

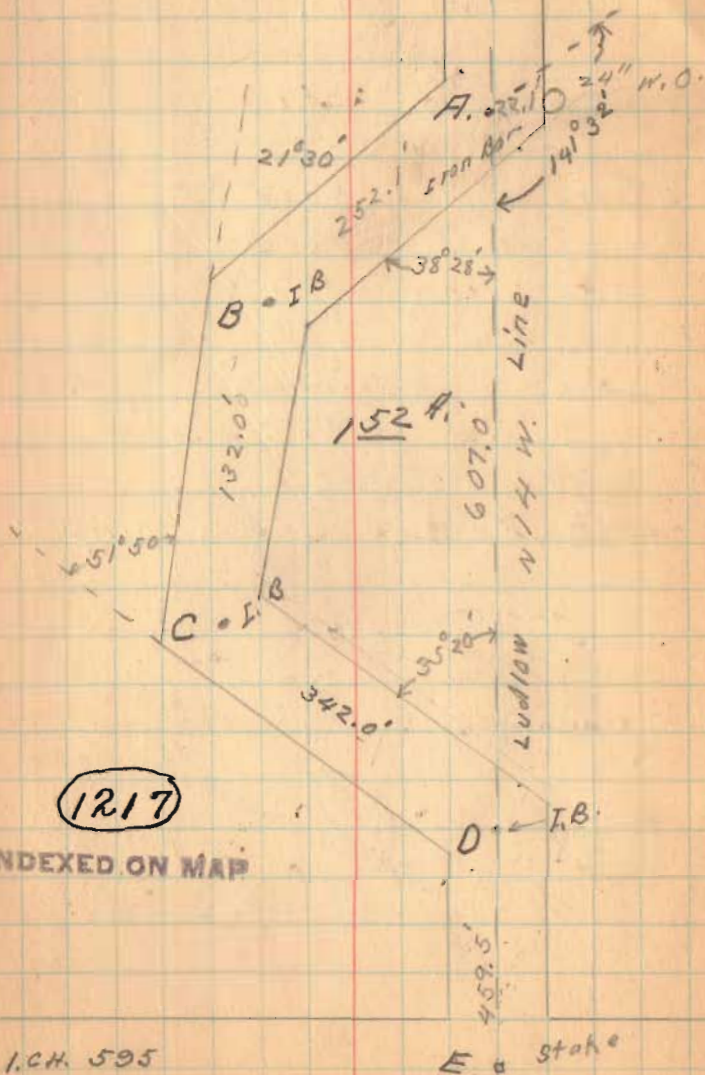
Survey for E. G. Denmead
 Sec. 16 T5 R. 13 Monroe Twp.

- A. set Iron bar 22.1' N. of 24" W. O.
 { B " " "
 witness 15" Elm S42W. 33.5'
 " 6 " N52 1/2 W 17.9'
 C set Iron bar
 { D " " "
 witness 30" Cottonwood N.E. 8.6'
 " 30" " S.E. 14.9'
 E. found stake
 witness Stone Gate post E. side drive 51.8'
 " " end N.W. wing of Bridge S. 82.0'
 F. found stone line between Hartzler
 and Denmead 25' W. of steel Anchor Post

