

Kinney Survey Rushcreek Township October 1962 ( North of Ditch ) 71.02 Acres

The following described land in Rushcreek Township, Logan County, Ohio and being in V.M.S. 9956 and V.M.S. 10837

Beginning at a post in the south line of the C.C.C. & St. L Rail Road Right of way, at the N.E. corner of Pearl A. McGrath's 38.47 acre tract. Thence with the east line of said McGrath 38.47 acre tract S. 4 - 51 E. 608.30 feet to a point in the center an open ditch known as the Rosebrook County Ditch.

Thence with the center of said Rosebrook Ditch the following five courses and distances:-  
S. 55 - 03 E. 377.10 feet.

N. 85 - 53 E. 1018.50 feet.

N. 80 - <sup>35</sup>53 E. 395.40 feet.

N. 58 - 09 E. 450.50 feet.

N. 83 - 21 E. 537.90 feet.

Thence with the west side of Gilbert W. Kinney's 98.32 acre tract N. 5 - 20 W. 1407.50 feet to an iron in the south side of said C.C.C. & St.L. Rail Road Right of way.

Thence with the said Rail Road Right of way S. 68 - 18 W. 2746.00 feet to the place of beginning.

The above described contains 71.02 acres. The west part containing 31.15 acres being in V.M.S. 9956. The east part containing 39.87 acres being in V.M.S. 10837.

Also to have the use of a right of way for ingress and egress thirty feet wide over the present lane.

cc  
Logan County Engineer.



*copy of plat  
11/14/62  
[unclear]*

3488

1D-1  
INDEXED ON MAP

Kinney Survey Rushcreek Township October 1962 ( South of Ditch ) 109.42 Acres.

The folling described land in Rushcreek Township , Logan County Ohio and being in V.M.S. 9956.

Beginning at an iron in the center of County Road Number 12 and the center of County Road Number 116. Thence with the center line of said County Road Number 116 S. 6 - 00 E. 1857.80 feet to an iron at the N.E. corner of G.W.Kinney's 71.30 acre tract.

Thence with the north line of said Kinney 71.30 acre tract S. 84 - 07 W. 2047.50 feet to a post in the east line of Mary M Corwin's 116.25 acre tract.

Thence with the east line of said Corwin 116.25 acre tract N. 5 - 53 W. 958.00 feet to a post in the south line of Sarah P. Brugler's 56.18 acre tract.

Thence with the south line of said Brugler 56.18 acre tract N. 84 - 07 E. 952.00 feet to a post at said Sarah Brugler's S.E. corner.

Thence with the east line of said Sarah P. Brugler's 56.18 acre tract and also with the east line of Porter Brugler's 60.03 acre tract N. 6 - 03 W. 1464.00 feet to an iron in the center of County Road Number 12.

Thence with the center line of said County Road Number 12 N. 69 - 08 W. 213.30 feet to an iron.

Thence with the east side of Pearl A. McGrath's 38.47 acre tract N. 5 - 08 W. 1040.20 feet to the center of an open ditch known as the Rosebrook County Ditch.

Thence with the center of said Rosebrook Ditch the following two courses and distances :

S. 55 - 03 E. 377.10 feet.

N. 85 - 53 E. 1018.50 feet.

Thence with the west side of John C. Terrell's 47.50 acre tract S. 5 - 07 E. 1434.40 feet to the place of beginning.

The above described contains 109.42 acres.

cc  
Logan County Engineer



3488  
10-2  
INDEXED ON MAP

11-15-17

# Lee Surveying and Mapping Co., Inc.



Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.  
Bellefontaine OH 43311



Phone: (937) 593-7335  
Fax: (937) 593-7444  
surveys@lsminc.us

## THOMPSON 1.000 ACRE

Lying in Virginia Military Survey 9956, Rushcreek Township, Logan County, Ohio.

Being out of the Phillip M. Thompson and Grace L. Thompson 71.50 acre tract as deeded and described in Official Record 127, Page 318, Tract One of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a railroad spike found on the east line of Virginia Military Survey 9956 at the intersection of the center-lines of County Road 12 and Township Road 116.

THENCE, with the east line of Virginia Military Survey 9956 and the center-line of Township Road 116 (40 feet wide), S 06°-00'-00"E, a distance of 2051.57 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE, with the east line of Virginia Military Survey 9956 and the center-line of Township Road 116, S 06°-00'-00"E, a distance of 350.39 feet to a MAG nail set.

