

Received 7-2-90

LESLIE H. GEESLIN  
REGISTERED SURVEYOR NO 5248  
P O. BOX 274  
RUSHSVLVANIA, OHIO 43347

TELEPHONE: (513) 468-2793

VARNER SURVEY

June, 1990

The following described real estate situated in the State of Ohio, County of Logan, Township of Jefferson, being part of Virginia Military Survey 3442 and more particularly described as follows:

Beginning at a cap and nail set in the centerline of State Route 47 at the southwest corner of Brent R. Williamson's 10.00 acre tract as described in O. R. Vol. 92 Page 264.

Thence with said centerline S.  $48^{\circ} 21' 01''$  W. 244.73 feet to a cap and nail set.

Thence N.  $6^{\circ} 27' 34''$  W. 614.15 feet to a 5/8 inch iron bar set, passing a 5/8 inch iron bar set at 36.71 feet.

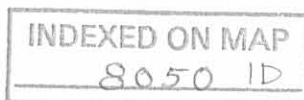
Thence S.  $83^{\circ} 32' 26''$  E. 200.00 feet to a 5/8 inch iron bar set in the the west line of said Williamson's 10.00 acre tract.

Thence with the west line of said Williamson's 10.00 acre tract S.  $6^{\circ} 27' 34''$  E. 473.08 feet to the place of beginning, passing a 5/8 inch iron bar set at 436.37 feet.

Containing 2.496 acres more or less.

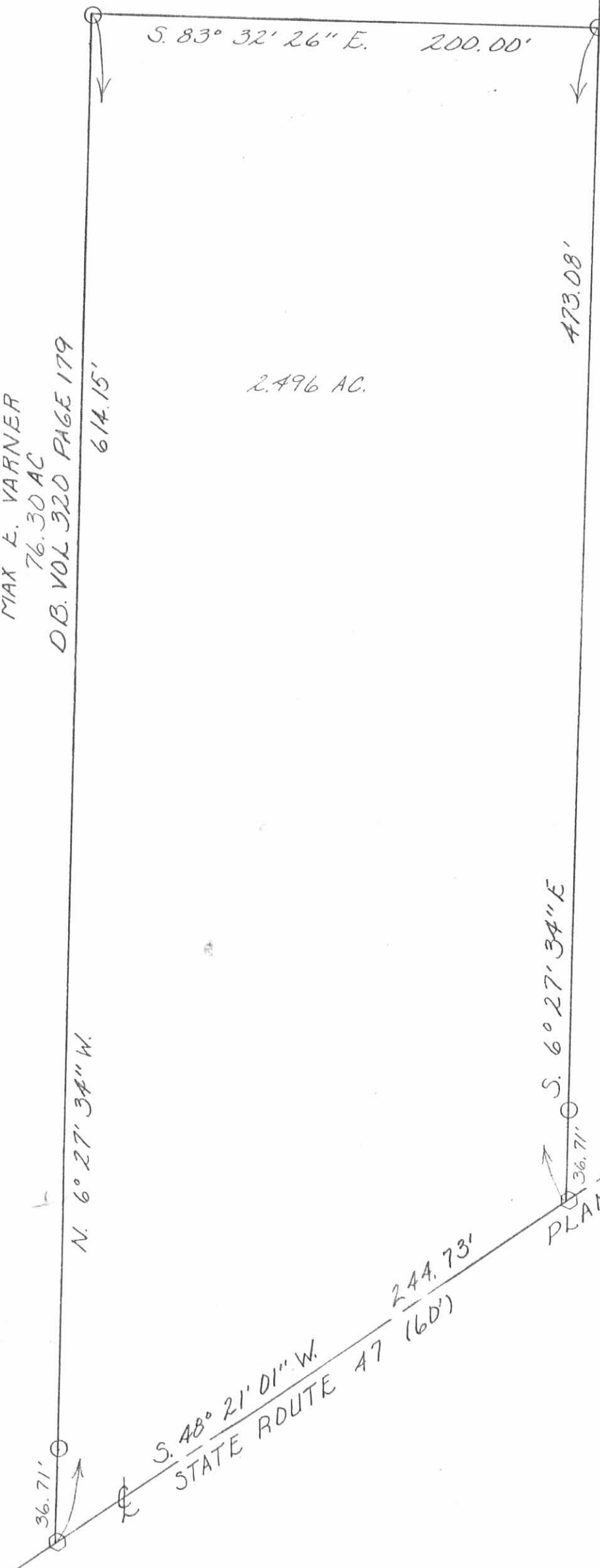
The above described 2.496 acre tract being in the southeast corner of Max E. Varner's 76.30 acre tract as described in D. B. Vol. 320 Page 179.

