

McMurray Survey
V. M. S. 9902
McArthur Township
November 8, 1980

The following described real estate situated in McArthur Township,
Logan County, Ohio and being part of Virginia Military Survey 9902
and more particularly described as follows:

Commencing at a stone at the intersection of the centerline of County
Highway No. 37 and the centerline of Township Road No. 31 as shown
in Logan County Engineers field book 708, page 69; thence with the
centerline of said C.H. No. 37 S. 84°07'W. 1157.9 feet to a railroad
spike, said spike being the beginning point of this description; thence
continuing with said centerline S. 84°07'W. 300.0 feet to a railroad
spike, passing an iron bar at station 110 + 66 as shown in Logan County
Engineers field book 577, page 22, at 262.0 feet; thence N. 5°53'W.
580.8 feet to an iron bar; thence N. 84°07'E. 300.0 feet to an iron
bar; thence S. 5°53'E. 580.8 feet to the place of beginning.

Containing 4.00 acres more or less.

6578 10

1980 NOV 10 10 10 AM

5/8" #4 BAR
SET

5/8" #4 BAR
SET

N. 84° 07' E.

300.0'

4.00 Ac.

WILDA M
MCMURRAY
96.00 Ac.

N. 50° 53' W.

580.8'

580.8'

S. 50° 53' E.

PROP. LIVE FENCE
F.W. LINTHICUM
100.0 AC.

R.R. SPL
SET

10000'
3/4" #4 BAR
FOUND

R.R. SPL
SET

262.0'

544.5'

STA. 110+66.0
F.B. 517/22
708/69

C.H. No. 37 S. 84° 07' W.

1157.9
STONE FOUND
STA. 124+85.9
F.B. 708/69

6578 IP

MCMURRAY SURVEY
V.M.S. 9902
McARTHUR TOWNSHIP
LOGAN COUNTY, OHIO
NOVEMBER 8, 1980
SCALE 1" = 100'

INDEXED ON MAP

DAN L. DODSON
REG. SURVEYOR 2 4270
BELLEFONTAINE, OHIO

T.R. No. 31



2-9-2024



APPROVED
HAVENAR

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

Engineering & Surveying
Legal Description for 36.323 acres

Situate in VMS 9902, Township of McArthur, County of Logan, State of Ohio, and being part of a 96.000 acre tract owned by James L. Dutton in Official Record 1417, Page 407 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 stone found in a monument box on the centerline of right-of-way of County Road 37 (60' R/W), being Station 124+85.70 in Field Book 710, Page 55, thence South 83 degrees 36 minutes 21 seconds West, along said centerline of right-of-way of County Road 37, a distance of 1378.63 feet to a 3/4" iron bar found, passing through a railroad spike found at a distance of 41.09 feet, 613.27 feet, and 1157.71 feet;

Thence South 82 degrees 54 minutes 25 seconds West, along said centerline of right-of-way, a distance of 38.00 feet to a point, witness said point a railroad spike found North 06 degrees 23 minutes 41 seconds West, a distance of 0.53 feet, said point being the True Point of Beginning of the tract herein described, said point being the southwest corner of a 4.000 acre tract owned by Brian P. Fry, Trustee in Official Record 1118, Page 742;

Thence continuing South 82 degrees 54 minutes 25 seconds West, along said centerline of right-of-way, a distance of 475.51 feet to a railroad spike found, said spike being the southeast corner of a 94.760 acre tract owned by Scott Prinkey, etux. in Official Record 1104, Page 392;

Thence North 06 degrees 27 minutes 47 seconds West, along the east line of said 94.760 acre tract, a distance of 3325.55 feet to a 5/8" iron pin found, passing through a 5/8" iron pin found at a distance of 30.00 feet which marks the north right-of-way line of County Road 37, said pin being on the south line of a 120.012 acre tract owned by Triple K Farms, LLC in Official Record 1093, Page 17 (Parcel VI);

