

**SURVEY FOR JAMES KEYS**

**69.357 Acres**

**June 26, 2001**

The following described tract of land is situated in the State of Ohio, County of Logan, Township of McArthur and Rushcreek, V.M.S. #9907, being all of the remainder of James H. and Carla J. Keys' original 29.52 acre Tract 1 and all of their 44 acre Tract 3, both described in Official Record 314, page 159, and being more particularly described as follows:

Beginning for reference at a magnetic nail set in the centerline of U.S. Route #68 (60 feet wide), said nail being directly between ODOT concrete right of way monuments found 30.00 feet right and left of Station 175+00 as shown on sheet 4 of 4 of plans for Logan County S.H. 226 (now U.S. Rt. 68) Sec.-C, said project plans are on file with ODOT Division 7 in Sidney, Ohio, said nail is in the northwest line of Darryl A. and Mary L. Stumbo's 1.35 acre tract described in Official Record 310, page 652;

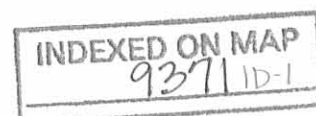
Thence North 29°51'00" East (assumed bearing) 112.48 feet, following the centerline of U.S. Route #68 and the northwest line of said 1.35 acre tract, to a magnetic nail set at the northwest corner of said 1.35 acre tract and in the south line of said original 29.52 acre tract, said magnetic nail marking the **place of beginning**;

Thence **North 29°51'00" East 705.41 feet**, continuing with the centerline of U.S. Route #68 and crossing said original 29.52 acre tract, to a magnetic nail set at the southwest corner of Ralph B. Rose's 43.68 acre Tract II described in Official Record 383, page 955, said nail being South 29°51'00" West 681.58 feet from a point directly between ODOT concrete right of way monuments found 30.00 feet right and left of Station 190+00 as shown on sheet 4 of 4 of said plans, said nail also being approximately 1567 feet from the intersection of the centerline of State Route #274 with the centerline of U.S. Route #68;

Thence **North 81°36'08" East 1757.24 feet**, departing from the centerline of U.S. Route #68 and following the south line of said 43.68 acre tract and the north line of said original 29.52 acre tract, passing at 38.20 feet and 1754.24 feet iron pins set, also passing at approximately 790 feet a point in the east line of McArthur Township and in the west line of Rushcreek Township, to an eight inch wood corner post found at the northwest corner of Jonas, Jr. and Martha Ellen Coblentz's 4 acre Parcel I described in Official Record 5, page 408;

Thence **South 7°41'32" East 578.62 feet**, departing from the south line of said 43.68 acre tract and following the west line of said 4 acre tract and the east line of said original 29.52 acre tract, passing at 3.00 feet and 575.62 feet iron pins set, to an eight inch wood corner post found at the southwest corner of said 4 acre tract, at the southeast corner of said original 29.52 acre tract and in the north line of Jonas and Martha Ellen Coblentz's original 42 acre Parcel II described in Official Record 5, page 408;

Thence **South 81°46'46" West 791.13 feet**, following the south line of said original 29.52 acre tract and the north line of said original 42 acre tract, passing at 3.00 feet an iron pin set, to an iron pin set at the northeast corner of said 44 acre tract and at the northwest corner of said original 42 acre tract;



Thence **South 7°24'08" East 1645.14 feet**, following the west line of said original 42 acre tract and the east line of said 44 acre tract, to an iron pin set at the southwest corner of said original 42 acre tract, at the southeast corner of said 44 acre tract and in the north line of Frank E. and Marcelle Y. Day's 77 acre Parcel III described in Deed Volume 402, page 333;

Thence **South 81°21'34" West 1139.78 feet**, following the north line of said 77 acre tract and the south line of said 44 acre tract, passing at 1136.78 feet an iron pin set, also passing at approximately 770 feet a point in the west line of Rushcreek Township and in the east line of McArthur Township, to a broken off six inch wood corner post found in the east line of Tonia E. Terebuh, Trustee's 62.48 acre Tract IV described in Official Record 305, page 559, at the northwest corner of said 77 acre tract and at the southwest corner of said 44 acre tract;

