

Kennedy's New Survey Description
April, 1972

Being situated in Richland Township, Logan County, Ohio; and being a part of V.M.S. #9968.

Beginning at a point at the northeast corner of John Kennedy's 7.80 acre tract. Said beginning point is in the center of a 50.0 foot right of way that was to be the extension of County Road 96.

Thence with the center of said 50.0 foot right of way S 86° - $03'$ W 733.1 feet.

Thence S 6° - $37'$ E 327.5 feet to the State Line as established by J.C. Wonders in 1892.

The following five courses follow the said State Line.

Thence S 86° - $12'$ W 159.7 feet.

Thence N 87° - $18'$ W 127.4 feet.

Thence N 50° - $34'$ W 149.0 feet.

Thence N 65° - $43'$ W 173.3 feet.

Thence N 66° - $27'$ W 239.6 feet.

Thence S 9° - $28'$ W 87.1 feet to the shore line of Indian Lake.

The following eleven courses follow the said shore line of Indian Lake.

Thence N 47° - $46'$ W 79.7 feet.

Thence N 23° - $35'$ W 50.6 feet.

Thence N 0° - $38'$ W 123.7 feet.

Thence N 23° - $25'$ E 97.0 feet.

Thence N 57° - $06'$ E 105.1 feet.

Thence N 53° - $47'$ E 100.1 feet.

Thence N 57° - $19'$ E 98.7 feet.

Thence N 33° - $59'$ E 93.3 feet.

Thence N 4° - $37'$ E 60.8 feet.

Thence N 12° - $13'$ W 56.2 feet.

Thence N 23° - $34'$ W 153.9 feet.

Thence with the south line of a 0.62 acre tract N 81° - $05'$ E 311.7 feet.

Thence N 6° - $37'$ W 85.0 feet.

Thence N 81° - $05'$ E 30.0 feet to a iron at the southeast corner of a 0.86 acre tract.

Thence S 6° - $37'$ E 20.0 feet.

Thence with the south line of a 0.47 acre tract N 82° - $49'$ E 122.5 feet.

Thence with the east line of said 0.47 acre tract N 6° - $37'$ W 166.5 feet to a iron.

Thence N 82° - $49'$ E 512.5 feet to a iron.

Thence with the west line of a 0.859 acre tract S 6° - $37'$ E 166.5 feet.

Thence with the south line of said 0.859 acre tract N 82° - $49'$ E 225.6 feet.

Thence S 7° - $05'$ E 418.4 feet to a stone.

Thence S 7° - $54'$ E 427.0 feet to the place of beginning.

Containing 29.67 acres more or less. Being subject to certain right of way easements.

Owen K. Shirk
Surveyor 4271

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SURVEYOR'S AFFIDAVIT

I, DANIEL E. GILBERT, Registered Professional Surveyor No. 5402, being first duly sworn, deposes and says that he is a Registered Professional Surveyor under the laws of the State of Ohio and that he is making this affidavit for the purpose of certifying that those descriptions as contained in the case of Josephine Fink - Plaintiffs vs: South Fork Development Co. etal, 12-16-68 to 5-69, Docket No. 34 P. 28881, Volume 90 Page 625, are basically contained in the following description as surveyed and written by Owen K. Shirk, Registered Professional Surveyor No. 4271, now deceased, in April 1972. The description being as follows:

The following described real estate being situated in the Township of Richland, County of Logan, State of Ohio and being a part of Virginia Military Survey No. 9968 and being more particularly described as follows:

Beginning at a point at the northeast corner to John W. Kennedy's present 7.30 acre tract, said beginning point is in the center of a 50.0 foot right of way that was to be the extension of C. H. No. 96;

Thence with the center of said 50.0 foot right of way, S. 86° 03' W. 733.10 feet;

Thence S. 6° 37' E. 327.50 feet to the State Line as established by J. C. Wonders in 1892;

Thence with the said State Line the following five courses and distances, S. 86° 12' W. 159.70 feet, N. 87° 18' W. 127.40 feet, N. 50° 34' 149.00 feet, N. 65° 43' W. 173.30 feet and N. 66° 27' W. 239.60 feet;

Thence S. 9° 28' W. 87.10 feet to the shore line of Indian Lake;

Thence with the shoreline of Indian Lake the following eleven courses and distances; N. 47° 46' W. 79.70 feet, N. 23° 35' W. 50.60 feet, N. 0° 38' W. 123.70 feet, N. 23° 25' E. 97.00 feet, N. 57° 06' E. 105.10 feet, N. 53° 47' E. 100.10 feet, N. 57° 19' E. 98.70 feet, N. 33° 59' E. 93.30 feet, N. 4° 37' E. 60.80 feet, N. 12° 18' W. 56.20 feet, and N. 23° 34' W. 153.90 feet to the southwest corner to a 0.62 Acre tract;

Thence with the south line of said 0.62 Acre tract, N. 81° 05' 311.70 feet;

Thence N. 6° 37' W. 35.00 feet;

Thence N. 81° 05' E. 30.00 feet to an iron at the southeast corner to a 0.36 Acre tract;

Thence S. 6° 37' E. 20.00 feet to the southwest corner to a 0.47 Acre tract;

Thence with the south line of said 0.47 Acre tract, N. 82° 45' E. 122.50 feet;

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Thence with the east line of said 0.47 Acre tract, N. 6° 37' W. 166.50 feet to an iron;

Thence N. 82° 49' E. 512.50 feet to an iron at the northwest corner to a 0.859 Acre tract;

Thence with the west line of said 0.859 Acre tract, S. 6° 37' E. 166.50 feet to the southwest corner;

Thence with the south line of said 0.859 Acre tract, N. 82° 49' E. 225.60 feet to the west line of a 14.65 Acre tract in the name of John W. Kennedy;

Thence with the west line of Kennedy's tract, S. 7° 05' E. 418.40 feet to a stone, southwest corner to said tract and the northwest corner to Amabelle Jenkin's present 93.00 Acre tract;

Thence with the west line of Jenkin's tract, S. 7° 54' E. 427.00 feet to the place of beginning, containing 29.67 Acres, more or less.

