

7-17-2024



HAVENAR

Engineering & Surveying Legal Description for 17.238 acres

Amy L. Havenar, P.E.
Britt R. Havenar, P.E., P.S.

Situate in the Virginia Military Survey No. 9971 and 9972, Township of Richland, County of Logan, State of Ohio, and being part of a 119.43 acre parcel 5 owned by Dayton Power & Light Company in Official Record 329, Page 713 of the Recorder's Office of Logan County, Ohio, as shown by a survey by Britt R. Havenar, Ohio P.S. No. 8266, and being more particularly described as follows:

Commencing at a 1" iron pin found at the intersection of centerline of right-of-ways of County Road 97 and County Road 96 (60' R/W), said pin being on the centerline of the right-of-way of County Road 96, said pin being the True Point of Beginning of the tract of land herein described;

Thence South 82 degrees 53 minutes 24 seconds West, along said centerline of right-of-way of County Road 96, a distance of 260.65 feet to a Mag spike found, passing through a Mag spike found at a distance of 133.21 feet, said spike being the southeast corner of a 70.974 acre tract conveyed to Northrich Land LLC in Official Record 1305, Page 851, Parcel I;

Thence North 39 degrees 49 minutes 32 seconds East, along the east line of said 70.974 acres tract, a distance of 265.33 feet to a Mag spike set, passing through a 5/8" capped iron pin set at a distance of 43.94 feet which marks the north right-of-way line of County Road 96 and a 5/8" capped iron pin found at a distance of 232.78 feet which marks the west right-of-way line of County Road 97, said spike being on the centerline of right-of-way County Road 97 and the southeast corner of said 70.974 acre tract;

Thence North 27 degrees 21 minutes 04 seconds West, along said centerline of right-of-way line, a distance of 2.65 feet to a Mag nail found, said nail being the southeast corner of a 75.714 acre tract owned by Northrich Land LLC in Official Record 1305, Page 851, Parcel II;

Thence North 39 degrees 43 minutes 28 seconds East, along the east line of said 75.714 acre tract and a 4.286 acre tract owned by Northrich Land LLC in Official Record 1412, Page 4279, a distance of 3155.59 feet to a 5/8" iron pin found, passing through a 5" square concrete post found at a distance of 20.36 feet, a 5/8" iron pin found at a distance of 836.36 feet and 1812.54 feet, said pin being the northeast corner of said 75.714 acre tract;

Thence South 83 degrees 50 minutes 26 seconds West, along the north line of said 75.714 acre tract, a distance of 21.78 feet to a 5/8" iron pin found, said pin being the southeast corner of a 130.233 acre tract owned by Farmland Reserve Inc. in Official Record 1351, Page 210, Tract I;

Thence North 40 degrees 18 minutes 20 seconds East, along said east line of said 130.233 acre tract, a distance of 539.33 feet to a PK nail found, passing through a 5/8" iron pin found at a distance of 514.33 feet, said nail being on the centerline of Township Road 49 and the east line of VMS 9971;

Thence North 06 degrees 41 minutes 15 seconds West, along said centerline of Township Road 49 and said east line of VMS 9971, a distance of 11.00 feet to a PK nail found, said nail being the southeast corner of a 163.95 acre owned by Farmland Reserve Inc. in Official Record 1351, Page 210, Tract II;

Thence North 39 degrees 51 minutes 54 seconds East, along said east line of said 163.95 acre tract, a distance of 1137.88 feet to a 5" square concrete post found;

Thence South 54 degrees 57 minutes 34 seconds East, along said east line of said 163.95 acre tract, a distance of 17.15 feet to a 5" square concrete post found;

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Thence North 39 degrees 54 minutes 48 seconds East, along said east line of said 163.95 acre tract, a distance of 2451.54 feet to a 5" round concrete post found said post being on the west line of a of 7.068 acre tract owned by the Village of Belle Center, Ohio in Official Record 1084, Page 464, Tract II;

Thence South 03 degrees 22 minutes 16 seconds East, along said west line of said 7.068 acre tract, a distance of 128.35 feet to a 5/8" iron pin found, said pin being the northeast corner of an original 73.57 acre tract owned by James R. Patton, etal. in Official Record 702, Page 294, Tract II;

Thence South 39 degrees 54 minutes 48 seconds West, along said west line of said 73.57 acre tract, a distance of 1199.49 feet to a 5" square concrete post found, passing through 5" square concrete posts found at a distances of 694.11 feet, 834.52 feet, and 1185.72 feet;

Thence South 37 degrees 44 minutes 56 seconds West, along said west line of said 73.57 acre tract and the west line of a 34.07 acre tract owned by James D. Patton, Trustee, etal. in Official Record 805, Page 389, Tract I, a distance of 1189.75 feet to a 5" square concrete post found;

Thence South 39 degrees 51 minutes 54 seconds West, along said west line of said 34.07 acre tract and the west line of a 30.72 acre tract owned by James D. Patton, Trustee, etal., Tract I in Official Record 805, Page 389, a distance of 1251.02 feet to a Mag spike set, passing through a 5" round concrete post found at a distance of 1233.02 feet, said spike being on the centerline of right-of-way of Township Road 49 and west line of VMS 9972;

