

25-116-00-00-023.001
Lee Surveying and Mapping Co.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

855 EAST SANDUSKY AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.
JEFFREY I. LEE, P.S.

CAUV SURVEY (HOWARD DODSON)

MAP NO. 116-00
PARCEL NO. 00-23 (125.93 acres)
SECTION 23, T-1, R-8, MIAMI TOWNSHIP
LOGAN COUNTY, OHIO.

COMMERCIAL AREA

Beginning at the southeast corner of Section 23 on the north bank of the Great Miami River.

THENCE, with said north bank, the following 4 bearings and distances:

N 56°-50' W, 506.7 feet.

N 82° W, 250 feet.

West, 340 feet.

N 76° W, 320 feet to the southwest corner of said 125.93 acres.

THENCE, with the line between Dodson and McDonalds 55.89 acre tract, N 0°-30' W, a distance of 270 feet.

THENCE, N 71°-20' E, a distance of 198.7 feet.

THENCE, N 0°-30' E, a distance of 150 feet.

THENCE, S 80°-30' E, a distance of 870 feet.

THENCE, N 6°-30' E, a distance of 250 feet.

THENCE, N 89°-30' E, a distance of 240 feet to the east line of Section 23.

THENCE, with said section line, S 0°-30' E, a distance of 980 feet to the point of beginning. Containing 16.85 acres.

BREAK-DOWN

COMMERCIAL= 16.85 acres.

WOODED AREA= 13.6 acres

WASTELAND= 9.0 acres.

IN HIGHWAY= 1.75 acres.

TOTAL 41.20 acres.

Leaving 84.73 acres of tillable land and pasture.

PREPARED FROM AERIAL PHOTO AND FIELD EXPLORATION BY:

Clayton M. Lee

Clayton M. Lee
Reg. Surveyor No. 6181
1-19-84



INDEXED ON MAP
9243 ID

ORIGINAL STAMP IN GREEN

L-1089-A

INDEXED ON MAP
9243 IP

MCDONALD

L. COOK

No. 235

STATE ROUTE

I.A. OVERHOLTZER
20 AC.

BREAK-DOWN

COMMERCIAL = 16.85 AC
WOODED = 13.6 AC
WASTELAND = 9.0 AC
IN HIGHWAY = 1.75

VOL. 391, Pg. 715, PART 1
25 AC.

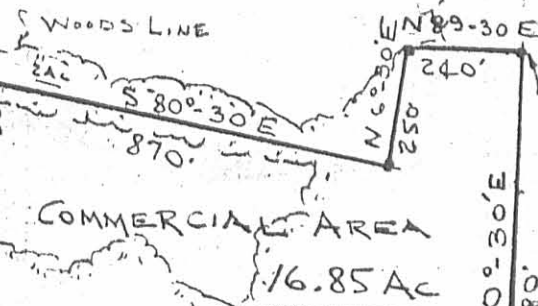
~~40.20~~
41.20
125.93
~~40.20~~ 41.20
= 84.73 AC TILLABLE
of Pasture

HOWARD C. DODSON
100.93 AC.
VOL. 391, Pg. 715
(PART 2)

B. McDONALD
55.89 AC.

AGRI. AREA

T-1, R-8
T-3, R-13



SCALE
1" = 400'

125.93 AC.
MAP No. 116
PARCEL No. 23

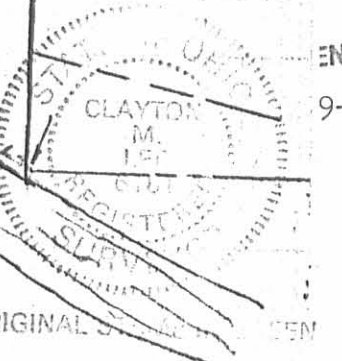
CAUV SURVEY OF
HOWARD DODSON 100.93 AC. TRACT (VOL. 391, Pg. 715
SEC. 23, T-1, R-8, MIAMI TWP.
LOGAN COUNTY, OHIO.

1-17-84

PREPARED FROM AERIAL PHOTO
AND FIELD EXPLORATION BY:

Clayton M. Lee
CLAYTON M. LEE, P.S. # 6181

ORIGINAL SURVEY



LESLIE H. GEESLIN

REGISTERED SURVEYOR 5248

P. O. BOX 274

RUSHSVLVANIA, OHIO 43347

TELEPHONE: (937) 468-2793

FAX: (937) 468-2080

COOK SURVEY

April 20, 1999

The following described real estate situated in the State of Ohio, County of Logan, Township Miami, being part of Fractional Section 23, Town 1, Range 8, Miami Township, Logan County, Ohio and more particularly described as follows:

Beginning at a P. K. nail found in the centerline of State Route 235 at the northwest corner of Paul R. Overholser's 20.00 acre tract as described in O. R. Vol. 58 Page 521.

Thence with said Overholser's west line S. 15° 18' 40" E. 529.96 feet to a 5/8 inch iron bar set, passing a 12 inch concrete post found at 30.64 feet.

Thence S. 74° 41' 20" W. 168.12 feet to a 5/8 inch iron bar set.

Thence N. 15° 18' 40" W. 491.96 feet to a magnetic nail set in the centerline of said S. R. 235, passing a 5/8 inch iron bar set at 460.17 feet.

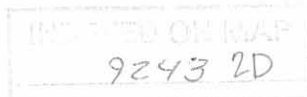
Thence with said centerline N. 55° 21' 04" E. 16.92 feet to a railroad spike found.

Thence with said centerline, on a 1145.92 foot radius curve to the right with a central angle of 7° 54' 15", an arc length of 158.09 feet and a chord of N. 59° 07' 07" E. 157.96 feet to the place of beginning.

Containing 2.000 acres more or less, of which 0.121 acre is in the right of way of S. R. 235.

The above described 2.000 acre tract being part of Leonard L. Cook Trust's 120.75 acre tract (Tract II) as described in O. R. Vol. 370 Page 202.

