



APPROVED

**Description of 77.326 Acres, Tract 1
Dated December 18, 2023 for Karen Pavlovicz**

Being part of V.M.S. # 4813, and being part of a 78.08 acre tract, now or formerly owned by Bernabelle Farms LLC, Official Record 991, page 545, PN 32-097-00-00-021-000, Perry Township, Logan County, State of Ohio and being more particularly described as follows:

Beginning at a monument box with an old wood stake found located at the intersection of the centerline of County Road 2 (R/W varies) at Station 384+87.5 (Field Book 579, page 74) with the centerline of County Road 142 (60 ft. R/W) at Station 104+95 (Field Book 615, page 37), said point being the northeast corner of hereinafter described 77.326 acre tract, and the true point of beginning;

Thence along the centerline of County Road 142 the following courses and distances:

South 13 deg. 38 min. 31 sec. West for a distance of **790.98 feet** to an 1-1/2 inch square iron bar found at an angle point, being Station 97+04 (Field Book 615, page 36);

South 17 deg. 21 min. 31 sec. West for a distance of **171.60 feet** to a survey nail set at an angle point, being Station 95+32.4;

South 21 deg. 36 min. 15 sec. West for a distance of **332.23 feet** to an 1-1/2 inch square iron bar found at an angle point, being Station 92+00;

South 20 deg. 08 min. 38 sec. West for a distance of **319.40 feet** to a survey nail set;

Thence crossing grantor's tract the following courses and distances:

North 69 deg. 51 min. 22 sec. West for a distance of **200.00 feet** to an iron pin set (passing over an iron pin set at a distance of 30.00 feet);

South 20 deg. 08 min. 38 sec. West for a distance of **480.00 feet** to an iron pin set;

South 69 deg. 51 min. 22 sec. East for a distance of **200.00 feet** to a survey nail set located on County Road 142 centerline (passing over an iron pin set at a distance of 170.00 feet);

Thence along said centerline **South 20 deg. 08 min. 38 sec. West** for a distance of **849.46 feet** to a railroad spike found;

Thence along grantor's common line with a 1.507 acre tract of land, now or formerly owned by Andrew L. Delong (etux), Official Record 250, page 781, and a 7.145 acre tract of land, now or formerly owned by Andrew L. Delong (etux), Official Record 250, page 794, **North 78 deg. 13 min. 41 sec. West** for a distance of **1000.40 feet** to a 5/8 inch dia. iron pin found located on the west line of V.M.S. # 4813 (passing over a 5/8 inch dia. iron pin found at a distance of 30.32 feet);

Thence along said V.M.S. and grantor's common line with a 100 acre tract of land, now or formerly owned by Regina J. Brill, (trustee, etal), Official Record 1074, page 737, **North 12 deg. 33 min. 11 sec. East** for a distance of **2923.83 feet** to a survey nail set located on the centerline of County Road 2 (passing over an iron pin set at a distance of 2898.80 feet);

Thence along said centerline **South 80 deg. 33 min. 06 sec. East** for a distance of **181.25 feet** to a 5/8 inch dia. iron pin found at an angle point, being Station 373+69 (Field Book 579, page 73);

Thence continuing along said centerline **South 77 deg. 40 min. 06 sec. East** for a distance of **1118.82 feet** to a monument box with an old wood stake found and the true place of beginning.

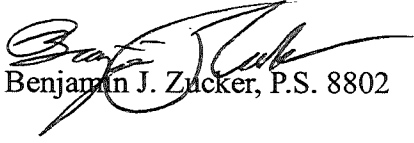
INDEXED ON MAP

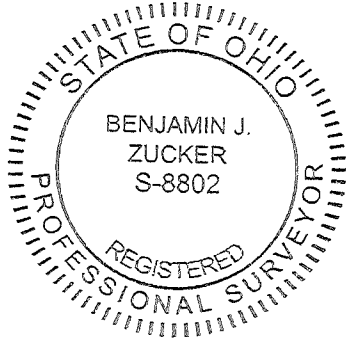
9756

Containing **77.326 acres**, more or less, of which 1.697 acres, more or less, is contained in the right-of-way of County Road 142, 1.093 acres, more or less, is contained in the right-of-way of County Road 2, and subject to legal highways, easements, restrictions and agreements of record. This description prepared from a survey performed by Benjamin J. Zucker, Registered Professional Surveyor 8802, and dated December 18, 2023. All 5/8 inch dia. Iron pins set have a plastic identity cap with the inscription "Fox Surveying Co."