SEP. 20 - 1930

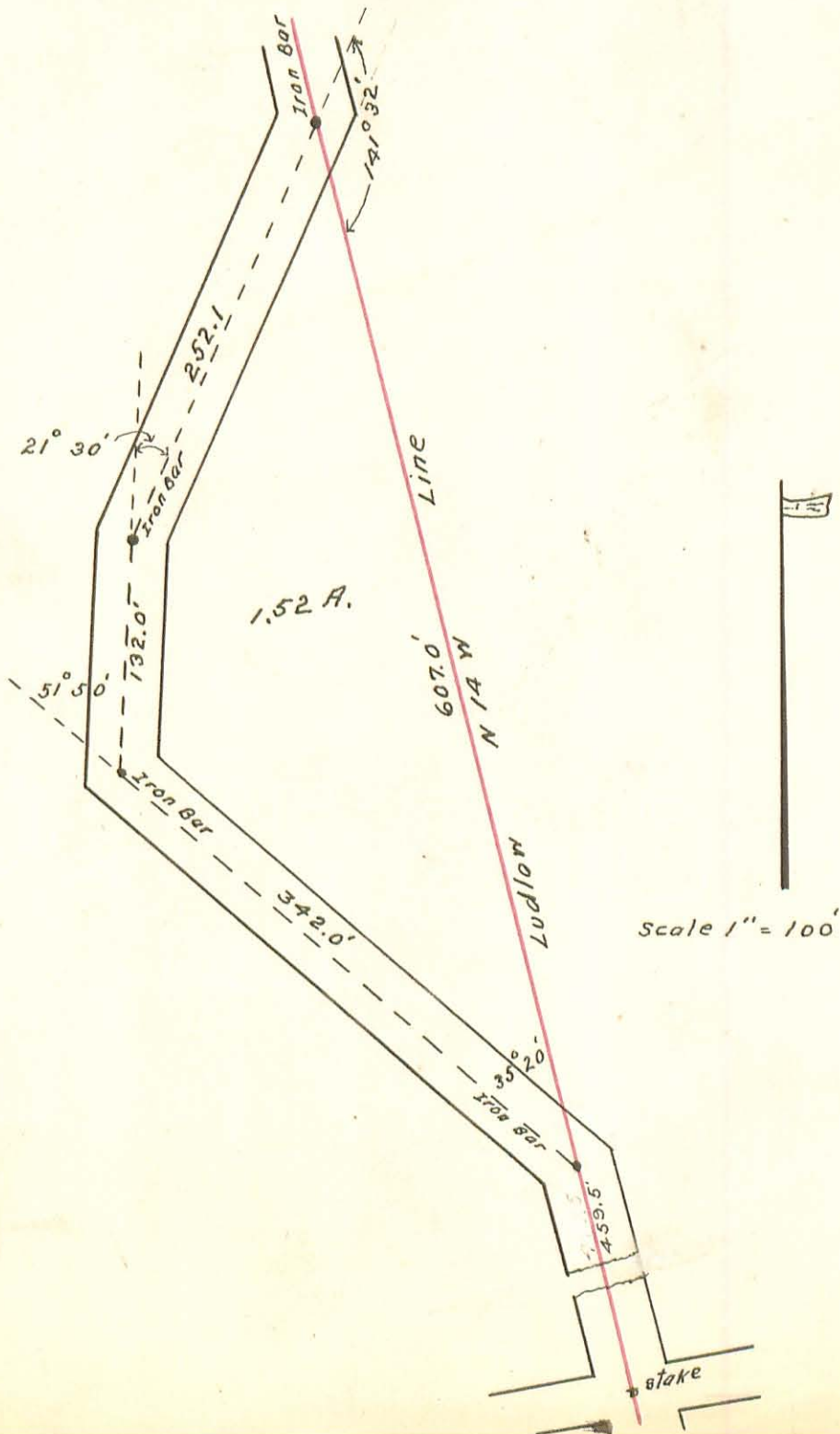
J. S. Crane
 J. A. McKirahan

Stake J. N. Hartzler
 F. X
 E. G. Denmead



The following described lands situated in Section 16, Town 5, Range 13, Monroe Township, Logan County, Ohio, bounded and described as follows:-

Beginning at an iron bar in the Ludlow line said bar being N.14 W. 459.5' from a stake at the intersection of the Ludlow line with the center of the West Liberty and Mac-O-Chee Pike, thence deflecting 35° 20' left and running 342.0 feet to an iron bar, thence deflecting 51° 50' right and running 132.0 feet to an iron bar, thence deflecting 21° 30' right and running 252.1 feet to an iron bar in the Ludlow line, thence deflecting 141° 32' right and running with the Ludlow line 607.0 feet to the place of beginning, containing 1.52 acres.