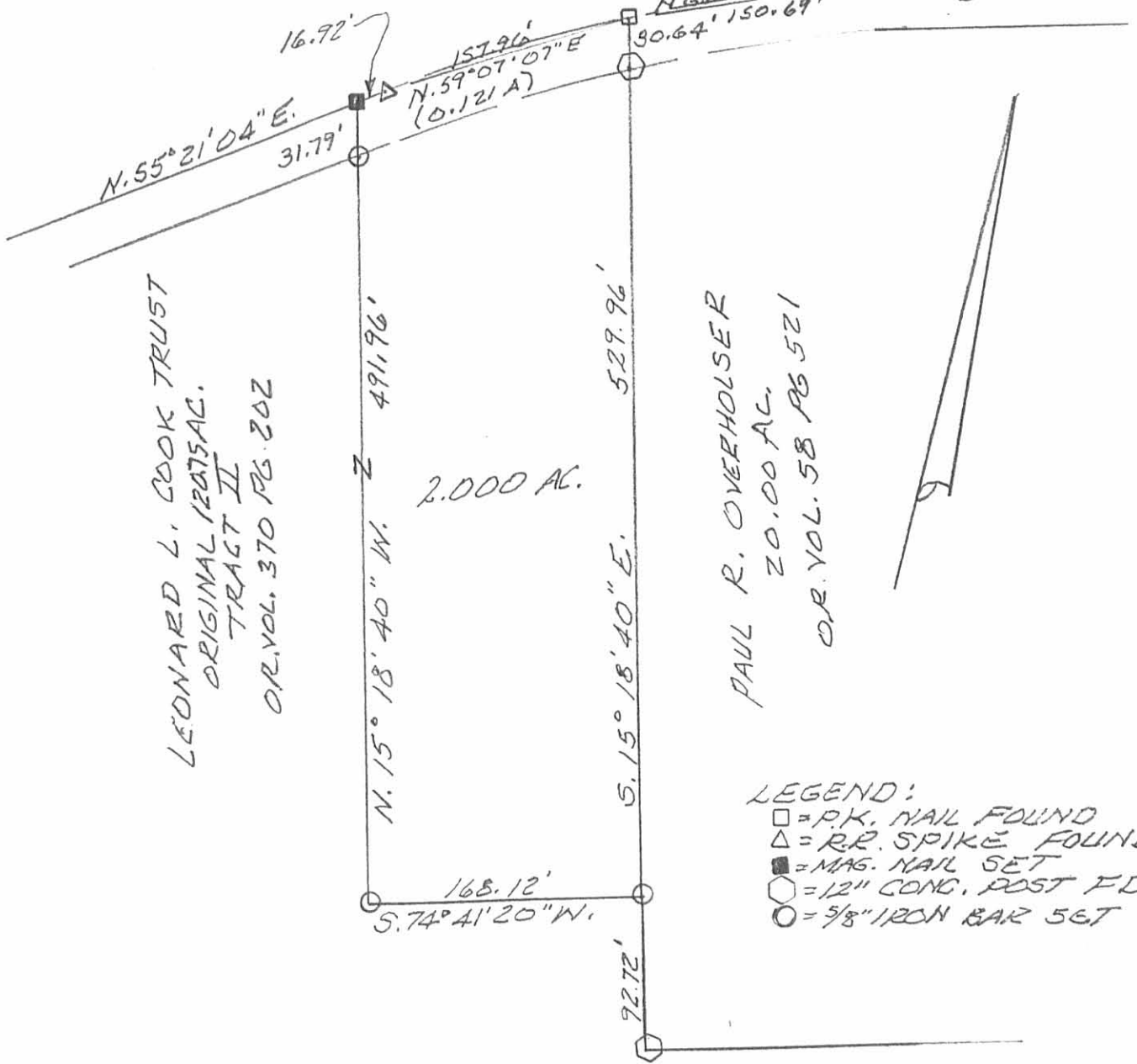
Bearings are based on an assumed bearing (N. 55° 21' 04" E.) for the centerline of S. R. 235 in this field survey by Leslie H. Geeslin, Reg. Surveyor No. 5248, on April 20, 1999.



Leslie H. Geeslin

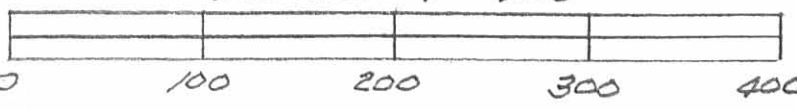
$\Delta = 7^{\circ}54'15''$
 $RZ = 1145.92$
 $L = 158.09'$

STATE ROUTE 235 (60')



SURVEY OF 2.000 ACRE TRACT
 IN FRACTIONAL SECTION 23, TOWN 1,
 RANGE 8, MIAMI TOWNSHIP,
 LOGAN COUNTY, OHIO FOR LEONARD
 COOK.

APRIL 20, 1999
 SCALE: 1" = 100'



Leslie H. Geeslin
 LESLIE H. GEESLIN
 RUSHSVYLVANIA, OHIO
 PH 937-463-2793

9243 2P0

**LEONARD L. COOK SURVEY
62.436 ACRES
June 6, 2006**

The following described 62.436 acre tract of land is situated in fractional Section 23, Town 1, Range 8, Congress Lands West of the Miami River, Miami Township, Logan County, Ohio and being part of Leonard L. Cook, Trustee of the Leonard L. Cook Trust's (1/2 interest) Tract II, originally 120.75 acres, described in Official Record Volume 370, page 202 and Elizabeth Ann Cook, Trustee of the Elizabeth Ann Cook Trust's (1/2 interest) Tract II, originally 120.75 acres, described in Official Record Volume 370, page 215, said 62.436 acre tract more particularly described as follows:

Beginning for reference at a magnetic nail found at the intersection of the centerline of State Route 235 (60 feet wide)(Highway Plan L-19) with the north-south half section line of said fractional Section 23, said nail also marking the northwest corner of Tim W. Donald's 5.25 acre tract described in Official Record Volume 722, page 87;

Thence North 64°40'00" East 183.29 feet, following the centerline of State Route 235 and the north line of said 5.25 acre tract, to a magnetic nail set at the northwest corner of said original 120.75 acre tract;

Thence North 64°40'00" East 396.61 feet, continuing along the centerline of State Route 235 and following the north line of said original 120.75 acre tract, passing a magnetic nail found at 335.85 feet, to a magnetic nail found and marking the **place of beginning**;

Thence **North 64°40'00" East 639.97 feet**, continuing along the centerline of State Route 235 and the north line of said original 120.75 acre tract, to a magnetic nail found at the northwest corner of Randall D. Rodeheffer's 2.000 acre tract described in Official Record Volume 592, page 246, said 2.000 acre tract formerly part of said original 120.75 acre tract;

Thence **South 6°00'18" East 491.87 feet**, departing from the centerline of State Route 235, following the west line of said 2.000 acre tract and the north line of the remainder of said original 120.75 acre tract, passing a 5/8 inch iron pin found at 31.63 feet, to a 5/8 inch iron pin found;

Thence **North 84°01'13" East 168.17 feet**, following the south line of said 2.000 acre tract and the north line of the remainder of said original 120.75 acre tract, to a 5/8 inch iron pin found in the west line of Ricky and Nichol Stapleton's Tract II, 0.665 acre, described in Official Record Volume 552, page 907;

Thence **South 6°00'18" East 92.72 feet**, following the north line of said original 120.75 acre tract and the west line of said 0.665 acre tract, to a 12 inch concrete post found;



