

5009 1D

Bickham-Davis Survey

The following described real estate situated in the Village of Huntsville and the Township of McArthur, County of Logan, State of Ohio and being a part of Virginia Military Survey No. 9903-9928 and being more particularly described as follows:

Beginning at a point in the centerline of McLees Ditch, that is the southwest corner to Harold E. Bickham's present 0.89 Acre tract in the Village of Huntsville and the Township of McArthur, and also being in the east line of Wilbur J. Wren's present tract;

Thence with Wren's east line, S. 6° 35' E. 50.40 feet to an iron bar in the northeast line of the old right of way of the C. & L. E. R.R. Co. tract, (now in the name of Wilbur J. Wren);

Thence with said Wren's northeast line a chord bearing and distance of S. 35° 35' E. 166.80 feet to an iron bar at the the northwest corner to Leo A. Davis's present 0.263 Acre tract and being in the northeast line of said C. & L. E. R.R. right of way (now Wren);

Thence with the north lines of Davis's present 0.263 Acre tract and 0.193 Acre tract, N. 85° 25' E. 197.80 feet to a point in the centerline of McLees Ditch and in the west line of John R. Spencer's present tract, passing through iron bars at 141.8 feet and 176.8 feet;

Thence with the centerline of McLees Ditch, N. 4° 35' W. 81.0 feet to an angle in said ditch, passing the northwest corner to Spencer's tract at 74.0 feet;

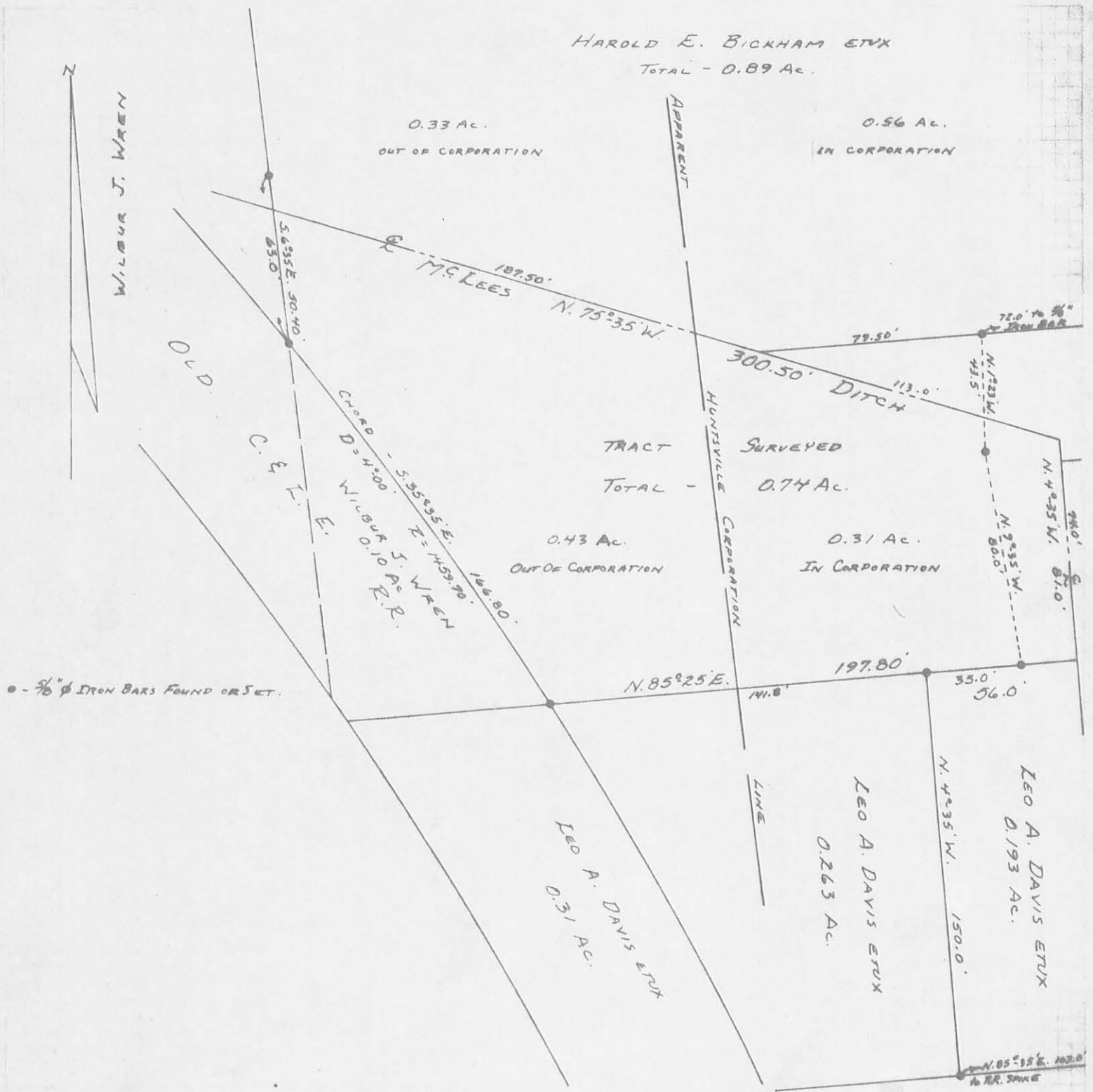
Thence continuing with the centerline of McLees Ditch, N. 75° 35' W. 300.50 feet to the place of beginning, passing the most southerly point of Harold E. Bickham's tract at 113.0 feet, containing 0.74 Acres, more or less.