THENCE, S 84°-00'-00"W, a distance of 124.32 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 20.00 feet.

THENCE, N 06°-00'-00"W, a distance of 350.39 feet to a 5/8 inch iron rod set.

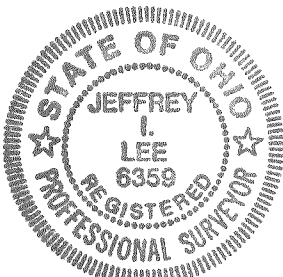
THENCE, N 84°-00'-00"E, a distance of 124.32 feet to the point of beginning, passing a 5/8 inch iron rod set at 104.32 feet.

Containing 1.000 acre, of which 0.161 acre is within the highway right-of-way.

Property is subject to any and all previous easements and rights-of-way of record.

The basis for bearings is the east line of Virginia Military Survey 9956, being S 06°-00'-00"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on October 31, 2017.

Description prepared by:



*Jeffrey I. Lee*  
Jeffrey I. Lee  
Professional Surveyor 6359  
November 1, 2017

63081017

ORIGINAL STAMP IN GREEN



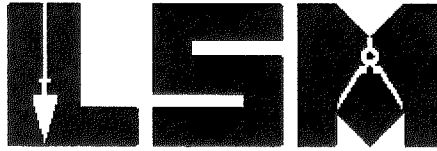
11-15-17

# Lee Surveying and Mapping Co., Inc.



Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.  
Bellefontaine OH 43311



Phone: (937) 593-7335  
Fax: (937) 593-7444  
surveys@lsminc.us

## THOMPSON 40 FEET WIDE CAD EASEMENT

Lying in Virginia Military Survey 9956, Rushcreek Township, Logan County, Ohio.

Being a 40 feet wide CAD (Common Access Drive) easement over a part of the Phillip M. Thompson and Grace L. Thompson 71.50 acre tract as deeded and described in Official Record 127, Page 318, Tract One of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a railroad spike found on the east line of Virginia Military Survey 9956 at the intersection of the center-lines of County Road 12 and Township Road 116.

THENCE, with the east line of Virginia Military Survey 9956 and the center-line of Township Road 116 (40 feet wide), S 06°-00'-00"E, a distance of 2031.57 feet to a point at the TRUE POINT OF BEGINNING.

THENCE, with the east line of Virginia Military Survey 9956 and the center-line of Township Road 116, S 06°-00'-00"E, a distance of 40.00 feet to a point, passing a MAG nail set at 20.00 feet.

THENCE, S 84°-00'-00"W, a distance of 60.00 feet to a point.

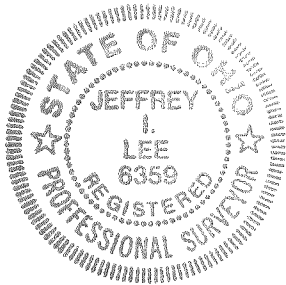
THENCE, N 06°-00'-00"W, a distance of 40.00 feet to a point.

THENCE, N 84°-00'-00"E, a distance of 60.00 feet to the point of beginning.

Property is subject to any and all previous easements and rights-of-way of record.

The basis for bearings is the east line of Virginia Military Survey 9956, being S 06°-00'-00"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on October 31, 2017.

Description prepared by:



Jeffrey I. Lee  
Professional Surveyor 6359  
November 7, 2017

63081017

ORIGINAL STAMP IN GREEN

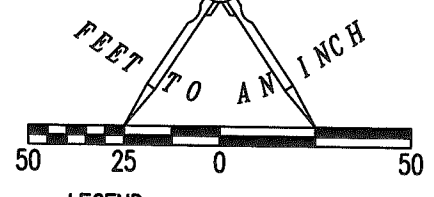


11-15-17

APPROVED

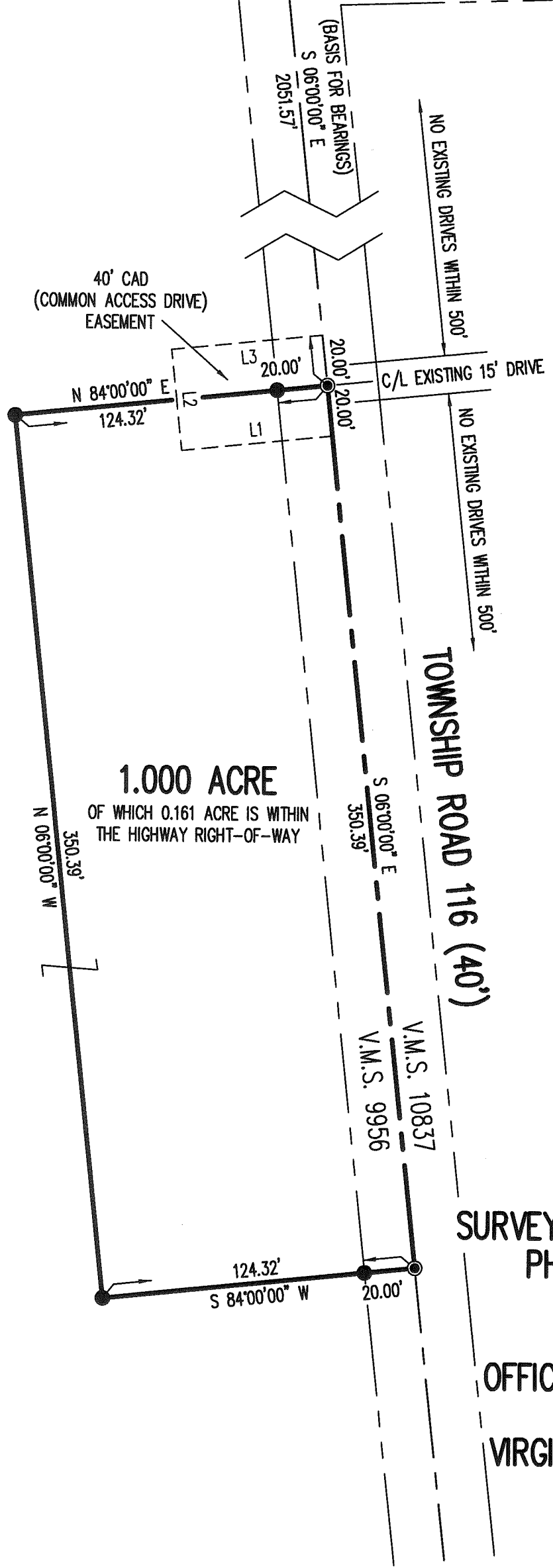
COUNTY ROAD 12

SCALE 50



LEGEND:

- ⊗ RAILROAD SPIKE FOUND
- ⊙ MAG NAIL SET
- 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LEE SURVEYING INC"



LINE	BEARING	DISTANCE
L1	S 84°00'00" W	60.00'
L2	N 06°00'00" W	40.00'
L3	N 84°00'00" E	60.00'

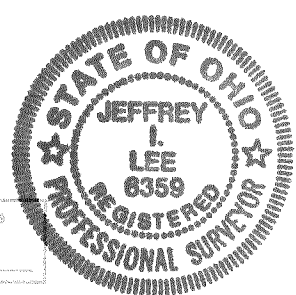
1.000 ACRE  
OF WHICH 0.161 ACRE IS WITHIN  
THE HIGHWAY RIGHT-OF-WAY

PHILLIP M. THOMPSON AND  
GRACE L. THOMPSON  
71.50 ACRES  
O.R. 127, PG. 318  
TRACT ONE

SURVEY OF 1.000 ACRE OUT OF THE  
PHILLIP M. THOMPSON AND  
GRACE L. THOMPSON  
71.50 ACRE TRACT  
OFFICIAL RECORD 127, PAGE 318  
TRACT ONE  
VIRGINIA MILITARY SURVEY 9956  
RUSHCREEK TOWNSHIP  
LOGAN COUNTY, OHIO

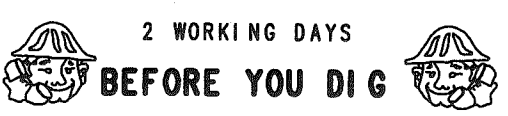
SURVEYED BY:

*Jeffrey Lee*  
JEFFREY L. LEE  
PROFESSIONAL SURVEYOR 6359  
OCTOBER 31, 2017



COPYRIGHT 2017 BY:  
LEE SURVEYING & MAPPING CO., INC.  
117 North Madriver Street  
BELLEFONTAINE, OHIO 43311  
(937) 593-7335  
WWW.LSMINC.US  
surveys@lsminc.us

THIS SURVEY WAS PREPARED IN THE ABSENCE OF  
A COMPLETE AND ACCURATE TITLE SEARCH AND  
DOES NOT GUARANTEE TITLE.