Thence **North 82°14'38" East 1336.40 feet**, following the north line of said original 120.75 acre tract, the south line of said 0.665 acre tract, the south line of Paul R. Overholser's original 20.00 acre tract described in Official Record Volume 58, page 521, and the south line of Premium Preserver Organization, Inc.'s 9.656 acre tract described in Official Record Volume 693, page 726, passing a 5/8 inch iron pin found at 149.95 feet, a 12 inch concrete post found at 537.28 feet, a 5/8 inch iron pin found at 720.14 feet, and a 5/8 inch iron pin found at 1135.78 feet, to a 12 inch concrete post found in the west line of Eric and Robin Swigart's 68.387 acre tract described in Official Record Volume 465, page 122, said concrete post also in the east line of fractional Section 23 and in the west line of fractional Section 24;

Thence **South 6°27'03" East 1315.02 feet**, following the east line of fractional Section 23, the west line of fractional Section 24, the east line of said original 120.75 acre tract, and the west line of said 68.387 acre tract, to a 5/8 inch iron pin found;

Thence **South 63°25'04" West 456.37 feet**, departing from the west line of fractional Section 24 and said 68.387 acre tract, entering fractional Section 23 and said original 120.75 acre tract, to a 5/8 inch iron pin found;

Thence **South 80°58'30" West 381.46 feet** to a 5/8 inch iron pin found;

Thence **South 46°32'48" West 15.20 feet** to a 5/8 inch iron pin found;

Thence along a curve to the right, having a radius of 195.00 feet, an arc length of 141.21 feet, a central angle of 41°29'27", and a chord which bears **South 67°17'31" West 138.14 feet**, to a 5/8 inch iron pin found;

Thence **South 88°02'15" West 114.78 feet** to a 5/8 inch iron pin found;

Thence **North 79°46'34" West 111.64 feet** to a 5/8 inch iron pin found;

Thence along a curve to the right, having a radius of 145.00 feet, an arc length of 162.75 feet, a central angle of 64°18'35", and a chord which bears **North 47°37'17" West 154.34 feet**, to a 5/8 inch iron pin found;

Thence **North 15°27'59" West 298.30 feet** to a 5/8 inch iron pin found;

Thence **North 8°41'24" West 175.64 feet** to a 5/8 inch iron pin found;

Thence **South 75°10'24" West 128.84 feet** to a 5/8 inch iron pin found;

Thence **North 71°26'31" West 67.06 feet** to a 5/8 inch iron pin found;

Thence **North 76°49'38" West 237.34 feet** to a 5/8 inch iron pin found;

Thence along a curve to the right, having a radius of 285.00 feet, an arc length of

INDEXED ON MAP

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156.14 feet, a central angle of 31°23'22", and a chord which bears **North 61°07'56"**
West 154.19 feet, to a 5/8 inch iron pin found;

Thence **North 45°26'15"** **West 117.82 feet** to a 5/8 inch iron pin found;

Thence along a curve to the right, having a radius of 210.00 feet, an arc length of 146.30 feet, a central angle of 39°54'59", and a chord which bears **North 25°28'45"**
West 143.36 feet, to a 5/8 inch iron pin found;

Thence **North 5°31'16"** **West 539.52 feet** to a 5/8 inch iron pin found;

Thence **South 84°28'44"** **West 24.13 feet** to a 5/8 inch iron pin found;

Thence **North 37°37'10"** **West 125.31 feet** to a 5/8 inch iron pin found;

Thence **North 16°16'48"** **West 208.59 feet**, passing a 5/8 inch iron pin found at 178.21 feet, to the **place of beginning, containing 62.436 acres**, more or less, and subject to all valid easements and restrictions of record.

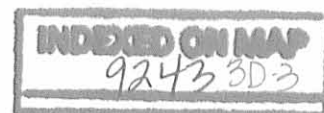
Of the above-described 62.436 acre tract of land, 0.439 acre is within the road right-of-way of State Route 235.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of June 2006. Iron pins set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS #7873." Bearings indicated herein are based on the centerline of State Route 235 (60 feet wide) bearing North 64°40'00" East.

Description prepared by:



George A. Blackburn, R.S. #7873
12125 Green Street
Middleburg, Ohio 43336
(937) 666-5605



Received 6-16-06 on 9-11

1

**LEONARD L. COOK SURVEY
18.614 ACRES
June 6, 2006**

The following described 18.614 acre tract of land is situated in fractional Section 23, Town 1, Range 8, Congress Lands West of the Miami River, Miami Township, Logan County, Ohio and being part of Leonard L. Cook, Trustee of the Leonard L. Cook Trust's (1/2 interest) Tract II, originally 120.75 acres, described in Official Record Volume 370, page 202 and Elizabeth Ann Cook, Trustee of the Elizabeth Ann Cook Trust's (1/2 interest) Tract II, originally 120.75 acres, described in Official Record Volume 370, page 215, said 18.614 acre tract more particularly described as follows:

Beginning for reference at a magnetic nail found at the intersection of the centerline of State Route 235 (60 feet wide)(Highway Plan L-19) with the north-south half section line of said fractional Section 23, said nail also marking the northwest corner of Tim W. Donald's 5.25 acre tract described in Official Record Volume 722, page 87;

Thence North 64°40'00" East 183.29 feet, following the centerline of State Route 235 and the north line of said 5.25 acre tract, to a magnetic nail set at the northwest corner of said original 120.75 acre tract, said magnetic nail marking the **place of beginning**;

Thence **North 64°40'00" East 335.85 feet**, continuing along the centerline of State Route 235 and following the north line of said original 120.75 acre tract, to a magnetic nail found;

Thence **South 16°16'48" East 210.33 feet**, departing from the centerline of State Route 235 and entering said original 120.75 acre tract, passing a 5/8 inch iron pin found at 30.38 feet, to a 5/8 inch iron pin found;

Thence **South 37°37'10" East 164.76 feet** to a 5/8 inch iron pin found;

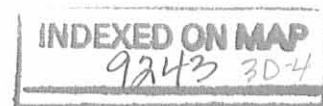
Thence **South 5°31'16" East 483.79 feet** to a 5/8 inch iron pin found;

Thence along a curve to the left, having a radius of 270.00 feet, an arc length of 188.10 feet, a central angle of 39°54'59", and a chord which bears **South 25°28'45" East 184.32 feet**, to a 5/8 inch iron pin found;

Thence **South 45°26'15" East 117.82 feet** to a 5/8 inch iron pin found;

Thence along a curve to the left, having a radius of 345.00 feet, an arc length of 189.01 feet, a central angle of 31°23'22", and a chord which bears **South 61°07'56" East 186.65 feet**, to a 5/8 inch iron pin found;

Thence **South 76°49'38" East 33.30 feet** to a 5/8 inch iron pin found;



Thence **South 17°58'41" East 494.39 feet** to a 5/8 inch iron pin found in the south line of said original 120.75 acre tract and in the north line of Tim W. Donald's 30.0 acre tract described in Official Record Volume 722, page 87;

Thence **North 81°03'28" West 882.18 feet**, following the south line of said original 120.75 acre tract and the north line of said 30.0 acre tract, to a stone found at the southeast corner of said 5.25 acre tract;

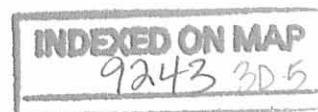
Thence **North 6°20'07" West 1358.44 feet**, departing from the north line of said 30.0 acre tract, following the west line of said original 120.75 acre tract and the east line of said 5.25 acre tract, passing an iron pin set at 1323.44 feet, to the **place of beginning, containing 18.614 acres**, more or less, and subject to all valid easements and restrictions of record.