Said tract being subject to certain right of way easements.

Affiant sayeth further not:

Daniel E. Gilbert
Daniel E. Gilbert, P.S.
Reg. Sur. No. 5402

Sworn to before me and subscribed in my presence this 3rd day of February 1982.

Judith L. Howe
Notary Public
In and for Logan County, Ohio
My Commission Expires Jan 26, 1986

To the Recorder: Please index the within Affidavit on the margin of the deed recorded in Volume 326 Page 890, Logan County Deed Records, in the name of Thomas G. Kennedy.

This document prepared by *Daniel E. Gilbert*
Daniel E. Gilbert, P.S.

STATE OF OHIO
RECEIVED _____
TIME _____
RECORDED _____
VOLUME NO. _____ PAGE _____

CAROLYN COLLINS
LOGAN COUNTY RECORDER ss:

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**JAMES E. DUFF
TO THE
STATE OF OHIO**

Situated in the Township of Richland, County of Logan, and the State of Ohio, and being part of V. M. S. 9968, and also being part of a 29.67 acre tract of land conveyed to James E. Duff in Official Record 119, Page 565, and being more particularly described as follows:

Beginning at a 1/2" steel rod found in the centerline of Township Road 96 at the Southeasterly corner of said 29.67 acre Duff tract and the Northeasterly corner of a 1.15 acre tract conveyed to James M. Harpst as described in Official Record 153, Page 394;

- 1) thence with the centerline of Township Road 96 and the Northerly line of said James M. Harpst tract, South 87°07'57" West, a distance of 295.00 feet to a 3/4" steel concrete reinforcing rod set with a plastic cap stamped "ODNR ENGINEERING";
- 2) thence crossing said 29.67 acre Duff tract, North 1°37'00" West, passing a 3/4" steel concrete reinforcing rod set with a plastic cap stamped "ODNR ENGINEERING" at 25.01 feet, and continuing a total distance of 831.41 feet to a 5/8" steel rod found at the Southwesterly corner of a 0.859 acre tract of land conveyed to Judith A. Jutras in Deed Volume 355, Page 456;
- 3) thence with the Southerly line of said Judith A. Jutras tract, North 83°54'12" East, a distance of 225.19 feet to a 5/8" steel rod found in the Westerly line of a 14.65 acre tract of land conveyed to John W. Kennedy in Deed Volume 292, Page 643, Tract I;
- 4) thence with the Westerly line of said 14.65 acre Kennedy tract and a 117.11 tract of land conveyed to Annabelle Jenkins in Deed Volume 255, Page 168, South 6°23'40" East, passing a 3/4" steel concrete reinforcing rod set with a plastic cap stamped "ODNR ENGINEERING" at 820.45 feet, and continuing a total distance of 845.50 feet to the Point Of Beginning.

The above description contains 5.000 acres, more or less, 0.169 acres being within the right of way of Township Road 96, and being subject to all easements and rights of way of record.

The above description is based upon a survey conducted by The Ohio Department of Natural Resources, Division of Engineering, under the direct supervision of Robert L. Sneller, Professional Surveyor Number 6738. March 29, 1999. Bearings are based upon an assumed direction of South 87°07'57" West on the centerline of Township Road 96.

Robert L. Sneller
Robert L. Sneller, P.S. 6738



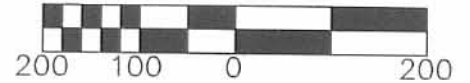
NOTE:

BEARINGS ARE BASED UPON AN ASSUMED DIRECTION OF SOUTH 87° 07' 57" WEST ON THE CENTERLINE OF TOWNSHIP ROAD 96

LEGEND:

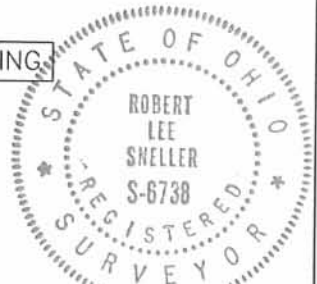
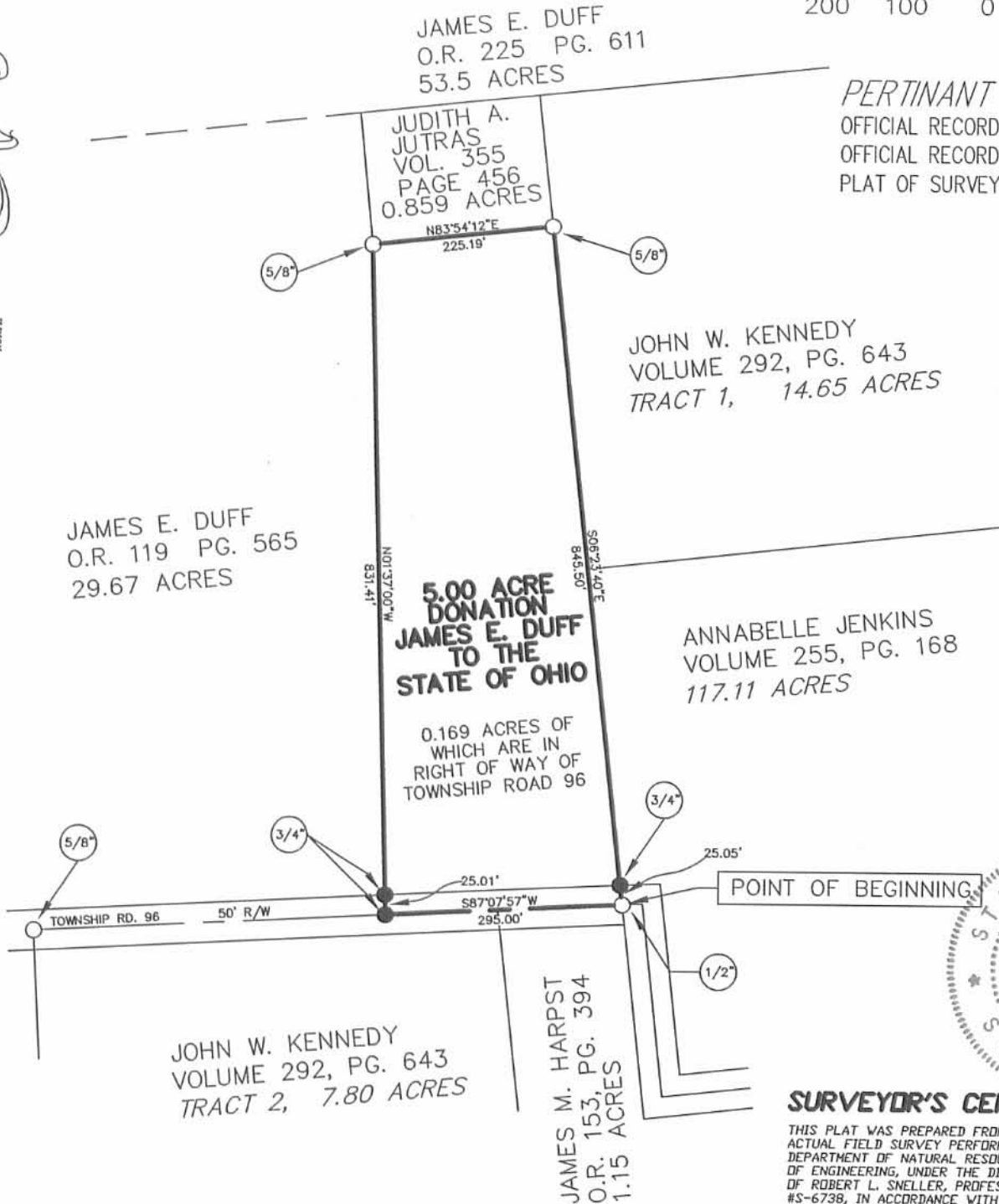
- 3/4" STEEL CONCRETE REINFORCING ROD SET W/PLASTIC CAP STAMPED 'ODNR ENGINEERING'
- REROD OR STEEL PIN FOUND

GRAPHIC SCALE IN FEET



PERTINANT DOCUMENTS:

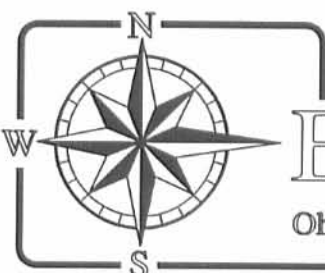
- OFFICIAL RECORD 119, PG. 565
- OFFICIAL RECORD 225, PG. 611
- PLAT OF SURVEY BY JEFFERY I. LEE



SURVEYOR'S CERTIFICATE:

THIS PLAT WAS PREPARED FROM THE NOTES OF AN ACTUAL FIELD SURVEY PERFORMED BY THE OHIO DEPARTMENT OF NATURAL RESOURCES, DIVISION OF ENGINEERING, UNDER THE DIRECT SUPERVISION OF ROBERT L. SNELLER, PROFESSIONAL SURVEYOR #S-6738, IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO D.R.C. 4733-37.

Robert L. Sneller 5/26/99
 ROBERT L. SNELLER DATE



ENGINEERING
 Ohio Department of Natural Resources

SITUATED IN VIRGINIA MILITARY SURVEY #9968
 TOWNSHIP OF RICHLAND, COUNTY OF LOGAN
 STATE OF OHIO

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CONNOR TO BOWMAN DESCRIPTION

Being situated in Richland Township, Logan County, Ohio; and being a part of V. M. S. No. 9968.

Beginning at a stone in the South line of the 54.06 acre tract of Maud L. Woods James etal; and being in the West line of the 42.00 acre tract of Thomas E. O'Connor. Thence with the South line of the Maud L. Woods James etal 54.06 acre tract S. 81°-00' W. 1775.0 feet to a hub, said hub the point of beginning for this description.

Thence S. 6°-39' E. 924.5 feet to a hub; thence S. 85°-59' W. 150.0 feet to a corner fence post in the East line of the 8.06 acre tract owned by K. Cornewett etux; Thence with said East line N. 6°-39' W. 911.5 feet to an iron; thence N. 81°-00' E. 150.0 feet to the place of beginning.

Containing 3.16 acres more or less.



Bowman - Corrot
Richland Twp - U.M.S. 9968

Dec 56

10

58240 W
583.0

147°00'E

15000

A. C. 1900 West

56°35'E

791.5 + 1400

922.5

791.5
140
+ 6.5

938.0

See B.L. 4821

3923

3P

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83-19
14
28

14
28
90

THE JAMES CONNOR DESCRIPTION--TRACT 2

Being in Richland Township, Logan County, Ohio;
and being a part of V.M.S. 9968.

