

Stanford Survey

The following described real estate situated in the Township of Rushcreek, County of Logan, State of Ohio and being a part of Virginia Military Survey No. 9955 and being more particularly described as follows:

Beginning at an iron bar in the centerline of S. R. No. 274 (formerly C. E. No. 9) as shown on Plan X-9 and in Field Book No. 578 Page 38, Logan County Engineers Office, said iron bar also being the northeast corner to Charles J. Stanford's present 18.467 Acre tract;

Thence with the centerline of S. R. No. 274 and Stanfords east line, S. 40° 12' W. 911.00 feet to a R. R. Spike for the true place of beginning for this survey;

Thence N. 49° 48' W. 200.00 feet to an iron bar, passing through an iron bar at 30.00 feet;

Thence S. 40° 12' W. 200.00 feet to an iron bar at the most northerly corner to Charles J. Stanford's present 0.913 Acre tract;

Thence with Stanfords northeast line, S. 49° 48' E. 200.00 feet to a R.R. Spike in the centerline of S. R. No. 274, said R. R. Spike also being Stanfords most easterly corner, passing through an iron bar at 170.00 feet;

Thence with the centerline of S. R. No. 274, N. 40° 12' E. 200.00 feet to the place of beginning, containing 0.918 Acres, more or less.

The above described real estate being surveyed out of the east side of Charles J. Stanford's present 18.467 Acre tract.

I hereby certify that this is a true and accurate description of a survey made by me on March 9, 1974.

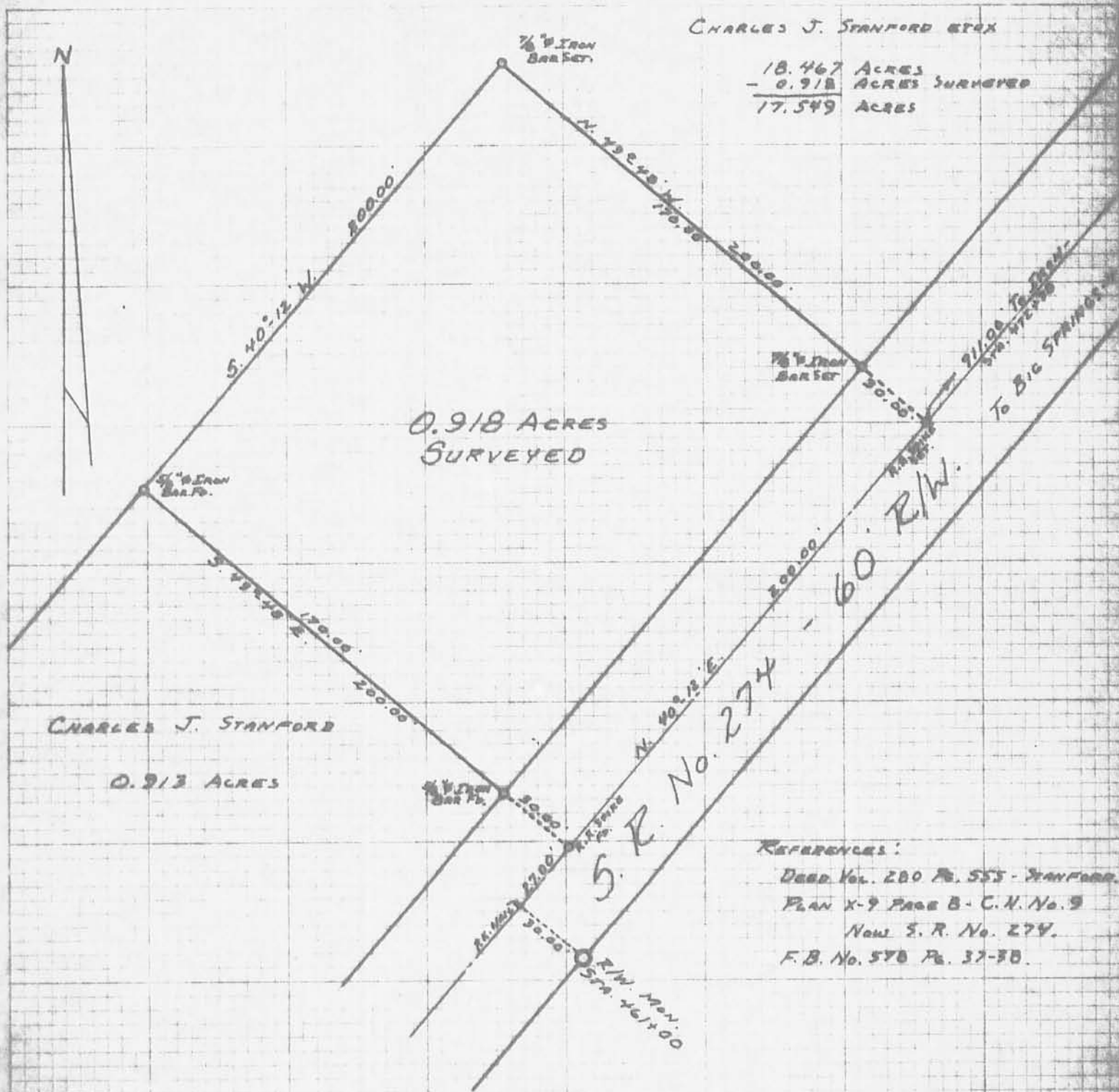
Daniel E. Gilbert
Daniel E. Gilbert, P.S.
Reg. Sur. No. 5402
1041 N. Main St.
Bellefontaine, Ohio 45311