Of the above-described 18.614 acre tract of land, 0.233 acre is within the road right-of-way of State Route 235.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of June 2006. Iron pins set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS #7873." Bearings indicated herein are based on the centerline of State Route 235 (60 feet wide) bearing North 64°40'00" East.

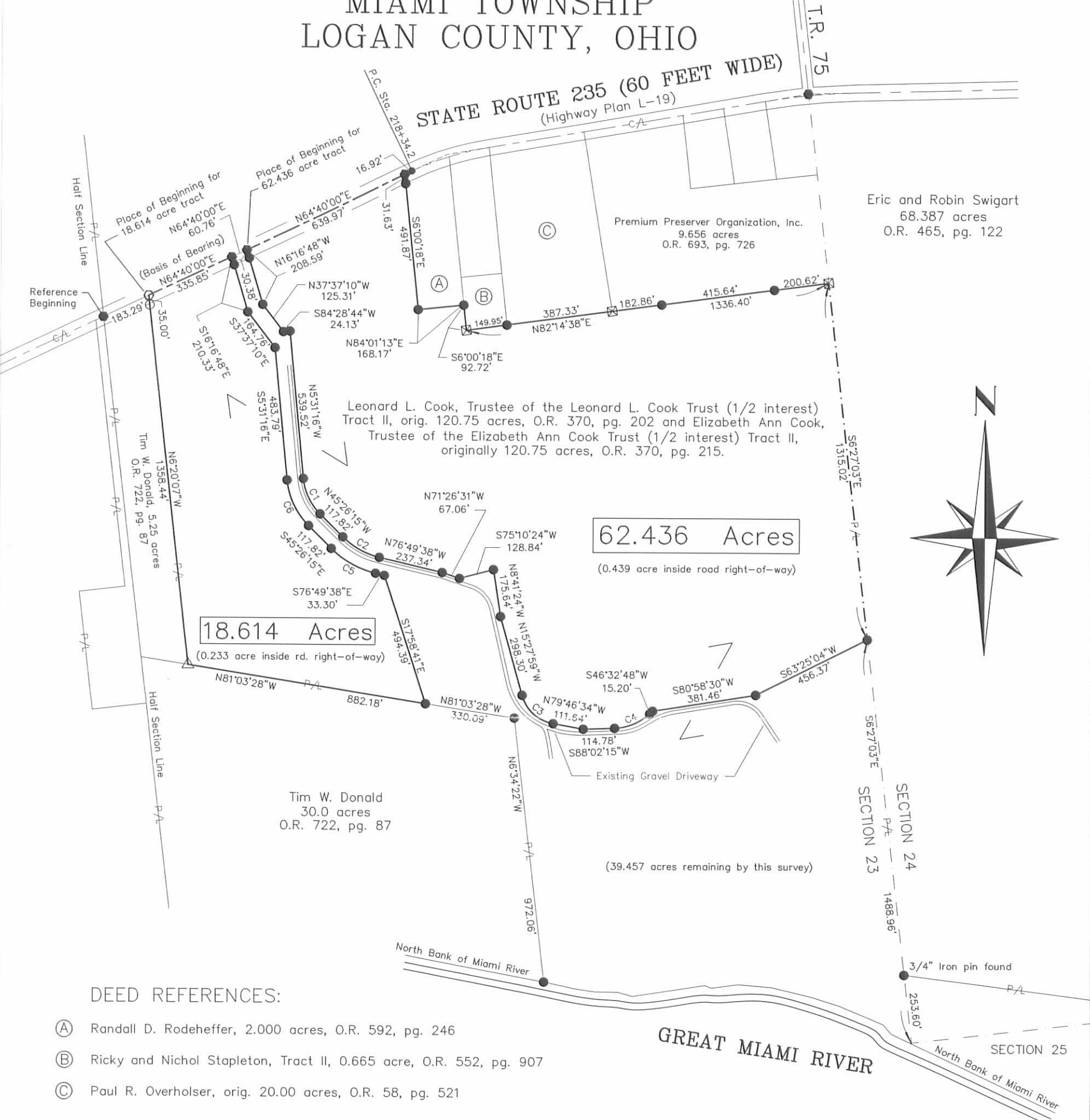
Description prepared by:

George A. Blackburn 6/6/06
George A. Blackburn, R.S. #7873
12125 Green Street
Middleburg, Ohio 43336
(937) 666-5605



REC'D 6-14-06 SWM/OK

PLAT OF SURVEY IN FRACTIONAL SECTION 23, TOWN 1, RANGE 8 CONGRESS LANDS WEST OF THE MIAMI RIVER MIAMI TOWNSHIP LOGAN COUNTY, OHIO



DEED REFERENCES:

- (A) Randall D. Rodeheffer, 2.000 acres, O.R. 592, pg. 246
- (B) Ricky and Nichol Stapleton, Tract II, 0.665 acre, O.R. 552, pg. 907
- (C) Paul R. Overholser, orig. 20.00 acres, O.R. 58, pg. 521

CURVE DATA

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	39°54'59"	146.30'	210.00'	N25°28'45"W	143.36'
C2	31°23'22"	156.14'	285.00'	N61°07'56"W	154.19'
C3	64°18'35"	162.75'	145.00'	N47°37'17"W	154.34'
C4	41°29'27"	141.21'	195.00'	S67°17'31"W	138.14'
C5	31°23'22"	189.01'	345.00'	S61°07'56"E	186.65'
C6	39°54'59"	188.10'	270.00'	S25°28'45"E	184.32'

- Railroad spike found
- Magnetic nail set
- Magnetic nail found
- 5/8" Iron pin found unless otherwise noted
- 5/8" Iron pin set
- △ Stone found
- ⊠ 12" Concrete post found



I hereby certify that this plat was prepared from an actual field survey and that monuments were placed as indicated hereon.