Beginning at a stone at the southeast corner of the
Maud L. Wood James estate 54.06 acre tract. Thence
with the south line of the James' 54.06 acre tract
S81°-00' W 1085.0 feet to the place of beginning
for this description.

Thence S7°-35' E 1012.5 feet to an iron in the center
of a 50.0 foot right of way, said right of way is a
proposed extension of County Highway #96.

Thence with the center of the 50.0 foot right of way
S86°00' W 725.0 feet to an iron.

Thence with the east line of the Bowman tract
N6°-39' W 971.3 feet to an iron in the south line of
said James tract.

Thence with the south line of said James tract
N82°-49' E 710.0 feet to the place of beginning.

Containing 16.23 acres more or less.

The east 20.0 feet of the above description is a
right of way to the James tract.

THE JAMES CONNOR DESCRIPTION---TRACT 1

Being in Richland Township, Logan County, Ohio; and
being a part of V.M.S. 9968.

Beginning at a stone at the southeast corner of the
Maud L. Wood James estate 54.06 acre tract.

Thence $S8^{\circ}-34'E$ 585.5 feet to a corner post.

Thence $S81^{\circ}-00'W$ 1095.0 feet to a corner post.

Thence $N7^{\circ}-35'W$ 585.5 feet to a point in the south
line of the James' 54.06 acre tract.

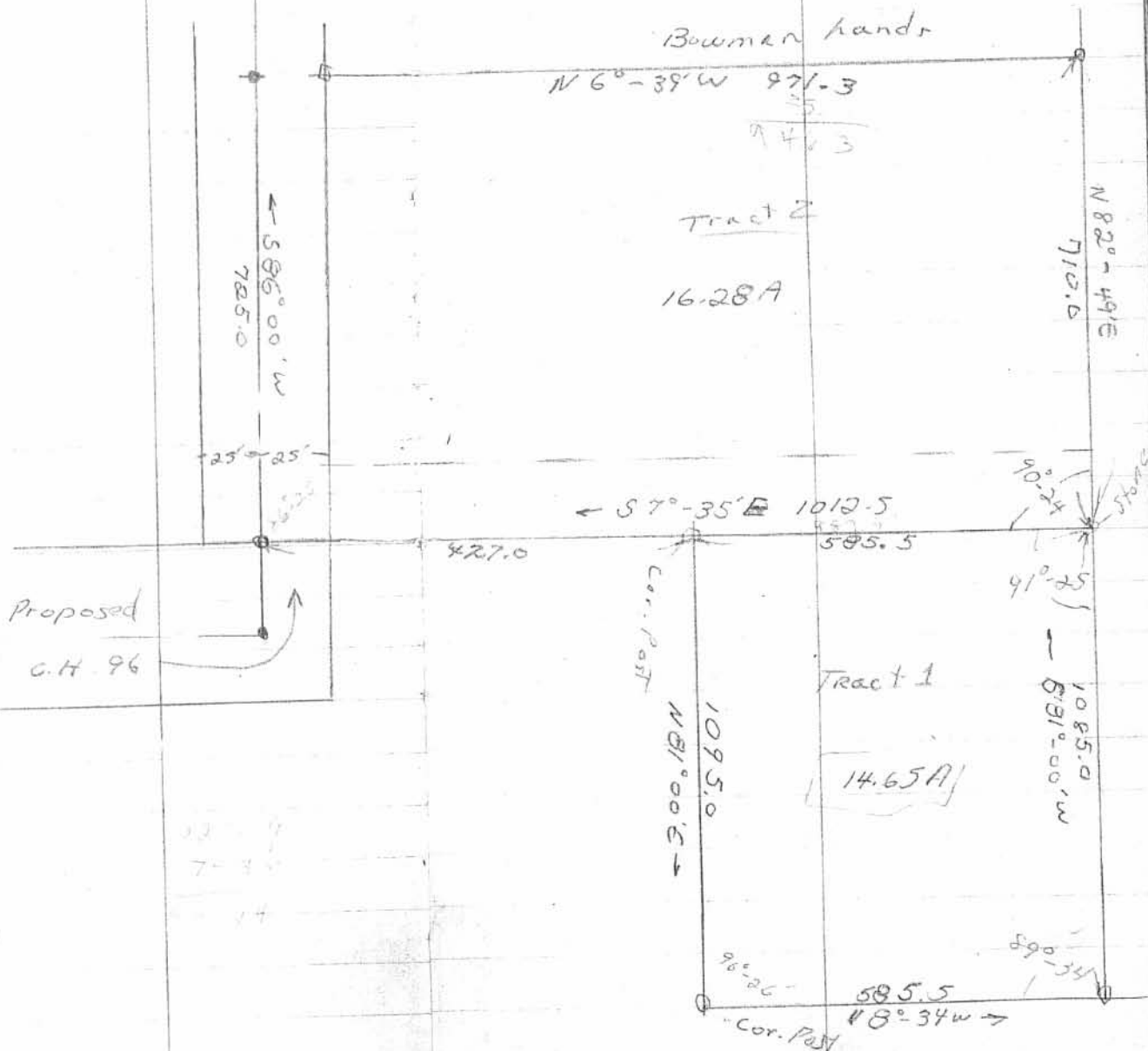
Thence with said south line of the James' tract
 $N81^{\circ}-00'E$ 1085.0 feet to the place of beginning.

Containing 14.65 acres more or less.

Jan. 2, 60

70

James Connor Land
V.M.S. 9968



3923

4P

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THE JAMES CONNOR DESCRIPTION TRACT--3

Being in Richland Township, Logan County, Ohio; and being a part of V.M.S. 9968.

