

KUNTZMAN SURVEY

The following described real estate situated in the Village of DeGraff, Township of Miami, County of Logan, State of Ohio and being a part of Section 12, Town 3, Range 13, B.M.R.S. and being a part of a 22.60 Acre tract in the name of Lina Mae Kuntzman and being Permanent Parcel No. 26-117-00-00-009 and being more particularly described as follows:

Beginning at the southeast corner to a wood corner post at the southeast corner to Ernest J. Reeder's present 0.52 Acre tract as described in Deed Vol. 367 Page 55 (10-15-1976) and the southwest corner to Lina Mae Kuntzman's present 0.31 Acre tract as described in Deed Vol. 269 Page 594 (9-17-1960);

Thence S. 27° 11' W. 82.65 feet to a 5/8" x 30" Rebar set;

Thence S. 62° 49' E. 100.00 feet to a 5/8" x 30" Rebar set;

Thence S. 27° 11' W. 221.46 feet to a point in the channel of Bokengehalas Creek, passing through a 5/8" x 30" Rebar set at 170.00 feet;

Thence with the channel of Bokengehalas Creek the following five courses and distances, N. 72° 23' 04" W. 222.20 feet, N. 3° 54' 49" E. 46.87 feet, N. 38° 18' 58" W. 95.19 feet, N. 41° 48' 58" W. 98.75 feet, and N. 54° 22' 36" W. 119.70 feet to the southeast corner to a 1.776 Acre tract in the name of Leroy E. Elliott as recorded in Deed Vol. 278 Page 133 (9-22-1961);

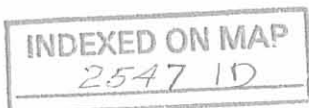
Thence with the east line of Elliott's tract, N. 43° 00' E. 197.00 feet to an iron pipe in concrete found at the northeast corner to said tract, said iron pipe also being the southeast corner to Lot No. 236 and the southwest corner to Lot No. 237 of Riverview Heights Subdivision as recorded, passing through a 5/8" x 30" Rebar set at 37.88 feet;

Thence with the south lines of Lots No. 237, 238 and 239, S. 64° 46' E. (Basis of Bearing) 230.33 feet to an iron pipe found at the southeast corner to Lot No. 239 and the southwest corner to Steven L. Fry's present 0.31 Acre tract as recorded in Deed Vol. 378 Page 218 (8-7-1978), passing through iron pipes found at 76.80 feet and 153.57 feet;

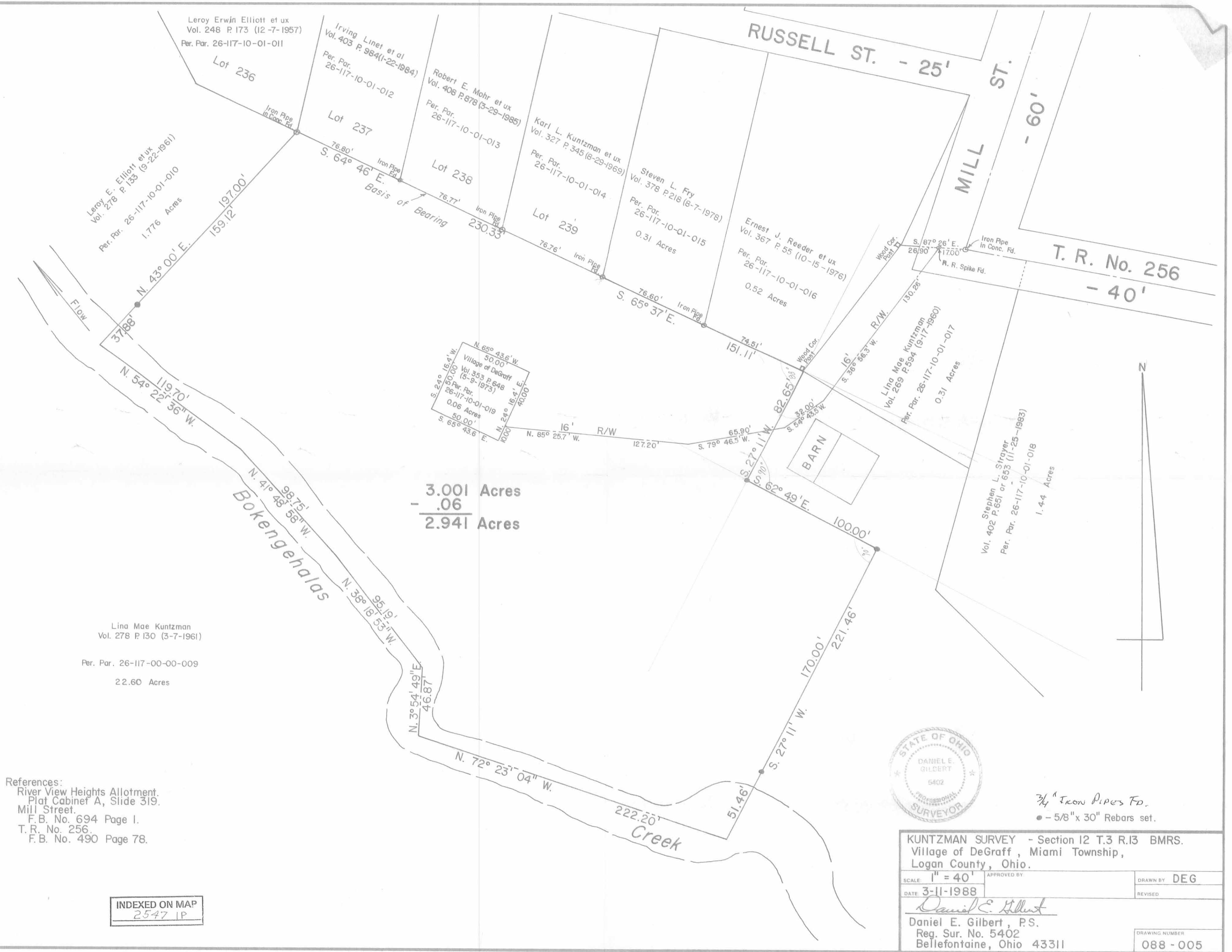
Thence with the south lines of Fry and Reeder tracts, S. 65° 37' E. 151.11 feet to the place of beginning, passing through an iron pipe found at 76.60 feet, containing 130,721.72 square feet or 3.001 Acres, more or less.