George A. Blackburn
George A. Blackburn, R.S. 7873

Filename: Cook 6-06
Scale: 1" = 400'
Date: 6/06/06
F.B. 12, pg. 71

BLACKBURN SURVEYING

12125 GREEN STREET
MIDDLEBURG, OHIO 43336
(937) 666-5605

INDEXED ON MAP
9243 3P

**LEONARD L. COOK SURVEY
39.457 ACRES
November 4, 2005**

The following described 39.457 acre tract of land is situated in fractional Section 23, Town 1, Range 8, Congress Lands West of the Miami River, Miami Township, Logan County, Ohio and being part of Leonard L. Cook, Trustee of the Leonard L. Cook Trust's (1/2 interest) Tract II, 120.75 acres, described in Official Record Volume 370, page 202 and Elizabeth Ann Cook, Trustee of the Elizabeth Ann Cook Trust's (1/2 interest) Tract II, 120.75 acres, described in Official Record Volume 370, page 215, said 39.457 acre tract more particularly described as follows:

Beginning for reference at a magnetic nail found at the intersection of the centerline of State Route 235 (60 feet wide) with the north-south half section line of said fractional Section 23, said nail also marking the northwest corner of Tim W. Donald's 5.25 acre tract described in Official Record Volume 722, page 87;

Thence North 64°40'00" East 519.14 feet, following the centerline of State Route 235, the north line of said 5.25 acre tract, and the north line of said 120.75 acre tract, to a magnetic nail set and marking the **place of beginning**;

Thence **North 64°40'00" East 60.76 feet**, continuing along the centerline of State Route 235 and the north line of said 120.75 acre tract, to a magnetic nail set;

Thence **South 16°16'48" East 208.59 feet**, departing from the centerline of State Route 235 and entering said 120.75 acre tract, passing an iron pin set at 30.38 feet, to an iron pin set;

Thence **South 37°37'10" East 125.31 feet** to an iron pin set;

Thence **North 84°28'44" East 24.13 feet** to an iron pin set;

Thence **South 5°31'16" East 539.52 feet** to an iron pin set;

Thence along a curve to the left, having a radius of 210.00 feet, an arc length of 146.30 feet, a delta angle of 39°54'59", and a chord which bears **South 25°28'45" East 143.36 feet**, to an iron pin set;

Thence **South 45°26'15" East 117.82 feet** to an iron pin set;

Thence along a curve to the left, having a radius of 285.00 feet, an arc length of 156.14 feet, a delta angle of 31°23'22", and a chord which bears **South 61°07'56" East 154.19 feet**, to an iron pin set;

Thence **South 76°49'38" East 237.34 feet** to an iron pin set;

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Thence **South 71°26'31" East 67.06 feet** to an iron pin set;

Thence **North 75°10'24" East 128.84 feet** to an iron pin set;

Thence **South 8°41'24" East 175.64 feet** to an iron pin set;

Thence **South 15°27'59" East 298.30 feet** to an iron pin set;

Thence along a curve to the left, having a radius of 145.00 feet, an arc length of 162.75 feet, a delta angle of 64°18'35", and a chord which bears **South 47°37'17" East 154.34 feet**, to an iron pin set;

Thence **South 79°46'34" East 111.64 feet** to an iron pin set;

Thence **North 88°02'15" East 114.78 feet** to an iron pin set;

Thence along a curve to the left, having a radius of 195.00 feet, an arc length of 141.21 feet, a delta angle of 41°29'27", and a chord which bears **North 67°17'31" East 138.14 feet**, to an iron pin set;

Thence **North 46°32'48" East 15.20 feet** to an iron pin set;

Thence **North 80°58'30" East 381.46 feet** to an iron pin set;

Thence **North 63°25'04" East 456.37 feet** to an iron pin set in the east line of fractional Section 23, the west line of fractional Section 24, the east line of said 120.75 acre tract, and the west line of Eric and Robin Swigart's 68.387 acre tract described in Official Record Volume 465, page 122;

Thence **South 6°27'03" East 1488.96 feet**, following the east line of fractional Section 23, the west line of fractional Section 24, the west line of fractional Section 25, the east line of said 120.75 acre tract, the west line of said 68.387 acre tract, and the west line of Sterling Trust Company, Trustee FBO Robert R. Moody, Sr.'s 21.75 acre tract described in Official Record Volume 340, page 291, passing a $\frac{3}{4}$ inch iron pin found at 1235.36 feet, to an iron pin set in the north bank of the Great Miami River;

Thence **North 64°26'40" West 83.27 feet**, following the north bank of the Great Miami River and the south line of said 120.75 acre tract, to an iron pin set;

Thence **North 39°47'14" West 43.42 feet**, continuing along the north bank of the Great Miami River and the south line of said 120.75 acre tract, to an iron pin set;

Thence **North 67°11'35" West 175.65 feet**, continuing along the north bank of the Great Miami River and the south line of said 120.75 acre tract, to an iron pin set;

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Thence **North 72°37'29" West 102.38 feet**, continuing along the north bank of the Great Miami River and the south line of said 120.75 acre tract, to an iron pin set;

Thence **North 76°26'25" West 153.26 feet**, continuing along the north bank of the Great Miami River and the south line of said 120.75 acre tract, to an iron pin set;

Thence **North 85°10'45" West 124.16 feet**, continuing along the north bank of the Great Miami River and the south line of said 120.75 acre tract, to an iron pin set;

Thence **South 82°40'27" West 99.75 feet**, continuing along the north bank of the Great Miami River and the south line of said 120.75 acre tract, to an iron pin set;

Thence **North 68°14'54" West 24.93 feet**, continuing along the north bank of the Great Miami River and the south line of said 120.75 acre tract, to an iron pin set;

Thence **South 81°18'19" West 268.11 feet**, continuing along the north bank of the Great Miami River and the south line of said 120.75 acre tract, to an iron pin set;

Thence **North 74°24'49" West 54.63 feet**, continuing along the north bank of the Great Miami River and the south line of said 120.75 acre tract, to an iron pin set;

Thence **North 88°48'46" West 85.99 feet**, continuing along the north bank of the Great Miami River and the south line of said 120.75 acre tract, to an iron pin set;

Thence **North 81°37'22" West 72.21 feet**, continuing along the north bank of the Great Miami River and the south line of said 120.75 acre tract, to an iron pin set;

Thence **North 77°43'34" West 116.08 feet**, continuing along the north bank of the Great Miami River and the south line of said 120.75 acre tract, to an iron pin set at the southeast corner of Tim W. Donald's 30.0 acre tract described in Official Record Volume 722, page 87;

Thence **North 6°34'22" West 972.06 feet**, departing from the north bank of the Great Miami River, following the west line of said 120.75 acre tract and the east line of said 30.0 acre tract, to an iron pin set;

Thence **North 81°03'28" West 330.09 feet**, continuing along the west line of said 120.75 acre tract and following the north line of said 30.0 acre tract, to an iron pin set;

Thence **North 17°58'41" West 494.39 feet**, departing from the north line of said 30.0 acre tract and entering said 120.75 acre tract, to an iron pin set;

Thence **North 76°49'38" West 33.30 feet** to an iron pin set;

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Thence along a curve to the right, having a radius of 345.00 feet, an arc length of 189.01 feet, a delta angle of $31^{\circ}23'22''$, and a chord which bears **North $61^{\circ}07'56''$ West 186.65 feet**, to an iron pin set;

Thence **North $45^{\circ}26'15''$ West 117.82 feet** to an iron pin set;

Thence along a curve to the right, having a radius of 270.00 feet, an arc length of 188.10 feet, a delta angle of $39^{\circ}54'59''$, and a chord which bears **North $25^{\circ}28'45''$ West 184.32 feet**, to an iron pin set;

Thence **North $5^{\circ}31'16''$ West 483.79 feet** to an iron pin set;

Thence **North $37^{\circ}37'10''$ West 164.76 feet** to an iron pin set;

Thence **North $16^{\circ}16'48''$ West 210.33 feet**, passing an iron pin set at 179.95 feet, to the **place of beginning, containing 39.457 acres**, more or less, and subject to all valid easements and restrictions of record.