ID

4983

CHARLES J. STANFORD ET AL

18.467 ACRES
- 0.918 ACRES SURVEYED
17.549 ACRES



REFERENCES:

- DEED Vol. 280 Pg. 555 - STANFORD
- PLAN X-9 PAGE B - C.M. No. 9
- NEW S. R. No. 274
- F.B. No. 578 Pg. 37-38

STANFORD SURVEY
 V.M.S. No. 9955
 RUSHCREEK TOWNSHIP
 LOGAN COUNTY, OHIO
 MARCH 9, 1974

SURVEYED AND PLATTED BY:
 DANIEL E. GILBERT, P.S.
 REG. SUR. No. 5402
 1041 N. MAIN ST.
 BELLEFONTAINE, OHIO 43311

4983^{IP} SCALE: 1"=50'

LESLIE H. GEESLIN
REGISTERED SURVEYOR NO. 5248
P O. BOX 274
RUSHSVLVANIA, OHIO 43347

TELEPHONE: (513) 468-2793

OVERTURF SURVEY
October, 1988



Leslie H. Geeslin
LESLIE H. GEESLIN
RUSHSVLVANIA, OHIO

The following described real estate situated in the State of Ohio, Township of Rushcreek, V.M.S. 9955, and more particularly described as follows:

Beginning at a railroad spike found in the centerline of State Route 274 at the southeast corner of John M. Overturf's 0.918 acre tract as described in D. B. Vol. 409, Page 88.

Thence with said Overturf's east line N. $49^{\circ} 48'$ W. (This bearing was taken from D. B. Vol. 409 Page 88 and all other bearings are from angles and distances measured in this field survey) 200.00 feet to a 0.625 inch iron bar found, passing a 0.625 inch iron bar found at 30.00 feet.

Thence with said Overturf's north line S. $40^{\circ} 12'$ W. 200.00 feet to a 0.625 inch iron bar found at the southeast corner of Charles J. Stanford's 0.71 acre tract as described in D.B. Vol. 280 Page 555.

Thence with said Stanford's east line N. $49^{\circ} 48'$ W. 100.00 feet to a 0.625 inch iron bar found.

Thence N. $40^{\circ} 12'$ E. 250.00 feet to a 0.625 inch iron bar set.

Thence S. $40^{\circ} 48'$ E. 300.00 feet to a railroad spike set in the centerline of State Route 274, passing a iron bar set at 170.00 feet.