Of the above, there is excepted a 0.06 Acre tract in the name of the Village of DeGraff as recorded in Deed Vol. 353 Page 648 (5-9-1973) and being Permanent Parcel No. 26-117-10-01-019.

I hereby certify that this description is the result of a field survey completed by me on March 11, 1988 and is out of a tract in the name of Lina Mae Kuntzman as described in Deed Vol. 278 Page 130 (3-7-1961).



Daniel E. Gilbert
DANIEL E. GILBERT, P.S.
Reg. Sur. No. 5402
400 North Park Street
Bellefontaine, Ohio
43311



KUNTZMAN SURVEY - Section 12 T.3 R.13 BMRS.
 Village of DeGraff, Miami Township,
 Logan County, Ohio.

SCALE: 1" = 40'	APPROVED BY:	DRAWN BY: DEG
DATE: 3-11-1988		REVISED:
<i>Daniel E. Gilbert</i> Daniel E. Gilbert, P.S. Reg. Sur. No. 5402 Bellefontaine, Ohio 43311		DRAWING NUMBER: 088 - 005

INDEXED ON MAP
2547 1P



EXHIBIT "A"

LEGAL DESCRIPTION
PERMANENT EASEMENT
GRANTOR: DALE WADE
GRANTEE: COMMISSIONERS OF LOGAN COUNTY, OHIO

BEING A 20 FOOT WIDE PERMANENT UTILITY EASEMENT OUT OF A 58.579 ACRE TRACT OF LAND AS OWNED BY DALE WADE AS RECORDED IN DEED VOLUME 104, PAGE 934, OF THE LOGAN COUNTY RECORDER'S DEED RECORDS, IN SECTION 12, TOWN 3, RANGE 13, VILLAGE OF DEGRAFF, MIAMI TOWNSHIP, LOGAN COUNTY, OHIO, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Commencing for reference at a 5/8" iron pin found on the northern line of a tract of land owned by Stephen Strayer as recorded in Official Records Volume 65, Page 440, said point also being at a centerline P.I. of County Road 256 at STA 24+56 as shown in F.B. 490, Page 78;

thence, South 44° 11' 40" East, 201.21 feet along centerline of said County Road 256 to a point in the Grantor's eastern line, passing for reference the Grantor's northeast property corner at 32.57 feet;

thence, South 45° 48' 20" West, 20.00 feet to a point on the centerline of the 20 foot wide permanent utility easement, said point being on the west right-of-way line of said County Road 256 and marking the true place of beginning;

thence, with the centerline of said easement the following three courses;

South 46° 47' 04" East, 272.12 feet to a point;

North 84° 21' 26" West, 315.00 feet to a point;

North 68° 30' 18" West, 22.93 feet to its terminus at a point on the easterly line of a 2.941 acre tract of land owned by the Village of DeGraff, Ohio as recorded in Official Records Volume 214, Page 267, containing 0.28 acres, more or less, and subject to all existing rights-of-way, easements, and restrictions of record. See attachment, Exhibit "B" for a pictorial description.

The above description was prepared by Worl and Associates, Inc., Mark B. Studebaker, Ohio Registered Surveyor #7074, on November 21, 1997. Reference is made to the Village of DeGraff, Logan County FY 96 CHIP and CDBG Sanitary Sewer Improvement Project, Dated September 1997.

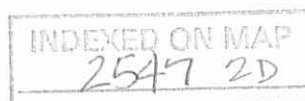
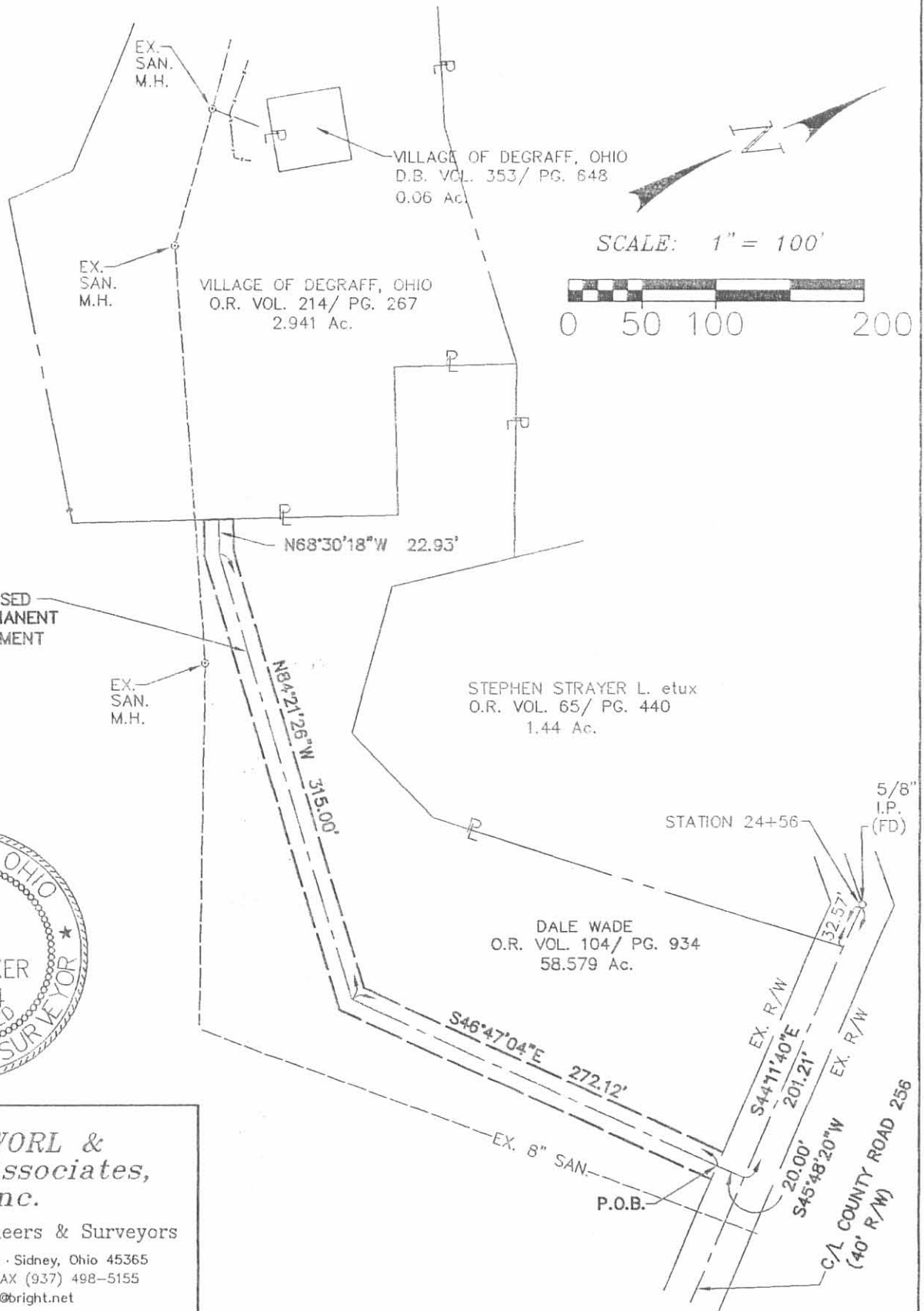