Thence North 83 degrees 28 minutes 18 seconds East, along said south line of a 120.012 acre tract and a 25.000 acre tract owned by Triple K Farms, LLC in Official Record 1057, Page 235 (Tract II), a distance of 476.18 feet to a 5/8" capped iron pin set, passing through a 5/8" iron pin found at a distance of 300.79 feet;

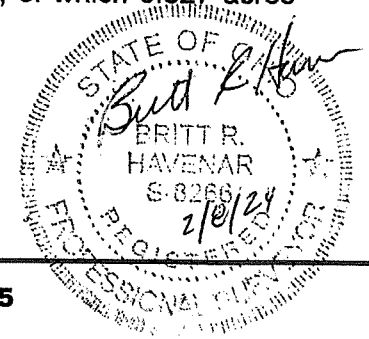
Thence South 06 degrees 27 minutes 47 seconds East, a distance of 2739.60 feet to a 5/8" iron pin found, said pin being the northwest corner of said 4.000 acre tract;

Thence South 06 degrees 23 minutes 41 seconds East, along the west line of said 4.000 acre tract, a distance of 581.26 feet to a point, witness said point a railroad spike found North 06 degrees 23 minutes 41 seconds West, a distance of 0.53 feet from said point, passing through a 5/8" capped iron pin set at a distance of 551.26 feet which marks the north right-of-way line of County Road 37, said point being the centerline of right-of-way County Road 37, said spike being the True Point of Beginning of the above described tract, containing 36.323 acres more or less, of which 0.327 acres are in the existing road right-of-way, subject to all easements of record.

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
6578





2-9-2024
 APPROVED
HAVENAR

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

Engineering & Surveying
Legal Description for 60.779 acres

Situate in VMS 9902, Township of McArthur, County of Logan, State of Ohio, and being part of a 96.000 acre tract owned by James L. Dutton in Official Record 1417, Page 407 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 stone found in a monument box on the centerline of right-of-way of County Road 37 (60' R/W), being Station 124+85.70 in Field Book 710, Page 55, thence South 83 degrees 36 minutes 21 seconds West, along said centerline of right-of-way of County Road 37, a distance of 613.27 feet to a railroad spike found, passing through a railroad spike found at a distance of 41.09 feet, said spike being the southwest corner of a 90.000 acre tract owned by Triple K Farms, LLC in Official Record 1306, Page 642 Parcel IV, said railroad spike found being the True Point of Beginning of the tract herein described;

Thence continuing South 83 degrees 36 minutes 21 seconds West, along said centerline of right-of-way, a distance of 544.44 feet to a railroad spike found, said spike being the southeast corner of a 4.000 acre tract owned by Brian P. Fry, Trustee in Official Record 1118, Page 742;

Thence North 06 degrees 23 minutes 41 seconds West, along the east line of said 4.000 acre tract, a distance of 580.80 feet to a point, witness said point a wood post found South 34 degrees 25 minutes 24 seconds West, a distance of 1.29 feet from said point, said point being the northeast corner of a 4.000 acre tract;

Thence South 83 degrees 36 minutes 21 seconds West, along the north line of said 4.000 acre tract, a distance of 300.00 feet to a 5/8" iron pin found, said pin being the northwest corner of said 4.000 acre tract;

Thence North 06 degrees 27 minutes 47 seconds West, a distance of 2739.60 feet to a 5/8" capped iron pin set, said pin being on the south line of a 25.000 acre tract owned by Triple K Farms, LLC in Official Record 1057, Page 235 (Tract II);

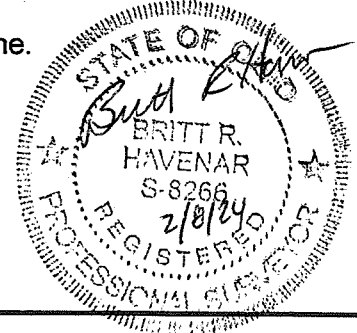
Thence North 83 degrees 28 minutes 18 seconds East, along said south line of said 25.000 acre tract, a distance of 855.27 feet to a stone found, said stone being the northwest corner of a 90.000 acre tract owned by Triple K Farms, LLC in Official Record 1306, Page 642 (Parcel IV);

Thence South 06 degrees 15 minutes 51 seconds East, along the west line of said 90.000 acre tract, a distance of 3322.40 feet to a railroad spike found, passing through a 6" wood post found at a distance of 3293.49 feet, said spike being on the centerline of right-of-way County Road 37, said spike being the True Point of Beginning of the above described tract, containing 60.779 acres more or less, of which 0.375 acres are in the existing road right-of-way, subject to all easements of record.