11-12-2021



Mac-O-Chee Properties, LLC
10.7612 ACRES

Situated in the State of Ohio, County of Logan, Township of Monroe, being part of Virginia Military Survey (VMS) #4479 and being part of an original 108 acre tract as described in the deed to Samuel J. Plank, recorded in DB 384 Page 366-369, Parcel no. 2 (record reference to those of the Recorder's Office Logan County, Ohio), and being more particularly described as follows:

Commencing from a railroad spike found at the intersection the centerline of County Road 1, Ludlow's Line and centerline of State Route 287 (60' R/W) also being the southwest corner of a 4.00 acre tract owned by Mac-O-Chee Properties, LLC recorded in OR 1372 Page 027, Tract II;

thence, easterly along said centerline of S.R. 287 and the south line of said Mac-O-Chee tract, North 80°07'35" East, a distance of 666.96 feet to a Railroad Spike found at the southeast corner of a 4.14 acre tract owned by Mac-O-Chee Properties, LLC recorded in OR 1372 Page 027, Tract I also being the southwest corner of said Plank tract, said point being the **True Point of Beginning**,

thence, northerly along the east line of said 4.14 acre tract, North 12°13'04" West, a distance of 540.15 feet to a 5/8" Iron Pin set, (passing a 5/8" Iron Pin set at 30.03 feet);

thence, easterly through said 108 acre tract, North 80°22'08" East, a distance of 909.76 feet to a 4" Metal Fence Post found, (referenced by 5/8" Iron Pin with Cap found, North 52°35'32" East, 1.17 feet), also being the northwest corner of 5.236 acre tract owned by Kerry V. Lyons, et ux, recorded in OR 61 Page 627;

thence, southerly along the west line of said Lyons tract, South 03°31'34" East, a distance of 542.68 feet to a 5/8" Iron Pin set in the centerline of said S.R. 287, being the southwest corner of said Lyons tract, (passing a 5/8" Iron Pin with Cap #4792 found at 512.34 feet);

thence, westerly along said centerline of S.R. 287, South 80°22'08" West, a distance of 827.66 feet to a 5/8" Iron Pin set, to the Place of Beginning, containing 10.7612 acres (containing 0.5715 acres in right of way) of land more or less.

Subject, however, to all legal restrictions/ rights-of-way of previous record.

The platted bearing for the centerline of State Route 287 is assumed to be South 80°22'08" West, based on NAD 83 Ohio North Zone using ODOT VRS (2018), and is the reference meridian for the forgoing description. Iron pins called for as set are 5/8" Dia., thirty (30) inches in length, driven flush with the ground, and capped with a yellow plastic plug inscribed "P.S. 8603."

Based on a field survey observations in October 2021

By: Jonathan F. Link
Jonathan F. Link, Professional Surveyor No. 8603

11 NOV 2021
Date

End of Description



11-12-2021

APPROVED

SAMUEL J. PLANK
ORIGINAL 108 ACRES
DB 384 PG 366-369, PARCEL NO. 2
PARCEL ID 30-146-00-00-003-000
82.7160 ACRES±
-10.7612 ACRES±
71.9548 ACRES ±

3" METAL POST
N18° 19' 07"E
399.95'
5/8" (REF) N52°59'22"E, L.117)
4" METAL POST

SAMUEL J. PLANK
ORIGINAL 108 ACRES
DB 384 PG 366-369, PARCEL NO. 2
PARCEL ID 30-146-00-00-003-000
10.1897 ACRES ±
0.5715 ACRES ± (R/W)
10.7612 ACRES ± (TOTAL)

KERRY V. LYONS, ETUX
OR 61 PG 627
PARCEL ID 30-146-05-01-001-001
5.236 ACRES ±

MAC-O-CHEE PROPERTIES, LLC
OR 1372 PG 027, TRACT I
PARCEL ID 30-146-00-00-002-000
4.14 ACRES ±

MAC-O-CHEE PROPERTIES, LLC
OR 1372 PG 027, TRACT II
PARCEL ID 30-146-00-00-001-000
4.00 ACRES ±

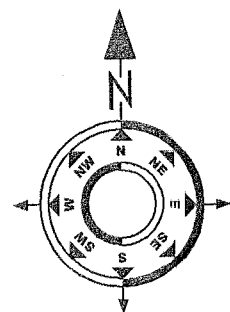
REFERENCES:
DEEDS LISTED
COUNTY SURVEYS
0080, 0155, 1217,
1467, 1520, 4235,
4565A & B, 7757
8625