CALL TOLL FREE 800-362-2764

INDEXED ON MAP  
3408 2

ORIGINAL STAMP IN GREEN

KSS D1017 63081017 L-6308-3

4-17-17



**BOUNDARY DESCRIPTION**  
**34.307 Acres**  
**April 10, 2018**

The following described 34.307 acre tract is situated in the State of Ohio, County of Logan, Township of Rushcreek, and V.M.S. 9956, being part of Karen E. Goff and Thomas C. Goff's 109.42 acre Tract I described in Official Record 552, page 772, and said 34.307 acre tract being more particularly described as follows:

Beginning at a stone found in a monument box at the intersection of the centerline of County Road 12 (48 feet wide) with the centerline of Township Road 116, said stone being in the east line of V.M.S. 9956, in the west line of V.M.S. 10837, being in the east line of said 109.42 acre tract, and being at the southwest corner of H. Dean Terrill, Trustee's 47.50 acre Tract IV described in Official Record 244, page 289, said stone marking the *place of beginning*;

Thence *North 69°49'27" West (assumed bearing) 1443.84 feet*, following the centerline of County Road 12, entering V.M.S. 9956, and crossing said 109.42 acre tract, passing at 1232.42 feet a railroad spike found, thereafter following a southwest line of said 109.42 acre tract, to a 3/4 inch iron bar found at the southeast corner of Donna J. VanBuskirk's 39.17 acre tract described in Official Record 1227, page 302;

Thence *North 5°55'11" West 1044.49 feet*, departing from the centerline of County Road 12, following a west line of said 109.42 acre tract and the east line of said 39.17 acre tract, passing at 26.72 feet an iron pin set, and passing an iron pin set at 1039.49 feet to a point in the center of a creek, said point being at the southwest corner of Karen E. Goff and Thomas C. Goff's 71.02 acre Tract II described in Official Record 552, page 772;

Thence *South 54°50'29" East 359.27 feet*, following a northeast line of said 109.42 acre tract and a southwest line of said 71.02 acre tract, to an iron pin set;

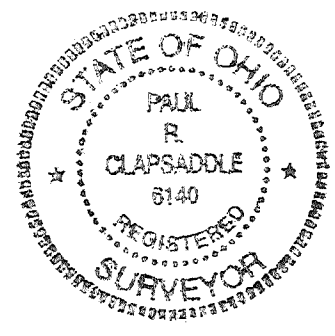
Thence *North 84°33'00" East 1035.31 feet*, following the north line of said 109.42 acre tract, the south line of said 71.02 acre tract, and following the centerline of said creek, to a point, said point being at the northwest corner of said 47.50 acre tract;

Thence *South 5°32'34" East 1435.06 feet*, following the east line of said 109.42 acre tract and V.M.S. 9956, and following the west line of said 47.50 acre tract and V.M.S. 10837, passing iron pins set at 5.00 feet and at 1398.06 feet, to the *place of beginning, containing 34.307 acres*, more or less, and being subject to all valid easements and restrictions of record. Of the above described 34.307 acre tract, 0.796 acre is within the right of way of County Road 12.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of April 2018. Bearings indicated herein are based on an assumed bearing with all others based on angles turned. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS 6140".

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

INDEXED ON MAP  
3488



APPROVED

# PLAT OF SURVEY FOR TOM AND KAREN GOFF

STATE OF OHIO  
COUNTY OF LOGAN  
TOWNSHIP OF RUSHCREEK  
V.M.S. 9956

Karen E. Goff and  
Thomas C. Goff  
71.02 acre Tract II  
O.R. 552, Pg. 772

Donna J. VanBuskirk  
39.17 acres  
O.R. 1227, Pg. 302

**34.307 Acres**

Part of Karen E. Goff and  
Thomas C. Goff's 109.42 acre  
Tract I described in Official  
Record 552, page 772  
(0.796 acres in road right of way)

### LEGEND:

- △ Stone found in monument box
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS 6140"
- 3/4 inch iron bar found
- ◆ Railroad spike found