Beginning at a stone at the southeast corner of Maud L. Wood James' estate 54.06 acre tract. Thence with the south line of said James' tract $S81^{\circ}-00'W$ 1085.0 feet; thence $S7^{\circ}-35'E$ 1012.5 feet to an iron in the center of a 50.0 foot right-of-way, said right-of-way is the proposed extension of County Road #96, said iron is in the east line of the James Connor tract; also said iron is the place of beginning for this description.

Thence $S7^{\circ}-35'E$ 645.0 feet more or less to the high water line of Indian Lake.

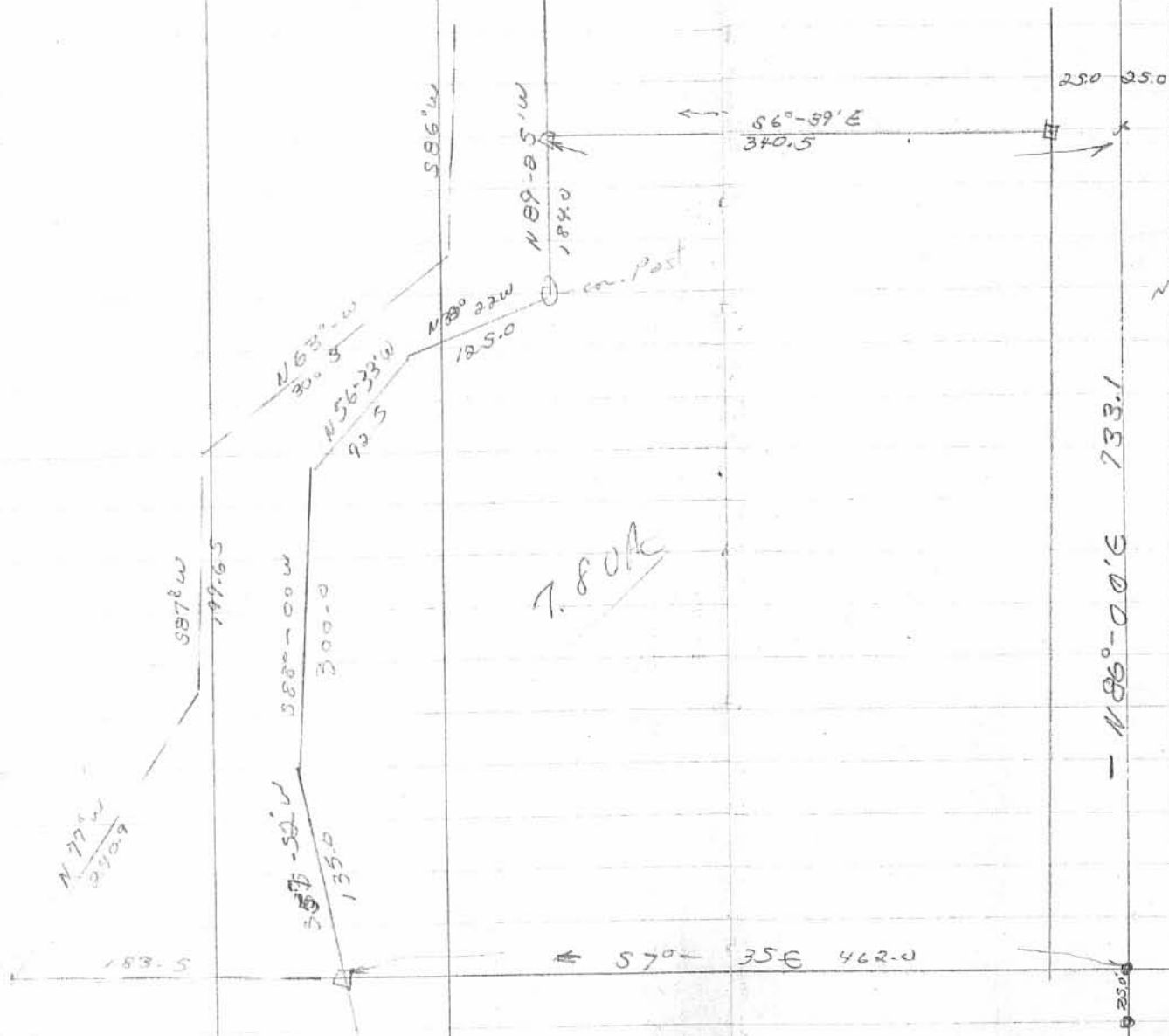
Thence with the meanderings of the high water line of Indian Lake in a northwestern direction to the southeast corner of the Bowman 1.13 acre tracts.

Thence with the east line of the Bowman 1.13 acre tracts $N6^{\circ}-39'W$ 380.0 feet more or less to the center of a 50.0 foot right-of-way (proposed County Road #96 extension).

Thence with the center of said 50.0 foot right-of-way $N86^{\circ}-00'E$ 733.1 feet to the place of beginning.

Containing 7.80 acres more or less.

It is the intensions of this description to convey all the lands now owned by James Connor of the original $54\frac{1}{2}$ acre tract that lies east of the Bowman 1.13 acre tracts and south of the center of the 50.0 foot right-of-way that is the proposed County Road #96 extension.