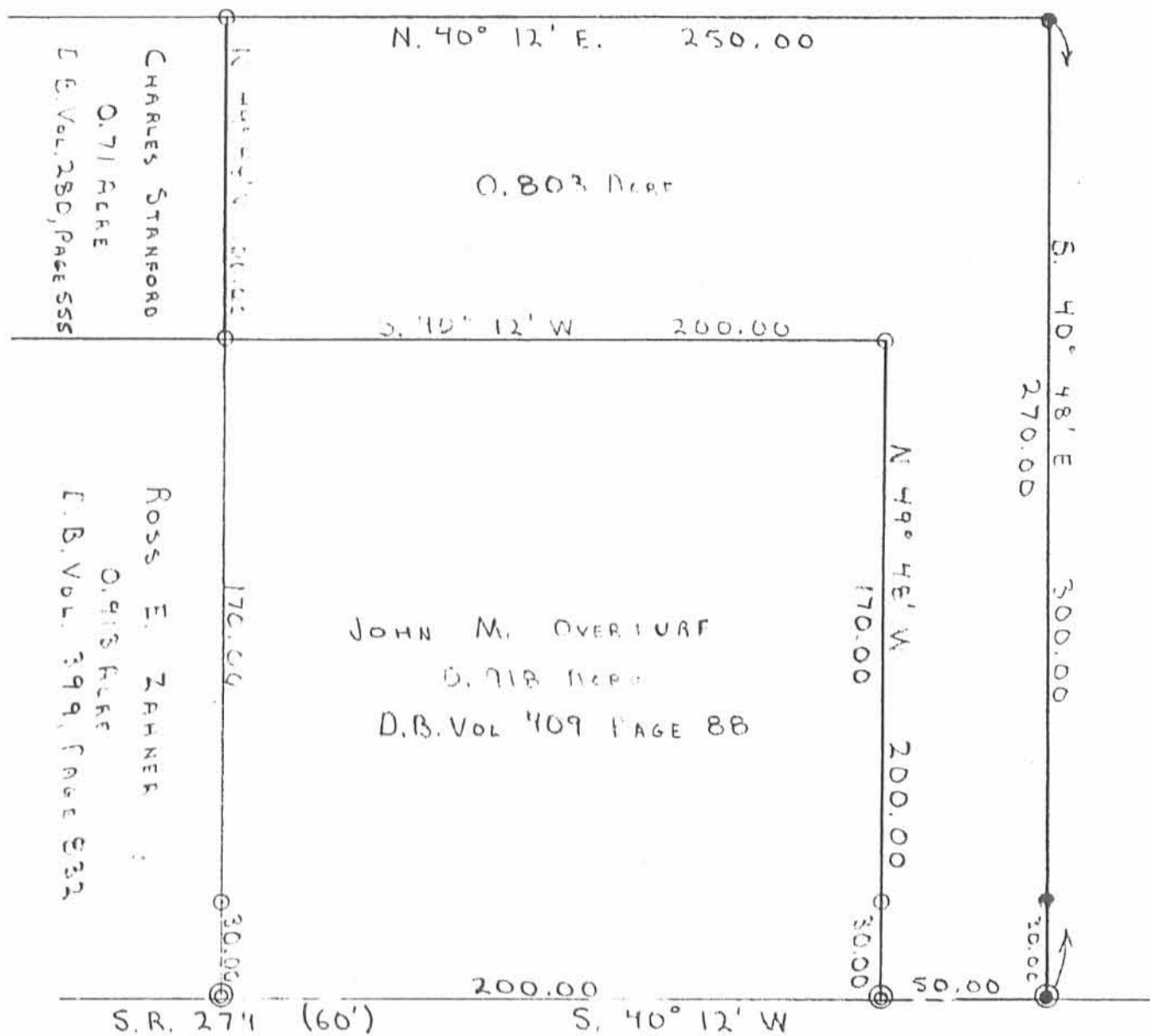
Thence with said centerline S. $40^{\circ} 12'$ W 50.00 feet to the place of beginning.

Containing 0.803 acre more or less.

The above described 0.803 acre tract being on the south side of Charles J. Stanford's 19.38 acre tract as described in D.B. Vol. 280, Page 555.

