

REC'D 5-16-06 SML/CL

# 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

**1975-2005 - 30 YEARS OF EXCELLENCE**

**TROYER  
112.826 ACRES**

Lying in Virginia Military Survey 9931, McArthur Township, Logan County, Ohio.

Being all of the Leon H. Troyer and Ruth A. Troyer, as Trustee or the Successor Trustee of the Leon H. Troyer and Ruth A. Troyer Joint Revocable Trust dated June 22, 2005, 114.310 acre tract as deeded and described in Official Record 783, Page 983 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a MAG nail found at the southeast corner of Virginia Military Survey 9931 on the center-line of Ohio Route 274.

THENCE, with the south line of Virginia Military Survey 9931 and the center-line of Ohio Route 274 (60 feet wide), S 82°-26'-00"W, a distance of 1586.59 feet to a MAG nail set.

THENCE, with the east lines of the Karl E. Harpest 125 acre tract (O.R. 565, Pg. 14) and the Steven Weaver 81.068 acre tract (O.R. 245, Pg. 888), N 7°-41'-07"W, a distance of 3072.60 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 30.00 feet.

THENCE, with the south line of the Helen Marie Cavin, etal 46.056 acre tract (O.R. 795, Pg. 001), N 82°-03'-53"E, a distance of 1607.14 feet to a 5/8 inch iron rod set on the east line of Virginia Military Survey 9931.

THENCE, with the east line of Virginia Military Survey 9931 and the west lines of the Leon H. Troyer and Ruth A. Troyer, as Trustee or the Successor Trustee of the Leon H. Troyer and Ruth A. Troyer Joint Revocable Trust dated June 22, 2005, 87.608 acre tract (O.R. 790, Pg. 106) and the Richard Dale Aiken 53.15 acre tract (Vol. 362, Pg. 35), S 7°-18'-13"E, a distance of 3082.96 feet to the point of beginning, passing a 5/8 inch iron rod set at 3052.96 feet.

Containing 112.826 acres, of which 1.093 acres are within the highway right-of-way.

The basis for bearings is the center-line of Ohio Route 274, being S 82°-26'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on May 9, 2006.

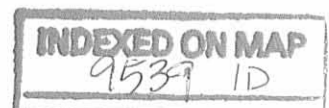


ORIGINAL STAMP IN GREEN

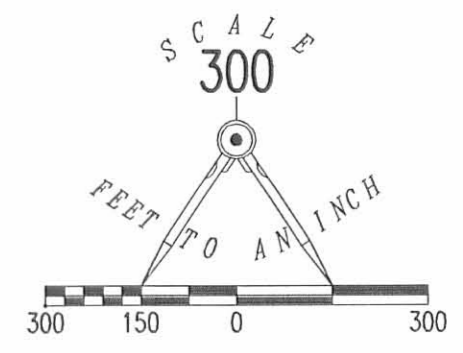
Description prepared by:

Jeffrey I. Lee  
Professional Surveyor 6359  
May 9, 2006

4229046



REC'D 5-16-06 SUM OK



- LEGEND:
- 1 INCH IRON BAR FOUND
  - 5/8 INCH IRON ROD FOUND
  - 5/8 INCH IRON ROD SET
  - ⊗ MAG NAIL FOUND
  - ⊙ MAG NAIL SET

RETRACEMENT SURVEY OF THE  
LEON H. TROYER AND  
RUTH A. TROYER,  
AS TRUSTEE, OR THE SUCCESSOR TRUSTEE  
OF THE LEON H. TROYER AND  
RUTH A. TROYER JOINT  
REVOCABLE TRUST DATED JUNE 22, 2005  
114.310 ACRE TRACT  
OFFICIAL RECORD 783, PAGE 983  
VIRGINIA MILITARY SURVEY 9931  
McARTHUR TOWNSHIP  
LOGAN COUNTY, OHIO

SURVEYED BY:  
  
JEFFREY I. LEE  
PROFESSIONAL SURVEYOR 6359  
MAY 9, 2006



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ORIGINAL STAMP IN GREEN

KSR D0506 4229046 L-4229-2

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CALL TOLL FREE 800-362-2764  
OHIO UTILITIES PROTECTION SERVICE

INDEXED ON MAP  
9539 1P

# Lee Surveying and Mapping Co., Inc.

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117 N. Madriver St.  
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## TROYER 46.977 ACRE

Lying in Virginia Military Survey 9931, McArthur Township, Logan County, Ohio.

