

REC'D 2-4-04 SMJ OK

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

CORE 24.102 ACRES

Lying in Sections 25 & 31, Town 4, Range 14, Liberty Township, Logan County, Ohio

Being all of the John R. Core original 24.50 acre tract as deeded and described in Official Record 603, Page 110 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a PK nail found on the center-line of U. S. Route 68 (variable right-of-way widths), at station 175+67 as shown on Logan County Engineer's Plan M-40, pages 53 and 54.

THENCE, with the center-line of U. S. Route 68, N 4°-10'-00"W, a distance of 1340.11 feet to a MAG nail set.

THENCE, with the south and east lines of the Patricia Mummey and Janis Hurst 1.36 acre tract (O.R. 365, Pg. 413), the following two courses:

S 86°-52'-49"E, a distance of 268.84 feet to a 5/8 inch iron rod found, passing a 5/8 inch iron rod set at 35.29 feet.

N 3°-20'-00"E, a distance of 210.00 feet to a 5/8 inch iron rod found.

THENCE, with the south lines of the Rebecca Ruth Gibson 8.408 acre tract (O. R. 570, Pg. 937) and the Rebecca R. Gibson original 30.00 acre tract (O.R. 588, Pg. 581), S 87°-05'-36"E, a distance of 521.50 feet to a 5/8 inch iron rod set.

THENCE, with the west line of the Rebecca R. Gibson 75.63 acre tract (O.R. 588, Pg. 581), S 3°-12'-13"W, a distance of 1550.53 feet to a 1 inch iron bar found.

THENCE, with the north lines of the Steven E. Earick 42.826 acre tract (Vol. 402, Pg. 876), the Charles Fleece and Nancy L. Fleece 0.699 acre tract (Vol. 407, Pg. 99) and the Charles Fleece and Nancy L. Fleece 1.00 acre tract (Vol.401, Pg. 685), N 86°-01'-10"W, a distance of 618.95 feet to the point of beginning, passing a 5/8 inch iron rod found at 578.54 feet.

Containing 24.102 acres, of which 1.039 acres are within the highway right-of-way. There being 13.631 acres in Section 31 and 10.471 acres in Section 25.

The basis for bearings is the center-line of U.S. Route 68, being N 4°-10'-00"W , and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on January 27, 2004.

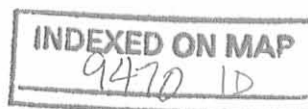
Description prepared by:



ORIGINAL STAMP IN GREEN

Jeffrey L. Lee
Jeffrey L. Lee
Professional Surveyor 6359
January 29, 2004

L-3747



REC'D 2-4-04 SMYOR

LEGEND:

- MAG NAIL SET
- 5/8 INCH IRON ROD SET
- 5/8 INCH IRON ROD FOUND
- 1" IRON BAR FOUND
- PK NAIL FOUND

PATRICIA MUMMEY AND JANIS HURST
1.36 ACRES
O.R. 365, PG. 413

REBECCA RUTH GIBSON
8.408 ACRES
O.R. 570, PG. 937

REBECCA R. GIBSON
ORIGINAL 30.00 ACRES
O.R. 588, PG. 581

ARDEN J. NEER
76 ACRES
VOL. 396, PG. 871, PARCEL 111

JOHN R. CORE
ORIGINAL 24.50 ACRES
O.R. 603, PG. 110

24.102 ACRES
OF WHICH 1.039 ACRES ARE WITHIN
THE HIGHWAY RIGHT OF WAY

REBECCA R. GIBSON
75.63 ACRES
O.R. 588, PG. 581

(13.631 ACRES
WITHIN SECTION 31)

(10.471 ACRES
WITHIN SECTION 25)

STA. 175+67
PLAN M-40
PGS. 53 & 54

CHARLES FLEECE AND
NANCY L. FLEECE
1.00 ACRE
VOL. 401, PG. 685

CHARLES FLEECE AND
NANCY L. FLEECE
0.699 ACRE
VOL. 407, PG. 99

STEVEN E. EARICK
42.826 ACRES
VOL. 402, PG. 876

RETRACEMENT SURVEY OF THE
JOHN R. CORE
ORIGINAL 24.50 ACRE TRACT
OFFICIAL RECORD 603, PAGE 110
SECTIONS 25 & 31, TOWN 4, RANGE 14
LIBERTY TOWNSHIP
LOGAN COUNTY, OHIO



