

Eads Survey Jefferson Township March 1950 147.66 Acres

The following described land in Jefferson Township Logan County Ohio, and being in V.M.S. 5738.

Beginning at a stone in the center of County Road Number 55 and in the South line of V.M.S. 5738 thence with the South line of V.M.S. 5738 and the North line of Fred L. Graham's land the following four courses and distances
N. 86° - $37'$ E. 2173 feet to a post North of a very large rock ; N. 88° - $54'$ E. 716 feet to large post with a gate hinge in the West side ; S. 89° - $34'$ E. 577 feet to a large post ; N. 86° - $00'$ E. 726 feet to post at the N.E. corner of the Graham land and in the West side of Flora C. Folsom's twenty acre tract and said post also being the S.E. corner of V.M.S. 5738 thence with the East side of V.M.S. 5738 and with the West side of said twenty acre tract N. 11° - $40'$ W. 328 feet to a post in concrete at the S.W. corner of Flora C. Folsom's 54.77 acre tract thence N. 13° - $30'$ W. ~~347 feet to a post in concrete~~ with the West side of said 54.77 acre tract and also being with the East side of V.M.S. 5738 347 feet to a post in concrete and being the S.W. corner of Harry J. Wilson's 100.76 acre tract thence with the West side of said Wilson land and the East side of V.M.S. 5738 N. 19° - $10'$ W. 1599 feet to a post thence with the South side of Marietta Bakers land the following three courses and distances
S. 84° - $30'$ W. 1109 feet to a post ; S. 44° - $50'$ W. 1180 feet to a post at the South side of a creek ~~thence N. 55° - $14'$ W. 189 feet to a post~~ thence N. 55° - $14'$ W. 189 feet to a post thence S. 71° - $12'$ W. 145 feet to a ten inch kickory thence S. 83° - $12'$ W. 66 feet to a post thence S. 74° - $12'$ W. 555 feet to a point at the South side of a wild cherry tree and at the North side of a post thence See Survey No. 3509 (Error)
S. 19° - $50'$ E. 126 feet to a post thence S. 73° - $22'$ W. 187 feet to an iron pipe thence S. 8° - $30'$ E. 202 feet to a post thence S. 79° - $30'$ W. 502 feet to an iron pipe in the center of Road Number 55 thence with the center of Road Number 55 [S. 0° - $36'$ W. 325 feet to an iron pipe thence again with the center of Road Number 55 S. 8° - $34'$ W. 539 feet to the stone at the place of beginning said tract containing 147.66 acres more or less.

cc
E.K. Core
County Engineer.

1D
2835

Folsom Survey Jefferson Twp. V.M.S. 3139 5.00 Acres Aug. 1948

The following described land in Jefferson Township Logan County Ohio, and being in V.M.S. 3139.

Beginning at a point in the center of State Highway Number 235 (U.S. Route 33) at the N.E. corner of C.N. Corbet's 75.00 acre tract thence with the North line of said Corbet land S. $78^{\circ} - 30'$ W. 593.0 feet to a pipe the last described line passing a pipe at the West side of State Highway Number 235 at 25.0 feet thence N. $22^{\circ} - 00'$ W. 309.5 feet to a pipe thence N. $66^{\circ} - 00'$ E. 583.5 feet to the center of State Highway Number 235 the last described line passing a pipe at the West side of State Highway Number 235 at 558.5 feet thence with the center of State Highway Number 235 S. $22^{\circ} - 00'$ E. 438.0 feet to the place of beginning said tract containing 5.00 acres.

2836 1D-1

INDEXED ON MAP

Folsom Survey Jefferson Twp. V.M.S. 3139 5.00 Acres Aug. 1948

The following described land in Jefferson Township Logan County Ohio and being in V.M.S. 3139.

Beginning at a point in the center of State Highway Number 235 (U.S. Route 33) at the S.E. corner of Dora Kelley's 100.76 acre tract thence with the south side of said Kelly land S. 68 - 00 W. 426.0 feet to a wood post the last described line passing a pipe at the west side of State Highway Number 235 at 25.0 feet thence again with the South side of the Kelly land S. 64 - ~~32~~ W. 516.0 feet to a pipe thence S. 22 - 00 E. 209.0 feet to a pipe thence N. 68 - 00 E. 941.0 feet to the center of State Highway Number 235 the last described line passing a pipe at the west side of State Highway Number 235 at 916.0 feet thence with the center of State Highway Number 235 N. 22 - 00 W. 240.0 feet to the place of beginning said tract containing 5.00 acres.

