

6-14-13



SURVEY FOR DON FRASER
54.344 Acres
May 22, 2013

The following described 54.344 acre tract is situated in the State of Ohio, County of Logan, Township of Jefferson, V.M.S. 3137, V.M.S. 4948, being part of Don W. Fraser's 109.40 acre Tract V described in Official Record 1021, page 98, and said 54.344 acre tract being more particularly described as follows:

Beginning at a 5/8 inch iron pin found in a monument box at an angle point in the centerline of County Road 10 (variable R/W) and at an angle point in the southerly line of said 109.40 acre tract, said iron pin referenced on Logan County Engineer's survey File X-10C as Station 246+00, and said iron pin marking the *place of beginning*;

Thence *South 89°59'00" West (assumed bearing) 434.83 feet*, following a southerly line of said 109.40 acre tract and the centerline of said Road, passing at 152.05 feet a point at T.S. Station 247+52.05, thereafter following the tangent of said Road centerline, to a magnetic nail set;

Thence *North 51°46'29" East 358.28 feet*, departing from said tangent and entering said 109.40 acre tract, passing at 125.01 feet an iron pin set for reference, to an iron pin set;

Thence *North 37°32'26" East 392.47 feet* continuing through said 109.40 acre tract, to an iron pin set;

Thence *North 39°59'44" East 294.05 feet* continuing through said 109.40 acre tract, to an iron pin set;

Thence *North 53°59'14" East 127.51 feet* continuing through said 109.40 acre tract, to an iron pin set;

Thence *North 66°15'16" East 366.38 feet* continuing through said 109.40 acre tract, to an iron pin set;

Thence *North 78°58'30" East 145.69 feet* continuing through said 109.40 acre tract, to an iron pin set;

Thence *South 75°40'58" East 209.20 feet* continuing through said 109.40 acre tract, to an iron pin set;

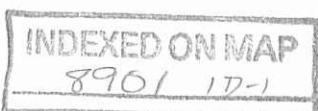
Thence *North 28°45'59" East 315.60 feet* continuing through said 109.40 acre tract, to an iron pin set;

Thence *North 28°08'04" East 430.59 feet* continuing through said 109.40 acre tract, to an iron pin set;

Thence *North 06°22'36" West 217.99 feet* continuing through said 109.40 acre tract, to an iron pin set in a northerly line of said 109.40 acre tract and in a southerly line of Barbara Mae Stoll, Trustee's 280.953 acre tract (Parcels 2 and 3) described in Official Record 1083, page 294, said iron pin bearing South 69°42'56" East 1257.85 feet from a stone found;

Thence *South 69°42'56" East 787.84 feet*, following a northerly line of said 109.40 acre tract and a southerly line of said 280.953 acre tract, to a 5/8 inch iron pin found with cap marked "FOX P.S. 7000", said iron pin being at an angle point in the westerly line of Matthew T. Wiley's 169 acre tract described in Official Record 51, page 976, said iron pin being in the east line of V.M.S. 3137 and in the west line of V.M.S. 4948;

Thence *South 30°44'06" East 881.25 feet*, entering said V.M.S. 4948, following a westerly line of said 169 acre tract and an easterly line of said 109.40 acre tract, to a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS 6140";



Thence *South 64°32'11" West 397.10 feet*, following a southerly line of said 109.40 acre tract and a northerly line of said 169 acre tract, passing at 344.30 feet a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS 6140", to a point in the center of a creek;

Thence *North 69°56'27" West 447.02 feet*, departing from the center of said creek, following a southerly line of said 109.40 acre tract and a northerly line of said 169 acre tract, to an iron pin set in the west line of said V.M.S. 4948;

Thence *South 26°01'03" West 464.29 feet*, following an easterly line of said 109.40 acre tract and V.M.S. 3137, and a westerly line of said 169 acre tract and V.M.S. 4948, to an iron pin set;

Thence *North 66°41'09" West 82.50 feet*, following a southerly line of said 109.40 acre tract and a northerly line of said 169 acre tract, to an iron pin set;

Thence *South 20°54'39" West 440.40 feet*, following an easterly line of said 109.40 acre tract and a westerly line of said 169 acre tract, passing at 410.24 feet an iron pin set, to a magnetic nail set in the centerline of County Road 10;

Thence *North 75°00'00" West 193.62 feet*, following the centerline of said Road and a southerly line of said 109.40 acre tract, to a 3/8 inch iron pin found;

Thence *North 79°53'03" West 299.19 feet*, following the centerline of said Road and a southerly line of said 109.40 acre tract, to a 3/8 inch iron pin found;

Thence *North 82°09'00" West 149.53 feet*, following the centerline of said Road and a southerly line of said 109.40 acre tract, to a 3/8 inch iron pin found;

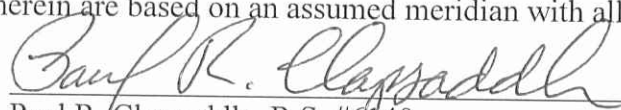
Thence *South 88°16'32" West 99.36 feet*, following the centerline of said Road and a southerly line of said 109.40 acre tract, to a 3/8 inch iron pin found;

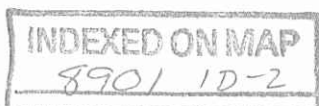
Thence *South 77°26'32" West 447.21 feet*, following the centerline of said Road and a southerly line of said 109.40 acre tract, to a magnetic nail found;

Thence *South 87°32'19" West 198.64 feet*, following the centerline of said Road and a southerly line of said 109.40 acre tract, to the *place of beginning, containing 54.344 acres* more or less, and being subject to all valid easements and restrictions of record. Of the above-described 54.344 acre tract, 1.509 acre is within right of way of County Road 10. Of the above described 54.344 acre tract, 46.032 acres are in V.M.S. 3137 and 8.312 acres are in V.M.S. 4948.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of May 2013. Bearings indicated herein are based on an assumed meridian with all others based on angles turned.

ATTEST:


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



10-14-13

APPROVED

SURVEY FOR DON FRASER

STATE OF OHIO
COUNTY OF LOGAN
TOWNSHIP OF JEFFERSON
V.M.S. 3137 and V.M.S. 4948

SURVEY REFERENCES:

Field Book 615, Page 24-28
File X-10C
R-file 3570
R-file 9490
R-file 869
R-file 7044
R-file 7215



