

REC'D 4-27-99 SWJ OL ✓



Lee Surveying and Mapping Co., Inc.



Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver Street
Bellefontaine OH 43311

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

MOFFITT 2.333 ACRES

Lying in Section 4, Town 4, Range 13, Liberty Township, Logan County, Ohio.

Being out of the E. Jane Moffitt, Trustee original 71.02 acre tract as deeded and described in Official Record 378, Page 629, Tract I of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 1 inch iron rod found at the south east corner of Section 4.

THENCE, with the south line of Section 4, and the center-line of County Highway 7 (60 feet wide), N 84°-30'-00" W, a distance of 656.94 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE, with the south line of Section 4, and the center-line of County highway 7, N 84°-30'-00" W, a distance of 30.01 feet to a MAG nail set.

THENCE, N 4°-16'-07" E, a distance of 1202.25 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 30.01 feet.

THENCE, N 85°-25'-15" W, a distance of 445.87 feet to a 5/8 inch iron rod set.

THENCE, with the east line of the William D. Buroker original 92.05 acre tract (Vol. 374, Page 995), N 6°-16'-56" E, a distance of 151.25 feet to a 5/8 inch iron rod set.

THENCE, S 84°-21'-22" E, a distance of 415.21 feet to a 5/8 inch iron rod set.

THENCE, S 16°-49'-30" E, a distance of 154.10 feet to a 5/8 inch iron rod set.

THENCE, S 4°-16'-07" W, a distance of 1202.73 feet to the point of beginning, passing a 5/8 inch iron rod set at 1172.72 feet.

Containing 2.333 acres of which 0.037 acre is in the Highway right-of-way.

The basis for bearings is the center-line of County Highway 7 being N 84°-30'-00" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on April 19, 1999.

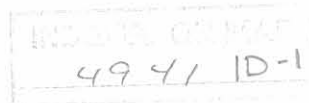
Description prepared by:



ORIGINAL STAMP IN GREEN

Jeffrey I. Lee
Professional Surveyor 6359
April 22, 1999

L-2725



REC'D 4-27-99 SMY CLK



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MOFFITT 2.333 ACRE TRACT 30' INGRESS/EGRESS EASEMENT

Lying in Section 4, Town 4, Range 13, Liberty Township, Logan County, Ohio.

Being a 30 feet wide ingress/egress easement over the E. Jane Moffitt original 71.02 acre tract as deeded and described in Official Record 378, Page 629, Tract I of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 1 inch iron rod found at the south east corner of Section 4.

THENCE, with the south line of Section 4, and the center-line of County Highway 7 (60 feet wide), N 84°-30'-00" W, a distance of 671.95 feet to a point, passing a MAG nail set at 656.94 feet.

THENCE, N 4°-16'-07" E, a distance of 1202.49 feet to a point.

THENCE, N 11°-12'-43" W, a distance of 50.07 feet to a point.

THENCE, N 18°-07'-00" E, a distance of 15.84 feet to a point, at the TRUE POINT OF BEGINNING.

THENCE, continuing on the center-line of the 30 feet wide ingress/egress easement, N 18°-07'-00" E, a distance of 44.90 feet to a point.

THENCE, N 19°-19'-28" W, a distance of 35.93 feet to a point.

THENCE, N 66°-02'-49" W, a distance of 40.58 feet to a point.

THENCE, S 4°-03'-01" W, a distance of 9.87 feet to a point at the terminus of this easement.

The basis for bearings is the center-line of County Highway 7 being N 84°-30'-00" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on April 19, 1999.

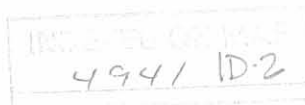
Description prepared by:

Jeffrey I. Lee
Professional Surveyor 6359
April 22, 1999

L-2725



ORIGINAL STAMP IN GREEN



REC'D 4-27-99 smj



Lee Surveying and Mapping Co., Inc.



Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver Street
Bellefontaine OH 43311

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

MOFFITT ORIGINAL 72.02 ACRE TRACT 30' INGRESS/EGRESS EASEMENT

Lying in Section 4, Town 4, Range 13, Liberty Township, Logan County, Ohio.

Being a 30 feet wide ingress/egress easement over the E. Jane Moffitt original 71.02 acre tract as deeded and described in Official Record 378, Page 629, Tract I of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 1 inch iron rod found at the south east corner of Section 4.