EXHIBIT "B"



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WORL & Associates, Inc.
Consulting Engineers & Surveyors
1065 Fairington Drive · Sidney, Ohio 45365
(937) 492-7636 · FAX (937) 498-5155
eMail: worl@bright.net

The following described land in the Village of DeGraff, Miami Township Logan County Ohio and being in Section 12 Town 3 Range 13

Beginning at an iron at the S.E. corner of Lot Number 239 thence N. 12 - 47 E. 173.00 feet to an iron at the south side of Russell Street the last described line passing an iron at the N.E. corner of said Lot 239 at 167.50 feet

Thence with the south side of Russell Street S. 77 - 13 E. 50.00 feet to an iron.

Thence again with the south side of Russell Street S. 78 - 54 E. 164.00 feet to an iron set in concrete at the west side of Mill Street.

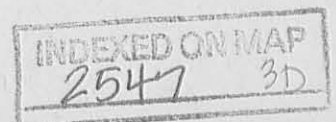
Thence with the west side of Mill Street S. 23 - 56 W. 111.40 feet to the N.E. corner of a large square wood post.

Thence with the west side of Arthur W. Denlinger's 0.31 acre tract and with the present fence S. 37 - 16 W. 108.40 feet to the S.E. corner of a large square good post.

Thence with the present fence N. 65 - 37 W. 151.00 feet to the place of beginning.

Said described tract containing 0.83 of one acre and being out of the N.E. corner of W.G.Kuntzman's present 3.33 acre tract.

cc
Logan County Engineer.



Kuntzman - Comer Survey DeGraff March 1960 1.26 Acres

The following described land in the Village of DeGraff, Miami Township, Logan County Ohio and being in Section 12 Town 3 Range 13

Beginning at an iron at the S.W. corner of Lot Number 235 of Riverview Heights Allotment and at the north side of Russell Street.

Thence with the west side of said Lot Number 235 N. 12 - 47 E. 136.18 feet to an iron in the N.W. corner of said Lot Number 235 and also being in the south line of Cecil P. Allison's 7.90 acre tract.

Thence with the south line of said Allison's 7.90 acre tract the following two courses and distances :

N. 80 - 06 W. 100.00 feet to an iron.

S. 86 - 15 W. 329.00 feet to an iron.

Thence S. 11 - 20 W. 85.00 feet to an iron.

~~Thence S. 80 - 16 E. 414.00 feet to an iron in the center of Russell Street at the west end of said Street of Riverview Heights Allotment. the last described line passing the south side of a thirty inch ash at 17.20 feet.~~

Thence S. 80 - 16 E. 414.00 feet to an iron in the center of Russell Street at the west end of said Street of Riverview Heights Allotment. the last described line passing the south side of a thirty inch ash at 17.20 feet.

Thence with the west end of Russell Street of Riverview Heights Allotment N. 12 - 47 E. 25.00 feet to the place of beginning.

Said described tract containing 1.26 acres and being out of the N.W. corner of the present 2.50 acre tract in the name of W.G.Kuntzman etux.

cc
Logan County Engineer

on Plat Book

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Kuntzman - Peoples Survey DeGraff July 1960 1.44 Acres

The following described land in the Village of DeGraff, Miami Township Logan County Ohio and being in Section 12 Town 3 Range 13

Beginning at an iron set in concrete in the center of Mill Street and in the center of County Road Number 256.

Thence with the center of County Road Number 256 S. 80 - 40 E. 43.70 feet to an iron for the beginning point of this survey. The iron at the beginning point being the N.E. corner of Arthur W. Denlinger's 0.31 acre tract.

Thence with the east side of said Denlinger's 0.31 acre tract S. 15 - 11 W. 230.00 feet to an iron. The last described line passing a large square wood post at said Denlinger's *S.E. Corner* at 145.50 feet.

Thence S. 45 - 55 E. 103.00 feet to an iron.

Thence N. 74 - 50 E. 79.30 feet to an iron.

Thence N. 46 - 19 E. 292.20 feet to an iron in the center of County Road Number 256.

Thence with the center line of County Road Number 256 N. 37 - 57W. 30.80 feet to an iron at an angle in said road.

Thence again with the center line of County Road Number 256 N. 80 - 40 W. 286.70 feet to the place of beginning.

The above described tract containing 1.44 acres and being out of the north side of W.G.Kuntzman's present 22.65 acre tract.

cc
Logan County Engineer.

on Plat Book

INDEXED ON MAP
2547 5D

Kuntzman Survey Miami Township, October 1960 63.37 Acres

The following described land in Miami Township, Logan County, Ohio and being is Section 12 Town 3 Range 13

Beginning at an iron at the S.E. corner of Lot Number 239 of Riverview Heights Addition.

Thence with the south side of Bethell's 0.83 acre tract S. 65 - 37 E. 151.00 feet to an iron at the S.W. corner of a square wood post.

Thence with the south side of a 0.31 acre tract known as the Denlinger tract S. 60 - 37 E. 130.40 feet to an iron at the S.E. corner of a square wood post in the west line of Slater's 1.44 acre tract.

Thence with the said Slater tract the following four courses and distances :

S. 15 - 11 W. 84.50 feet to an iron,
 S. 45 - 55 E. 103.00 feet to an iron,
 N. 74 - 50 E. 79.30 feet to an iron,
 N. 46 - 19 E. 292.20 feet to an iron in the center of County Road Number 256.