Prior Instrument, Official Record 991, page 545

Basis of bearings, NAD 83 Ohio State Plane Coors. (North Zone), centerline of County Road 142, South 13 deg. 38 min. 31 sec. West


Benjamin J. Zucker, P.S. 8802



12-18-23
Date of Survey
Job No. 23291

INDEXED ON MAP
9756

12-27-2023



**Description of 2.204 Acres, Tract 2
Dated December 18, 2023 for Karen Pavlovicz**

Being part of V.M.S. # 4813, and being part of a 78.08 acre tract, now or formerly owned by Bernabelle Farms LLC, Official Record 991, page 545, PN 32-097-00-00-021-000, Perry Township, Logan County, State of Ohio and being more particularly described as follows:

Commencing at a monument box with an old wood stake found located at the intersection of the centerline of County Road 2 (R/W varies) at Station 384+87.5 (Field Book 579, page 74) with the centerline of County Road 142 (60 ft. R/W) at Station 104+95 (Field Book 615, page 37), said point being the northeast corner of grantor's 78.08 acre tract;

Thence along the centerline of County Road 142 the following courses and distances:

South 13 deg. 38 min. 31 sec. West for a distance of 790.98 feet to an 1-1/2 inch square iron bar found at an angle point, being Station 97+04 (Field Book 615, page 36);

South 17 deg. 21 min. 31 sec. West for a distance of 171.60 feet to a survey nail set at an angle point, being Station 95+32.4;

South 21 deg. 36 min. 15 sec. West for a distance of 332.23 feet to an 1-1/2 inch square iron bar found at an angle point, being Station 92+00;

South 20 deg. 08 min. 38 sec. West for a distance of 319.40 feet to a survey nail set, said point located on the northeast corner of hereinafter described 2.204 acre tract, and the true point of beginning;

Thence continuing along said centerline **South 20 deg. 08 min. 38 sec. West** for a distance of **480.00 feet** to a survey nail set;

Thence crossing grantor's tract the following courses and distances:

North 69 deg. 51 min. 22 sec. West for a distance of **200.00 feet** to an iron pin set (passing over an iron pin set at a distance of 30.00 feet);

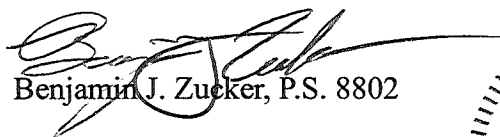
North 20 deg. 08 min. 38 sec. East for a distance of **480.00 feet** to an iron pin set;

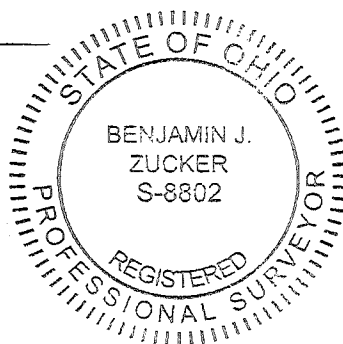
South 69 deg. 51 min. 22 sec. East for a distance of **200.00 feet** to a survey nail set (passing over an iron pin set at a distance of 170.00 feet), said point located on the centerline of County Road 142 and the true place of beginning.

Containing **2.204 acres**, more or less, of which 0.331 acres, more or less, is contained in the right-of-way of County Road 142, and subject to legal highways, easements, restrictions and agreements of record. This description prepared from a survey performed by Benjamin J. Zucker, Registered Professional Surveyor 8802, and dated December 18, 2023. All 5/8 inch dia. Iron pins set have a plastic identity cap with the inscription "Fox Surveying Co."

