



# PERRY SURVEYING

"Precision Surveying That Is Right On Line!"

## DESCRIPTION

Job # 25-235

Matt Jeffers Property

December 9, 2005

### Tract 1

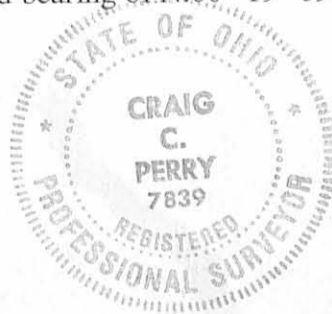
Being a parcel of land in Virginia Military Survey # 12280 of Bokescreek Township, Logan County, Ohio and being a part of the Matthew K. Jeffers 60 acre tract as described in Vol. 404, Pg. 961, Tract 2 of the Logan County Deed records being further described as follows:

Beginning at a Monument box found for the intersection of the south line of VMS # 12280 and the centerline of Township Road 138 -

- (1) Thence from said point of beginning N.00°-19'-09"E., along said centerline, for 269.32 feet to a Mag-nail set-
- (2) Thence S.89°-13'-52"E., for 970.04 feet to a 5/8" iron pin set on the west line of the Kent S. Struble (Trustee) 93.864 acre tract as described in OR. Vol. 340, Pg. 299 of the Logan County Deed records, passing a 5/8" iron pin set at 25.00 feet-
- (3) Thence S.00°-32'-53"W., along said west line, for 269.31 feet to a 5/8" iron pin set for the southwest corner of said Struble tract and for the northeast corner of the Harry T. Dugan 103.01 acre tract as described in Vol. 390, Pg. 339 of the Logan County Deed records -
- (4) Thence N.89°-13'-52"W., along the north line of said Dugan tract, for 968.96 feet to the point of beginning, passing a 5/8" iron pin set at 943.96 feet.

Containing in all 5.994 acres, 0.155 acres in road right of way, subject to all legal easements and rights of ways.

Note: This plat and description was prepared from an actual field survey performed by Perry Surveying in December of 2005. All bearings are based on an assumed bearing of N.00°-19'-09"E. for the centerline of Township Road 138.



Craig C. Perry  
P.S. # 7839

INDEXED ON MAP  
9/58 1D-1



# PERRY SURVEYING

"Precision Surveying That Is Right On Line!"

## DESCRIPTION

Job # 25-235

Matt Jeffers Property

December 9, 2005

### Tract 2

Being a parcel of land in Virginia Military Survey # 12280 of Bokescreek Township, Logan County, and Hale Township, Hardin County, Ohio and being a part of the Matthew K. Jeffers 60 acre tract as described in Vol. 404, Pg. 961, Tract 2 of the Logan County Deed records and Vol. 94, Pg. 138 of the Hardin County Deed records being further described as follows:

Beginning at a Monument box found for the intersection of the south line of Hardin County and the centerline of Bokescreek Township Road 138 or Hale Township Road 197 -

- (1) Thence from said point of beginning N.00°-46'-13"E., along said centerline of TR 197, for 20.28 feet to a Mag-nail set-
- (2) Thence N.88°-34'-49"E., for 971.45 feet to a 5/8" iron pin set on the west line of the Kent S. Struble (Trustee) 93.684 acre tract as described in OR. Vol. 340, Pg. 299 of the Logan County Deed records and in OR. Vol. 35, Pg. 49 of the Hardin County Deed records, passing a 5/8" iron pin set at 20.01 feet-
- (3) Thence S.00°-32'-53"W., along said west line, for 287.57 feet to a 5/8" iron pin set -
- (4) Thence N.89°-13'-52"W., for 970.04 feet to a Mag-nail set on the centerline of TR 138, passing a 5/8" iron pin set at 945.04 feet-
- (5) Thence N.00°-19'-09"E., along said centerline, for 230.19 feet to the point of beginning.

