

Blumenschein Survey Description
May, 1972

INDEXED ON MAP

5000 ID

Being situated in Harrison Township, Logan County, Ohio; and being a part of Section 28, Town 3, Range 14.

Beginning at a iron in the center of County Road 31, that bears S 6° - 00'W 405.0 feet from a stone at the intersection of the centers of County Road 31 and Township Road 206.

Thence with the center of County Road 31 S 6° - 00'W 269.0 feet to a iron.

Thence N 83° - 34'W 123.0 feet to a corner post.

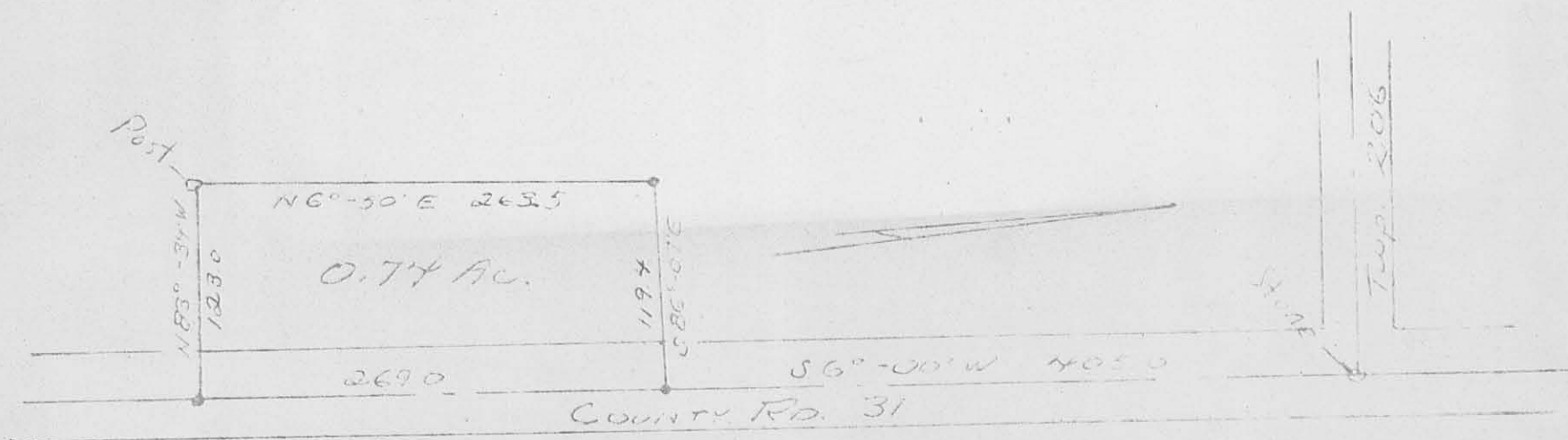
Thence N 6° - 50'E 263.5 feet to a iron.

Thence S 86° - 07'E 119.4 feet to the place of beginning.

Containing 0.74 of an acre more or less. Being surveyed from a 111.74 acre tract.

Owen K. Shirk
Surveyor 4271

BLUMENSCHHEIN SURVEY
 HARRISON TOWNSHIP, LOGAN COUNTY, OHIO
 SECTION 28, TOWN 3, RANGE 14 - 1" = 100' • • DENOTES IRONS



Owen K. Shirk
 Surveyor 4271
 5-6-72

INDEXED ON MAP
 5000 1P

12-14-2021



APPROVED HAVENAR

Engineering & Surveying

Amy L. Havenar, P.E.
Britt R. Havenar, P.E., P.S.

