

REF ID 10-28-08 SWM OK

Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



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ENGLE AND MCGINNIS 2.000 ACRE

Lying in Virginia Military Survey 9914, Bokescreek Township, Logan County, Ohio.

Being out of the Judy Mae Engle and William McGinnis 89.29 acre tract as deeded and described in Official Record 925, Page 510 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a 1/2 inch iron rod found in a monument box at center-line Station 27+57.30 (Logan County Engineer's Field Book 703, Page 39) on the intersection of the center-lines of County Highway 48 and County Highway 120.

THENCE, with the center-line of County Highway 48 (60 feet wide), N 83°-26'-45"E, a distance of 2235.93 feet to a railroad spike set at the TRUE POINT OF BEGINNING.

THENCE, with the center-line of County Highway 48, N 83°-26'-45"E, a distance of 182.00 feet to a railroad spike set.

THENCE, S 05°-22'-28"E, a distance of 478.80 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 30.00 feet.

THENCE, S 83°-26'-45"W, a distance of 182.00 feet to a 5/8 inch iron rod set.

THENCE, N 05°-22'-28"W, a distance of 478.80 feet to the point of beginning, passing a 5/8 inch iron rod set at 448.80 feet.

Containing 2.000 acres, of which 0.125 acre is within the highway right-of-way.

The basis for bearings is the center-line of County Highway 48, being N 83°-26'-45"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on October 24, 2008.

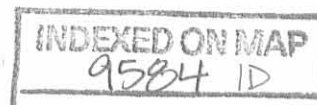


ORIGINAL STAMP IN GREEN

Description prepared by:

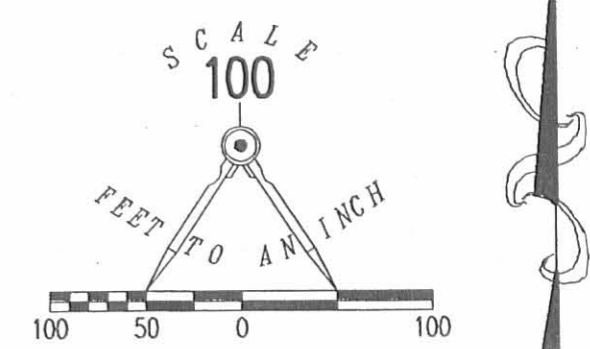
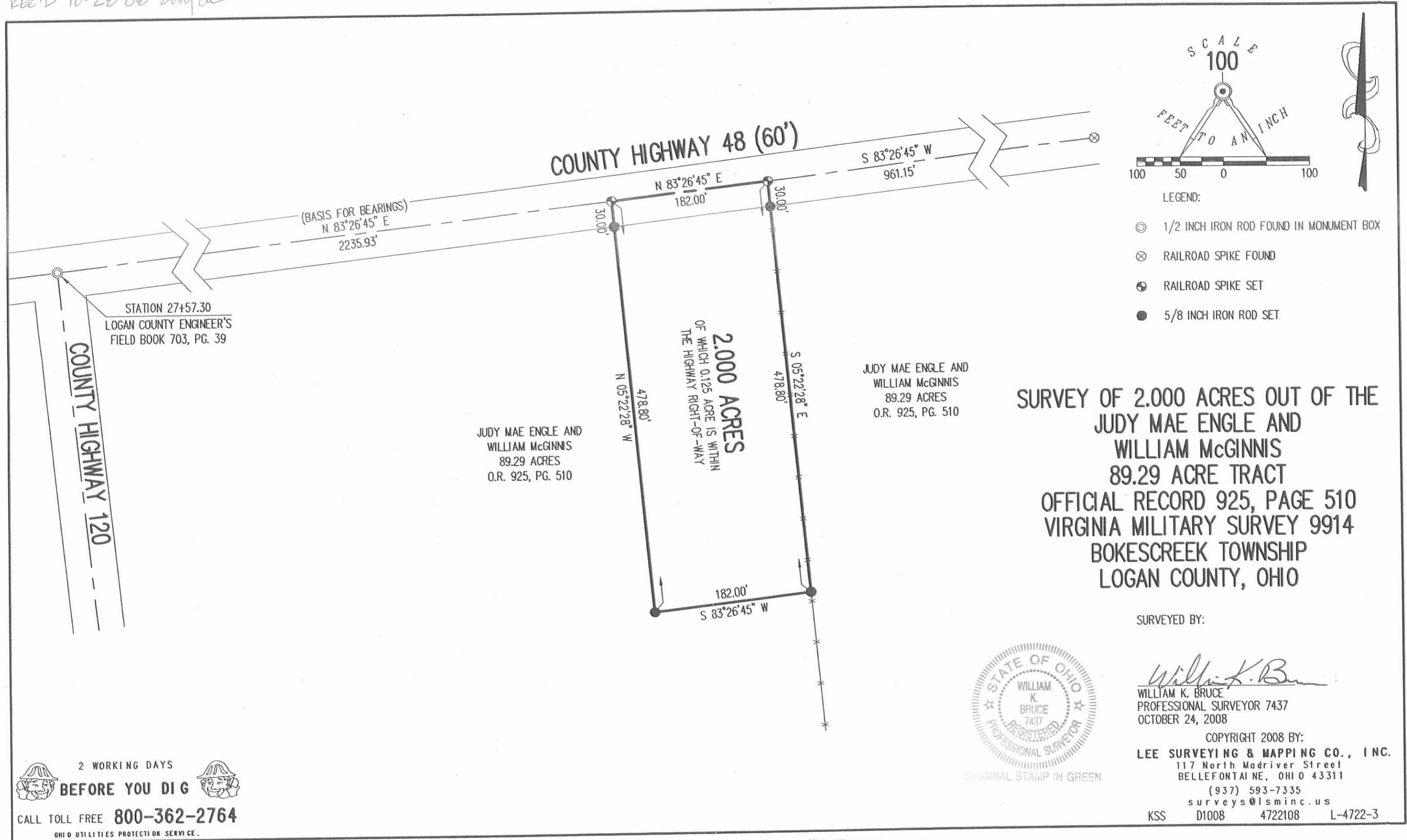
A handwritten signature in black ink that reads 'William K. Bruce'.