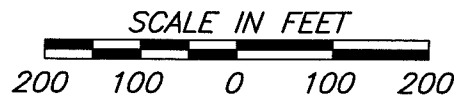
H. Dean Terrill, Trustee  
47.50 acre Tract IV  
O.R. 244, Pg. 289

### NOTES:

Reference deeds are shown hereon

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

No access requested



Date: April 10, 2018      Drawing: GoffApril2018  
Scale: 1"=200'          Project: GoffApril2018

**Paul R. Clapsaddle  
and Associates**

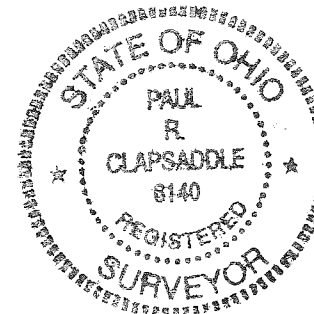
REGISTERED ENGINEERS AND SURVEYORS

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

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

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



INDEXED ON MAP  
3488

5-5-2023



**BOUNDARY DESCRIPTION**

**1.918 Acres  
May 3, 2023**

The following described 1.918 acre tract is situated in the State of Ohio, County of Logan, Township of Rushcreek, and V.M.S. 9956, being part of Brisson Farms LLC's 34.307 acre Tract II described in Official Record 1405, page 5232, and said 1.918 acre tract being more particularly described as follows:

Beginning at a stone found in a monument box at the intersection of the centerline of County Road 12 (48 feet wide) with the centerline of Township Road 116, said stone being in the east line of V.M.S. 9956, in the west line of V.M.S. 10837, and at the southeast corner of said 34.307 acre tract, said stone marking the *reference beginning*;

Thence North 69°49'27" West 602.40 feet, entering V.M.S. 9956 and following the centerline of County Road 12 and the south line of said 34.307 acre tract, to a magnetic nail set and marking the *place of beginning*;

Thence *North 69°49'27" West 329.80 feet*, continuing with the centerline of County Road 12 and the south line of said 34.307 acre tract, to a magnetic nail set;

Thence *North 20°10'33" East 307.00 feet*, departing from the centerline of said Road and entering said 34.307 acre tract, passing at 24.00 feet an iron pin set, to an iron pin set;

Thence *South 75°10'12" East 63.00 feet*, continuing through said 34.307 acre tract, to an iron pin set;

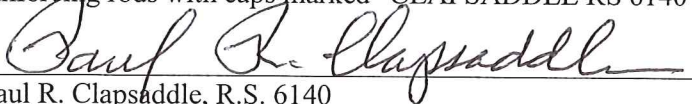
Thence *South 51°42'38" East 131.00 feet*, continuing through said 34.307 acre tract, to an iron pin set;

Thence *South 22°13'16" East 211.43 feet*, continuing through said 34.307 acre tract, to an iron pin set;

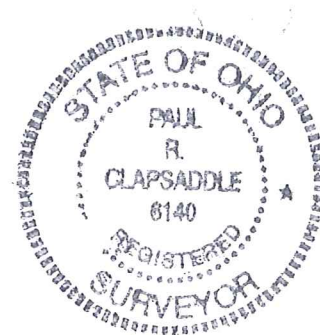
Thence *South 20°10'33" West 116.00 feet*, continuing through said 34.307 acre tract and passing at 92.00 feet an iron pin set, to the *place of beginning, containing 1.918 acres*, more or less, and being subject to all valid easements and restrictions of record. Of the above described 1.918 acre tract, 0.182 acre is within the right of way of County Road 12.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of April 2018. Bearings indicated herein are based on State Plane Coordinate North Zone, NAD 83 and GPS observations. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS 6140".