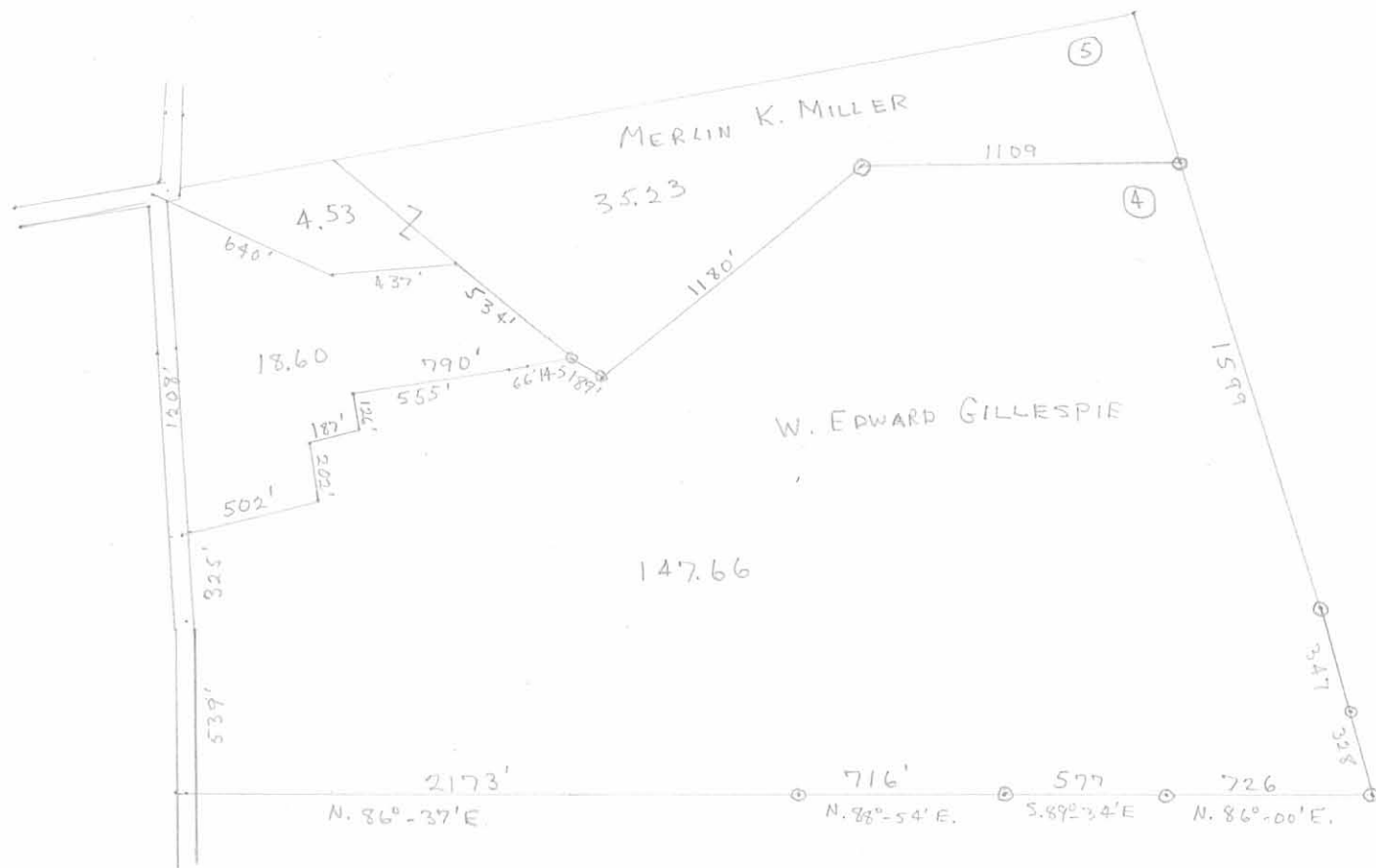
2836 ID-2

INDEXED ON MAP

EADS SURVEY

JEFFERSON TWP.

V.M.S. 5738



INDEXED ON MAP
2835 IP

DRAWN: 1963
See JEFF. Twp. Plat page 12.

Lee Surveying and Mapping Co., Inc.