Bearings are based on the centerline of State Route 47 as taken from Plans L-44 and L-54, all other bearings are from angles and distances measured in this field survey.



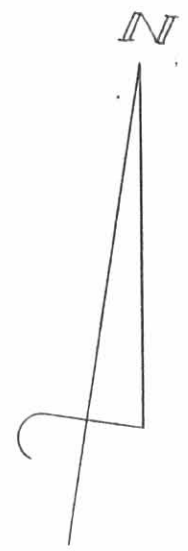
*Leslie H. Geeslin*

MAX E. VARNER  
76.30 AC  
O.B. VOL 320 PAGE 179



2.496 AC.

BRENT R. WILLIAMSON  
10.00 AC.  
O.R. VOL. 92 PAGE 264



LEGEND:  
○ = 5/8 INCH IRON  
BAR SET  
○ = CAP NO NAIL SET

SURVEY OF A 2.496 ACRE  
TRACT IN VIRGINIA MILITARY  
SURVEY 3442, JEFFERSON  
TOWNSHIP, LOGAN COUNTY,  
OHIO FOR RUSS VARNER  
JUNE 25, 1990  
SCALE: 1" = 50'

S. 6° 27' 34" E  
36.71'  
BEARINGS BASIS  
PLANS L-44 NO L-54

S. 48° 21' 01" W.  
244.73'  
STATE ROUTE 47 (60')



*Leslie H. Geeslin*  
LESLIE H. GEESLIN  
RUSHSVLVANIA, OHIO  
(513) 468-2793

INDEXED ON MAP  
8050 1P

REC'D 5-12-11 smyok

**SURVEY FOR JEREMY VARNER**  
**2.523 Acres, May 4, 2011**

The following described 2.523 acre tract is situated in the State of Ohio, County of Logan, Township of Jefferson, V.M.S. 3442, and being part of Marlene R. Varner's 31.554 acre Tract III described in Official Record 556, page 163, and said 2.523 acre tract being more particularly described as follows:

Beginning for reference at a railroad spike found at Point of Intersection Station 862+36.85 for State Route 47 (60') as shown in Logan County Engineer's plan L-44 on page 2 of 6, said spike marking an angle point in the south line of said 31.554 acre tract and north corporation line of the City of Bellefontaine;

Thence South 69°33'00" West (assumed bearing) 297.95 feet, following the centerline of State Route 47, a north line of the City of Bellefontaine, and a south line of said 31.554 acre tract, to a magnetic nail set and marking the **place of beginning**;

Thence **South 69°33'00" West 225.00 feet**, following the centerline of State Route 47, a north line of the City of Bellefontaine, and a south line of said 31.554 acre tract, to a magnetic nail set at the southeast corner of Harold K. Traher and Helen S. Traher's 4.209 acre tract described in Deed Record 367, page 846;

Thence **North 08°08'36" West 500.00 feet**, departing from the centerline of State Route 47, following the west line of said 31.554 acre tract and the east line of said 4.209 acre tract, passing at 30.75 feet a 3/8 inch iron pin found and passing at 188.09 feet a 3/8 inch iron pin found at the northeast corner of said 4.209 acre tract and at the southeast corner of Marlene R. Varner's original 80 acre Tract IV described in Official Record 556, page 163, thereafter following the east line of said 80 acre tract, to an iron pin set;

