 25.78 acre tract and the **point of beginning**;

Thence **South 84°19'56" West 969.30 feet**, following the centerline of Heenan Road, the south line of VMS 9915 and the south line of said 25.78 acre tract, to a MAG nail set;

Thence **North 05°40'56" East 504.00 feet**, entering said 25.78 acre tract, passing at 20.39 feet an iron pin set to an iron pin set;

Thence **North 84°19'04" West 404.00 feet**, entering Logan County at approximately 322.00 feet, to an iron pin set in the west line of said 25.78 acre tract and the east line of Todd A. Smith Jr.'s 86.032 acre tract (Logan County O.R. 1333, page 292);

Thence **North 05°40'56" East 613.54 feet**, following the west line of said 25.78 acre tract and the east line of said 86.032 acre tract, to an iron pin set marking the southwest corner of Stephen Kavanagh's 116.40 acre tract (Union County O.R. 857, page 579, Tract II);

Thence following the north line of said 25.78 acre tract, the south line of said 116.40 acre tract and the centerline of a creek the following courses;

South 70°44'56" East 639.53 feet, entering Union County at approximately 83 feet, to a point being North 31°59'27" East 30.00 feet from an iron pin set;

South 58°00'33" East 703.03 feet, to a point being North 12°46'11" East 40.00 feet from an iron pin set;

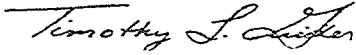
South 34°39'42" East 54.12 feet, to a point being South 82°05'34" East 40.00 feet from an iron pin set;

Thence **South 03°21'17" East 429.24 feet**, continuing along the centerline of said creek, to the *point of*

INDEXED ON MAP
6959

beginning, containing **21.001 acres**, more or less, having approximately 1.117 acres in Logan County and approximately 19.884 acres in Union County. Subject to all valid easements and restrictions of record.

I, Timothy L. Guider, hereby certify that this description was prepared from an actual field survey made by me during the month of June 2022 and that monuments were set or found as indicated herein. Iron pins set are 5/8" x 30" reinforcing rods with caps marked "GUIDER S 7752". Basis of Bearing: State Plane Coordinate System, Ohio North Zone, NAD83.



Timothy L. Guider R.S. #7752



Date: 6/16/22

Job #21114-21.001

INDEXED ON MAP
0959

4-21-2022
APPROVED

GW GUIDER WINKLE PARTNERS

SURVEYING & ENGINEERING

19550 Delaware County Line Road, Marysville, OH 43040
Phone: 740-666-8902 www.guiderwinkle.com

Legal Description 5.050 acres

The following described tract of land is situated in the State of Ohio, Union County, Washington Township, Logan County, Bokescreek Township, VMS 9915, being part of Dallas and Peggy Farrington's 25.78 acre tract described in Union County Deed Volume 292, page 319 and Logan County Deed Volume 406, page 27 and being more particularly described as follows:

Commencing at a MAG nail found marking the intersection of the centerline of Heenan Road (C.R.348)(40') with the centerline of West Mansfield – Mt Victory Road (C.R.351);

Thence South 84°16'44" West 1826.51 feet, following the centerline of Heenan Road, to a railroad spike found marking the southeast corner of VMS 9915;

Thence South 84°19'56" West 1747.77 feet following the centerline of Heenan Road and the south line of VMS 9915, passing at 778.47 feet a MAG nail set marking the southeast corner of said 25.78 acre tract to a MAG nail set marking the **point of beginning**;

Thence **South 84°19'56" West 412.06 feet**, following the centerline of Heenan Road and Logan County Road 20, the south line of VMS 9915 and the south line of said 25.78 acre tract, passing at 329.56 feet a 1" iron pin found in a monument box on the County Line, to a MAG nail set marking the southeast corner of Todd A. Smith Jr.'s 86.032 acre tract (Logan County O.R. 1333, page 292);

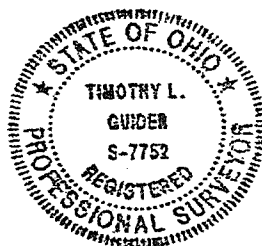
Thence **North 05°40'56" East 585.09 feet**, following the west line of said 25.78 acre tract and the east line of said 86.032 acre tract, passing at 20.39 feet an iron pin set, to an iron pin set

Thence **South 84°19'04" East 404.00 feet**, entering said 25.78 acre tract, entering Union County at approximately 82 feet to an iron pin set;

Thence **South 05°40'56" West 504.00 feet**, passing at 483.61 feet an iron pin set, to the *point of beginning*, containing **5.050 acres**, more or less, having approximately 3.974 acres in Union County, approximately 1.076 acres in Logan County, with 0.057 acre in CR 20 right of way. Subject to all valid easements and restrictions of record.

I, Timothy L. Guider, hereby certify that this description was prepared from an actual field survey made by me during the month of June 2022 and that monuments were set or found as indicated herein. Iron pins set are 5/8" x 30" reinforcing rods with caps marked "GUIDER S 7752". Basis of Bearing: State Plane Coordinate System, Ohio North Zone, NAD83.