Legal Description for 170.499 acres

Situate in the Southeast quarter of Section Twenty-eight (28) and Northeast quarter of Section Twenty-seven (27), Town Three (3), Range Fourteen (14), Township of Harrison, County of Logan, State of Ohio, and being all of a 169.56 acre tract owned by Xavier B. & Leah Winner in Official Record 1349, Page 937, Parcel II of the Recorder's Office of Logan County, Ohio, as shown by a survey by Britt R. Havenar, Ohio P.S. No. 8266, and being more particularly described as follows:

Commencing at a stone found in a monument box found at the intersection of the centerline of Township Road 31 (40' R/W) and Township Road 206 (40' R/W) at the northeast corner of the southeast quarter of Section Twenty-eight (28), Town Three, Range Fourteen, said stone being the True Point of Beginning of the tract of land herein described;

Thence South 05 degrees 13 minutes 45 seconds West, along said centerline of right-of-way of Township Road 31 and the east line of Section Twenty-eight (28), Town Three (3), Range Fourteen (14), a distance of 404.60 feet to a railroad spike found, said spike being on the northeast corner of a 0.74 acre tract owned by Randy Coy (O.R. 746, pg. 91);

Thence North 86 degrees 58 minutes 36 seconds West, along the north line of said 0.74 acre tract, a distance of 119.40 feet to a 5/8" capped iron pin set, passing through a 5/8" capped iron pin set at a distance of 20.01 feet, said pin being on the northwest corner of said 0.74 acre tract;

Thence South 06 degrees 01 minutes 49 seconds West, along the west line of said 0.74 acre tract, a distance of 263.50 feet to a 5/8" capped iron pin set, said pin being on the southwest corner of said tract;

South 84 degrees 20 minutes 15 seconds East, along the south line of said 0.74 acre tract, a distance of 123.00 feet to a 1" Mag spike set, passing through a 5/8" capped iron pin set at a distance of 103.00 feet, said spike being on the centerline of right-of-way of Township Road 31, east line of Section 28, and on the southeast corner of said 0.74 acre tract;

Thence South 05 degrees 13 minutes 45 seconds West, along said centerline of right-of-way of Township Road 31 and the east line of Section Twenty-eight (28) and Section Twenty-seven (27), Town Three (3), Range Fourteen (14), a distance of 2936.54 feet to a 1" Mag spike set, said spike being on the north line of the former Conrail railroad;

Thence South 69 degrees 55 minutes 57 seconds West, along said north line of the Conrail railroad, a distance of 1215.00 feet to a 5/8" capped iron pin set;

Thence North 05 degrees 13 minutes 45 seconds East, along said north line of the Conrail railroad, a distance of 27.65 feet to a 5/8" capped iron pin set;

Thence South 69 degrees 55 minutes 57 seconds West, along said north line of the Conrail railroad, a distance of 825.90 feet to a 5/8" iron pin found, said pin being the southeast corner of a 65.175 acre tract owned by Atterholt Brothers Farms LLC (O.R. 1258, pg. 530, Parcel Two);

Thence North 05 degrees 03 minutes 14 seconds East, along the east line of said 65.175 acre tract, a distance of 1123.95 feet to a 5/8" iron pin found, said pin being on the northeast corner of said tract

and the southeast corner of a 133.43 acre tract owned by D. Kevin Bell, Trustee, etal. (O.R. 1186, pg. 879, Tract I);

Thence North 05 degrees 14 minutes 46 seconds East, along the east line of said 133.43 acre tract, a distance of 3332.89 feet to a 5/8" capped iron pin set, passing through a 6" wood post found at a distance of 2078.88 and a 3" steel post found at a distance of 2535.67 feet, said pin being on the east-west half-section line of Section Twenty-eight (28);

Thence South 84 degrees 42 minutes 03 seconds East, along said half-section line, a distance of 1847.64 feet to a stone found in a monument box found, passing through a Mag nail found at a distance of 516.09 feet, said stone being the True Point of Beginning of the above described tract, containing 170.499 acres more or less (58.473 acres in Section 27 and 112.026 acres in Section 28), of which 2.809 acres are in existing right-of-way, subject to all easements of record.

Basis of bearings based on State Plane Coordinates, NAD83, Ohio North Zone.