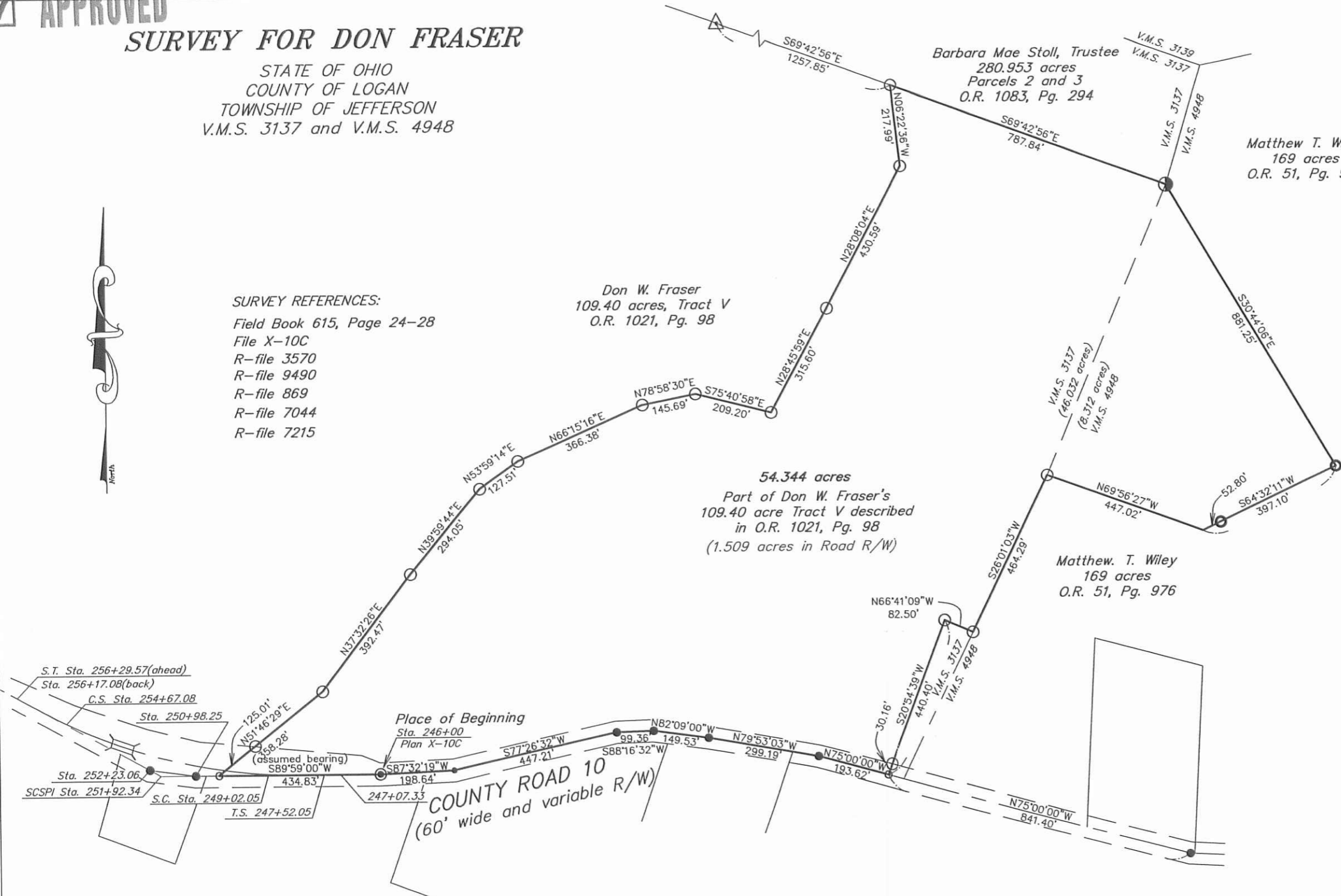
Don W. Fraser
109.40 acres, Tract V
O.R. 1021, Pg. 98

Barbara Mae Stoll, Trustee
280.953 acres
Parcels 2 and 3
O.R. 1083, Pg. 294

Matthew T. Wiley
169 acres
O.R. 51, Pg. 976

54.344 acres
Part of Don W. Fraser's
109.40 acre Tract V described
in O.R. 1021, Pg. 98
(1.509 acres in Road R/W)

Matthew. T. Wiley
169 acres
O.R. 51, Pg. 976



NOTES:

Reference deeds are shown hereon

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

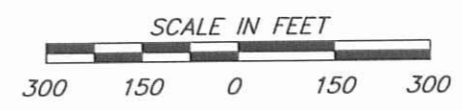
LEGEND:

- Magnetic nail found
- Magnetic nail set
- 3/8 inch iron pin found
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"
- △ stone found
- ⊙ 5/8 inch iron pin found in a monument box
- ⊕ 5/8 inch iron pin found with cap marked "CLAPSADDLE RS#6140"
- ⊖ 5/8 inch iron pin found with cap marked "FOX PS 7000"

S.T. Sta. 256+29.57(ahead)
Sta. 256+17.08(back)
C.S. Sta. 254+67.08
Sta. 250+98.25
Sta. 252+23.06
SCSPI Sta. 251+92.34
S.C. Sta. 249+02.05
T.S. 247+52.05

Place of Beginning
Sta. 246+00
Plan X-10C

COUNTY ROAD 10
(60' wide and variable R/W)



INDEXED ON MAP
89011P

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.

Date: May 22, 2013
Scale: 1"=300'
Project: FraserDonApr13
Drawing: FraserDonApr13

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



12-6-13



**SURVEY FOR DON FRASER
and
JASON AND ANN VOGEL
29.256 Acres
December 3, 2013**

The following described 29.256 acre tract is situated in the State of Ohio, County of Logan, Township of Jefferson, and V.M.S. 3137, being part of Don W. Fraser's 109.40 acre Tract V described in Official Record 1021, page 98, and said 29.256 acre tract being more particularly described as follows:

Beginning at a 5/8 inch iron pin found in a monument box at an angle point in the centerline of County Road 10 (variable R/W) and at an angle point in the southerly line of said 109.40 acre tract, said iron pin referenced on Logan County Engineer's survey File X-10C as Station 246+00;

Thence South $89^{\circ}59'00''$ West (assumed bearing) 434.83 feet, following a southerly line of said 109.40 acre tract and the centerline of said Road, passing at 152.05 feet a point at T.S. Station 247+52.05, thereafter following the tangent of said Road centerline, to an iron pin set and marking the *place of beginning*;

Thence *South $89^{\circ}59'00''$ West 63.21 feet*, continuing with said tangent and a south line of said 109.40 acre tract, to a 1 inch iron pin found;

Thence *North $82^{\circ}34'18''$ West 124.80 feet*, departing from said tangent and following a south line of said 109.40 acre tract, to a 1 inch iron pin found in a tangent of said road centerline;

Thence *North $61^{\circ}24'55''$ West 98.58 feet*, following said tangent and a south line of said 109.40 acre tract to a point in the center of Mad River;

Thence *North $31^{\circ}09'32''$ East 363.70 feet*, entering said 109.40 acre tract and following the center of Mad River, passing at 20.26 feet a magnetic nail set in the center of a bridge over Mad River, to a point bearing North $67^{\circ}08'15''$ West 44.70 feet from an iron pin set;

Thence *North $87^{\circ}08'27''$ East 58.85 feet*, following the center of Mad River, to a point bearing North $40^{\circ}53'39''$ East 26.86 feet from an iron pin set;

Thence *North $24^{\circ}38'24''$ East 323.62 feet*, following the center of Mad River, to a point;

Thence *North $37^{\circ}25'19''$ East 188.93 feet*, following the center of Mad River, to a point;

Thence *North $48^{\circ}08'05''$ East 192.44 feet*, following the center of Mad River, to a point bearing North $37^{\circ}33'16''$ West 32.23 feet from an iron pin set;

Thence *North $32^{\circ}12'08''$ East 310.30 feet*, following the center of Mad River, to a point bearing South $88^{\circ}17'58''$ West 92.52 feet from an iron pin set;

Thence *North $68^{\circ}38'14''$ East 174.52 feet*, following the center of Mad River, to a point bearing North $49^{\circ}01'54''$ East 92.77 feet from an iron pin set;

Thence *North $46^{\circ}55'51''$ East 96.56 feet*, following the center of Mad River, to a point bearing North $64^{\circ}36'51''$ West 68.71 feet from an iron pin set;

Thence *North $79^{\circ}30'32''$ East 103.11 feet*, following the center of Mad River and the center of Sugar Creek, to a point bearing North $39^{\circ}10'43''$ East 62.22 feet from an iron pin set;

Thence *North $51^{\circ}49'41''$ East 116.74 feet*, following the center of Sugar Creek, to a point;



Thence *North 28°20'55" East 95.06 feet*, following the center of Sugar Creek, to a point bearing South 76°45'36" West 62.47 feet from an iron pin set;

Thence *North 58°05'36" East 149.17 feet*, following the center of Sugar Creek, to a point bearing North 45°34'02" East 92.18 feet from an iron pin set;

Thence *North 28°23'33" East 65.84 feet*, following the center of Sugar Creek, to a point;

Thence *North 12°23'36" East 180.02 feet*, following the center of Sugar Creek, to a point bearing North 49°37'40" West 49.64 feet from an iron pin set;

Thence *North 42°44'30" East 176.21 feet*, following the center of Sugar Creek, to a point;

Thence *North 56°55'46" East 67.52 feet*, following the center of Sugar Creek, to a point in the north line of said 109.40 acre tract and in the south line of Barbara Mae Stoll, Trustee's 280.953 acre Parcel 2 and 3 described in Official Record 1083, page 294;