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CHARLES J. STANFORD
 16.135 ACRES
 D.B. VOL. 280, PAGE 555



JOHN M. OVERTURF
 0.918 ACRE
 D.B. VOL. 409 PAGE 88

CHARLES STANFORD
 0.71 ACRE
 E.G. VOL. 280, PAGE 555

ROSS E. ZAHNER
 0.918 ACRE
 E.B. VOL. 399, PAGE 532

SURVEY OF A 0.803 ACRE TRACT
 IN V.I.A.S. 7955, RUSHCREEK TWP.,
 LOGAN COUNTY, OHIO.

FOR JOHN M. OVERTURF, OCTOBER, 1988

LEGEND:

- ⊙ = R.R. SPIKE FD.
- = 5/8" IRON PIPE FD.
- ⊙ = R.R. SPIKE SET
- = 5/8" IRON PIPE SET

J.L.G



Leslie H. Geeslin

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Received 11-22-96 OK JCH

**LEGAL DESCRIPTION
17.853 ACRES
LOGAN COUNTY, OHIO**

Situated in the Township of Rushcreek, County of Logan, State of Ohio, being part of Virginia Military Survey No. 9955, and being all of the land conveyed to Charles J. Stanford and Jean Stanford by deed recorded in Official Records Volume 239, Page 469 (all references to plats, deeds, official records, etc. refer to the Logan County Recorders' Office, unless otherwise noted), and being more particularly described as follows:

Beginning at an 1/2" iron pin found in the centerline of State Route #274, station 472+38 as shown on Highway Plan "X-9" and in Field Book No. 578, Page 38 of the Logan County Engineer's Office;

thence along said centerline, South 40°12'00" West for 861.23 feet to a railroad spike found at the southeast corner of a 0.803 acre tract as conveyed to John M. Overturf and Rosemary Overturf by deed recorded in Official Records Volume 88, Page 578;

thence along the east and north lines of said 0.803 acre tract the following two(2) courses:

- 1) North 49°54'01" West for 300.27 feet to a 5/8" iron pin found, passing a 5/8" iron pin found at 30.00 feet;
- 2) South 40°05'10" West for 249.95 feet to a 5/8" iron pin found at the northeast corner of a 0.710 acre tract as conveyed to Russell L. Roberts by deed recorded in Official Records Volume 210, Page 809;

thence along the north line of said 0.710 acre tract, South 40°15'41" West for 236.14 feet to a 5/8" iron pin found at the northeast corner of a 0.474 acre tract as conveyed to Christopher C. Givens by deed recorded in Official Records Volume 50, Page 735;

thence along the west and south lines of said 0.474 acre tract the following two (2) courses:

- 1) South 19°39'58" West for 269.92 feet to a 1/2" iron pin set, witness a 5/8" iron pin found South 30°10'42" East, 0.61 feet therefrom;
- 2) South 49°42'40" East for 192.36 feet to a railroad spike found in the centerline of State Route #274, passing a 5/8" iron pin at 162.36 feet ;

thence along said centerline, South 42°14'51" West for 30.05 feet to a railroad spike found at the northeast corner of a 19.23 acre tract as conveyed to John D. Robinson and Carol A. Robinson by deed recorded in Deed Book 347, Page 807;

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thence along the east line of said 19.23 acre tract and an existing wire fence, North 73°35'50" West for 318.37 feet to a 1/2" iron pin set at the southeast corner of a 23.36 acre tract as conveyed to Leona C. Robinson by deed recorded in Official Records Volume 57, Page 519;

thence along the east line of said 23.36 acre tract, North 07°05'23" West for 986.40 feet to a 6" wood fence post found in the south line of a 91.8 acre tract as conveyed to Leona C. Robinson by deed recorded in Official Records Volume 57, Page 517;


thence along the south line of said 91.8 acre tract, North 83°34'28" East for 1500.04 feet to the TRUE POINT OF BEGINNING, containing 17.853 acres(0.608 acres in R/W), subject however to all covenants, conditions, restrictions, reservations, and easements contained in any instrument of record pertaining to the above described tract of land.

Bearings are based upon a bearing of North 40°12'00" East on the centerline of State Route #274, as shown on Highway Plans "X-9", Logan County Engineer's Office.