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117 N. Madriver St.
Bellefontaine OH 43311



Phone: (937) 593-7335
Fax: (937) 593-7444

LAMB 437.147 ACRES

Lying in Virginia Military Surveys 3439, 3139, 5738, 3438 and 6450, Jefferson Township, Logan County, Ohio.

Being all of the Walter L. Lamb, Jr. and Vicki L. Lamb 136.34 acre tract, 35 acres, 2 rods and 34 poles and 4.53 acre tract as deeded and described in Volume 346, Page 146, Parcel I and Parcel II, Tract I and Tract II, 18.60 acre tract and part of the 147.66 acre tract as deeded and described in Volume 355, Page 244, Tract I and Tract II, 71.17 acre tract as deeded and described in Volume 362, Page 860, 22.891 acre tract as deeded and described in Volume 378, Page 114 and 0.395 acre tract as deeded and described in Official Record 465, Page 641 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning on a 1 inch "T" bar found at an angle point on the center-line of Township Road 55 at P.I. Station 57+24.28 (Logan County Deputy Surveyor's Field Book 7, Page 7).

THENCE, with the center-line of Township Road 55 (40 feet wide), N 84°-06'-39"E, a distance of 26.89 feet to a stone found in a monument box on the center-line of Township Road 184 at Station 0+00 (Logan County Deputy Surveyor's Field Book 7, Page 7 and Logan County Engineer's Field Book 513, Page 72) and Township Road 55 Station 57+59 (Logan County Engineer's Field Book 555, Page 65).

THENCE, with the center-line of Township Road 184 (60 feet wide), the following three courses:

N 06°-39'-58"E, a distance of 349.57 feet to a 2 inch angle iron found at P.I. Station 3+49.44 (Logan County Deputy Surveyor's Field Book 7, Page 7, formerly P.I. Station 3+51 Logan County Engineer's Field Book 513, Page 72).

N 39°-57'-39"E, a distance of 533.42 feet to a 5/8 inch iron rod set at P.I. Station 8+91 (Logan County Engineer's Field Book 513, Page 72).

N 07°-14'-31"E, a distance of 753.00 feet to a 5/8 inch iron rod found at P.I. Station 16+44 (Logan County Engineer's Field Book 513, Page 73).

THENCE, with the south line of the Earl S. Baringer 1.903 acre tract (O.R. 789, Pg. 880), N 84°-35'-02"E, a distance of 435.63 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 30.75 feet.

THENCE, with the east lines of the said 1.903 acre tract, the Danny Lee Levan original 3.887 acre tract (O.R. 30, Pg. 633), the Marion R. Ropp 3.860 acre tract (O.R. 236, Pg. 843), the Rebecca L. Clem 1.50 acre tract and 0.525 acre tract (O.R. 621, Pg. 709, Tract 1 and Tract 2) and the Andrew G. Shaw 2.027 acre tract (O.R. 676, Pg. 684), N 06°-10'-37"W, a distance of 1123.51 feet to a point, passing a 5/8 inch iron rod set at 1098.51 feet, referenced by a 5/8 inch iron rod set bearing S 84°-40'-53"W, a distance of 5.00 feet.

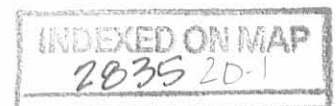
THENCE, with the south line of the Raymond Holycross 39.82 acre tract (Vol. 210, Pg. 400), N 84°-40'-53"E, a distance of 893.29 feet to a 5/8 inch iron rod found.

THENCE, with the lines of the P. Dwayne Bradley 64.131 acre tract (O.R. 458, Pg. 33), the following three courses:

S 06°-05'-30"E, a distance of 311.82 feet to a 5/8 inch iron rod found.

N 84°-15'-11"E, a distance of 2116.83 feet to a 5/8 inch iron rod set.

N 83°-36'-19"E, a distance of 640.18 feet to a 5/8 inch iron rod found in a monument box on the center-line of County Highway 25 at P.I. Station 92+88.32 (Logan County



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Engineer's Field Book 710, Page 29), passing a concrete right-of-way monument found at 610.05 feet.

THENCE, with the center-line of County Highway 25 (60 feet wide), the following three courses:

S 04°-58'-25"E, a distance of 751.02 feet to a 5/8 inch iron rod found at P.I. Station 85+40.08 (Logan County Engineer's Field Book 710, Page 29).