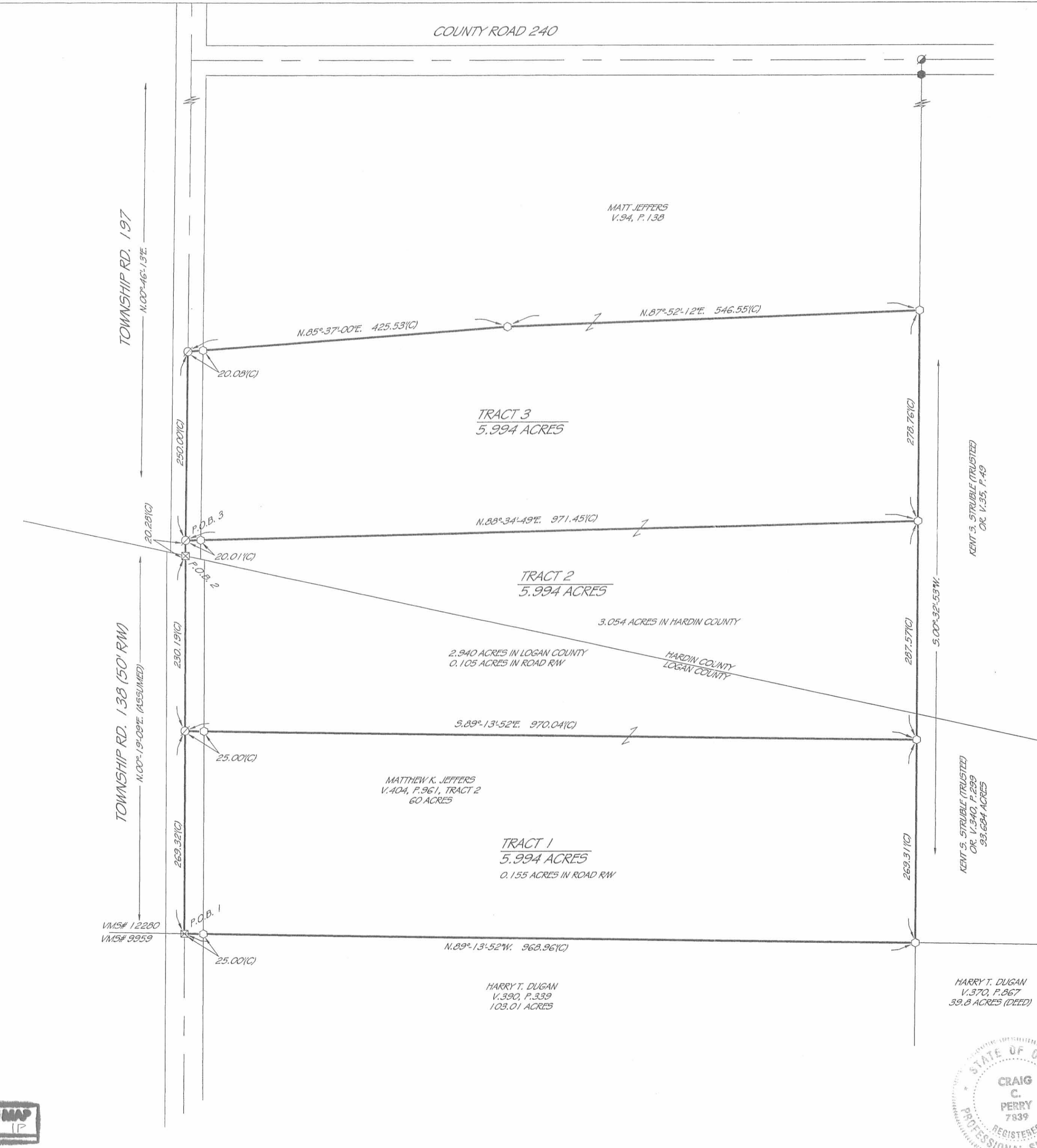
Containing in all 5.994 acres of which 3.054 acres are in Hardin County and 2.940 acres are in Logan County with 0.105 acres in road right of way in Logan County, subject to all legal easements and rights of ways.

Note: This plat and description was prepared from an actual field survey performed by Perry Surveying in December of 2005. All bearings are based on an assumed bearing of N.00°-19'-09"E. for the centerline of Township Road 138.