Timothy L. Guider R.S. #7752



Date: 6/16/22
Job #22114-5.050

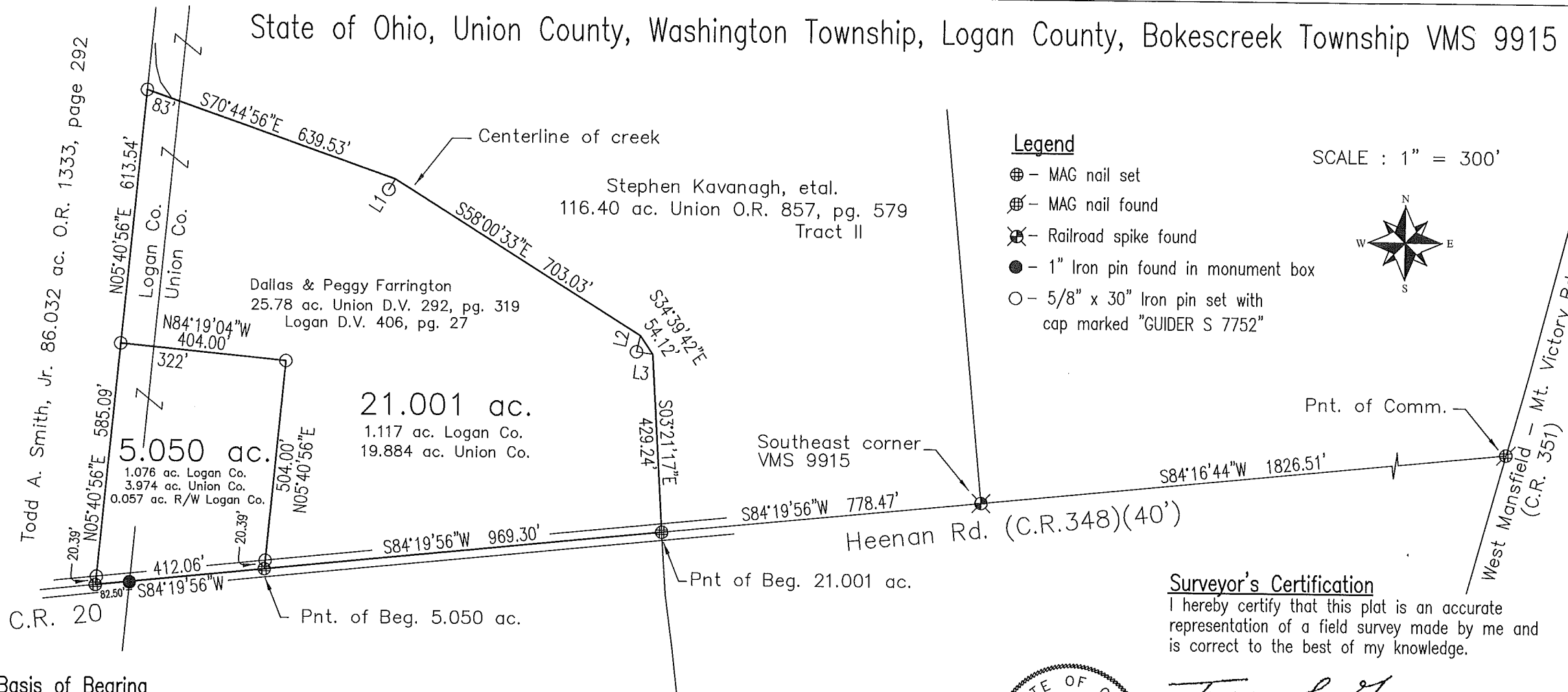
INDEXED ON MAP
6959

6-27-2022

APPROVED

Plat of Survey Guider Winkle Partners, Inc.

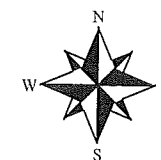
State of Ohio, Union County, Washington Township, Logan County, Bokescreek Township VMS 9915



Legend

- ⊕ - MAG nail set
- ⊗ - MAG nail found
- ⊗ - Railroad spike found
- - 1" Iron pin found in monument box
- - 5/8" x 30" Iron pin set with cap marked "GUIDER S 7752"

SCALE : 1" = 300'



Basis of Bearing

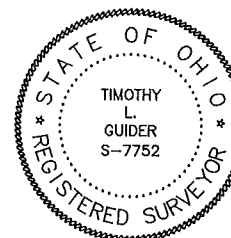
State Plane Coordinate System
Ohio North Zone, NAD83

Scale in Feet



LINE	BEARING	DISTANCE
L1	N31°59'27"E	30.00'
L2	N12°46'11"E	40.00'
L3	S82°05'34"E	40.00'

INDEXED ON MAP
6959



Surveyor's Certification

I hereby certify that this plat is an accurate representation of a field survey made by me and is correct to the best of my knowledge.

Timothy L. Guider

Timothy L. Guider R.S. #7752
Guider Winkle Partners, Inc.
19550 Delaware County Line Road
Marysville, Ohio 43040
(740)-666-8902

6/16/22
Date