ATTEST:



Paul R. Clapsaddle, R.S. 6140  
19019 West Darby Road  
Marysville, Ohio 43040  
(937) 248-1065





5-5-2023

**APPROVED**

# PLAT OF SURVEY FOR BRISSON FARMS LLC.

STATE OF OHIO  
COUNTY OF LOGAN  
TOWNSHIP OF RUSHCREEK  
V.M.S. 9956

Brisson Farms LLC  
34.307 acres, Tract II  
O.R. 1405, Pg. 5232

Brisson Farms LLC  
34.307 acres, Tract II  
O.R. 1405, Pg. 5232

**1.918 acres**  
Part of Brisson Farms LLC's  
34.307 acres, Tract II  
described in  
O.R. 1405, Pg. 5232  
(0.182 acre in Road R/W)

existing residential new drive  
old residential drive (no longer used)

### LEGEND:

- △ Stone found in monument box
- Magnetic nail set
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS 6140"
- 5/8" iron pin found with cap marked "CLAPSADDLE RS 6140"
- ⊕ Railroad spike found
- 3/4 inch iron bar found

### NOTES:

Reference deeds are shown hereon

Bearings indicated hereon are based on State Plane Coordinate North Zone, NAD 83 and GPS observations.

### ACCESS MANAGEMENT INFORMATION:

County Road 12 is classified as a local road  
Minimum drive space is 250'  
Stopping sight distance is >495'



Date: April 18, 2023      Drawing: BrissonApr23  
Scale: 1"=100'      Project: GoffApril2018