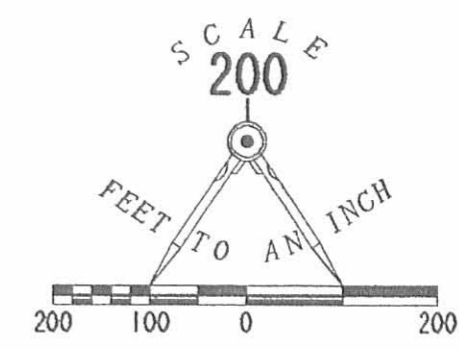
(VARIABLE R/W WIDTH)
1340.11'
N 04°10'00"W
(BASIS FOR BEARINGS)

SECTION 31
SECTION 25

1550.53'
S 03°12'13"W

S 87°05'36"E
521.50'

35.29'
S 86°52'49"E
268.84'
N 03°20'00"E
210.00'



SURVEYED BY:
[Signature]
JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
JANUARY 27, 2004

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

INDEXED ON MAP
9470 1P

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LEE SURVEYING & MAPPING CO., INC.
117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335
KSR D412 BPCORE L-3747-3



Amy L. Havenar, P.E.
Britt R. Havenar, P.E., P.S.

Legal Description for 8.630 acres

Situate in the Southwest quarter of Section Twenty-five (25) and Southeast quarter of Section Thirty-one (31), Town Four (4), Range Fourteen (14), Township of Liberty, County of Logan, State of Ohio, and being part of a 24.102 acre tract owned by Duff Brothers LLC in Official Record 1311, Page 319 Parcel II of the Recorder's Office of Logan County, Ohio, as shown by a survey by Britt R. Havenar, Ohio P.S. No. 8266, and being more particularly described as follows:

Commencing at a 1" Mag spike set at Station 175+66 of Plan L-16 Page 4, said spike being the centerline of right-of-way of U.S. Route 68, said spike being the True Point of Beginning of the tract of land herein described;

Thence North 02 degrees 28 minutes 52 seconds West, along said centerline of right-of-way, a distance of 564.61 feet to a 1" Mag spike set on the new division line;

Thence South 86 degrees 39 minutes 57 seconds East, along the new division line, a distance of 691.58 feet to a 5/8" capped iron pin set, said pin being on the west line of a 75.63 acre tract owned by Priscilla & Seth Gibson in Official Record 1323, Page 215, Tract I, passing a 5/8" capped iron pin set at 35.18 feet;

Thence South 04 degrees 53 minutes 22 seconds West, along said west line of said 75.63 acre tract, a distance of 587.11 feet to a 1" iron pin found, said pin being on the north line of a 42.826 acre tract owned by Steven E. Earick in Deed Book 402, Page 876;

Thence North 84 degrees 20 minutes 01 seconds West, along said north line and the north line of a 0.699 acre tract and a 1.00 acre tract owned by Lorne L. & Michelle R. Weigt in Official Record 1392, Page 2263, Parcel III & I, a distance of 618.95 feet to a 1" Mag spike set, passing through 5/8" iron pins found at a distance of 360.51 feet and 578.57 feet, said spike being the True Point of Beginning of the above described tract, containing 8.630 acres more or less, of which 0.415 acres are in existing right-of-way, subject to all easements of record. There are 4.612 acres in Section Thirty-one (31) and 4.018 acres in Section Twenty-Five (25).