INDEXED ON MAP

1217

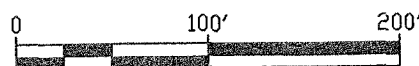
**RISING EAGLE
SURVEYING, LLC**

2805 Voss Dr
Delaware, Ohio 43015
phone: 614-562-0913



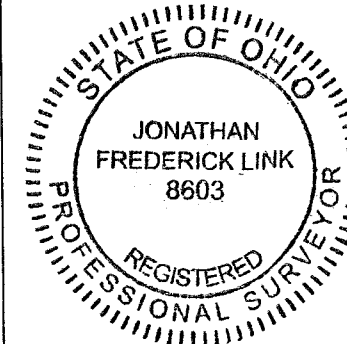
MAC-O-CHEE PROPERTIES
10.7612 ACRES±

LOGAN COUNTY, MONROE TOWNSHIP, OHIO
PART OF V.M.S. 4479



Legend

- Iron Pin Set
- Iron Pin Found
- ▲ Railroad Spike Set
- △ Railroad Spike Found
- P.K. Nail Set
- ⊙ Iron Pipe Found
- ⊗ Post Found As Noted
- ⊠ Stone Found
- × Point in Creek



SURVEY DATA

Basis of Bearing used is the Centerline of S.R. 287 S 80°22'08" W based on NAD 83 Ohio North Zone using ODOT VRS (2018).

Iron pins called for as set are 5/8" Dia., thirty(30) inches in length, driven flush with the ground, and capped with a yellow plastic plug inscribed "P.S. 8603."

I hereby certify that this map is a true & correct survey made by me or under my supervision during field observations in October 2021.

Jonathan F. Link, P.S.
Jonathan F. Link, P.S. 8603

11 NOV 2021
Date

3-27-2024



LEGAL DESCRIPTION FOR PLANK'S 1.383 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Monroe Township, and being a part of Virginia Military Survey Number 4479, and being more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of County Road 1, and State route 245 , 60'(feet) wide right-of-way, (Ludlow Line) with the centerline of State Route 287, 60'(feet) wide right-of-way;

Thence with the centerline of said State Route 287, N-80°07'30"-E, 666.96'(feet) to a railroad spike found at the southwest corner of a 10.7612 acre tract conveyed to Mac-O-Chee Properties, LLC. by deed recorded in Official Record 1404, Page 5572;

Thence, with the west line of said 10.7612 acre tract, N-12°11'56"-W, 540.13'(feet) to an iron bar set at the northwest corner thereof at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, passing for reference an iron bar found at 30.03'(feet);

Thence with the east line of a 4.14 acre tract conveyed to Mac-O-Chee Properties, LLC. by deed recorded in Official Record 1404, Page 5574, Tract 1, N-12°11'56"-W, 120.00'(feet) to an iron bar set;

Thence, N-77°48'04"-E, 75.00'(feet) to an iron bar set;

Thence, S-12°11'56"-E, 63.34'(feet) to an iron bar set;

Thence N-80°23'39"-E, 868.80'(feet) to an iron bar set on the west line of a 1.875 acre tract conveyed to Gerald A. Kahle by deed recorded in Official Record 1034, Page 170;

Thence the west line of said Kahle, S-18°15'03"-W, 67.86'(feet), to a metal post found at the southwest corner thereof;

Thence with the north line of said 10.7612 acre tract, S-80°23'39"-W, 909.45'(feet), to the place of beginning;

Containing 1.383 acres, being subject to the rights of all legal highways and all easements of record.

Being part of a 71.9548 acre tract conveyed to Samuel J. Plank by deed recorded in Deed Volume 384, Page 366, Parcel 2, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by Terry A. Hoppes, Professional Surveyor No. 6352, March 19, 2024. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on Ohio State Plane Coordinates, NAD 1983, North Zone, resulting in a bearing for the centerline of State Route 287 of N-80°07'30"-E.