Thence with the center of said County Road Number 256 S. 37 - 57 E. 427.50 feet to an iron at the west side of the C.C.C. & StL Rail Road (now abandoned) The last described line passing the center of Bokengelas Creek at 320.00 feet.

Thence with the west side of the C.C.C. & St. L. Rail Road (Now abandoned) the following *Ten* courses and distances :

S. 65 - 34 W. 1611.60 feet,
 S. 63 - 53 W. 100.00 feet,
 S. 62 - 13 W. 100.00 feet,
 S. 55 - 32 W. 100.00 feet,
 S. 50 - 14 W. 434.00 feet to a point on the north bank of Stoney Creek,
 S. 61 - 30 W. 58.00 feet, the last described line passing the center of Stoney Creek at 30.00 feet
 S. 54 - 51 W. 91.00 feet,
 S. 51 - 24 W. 431.00 feet,
 S. 50 - 52 W. 447.50 feet,

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Kuntzman Survey continued

S. 51 - 52 W. 288.00 feet to a thirty inch walnut tree,

Thence with the present fence N. 80 - 13 W. 94.00 feet to the east bank of The Great Miami River

Thence with the east bank of The Great Miami River the following fourteen courses and distances :

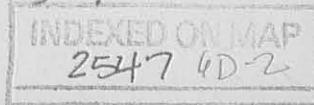
N. 34 - 00 E.	350.00 feet,
N. 31 - 49 E.	147.00 feet,
N. 26 - 00 E.	358.00 feet,
N. 28 - 49 E.	275.00 feet,
N. 60 - 00 E.	48.50 feet the last described line passing the center of Stoney Creek at 25.00 feet,
N. 14 - 24 E.	500.00 feet,
N. 30 - 39 E.	182.00 feet,
N. 35 - 40 E.	181.00 feet,
N. 14 - 30 E.	250.00 feet,
N. 24 - 35 E.	353.00 feet,
N. 45 - 51 E.	111.00 feet,
N. 60 - 47 E.	238.00 feet,
N. 43 - 38 E.	172.00 feet,
North	60.00 feet,

Thence with Bokengehla Creek the following three courses and distances;

N. 32 - 30 E.	40.00 feet,
S. 80 - 00 E.	35.00 feet,
S. 45 - 00 E	58.00 feet to an iron at the N.W. corner of Comer's 1.26 acre tract and also being in the south side of Allison's land.

Thence with the west side of said Comer 1.26 acre tract S. 11 - 20 W. 85.00 feet to an iron at said Comer's S.W. corner.

(Continued on Sheet 3)



Kuntzman Survey. Continued

Thence with the south side of said Comer tract S. 80 - 16 E. 414.00 feet to an iron in the center of and at the west end of Russell Street.

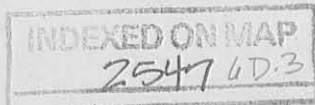
Thence with the west end of Russell Street and with the west side of Lot Number 236 of River View Heights Addition S. 12 - 47 W. 65.00 feet to an iron at the S.W. corner of said Lot 236

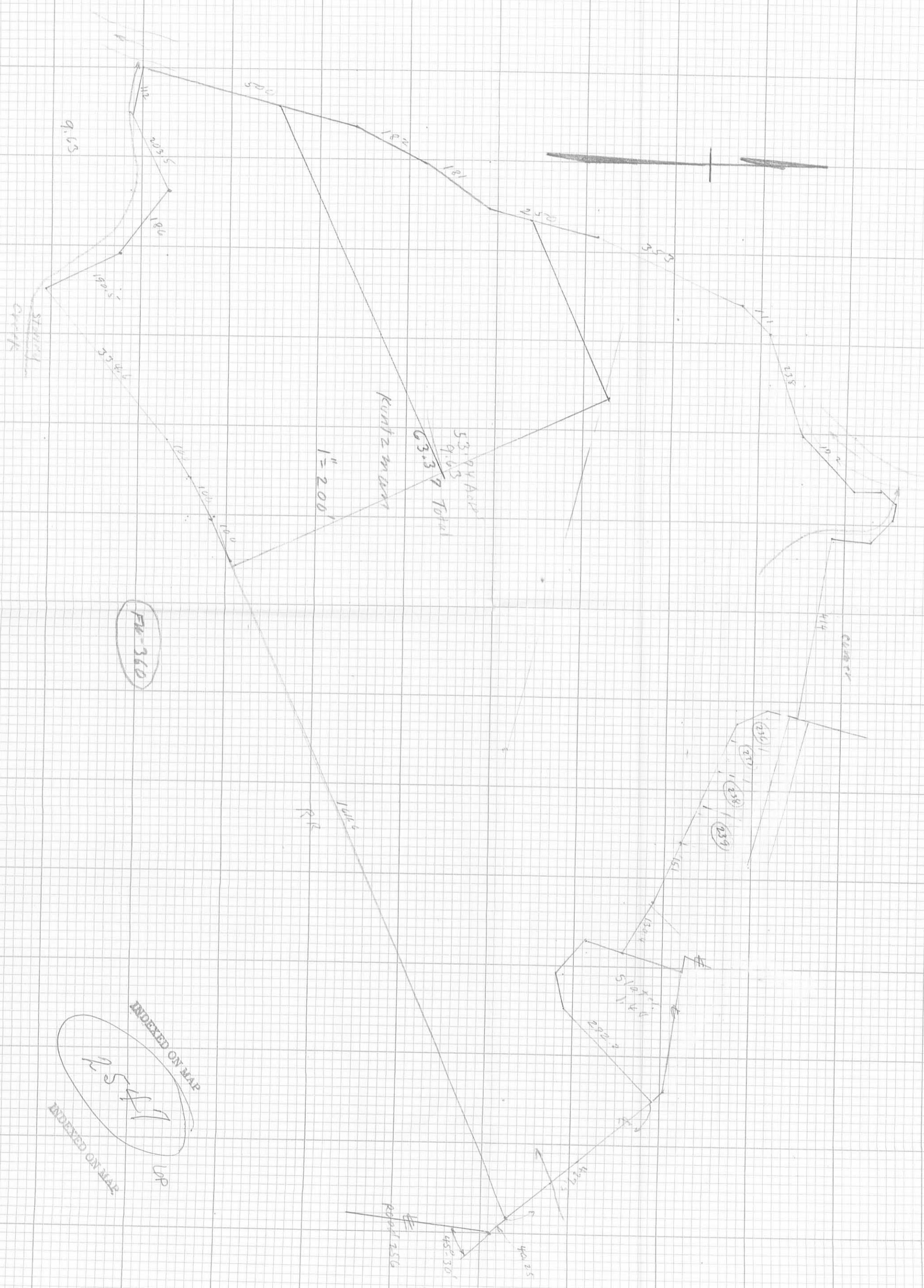
Thence with the S.W. side of said Lot 236 S. 27 - 45 E. 80.90 feet to an iron, at an angle in said Lot.