Being out of the Leon H. Troyer and Ruth A. Troyer, as Trustee or the Successor Trustee of the Leon H. Troyer and Ruth A. Troyer Joint Revocable Trust dated June 22, 2005, 114.310 acre tract as deeded and described in Official Record 783, Page 983 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing at a MAG nail found at the southeast corner of Virginia Military Survey 9931 on the center-line of Ohio Route 274.

THENCE, with the south line of Virginia Military Survey 9931 and the center-line of Ohio Route 274 (60 feet wide), S 82°-26'-00"W, a distance of 904.13 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE, with the south line of Virginia Military Survey 9931 and the center-line of Ohio Route 274, S 82°-26'-00"W, a distance of 682.46 feet to a MAG nail found.

THENCE, with the east lines of the Mary E. Rostorfer 125 acre tract (O.R. 906, Pg. 786) and the Lloyd Gingerich etal 86.254 acre tract (O.R. 826, Pg. 141, Tract I), N 7°-41'-07"W, a distance of 3072.60 feet to a 5/8 inch iron rod found, passing a 5/8 inch iron rod found at 30.00 feet.

THENCE, with the south line of the Helen Marie Cavin, etal 46.056 acre tract (O.R. 795, Pg. 001), N 82°-03'-53"E, a distance of 648.59 feet to a 5/8 inch iron rod set.

THENCE, S 08°-18'-58"E, a distance of 3077.03 feet to the point of beginning, passing a 5/8 inch iron rod set at 3047.03 feet.

Containing 46.977 acres, of which 0.470 acre is within the highway right-of-way.

The basis for bearings is the center-line of Ohio Route 274, being S 82°-26'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on February 27, 2009.



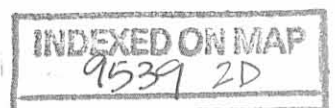
ORIGINAL STAMP IN GREEN

Description prepared by:

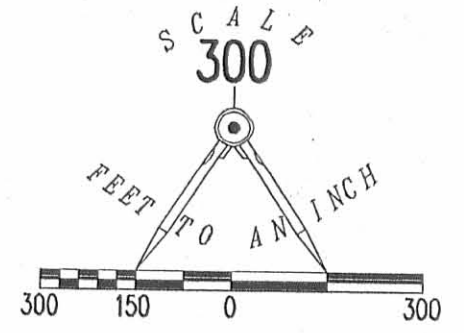
*William K. Bruce*

William K. Bruce  
Professional Surveyor 7437  
February 27, 2009

4229029



REC'D 3-3-09 GMY/AL



- LEGEND:
- 5/8 INCH IRON ROD FOUND
  - 5/8 INCH IRON ROD SET
  - ⊗ MAG NAIL FOUND
  - ⊙ MAG NAIL SET

HELEN MARIE CAVIN, ETAL  
46.056 ACRES  
O.R. 795, PG. 001

LEON H. TROYER AND  
RUTH A. TROYER,  
AS TRUSTEE, OR THE SUCCESSOR TRUSTEE  
OF THE LEON H. TROYER AND  
RUTH A. TROYER JOINT  
REVOCABLE TRUST DATED JUNE 22, 2005  
87.608 ACRES  
O.R. 790, PG. 106

LLOYD GINGERICH ETAL  
86.254 ACRES  
O.R. 826, PG. 141  
TRACT I

**46.977 ACRES**  
OF WHICH 0.470 ACRE ARE WITHIN  
THE HIGHWAY RIGHT-OF-WAY

LEON H. TROYER AND  
RUTH A. TROYER,  
AS TRUSTEE, OR THE  
SUCCESSOR TRUSTEE  
OF THE LEON H. TROYER AND  
RUTH A. TROYER JOINT  
REVOCABLE TRUST  
DATED JUNE 22, 2005  
114.310 ACRES  
O.R. 783, PG. 983

RICHARD DALE AIKEN  
53.15 ACRES  
VOL. 362, PG. 35

MARY E. ROSTORFER  
125 ACRES  
O.R. 906, PG. 786

SURVEY OF 46.977 ACRES OUT OF THE  
LEON H. TROYER AND  
RUTH A. TROYER,  
AS TRUSTEE, OR THE SUCCESSOR TRUSTEE  
OF THE LEON H. TROYER AND  
RUTH A. TROYER JOINT  
REVOCABLE TRUST DATED JUNE 22, 2005  
114.310 ACRE TRACT  
OFFICIAL RECORD 783, PAGE 983  
VIRGINIA MILITARY SURVEY 9931  
McARTHUR TOWNSHIP  
LOGAN COUNTY, OHIO