Thence *South 69°42'56" East 478.22 feet*, departing from the center of Sugar Creek, following the north line of said 109.40 acre tract and the south line of said 280.953 acre tract, passing at 25.00 feet an iron pin set, to an iron pin set;

Thence *South 06°22'36" East 217.99 feet*, entering said 109.40 acre tract, to an iron pin set;

Thence *South 28°08'04" West 430.59 feet* to an iron pin set;

Thence *South 28°45'59" West 315.60 feet* to an iron pin set;

Thence *North 75°40'58" West 209.20 feet* to an iron pin set;

Thence *South 78°58'30" West 145.69 feet* to an iron pin set;

Thence *South 66°15'16" West 366.38 feet* to an iron pin set;

Thence *South 53°59'14" West 127.51 feet* to an iron pin set;

Thence *South 39°59'44" West 294.05 feet* to an iron pin set;

Thence *South 37°32'26" West 392.47 feet* to an iron pin set;

Thence *South 51°46'29" West 358.28 feet*, passing at 233.25 feet an iron pin set, to the *place of beginning, containing 29.256 acres*, more or less, and being subject to all valid easements and restrictions of record. Of the above described 29.256 acre tract, 0.660 acre is within the right of way of County Road 10.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of December 2013. Bearings indicated herein are based on an assumed meridian with all others based on angles turned.

ATTEST:

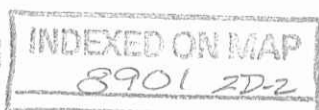
Paul R. Clapsaddle

Paul R. Clapsaddle, R.S. #6140

19019 West Darby Road

Marysville, Ohio 43040

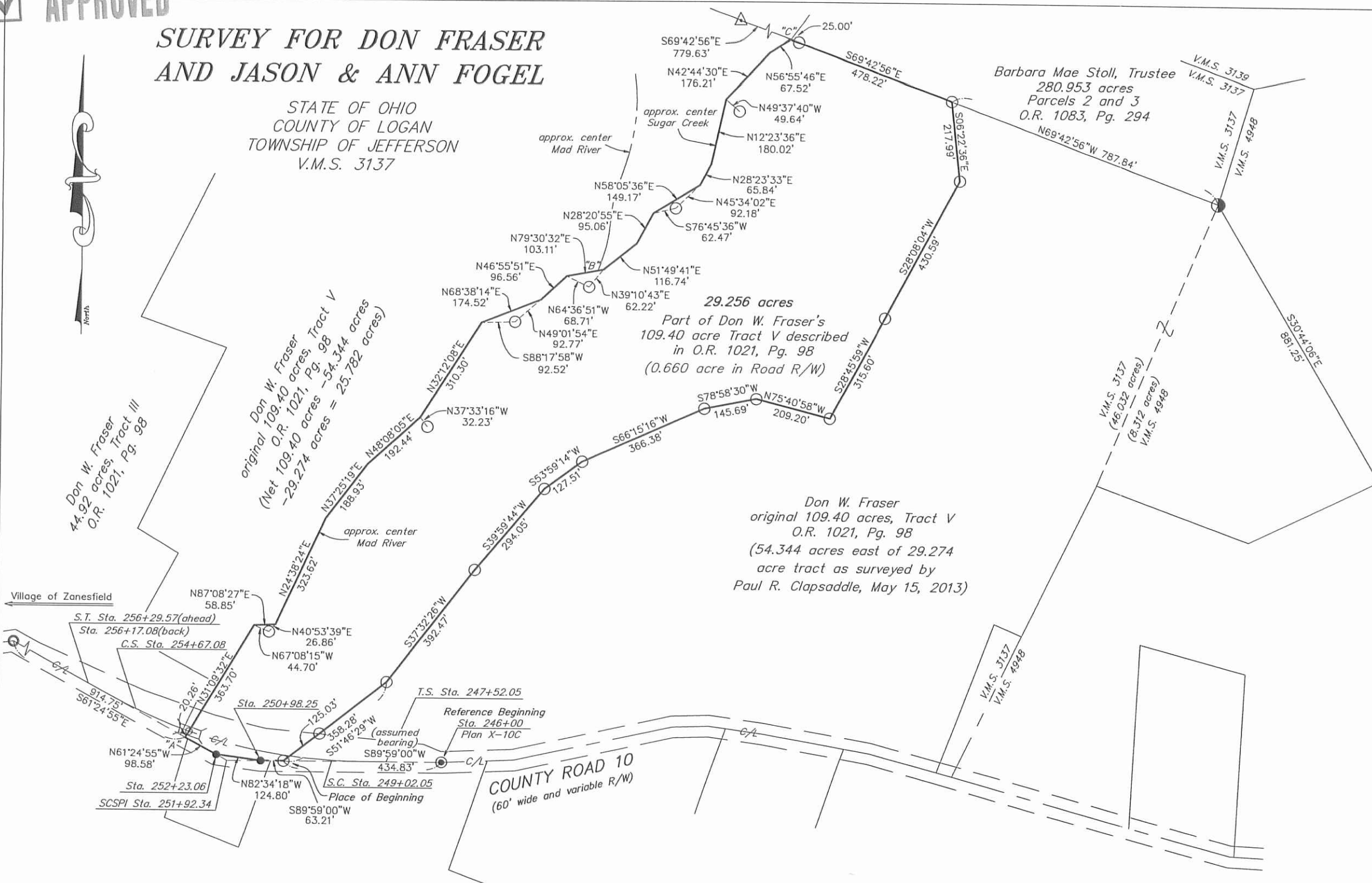
(937) 747-2599



APPROVED

SURVEY FOR DON FRASER AND JASON & ANN FOGEL

STATE OF OHIO
COUNTY OF LOGAN
TOWNSHIP OF JEFFERSON
V.M.S. 3137



NOTES:

Reference deeds are shown hereon
Bearings indicated hereon are based on an assumed meridian with all others based on angles turned
Boundary lines from "A" to "B" generally following the center of Mad River
Boundary lines from "B" to "C" generally following the center of Sugar Creek

LEGEND:

- Magnetic nail set
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"
- △ stone found
- ⊙ 5/8 inch iron pin found in a monument box
- ⦿ 5/8 inch iron pin found with cap marked "FOX PS 7000"
- 1 inch iron pipe found
- 1 inch iron pin found

SURVEY REFERENCES:

Field Book 615, Page 24-28
File X-10C
R-file 3570
R-file 9490
R-file 869
R-file 7044
R-file 7215

Don W. Fraser
44.92 acres, Tract III
O.R. 1021, Pg. 98

Don W. Fraser
original 109.40 acres, Tract V
O.R. 1021, Pg. 98
-29.274 acres = 54.344 acres
-25.782 acres

29.256 acres
Part of Don W. Fraser's
109.40 acre Tract V described
in O.R. 1021, Pg. 98
(0.660 acre in Road R/W)

Don W. Fraser
original 109.40 acres, Tract V
O.R. 1021, Pg. 98
(54.344 acres east of 29.274
acre tract as surveyed by
Paul R. Clapsaddle, May 15, 2013)

Barbara Mae Stoll, Trustee
280.953 acres
Parcels 2 and 3
O.R. 1083, Pg. 294

Paul R. Clapsaddle and Associates
REGISTERED ENGINEERS AND SURVEYORS
19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040
(937) 747-2599

Date: Dec. 3, 2013
Scale: 1"=300'
Project: FraserDonApr13
Drawing: FraserDonDec13

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



INDEXED ON MAP
8901 ZP



SURVEY FOR DON FRASER
13.165 Acres
January 4, 2019

The following described 13.165 acre tract is situated in the State of Ohio, County of Logan, Township of Jefferson, V.M.S. 3137, being part of Don W. Fraser's 5 ½ acre Tract II, part of his 44.92 acre Tract III, and part of his 109.40 acre Tract V, described in Official Record 1021, page 98, and said 13.165 acre tract being more particularly described as follows:

Beginning for reference at a ¾ inch iron pin found in a monument box at an angle point in the centerline of County Road 10 (60 feet and variable R/W) said iron pin referenced on Logan County Engineer's survey File X-10C as Station 262+36.4;

Thence South 60°51'48" East (assumed bearing) 695.99 feet, following the centerline of County Road 10, to a magnetic nail set;

Thence North 29°08'12" East 30.00 feet, to an iron pin set in the southwest line of said 44.92 acre tract and marking the *place of beginning*;

Thence *North 29°08'12" East 70.35 feet*, entering said 44.92 acre tract, to an iron pin set;

Thence *North 6°42'52" East 331.43 feet*, continuing through said 44.92 acre tract, to an iron pin set;

Thence *North 32°14'41" East 202.64 feet*, continuing through said 44.92 acre tract, to an iron pin set;

Thence *North 60°42'39" East 191.33 feet*, crossing an east line of said 44.92 acre tract and entering said 109.40 acre tract, to an iron pin set;

Thence *North 29°08'12" East 117.15 feet*, crossing a west line of said 109.40 acre tract and entering said 44.92 acre tract, to an iron pin set;

Thence *North 60°36'37" West 298.94 feet*, continuing through said 44.92 acre tract, to an iron pin set;

Thence *North 38°51'18" East 377.89 feet*, continuing through said 44.92 acre tract, to an iron pin set;

Thence *South 66°47'15" East 179.49 feet*, continuing through said 44.92 acre tract, crossing said 109.40 acre tract and crossing said 5 ½ acre tract, and entering said 109.40 acre tract, to an iron pin set;

Thence *North 35°49'10" East 308.57 feet*, continuing through said 109.40 acre tract, to an iron pin set;

Thence *South 56°14'43" East 150.10 feet*, continuing through said 109.40 acre tract, to an iron pin set;

Thence *South 35°49'10" West 280.43 feet*, continuing through said 109.40 acre tract, to an iron pin set;

Thence *South 66°47'15" East 292.51 feet*, continuing through said 109.40 acre tract and passing an iron pin set at 252.51 feet, to a point in the center of Mad River and in a west line of Jason C. and Ann C. Vogel's 29.256 acre Exhibit "A", described in Official Record 1133, page 212 (29.256 acre tract formerly part of said 109.40 acre tract), and in an east line of the remainder of said 109.40 acre tract;



Thence **South 32°45'15" West 243.16 feet**, following the center of the Mad River, an east line of the remainder of said 109.40 acre tract and a west line of said 29.256 acre tract, to a point, said point bearing North 37°33'16" West 32.23 feet from a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS 6140";

Thence **South 48°41'12" West 192.44 feet**, following the center of the Mad River, an east line of the remainder of said 109.40 acre tract, and a west line of said 29.256 acre tract, to a point;

Thence **South 37°58'26" West 188.93 feet**, following the center of the Mad River, an east line of the remainder of said 109.40 acre tract, and a west line of said 29.256 acre tract, to a point;

Thence **South 25°11'31" West 323.62 feet**, following the center of the Mad River, an east line of the remainder of said 109.40 acre tract, and a west line of said 29.256 acre tract, to a point, said point bearing North 41°26'46" East 26.86 feet from a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS 6140";

Thence **South 87°41'34" West 58.85 feet**, following the center of the Mad River, a south line of the remainder of said 109.40 acre tract, and a north line of said 29.256 acre tract, to a point bearing North 66°35'08" West 44.70 feet from a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS 6140";

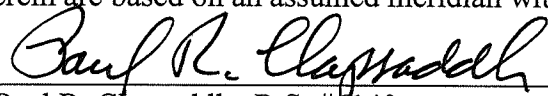
Thence **South 31°42'38" West 333.67 feet**, following the center of the Mad River, an east line of the remainder of said 109.40 acre tract, and the west line of said 29.256 acre tract, to a magnetic nail set in a bridge over Mad River;

Thence **North 60°51'48" West 220.28 feet**, following the southwest line of said 109.40 acre tract and the southwest line of said 44.92 acre tract, to the **place of beginning, containing 13.165 acres**, more or less, and being subject to all valid easements and restrictions of record.

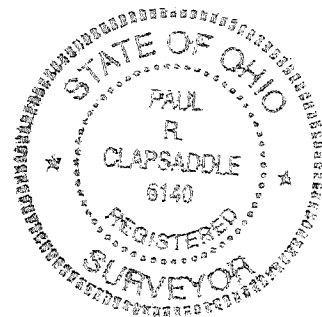
Of the above described 13.165 acre tract, 0.188 acre is within the right of way of County Road 10, 0.004 acre is part of said 5 ½ acre tract, 2.840 acres are part of said 44.92 acre tract, and 10.321 acres are part of said 109.40 acre tract.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of December 2018. Bearings indicated herein are based on an assumed meridian with all others based on angles turned.

ATTEST:



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





1-24-19
APPROVED

SURVEY FOR DON FRASER
Ingress and Egress Drive Easement
January 4, 2019

The following described 20 feet wide Ingress and Egress Drive Easement is situated in the State of Ohio, County of Logan, Township of Jefferson, partially in the Village of Zanesfield, and V.M.S. 3137, being over part of Don W. Fraser's 44.92 acre Tract III described in Official Record 1021 page 98, and the centerline of said 20 feet wide Drive Easement being more particularly described as follows:

Beginning for reference at a 3/4 inch iron pin found in a monument box at an angle point in the centerline of County Road 10 (60 feet and variable R/W) said iron pin referenced on Logan County Engineer's survey File X-10C as Station 262+36.4;

Thence North 62°43'32" East (assumed bearing) 54.02 feet, departing from the centerline of County Road 10, to a point in the center of a driveway, in the north right of way line of County Road 10, and in the southwest line of said 44.92 acre tract, said point marking the *place of beginning*;

Thence *North 41°02'03" East 409.89 feet*, following the centerline of said drive and entering said 44.92 acre tract, to a point;

Thence *North 35°44'51" East 479.28 feet*, following the centerline of said drive and continuing through said 44.92 acre tract, to a point;

Thence *North 53°48'09" East 27.86 feet*, following the centerline of said drive and continuing through said 44.92 acre tract, to a point;

Thence *North 67°38'23" East 29.60 feet*, following the centerline of said drive and continuing through said 44.92 acre tract, to a point;

Thence *North 86°05'01" East 31.39 feet*, following the centerline of said drive and continuing through said 44.92 acre tract, to a point;

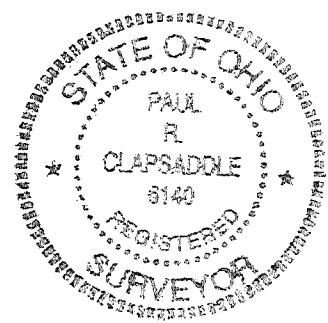
Thence *South 81°20'23" East 205.17 feet*, following the centerline of said drive and continuing through said 44.92 acre tract, to a point, said point being in the west line of a 13.165 acre tract recently surveyed and for which the above described Drive Easement is to provide access.

The above described easement is approximately 0.543 acres over said 44.92 acre tract and is over an existing driveway.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of December 2018. Bearings indicated herein are based on an assumed meridian with all others based on angles turned.