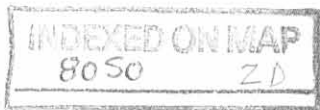
Thence **North 69°33'00" East 225.00 feet**, entering said 31.554 acre tract, to an iron pin set;

Thence **South 08°08'36" East 500.00 feet**, continuing through said 31.554 acre tract, passing at 469.29 feet an iron pin set, to the **place of beginning, containing 2.523 acres**, more or less, and being subject to all valid easements and restrictions of record.

Of the above described 2.523 acre tract, 0.155 acre is within the right of way of State Route 47.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of April 2011. Bearing indicated herein are based on an assumed meridian with all others based on angles turned. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS #6140".

ATTEST: Paul R. Clapsaddle  
Paul R. Clapsaddle, R.S. #6140  
19019 West Darby Rd., Marysville, Ohio 43040  
(937) 747-2599



REV'D 5-12-11 JMV/BL

# SURVEY FOR JEREMY VARNER

STATE OF OHIO, COUNTY OF LOGAN  
TOWNSHIP OF JEFFERSON,  
VIRGINIA MILITARY SURVEY 3442

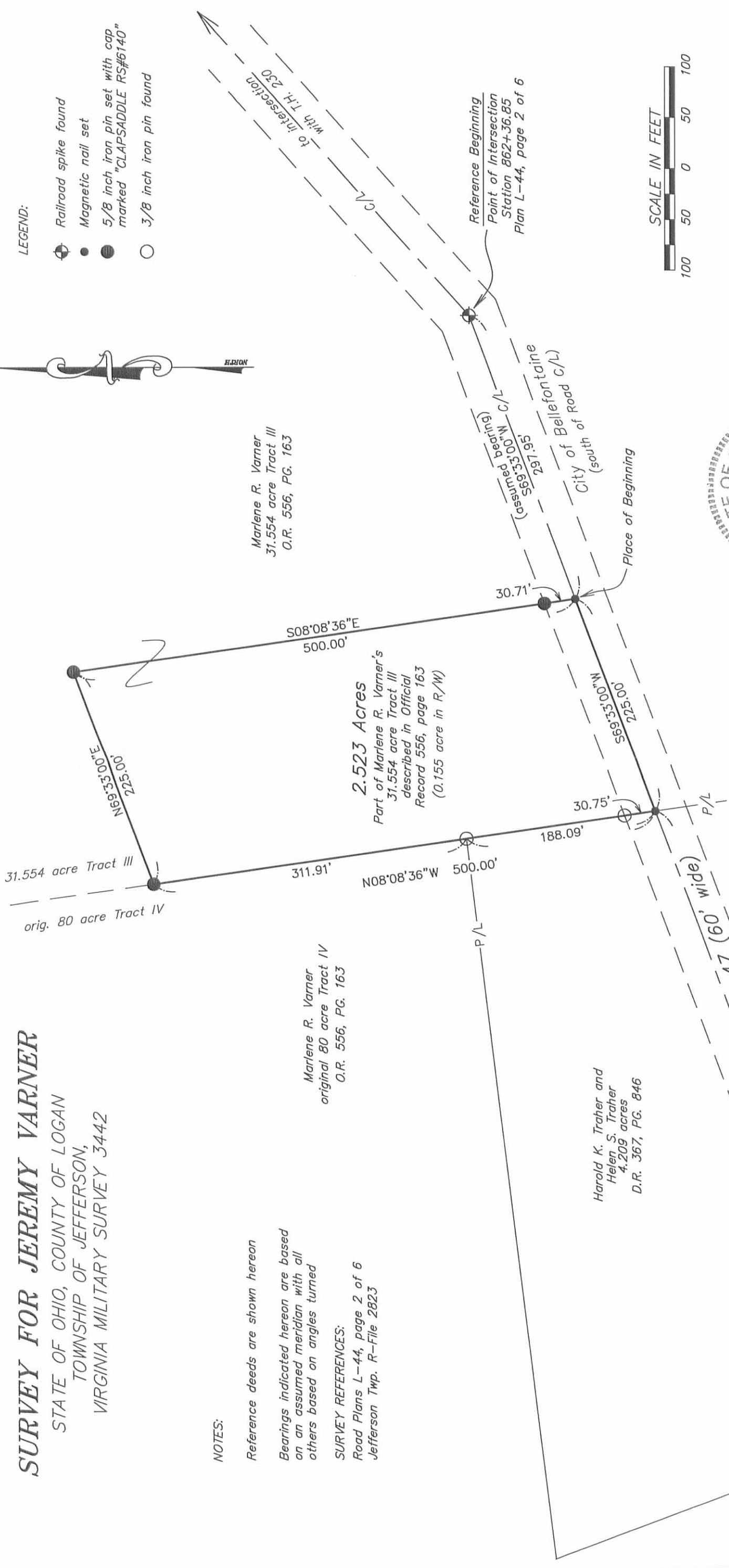
### NOTES:

Reference deeds are shown hereon

Bearings indicated hereon are based on an assumed meridian with all others based on angles turned

### SURVEY REFERENCES:

Road Plans L-44, page 2 of 6  
Jefferson Twp. R-File 2823



### LEGEND:

- Railroad spike found
- Magnetic nail set
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"
- 3/8 inch iron pin found



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

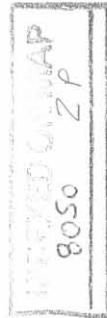
*Paul R. Clapsaddle*  
Paul R. Clapsaddle, R.S. #6140

Date: April 25, 2011  
Scale: 1"=100'

**Paul R. Clapsaddle and Associates**  
REGISTERED ENGINEERS AND SURVEYORS

19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040  
(937) 747-2599

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



3-21-14

# Lee Surveying and Mapping Co., Inc.



Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.  
Bellefontaine OH 43311



Phone: (937) 593-7335  
Fax: (937) 593-7444  
surveys@lsminc.us

## VARNER, TRUSTEE 10.000 ACRES

Lying in Virginia Military Survey 3442, Jefferson Township, Logan County, Ohio.

Being out of the Marlene R. Varner, Trustee 31.554 acre tract as deeded and described in Official Record 1072, Page 594, Parcel I, Tract III of the Logan County Records of Deeds and being more particularly described as follows:

Commencing at a railroad spike found on the center-line of Ohio Route 47 (60 feet wide) at station 862+36.85 per Logan County Engineer's right-of-way plan "L-44".

THENCE, with the center-line of Ohio Route 47, N 47°-50'-00"E, a distance of 162.05 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE, N 07°-01'-58"W, a distance of 1324.40 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 36.68 feet.

THENCE, with the south line of the Brent R. Williamson and Jance M. Williamson 35 acre tract (O.R. 92, Pg. 264, Tract A, First Tract) N 83°-57'-40"E, a distance of 473.34 feet to a 5/8 inch iron rod set.

THENCE, with the west line of the Brent R. Williamson and Jance M. Williamson 10 acre tract (O.R. 92, Pg. 264, Tract A, Third Tract), S 07°-00'-08"E, a distance of 510.20 feet to a 5/8 inch iron rod found.

THENCE, with the lines of the Russel R. Varner 2.496 acre tract (O.R. 758, Pg. 95), the following two courses:

S 82°-55'-41"W, a distance of 202.53 feet to a 5/8 inch iron rod found.

S 07°-01'-58"E, a distance of 615.51 feet to a MAG nail set, passing a 5/8 inch iron rod found at 578.93 feet.