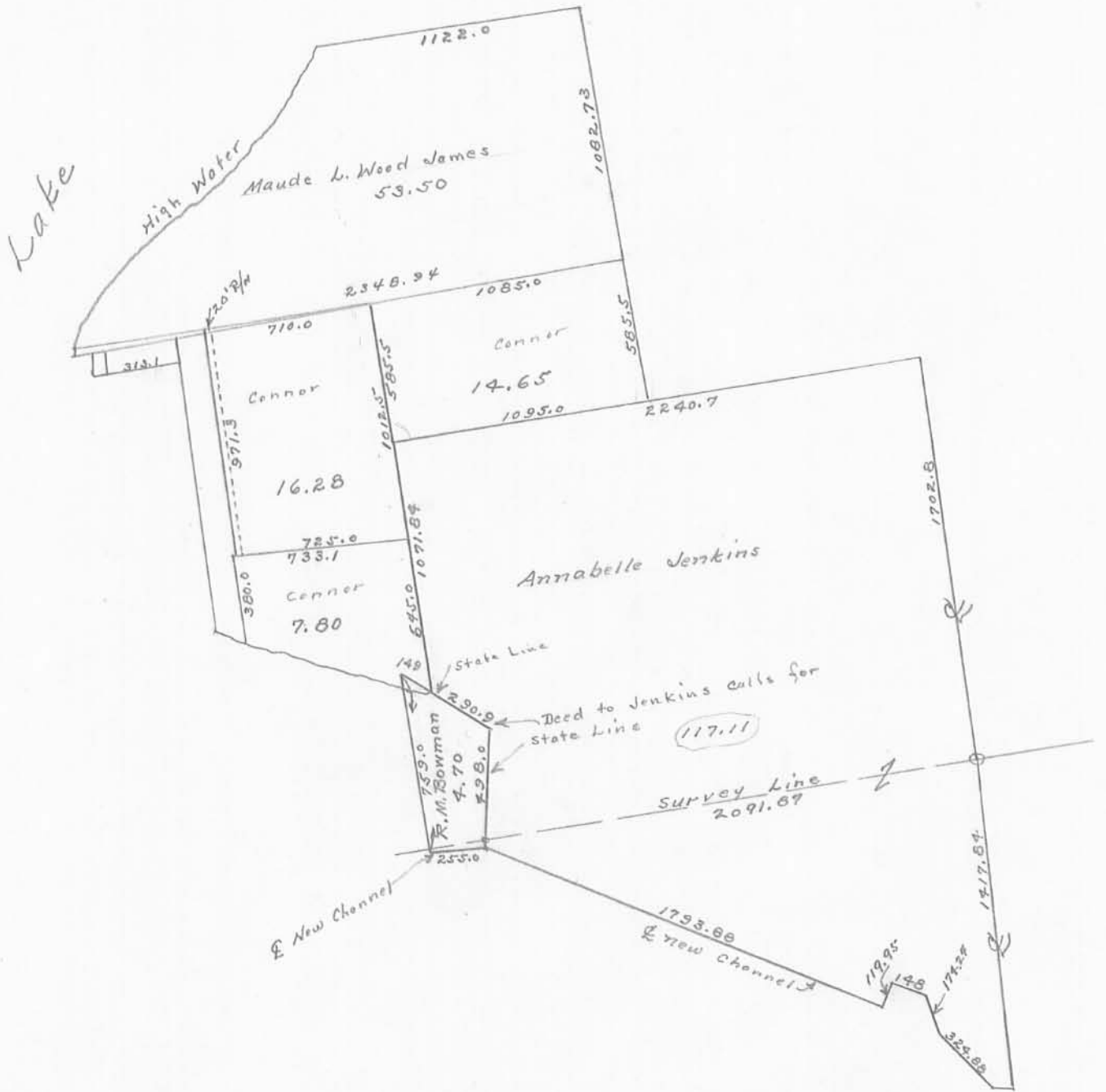


Proposed
Extension
of 196
Co. Rd. 96

3923 6P

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Indian



1" = 10 Chs.
 Platted from Deeds
 & Surveys

Richland Twp-
 Connor - Jenkins & Cronenwett

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 3123 6P

DESCRIPTION FOR RIGHT OF WAY EASEMENT

The following description is for a right of way easement for K. Cronenwett from J. Connor, and is to supercede the one written in 1950.

Being situated in Richland Township, Logan County, Ohio and being a part of V. M. S. No. 9968.

Beginning in the east line of K. Cronenwett's 8.06 acre tract at a corner post at the southwest corner of Bowman's 3.16 acre tract:

Thence with the south line of Bowman's 3.16 acre tract N85°59'E 848.5 feet more or less to an existing right of way; thence S6°39'E 24.0 feet with the west line of said existing right of way. Thence S85°59'W 848.5 feet more or less to east line of K. Cronenwett's 8.06 acre tract; thence N6°39'W 24.0 feet to the place of beginning.

It is the intention of this description to grant a right of way easement 24.0 feet wide from the east line of K. Cronenwett's 8.06 acre tract easterly to the joint right of way leading to County Highway No. 98.

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Base Line *Concrete Survey*
Stork New Co

BOWMAN DESCRIPTION

Being situated in Richland Township, Logan County, Ohio, and being a part of V.M.S. #9968.

Beginning at the southeast corner of *the J. Kemper* 0.86 acre tract. Said point is also in the west line of Kennedy's 14.65 acre tract.

Thence with west line of Kennedy's 14.65 acre tract S7°-17'E 418.4 feet to a stone.

Thence S8°-06'E 427.0 feet to the center of a 50.0 feet right of way.

Thence with center of said 50.0 feet right of way S85°-51'W 732.7 feet.

Thence with the west line of Kennedy's 7.80 acre tract S6°-49'W 326.7 feet to the high water line as established by J. C. Wonder in 1892.

The following five course follow said high water line:

- Thence S85°-59'W 159.9 feet.
- Thence ~~W~~ 87°-31'W 127.4 feet to a concrete monument.
- Thence N 50°-47'W 149.0 feet.
- Thence N 65°-56'W 173.4 feet.
- Thence N 66°-40'W 239.6 feet to a iron.
- Thence S 9°-15'W 87.1 feet to the water's edge.