S 30°-43'-12"E, a distance of 699.74 feet to a 5/8 inch iron rod found at P.I. Station 78+43.95 (Logan County Engineer's Field Book 710, Page 29).

S 49°-42'-57"E, a distance of 728.80 feet to a MAG nail set on the center of a bridge.

THENCE, with the lines of the Richard A. Miller 0.65 acre tract (Vol. 270, Pg. 318), the following three courses:

S 37°-47'-15"W, a distance of 119.60 feet to a 5/8 inch iron rod set, passing a chisled "X" set on a concrete culvert.

S 52°-42'-15"W, a distance of 146.00 feet to a 5/8 inch iron rod set.

S 17°-13'-45"E, a distance of 38.00 feet to a 3/4 inch iron pipe found.

THENCE, with the lines of the John W. Berry, Jr., 94.778 acre tract (O.R. 348, Pg. 895, see also boundary line agreement O.R. 150, Pg. 964), the following four courses:

S 80°-13'-46"W, a distance of 408.93 feet to a 5/8 inch iron rod found.

S 77°-22'-47"W, a distance of 453.87 feet to a 5/8 inch iron rod found.

S 79°-07'-14"W, a distance of 512.58 feet to a 5/8 inch iron rod found.

S 81°-59'-58"W, a distance of 498.37 feet to a 5/8 inch iron rod found.

THENCE, with the lines of the said 94.778 acre tract, the following two courses:

S 12°-59'-10"E, a distance of 521.74 feet to a 5/8 inch iron rod set.

S 13°-58'-51"E, a distance of 1597.58 feet to a 5/8 inch iron rod set.

THENCE, S 08°-19'-17"E, a distance of 347.00 feet to a 5/8 inch iron rod set.

THENCE, S 15°-38'-07"E, a distance of 328.30 feet to an 8 inch wood corner post found at the southeast corner of Virginia Military Survey 5738.

THENCE, S 10°-40'-26"E, a distance of 2.00 feet to a 5/8 inch iron rod found.

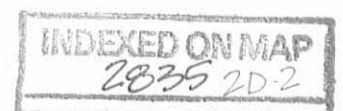
THENCE, with the north lines of the Sarah R. Fleming 35.089 acre tract (O.R. 472, Pg. 672, reference O.R. 374, Pg. 367), the following three courses:

N 89°-04'-56"W, a distance of 236.64 feet to a 5/8 inch iron rod found.

N 89°-38'-46"W, a distance of 140.70 feet to a 5/8 inch iron rod found.

N 88°-48'-56"W, a distance of 352.34 feet to a 5/8 inch iron rod found on the west line of Virginia Military Survey 6450 and the east line of Virginia Military Survey 3220.

THENCE, with the west line of Virginia Military Survey 6450 and the east line of Virginia Military Survey 3220, N 06°-45'-41"E, a distance of 44.37 feet to a 5/8 inch iron rod found at the northwest corner of Virginia Military Survey 6450 and the northeast corner of Virginia Military Survey 3220.



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THENCE, with the north line of Virginia Military Survey 3220 and the south line of Virginia Military Survey 5738, N 85°-43'-14"W, a distance of 1835.37 feet to a 5/8 inch iron rod found.

THENCE, with the north line of Virginia Military Survey 3220 and the south line of Virginia Military Survey 5738 and the north line of Marelm Meadows Subdivision (Plat Cabinet B, Slide 60A), N 85°-44'-09"W, a distance of 1613.16 feet to a stone found on the center-line of Township Road 55.

THENCE, with the center-line of Township Road 55 (50 feet wide), the following two courses:

N 08°-12'-09"E, a distance of 537.14 feet to a 1 inch iron pipe found at P.I. Station 64+22.3 (Logan County Engineer's Field Book 513, Pages 69-71).

N 00°-09'-32"E, a distance of 1530.55 feet to the point of beginning.

Containing 437.147 acres, of which 4.077 acres are within the highway rights-of-way. There are 216.477 acres in Virginia Military Survey 3439, 12.452 acres in Virginia Military Survey 3139, 207.577 acres in Virginia Military Survey 5738, 0.246 acre in Virginia Military Survey 3438 and 0.395 acre in Virginia Military Survey 6450.

The basis for bearings is the center-line of Ohio Route 540, being N 84°-33'-12"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on August 21, 2008.