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
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2-9-2024

APPROVED

KIPKER SURVEY VMS 9902 McARTHUR TOWNSHIP, LOGAN COUNTY, OHIO

TRIPLE K FARMS LLC.
O.R. 1093-17, PARCEL VI
120.012 AC.

TRIPLE K FARMS LLC.
O.R. 1057-235, TRACT II
25.000 AC.

TRIPLE K FARMS LLC.
O.R. 1057-235, TRACT I
147.73 AC.

REFERENCES

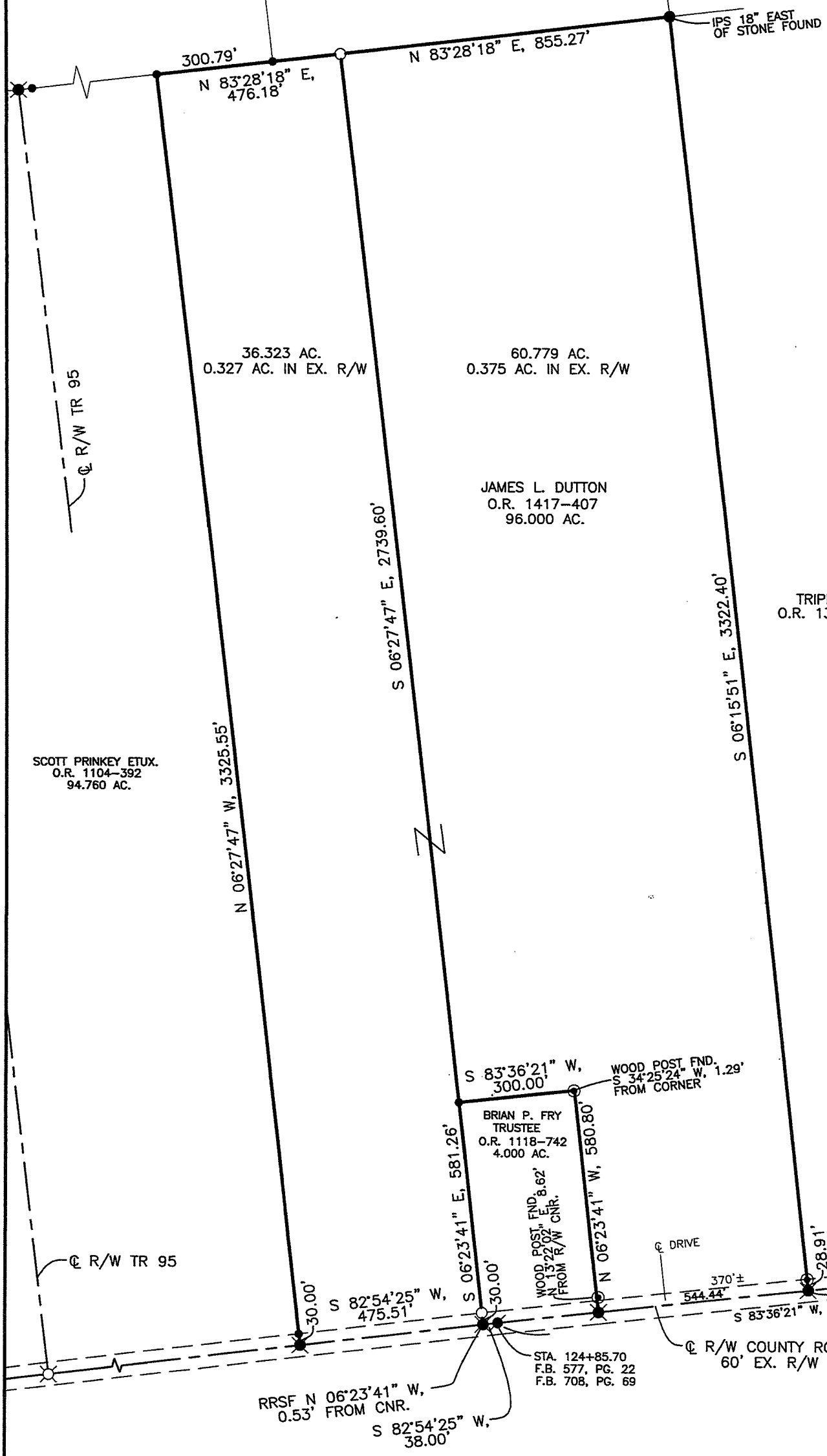
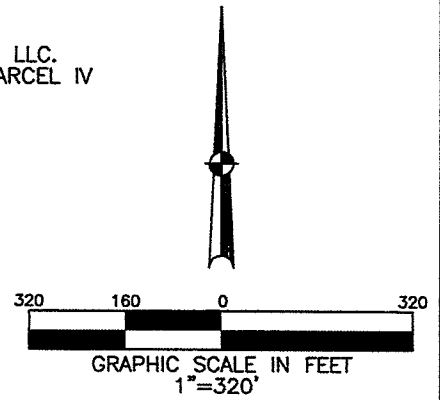
LOGAN COUNTY
ENGINEER'S SURVEYS:
NO. 6691 NO. 8001
NO. 1712 NO. 9648
NO. 6578 NO. 9106