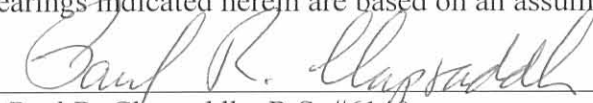
Thence **North 7°38'30" West 1658.74 feet**, following the west line of said 44 acre tract and the east line of said 62.48 acre tract, passing at 3.00 feet and 1655.74 feet iron pins set, also passing at 1439.40 feet a railroad tie corner post found at the northeast corner of said 62.48 acre tract and at the southeast corner of said 1.35 acre tract, to a railroad tie corner post found at the northeast corner of said 1.35 acre tract, at the northwest corner of said 44 acre tract and in the south line of said original 29.52 acre tract;

Thence **South 84°38'53" West 249.57 feet**, following the north line of said 1.35 acre tract and the south line of said original 29.52 acre tract, passing at 3.00 feet and 212.86 feet iron pins set, to the **place of beginning, containing 69.357 acres**, more or less, and being subject to all valid easements and restrictions of record.

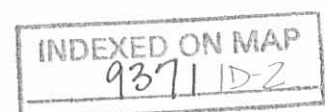
Of the above described 69.357 acre tract, 34.660 acres are in Rushcreek Township and 34.697 acres are in McArthur Township. Of the above described 69.357 acre tract, 0.487 acre is within the right of way of U.S. Rt. #68.

The above description was prepared based on an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of June 2001. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS #6140." Bearings indicated herein are based on an assumed meridian and are to denote angles only.

ATTEST:



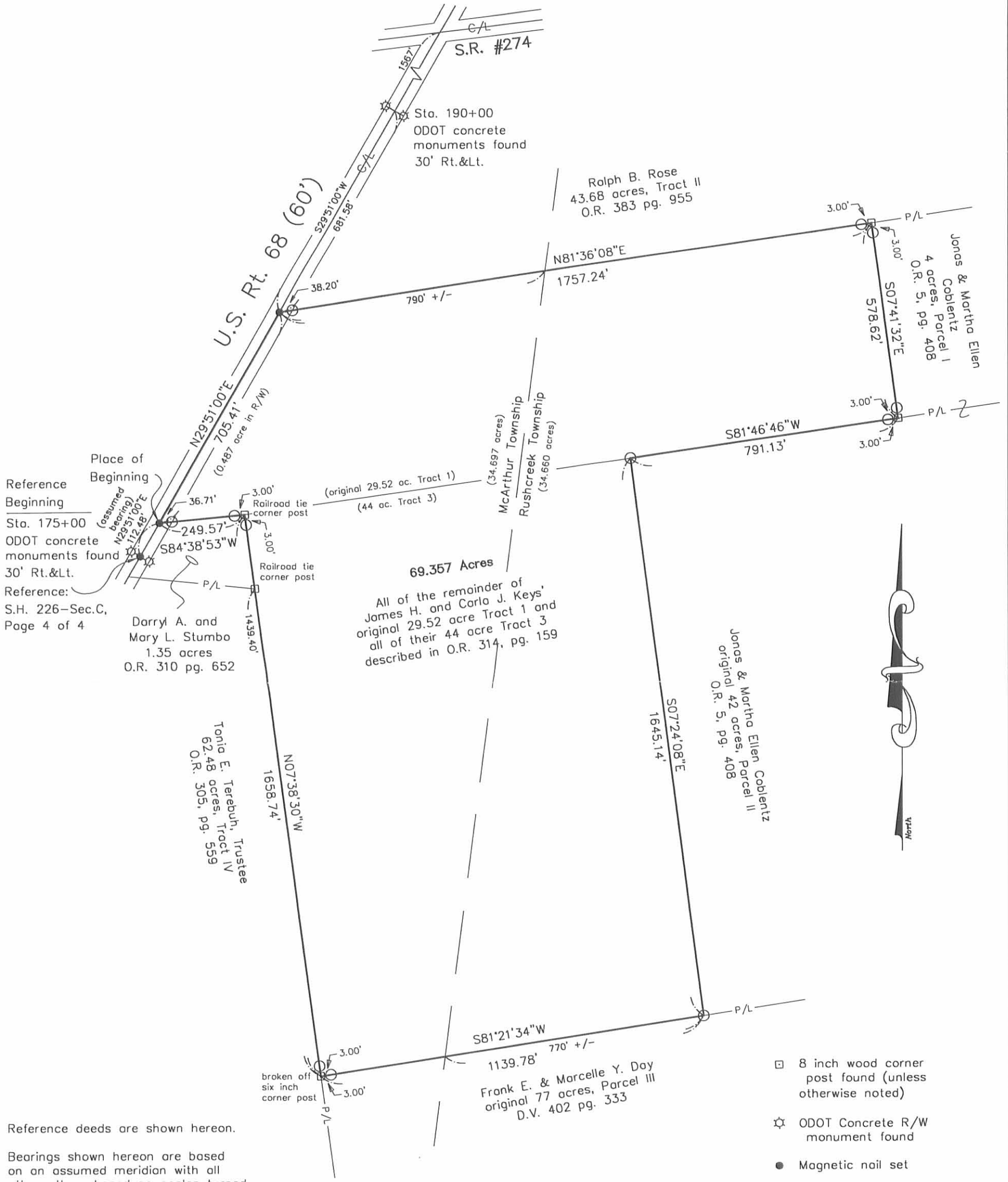
Paul R. Clapsaddle, R.S. #6140  
19019 West Darby Road, Marysville, Ohio 43040  
(937) 747-2599