Of the above-described 39.457 acre tract of land, 0.042 acre is within the road right-of-way of State Route 235.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of November 2005. Iron pins set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS #7873." Bearings indicated herein are based on the centerline of State Route 235 (60 feet wide) bearing North $64^{\circ}40'00''$ East.

Description prepared by:

 11/4/05

George A. Blackburn, R.S. #7873
12125 Green Street
Middleburg, Ohio 43336
(937) 666-5605

INDEXED ON MAP
9-24-3 4D-4



**LEONARD L. COOK SURVEY
INGRESS – EGRESS EASEMENT
November 4, 2005**

The following described Ingress – Egress easement is situated in fractional Section 23, Town 1, Range 8, Congress Lands West of the Miami River, Miami Township, Logan County, Ohio and being over Leonard L. Cook, Trustee of the Leonard L. Cook Trust's (1/2 interest) Tract II, 120.75 acres, described in Official Record Volume 370, page 202 and Elizabeth Ann Cook, Trustee of the Elizabeth Ann Cook Trust's (1/2 interest) Tract II, 120.75 acres, described in Official Record Volume 370, page 215, said Ingress - Egress easement more particularly described as follows:

Beginning for reference at a magnetic nail found at the intersection of the centerline of State Route 235 (60 feet wide) with the north-south half section line of said fractional Section 23, said nail also marking the northwest corner of Tim W. Donald's 5.25 acre tract described in Official Record Volume 722, page 87;

Thence North $64^{\circ}40'00''$ East 519.14 feet, following the centerline of State Route 235, the north line of said 5.25 acre tract, and the north line of said 120.75 acre tract, to a magnetic nail set;

Thence North $64^{\circ}40'00''$ East 60.76 feet, continuing along the centerline of State Route 235 and the north line of said 120.75 acre tract, to a magnetic nail set;

Thence South $16^{\circ}16'48''$ East 208.59 feet, departing from the centerline of State Route 235 and entering said 120.75 acre tract, passing an iron pin set at 30.38 feet, to an iron pin set;

Thence South $37^{\circ}37'10''$ East 125.31 feet to an iron pin set and marking the **place of beginning**;

Thence **North $84^{\circ}28'44''$ East 24.13 feet** to an iron pin set;

Thence **South $5^{\circ}31'16''$ East 539.52 feet** to an iron pin set;

Thence along a curve to the left, having a radius of 210.00 feet, an arc length of 146.30 feet, a delta angle of $39^{\circ}54'59''$, and a chord which bears **South $25^{\circ}28'45''$ East 143.36 feet**, to an iron pin set;

Thence **South $45^{\circ}26'15''$ East 117.82 feet** to an iron pin set;

Thence along a curve to the left, having a radius of 285.00 feet, an arc length of 156.14 feet, a delta angle of $31^{\circ}23'22''$, and a chord which bears **South $61^{\circ}07'56''$ East 154.19 feet**, to an iron pin set;

Thence **South $76^{\circ}49'38''$ East 33.30 feet** to a point;

Thence **South 13°10'22" West 60.00 feet** to an iron pin set;

Thence **North 76°49'38" West 33.30 feet** to an iron pin set;

Thence along a curve to the right, having a radius of 345.00 feet, an arc length of 189.01 feet, a delta angle of 31°23'22", and a chord which bears **North 61°07'56" West 186.65 feet**, to an iron pin set;

Thence **North 45°26'15" West 117.82 feet** to an iron pin set;

Thence along a curve to the right, having a radius of 270.00 feet, an arc length of 188.10 feet, a delta angle of 39°54'59", and a chord which bears **North 25°28'45" West 184.32 feet**, to an iron pin set;

Thence **North 5°31'16" West 483.79 feet** to an iron pin set;

Thence **North 27°14'49" East 66.27 feet** to the **place of beginning** and subject to all valid easements and restrictions of record.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of November 2005. Iron pins set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS #7873." Bearings indicated herein are based on the centerline of State Route 235 (60 feet wide) bearing North 64°40'00" East.

Description prepared by:

George A. Blackburn 11/4/05

George A. Blackburn, R.S. #7873
12125 Green Street
Middleburg, Ohio 43336
(937) 666-5605