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

INDEXED ON MAP
8901

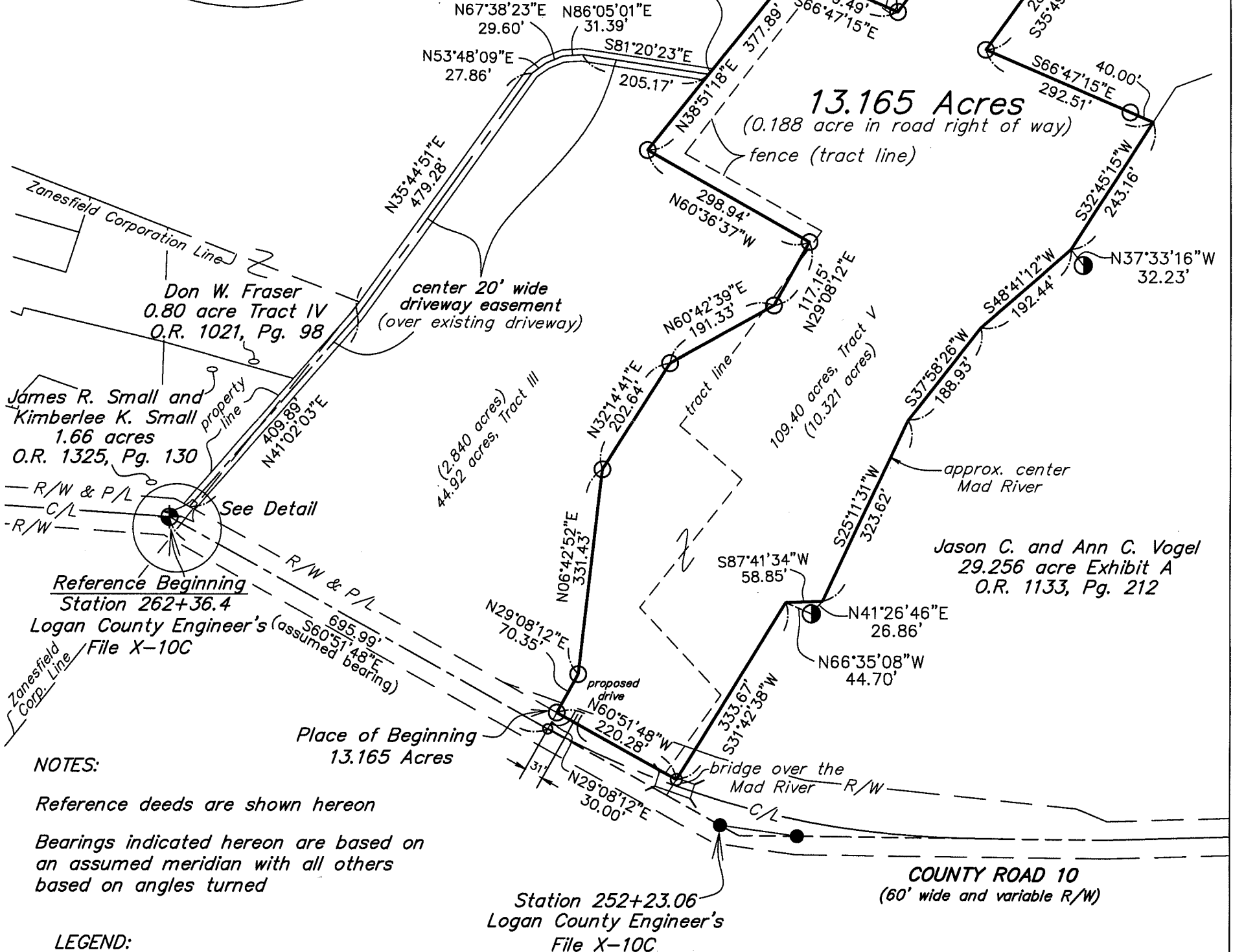
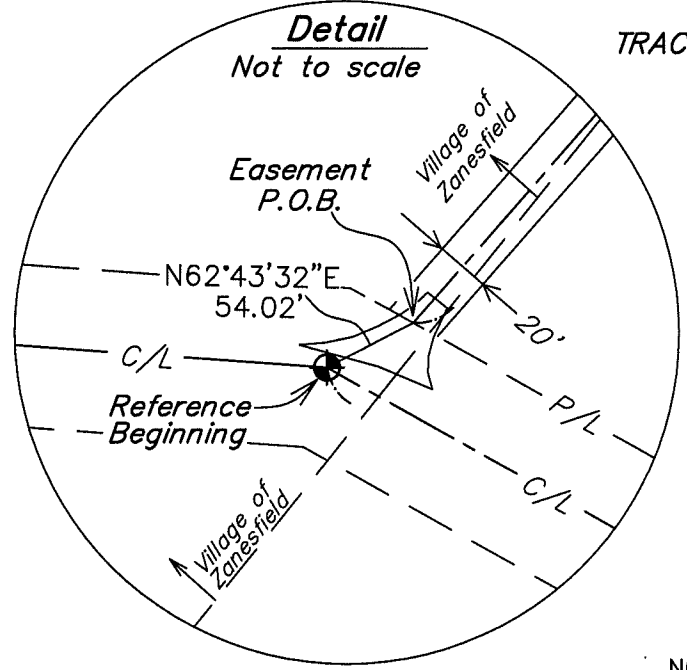


SURVEY FOR DON FRASER

STATE OF OHIO, COUNTY OF LOGAN,
TOWNSHIP OF JEFFERSON, V.M.S. 3137
BEING PART OF DON W. FRASER'S 5 1/2 ACRE
TRACT II, PART OF HIS 44.92 ACRE TRACT III,
AND PART OF HIS 109.40 ACRE
TRACT V, DESCRIBED IN OFFICIAL RECORD 1021,
PAGE 98



Don W. Fraser
5 1/2 acre Tract II
O.R. 1021, Pg. 98



NOTES:

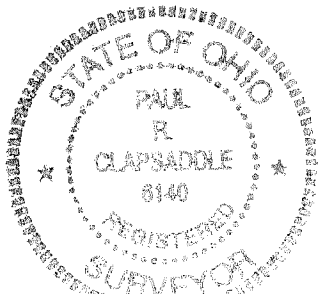
Reference deeds are shown hereon
Bearings indicated hereon are based on
an assumed meridian with all others
based on angles turned

LEGEND:

- Magnetic nail set
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS 6140"
- 5/8 inch iron pin found with cap marked "CLAPSADDLE RS 6140"
- ⊕ 3/4 inch iron pin found in a monument box
- 1 inch iron pin found



ACCESS DRIVE INFORMATION:
No new drive being proposed.
CR 10 is a local road
Minimum drive spacing is 250'
SSD >495' (55 mph)



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. #8140

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.

Scale: 1"=200'
Date: January 4, 2019
Proj: FraserDonAug18
Dwg: FraserDonHsePlan3Aug18

INDEXED ON MAP
8901

3-25-2020



SURVEY FOR DON FRASER
70.213 Acres
February 6, 2020

The following described 70.213 acre tract is situated in the State of Ohio, County of Logan, Township of Jefferson, V.M.S. 3137, being all of Don W. Fraser's 5 acre Tract I, all of the remainder of his 5 ½ acre Tract II, all of the remainder of his 44.92 acre Tract III, all of his 0.80 acre Tract IV, and all of the remainder of his 109.40 acre Tract V, all being described in Official Record 1021, page 98, and said 70.213 acre tract being more particularly described as follows:

Beginning for reference at a 5/8 inch iron pin found with cap marked "Logan County Engineer" in a monument box at an angle point in the centerline of County Road 5 (60 feet wide) said iron pin referenced on Logan County Engineer's survey file R-9116 as Station 385+96.10;

Thence North 0°23'26" East (assumed bearing) 59.44 feet, following the centerline of County Road 5, to a magnetic nail set at a southwest corner of said 44.92 acre tract, said magnetic nail marking the *place of beginning*;

Thence *North 0°23'26" East 594.25 feet*, following the centerline of County Road 5 and the west line of said 44.92 acre tract, passing a north line of the Corporation line of the Village of Zanesfield, to a 5/8 inch iron pin found with cap marked "Logan County Engineer" inside a monument box at centerline Station 392+48.90;

Thence *North 14°25'46" East 564.86 feet*, following the centerline of County Road 5 and a west line of said 44.92 acre tract, to a magnetic nail set at the southwest corner of Duff Brothers, LLC's 17 acre Tract I of Parcel I described in Official Record 1311, page 319;

Thence *South 68°58'43" East 1123.00 feet*, departing from the centerline of County Road 5, following the north line of said 44.92 acre tract and the south line of said 17 acre tract, passing at 30.20 feet an iron pin set, to an iron pin set at the southwest corner of said 5 acre tract;