Prior Instrument, Official Record 991, page 545

Basis of bearings, NAD 83 Ohio State Plane Coors. (North Zone), centerline of County Road 142, South 13 deg. 38 min. 31 sec. West


Benjamin J. Zucker, P.S. 8802



12-18-23
Date of Survey
Job No. 23291



12-27-2023

APPROVED

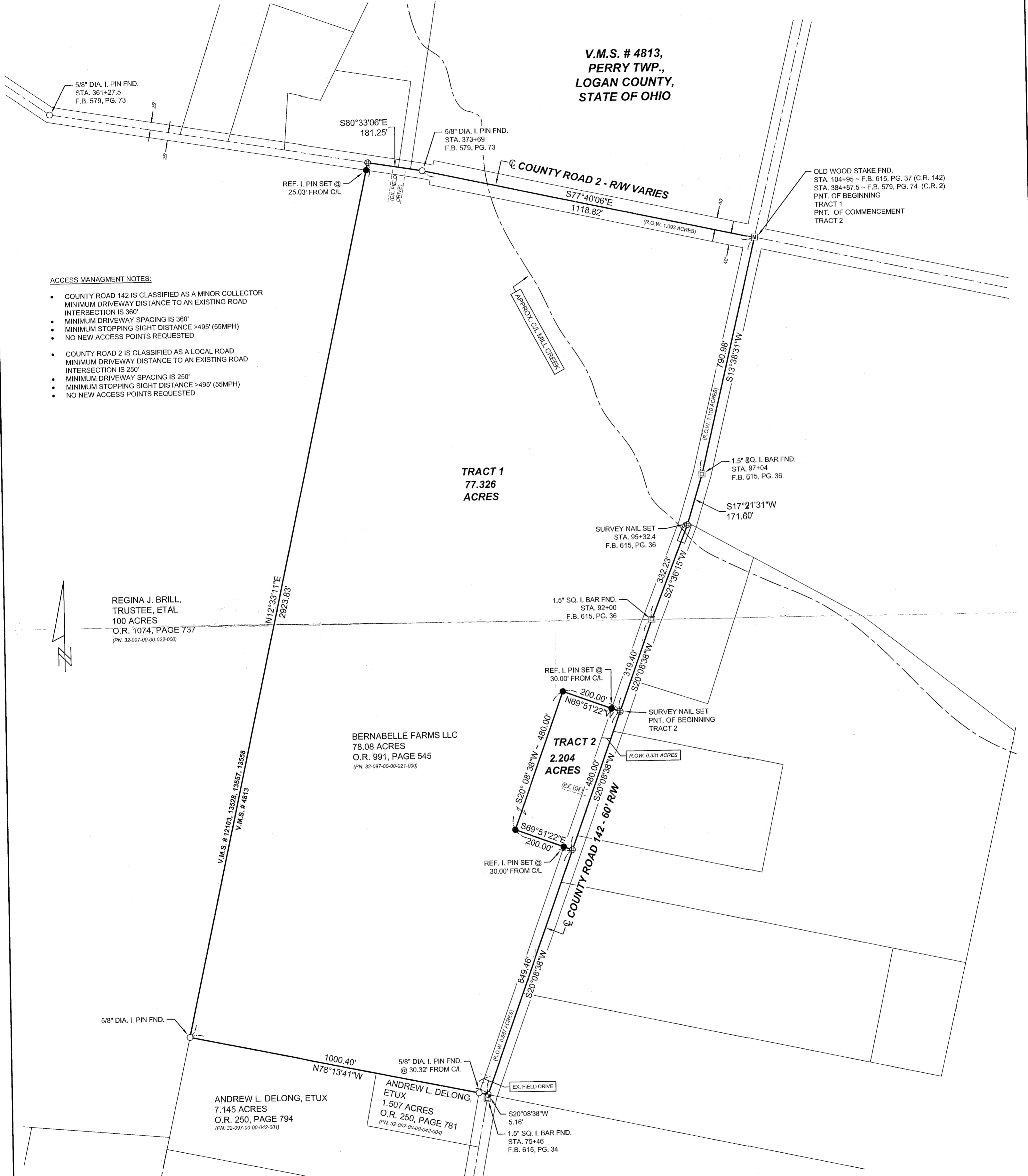


PLAT OF SURVEY

THIS SURVEY WAS PERFORMED AT THE REQUEST OF: KAREN PAVLOVICZ

106 S. Elm St. P.O. Box 133,
Prospect, Ohio, 43342
office@foxsurveyingohio.com
Ph: (740)-494-2028

V.M.S. # 4813,
PERRY TWP.,
LOGAN COUNTY,
STATE OF OHIO



ACCESS MANAGEMENT NOTES:

- COUNTY ROAD 142 IS CLASSIFIED AS A MINOR COLLECTOR
MINIMUM DRIVEWAY DISTANCE TO AN EXISTING ROAD INTERSECTION IS 360'
- MINIMUM DRIVEWAY SPACING IS 360'
- MINIMUM STOPPING SIGHT DISTANCE >495' (55MPH)
- NO NEW ACCESS POINTS REQUESTED
- COUNTY ROAD 2 IS CLASSIFIED AS A LOCAL ROAD
MINIMUM DRIVEWAY DISTANCE TO AN EXISTING ROAD INTERSECTION IS 250'
- MINIMUM DRIVEWAY SPACING IS 250'
- MINIMUM STOPPING SIGHT DISTANCE >495' (55MPH)
- NO NEW ACCESS POINTS REQUESTED

REGINA J. BRILL,
TRUSTEE, ETAL
100 ACRES
O.R. 1074, PAGE 737
(P.N. 32-097-00-00-022-000)