Thence with the south side of said Lot 236 and also with the south side of Lots 237, 238 and 239 S. 64 - 46 E. 306.84 feet to the place of beginning.

The above described tract contains 24.45 acres in the Village of DeGraff, 38.92 acres outside of the Corporation making a total of 63.37 acres.

cc
Logan County Engineer





Elliott - Kuntzman Survey DeGraff September 1961 1.79 Acres

The following described land in the Village of DeGraff, Miami Township, Logan County, Ohio and being in Section 12 Town 3 Range 13

Beginning at an iron at the S.E. corner of Lot Number 236.

Thence with the south side of said Lot Number 236 N. 64 - 46 W. 76.71 feet to an iron.

Thence with the S.W. side of said Lot Number 236 N. 27 - 45 W. 80.90 feet to an iron.

Thence with the west side of said Lot Number 236 N. 12-47 East 40.00 feet to an iron at the N.W. corner of said Lot Number 236 and also being in the south side of Russell Street.

Thence again N. 12 - 47 E. ^{25700 feet} to an iron in the center of Russell Street and also being the S.E. corner of Jack Commer's 1.26 acre tract.

Thence with the south side of said Comer 1.26 acre tract N. 80 - 16 W. 414.00 feet to an iron at the S.W. corner of said Comer 1.26 acre tract.

Thence S. 11 - 20 W. 30.00 feet to a point in the center of Bokenghalas Creek.

Thence with the center of said Bokenghalas Creek upstream the following three courses and distances : S. 54 - 05 E. 157.30 feet : S. 44 - 24 E. 148.80 feet and S. 42 - 35 E. 206.00 feet.

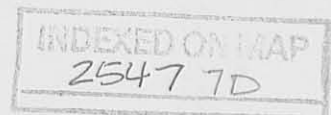
Thence N. 43 - 00 E. 197.00 feet to the place of beginning.

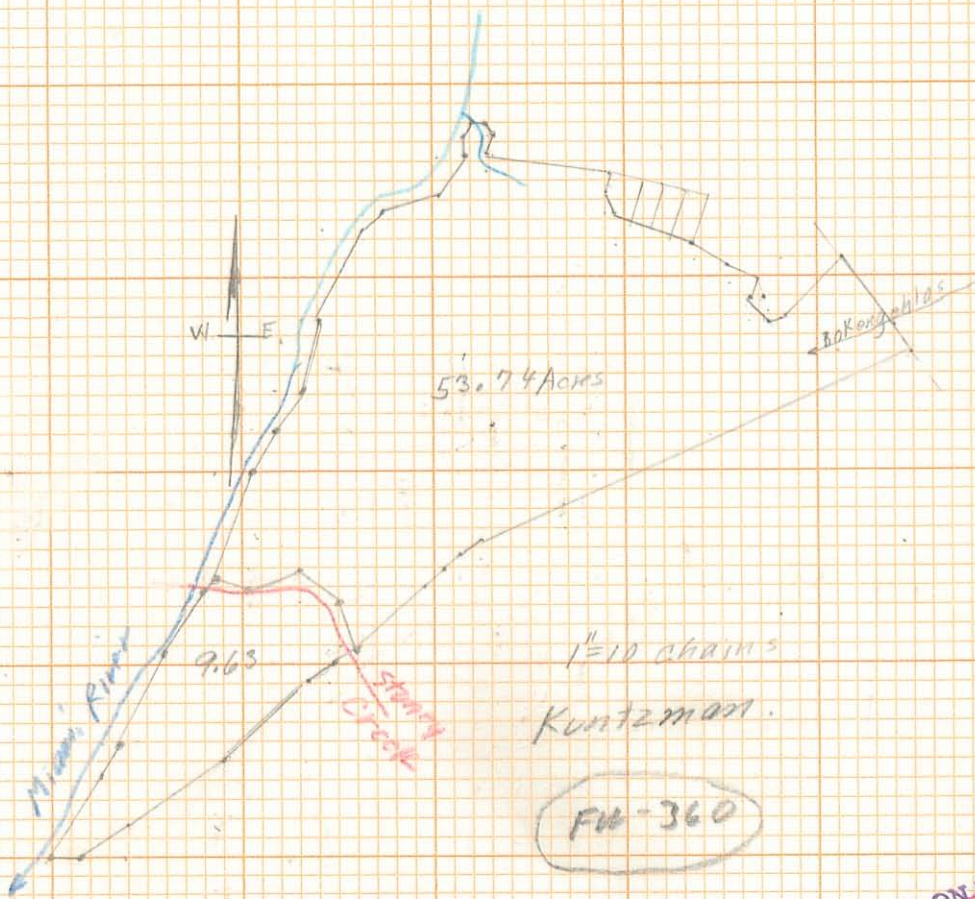
The above described tract containing 1.79 acres.

cc
Logan County Engineer



On Plat Book
D.E.G.