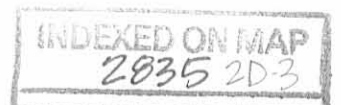


Description prepared by:

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

William K. Bruce
Professional Surveyor 7437
August 25, 2008,
Revised September 2, 2008

134088



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LAMB-VS-HORTON DEED OVERLAP 0.632 ACRE

Lying in Virginia Military Survey 3220, Jefferson Township, Logan County, Ohio.

Being out of the Walter L. Lamb, Jr. and Vicki L. Lamb 147.66 acre tract as deeded and described in Volume 355, Page 244, Tract II of the Logan County Records of Deeds and being out of the John R. Horton and Kathleen G. Horton 124.564 acre tract as deeded and described in Official Record 338, Page 466 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning on a 5/8 inch iron rod found at the northeast corner of Marelm Meadows Subdivison (Plat Cabinet B, Slide 60A) on the south line of Virginia Military Survey 5738 and the north line of Virginia Military Survey 3220.

THENCE, with the south line of Virginia Military Survey 5738 and the north line of Virginia Military Survey 3220, S 85°-43'-14"E, a distance of 1835.37 feet to a 5/8 inch iron rod found at the northeast corner of Virginia Military Survey 3220 and the northwest corner of Virginia Military Survey 6450.

THENCE, with the east line of Virginia Military Survey 3220 and the west line of Virginia Military Survey 6450, the east line of the said 124.564 acre tract and the west line of the Walter L. Lamb, Jr. and Vicki L. Lamb 0.395 acre tract (O.R. 465, Pg. 641), S 06°-45'-41"W, a distance of 44.37 feet to a 5/8 inch iron rod found.

THENCE, with the south lines of the said 147.66 acre tract and through the said 124.564 acre tract, the following three courses:

N 83°-36'-30"W, a distance of 577.00 feet to a 5/8 inch iron rod set.

N 83°-50'-26"W, a distance of 707.48 feet to a 5/8 inch iron rod set.

N 85°-44'-09"W, a distance of 549.74 feet to the point of beginning.

Containing 0.632 acre.

The basis for bearings is the center-line of Ohio Route 540, being N 84°-33'-12"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on August 21, 2008.



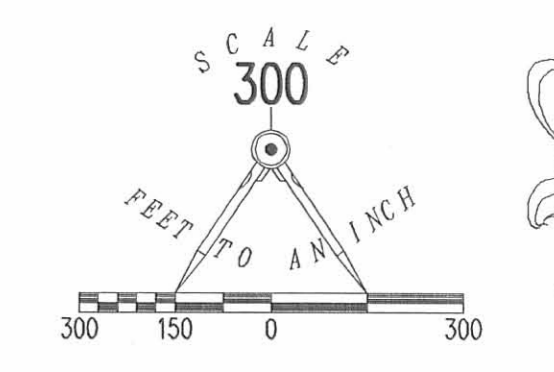
ORIGINAL STAMP IN GREEN

Description prepared by:

William K. Bruce
Professional Surveyor 7437
September 2, 2008

134088

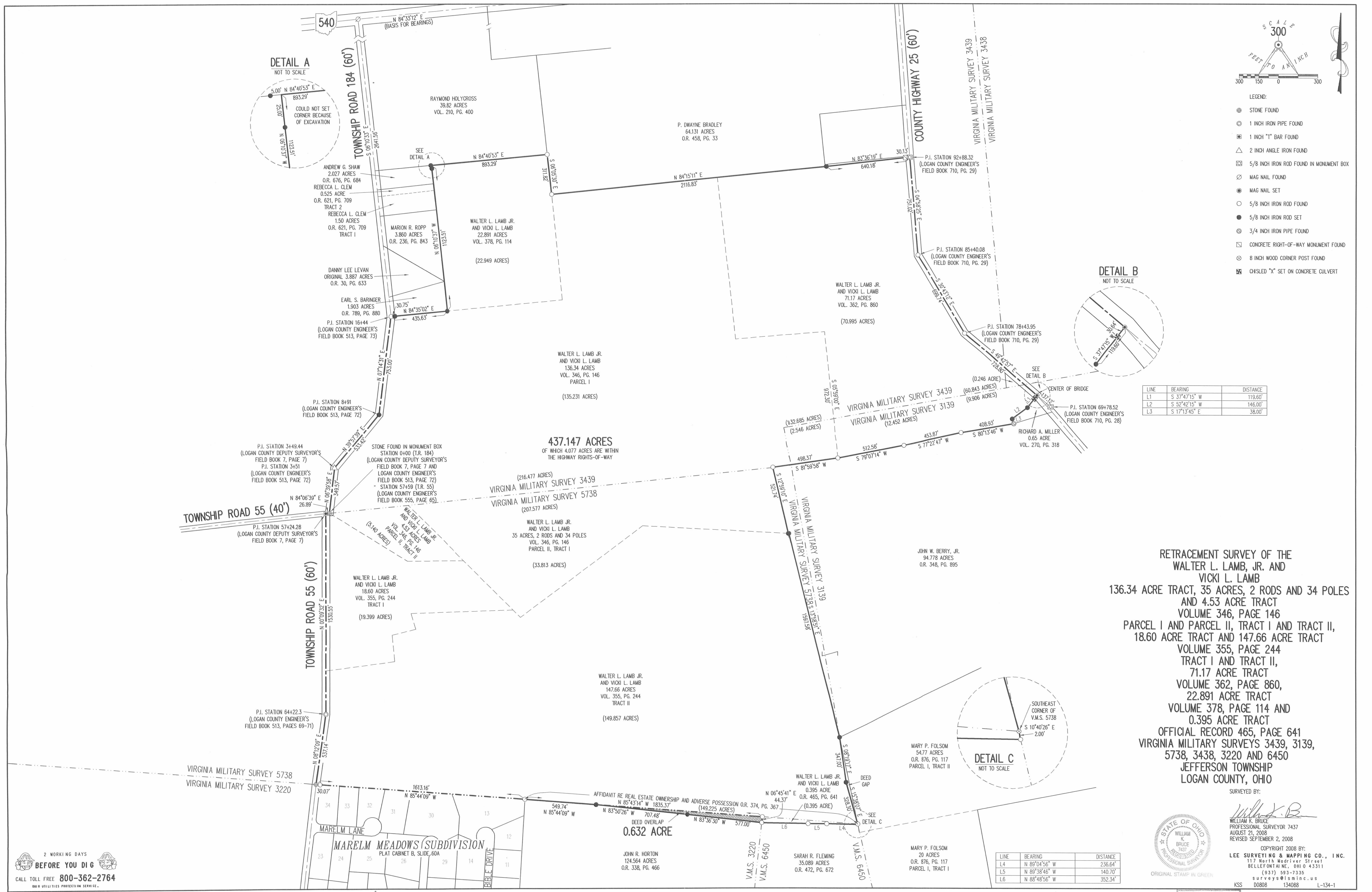




- LEGEND:
- ⊕ STONE FOUND
 - ⊙ 1 INCH IRON PIPE FOUND
 - ⊠ 1 INCH "T" BAR FOUND
 - △ 2 INCH ANGLE IRON FOUND
 - ⊞ 5/8 INCH IRON ROD FOUND IN MONUMENT BOX
 - ⊗ MAG NAIL FOUND
 - ⊙ MAG NAIL SET
 - 5/8 INCH IRON ROD FOUND
 - 5/8 INCH IRON ROD SET
 - ⊙ 3/4 INCH IRON PIPE FOUND
 - ⊞ CONCRETE RIGHT-OF-WAY MONUMENT FOUND
 - ⊙ 8 INCH WOOD CORNER POST FOUND
 - ⊞ CHSLED "X" SET ON CONCRETE CULVERT

LINE	BEARING	DISTANCE
L1	S 37°47'15" W	119.60'
L2	S 52°42'15" W	146.00'
L3	S 17°13'45" E	38.00'

LINE	BEARING	DISTANCE
L4	N 89°04'56" E	236.64'
L5	N 89°38'46" W	140.70'
L6	N 88°48'56" W	352.34'



RETRACEMENT SURVEY OF THE
 WALTER L. LAMB, JR. AND
 VICKI L. LAMB
 136.34 ACRE TRACT, 35 ACRES, 2 RODS AND 34 POLES
 AND 4.53 ACRE TRACT
 VOLUME 346, PAGE 146
 PARCEL I AND PARCEL II, TRACT I AND TRACT II,
 18.60 ACRE TRACT AND 147.66 ACRE TRACT
 VOLUME 355, PAGE 244
 TRACT I AND TRACT II,
 71.17 ACRE TRACT
 VOLUME 362, PAGE 860,
 22.891 ACRE TRACT
 VOLUME 378, PAGE 114 AND
 0.395 ACRE TRACT
 OFFICIAL RECORD 465, PAGE 641
 VIRGINIA MILITARY SURVEYS 3439, 3139,
 5738, 3438, 3220 AND 6450
 JEFFERSON TOWNSHIP
 LOGAN COUNTY, OHIO