THENCE, with the center-line of Ohio Route 47, S 47°-50'-00"W, a distance of 330.73 feet to the point of beginning.

Containing 10.000 acres of which 0.227 acre is within the highway right-of-way.

Property is subject to any and all previous easements and rights-of-way of record.

The basis for bearings is the center-line of Ohio Route 47, being S 47°-50'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on March 17, 2014.

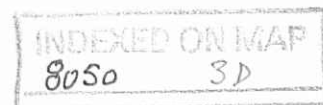
Description prepared by:

William K. Bruce  
Professional Surveyor 7437  
March 17, 2014



ORIGINAL STAMP IN GREEN

L-56980314





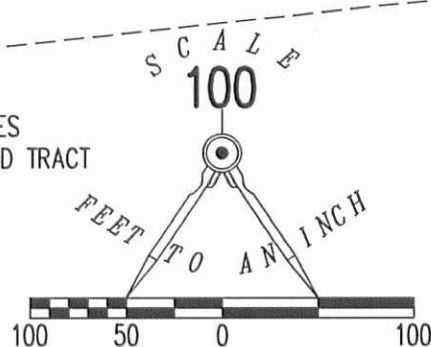
**APPROVED**

3-21-14

BRENT R. WILLIAMSON AND JANICE M. WILLIAMSON  
35 ACRES  
O.R. 92, PG. 264  
TRACT A, FIRST TRACT

N 83°57'40" E  
473.34'

10 ACRES  
TRACT A, THIRD TRACT



LEGEND

- 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM7437"
- 5/8 INCH IRON ROD FOUND
- ⊗ RAILROAD SPIKE FOUND
- MAG NAIL SET

**10.000 ACRES**  
OF WHICH 0.227 ACRE IS WITHIN THE  
HIGHWAY RIGHT-OF-WAY.

N 07°01'58" W  
1324.40'

202.53'  
S 82°55'41" W

RUSSEL R. VARNER  
2.496 ACRES  
O.R. 758, PG. 95

S 07°01'58" E  
615.51'

MARLENE R. VARNER, TRUSTEE  
31.554 ACRE TRACT  
O.R. 1072, PG. 594  
PARCEL I, TRACT III

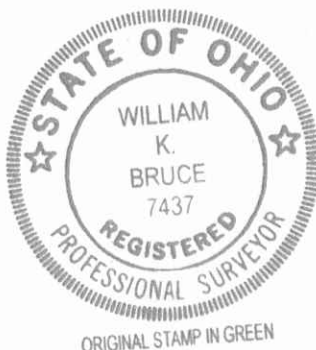
2 WORKING DAYS  
**BEFORE YOU DIG**  
CALL TOLL FREE **800-362-2764**  
OHIO UTILITIES PROTECTION SERVICE.

**SURVEY OF A TRACT OUT OF THE  
MARLENE R. VARNER, TRUSTEE  
31.554 ACRE TRACT  
OFFICIAL RECORD 1072, PAGE 594  
PARCEL I, TRACT III  
VIRGINIA MILITARY SURVEY 3442  
JEFFERSON TOWNSHIP  
LOGAN COUNTY**

SURVEYED BY:

*William K. Bruce*  
WILLIAM K. BRUCE  
PROFESSIONAL SURVEYOR 7437  
MARCH 17, 2014

COPYRIGHT 2014 BY:  
**LEE SURVEYING & MAPPING CO., INC.**  
117 North Modriver Street  
BELLEFONTAINE, OHIO 43311  
(937) 593-7335  
WWW.LSMINC.US  
surveys@lsminc.us



ORIGINAL STAMP IN GREEN

STA. 862+36.85  
LOGAN COUNTY ENGINEER'S  
RIGHT-OF-WAY PLAN "L-44"

INDEXED ON MAP  
8050 3P

ADW D0314 56980314 L-5698-3