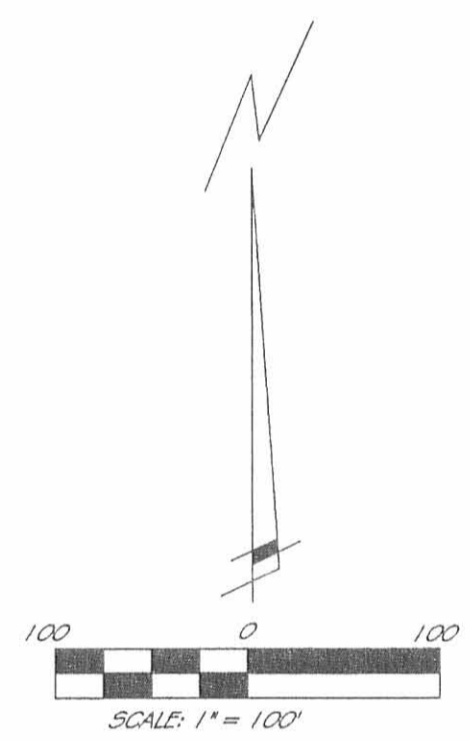


Craig C. Perry  
P.S. # 7839

INDEXED ON MAP  
9158 1D-2



- LEGEND**
- ⊙ = MAG-NAIL SET
  - ⊚ = NAIL FOUND
  - = 5/8" IRON PIN SET
  - = IRON PIN FOUND
  - ⦿ = IRON PIPE FOUND
  - ⚡ = RAILROAD SPIKE FOUND
  - ▲ = STONE FOUND
  - ⊠ = MONUMENT BOX FOUND
  - (D) = DEED
  - (C) = CALCULATED
  - (M) = MEASURED

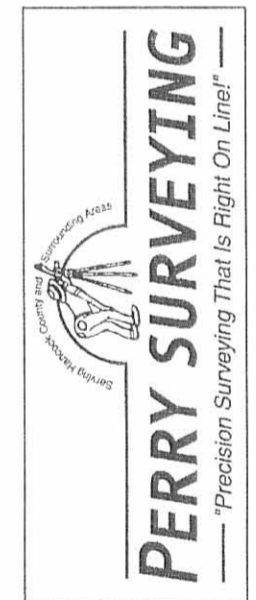


**PRIOR DEED REFERENCES:**  
VOL. 94, PG. 138 OF HARDIN CO.  
VOL. 404, PG. 961 OF LOGAN CO.

**PRIOR SURVEY REFERENCES:**  
-SB. 6, PG. 594 HARDIN CO.  
-SB. 7, PG. 128 HARDIN CO.  
-SB. 8, PG. 250 HARDIN CO.  
-SB. 7, PG. 339 HARDIN CO.  
-SB. 6, PG. 428 HARDIN CO.

**PLAT OF A SURVEY**  
IN VIRGINIA MILITARY SURV. 12280  
HALE TOWNSHIP  
HARDIN COUNTY AND  
BOKESCREEK TOWNSHIP  
LOGAN COUNTY, OHIO

223 S. MAIN ST., SUITE 2C  
FINDLAY, OHIO 45840  
PH: 419-423-3856 FAX: 419-423-6784



**SURVEY MADE FOR:**  
CHRISTINE & MATT JEFFERS  
MT. VICTORY, OHIO

**DATE:** 12-9-2005  
**JOB #** 25-235

**DRW. BY:** CCP  
**REVISED:** 12-19-05  
LOGAN CO. REQUEST



THIS PLAT IS OF AN ACTUAL SURVEY PERFORMED BY PERRY SURVEYING 12-9-05. A TITLE SEARCH WAS NOT PERFORMED ON THIS PARCEL TO DO THE FIELD WORK.

CRAIG C. PERRY, P.S. # 7839

**INDEXED ON MAP**  
9153 1P

**LESLIE H. GEESLIN**

REGISTERED SURVEYOR 5248

P. O. BOX 274

RUSHSVLVANIA, OHIO 43347

TELEPHONE: (937) 468-2793

STRUBLE SURVEY

September 5, 1997

The following described real estate situated in the State of Ohio, Counties of Hardin and Logan, Townships of Hale and Bokescreek, being part of Virginia Military Survey 12280 and more particularly described as follows:

Beginning at a 5/8 inch iron bar found in the centerline of Hardin County Road 240 at the northwest corner of Dan F. Ramsey's 99.924 acre tract as described in Hardin County Recorders D. B. Vol. 137 Page 277, said iron bar being S. 78° 00' 00" W. 1466.71 feet from a 5/8 inch iron bar found at the intersection of the centerlines of said C. R. 240 and Hardin County Road 199.

Thence with said Ramsey's west line S. 12° 13' 52" E. 2316.83 feet to a 5/8 inch iron bar found at the northeast corner of Don Struble's 3.601 acre tract as described in Hardin County D. B. Vol. 148 Page 14.

Thence with said Struble's north line and the north line of his 3.199 acre tract as described in Hardin County D. B. Vol. 144 Page 29 S. 78° 44' 30" W. 707.08 feet to a 5/8 inch iron bar found.

Thence with the west line of said 3.199 acre tract S. 11° 33' 26" E. 423.01 feet to a 5/8 inch iron bar found in the south line of said V. M. S. 12280 and the north line of Virginia Military Survey 9959.