SURVEYED BY:

*William K. Bruce*  
WILLIAM K. BRUCE  
PROFESSIONAL SURVEYOR 7437  
FEBRUARY 27, 2009

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7-15-20

**Parcel "g"**  
**LEGAL DESCRIPTION**

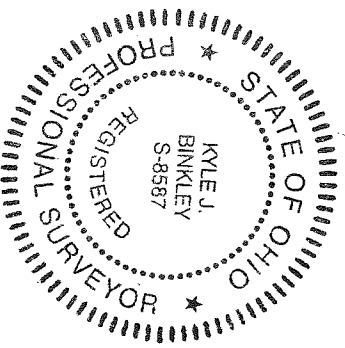
Being a part of the original 46.977 acre tract in the name of Joshua Ream (Prior Deed Reference O.R. 1389, Pg. 166) and being a part of V.M.S. 9931, McArthur Township, Logan County, Ohio, more particularly described as follows:

Commencing at an Existing Mag Nail at the SE corner of V.M.S. 9931 and being the SE corner of a 114.31 acre tract in the name of Leon H. & Ruth A. Troyer Joint Revocable Trust (O.R. 783, Pg. 983); thence S 83°-11'-51" W with the S line of V.M.S. 9931 (centerline of State Route 274) and being the S line of said 114.31 acre tract and said 46.977 acre tract, 1350.14' to a Mag Nail set at the POINT OF BEGINNING; thence the following courses:

1. Continuing S 83°-11'-51" W with the centerline of State Route 274 and being the S line of said 46.977 acre tract, 236.26' to a set Mag Nail at the SW corner of said 46.977 acre tract and the SE corner of a 125.000 acre tract in the name of Mary E. Rostorfer (O.R. 906, Pg. 786);
2. N 06°-55'-24" W with the W line of said 46.977 acre tract and the E line of said 125.000 acre tract, 708.00' to a set #5 Rebar, passing a set #5 Rebar at 30.00';
3. N 82°-26'-41" E into and through said 46.977 acre tract, 139.13' to a point, passing a set #5 Rebar at 118.63';
4. S 41°-02'-57" E continuing into and through said 46.977 acre tract, 255.09' to a point, as referenced by a #5 Rebar set at N 89°-57'-04" W, 20.00';
5. S 01°-39'-31" E continuing into and through said 46.977 acre tract, 500.98' to the POINT OF BEGINNING, passing a set #5 Rebar at 470.86'.

The above described parcel contains 3.986 acres, more or less, of which 0.164 acres are occupied by road right-of-way, subject to all legal highways and easements of record.

The system of bearings for this legal description is based on the Ohio State Plane-North Coordinate System NAD83 (2011). This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Kyle J. Binkley, P.S. #8587 on July 05, 2020. All markers called for above are in place.



INDEXED ON MAP  
9539



7-15-20  
APPROVED

Kevin Hall  
Page 2 of 3  
July 05, 2020

**Parcel "A"**  
**LEGAL DESCRIPTION**

Being a part of the original 46.977 acre tract in the name of Joshua Ream (Prior Deed Reference O.R. 1389, Pg. 166) and being a part of V.M.S. 9931, McArthur Township, Logan County, Ohio, more particularly described as follows:

Commencing at an Existing Mag Nail at the SE corner of V.M.S. 9931 and being the SE corner of a 114.31 acre tract in the name of Leon H. & Ruth A. Troyer Joint Revocable Trust (O.R. 783, Pg. 983); thence S 83°-11'-51" W with the S line of V.M.S. 9931 (centerline of State Route 274) and being the S line of said 114.31 acre tract, 903.93' to an existing Mag Nail at the SE corner of said 46.977 acre tract and the SW corner of the remainder of said 114.31 acre tract and being the POINT OF BEGINNING; thence the following courses:

1. Continuing S 83°-11'-51" W with the centerline of State Route 274 and being the S line of said 46.977 acre tract, 446.21' to a set Mag Nail;
2. N 01°-39'-31" W into and through said 46.977 acre tract, 500.98' to a point, as referenced by a #5 Rebar set at N 89°-57'-04" W, 20.00', passing a set #5 Rebar at 30.12';
3. N 41°-02'-57" W continuing into and through said 46.977 acre tract, 255.09' to a point;
4. S 82°-26'-41" W continuing into and through said 46.977 acre tract, 139.13' to a #5 Rebar set on the W line of said 46.977 acre tract and being the E line of a 125.000 acre tract in the name of Mary E. Rostorfer (O.R. 906, Pg. 786), passing a #5 Rebar set at 20.50';
5. N 06°-55'-24" W with the W line of said 46.977 acre tract and the E line of said 125.000 acre tract and the E line of an 86.254 acre tract in the name of Lloyd & Martha Gingerich (O.R. 826, Pg. 141, Tract 1), 2364.60' to a #5 Rebar set at the NW corner of said 46.977 acre tract and being the SW corner of a 46.056 acre tract in the name of Helen Marie Cavin, etal (O.R. 795, Pg. 1);
6. N 82°-49'-45" E with the N line of said 46.977 acre tract and the S line of said 46.056 acre tract, 648.59' to a #5 Rebar set at the NE corner of said 46.977 acre tract and the NW corner of the remainder of said 114.31 acre tract;
7. S 07°-33'-16" E with the E line of said 46.977 acre tract and the W line of the remainder said 114.31 acre tract, 3077.03' to the POINT OF BEGINNING, passing an existing #5 Rebar at 3047.03'.

The above described parcel contains 42.991 acres, more or less, of which 0.306 acres are occupied by road right-of-way, subject to all legal highways and easements of record.

The system of bearings for this legal description is based on the Ohio State Plane-North Coordinate System NAD83 (2011). This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Kyle J. Binkley, P.S. #8587 on July 05, 2020. All markers called for above are in place.



INDEXED ON MAP  
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Survey of a part of Parcel #23-036-00-00-057-002 and being located in V.M.S. #9931, McArthur Township, Logan County, Ohio.  
 (Prior Deed Referenced in O.R. 1389, Pg. 166)

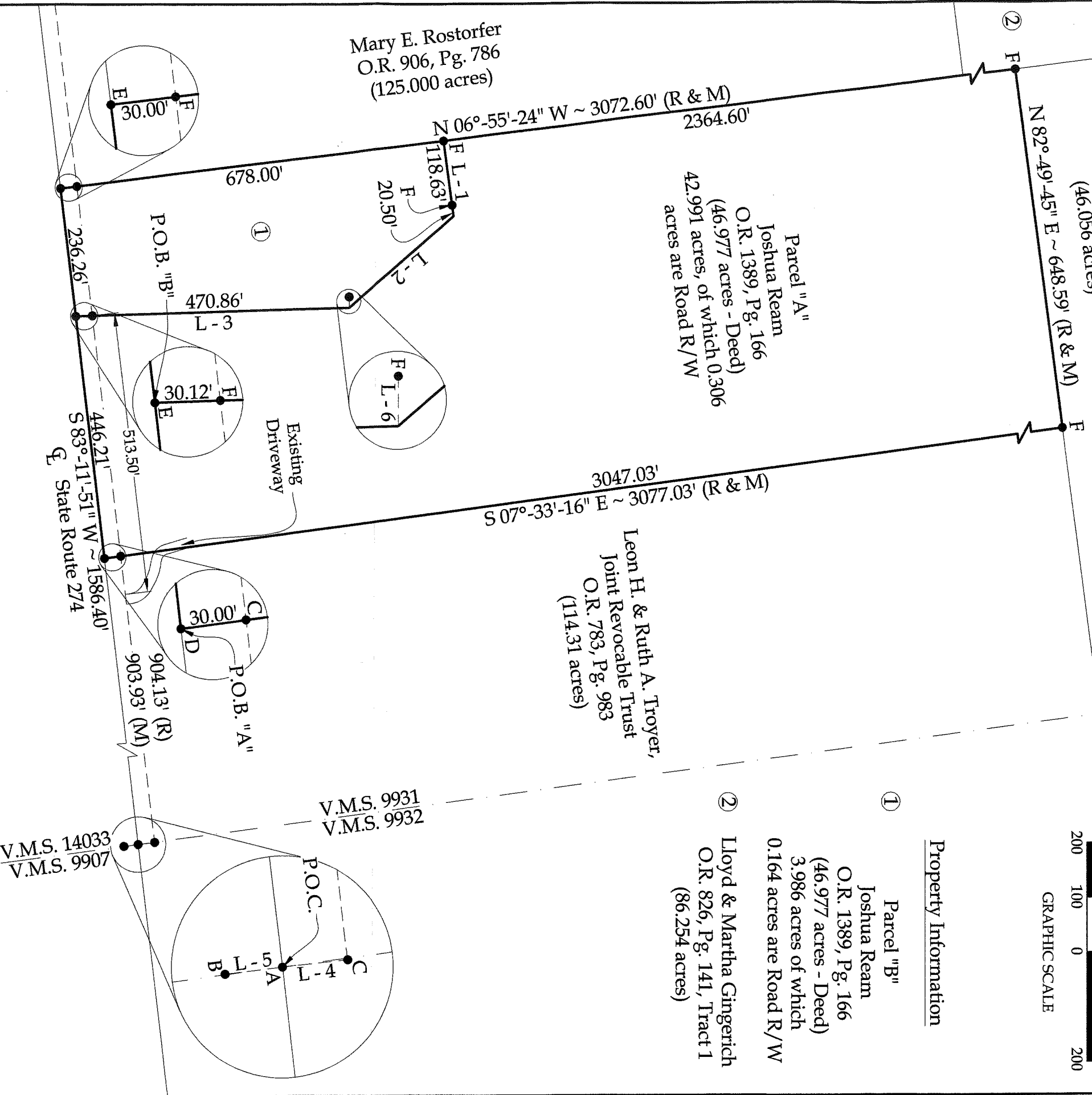
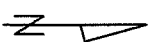
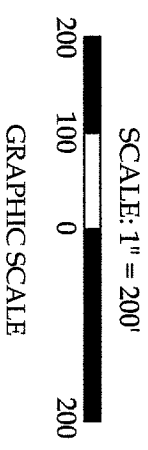
Helen Marie Cavin, etal  
 O.R. 795, Pg. 1  
 (46.056 acres)