The following twelve courses follows the waters' edge as surveyed by William Lewis in 1958.

- Thence N 47°- 59'W 79.7 feet.
- Thence N 23°-48'W 50.6 feet.
- Thence N 0°-51'W 123.7 feet.
- Thence N 23°-12'E 97.0 feet.
- Thence N 56°-53'E 105.1 feet.
- Thence N 53°-30'E 100.1 feet.
- Thence N 57°-03'E 98.7 feet.
- Thence N 33°-46'E 93.3 feet.
- Thence N 4°-24'E 60.8 feet.
- Thence N 12°-31'W 56.2 feet.
- Thence N 23°-47'W 163.3 feet.
- Thence N 13°-59'W 76.8 feet,

Thence with the south line of Bowman's 0.86 acre tract N 80°-52'E ~~353.7~~ feet to a iron.

Thence S 6°-49'E 20.0 feet.

Thence N 82°-37'E 122.5 feet. (*R. Bowman has a 20' R/w easement "N" of this line*)

Thence N 6°-49'W 166.5 feet to a iron in the south line of Maude Wood James 54.06 acre tract.

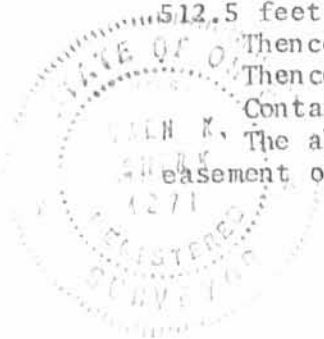
Thence with the south line of said James' 54.06 acre tract N 82°-37'E 512.5 feet to a iron.

Thence S 6°-49'E 166.5 feet.

Thence N 82°-37'E 225.5 feet to the place of beginning. (*20.0' R/w easement north of this line*)

Containing 30.31 acres more or less.

The above described tract is subject to a 20.0 feet right of way easement off the east line.



1964

W. K. Shirk

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T. G KENNEDY TRACT
 RICHLAND TWP, LOGAN CO, OHIO
 V.M.S. 9968
 1972 1"=60'
 PREPARED BY OWEN K. SHIRK
 SURVEYOR 4271

5-10-13



SURVEY FOR JOHN AND TERESA KOHAN

4.053 Acres

May 8, 2013

The following described 4.053 acre tract of land is situated in the State of Ohio, County of Logan, Township of Richland, V.M.S. 9968 and 9947, being all of John W. Kohan and Teresa L. Kohan's 4.7 acre tract described in Official Record 1068, page 492, and said 4.053 acre tract being more particularly described as follows:

Beginning for reference at a 3/4 inch iron pin found at Point of Intersection station 19+59.9 in the centerline of Township Road 96 as shown in Logan County Engineer's Field Book 702, page 2;

Thence South 82°29'30" West 25.01 feet, to a point in the west right of way line of Township Road 96, in the east line of James M. and Barbara L. Harpst's 1.15 acre tract described in Official Record 1020, page 111, and in the west line of Jon M. Gillespie's 117.11 acre tract described in Official Record 718, page 648;

Thence South 06°14'23" East 403.22 feet, following the east line of said 1.15 acre tract and the west line of said 117.11 acre tract, passing at 25.01 feet a 3/8 inch iron pin found at an angle point in the right of way line of Township Road 96, also passing at 68.57 feet a 3/4 inch iron pin found at the southeast corner of said 1.15 acre tract and at a northeast corner of John W. and Betty E. Kennedy's 7.80 acre Tract II described in Deed Record 292, page 643, thereafter following an east line of said 7.80 acre tract, to an iron pin set at the southeast corner of said 7.80 acre tract, at an angle point in the west line of said 117.11 acre tract, and at an angle point in the northeast line of said 4.7 acre tract, said set iron pin marking the *place of beginning*;

Thence *South 55°59'23" East 290.90 feet*, following a northeast line of said 4.7 acre tract, a southwest line of said 117.11 acre tract, and along the northeast bank of an old channel of the Miami River (still existing waterway), to an iron pin set;

Thence *South 5°30'37" West 477.84 feet*, following a west line of said 117.11 acre tract, an east line of said 4.7 acre tract, and along the east bank of an old channel of the Miami River (still existing waterway), passing at 433.34 feet an iron pin set, to a point in the center of Middle Branch of the Miami River, said point being in the north line of O'Connor Farms, Inc.'s 105.91 acre Tract IX described in Deed Record 353, page 663;

Thence *North 69°46'58" West 33.09 feet*, following the center of the Middle Branch of the Miami River, a south line of said 4.7 acre tract, and a north line of said 105.91 acre tract, to a point;

Thence *South 83°35'54" West 206.57 feet*, continuing with the center of said Middle Branch, a south line of said 4.7 acre tract, and a north line of said 105.91 acre tract, to a point;

Thence *North 5°59'23" West 744.04 feet*, departing from the center of Middle Branch of the Miami River, following the west line of said 4.7 acre tract and an east line of the State of Ohio Lands, Indian Lake Region's property, passing at 37.77 feet an iron pin set, to an iron pin set in a south line of said 7.80 acre tract and in the apparent center of the old channel of the Miami River;

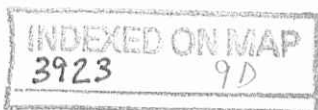
Thence *South 52°49'23" East 149.00 feet*, following a south line of said 7.80 acre tract and a north line of said 4.7 acre tract, to the *place of beginning, containing 4.053 acres*, more or less, and being subject to all valid easements and restrictions of record.