Thence *North 14°48'05" East 706.20 feet*, following the west line of said 5 acre tract and the east line of said 17 acre tract, to an iron pin set in the south line of Duff Brothers, LLC's 13.5 acre Tract II of Parcel I described in Official Record 1311, page 319;

Thence *South 68°10'49" East 308.88 feet*, following a north line of said 5 acre tract and the south line of said 13.5 acre tract, to a 5/8 inch iron pin found with cap marked "FOX SURVEYING CO." at a southwest corner of Barbara Mae Stoll, Trustee's 280.953 acre Parcel No. 2 described in Official Record 1232, page 787;

Thence *South 69°07'05" East 460.05 feet*, following a north line of said 5 acre tract, the north line of said 5 ½ acre tract, and a south line of said 280.953 acre tract, to a stone found at the northwest corner of said 109.40 acre tract;

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Thence **South 69°10'27" East 779.34 feet**, following the north line of said 109.40 acre tract and the south line of said 280.953 acre tract, crossing the Mad River, and passing at 729.34 feet an iron pin set, to a point in the center of Sugar Creek and at a northwest corner of Jason C. and Ann C. Vogel's 29.256 acre Exhibit A described in Official Record 1133, page 212;

Thence **South 57°28'53" West 67.52 feet**, following the center of Sugar Creek, a southeast line of said 109.40 acre tract, and a northwest line of said 29.256 acre tract, to a point;

Thence **South 43°17'36" West 176.21 feet**, following the center of Sugar Creek, a southeast line of said 109.40 acre tract and a northwest line of said 29.256 acre tract, to a point, said point bearing North 49°04'33" West 49.64 feet from a 5/8 inch iron pin found;

Thence **South 12°56'42" West 180.02 feet**, following the center of Sugar Creek, an east line of said 109.40 acre tract, and a west line of said 29.256 acre tract, to a point;

Thence **South 28°56'40" West 65.84 feet**, following the center of Sugar Creek, a southeast line of said 109.40 acre tract, and a northwest line of said 29.256 acre tract, to a point, said point bearing North 46°07'09" East 92.18 feet from an iron pin found;

Thence **South 58°38'43" West 149.17 feet**, following the center of Sugar Creek, a southeast line of said 109.40 acre tract and a northwest line of said 29.256 acre tract, to a point, said point bearing South 77°18'43" West from an iron pin found;

Thence **South 28°54'02" West 95.06 feet**, following the center of Sugar Creek, a southeast line of said 109.40 acre tract, and a northwest line of said 29.256 acre tract, to a point;

Thence **South 52°22'48" West 116.74 feet**, following the center of Sugar Creek, a southeast line of said 109.40 acre tract, and a northwest line of said 29.256 acre tract, to a point, said point bearing North 39°43'50" East 62.22 feet from an iron pin found;

Thence **South 80°03'39" West 103.11 feet**, following the center of Sugar Creek, the center of the Mad River, a south line of said 109.40 acre tract, and a north line of said 29.256 acre tract, to a point, said point bearing North 64°03'44" West 68.71 feet from an iron pin found;

Thence **South 47°28'57" West 96.56 feet**, following the center of the Mad River, a southeast line of said 109.40 acre tract and a northwest line of said 29.256 acre tract, to a point, said point bearing North 49°35'01" East 92.77 feet from an iron pin found;

Thence **South 69°11'21" West 174.52 feet**, following the center of the Mad River, a southeast line of said 109.40 acre tract, and a northwest line of said 29.256 acre tract, to a point, said point bearing South 88°17'58" West 92.52 feet from and iron pin found;

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Thence ***South 32°45'15" West 67.14 feet***, following the center of the Mad River, a southeast line of said 109.40 acre tract, and a northwest line of said 29.256 acre tract, to a point, said point being at an east corner of David J. Schwieterman and Noelle M. Schwieterman's 13.165 acre tract described in Official Record 1329, page 1 (13.165 acre tract formerly part of said original 109.40 acre tract, said 44.92 acre tract and said 5 ½ acre tract);

Thence ***North 66°47'15" West 292.51 feet***, departing from the Mad River, following a southwest line of the remainder of said original 109.40 acre tract, and a northeast line of said 13.165 acre tract, passing at 40.00 feet an iron pin found, to an iron pin found;

Thence ***North 35°49'10" East 280.43 feet***, following a northwest line of the remainder of said original 109.40 acre tract and a southeast line of said 13.165 acre tract, to an iron pin found;

Thence ***North 56°14'43" West 150.10 feet***, following a southwest line of the remainder of said original 109.40 acre tract and a northeast line of said 13.165 acre tract, to an iron pin found;

Thence ***South 35°49'10" West 308.57 feet***, following a southeast line of the remainder of said original 109.40 acre tract and a northwest line of said 13.165 acre tract, to an iron pin found;

Thence ***North 66°47'15" West 179.49 feet***, following a southwest line of the remainder of said original 109.40 acre tract, a southwest line of the remainder of said original 5 ½ acre tract, following a northeast line of a remainder of said original 109.40 acre tract, following a southwest line of the remainder of said original 44.92 acre tract, and following a northeast line of said 13.165 acre tract, to an iron pin found;

Thence ***South 38°51'18" West 377.89 feet***, following a southeast line of the remainder of said original 44.92 acre tract and following a northwest line of said 13.165 acre tract, to an iron pin found;

Thence ***South 60°36'37" East 298.94 feet***, following a north line of the remainder of said original 44.92 acre tract and a south line of said 13.165 acre tract, to an iron pin found;

Thence ***South 29°08'12" West 117.15 feet***, following the southeast line of the remainder of said original 44.92 acre tract, a southeast line of the remainder of said original 109.40 acre tract, and following a northwest line of said 13.165 acre tract, to an iron pin found;

Thence ***South 60°42'39" West 191.33 feet***, following a southeast line of the remainder of said original 109.40 acre tract, the southeast line of the remainder of said original 44.92 acre tract, and following a northwest line of said 13.165 acre tract, to an iron pin found;

Thence ***South 32°14'41" West 202.64 feet***, following a southeast line of the remainder of said original 44.92 acre tract and following a northwest line of said 13.165 acre tract, to an iron pin found;



Thence **South 6°42'52" West 331.43 feet**, following an east line of the remainder of said original 44.92 acre tract and a west line of said 13.165 acre tract, to an iron pin found;

Thence **South 29°08'12" West 70.35 feet**, following a southeast line of the remainder of said original 44.92 acre tract, a northwest line of said 13.165 acre tract, and entering the north right of way of County Road 10 (60 feet wide and variable right of way), to an iron pin found;

Thence **North 60°51'48" West 686.28 feet**, continuing through the north right of way of County Road 10 and partially following the northeast right of way of County Road 10, passing the east corporation line of the Village of Zanesfield, to a railroad spike set at the southeast corner of James R. Small and Kimberlee K. Small's 1.66 acre tract described in Official Record 1325, page 130;

Thence **North 41°02'03" East 267.76 feet**, following the west line of said original 44.92 acre tract and the east line of said 1.66 acre tract, to an iron pin set at the southeast corner of said 0.80 acre tract;

Thence **North 74°21'30" West 216.77 feet**, following the south line of said 0.80 acre tract and a north line of said 1.66 acre tract, to a 5/8 inch iron pin found at the southeast corner of Toby Oelker and Jennifer L. Oelker's 1.001 acre tract described in Official Record 943, page 429;

Thence **North 1°43'06" East 184.74 feet**, following the west line of said 0.80 acre tract and the east line of said 1.001 acre tract, to an iron pin set in a south line of said original 44.92 acre tract and in a north corporation line of the Village of Zanesfield;

Thence **North 68°44'32" West 133.70 feet**, following a south line of said original 44.92 acre tract, a north line of said 1.001 acre tract, and a north Corporation line of the Village of Zanesfield, to an iron pin set at the northeast corner of Toby Oelker and Jennifer Oelker's 0.30 acre tract described in Official Record 1128, page 465;

Thence **North 67°51'43" West 240.10 feet**, following a south line of said original 44.92 acre tract, the north line of said 0.30 acre tract, and the north Corporation line of the Village of Zanesfield, passing an iron pin set at 207.80 feet, to the **place of beginning, containing 70.213 acres**, more or less, and being subject to all valid easements and restrictions of record.