Thence North 06 degrees 41 minutes 15 seconds West, along said centerline of right-of-way and west line of VMS 9972, a distance of 56.13 feet to a Mag spike set;

Thence South 39 degrees 49 minutes 19 seconds West, along the north line of a 0.69 acre tract owned by Dennis R. Wood, etux. in Official Record 221, Page 848, Tract I, a distance of 333.88 feet to a 5" square concrete post found, passing through a 5" square concrete post found at a distance of 24.59 feet;

Thence South 83 degrees 50 minutes 26 seconds West, along the north line of a 0.88 acre tract owned by Dennis R. Wood, etux. in Official Record 221, Page 848, Tract II, a distance of 12.60 feet to a point;

Thence South 39 degrees 43 minutes 28 seconds West, along the west line of said 0.88 acre tract and a 69.83 acre tract owned by James D. Patton, Trustee, etal. in Official Record 479, Page 305, Tract II, a distance of 3274.84 feet to a Mag spike set, passing through a 5/8" capped iron pin set at a distance of 3242.27 feet which marks the east right-of-way line of County Road 97, said spike being on the centerline of right-of-way of County Road 97;

Thence South 27 degrees 21 minutes 04 seconds East, along said centerline of right-of-way, a distance of 106.72 feet to a 1" iron pin found, said pin being the True Point of Beginning of the above described tract, containing 17.238 acres more or less, of which 0.567 acres are in existing right-of-way, subject to all easements of record. There are 7.631 acres in VMS 9971 and 9.607 acres in VMS 9972.

Basis of bearings based on State Plane Coordinates, NAD83, Ohio North Zone.

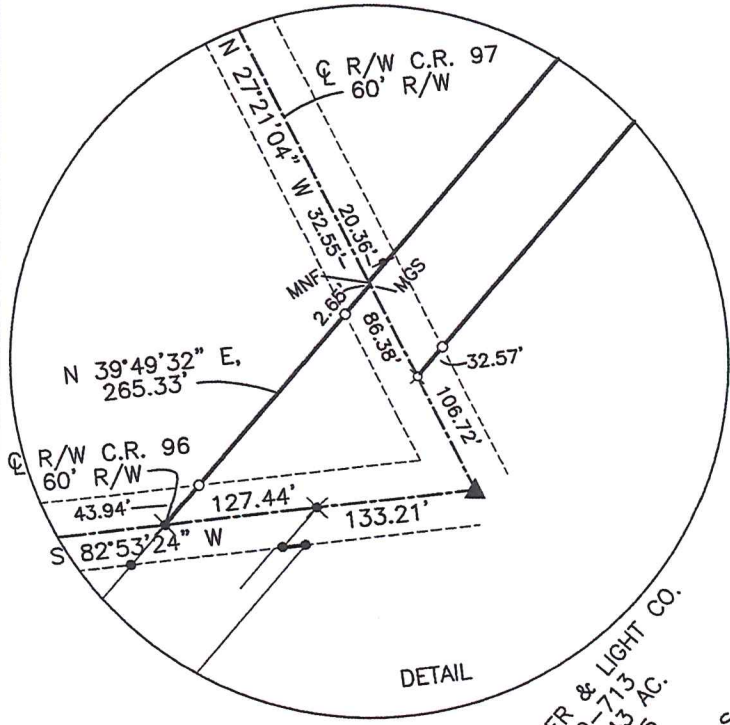
Description prepared by:
Britt R. Havenar, P.E., P.S., Ohio P.S. No. 8266