THENCE, with the south line of Section 4, and the center-line of County Highway 7 (60 feet Wide), N 84°-30'-00" W, a distance of 671.95 feet to a point at the TRUE POINT OF BEGINNING, passing a MAG nail set at 656.94 feet.

THENCE, continuing on the center-line of the 30 feet wide ingress/egress easement, N 4°-16'-07" E, a distance of 1202.49 feet to a point.

THENCE, N 11°-12'-43" W, a distance of 50.07 feet to a point.

THENCE, N 34°-57'-36" W, a distance of 41.96 feet to a point,.

THENCE, N 11°-17'-40" W, a distance of 42.46 feet to a point.

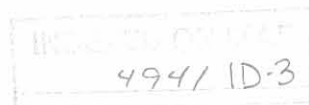
THENCE, N 4°-03'-01" E, a distance of 22.29 feet to a point, at the terminus of this easement.

The basis for bearings is the center-line of County Highway 7 being N 84°-30'-00" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on April 19, 1999.

Description prepared by:

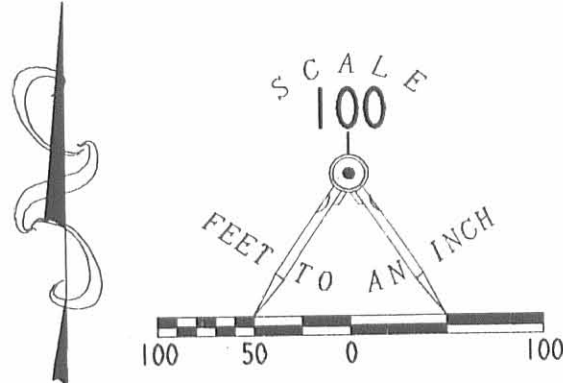
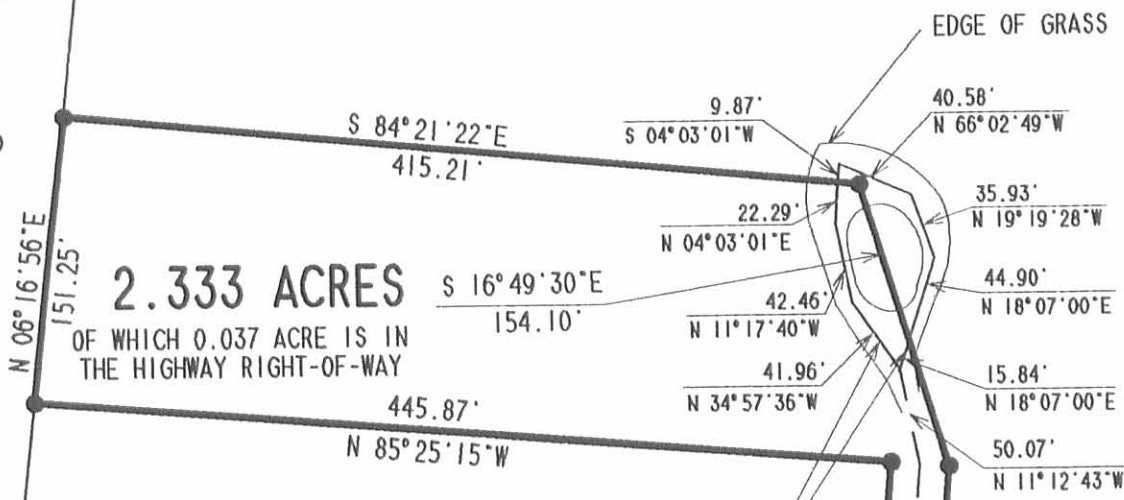