Parcel "A"  
 Joshua Ream  
 O.R. 1389, Pg. 166  
 (46.977 acres - Deed)  
 42.991 acres, of which 0.306  
 acres are Road R/W

Leon H. & Ruth A. Troyer,  
 Joint Revocable Trust  
 O.R. 783, Pg. 983  
 (114.31 acres)

① Parcel "B"  
 Joshua Ream  
 O.R. 1389, Pg. 166  
 (46.977 acres - Deed)  
 3.986 acres of which  
 0.164 acres are Road R/W

② Lloyd & Martha Gingerich  
 O.R. 826, Pg. 141, Tract 1  
 (86.254 acres)

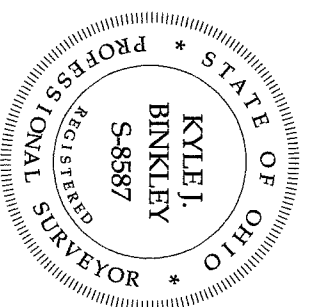


Legend

- A = Existing Mag Nail at the SE corner of V.M.S. 9931
- B = Existing Concrete Monument
- C = Existing #5 Rebar
- D = Existing Mag Nail
- E = Set Mag Nail
- F = Set #5 Rebar

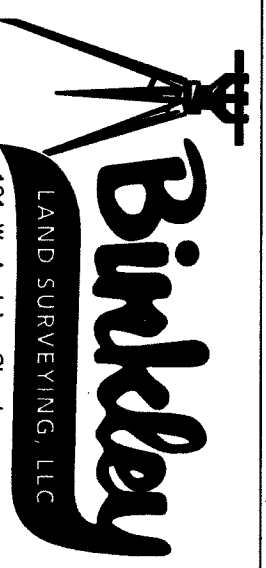
Line Data

- L - 1 = N 82°-26'-41" E ~ 139.13'
- L - 2 = S 41°-02'-57" E ~ 255.09'
- L - 3 = S 01°-39'-31" E ~ 500.98'
- L - 4 = N 06°-07'-16" W ~ 30.10'
- L - 5 = S 07°-06'-10" E ~ 26.42'
- L - 6 = N 89°-57'-04" W ~ 20.00'



This plat and the accompanying legal descriptions represents an actual boundary survey completed under my direct supervision on July 05, 2020.

Kyle J. Binkley, P.S. #8587



121 W. Auglitz Street  
 Wapakoneta, Ohio 45895  
 (419) 236-5768

CLIENT: Kevin Hall

SURVEYED BY: T.J.S./T.E.W.	DATE: 07-05-2020	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 200'	PAGE: 1	OF: 1	PAGES: 3

NOTE: All distances on this plat are measured unless otherwise noted.

BASIS OF BEARINGS: The system of bearings for this plat and legal description is based on the Ohio State Plane - North Coordinate System NAD83 (2011).