BERNABELLE FARMS LLC
78.08 ACRES
O.R. 991, PAGE 545
(P.N. 32-097-00-00-021-000)

V.M.S. # 12103, 13528, 13557, 13558
V.M.S. # 4813

ANDREW L. DELONG, ETUX
7.145 ACRES
O.R. 250, PAGE 794
(P.N. 32-097-00-00-042-001)

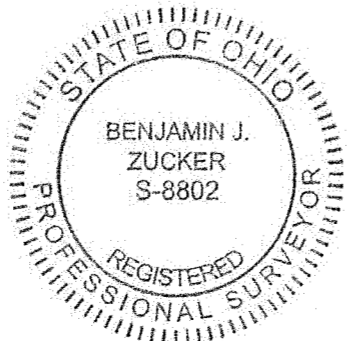
ANDREW L. DELONG,
ETUX
1.507 ACRES
O.R. 250, PAGE 781
(P.N. 32-097-00-00-042-004)



REFERENCE MATERIALS

- 1 R-1791
- 2 R-1575
- 3 R-8959
- 4 R-9054
- 5 R-3303

Official Record: 991, page 545
Basis of Bearing: NAD83 OH. ST. PLANE COORS. (N. ZONE)
C/L OF C.H. 142 - S 13°38'31"W



CERTIFICATION

I hereby certify that this plat is a true and correct representation of a survey performed under my responsible direction and supervision and is correct to the best of my knowledge.

Benjamin J. Zucker
Benjamin J. Zucker, Reg. P.S. No. 8802

12-18-2023

Date of Survey

LEGEND

Scale 1" = 200 feet

- R.R spike fnd.
- 5/8" dia. iron pin fnd.
- ⊕ Survey nail set
- Stone found
- ⊙ State hwy R/W monument fnd.
- 5/8" dia. iron pin set with a plastic cap stamped "FOX SURVEYING CO"
- ⊗ Survey (MAG) spike set
- ⊠ Monument Box found

INDEXED ON MAP
9756

Job No.: 23291

Dwg. By: RLM