INDEXED OF: MA
92434D-U

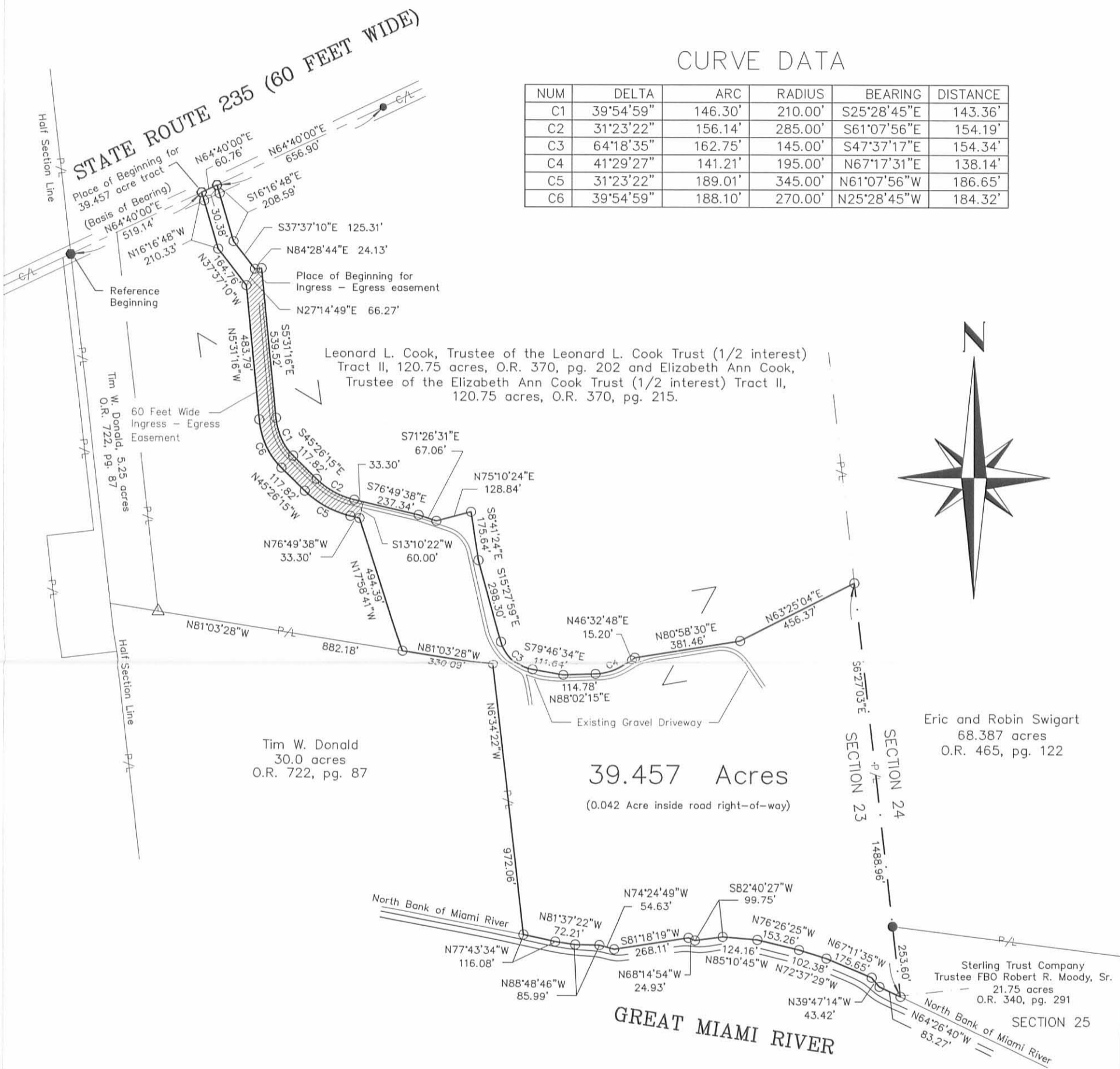


REC'D 11-15-05 8M/OUL

PLAT OF SURVEY IN FRACTIONAL SECTION 23, TOWN 1, RANGE 8 CONGRESS LANDS WEST OF THE MIAMI RIVER MIAMI TOWNSHIP LOGAN COUNTY, OHIO

CURVE DATA

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	39°54'59"	146.30'	210.00'	S25°28'45"E	143.36'
C2	31°23'22"	156.14'	285.00'	S61°07'56"E	154.19'
C3	64°18'35"	162.75'	145.00'	S47°37'17"E	154.34'
C4	41°29'27"	141.21'	195.00'	N67°17'31"E	138.14'
C5	31°23'22"	189.01'	345.00'	N61°07'56"W	186.65'
C6	39°54'59"	188.10'	270.00'	N25°28'45"W	184.32'



Tim W. Donald
30.0 acres
O.R. 722, pg. 87

39.457 Acres
(0.042 Acre inside road right-of-way)

Eric and Robin Swigart
68.387 acres
O.R. 465, pg. 122

Sterling Trust Company
Trustee FBO Robert R. Moody, Sr.
21.75 acres
O.R. 340, pg. 291

LEONARD L. COOK SURVEY

Being a 39.457 acre tract split out of Leonard L. Cook, Trustee of the Leonard L. Cook Trust's (1/2 interest) Tract II, 120.75 acres, described in Official Record Volume 370, page 202 and Elizabeth Ann Cook, Trustee of the Elizabeth Ann Cook Trust's (1/2 interest) Tract II, 120.75 acres, described in Official Record Volume 370, page 215.

- Railroad spike found
- Magnetic nail set
- Magnetic nail found
- 3/4" Iron pin found
- 5/8" Iron pin set
- △ Stone found



I hereby certify that this plat was prepared from an actual field survey and that monuments were placed as indicated hereon.

George A. Blackburn 11/4/05
George A. Blackburn, R.S. 7873

Filename: Cook 10-05
Scale: 1" = 400'
Date: 11/04/05
F.B. 12, pg. 71

BLACKBURN SURVEYING
12125 GREEN STREET
MIDDLEBURG, OHIO 43336
(937) 666-5605

INDEXED ON MAP
92434P

11-2-2023
APPROVED

**DESCRIPTION OF SURVEY FOR
AUDREY K. GILES
1.536 ACRES
October 25, 2023**

The following described 1.536 acre tract of land is situated in Fractional Section 23, Town 1, Range 8 of the Congress Lands west of the Miami River, Miami Township, Logan County, Ohio and being part of Audrey K. Giles' Exhibit "A", Tract I (62.436 acres) described in Official Record Volume 1172, page 705, said 1.536 acre tract of land more particularly described as follows:

Beginning for reference at a magnetic nail found at the intersection of the centerline of State Route 235 (60 feet wide) with the north-south half section line of Section 23;

Thence North 71°20'47" East 579.79 feet, following the centerline of State Route 235, to a magnetic nail set at the northwest corner of said 62.436 acre tract and at the northeast corner of Riverside Campground, Logan, LTD.'s Exhibit "A" (39.457 acres) described in Official Record Volume 1394, page 139, said magnetic nail marking the **place of beginning**;

Thence **North 71°20'47" East 205.88 feet**, continuing along the centerline of State Route 235 and following the north line of said 62.436 acre tract, to a magnetic nail set;

Thence **South 12°47'48" East 196.63 feet**, departing from the centerline of State Route 235 and entering said 62.436 acre tract, passing an iron bar set at 30.16 feet, to an iron bar set;

Thence **South 00°22'05" West 166.21 feet** to an iron bar set;

Thence **South 87°07'02" West 115.18 feet** to an iron bar set;

Thence **South 02°53'04" East 15.74 feet** to a 5/8 inch iron bar found at an angle point in the east line of said 39.457 acre tract and at an angle point in the west line of said 62.436 acre tract;

Thence **North 88°58'49" West 24.11 feet**, following the east line of said 39.457 acre tract and the west line of said 62.436 acre tract, to a 5/8 inch iron bar found;

INDEXED ON MAP
9243

Thence **North 30°59'08" West 125.41 feet**, continuing along the east line of said 39.457 acre tract and the west line of said 62.436 acre tract, to a 5/8 inch iron bar found;

Thence **North 09°33'41" West 208.56 feet**, continuing along the east line of said 39.457 acre tract and the west line of said 62.436 acre tract, passing a 5/8 inch iron bar found at 178.39 feet, to the **place of beginning, containing 1.536 acres** more or less and subject to all valid easements and restrictions of record.