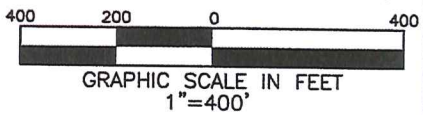
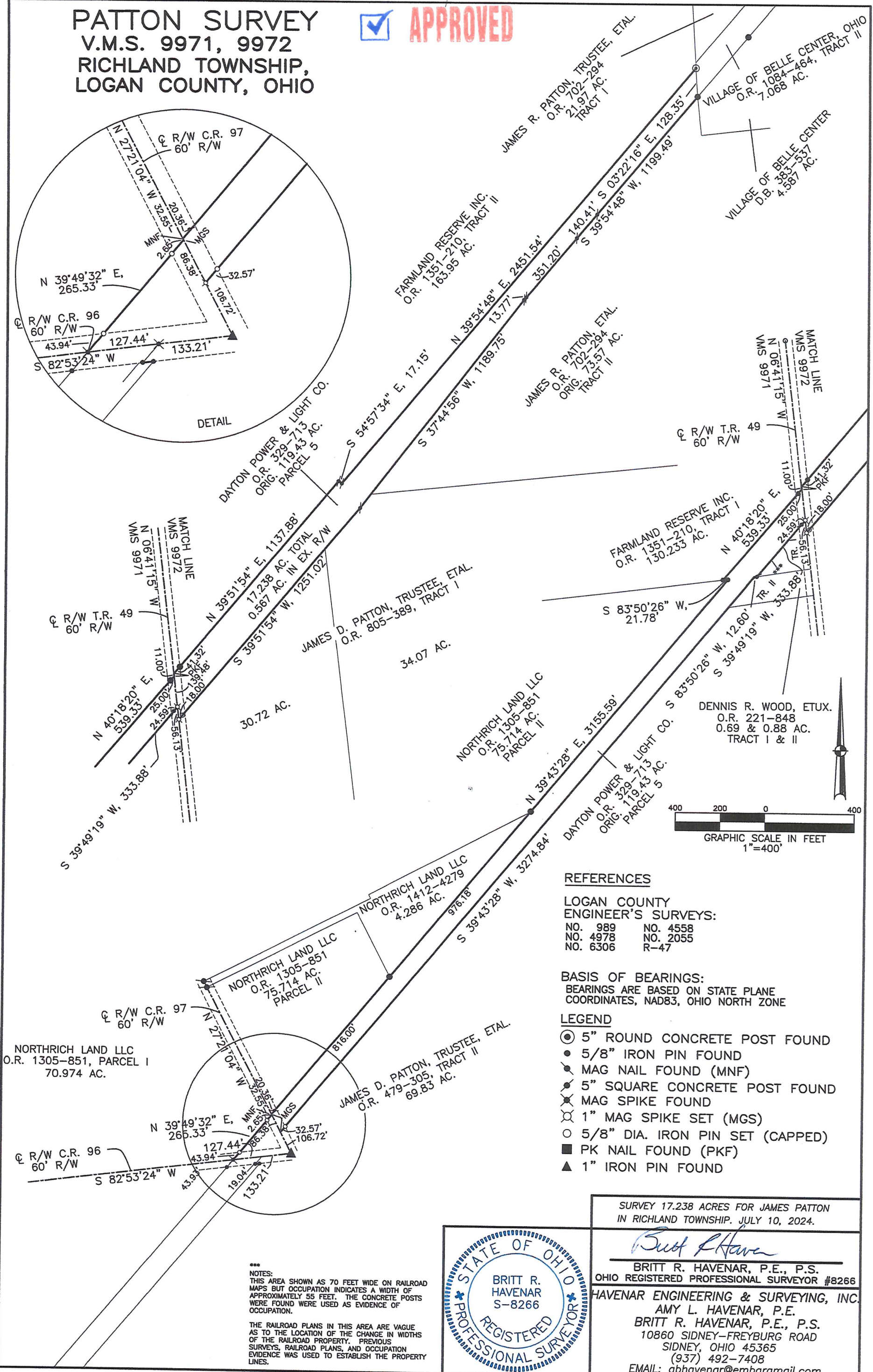
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PATTON SURVEY V.M.S. 9971, 9972 RICHLAND TOWNSHIP, LOGAN COUNTY, OHIO



DETAIL



REFERENCES

LOGAN COUNTY
ENGINEER'S SURVEYS:
NO. 989 NO. 4558
NO. 4978 NO. 2055
NO. 6306 R-47

BASIS OF BEARINGS:
BEARINGS ARE BASED ON STATE PLANE
COORDINATES, NAD83, OHIO NORTH ZONE

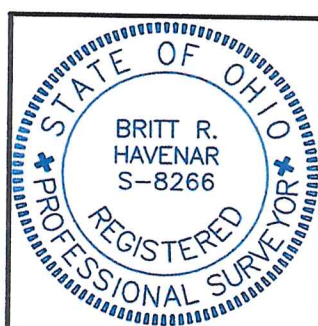
LEGEND

- ⊙ 5" ROUND CONCRETE POST FOUND
- 5/8" IRON PIN FOUND
- ⊗ MAG NAIL FOUND (MNF)
- ⊙ 5" SQUARE CONCRETE POST FOUND
- ⊗ MAG SPIKE FOUND
- ⊙ 1" MAG SPIKE SET (MGS)
- 5/8" DIA. IRON PIN SET (CAPPED)
- PK NAIL FOUND (PKF)
- ▲ 1" IRON PIN FOUND

NORTHRICH LAND LLC
O.R. 1305-851, PARCEL I
70.974 AC.

NOTES:
THIS AREA SHOWN AS 70 FEET WIDE ON RAILROAD
MAPS BUT OCCUPATION INDICATES A WIDTH OF
APPROXIMATELY 55 FEET. THE CONCRETE POSTS
WERE FOUND WERE USED AS EVIDENCE OF
OCCUPATION.

THE RAILROAD PLANS IN THIS AREA ARE VAGUE
AS TO THE LOCATION OF THE CHANGE IN WIDTHS
OF THE RAILROAD PROPERTY. PREVIOUS
SURVEYS, RAILROAD PLANS, AND OCCUPATION
EVIDENCE WAS USED TO ESTABLISH THE PROPERTY
LINES.



SURVEY 17.238 ACRES FOR JAMES PATTON
IN RICHLAND TOWNSHIP. JULY 10, 2024.

Britt R. Havenar
BRITT R. HAVENAR, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #8266
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