Terry A. Hoppes, P.S. No. 6352



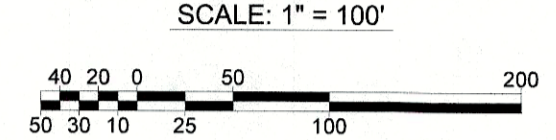
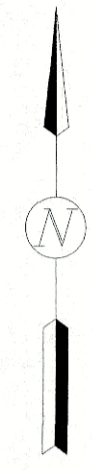


PLAT OF SURVEY

MONROE TOWNSHIP, LOGAN COUNTY, OHIO
VIRGINIA MILITARY SURVEY 4479

LEGEND

- = 4" DIA. METAL POST.....FOUND
- = 5/8" DIA. IRON BAR.....FOUND
- = RAILROAD SPIKE.....FOUND
- = MAG NAIL.....SET at grade
- = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 7574".....SET at grade



DATE: MARCH 19, 2024

SAMUEL J. PLANK
71.9548 AC.
D.V. 384, P. 366
PARCEL 2

SAMUEL J. PLANK
71.9548 AC.
D.V. 384, P. 366
PARCEL 2

GERALD A. KAHLE
1.875 AC.
O.R. 1034, P. 170

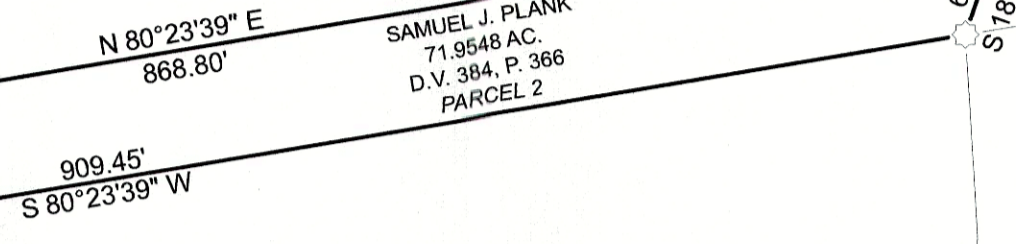
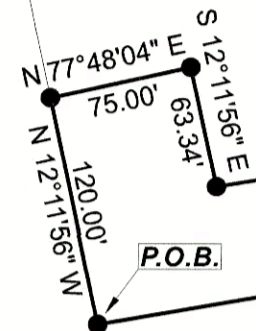
SAMUEL J. PLANK
71.9548 AC.
D.V. 384, P. 366
PARCEL 2

MAC-O-CHEE PROPERTIES, LLC
4.14 AC.
O.R. 1404, P. 5574
TRACT 1

MAC-O-CHEE PROPERTIES, LLC
10.7612 AC.
O.R. 1404, P. 5572

KERRY V. & SHARON A.
LYONS
5.236 AC.
O.R. 61, P. 627

1.383 AC.



STATE ROUTE 287
60' RW

STATE ROUTE 245
60' RW

COUNTY ROAD 1
(LUDLOW LINE) 60' RW

STATE ROUTE 245
60' RW

NOTES:

1. BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATES, NAD 1983, NORTH ZONE, RESULTING IN A BEARING FOR THE CENTERLINE OF STATE ROUTE 287 OF N-80°07'30"-E.
2. REFERENCES USED: DEEDS OF SUBJECT PREMISES AND ADJOINERS, COUNTY TAX AND AERIAL MAPS, PLATS OF SURVEYS IN THE VICINITY.
3. THE 1.383 AC. TRACT SHOWN HEREON IS TO BE ATTACHED TO AN ADJOINING PARCEL.



SURVEYED BY:

TERRY A. HOPPES
PROFESSIONAL SURVEYOR No. 6352
B. EDWARDS SURVEYING, LLC
110 SOUTH MAIN STREET
URBANA, OHIO 43078
(937)653-6508

7441.DWG

INDEXED ON MAP
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