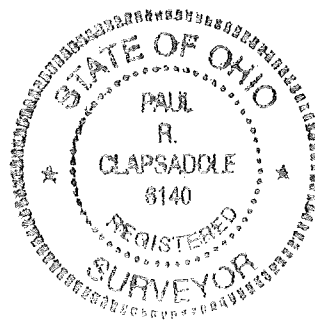
Of the above described 70.213 acre tract, 4.979 acres are all of said 5 acre tract, 6.608 acres are all of the remainder of said original 5 ½ acre tract, 41.730 acres are all of the remainder of said original 44.92 acre tract, 1.030 acre is all of said 0.80 acre tract, and 15.866 acres are all of the remainder of said original 109.40 acre tract. Also, of the above described 70.213 acre tract, 0.819 acre is within the right of way of County Road 10 and County Road 5, and 1.486 acres are within the Village of Zanesfield.

INDEXED ON MAP

8901

The above description was prepared from an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor 6140, during the month of January 2020. Bearings 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". Iron pins found are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS 6140", unless otherwise noted.

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



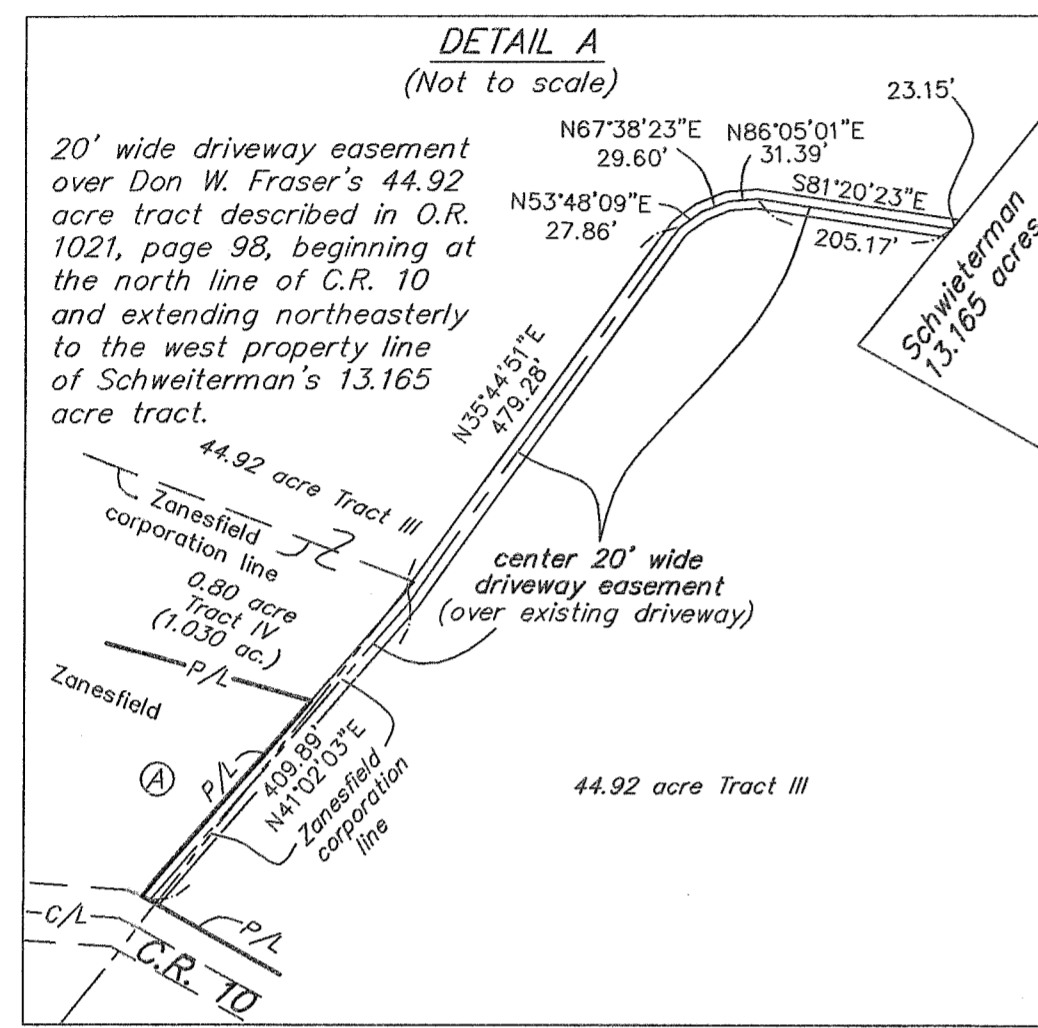
INDEXED ON MAP
8901



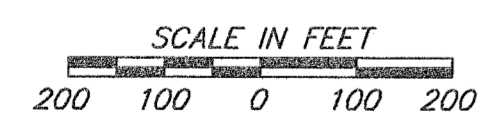
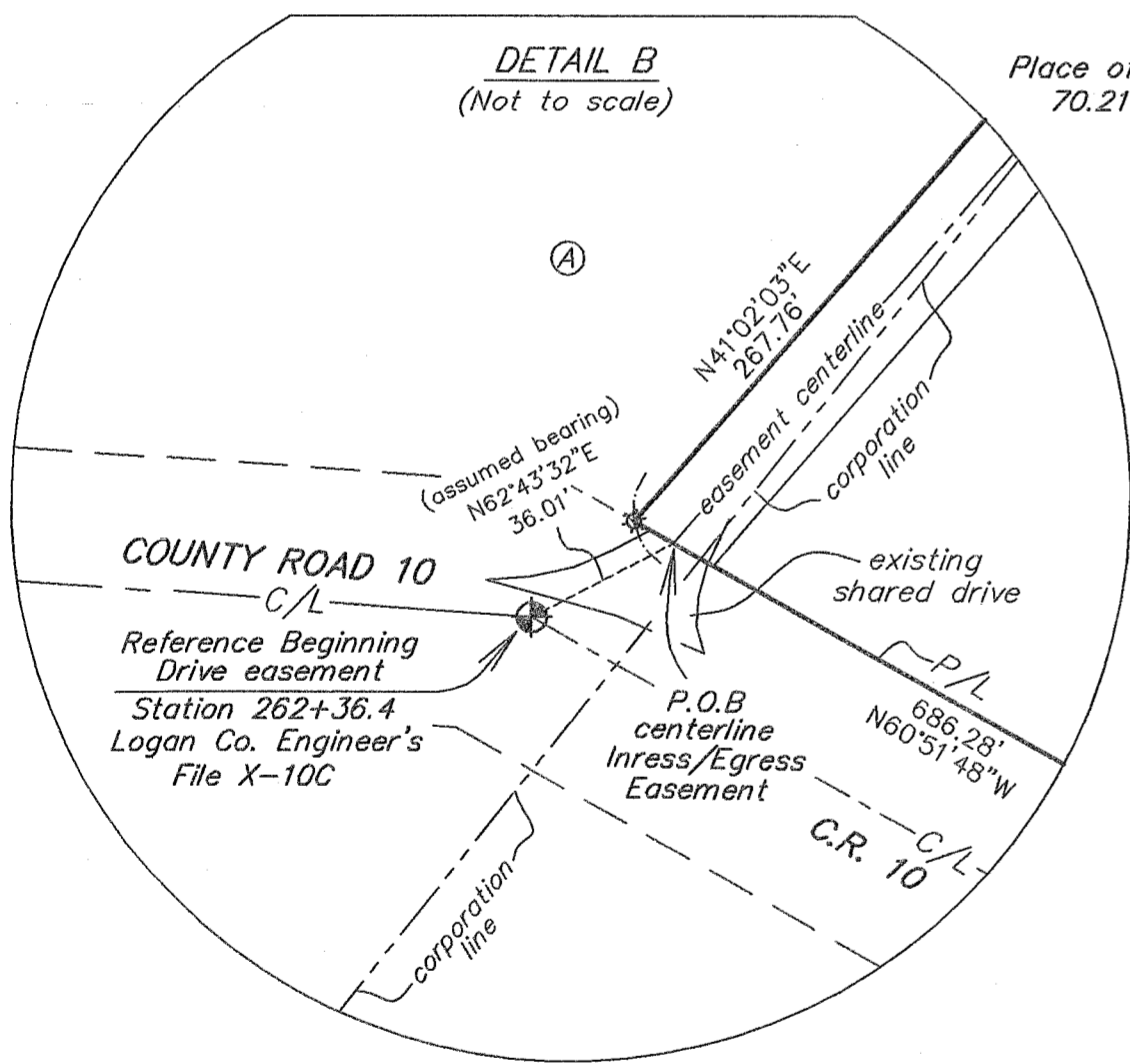
SURVEY FOR DON FRASER