The above description is based on a actual field survey by CESO, Inc. performed in September, 1996.

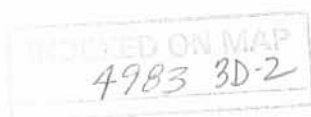


Prepared By: CESO, Inc.
7725 Paragon Road
Dayton, Ohio 45459



Everett E. Roach
Ohio Professional Surveyor No. S-7542

T:WPDATA\LEGAL\2175LEGA



19.119 ACRES TOTAL (DEED)
 - 1.266 OVERLAP
 17.853 ACRES NET

LEONA C. ROBINSON
 O.R.V. 57, PG. 519
 23.36 AC.

LEONA C. ROBINSON
 O.R.V. 57, PG. 517
 91.80 AC.

CHARLES J. & JEAN STANFORD
 O.R.V. 239, PG. 469

JOHN D. ROBINSON &
 CAROL A. ROBINSON
 D.B. 347, PG. 807
 19.23 AC.



1/2" IRON PIN FOUND AT C
 STATION 472+38, AS SHOWN
 ON HIGHWAY PLAN "X-9" AND
 FIELD BOOK NO. 57B, PAGE 38,
 LOGAN COUNTY ENGINEER'S
 OFFICE.

P.O.B.

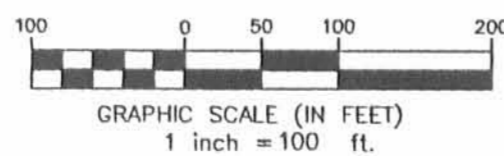
STATE ROUTE #274
 (60' R/W)

LEONA C. ROBINSON
 O.R.V. 57, PG. 517
 1.00 AC.

ORVILLE JUNIOR PERRY
 &
 LINDA JANE PERRY
 O.R.V. 291, PG. 639
 1.660 AC.

NOTE:

1. BASIS OF BEARINGS:
 BEARINGS ARE BASED UPON A BEARING OF NORTH 40°12'00" EAST ON THE CENTERLINE OF STATE ROUTE #274, AS SHOWN ON HIGHWAY PLANS "X-9", LOGAN COUNTY ENGINEER'S OFFICE.
2. BASED UPON THE EXISTING WIRE FENCE, FOUND MONUMENTS, AND APPARENT OCCUPATION OF THE "OVERLAP AREA", IT HAS BEEN EXCLUDED FROM THE NET AREA SHOWN HEREON.



LEGEND

- 5/8" IRON PIN FOUND
- 1/2" IRON PIN TO BE SET
- ▲ R.R. SPIKE FOUND
- △ R.R. SPIKE TO BE SET
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET



CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED BY CESO, INC. IN SEPTEMBER, 1996.

Everett E. Roach
 EVERETT E. ROACH
 PROFESSIONAL SURVEYOR NO. S-7542

REVISIONS			PLAT OF SURVEY	
BY	DATE	DESCRIPTION	VIRGINIA MILITARY SURVEY NO.9955 RUSHCREEK TOWNSHIP LOGAN COUNTY, OHIO	
			RUSHCREEK TOWNSHIP LOGAN COUNTY, OHIO	
			SCALE: 1" = 100'	DATE: OCTOBER 25, 1996
DESIGN	DCO		CESO PROFESSIONAL ENGINEERS REGISTERED LAND SURVEYORS 7725 PARAGON ROAD, DAYTON, OHIO 45459 (513) 435-8584 FAX (513) 435-3307	JOB NO. 2175
DRAWN	JSC			SHEET NO.
CHKD	DCO			1 OF 1

INDEXED ON MAP
 4983 3P

Stanford Survey

The following described real estate situated in the Township of Rushcreek, County of Logan, State of Ohio and being a part of Virginia Military Survey No. 9055 and being more particularly described as follows:

Beginning at an iron bar in the centerline of S. R. No. 274 (formerly C. H. No. 9) as shown on Plan X-9 and in Field Book No. 578 Page 38, Logan County Engineers Office, said iron also being the northeast corner to Charles J. Stanford's present 19.38 Acre tract;