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

LEGEND

- STONE FND. IN MON. BOX
- 3/4" IRON BAR FND.
- ⊗ RAILROAD SPIKE FOUND
- 5/8" DIA. IRON PIN SET
CAPPED "BRH PE PS,
OHIO PS 8266"
- STONE FOUND
- 5/8" IRON PIN FOUND IN
MONUMENT BOX
- ⊗ 2" IRON PIN
- 6" WOOD POST FOUND
- 5/8" IRON PIN FOUND

TRIPLE K FARMS LLC.
O.R. 1306-642, PARCEL IV
90.000 AC.



SCOTT PRINKEY ETUX.
O.R. 1104-392
94.760 AC.

RRSF N 06°23'41" W,
0.53' FROM CNR.

S 82°54'25" W,
38.00'

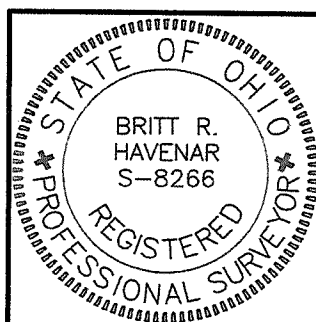
STA. 124+85.70
F.B. 577, PG. 22
F.B. 708, PG. 69

BRIAN P. FRY
TRUSTEE
O.R. 1118-742
4.000 AC.

WOOD POST FND.
N 13°22'02" E,
8.62'
FROM R/W CNR.

WOOD POST FND.
S 34°25'24" W, 1.29'
FROM CORNER

SURVEY OF TWO TRACTS FOR ANDY KIPKER IN
McARTHUR TOWNSHIP. JANUARY 29, 2024.



Britt R. Havenar
BRITT R. HAVENAR, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #8266
HAVENAR ENGINEERING & SURVEYING, INC.
AMY L. HAVENAR, P.E.
BRITT R. HAVENAR, P.E., P.S.
10860 SIDNEY-FREYBURG ROAD
SIDNEY, OHIO 45365
(937) 492-7408
EMAIL: abhavenar@embarqmail.com

ACCESS MANAGEMENT:

NO NEW ACCESS POINTS ARE BEING PROPOSED.
COUNTY ROAD 37 IS A MINOR COLLECTOR.
MINIMUM DRIVE SPACING IS 360'.
MINIMUM STOPPING SIGHT DISTANCE IS >495'.
MINIMUM DISTANCE FROM AN INTERSECTING ROADWAY IS 360'.

INDEXED ON MAP

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