REC'D 7-2-01 SMM OK

### SURVEY FOR JAMES KEYS

State of Ohio, County of Logan, Township of McArthur and Rushcreek, V.M.S. 9907, being all of the remainder of James H. and Carla J. Keys' original 29.52 acre Tract 1 and all of their 44 acre Tract 3, both described in Official Record 314, page 159



Reference Beginning  
Sta. 175+00  
ODOT concrete monuments found 30' Rt.&Lt.  
Reference:  
S.H. 226-Sec.C,  
Page 4 of 4

Place of Beginning

Darryl A. and Mary L. Stumbo  
1.35 acres  
O.R. 310 pg. 652

Tonio E. Terebuh, Trustee  
62.48 acres, Tract IV  
O.R. 305, pg. 559

69.357 Acres  
All of the remainder of James H. and Carla J. Keys' original 29.52 acre Tract 1 and all of their 44 acre Tract 3 described in O.R. 314, pg. 159

Ralph B. Rose  
43.68 acres, Tract II  
O.R. 383 pg. 955

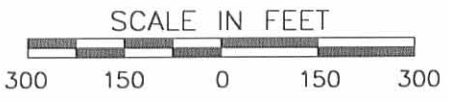
Jonas & Martha Ellen Coblentz  
Parcel I  
4 acres, Parcel I  
O.R. 5, pg. 408

Jonas & Martha Ellen Coblentz  
original 42 acres, Parcel II  
O.R. 5, pg. 408

Frank E. & Marcelle Y. Day  
original 77 acres, Parcel III  
D.V. 402 pg. 333

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

- ☐ 8 inch wood corner post found (unless otherwise noted)
- ☆ ODOT Concrete R/W monument found
- Magnetic nail set
- 5/8 inch iron pin set with cap marked "Clapsaddle RS#6140"



I hereby certify that this plot was prepared from a field survey made under my supervision and that monuments were placed as shown hereon.

*Paul R. Clapsaddle*  
Paul R. Clapsaddle, RS #6140



**Paul R. Clapsaddle and Associates**  
REGISTERED ENGINEERS AND SURVEYORS  
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(800) 745-2599  
Paul R. Clapsaddle, P.E., P.S.

Filename: KeysJamesJune01.dwg  
Date: June 25, 2001

INDEXED ON MAP  
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