**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.

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

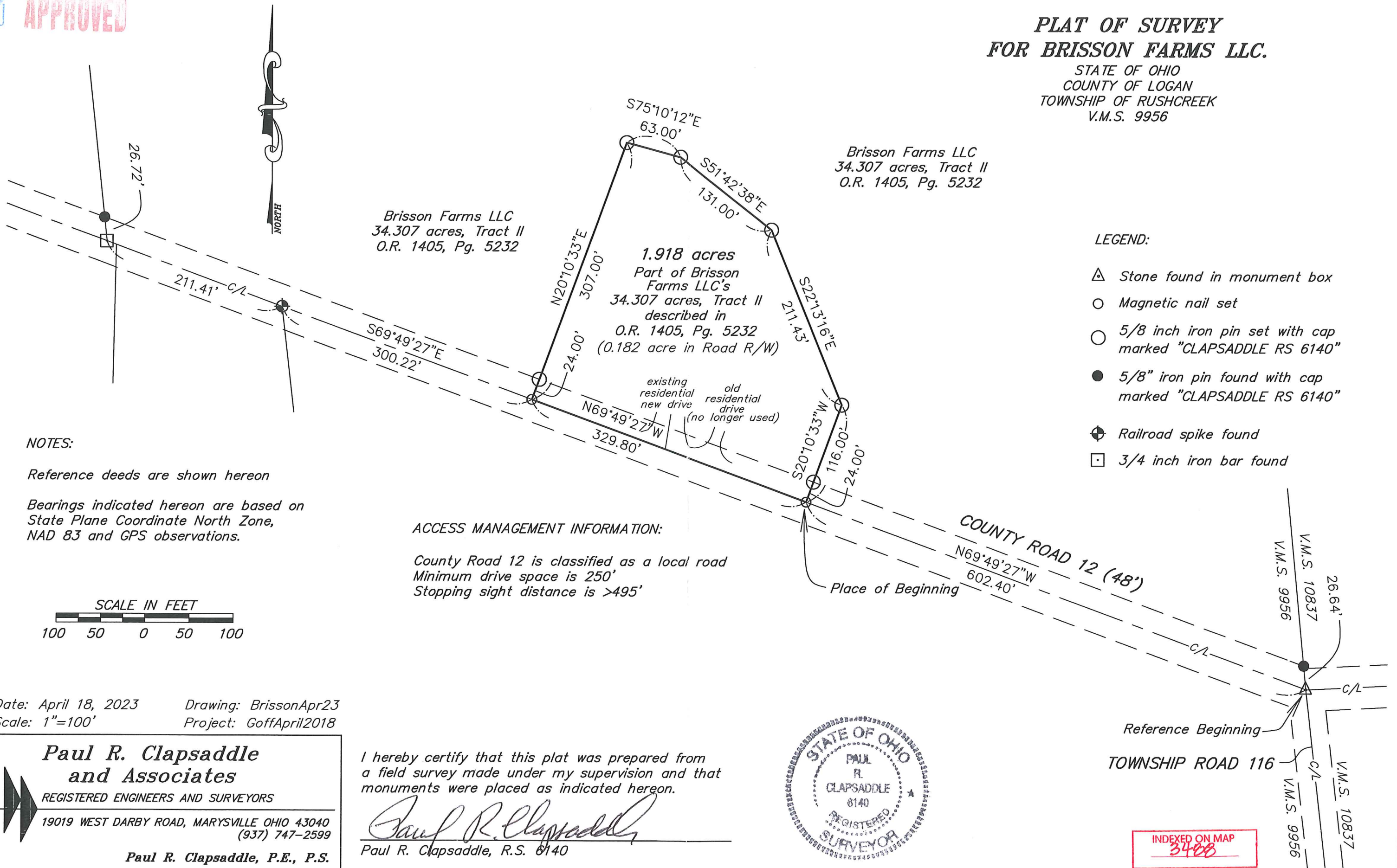
*Paul R. Clapsaddle*

Paul R. Clapsaddle, R.S. 6140



Reference Beginning  
TOWNSHIP ROAD 116

INDEXED ON MAP  
3408



1112-0022  
✓ APPROVED

**DRAINAGE EASEMENT**  
**For Jeremiah J. Brisson etal and Miranda Brisson**  
**October 20, 2023**

The following described drainage easement is situated in the State of Ohio, County of Logan, Township of Rushcreek, and V.M.S. 9956, being over part of Brisson Farms LLC's 32.389 acre Tract II described in O.R. 1413, Pg. 1973, and said drainage easement being more particularly described as follows:

Beginning for reference at a stone found in a monument box at the intersection of the centerline of County Road 12 (48 feet wide) with the centerline of Township Road 116, said stone being in the east line of V.M.S. 9956, in the west line of V.M.S. 10837, and at the southeast corner of said 32.389 acre tract;

Thence North 69°49'27" West 932.20 feet, entering V.M.S. 9956 and following the centerline of County Road 12 and the south line of said 32.389 acre tract, passing at 602.40 feet a magnetic nail found at the southeast corner of Jeremiah J. Brisson etal and Miranda Brisson's 1.918 acre tract described in O.R. 1413, Pg. 1965, thereafter following the south line of said 1.918 acre tract, to a magnetic nail found;

Thence North 20°10'33" East 307.00 feet, departing from the centerline of said Road, following the west line of said 1.918 acre tract and an east line of said 32.389 acre tract, passing at 24.00 feet an iron pin found with cap marked "CLAPSADDLE RS 6140", to an iron pin found with cap marked "CLAPSADDLE RS 6140";

Thence South 75°10'12" East 20.29 feet, following a north line of said 1.918 acre tract and a south line of said 32.389 acre tract, to a point marking the *place of the beginning* of the herein described drainage easement;

Thence **North 6°37'46" West 724.51 feet**, entering said 32.389 acre tract, to a point;

Thence **North 29°03'22" West 41.27 feet**, continuing through said 32.389 acre tract, to a point in the south line of Brisson Farms LLC's 71.02 acre Tract I described in O.R. 1413, Pg. 1973, said point being in the center of a ditch;

Thence **North 84°33'43" East 47.28 feet**, following the south line of said 71.02 acre tract and the center of a ditch, to a point;

Thence **South 4°24'37" East 168.52 feet**, entering said 32.389 acre tract, to a point;

Thence **South 6°37'46" East 553.63 feet**, continuing through said 32.3898 acre tract, to a point;

Thence **South 11°24'14" East 34.29 feet**, continuing through said 32.389 acre tract, to a point;

Thence **South 31°31'37" East 60.00 feet**, continuing though said 32.389 acre tract, to a point in the north line of said 1.918 acre tract;

Thence **North 51°42'38" West 18.87 feet**, following a north line of said 1.918 acre tract and a south line of said 32.389 acre tract, to an iron pin found with cap marked "CLAPSADDLE RS 6140";

Thence **North 75°10'12" West 42.71 feet**, following a north line of said 1.918 acre tract and a south line of said 32.389 acre tract, to the *place of beginning*.

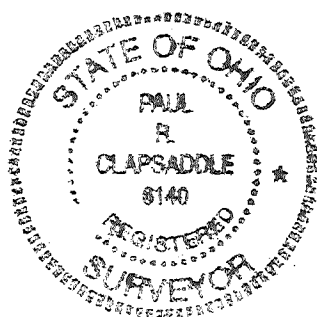
The above described drainage easement is subject to all valid easements and restrictions of record.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor 6140, during the month of July 2023. Bearings indicated herein are based on State Plane Coordinate North Zone, NAD 83 and GPS observations.