Jeffrey I. Lee
Professional Surveyor 6359
April 22, 1999

L-2725



REC'D 4-27-99 SWM OK ✓

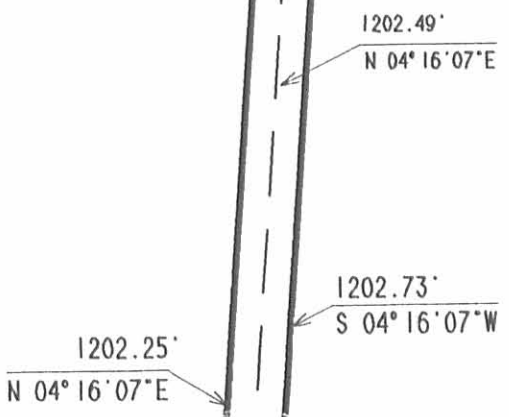
WILLIAM D. BUROKER AND
DORIS M. BUROKER
ORIGINAL 92.05 ACRES
VOL. 374, PG. 995



30' WIDE INGRESS/EGRESS EASEMENT

E. JANE MOFFITT TRUSTEE
ORIGINAL 71.02 ACRES
O.R. 378, PG. 629
TRACT I

- LEGEND
- 5/8" IRON ROD SET
 - ⊙ MAG NAIL SET
 - ⊗ RAILROAD SPIKE FOUND
 - 1" IRON ROD FOUND



**SURVEY OF 2.333 ACRES
OUT OF THE
E. JANE MOFFITT, TRUSTEE
ORIGINAL 71.02 ACRE TRACT
OFFICIAL RECORD 378, PAGE 629, TRACT I
SECTION 4, TOWN 4, RANGE 13
LIBERTY TOWNSHIP
LOGAN COUNTY, OHIO**



ORIGINAL STAMP IN GREEN

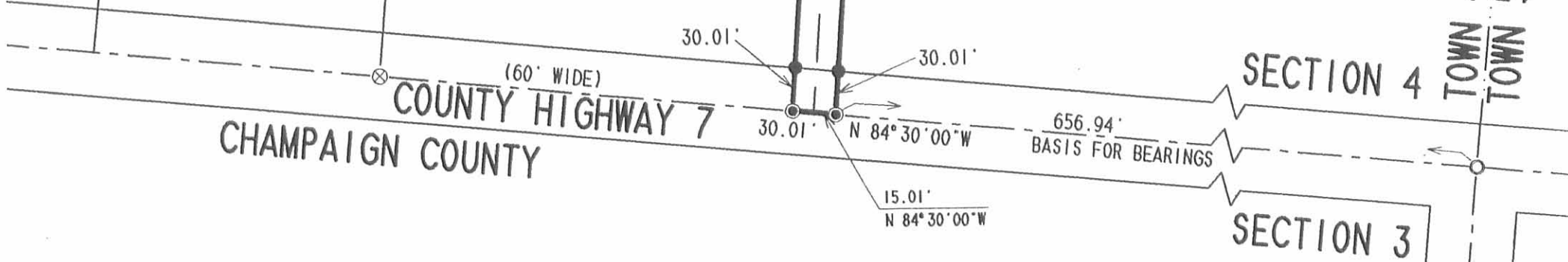
E. JANE MOFFITT, TRUSTEE
ORIGINAL 72.02 ACRES
O.R. 378, PG. 629
TRACT I

DONALD E. MOFFITT, TRUSTEE
1.00 ACRES
O.R. 317, PG. 389

SURVEYED BY:
[Signature]
JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
APRIL 19, 1999

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LEE SURVEYING & MAPPING CO., INC.
117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335

D-345 MOFFIT L-2725-3



TOWN 4, RANGE 13
 TOWN 5, RANGE 13

SECTION 4
SECTION 3

4941 IP

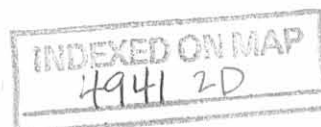
MOFFITT SURVEY
Sec.4 T-4 R-13
LIBERTY TOWNSHIP
September 23, 1971