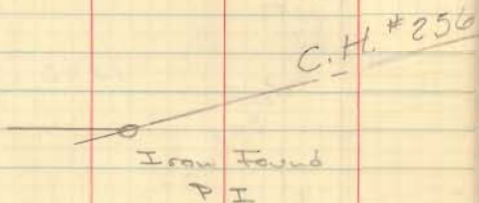
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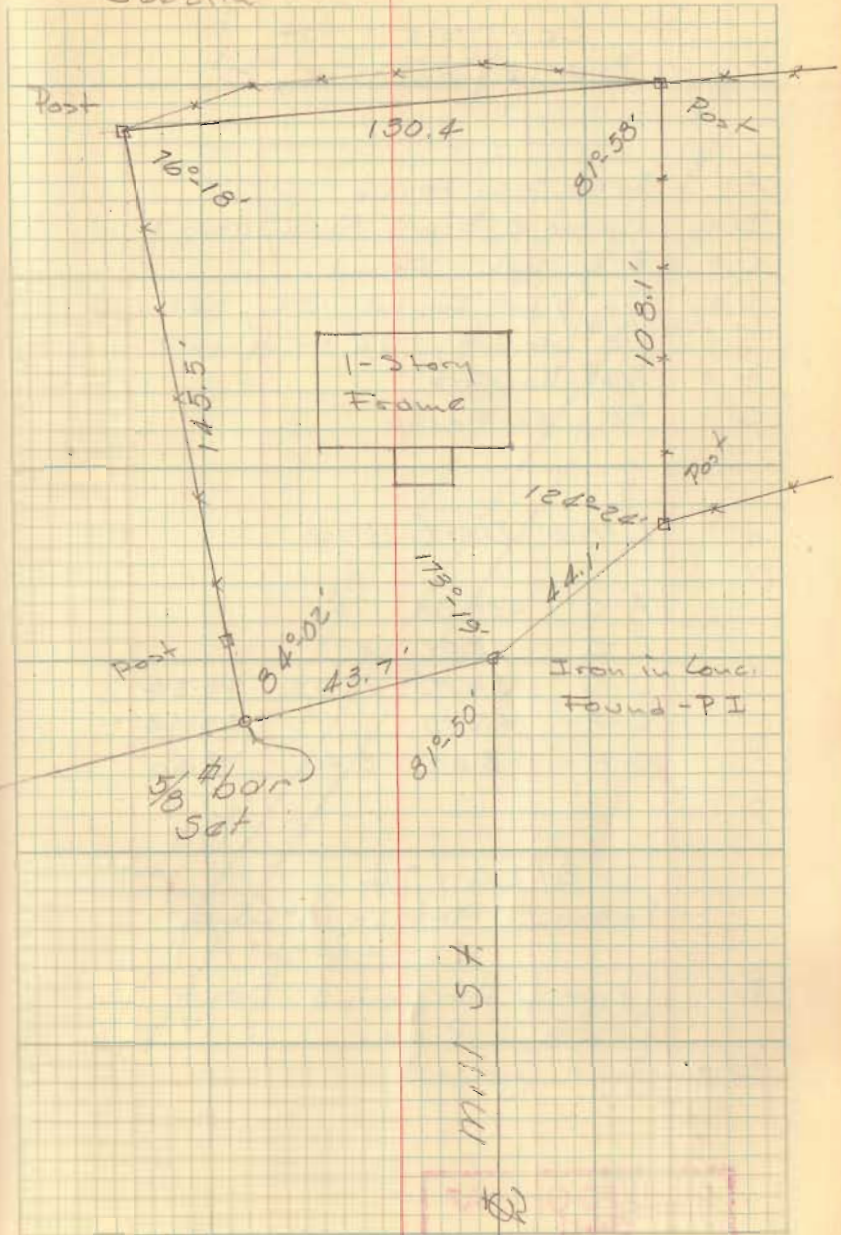
Kuntzman Survey
 S. Mill St.
 De Graff



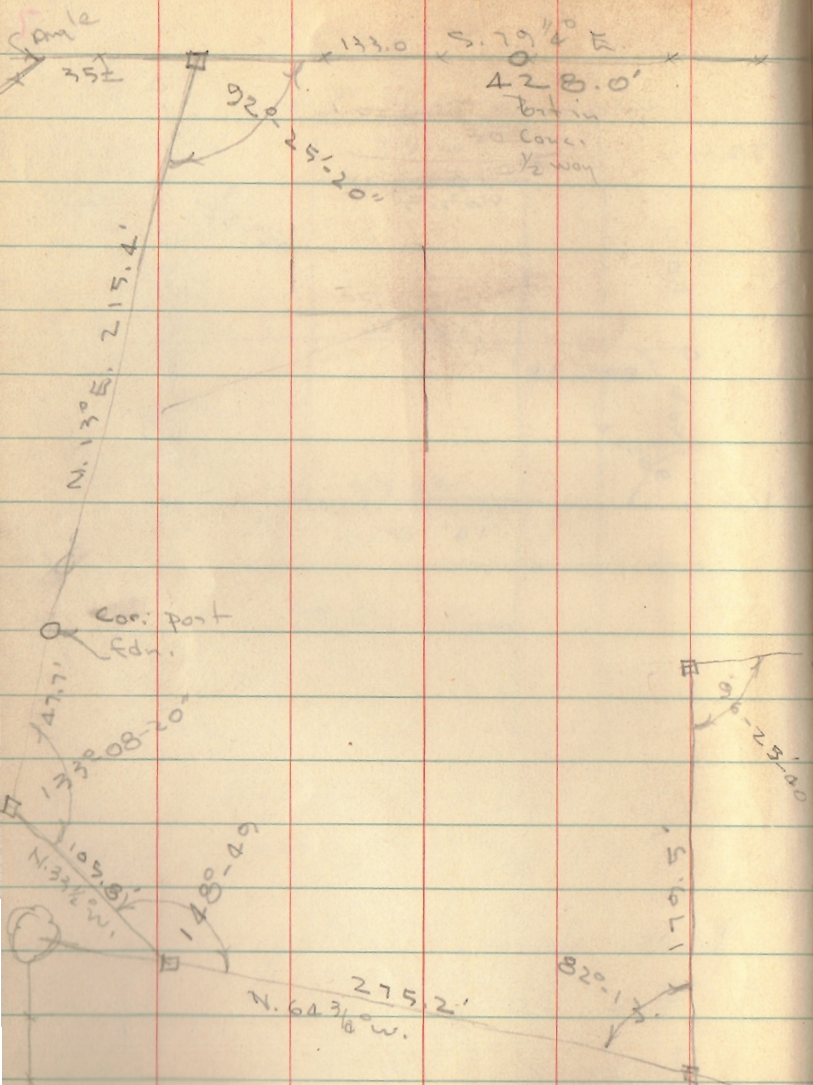
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Dodson
 Goodlin