Thence with the south line of said V. M. S. 12280 and the north line of said V. M. S. 9959 S. 78° 00' 21" W. 1643.51 feet to a 8 inch wood corner post found at the southeast corner of Matthew Jeffers' 60 acre tract as described in Hardin County Recorders D. B. Vol 94 Page 138 and Logan County Recorders D. B. Vol. 404 Page 961.

Thence with said Jeffers' east line N. 12° 34' 50" W. 1427.86 feet to a point in the center of a ditch, said point being the southwest corner of Ronald Mouser, et ux's 41.083 acre tract as described in Hardin County Recorders O. R. Vol. 3 Page 216 and being S. 12° 34' 50" E. 25.00 feet from a 5/8 inch iron bar found.

Thence with the center of said ditch and said Mouser's south and east lines, the following seven courses:

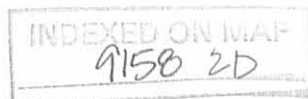
1. N. 77° 54' 17" E. 365.71 feet to a point.
2. N. 9° 20' 10" E. 135.68 feet to a point.
3. N. 78° 49' 59" E. 935.42 feet to a 5/8 inch iron bar set.
4. N. 7° 52' 20" E. 172.41 feet to a point.
5. N. 19° 06' 09" E. 300.41 feet to a point.
6. N. 24° 29' 09" E. 666.30 feet to a point.
7. N. 14° 21' 30" E. 261.41 feet to a cap and nail found in the centerline of said C. R. 240 at said Mouser's northeast corner.

Thence with the centerline of said C. R. 240 N. 78° 00' 00" E. 282.47 feet to the place of beginning.

Containing 93.864 acres more or less of which 4.850 acres are in Logan County, Bokescreek Township and 89.014 acres are in Hardin County, Hale Township.

The above described 93.864 acre tract being the remainder of Forest Hills Farms, Inc's 147 acre tract as described in Hardin County Recorders D. B. Vol. 18 page 88 and Logan County Recorders D. B. Vol. 317 Page 160.

Bearings are based on an assumed bearing (N. 78° 00' 00" E.) for the centerline of Hardin County Road 240 in this field survey by Leslie H. Geeslin, Reg. Surveyor 5248 on September 5, 1997.



*Leslie H. Geeslin*



LEGEND:

- = 8 INCH WOOD CORNER POST F.D.
- = 5/8 INCH IRON BAR FOUND
- △ = CAP AND NAIL FOUND
- = 5/8" IRON BAR SET

RONALD MOUSER, ET UX  
41.083 AC.  
O.R. VOL. 3 PAGE 216

MATTHEW JEFFERS  
60 AC.  
D.B. VOL. 94 PAGE 138

93.864 AC.  
FOREST HILLS FARMS, INC.  
147 AC.  
D.B. VOL. 18 PAGE 88

DON STRUBLE  
3.199 AC.  
D.B. VOL. 144 PG. 29

3.601 AC.  
D.B. VOL. 148  
PAGE 14

DAN F. RAMSEY  
99.924 AC.  
D.B. VOL. 137 PG. 277

HARDIN CO. / LOGAN CO.  
D.B. VOL. 404 PG. 961  
V.M.S. 12280  
V.M.S. 9959

D.B. VOL. 317 PG. 160  
(189.014 AC.)  
(7.850 AC.)

COUNTY ROAD 240  
N. 78° 00' 00" E  
N. 14° 21' 30" E. 261.41'  
282.47' 1466.71'

N. 19° 06' 09" E. 300.41'  
N. 7° 52' 20" E. 172.41'  
N. 78° 49' 59" E. 935.42'

25.00' N. 77° 54' 17" E. 365.71'  
N. 9° 20' 10" E. 135.68'

1427.86'  
N. 12° 34' 50" W.

666.30'  
N. 24° 29' 09" E.

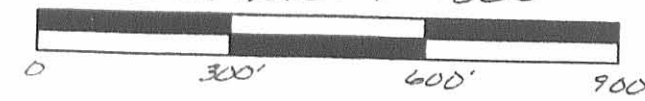
20' EASEMENT

2316.83'  
S. 12° 13' 52" E.

S. 78° 44' 30" W. 707.08'

423.01'  
S. 11° 33' 26" E.

SCALE: 1" = 300'



SURVEY OF 93.864 ACRES IN VIRGINIA MILITARY SURVEY 12280, HARDIN COUNTY, HALE TOWNSHIP AND LOGAN COUNTY, BOKESCREEK TOWNSHIP, OHIO FOR JOHN TUTOR ON SEPTEMBER 5, 1997



Leslie H. Geeslin  
LESLIE H. GEESLIN  
RUSHSVLVANIA, O

INDEXED ON MAP  
9158 2D

C.R. 199