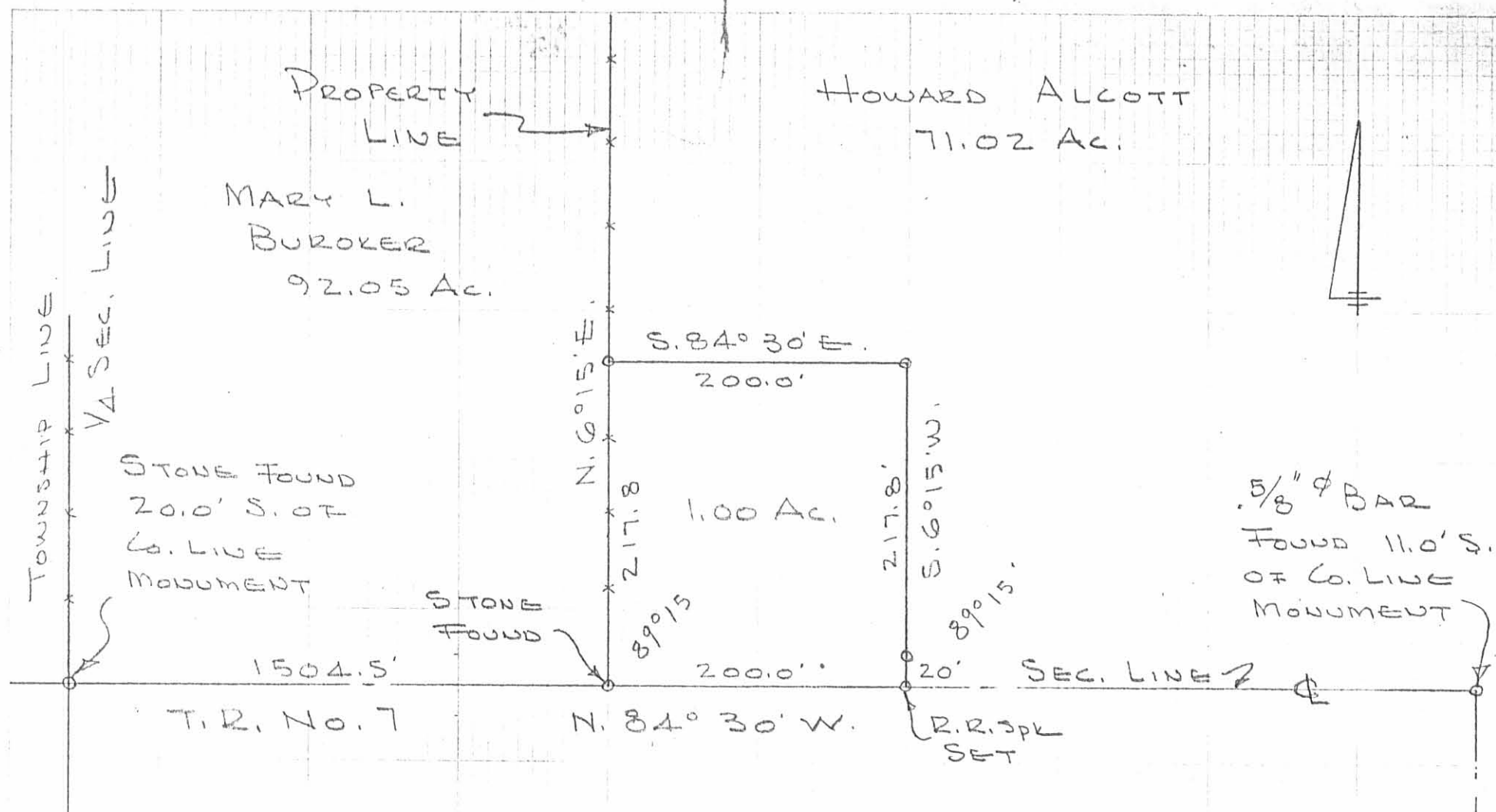
The following described real estate situated in Liberty Township, Logan County, Ohio and being part of the Southeast 1/4 of Section 4, Town 4, Range 13 of the Between the Miami Rivers Survey and more particularly described as follows:

Beginning at a stone in the center of Township Road No.7 and in the south line of said Section 4 at the southeast corner of Mary Louise Buroker's 92.05 acre tract, said stone being 1504.5 feet east of a stone at the southwest corner of said Southeast 1/4 section; thence with said Buroker's east line N.6° 15'E. 217.8 feet to an iron bar; thence S.84° 30'E. 200.0 feet to an iron bar; thence S.6° 15'W. 217.8 feet to an iron pin in the center of said T. R. No.7, passing an iron bar at 197.8 feet; thence with the centerline of said road and the south line of said Section 4, N.84° 30'W. 200.0 feet to the place of beginning.

Containing 1.00 acre more or less.

The above described tract being part of Howard Alcott's 72.02 acre tract.