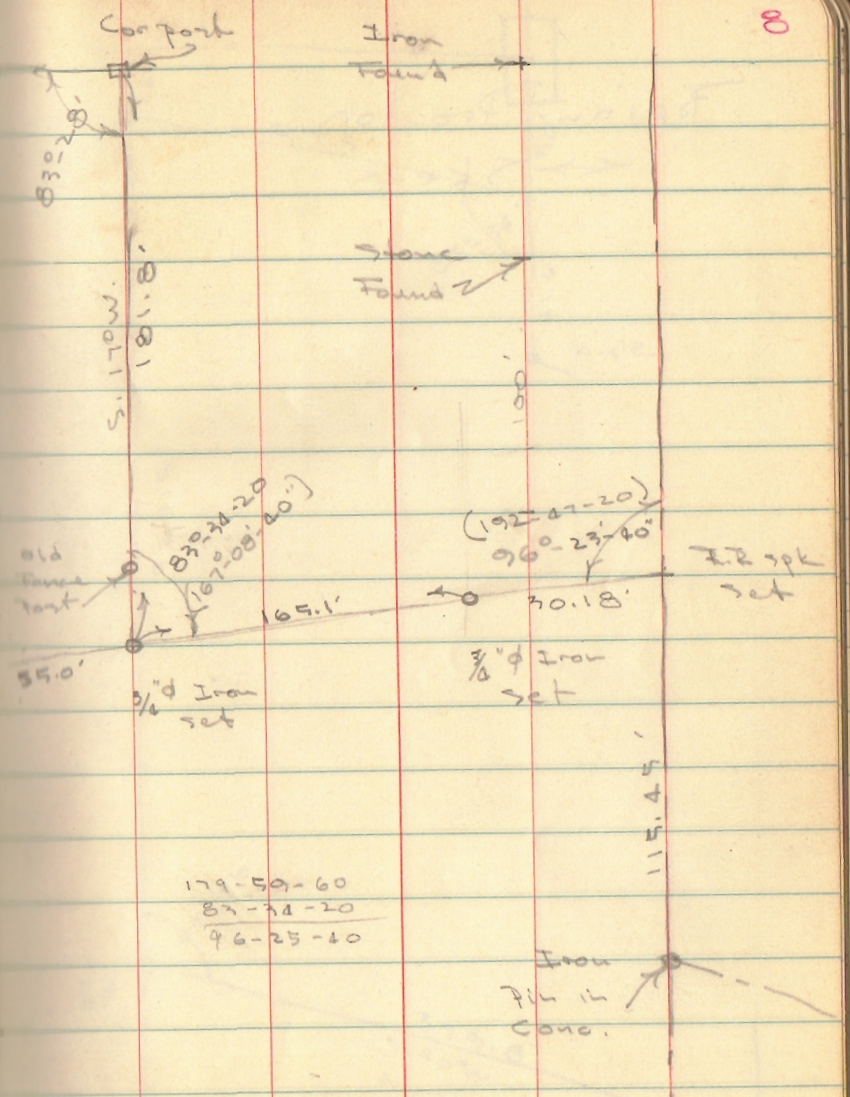
Sept. 15, 1956 45



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Kuntzman
DeGraff



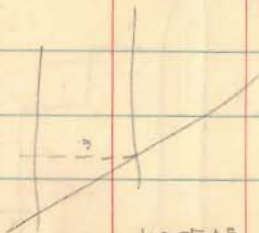
179-59-60
87-74-20
96-25-40

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Kuntzman Survey
DeGraff - Mill

180
510

76-17
81-02
113-18
124-24
81-50
538-119
60
58



89-60
84-07
5-58

1.00543
5
5.02725

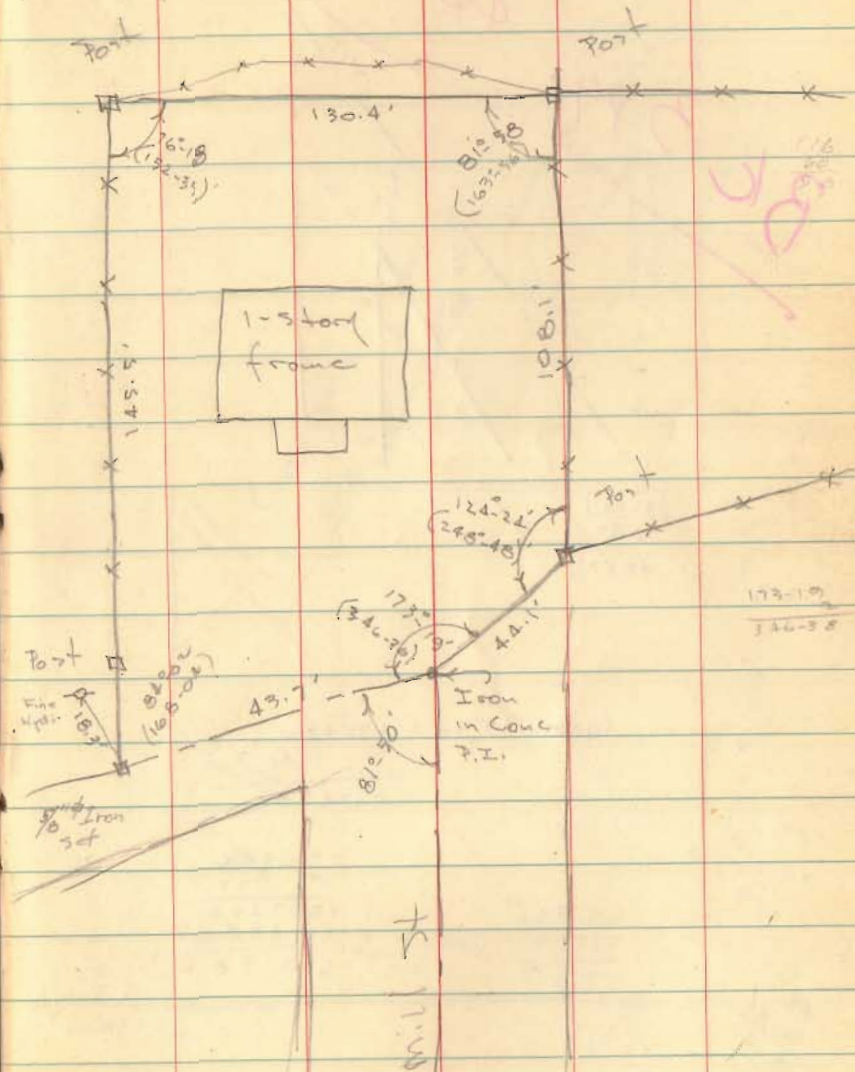
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Bolton
Geeslin