Of the above described 4.053 acre tract, 0.166 acre is in V.M.S. 9947 and 3.887 acre is in V.M.S. 9968. The above described tract has no legal road frontage

The above description was prepared from an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140 during the month of April 2013. Iron pins set are 5/8" by 30" 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

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

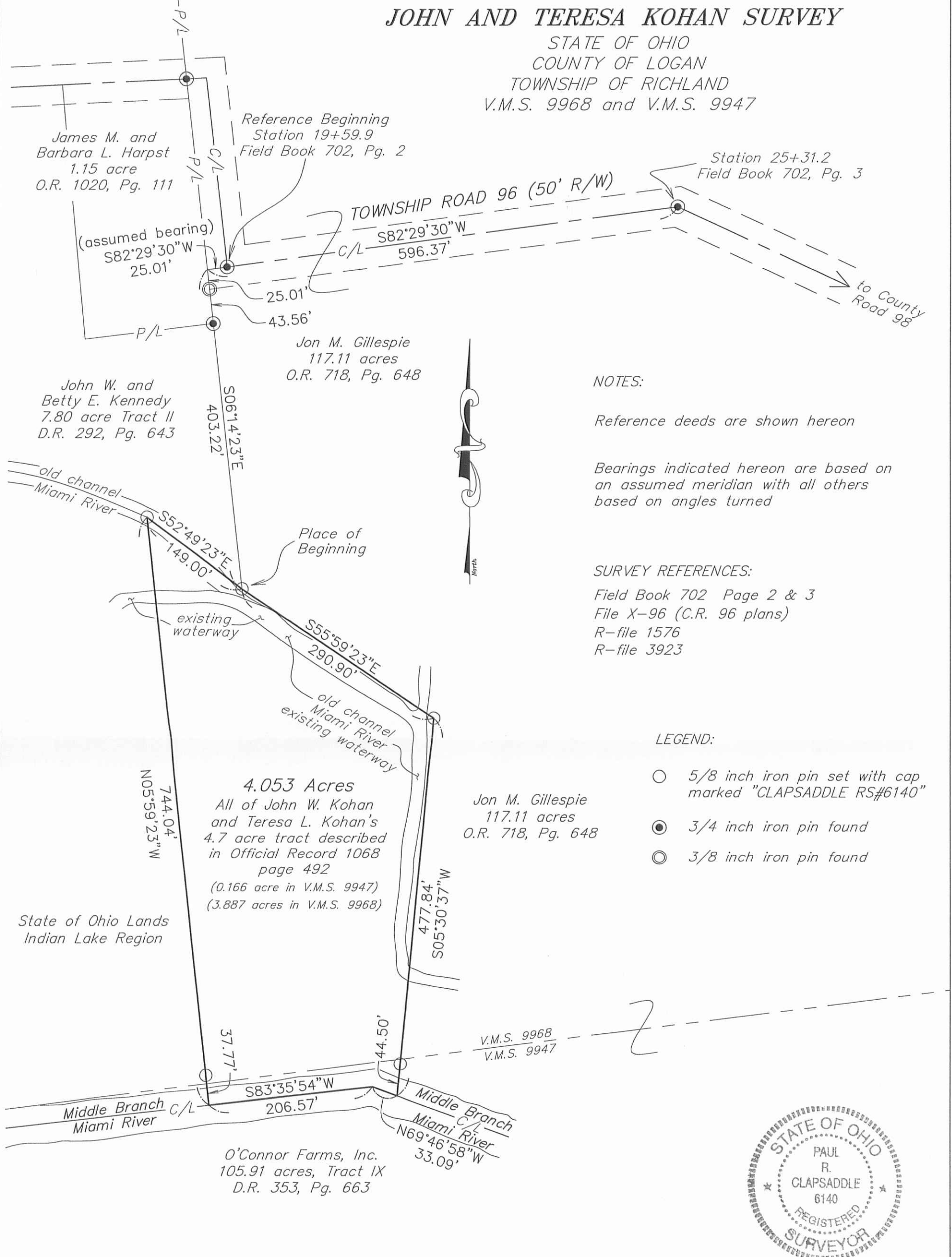


5-10-13

APPROVED

JOHN AND TERESA KOHAN SURVEY

STATE OF OHIO
COUNTY OF LOGAN
TOWNSHIP OF RICHLAND
V.M.S. 9968 and V.M.S. 9947



NOTES:

Reference deeds are shown hereon

Bearings indicated hereon are based on an assumed meridian with all others based on angles turned

SURVEY REFERENCES:

- Field Book 702 Page 2 & 3
- File X-96 (C.R. 96 plans)
- R-file 1576
- R-file 3923

LEGEND:

- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"
- 3/4 inch iron pin found
- ⊙ 3/8 inch iron pin found

Jon M. Gillespie
117.11 acres
O.R. 718, Pg. 648

4.053 Acres
All of John W. Kohan and Teresa L. Kohan's 4.7 acre tract described in Official Record 1068 page 492
(0.166 acre in V.M.S. 9947)
(3.887 acres in V.M.S. 9968)

State of Ohio Lands
Indian Lake Region

O'Connor Farms, Inc.
105.91 acres, Tract IX
D.R. 353, Pg. 663



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

Paul R. Clapsaddle
Paul R. Clapsaddle, R.S. #6140



Paul R. Clapsaddle and Associates

REGISTERED ENGINEERS AND SURVEYORS

19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040
(937) 747-2599

Paul R. Clapsaddle, P.E., P.S.

Date: May 8, 2013
Scale: 1"=120'
Project: KohanJ&TFeb13
Drawing: KohanJ&TJan13

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