MOFFITT SURVEY
 SEC. 4 T-4 R-13
 LIBERTY TOWNSHIP
 LOGAN COUNTY, OHIO
 SEPT. 23, 1971
 SCALE 1"=100'

○ = 5/8" BAR SET

INDEXED ON MAP
 4941 2P

DAN L. DODSON
 REG. SURVEYOR 4270
 BELLEFONTAINE, O
 BL 18/36

26

Moffitt Survey
LIBERTY TOWNSHIP

- A = $\frac{5}{8}$ " ϕ Bar found 11.0' S. of G. Line Mon
- B = Stone Found - Angle in \square - 6" deep
- C = " " 20.0' S. of G. Line Mon

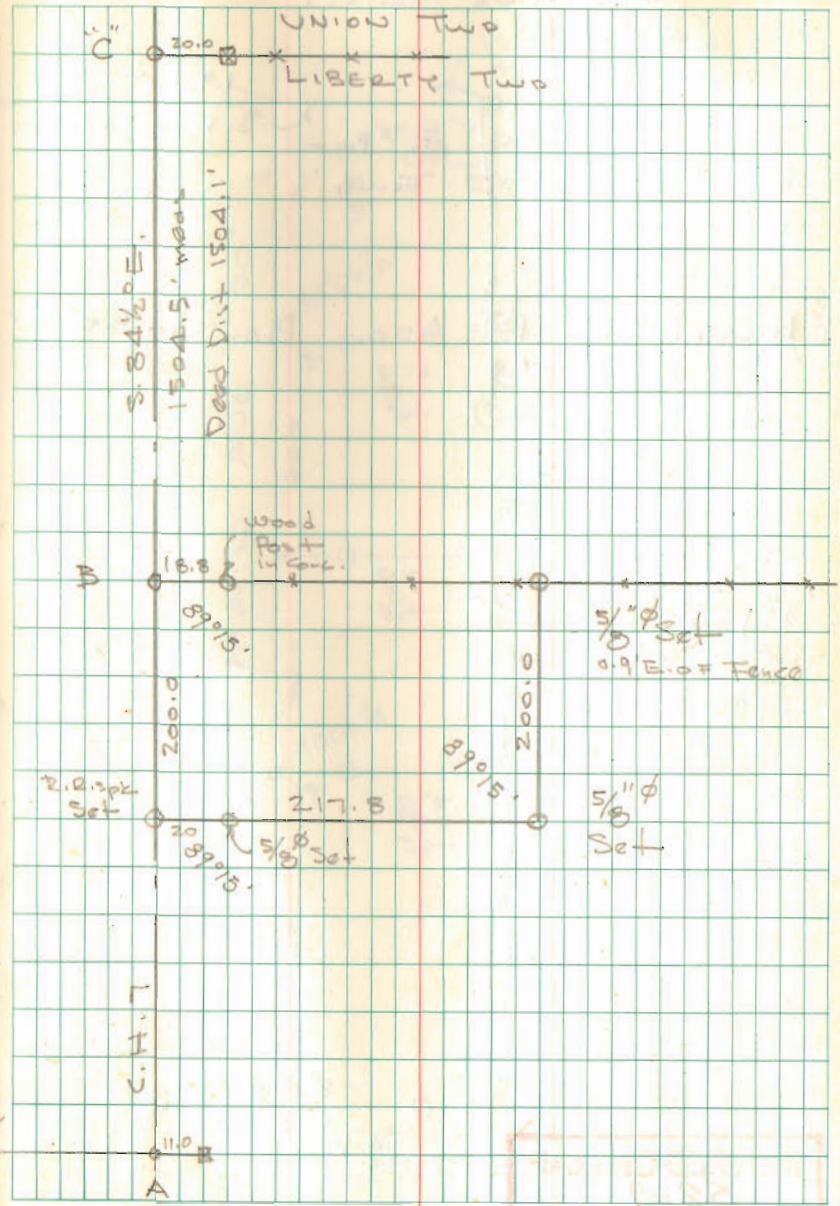
See F.B. 619 pg 77-78 for Survey of C.H. 7

INDEXED ON MAP
4941

Dodson
Artis

9/23/71
70°

36



INDEXED ON MAP
4941

11-5-2020

APPROVED



EDWARDS SURVEYING

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



LEGAL DESCRIPTION FOR TULLIS' 3.894 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Liberty, and being a part of the Southeast Quarter of Section 4, Town 4, Range 13, B.T.M.R.S., and being more particularly described as follows:

BEGINNING at a 5/8" diameter iron bar found on the centerline of Township Road 7 at the Southwest corner of the Southeast Quarter of Section 4, also being on the Logan-Champaign County line and also being at the Southwest corner of Liberty Township which is also the Southeast corner of Union Township;

thence with the Quarter Section line, the West line of Liberty Township, the East line of Union Township, and the East line of a 154.003 acre tract conveyed to Andrew J. Smith, Trustee, by deed recorded in Official Record 1172, Page 959, N-5°21'03"-E, 763.03'(feet) to an iron bar set, passing for reference a stone monument found at 19.29'(feet) and an iron bar set on the right-of-way line of Township Road 7 at 20.02'(feet);

thence with an existing fence line the following seven (7) courses:

1. S-80°16'40"-E, 38.20'(feet) to an iron bar set;
2. S-1°10'49"-E; 221.25'(feet) to an iron bar set;
3. S-86°01'42"-E, 92.67'(feet) to an iron bar set;
4. S-3°15'17"-W, 88.48'(feet) to an iron bar set;
5. S-43°01'14"-E, 215.43'(feet) to an iron bar set;
6. S-11°05'09"-E, 176.52'(feet) to an iron bar set;
7. S-2°19'58"-W, 136.95'(feet) to a Mag Nail set on the centerline of aforementioned Township Road 7, passing for reference an iron bar set on the right-of-way line of Township Road 7 at 116.93'(feet);

thence with the centerline of Township Road 7, the South line of Section 4, and the Logan-Champaign County line, N-85°23'57"-W, 377.35'(feet) to the place of beginning.

Containing 3.894 acres, 0.173 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 a part of a 92.05 acre tract conveyed to Noel C. Tullis, Trustee, by deed recorded in Official Record 1390, Page 1236, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, November 2, 2020. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS7574". Bearings are based on the centerline of Township Road 7 per an assumed bearing of N-85°23'57"-W.



William D. Edwards

William D. Edwards, P.S. 7574

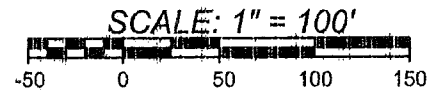
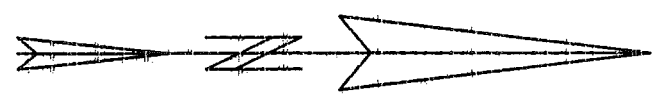
INDEXED ON MAP
4941