SURVEYED BY:

William K. Bruce
 WILLIAM K. BRUCE
 PROFESSIONAL SURVEYOR 7437
 AUGUST 21, 2008
 REVISED SEPTEMBER 2, 2008



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 BELLEFONTAIN, OHIO 43311
 (937) 593-7335
 surveys@lsmc.us

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 2008 20



APPROVED

GW GUIDER WINKLE
PARTNERS
SURVEYING & ENGINEERING

Legal Description
7.422 acres

The following described tract of land is situated in the State of Ohio, Logan County, Jefferson Township, VMS 3139, VMS 3439, VMS 3438, being part of CMR Land, LLC's 437.147 acre tract described in Official Record 927, page 811, and being more particularly described as follows:

Commencing at a 5/8" iron pin found in the centerline of County Highway 25 (60')(Station 92+88.32, Eng. F.B. 710, page 29) and marking the northeast corner of said 437.147 acre tract;

Thence South 04°12'04" East 751.02 feet, following the centerline of County Highway 25 to a 5/8" iron pin found (Station 85+40.08);

Thence South 29°56'51" East 699.74 feet, following the centerline of County Highway 25, to a 5/8" iron pin found (Station 78+43.95);

Thence South 48°56'36" East 170.95 feet, following the centerline of County Highway 25 to a MAG nail set in the east line of said 437.147 acre tract and marking the **point of beginning**;

Thence **South 48°56'36" East 348.83 feet**, following the centerline of County Highway 25 and the east line of said 437.147 acre tract, to a MAG nail set;

Thence **South 45°18'58" West 331.87 feet**, entering said 437.147 acre tract, passing at 30.00 feet an iron pin set, to an iron pin set;

Thence **South 76°36'41" West 665.89 feet**, to an iron pin set;

Thence **North 10°38'57" West 314.13 feet**, to an iron pin set;

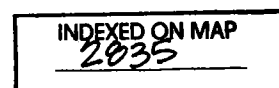
Thence **North 65°35'48" East 745.35 feet**, passing at 301.85 feet and at 716.07 feet iron pins set, to the **point of beginning**, containing **7.422 acres**, more or less, with 5.514 acres in VMS 3439, 0.053 acres in VMS 3438 and 1.855 acres in VMS 3139. 0.244 acres within the road right of way. Note: The acreage in each VMS is approximate. Subject to all valid easements and restrictions of record.

I, Timothy L. Guider, hereby certify that this description was prepared from an actual field survey made by me during the month of February 2024 and that monuments were set or found as indicated herein. Iron pins set are 5/8" x 30" reinforcing rods with caps marked "GUIDER S 7752". Basis of Bearing: State Plane Coordinate System, Ohio South Zone, NAD83.

Timothy L. Guider R.S. #7752
Guider Winkle Partners, Inc.
19541 Delaware County Line Rd.
Marysville, Ohio 43040
(740)666-8902