The above described real estate contains 0.43 Acres in McArthur Township and 0.31 Acres in Huntsville Corporation.

I hereby certify that this is a true and accurate description of a survey made by me on April 29, 1972.

Daniel E. Gilbert
Daniel E. Gilbert, P.S., Reg. Sur. No. 5402

5009 IP



• - 3/8" IRON BARS FOUND OR SET.

BICKHAM - DAVIS SURVEY
 V.M.S. No. 9903-9928
 HUNTSVILLE CORPORATION
 M.S. ARTHUR TOWNSHIP
 LOGAN COUNTY, OHIO
 APRIL 29, 1972

SCALE: 1" = 50'



SURVEYED AND PLATTED BY:
 DANIEL E. GILBERT, P.S.
 REG. SUR. NO. 5402
 1041 N. MAIN ST.
 BELLEFONTAINE, OHIO 43311

7-2 2021



APPROVED

Rodney Bickham

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May 18, 2021

**Parcel "B"
LEGAL DESCRIPTION**

Being a part of a 59.533 acre tract in the name of Columbus Avenue, LTD. (O.R. 1209, Pg. 605, Tract II) and being a part of V.M.S. 9903-9928, McArthur Township, Logan County, more particularly described as follows:

Commencing at an existing #5 Rebar at the NE corner of a 0.852 acre tract in the name of Rodney Bickham (O.R. 1313, Pg. 401, Tract II) and the NW corner of a 0.673 acre tract in the name of Rodney Bickham (O.R. 1313, Pg. 401, Tract I); thence S 83°-23'-05" W with the N line of said 0.852 acre tract and the S line of Neal Avenue, 41.93' to an existing 1/2" Iron Pipe at the POINT OF BEGINNING and being a southeasterly corner of said 59.533 acre tract; thence the following courses:

1. S 80°-27'-03" W with the N line of said 0.852 acre tract and the southerly line of said 59.533 acre tract, 155.38' to an existing #5 Rebar at the NW corner of said 0.852 acre tract;
2. S 07°-09'-17" E with the W line of said 0.852 acre tract and the E line of said 59.533 acre tract, 78.02' to an existing #5 Rebar;
3. S 07°-15'-16" E with the W line of said 0.852 acre tract, the W line of a 0.740 acre tract in the name of Sybil J. Wallace (O.R. 1166, Pg. 744, Parcel 1) and the E line of said 59.533 acre tract, 126.28' to a #5 Rebar set on the E line of a 9.331 acre tract in the name of Steven R. & Jeanine R. Fansler and being the Southeasterly corner of said 59.533 acre tract and a Southwesterly corner of said 0.740 acre tract, passing an existing #5 Rebar at 54.90';
4. Northwesterly with a curve to the left and the W line of said 59.533 acre tract and the E line of said 9.331 acre tract, having a radius of 1459.70', an arc length of 270.22', a delta of 10°-36'-23", a chord bearing of N 44°-44'-45" W and a chord distance of 269.83' to a #5 Rebar set at the intersection of said curve with the extension of the S line of Neal Avenue;
5. N 83°-23'-05" E with the extension of the S line of Neal Avenue, 319.64' to the POINT OF BEGINNING.

The above described parcel contains 0.389 acres, more or less, subject to all legal highways and easements of record.

The system of bearings for this legal description is based on the Ohio State Plane-North Coordinate System NAD83 (2011). This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Kyle J. Binkley, P.S. #8587 on May 18, 2021. All markers called for above are in place.



INDEXED ON MAP
5009



APPROVED

Rodney Bickham

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May 18, 2021

Parcel "A + B"
LEGAL DESCRIPTION

Being a part of a 59.533 acre tract in the name of Columbus Avenue, LTD. (O.R. 1209, Pg. 605, Tract II) & all of a 0.852 acre tract in the name of Rodney Bickham (O.R. 1313, Pg. 401, Tract II) and being a part of V.M.S. 9903-9928, Village of Huntsville, McArthur Township, Logan County, more particularly described as follows:

Beginning at an existing #5 Rebar at the NE corner of a 0.852 acre tract in the name of Rodney Bickham (O.R. 1313, Pg. 401, Tract II) and the NW corner of a 0.673 acre tract in the name of Rodney Bickham (O.R. 1313, Pg. 401, Tract I); thence the following courses:

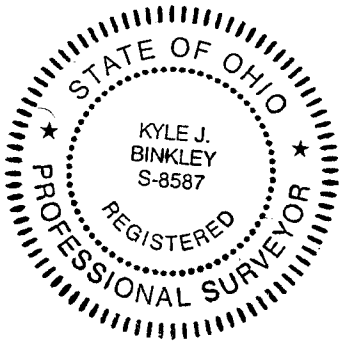
1. S 05°-56'-22" E with the E line of said 0.852 acre tract and the W line of said 0.673 acre tract, 224.67' to a point within the banks of McLee's Ditch and being the N line of a 0.579 acre tract in the name of Christine S. Hurley (O.R. 791, Pg. 976, Tract III), passing an existing #5 Rebar at 204.59';
2. S 83°-17'-23" W with the N line of said 0.579 acre tract and the S line of said 0.852 acre tract, 19.90' to a point within the banks of McLee's Ditch and being the N line of a 0.740 acre tract in the name of Sybil J. Wallace (O.R. 1166, Pg. 744, Parcel 1);
3. N 74°-15'-49" W with the approximate centerline of McLee's Ditch and being the S line of said 0.852 acre tract and the N line of said 0.740 acre tract, 187.13' to point on the E line of said 59.533 acre tract and being the SW corner of said 0.852 acre tract and the NW corner of said 0.740 acre tract;
4. S 07°-15'-16" E with the W line of said 0.740 acre tract and the E line of said 59.533 acre tract, 58.74' to a #5 Rebar set on the E line of a 9.331 acre tract in the name of Steven R. & Jeanine R. Fansler (O.R. 867, Pg. 429) and being the Southeasterly corner of said 59.533 acre tract and a Southwesterly corner of said 0.740 acre tract;
5. Northwesterly with a curve to the left and the W line of said 59.533 acre tract and the E line of said 9.331 acre tract, having a radius of 1459.70', an arc length of 270.22', a delta of 10°-36'-23", a chord bearing of N 44°-44'-45" W and a chord distance of 269.83' to a #5 Rebar set at the intersection of said curve with the extension of the S line of Neal Avenue;
6. N 83°-23'-05" E with the extension of the S line of Neal Avenue, 361.57' to the POINT OF BEGINNING.