STATE OF OHIO, COUNTY OF LOGAN,
TOWNSHIP OF JEFFERSON, V.M.S. 3137
BEING ALL OF DON W. FRASER'S 5 ACRE
TRACT I, PART OF HIS 5 1/2 ACRE
TRACT II, PART OF HIS 44.92 ACRE TRACT III,
AND PART OF HIS 109.40 ACRE
TRACT V, DESCRIBED IN OFFICIAL RECORD 1021,
PAGE 98

DETAIL A
(Not to scale)



DETAIL B
(Not to scale)



**Paul R. Clapsaddle
and Associates**

REGISTERED ENGINEERS AND SURVEYORS

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

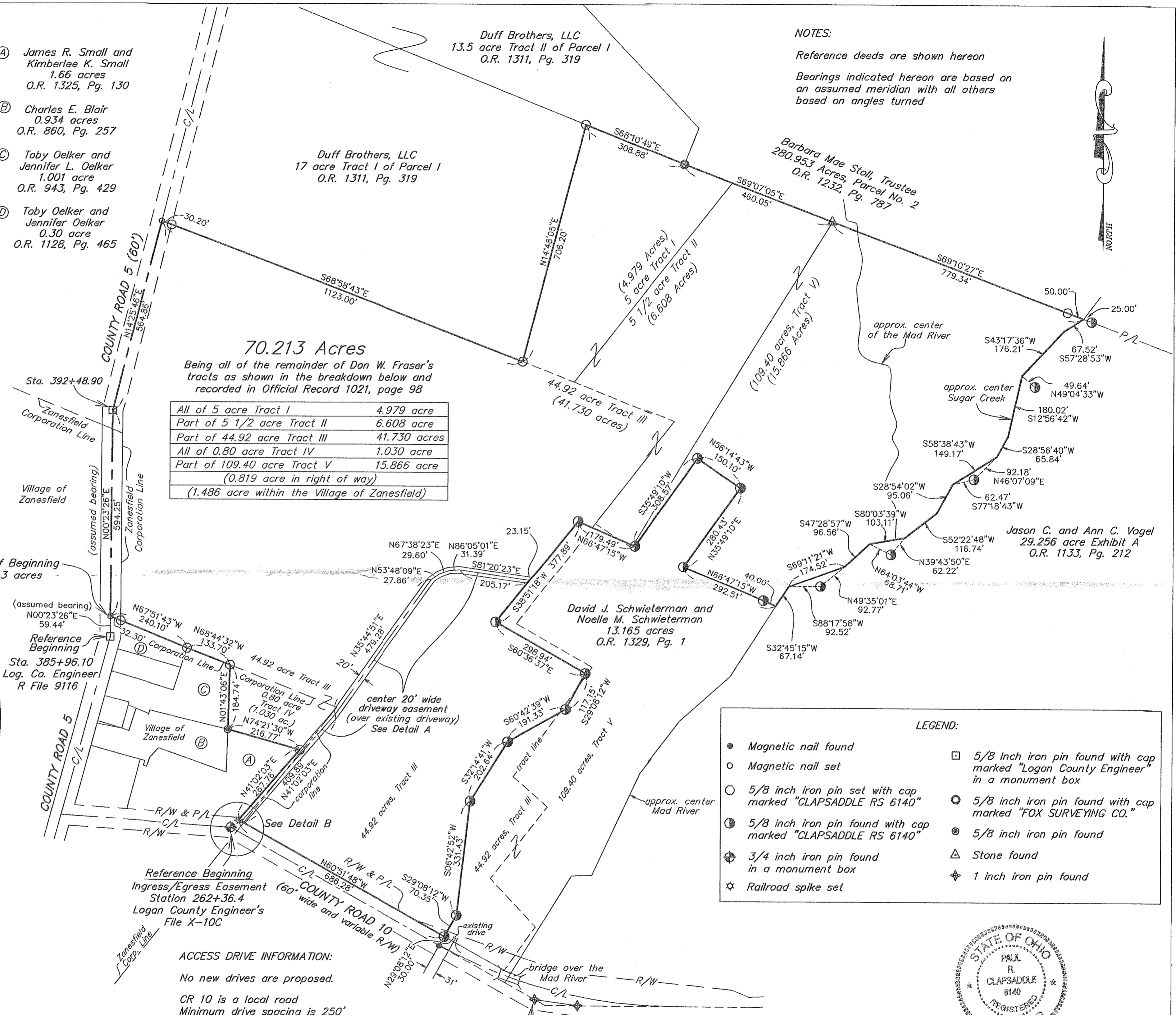
Paul R. Clapsaddle, P.E., P.S.

- (A) James R. Small and Kimberlee K. Small
1.66 acres
O.R. 1325, Pg. 130
- (B) Charles E. Blair
0.934 acres
O.R. 860, Pg. 257
- (C) Toby Oelker and Jennifer L. Oelker
1.001 acre
O.R. 943, Pg. 429
- (D) Toby Oelker and Jennifer Oelker
0.30 acre
O.R. 1128, Pg. 465

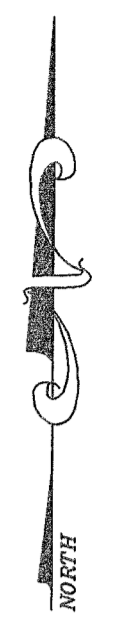
70.213 Acres

Being all of the remainder of Don W. Fraser's tracts as shown in the breakdown below and recorded in Official Record 1021, page 98

All of 5 acre Tract I	4.979 acre
Part of 5 1/2 acre Tract II	6.608 acre
Part of 44.92 acre Tract III	41.730 acres
All of 0.80 acre Tract IV	1.030 acre
Part of 109.40 acre Tract V	15.866 acre
(0.819 acre in right of way)	
(1.486 acre within the Village of Zanesfield)	



NOTES:
Reference deeds are shown hereon
Bearings indicated hereon are based on an assumed meridian with all others based on angles turned



- LEGEND:
- Magnetic nail found
 - Magnetic nail set
 - 5/8 inch iron pin set with cap marked "CLAPSADDLE RS 6140"
 - 5/8 inch iron pin found with cap marked "FOX SURVEYING CO."
 - 5/8 inch iron pin found
 - ⊕ 3/4 inch iron pin found in a monument box
 - ☆ Railroad spike set
 - 5/8 Inch iron pin found with cap marked "Logan County Engineer" in a monument box
 - 5/8 inch iron pin found with cap marked "FOX SURVEYING CO."
 - 5/8 inch iron pin found
 - △ Stone found
 - ◆ 1 inch iron pin found

ACCESS DRIVE INFORMATION:

No new drives are proposed.
CR 10 is a local road
Minimum drive spacing is 250'
Minimum stopping site distance is 495' (55 mph)
CR 5 is a minor collector road
Minimum drive spacing is 360'
Minimum stopping site distance is 495' (55 mph)
Minimum stopping site distance is 155' (25 mph)



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