Sept 19, 1956
47



173-19
346-38

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5-21-23
✓ APPROVED

SURVEY FOR HARSHBARGER AND DUCKRO

**0.258 Acre
August 8, 2023**

The following described 0.258 acre tract is situated in the State of Ohio, County of Logan, Township of Miami, Village of DeGraff, and Section 12, Town 3, Range 13, being part of Jacob K. Harshbarger and Molly M. Harshbarger, Co-Trustee's 58.579 acres described in Official Record 1238, page 576, and said 0.258 acre tract being more particularly described as follows:

Beginning at a 5/8 inch iron pin found in concrete at the intersection of the centerline of Township Road 256 (40'), with the centerline of Mill Street (60'), said iron pin referenced as Sta. 29+83.1 in Logan County Engineer field book 490, page 78 (T.R. 256 centerline survey) and also referenced as Sta. 0+00 in field book 694, Pg. 1 (Mill Street centerline survey), said iron pin being at an angle point in the north line of Matthew J. and Heidi J. Duckro's 0.31 acre tract described in O.R. 1399, Pg. 656;

Thence North 87°36'19" West 44.10 feet, departing from said centerline intersection point and following a north line of said 0.31 acre tract, passing at 17.00 feet a railroad spike found, to an iron pin set at an angle point in the east line of Mark L. Harshbarger's 0.52 acre tract described in O.R. 512, Pg. 854;

Thence South 37°00'41" West 108.10 feet, following the east line of said 0.52 acre tract and the west line of said 0.31 acre tract, to an iron pin set at a northeast corner of The Village of DeGraff, Ohio's 2.941 acre tract described in Official Record 214, page 267, and at a northwest corner of said 58.579, said iron pin marking the *place of beginning*;

Thence **South 61°12'39" East 130.66 feet**, following the south line of said 0.31 acre tract and a north line of said 58.579 acre tract, to an iron pin set in the west line of Jason M. Jacobs' 1.44 acre tract described in O.R. 941, Pg. 450;

Thence **South 15°03'23" West 84.34 feet**, following the west line of said 1.44 acre tract and an east line of said 58.579 acre tract, to a 1/2 inch iron pipe found;

Thence **North 58°33'18" West 48.23 feet**, crossing said 58.579 acre tract, to a 5/8 inch iron pin found with cap marked "D.E. GILBERT LS 5402" at a northeast corner of said 2.941 acre tract;


Thence **North 62°35'47" West 99.65 feet**, following a north line of said 2.941 acre tract and a south line of said 58.579 acre tract, to a 5/8 inch iron pin found;

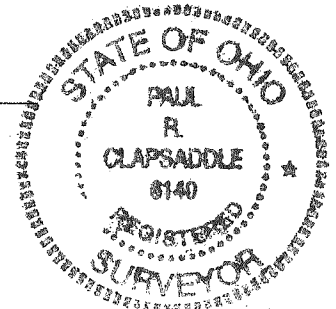
Thence **North 26°46'48" East 82.15 feet**, following an east line of said 2.941 acre tract and a west line of said 58.579 acre tract, to the *place of beginning, containing 0.258 acre*, more or less and being subject to all valid easements and restrictions of record. The parcel is subject to a 16 feet wide ingress/egress easement recorded in D.V. 353, Pg. 648. This easement is for the benefit of the Village of DeGraff, Ohio's 0.06 acre tract described in D.V. 353, Pg. 648.

The above described 0.258 acre tract has no road frontage and can only be transferred to an adjoining land owner that has frontage on a County or Township Road.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor 6140, during the month of July 2023. Bearings indicated herein are based on State Plane Coordinate North Zone, NAD 83 and GPS observations. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS 6140".

ATTEST:


Paul R. Clapsaddle, R.S. 6140
19019 West Darby Road, Marysville, Ohio 43040
(937) 248-1065



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8-21-23

APPROVED

PLAT OF SURVEY FOR HARSHBARGER AND DUCKRO

State of Ohio, Logan County
Miami Township, Village of DeGraff
Section 12, Town 3, Range 13



RUSSELL STREET (25')

MILL STREET (60')

Reference Beginning

Sta. 29+83.1, F.B. 490, Pg. 78
Log. Co. T.R. 256 C/L survey
Sta. 0+00, F.B. 694, Pg. 1
Log. Co. Mill Street C/L survey

Sta. 26+56
F.B. 490+78

Mark L. Harshbarger
0.52 acre
O.R. 512, Pg. 854

Matthew J. Duckro and
Heidi J. Duckro
0.31 acre
O.R. 1399, Pg. 656

Jason M. Jacobs
1.44 acre
O.R. 941, Pg. 450

Place of Beginning
GPS Coordinates:
N 237040.0959
E 1571875.4103

GPS Coordinates:
N 236977.1694
E 1571989.9239

The Village of DeGraff, Ohio
2.941 acres
O.R. 214, Pg. 268

0.258 acre
Part of Jacob K. and
Molly M. Harshbarger,
co-trustees
58.579 acre tract
described in
O.R. 1238, Pg. 576

Jacob K. and
Molly M. Harshbarger,
co-trustees
58.579 acres
O.R. 1238, Pg. 576

LEGEND:

- ⊕ Railroad spike found
- Concrete monument with 5/8" iron pin found
- 5/8 inch iron pin found
- ⊙ 5/8 inch iron pin set with cap marked "CLAPSADDLE RS 6140"
- 1/2 inch iron pipe found
- ⦿ 5/8 inch iron pin found with cap marked "D.E. GILBERT LS 5402"

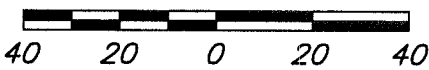
NOTES:

Reference deeds are shown hereon.

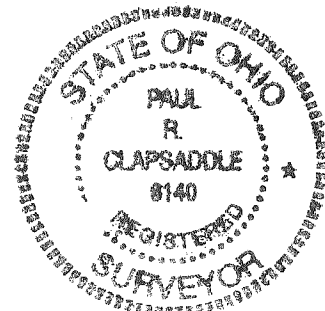
Bearings indicated hereon are based on State Plane Coordinate North Zone, NAD 83 with GPS observations.

This 0.258 acre tract has no road frontage and must be attached to an adjoining tract that has road frontage.

SCALE IN FEET



Scale: 1"=40' Project: HarshbargerJul23
Date: Jul 23, 2023 Drawing: HarshbargerJul23



**Paul R. Clapsaddle
and Associates**

REGISTERED ENGINEERS AND SURVEYORS

19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040
(937) 248-1065

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

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

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

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