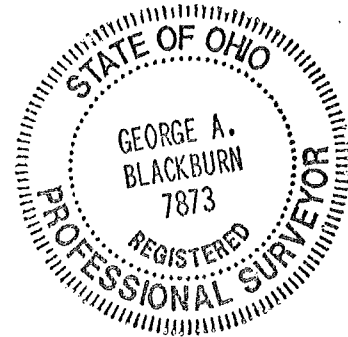
The road right-of-way of State Route 235 (60 feet wide) contains 0.142 acres more or less.

The above description was prepared from an actual field survey made by Blackburn Surveying, LLC, George A. Blackburn, Registered Surveyor # 7873, during the month of October 2023. Iron bars set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS # 7873." Bearings indicated herein are based on the centerline of State Route 235 (60 feet wide) bearing North 71°20'47" East.

Description prepared by:

 10.25.2023

George A. Blackburn, RS # 7873
6879 State Route 287
West Liberty, Ohio 43357
(937) 465-0424



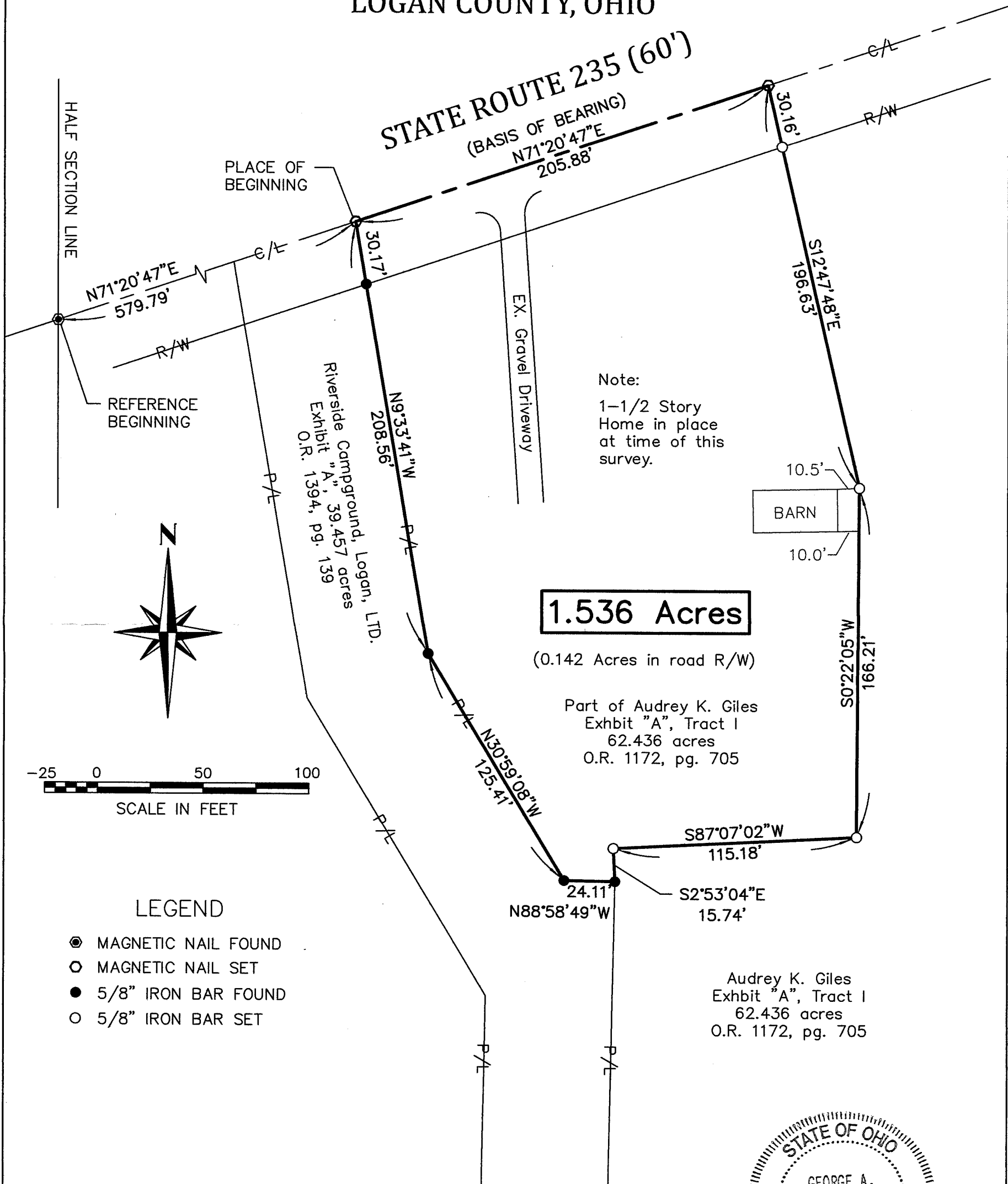
INDEXED ON MAP

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11-2-2023

APPROVED

PLAT OF SURVEY IN
FRACTIONAL SECTION 23, TOWN 1, RANGE 8
CONGRESS LANDS WEST OF THE MIAMI RIVER
MIAMI TOWNSHIP
LOGAN COUNTY, OHIO



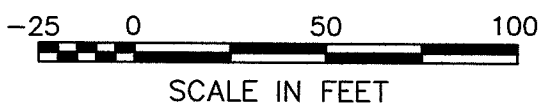
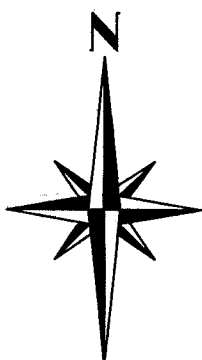
Note:
1-1/2 Story
Home in place
at time of this
survey.

1.536 Acres

(0.142 Acres in road R/W)

Part of Audrey K. Giles
Exhibit "A", Tract I
62.436 acres
O.R. 1172, pg. 705

Audrey K. Giles
Exhibit "A", Tract I
62.436 acres
O.R. 1172, pg. 705

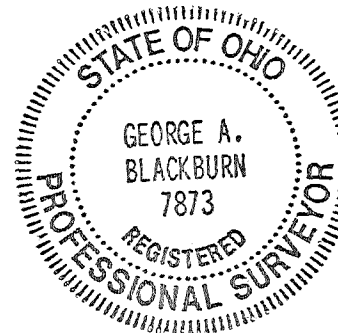


LEGEND

- MAGNETIC NAIL FOUND
- MAGNETIC NAIL SET
- 5/8" IRON BAR FOUND
- 5/8" IRON BAR SET

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND THAT MONUMENTS WERE PLACED AS INDICATED HEREON.

George A. Blackburn 10-25-2023
GEORGE A. BLACKBURN, R.S. 7873



INDEXED ON MAP
9243

BLACKBURN SURVEYING, LLC
6879 STATE ROUTE 287
WEST LIBERTY, OHIO 43357
(937) 465-0424

DATE: 10/25/2023
SCALE: 1" = 50'
FILE: Audrey Giles 10-23

PLAT PREPARED FOR
AUDREY K. GILES

Sheet
1
of
1