The above described parcel contains 1.238 acres, more or less, of which 0.209 acres are in the Village of Huntsville and 1.032 acre are in McArthur Township, subject to all legal highways and easements of record.

INDEXED ON MAP

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The system of bearings for this legal description is based on the Ohio State Plane-North Coordinate System NAD83 (2011). This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Kyle J. Binkley, P.S. #8587 on May 18, 2021. All markers called for above are in place.



A handwritten signature in black ink, appearing to read "K. Binkley".

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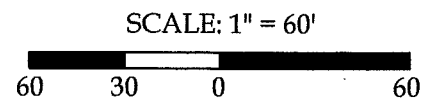
7-2-2022

APPROVED

Curve Data

(C - 1)
Radius = 1459.70'
Arc Length = 270.22'
Delta = 10°-36'-23"
Chord Distance = 269.83'
Chord Bearing = N 44°-44'-45" W

Survey of Parcels #23-048-11-14-018-000, 24-048-11-14-019-000 and part of Parcel #23-048-00-00-036-000 and being a part of V.M.S. 9903-9928, Village of Huntsville, McArthur Township, Logan County, Ohio.
(Prior Deeds Referenced in O.R. 1209, Pg. 605 & O.R. 1313, Pg. 401)



GRAPHIC SCALE

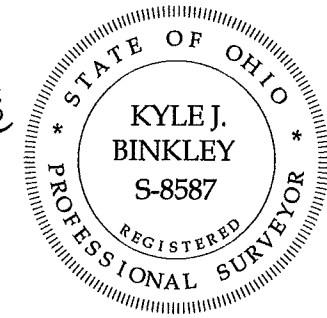
Legend

- A = Existing 1" Iron Pipe
- B = Existing 1/2" Iron Pipe
- C = Existing #5 Rebar
- D = Existing Mag Nail
- E = Set Mag Spike
- F = Set #5 Rebar

Distance Data

- D - 1 = 42.07' (R) 41.93' (M)
- D - 2 = 20.10' (R) 19.90' (M)

This plat and the accompanying legal descriptions represent an actual boundary survey completed under my direct supervision on May 18, 2021.



Kyle J. Binkley
Kyle J. Binkley, P.S. #8587

Binkley
LAND SURVEYING, LLC

121 W. Auglaize Street
Wapakoneta, Ohio 45895
(419) 236-3768

CLIENT: Rodney Bickham			
SURVEYED BY: T.J.S./T.E.W.	DATE: 05-18-2021	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 60'	PAGE 1	OF 1	PAGES 4

Huntsville Corporation Line
McArthur Township

Lot #97
Wrens Allotment
(P.C. A, Slide 277)

Lot #95

Columbus Avenues, LTD.
O.R. 1209, Pg. 605, Tract II
(59.533 acres)
(59.144 acres Remaining)

Parcel "A + B"
Total - 1.238 acres

Parcel "B"
Columbus Avenues, LTD.
O.R. 1209, Pg. 605, Tract II
(0.389 acres)

Steven R. & Jeanine R. Fansler
O.R. 867, Pg. 429
(9.331 acres)

Parcel "A"
Rodney Bickham
O.R. 1313, Pg. 401, Tract II
(0.852 acres - Deed)
(0.849 acres)

Rodney Bickham
O.R. 1313, Pg. 401,
Tract I
(0.673 acres)

Christine S. Hurley
O.R. 791, Pg. 976, Tract III
(0.579 acres)

Sybil J. Wallace
O.R. 1166, Pg. 744, Parcel 1
(0.740 acres)

McLee's Ditch
N 74°-15'-49" W

Line Data
L - 1 = S 07°-09'-17" E ~ 78.01' (R) 78.02' (M)
L - 2 = S 07°-15'-16" E ~ 126.28'

NOTE: All distances on this plat are measured unless otherwise noted.

BASIS OF BEARINGS: The system of bearings for this plat and legal description is based on the Ohio State Plane - North Coordinate System NAD 83 (2011).

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