

1.25 Acre
July 24, 1978

The following described tract of land is situated in the State of Ohio, County of Logan, Township of Liberty, Section 27, Town 5, Range 13, M.R.S., being part of Donald A. and Carol A. Kauffman's 3 acre, 1 acre and 5 acre tracts described in Deed Volume 349, Page 235, Logan County Records, being more particularly described as follows:

Beginning, for reference, at a railroad date nail found on the centerline of S.R. # 245 at the northeast corner of Roy A. Hartzler's 2.46 acre tract, said nail being the northwest corner of said Kauffman's 3 acre tract and being in a concrete bridge over Mad River; thence departing the centerline of S.R. # 245 and generally paralleling the same, South 82°00' East 449.00 feet along the north line of said Kauffman's 3 acre tract to a railroad spike set and marking the principal place of beginning;

thence South 82°00' East 138.00 feet, passing through the northeast corner of said 3 acre tract and the northwest corner of said 1 acre tract at 4.00 feet, following the north line of said 3 and 1 acre tracts, to a railroad spike set at the northwest corner of David L. Grimes' (Trustee) 17.48 acre tract, said spike being North 82°00' West 582.95 feet from a railroad spike found in the east line of Liberty Township and west line of Monroe Township;

thence South 3°00' West 396.07 feet, following the west line of said Grimes' tract and following the east line of said Kauffman's 1 acre and 5 acre tracts, passing through a railroad spike set for reference at 30.00 feet and passing through the southeast corner of said 1 acre tract at 275.00 feet, to an iron pin set;

thence North 82°00' West 138.00 feet, into said 5 acre tract, to an iron pin set;

thence North 3°00' East 396.07 feet, passing through the north line of said 5 acre tract and the south line of said 3 acre tract at 121.07 feet, also passing through an iron pin set for reference at 306.07 feet, to the principal place of beginning.

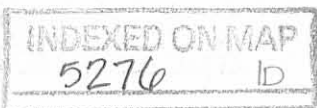
The above described tract contains 1.25 acre consisting of all of said Kauffman's 1 acre tract, 0.23 acre of said Kauffman's 5 acre tract, and 0.02 acre of said Kauffman's 3 acre tract, all subject to any valid easement or restriction of record.

The above description is the result of a survey completed in July of 1978 by Paul R. Clapsaddle R.S. # 6140

The plat attached hereto is made a part hereof.

ATTEST:

Paul R. Clapsaddle R.S. # 6140



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BRIDGE OVER

MAD RIVER

R.R. Date Nail Found

Roy A. Hartzler D.B. 345, Pg. 118 & 120

West Liberty Corp. Line

Donald A. & Carol A. Kauffman
D.B. 349, Pg. 235

Tract I
3.00 Ac.
- .02 Ac.
2.98 Ac. Remaining

Donald A. & Carol A. Kauffman
D.B. 349, Pg. 235
Tract II
5.00 Ac.
- .23
4.77 Ac. Remaining

1.25 Acre

Donald A. & Carol A. Kauffman
D.B. 349, Pg. 235
Tract II (1.00 Ac.)

Donald A. & Carol A. Kauffman
D.B. 349, Pg. 235
Tract II (0.23 Ac.)

David L. Grimes Trustee D.B. 337, Pg. 917

Liberty Twp.
Monroe Twp.

Scale: 1" = 60'
Date 7/24/78
Dwg No 78-01450

SURVEY FOR DONALD A. KAUFFMAN
State of Ohio
County of Logan
Township of Liberty
Sec. 27, Town 5, Range 15
M.R.S.



LAND SURVEYING AND PLANNING



PAUL R. CLAPSADDLE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
PROFESSIONAL ENGINEERS

ATTEST: Paul R. Clapsaddle
R.S. # 6140

5276 IP

PAUL R. CLAPSADDLE

RES. (513) 666-4802

P. O. Box 184
EAST LIBERTY, OHIO
OFFICE (614) 460-2601

INDEXED ON MAP

7-21-2021



APPROVED

EDWARDS SURVEYING

110 South Main Street
Urbana, Ohio 43078
(937) 653-6508



LEGAL DESCRIPTION FOR HARTZLER'S 17.657 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Liberty, and being a part of Section 27, Town 5, Range 13, B.T.M.R.S., and being more particularly described as follows:

Beginning for reference at a Railroad Spike found at the intersection of the centerline of State Route 245 (variable width right-of-way) and the East line of Section 27, Town 5, Range 13, also being the West line of Section 21, Town 5, Range 13, and being on the Liberty-Monroe Township line;

thence N-79°04'05"-W, 721.14'(feet) to a Railroad Spike found within the right-of-way of State Route 245 at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, also being at the Northwest corner of a 1.25 acre tract conveyed to G. Glenn Gault by deed recorded in Official Record 704, Page 138;

thence S-5°55'06"-W, 396.07'(feet) to an iron bar set at the Southwest corner of the 1.25 acre tract, passing for reference the right-of-way line of State Route 245 at 25.05'(feet) and a 5/8" diameter iron bar found at 30.02'(feet);

thence with the South line of the 1.25 acre tract, S-79°04'05"-E, 138.00'(feet) to a 5/8" diameter iron bar found on the West line of a 17.824 acre tract conveyed to Wenger's Produce, an Ohio General Partnership, by deed recorded in Official Record 1222, Page 259;