William K. Bruce
Professional Surveyor 7437
October 27, 2008



4722108

REV'D 10-28-00 SMJ/BL



- LEGEND:
- ⊙ 1/2 INCH IRON ROD FOUND IN MONUMENT BOX
 - ⊗ RAILROAD SPIKE FOUND
 - ⊕ RAILROAD SPIKE SET
 - 5/8 INCH IRON ROD SET

JUDY MAE ENGLE AND
WILLIAM McGINNIS
89.29 ACRES
O.R. 925, PG. 510

JUDY MAE ENGLE AND
WILLIAM McGINNIS
89.29 ACRES
O.R. 925, PG. 510

**SURVEY OF 2.000 ACRES OUT OF THE
JUDY MAE ENGLE AND
WILLIAM McGINNIS
89.29 ACRE TRACT
OFFICIAL RECORD 925, PAGE 510
VIRGINIA MILITARY SURVEY 9914
BOKESCREEK TOWNSHIP
LOGAN COUNTY, OHIO**

SURVEYED BY:
William K. Bruce
WILLIAM K. BRUCE
PROFESSIONAL SURVEYOR 7437
OCTOBER 24, 2008



ORIGINAL STAMP IN GREEN

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KSS D1008 4722108 L-4722-3

2 WORKING DAYS
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CALL TOLL FREE **800-362-2764**
OHIO UTILITIES PROTECTION SERVICE.

INDEXED ON MAP
9504 1P

8-5-24
 **APPROVED**

**Exhibit A
BOUNDARY RETRACEMENT
OF O.R. 1218, PAGE
87.29 acres (per record)
84.777 (per survey)**

Situated in the State of Ohio, County of Logan, Township of Bokescreek, located in part of Virginia Military Survey 9914, being all of an 87.29 acre tract of land in the name of Judy Mae Engle, recorded in O.R. 1218, Page 726, found in the Logan County Recorder's Office, also known as Auditor Parcel 05-041-00-00-028-000, being more particularly described as follows:

Commencing at the south easterly corner of V.M.S. 9938, the north easterly corner of V.M.S. 9913, the south westerly corner of V.M.S. 10060 and the north westerly corner of V.M.S. 9914, also being at the intersection of the centerlines of County Road 48 (60 foot Right of Way) and County Road 120 (30 foot Right of Way), at a Monument Box Found with a 1/2" Iron Pin Found inside;

thence with the centerline of said C.R. 48, also being in V.M.S. line between said V.M.S. 10060 and 9914, N84°08'41"E, a distance of 1690.17 to a **Rail Road Spike Set**, in said forementioned line; also being the north easterly corner of a 1.85 acre tract in the name of Dewayne E. Prater recorded in Official Record 181, Page 534, also being **THE TRUE POINT OF BEGINNING**;

thence continuing with said centerline and said V.M.S. line, **N84°08'41"E, 545.77 feet**, to a **Rail Road Spike Found**, in said centerline and said V.M.S. line, also being the north westerly corner of a 2.00 acre tract of land in the name of John E. and Kimberly Hoagland, recorded in O.R. 1333, page 392;