Basis of bearings based on State Plane Coordinates, NAD83, Ohio North Zone

Description prepared by:
Britt R. Havenar, P.E., P.S., Ohio P.S. No. 8266



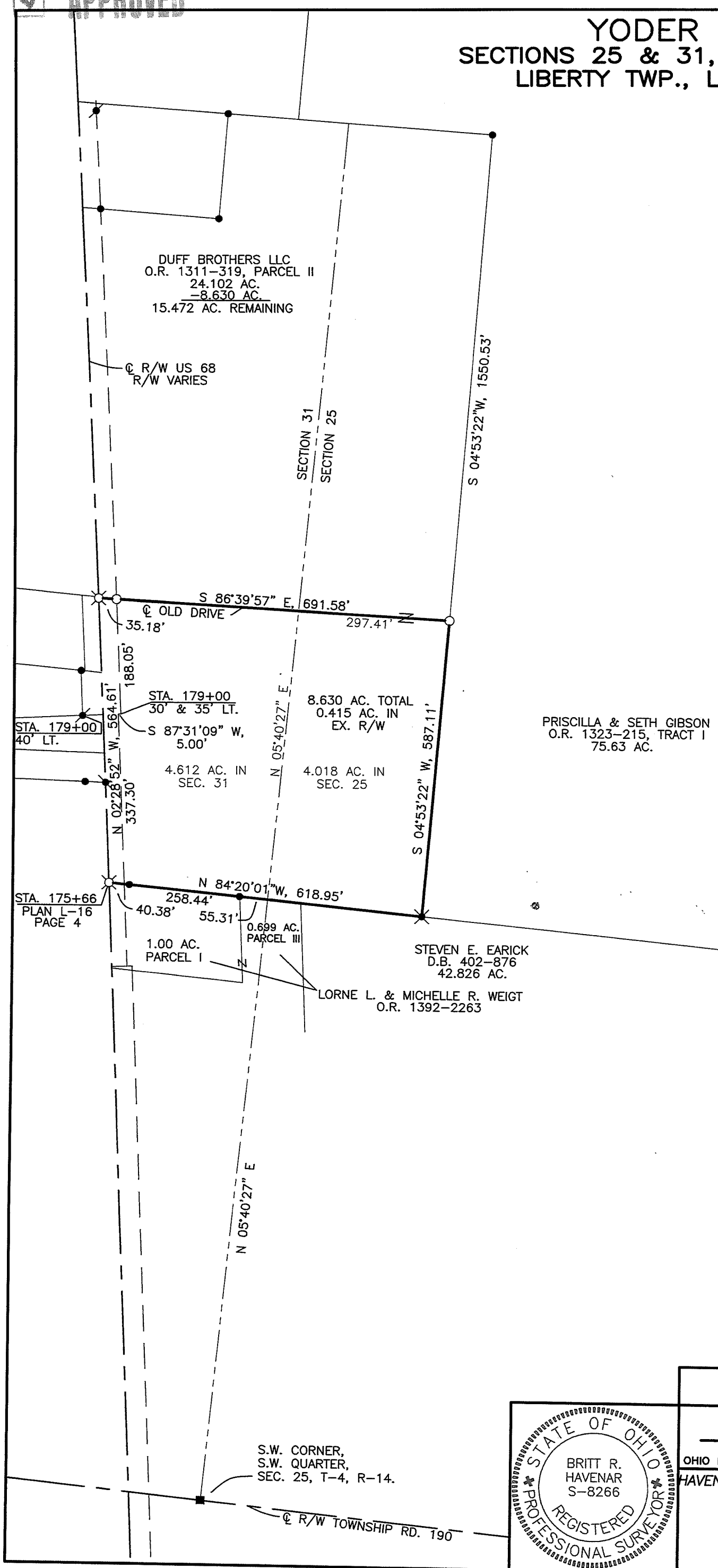
INDEXED ON MAP
9470

10860 Sidney-Freyburg Road • Sidney, Ohio 45365
(937) 492-7408 • abhavenar@embarqmail.com

1-27-2021
APPROVED

YODER SURVEY

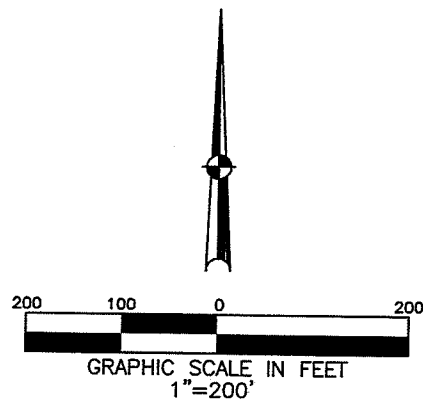
SECTIONS 25 & 31, TOWN 4, RANGE 14
LIBERTY TWP., LOGAN CO., OHIO



REFERENCES

LOGAN COUNTY
ENGINEER'S SURVEYS:
NO. 3414 NO. 8651
NO. 5840 NO. 9470
NO. 7217
NO. 7219

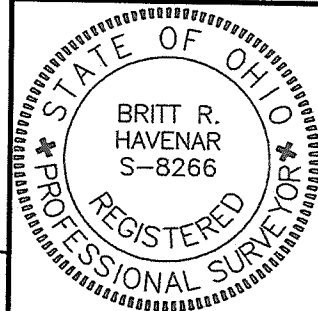
BASIS OF BEARINGS:
BEARINGS ARE BASED ON STATE PLANE
COORDINATES, NAD83, OHIO NORTH ZONE



LEGEND

- 5/8" IRON PIN FOUND
- MONUMENT BOX FOUND
- CONC. MONUMENT FOUND
- ⊗ 1" IRON PIN FOUND
- MAG NAIL FOUND
- MAG NAIL SET OVER RRS
- ⊗ 1" MAG SPIKE SET
- 5/8" DIA. IRON PIN SET
CAPPED "BRH PE PS,
OHIO PS 8266"

SURVEY OF 8.630 FOR CHRIS YODER
IN LIBERTY TOWNSHIP. JANUARY 16, 2021.



Britt R. Havenar
BRITT R. HAVENAR, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #8266
HAVENAR ENGINEERING & SURVEYING, INC.
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