thence with the West line of the 17.824 acre tract, S-5°55'06"-W, 1012.29'(feet) to a 5/8" diameter iron bar found on the North line of Township Road 175 (60' right-of-way), passing for reference a 5/8" diameter iron bar found at 912.13'(feet);

thence with the North line of Township Road 175, N-84°26'12"-W, 359.38'(feet) to a 7/8" diameter iron bar found at the Southeast corner of a 0.26 acre tract conveyed to Mary E. Clasen by deed recorded in Official Record 1296, Page 16;

thence with a North line of the 0.26 acre tract, N-57°49'43"-W, 161.20'(feet) to an iron bar set;

thence with another North line of the 0.26 acre tract, N-66°49'19"-W, 77.00'(feet) to an iron bar set on the East line of Lot 257 of Robert N. Jordan's Second Addition as recorded in Plat Cabinet "A", Slide 69, of the Logan County Plat Records, also being on an East Corporation line of the Village of West Liberty;

thence with the West Liberty Corporation line, the East line of Lot 257, the East line of a 17.524 acre tract conveyed to Scott A. Boyd by deed recorded in Official Record 309, Page 850, Tract V, and the East line of a 5.275 acre tract conveyed to Phyllis A. Hartzler by deed recorded in Official Record 923, Page 48, N-5°32'56"-E, 1367.90'(feet) to a Mag Nail set on the centerline of aforementioned State Route 245, passing for reference 5/8" diameter iron bars found at 64.11'(feet), and 634.14'(feet), and passing for reference an iron bar set on the right-of-way line of State Route 245 at 1307.52'(feet);

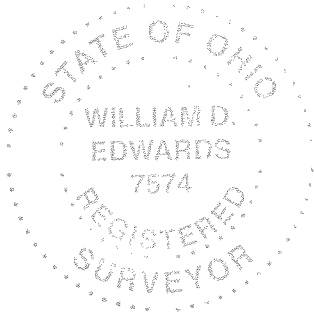
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thence S-79°04'05"-E, 450.55'(feet) to the place of beginning.

Containing 17.657 acres, 0.387 acre of which is within the Road right-of-way, but being subject to the rights of all legal highways and all easements of record.

Being all of the remaining area of an original 3 acre tract (part of Lot 1 of Kurfurst Land as recorded in Plat Cabinet "A' Slide 69) conveyed to Phyliss A. Hartzler by deed recorded in Official Record 923, Page 41, Tract I, all of the remaining area of an original 5 acre tract (part of Lot 2 of Kurfurst Land) conveyed to Phyliss A. Hartzler by deed recorded in Official Record 623, Page 41, Tract II, and all of the remaining area of an original 10 acre tract (Lot 3 & part of Lot 4 of Kurfurst Land) conveyed to Phyliss A. Hartzler by deed recorded in Official Record 923, Page 41, Tract III, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574 July 13, 2021. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on the centerline of Township Road 175 per an assumed bearing of N-84°26'12"-W.



William D. Edwards

William D. Edwards, P.S. 7574

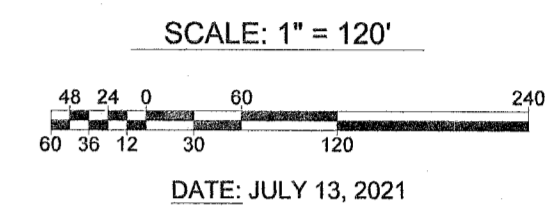
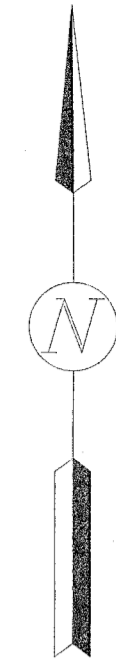
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LEGEND

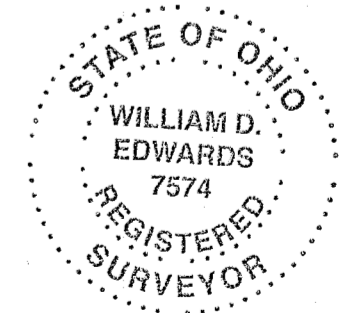
- = STONE MONUMENT.....FOUND
- = RAILROAD SPIKE.....FOUND
- = 5/8" IRON BAR (UNLESS NOTED).....FOUND
- = MAG NAIL.....FOUND
- = MAG NAIL.....SET at grade
- = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 7574".....SET at grade

PLAT OF SURVEY

LIBERTY TOWNSHIP, LOGAN COUNTY, OHIO
 SECTION 27, TOWN 5, RANGE 13



NOTE:
 1. BEARINGS ARE BASED ON THE CENTERLINE OF TOWNSHIP ROAD 175 PER AN ASSUMED BEARING OF N-84°26'12"-W.
 2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, PLATS OF SURVEYS IN THE VICINITY, COUNTY TAX AND AERIAL MAPS, RECORD PLAT OF ROBERT N. JORDAN'S SECOND ADDITION - PLAT CABINET "A", SLIDE 69; PLAT OF KURFURST'S LAND - PLAT CABINET A, PAGE 69; STATE ROUTE 245 PLAN LOG-245-2.11 - PAGE 1 OF 1; STATE ROUTE 245 PLANS - L-14.



SURVEYED BY:
 WILLIAM D. EDWARDS
 PROFESSIONAL SURVEYOR No. 7574
 110 SOUTH MAIN STREET
 URBANA, OHIO 43078
 (937)653-6508