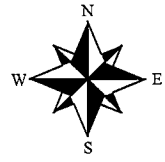
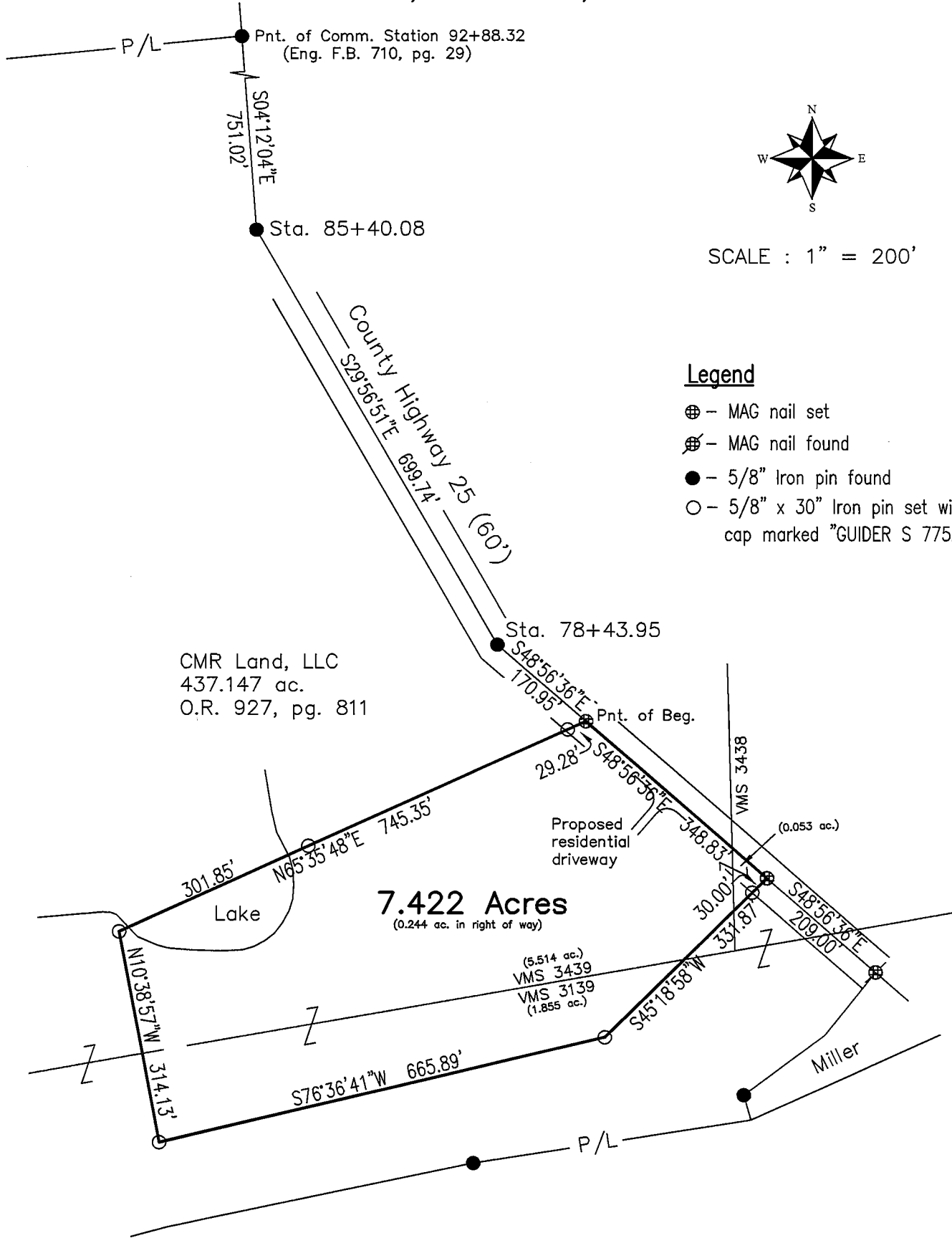
Date: 2/15/24
Job# 24023-7.422



APPROVED

Plat of Survey Guider Winkle Partners, Inc.

State of Ohio, Logan County, Jefferson Township VMS 3139, VMS 3439, VMS 3438



SCALE : 1" = 200'

Legend

- ⊕ - MAG nail set
- ⊗ - MAG nail found
- - 5/8" Iron pin found
- - 5/8" x 30" Iron pin set with cap marked "GUIDER S 7752"

CMR Land, LLC
437.147 ac.
O.R. 927, pg. 811

7.422 Acres
(0.244 ac. in right of way)

Access Management
CR 25 is a local road
Minimum driveway spacing 250'
Minimum stopping distance is greater than 495'. No driveway requested at this time

Note: Breakdown of acreage in each VMS is approximate.

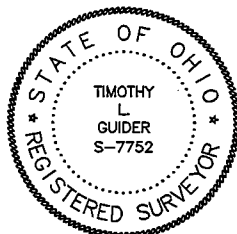
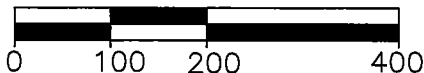
Surveyor's Certification

I hereby certify that this plat is an accurate representation of a field survey made by me and is correct to the best of my knowledge.

Basis of Bearing

State Plane Coordinate System
Ohio North Zone, NAD83

Scale in Feet



Timothy L. Guider

Timothy L. Guider R.S. #7752
Guider Winkle Partners, Inc.
19541 Delaware County Line Road
Marysville, Ohio 43040
(740)-666-8902

2/15/24
Date

Job#24023

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2035