Thence with the centerline of S. R. No. 274 and Stanfords east line, S. 40° 12' W. 1,111.00 feet to a R. R. Spike for the true place of beginning for this survey;

Thence N. 49° 48' W. 200.00 feet to an iron bar, passing through an iron bar at 30.00 feet;

Thence S. 40° 12' W. 200.00 feet to an iron bar;

Thence S. 40° 48' E. 197.32 feet to a R. R. Spike set in the centerline of S. R. No. 274, passing through an iron bar at 167.30 feet;

Thence with the centerline of S. R. No. 274, N. 42° 15' E. 75.05 feet to an iron bar, being Station No. 460 + 02 as shown on page 37 of Field Book No. 578;

Thence continuing with the centerline of S. R. No. 274, N. 40° 12' E. 125.00 feet to the place of beginning, containing 0.913 Acres, more or less.

The above described real estate being surveyed out of the east side of Charles J. Stanford's present 19.38 Acre tract.

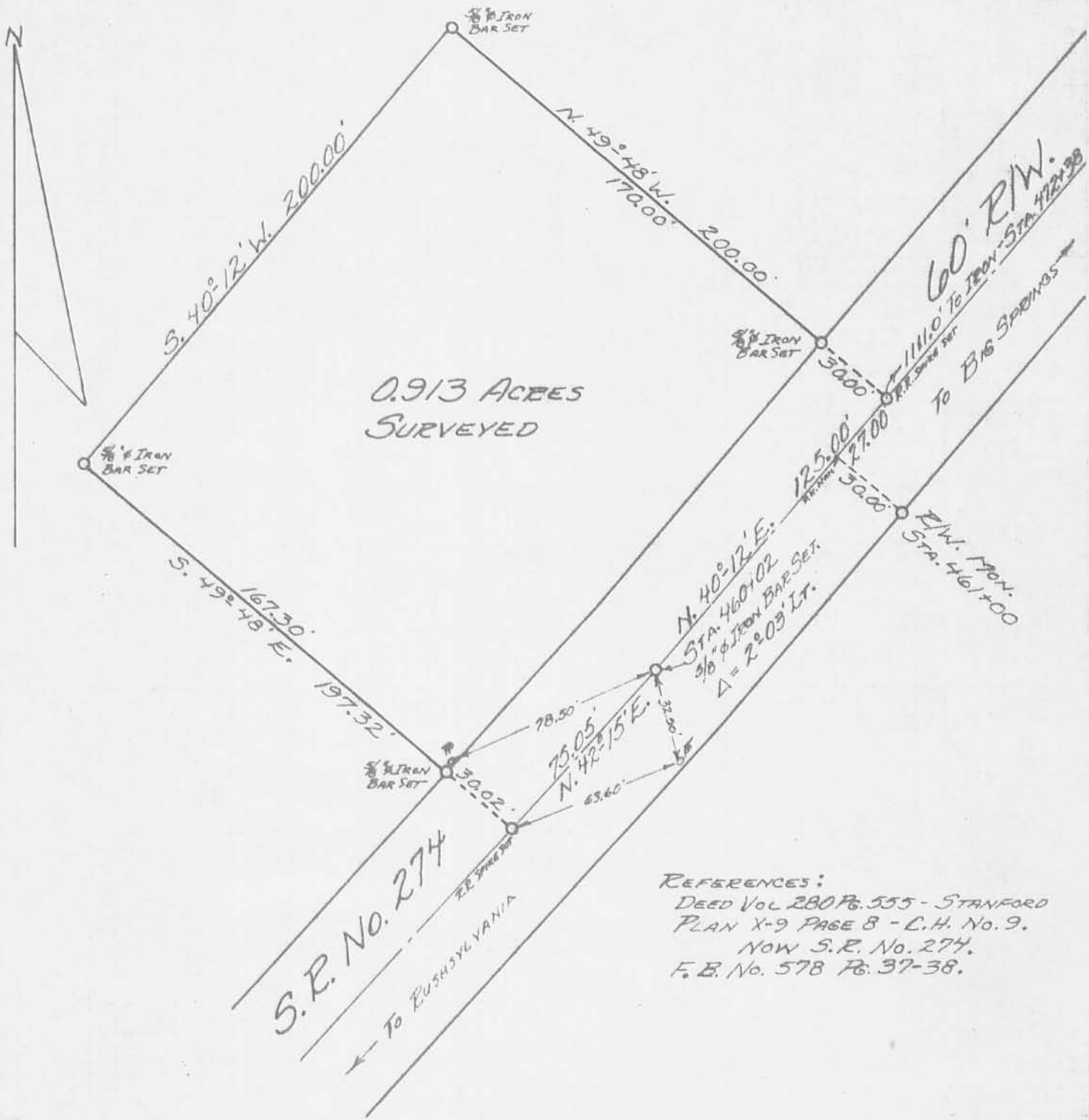
I hereby certify that this is a true and accurate description based on a survey made by me on April 22, 1972.