ATTEST:

Paul R. Clapsaddle

Paul R. Clapsaddle, R.S. 6140  
19019 West Darby Road  
Marysville, Ohio 43040  
(937) 248-1065



INDEXED ON MAP  
3488

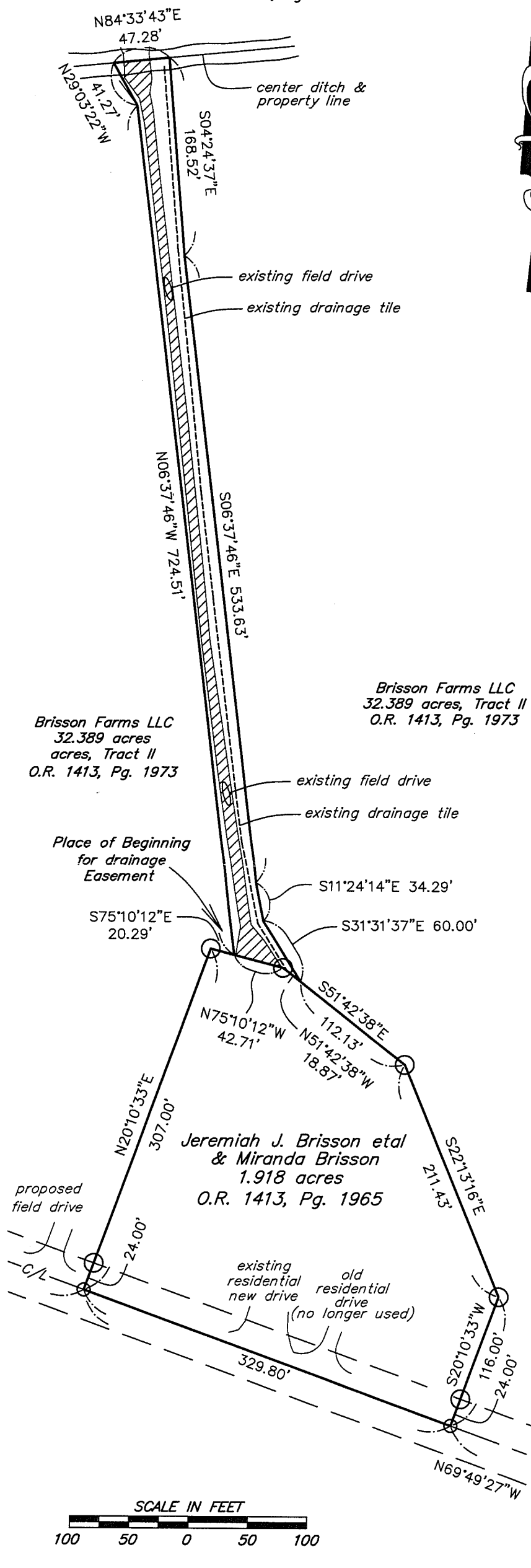
11-13-2023

APPROVED

Brisson Farms LLC  
71.02 acres, Tract I  
O.R. 1413, Pg. 1973

# PLAT OF SURVEY FOR BRISSON FARMS LLC.

STATE OF OHIO  
LOGAN COUNTY  
RUSHCREEK TOWNSHIP  
V.M.S. 9956



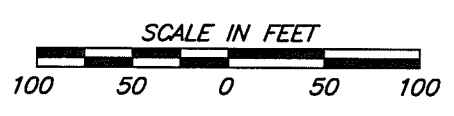
### NOTES:

Reference deeds are shown hereon.

Bearings indicated hereon are based on State Plane Coordinate North Zone, NAD 83 and GPS observations.

### LEGEND:

- Stone found in monument box
- Magnetic nail found
- 5/8 inch iron pin found with cap marked "CLAPSADDLE RS 6140"
- 5/8" iron pin found with cap marked "CLAPSADDLE RS 6140"
- Railroad spike found
- 3/4 inch iron bar found



Date: July 19, 2023      Proj.: GoffApril2018  
Scale: 1"=100'      Dwg: BrissonEasementJuly\_July23

**Paul R. Clapsaddle and Associates**  
REGISTERED ENGINEERS AND SURVEYORS  
19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040  
(937) 248-1065  
**Paul R. Clapsaddle, P.E., P.S.**

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

INDEXED ON MAP  
3488