11-5-2020
APPROVED

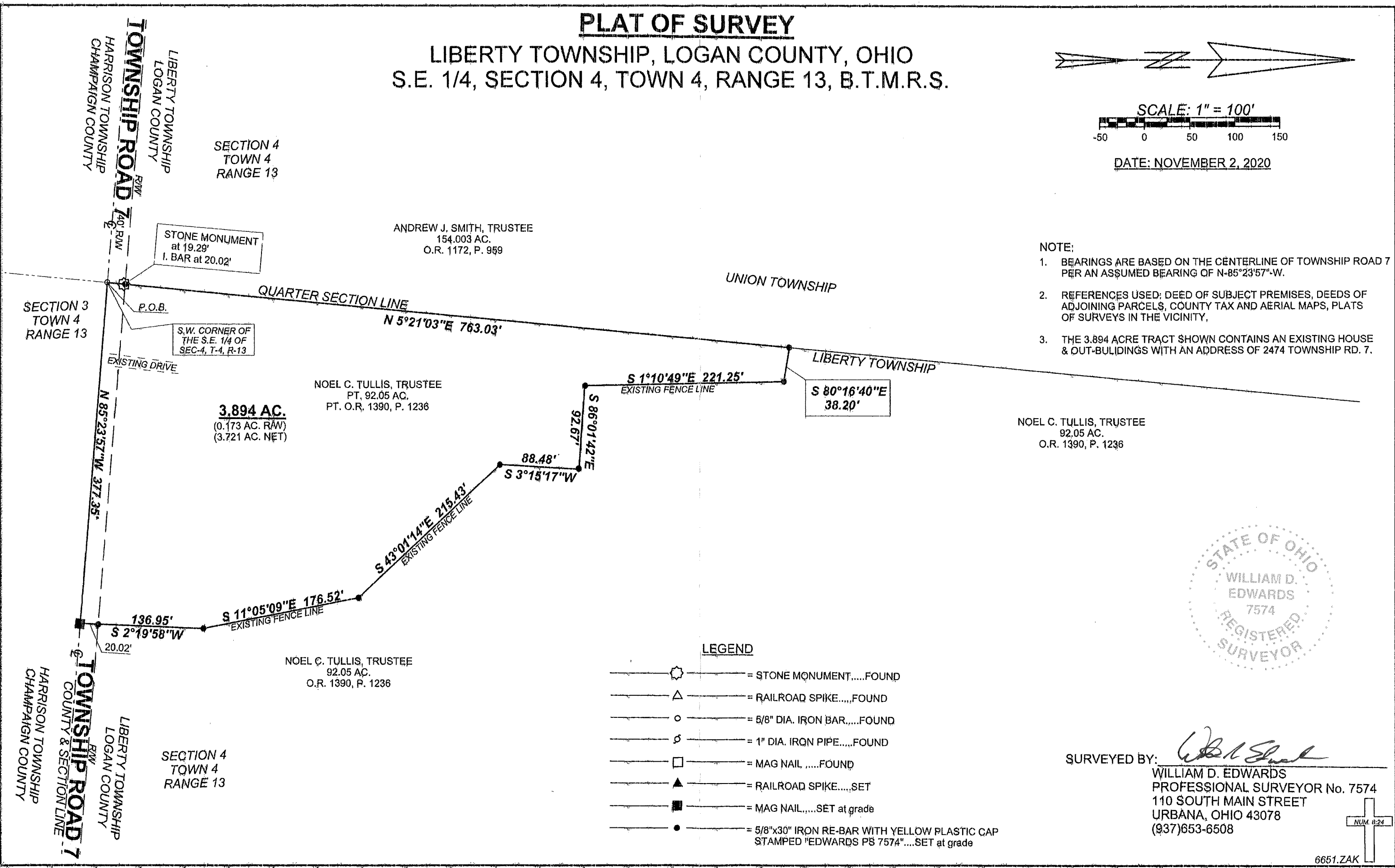
PLAT OF SURVEY

LIBERTY TOWNSHIP, LOGAN COUNTY, OHIO

S.E. 1/4, SECTION 4, TOWN 4, RANGE 13, B.T.M.R.S.



DATE: NOVEMBER 2, 2020



- NOTE:**
1. BEARINGS ARE BASED ON THE CENTERLINE OF TOWNSHIP ROAD 7 PER AN ASSUMED BEARING OF N-85°23'57"-W.
 2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX AND AERIAL MAPS, PLATS OF SURVEYS IN THE VICINITY.
 3. THE 3.894 ACRE TRACT SHOWN CONTAINS AN EXISTING HOUSE & OUT-BUILDINGS WITH AN ADDRESS OF 2474 TOWNSHIP RD. 7.

ANDREW J. SMITH, TRUSTEE
 154.003 AC.
 O.R. 1172, P. 959

NOEL C. TULLIS, TRUSTEE
 PT. 92.05 AC.
 PT. O.R. 1390, P. 1236

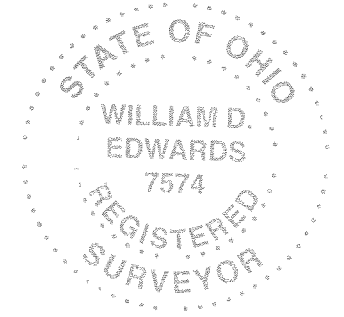
3.894 AC.
 (0.173 AC. RAW)
 (3.721 AC. NET)

NOEL C. TULLIS, TRUSTEE
 92.05 AC.
 O.R. 1390, P. 1236

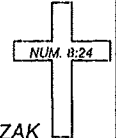
NOEL C. TULLIS, TRUSTEE
 92.05 AC.
 O.R. 1390, P. 1236

LEGEND

- = STONE MONUMENT.....FOUND
- = RAILROAD SPIKE.....FOUND
- = 5/8" DIA. IRON BAR.....FOUND
- = 1" DIA. IRON PIPE.....FOUND
- = MAG NAILFOUND
- = RAILROAD SPIKE.....SET
- = MAG NAIL.....SET at grade
- = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 7574".....SET at grade



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



6651.ZAK

INDEXED ON MAP
4941