Description prepared by:
Britt R. Havenar, P.E., P.S., Ohio P.S. No. 8266



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APPROVED

WINNER SURVEY NO. 2 SECTIONS 27 & 28, TOWN 3, RANGE 14 HARRISON TWP., LOGAN CO., OHIO

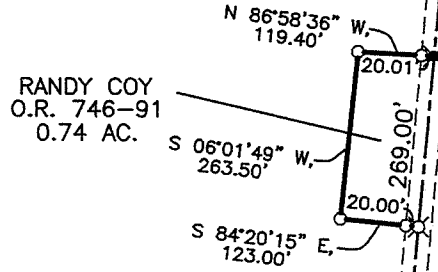
N.E. CORNER,
S.E. QUARTER,
SEC. 28, T-3, R-14

3/4" IPF
N 64°05'04" E, 6.24'
FROM IPS (NOT SHOWN)

S 84°42'03" E, 1847.64'

40' EX. R/W & HALF-SEC. LINE

WEST OF R/W



ACCESS MANAGEMENT:

NO NEW ACCESS POINTS ARE BEING PROPOSED.
TOWNSHIP ROADS 31 & 206 CLASSIFIED AS LOCAL.
MINIMUM DRIVE SPACING IS 495'.
MINIMUM STOPPING SIGHT DISTANCE IS >495'.
MINIMUM DISTANCE FROM AN INTERSECTING ROADWAY IS 495'.

170.499 AC.
2.809 AC. IN EX. R/W

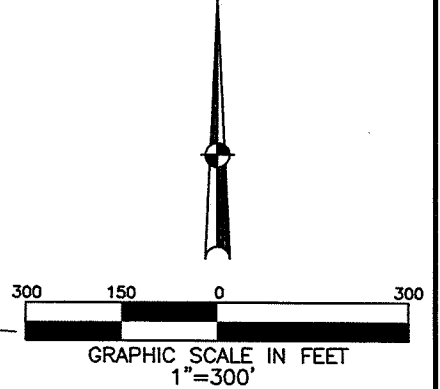
XAVIER B. & LEAH WINNER
O.R. 1349-937
169.560 AC.
PARCEL II

EX. DRIVE 1876'
FROM T.R. 206

REFERENCES

LOGAN COUNTY ENGINEER'S SURVEYS:

| | |
|----------|----------|
| NO. 512 | NO. 1308 |
| NO. 3604 | NO. 5000 |
| NO. 9716 | NO. 5094 |
| NO. 7925 | NO. 2814 |
| NO. 7680 | NO. 6010 |
| NO. 6264 | NO. 5256 |
| R-34 | R-46 |



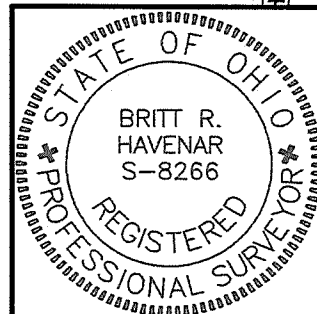
BASIS OF BEARINGS:
BEARINGS ARE BASED ON STATE PLANE COORDINATES, NAD83, OHIO NORTH ZONE

LEGEND

- 5/8" IRON PIN FOUND
- ⊙ 3" STEEL POST FOUND
- ▲ 6" WOOD POST FOUND
- STONE IN MON. BOX FOUND
- CONC. MONUMENT FOUND
- ⊗ RAILROAD SPIKE FOUND
- 3/4" IRON PIN FOUND
- MAG NAIL FOUND
- ⊗ 1" MAG SPIKE SET
- 5/8" DIA. IRON PIN SET CAPPED "BRH PE PS, OHIO PS 8266"

S.E. CORNER,
N.E. QUARTER,
SEC. 27, T-3, R-14

SURVEY OF 170.499 ACRES FOR XAVIER WINNER
IN HARRISON TOWNSHIP. DECEMBER 8, 2021.



Britt R. Haverar
 BRITT R. HAVENAR, P.E., P.S.
 OHIO REGISTERED PROFESSIONAL SURVEYOR #8266
 HAVENAR ENGINEERING & SURVEYING, INC.
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 BRITT R. HAVENAR, P.E., P.S.
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