thence with the westerly line of said 2.00 acre tract **S04°40'36"E**, (passing through a 5/8" Iron Pin Found at 29.93 feet), a total distance of **478.77 feet** to a **5/8" Iron Pin Found**, at the southwesterly corner of said 2.00 acre tract;

thence with the southerly line of said 2.00 acre tract, **N84°08'37"E, 182.00 feet**, to the south easterly corner of said 2.00 acre tract, at a **5/8" Iron Pin Found**, (stamped "Lee");

thence with the easterly line of said 2.00 acre tract, **N04°40'41"W**, (passing through a 5/8" Iron Pin Found at a distance of 448.77), a total distance of **478.76 feet**, to the north easterly corner of said 2.00 acre tract, at a **Rail Road Spike Found**, in the centerline said C.R. 48, also being in V.M.S line between said V.M.S. 10060 and 9914;

thence with said centerline and V.M.S. line, **N84°08'41"E, 889.19 feet**, to a **Rail Road Spike Set**, in said forementioned line, where they intersect the rail road right of way for the Toledo and Ohio Central Railway Company, found in Deed Book 81, page 430, also recorded on rail road valuation map R-35;

thence with the western Right of Way of said rail road, **S05°02'38"E**, (passing through a 8" wood post at a distance of 28.22 feet), a total distance of **2360.86 feet**, to an **Iron Pin Set**, also being the north easterly corner of a 59.62 acre tract land in the name of Cronkleton Land LLC, found as parcel 4, tract 3 in O.R. 1319, page 634, a stone was found approximately 806.74 feet, S04°34'22"E of said Iron Pin Set, which was utilized to determine the location for setting the Iron Pin by comparing distance, not direction;

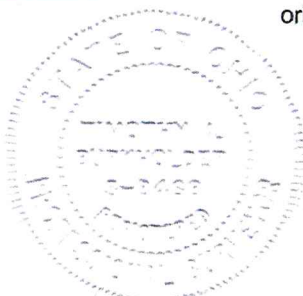
thence with the northerly line of said 59.62 acre tract **S84°15'33"W, 1587.74 feet**, to an **Iron Pin Set**, at the south easterly corner of a 38.15 acre tract in the name of Cronkleton Land LLC, found as parcel 4, tract 2 in O.R. 1319, page 634;

thence with the easterly line of said 38.15 acre tract and the easterly line of said 1.85 acre tract, **N05°45'10"W**, (passing through a 5/8" Iron Pin Found at a distance of 2099.64 and a 8" wood post found at a distance of 2327.53), a total distance of **2357.45 feet**, back to **THE TRUE POINT OF BEGINNING**;

Containing 84.777 acres, with 0.988 acres in the road Right of Way for said C.R. 48 more or less, however subject to all legal road right of way and prior easements of record. All Iron Pins Set are 5/8" inch diameter and 30" long with a pink cap stamped "Grand Lake P.S. 8468". This description was written from an actual field survey in July of 2024 by Grand Lake Surveying LLC. Bearings are based on Ohio State Plane NAD 83 South Zone VRS (2011) Scaled to the ground at 0,0 with a scale factor of 1.0000520759.

GRAND LAKE SURVEYING LLC
15730 MACKLIN RD. MARYSVILLE, OH 43040
PHONE: 614-353-8462
EMAIL: TIM@GRANDLAKESURVEYING.COM
WWW.GRANDLAKESURVEYING.COM