Daniel E. Gilbert

Daniel E. Gilbert, P.S.
Reg. Sur. No. 5402
1041 N. Main St.
Bellefontaine, Ohio 43311

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0.913 ACRES
SURVEYED

S.R. No. 274
To ZUSHYLVANIA

REFERENCES:
DEED VOL 280 Pg. 555 - STANFORD
PLAN X-9 PAGE 8 - C.H. No. 9.
NOW S.R. No. 274.
F.B. No. 578 Pg. 37-38.

STANFORD SURVEY
V.M.S. No. 9955
RUSHCREEK TOWNSHIP
LOGAN COUNTY, OHIO
APRIL 22, 1972

SURVEYED AND PLATTED BY:
DANIEL E. GILBERT, P.S.
REG. SUR. No. 5402
1041 N. MAIN ST.
BELLEFONTAINE, OHIO 43311

47
4983 INDEXED ON MAP

SCALE: 1" = 50'

Received 7/16-85 E.C.P.

OK

LESLIE H. GEESLIN
REGISTERED SURVEYOR NO. 5248
P O. BOX 274
RUSHSYLVANIA, OHIO 43347

TELEPHONE: (513) 468-2793

STANFORD SURVEY

July, 1985

The following described real estate situated in the State of Ohio, County of Logan, Township of Rushcreek, being part of Virginia Military Survey No. 9955 and more particularly described as follows:

Beginning at an iron bar in the centerline of State Route 274 that is S. 42° $15'$ W. 37.25 feet from the southeast corner of Ross Zahner's 0.913 acre tract as described in D. B. Vol. 399 Page 832.

Thence with said centerline S. 42° $15'$ W. 214.01 feet to an iron bar.

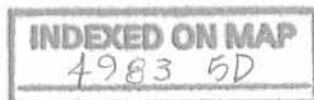
Thence N. 49° $46'$ W. 188.21 feet to an iron bar.

Thence N. 40° $12'$ $55''$ E. 213.87 feet to an iron bar.

Thence S. 49° $46'$ E. 195.81 feet to the place of beginning.

Containing 0.94 acre more or less.