Date: 7/31/24
TIMOTHY A. BURKHOLDER P.S. 8468
original signature in blue ink

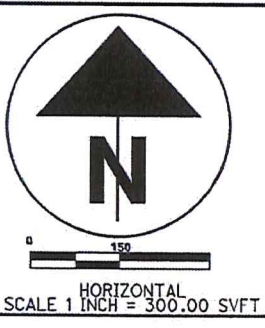
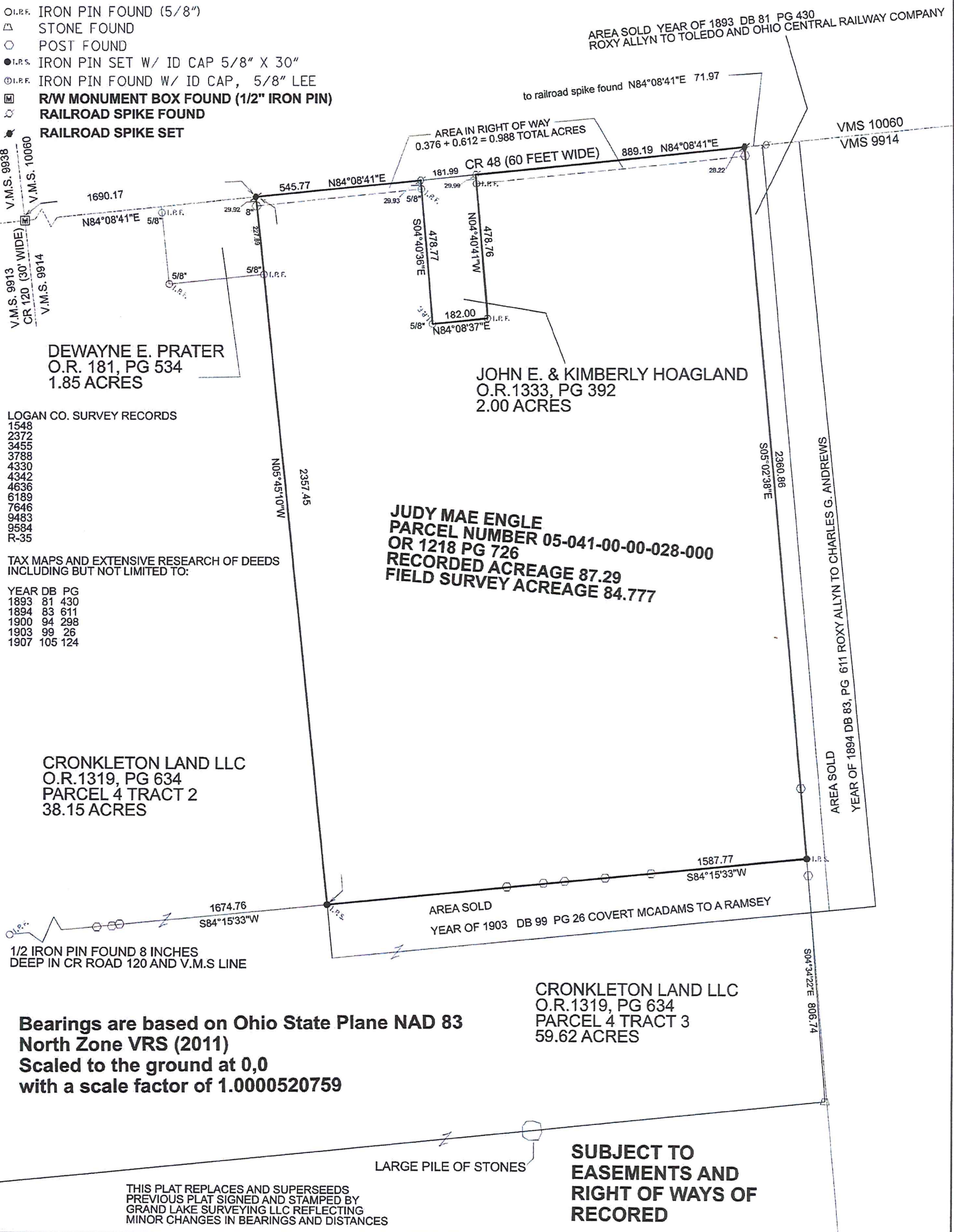


INDEXED ON MAP
9584

8-5-24


MONUMENT LEGEND

- I.P.F. IRON PIN FOUND (5/8")
- △ STONE FOUND
- POST FOUND
- I.P.S. IRON PIN SET W/ ID CAP 5/8" X 30"
- ⊙ I.P.F. IRON PIN FOUND W/ ID CAP, 5/8" LEE
- ⊠ R/W MONUMENT BOX FOUND (1/2" IRON PIN)
- ⊙ RAILROAD SPIKE FOUND
- ⊠ RAILROAD SPIKE SET



JUDY MAE ENGLE
 BOUNDARY SURVEY RETRACEMENT

STATE OF OHIO, COUNTY OF LOGAN,
 TOWNSHIP OF BOKES CREEK
 BEING PART OF VMS 9914

FOUND IN O.R. 1218, PG 726

GRAND LAKE SURVEYING LLC
 15730 MACKLIN RD MARYSVILLE OH
 PHONE: 614-353-8462
 EMAIL: TIM@GRANDLAKESURVEYING.COM
 WWW.GRANDLAKESURVEYING.COM
 BASED ON AN ACTUAL FIELD SURVEY

Timothy A. Burkholder
 TIMOTHY A. BURKHOLDER DATE: 7/31/24
 P.S. 8468

INDEXED ON MAP
 9584