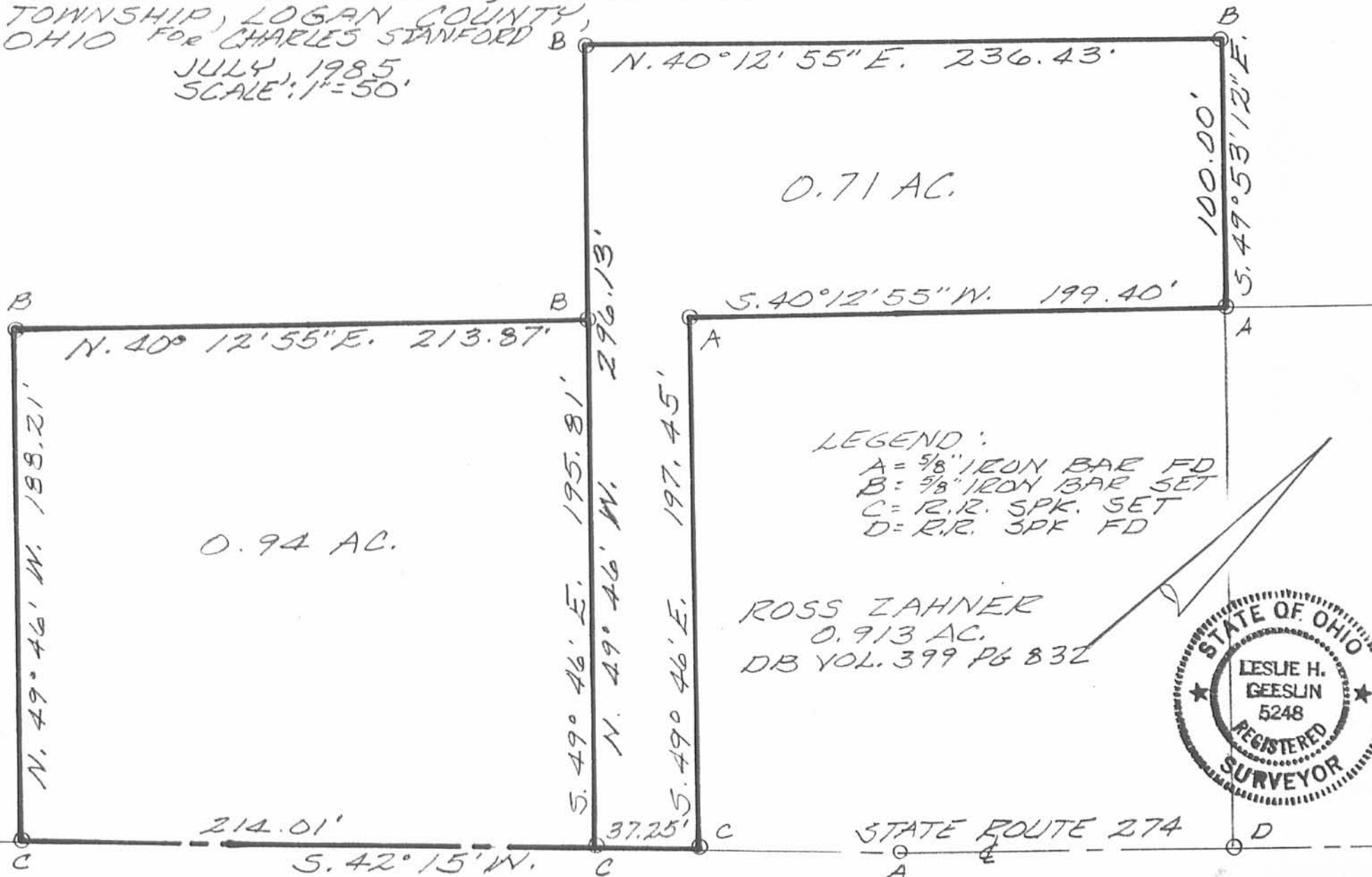
This description is based on a field survey and bearings are from deeds and angles turned in the field.



Leslie H. Geeslin

SURVEY OF 0.71 AC. & 0.94 AC.
TRACTS IN V.M.S. 9955, RUSHCREEK
TOWNSHIP, LOGAN COUNTY,
OHIO FOR CHARLES STANFORD B

JULY, 1985.
SCALE: 1"=50'



INDEXED ON MAP
4903 5P

Leslie H. Geeslin
LESLIE H. GEESLIN
RUSH, SYLVANIA, OHIO

Received 6-16-87

O.R. C.R.

1

LESLIE H. GEESLIN
REGISTERED SURVEYOR NO. 5248
P. O. BOX 274
RUSHSYLVANIA, OHIO 43347

TELEPHONE: (513) 468-2793

STANFORD SURVEY
June, 1987



The following described real estate situated in the State of Ohio, County of Logan, Township of Rushcreek, being part of Virginia Military Survey No. 9955 and more particularly described as follows:

Beginning at a railroad spike in the centerline of State Route 274 at the southeast corner of John Stanford's 0.94 acre tract as described in O.R. Vol. 5, Page 564.

THENCE, with said centerline $S. 42^{\circ} 15' W.$ (This bearing is taken from D.B. Vol. 352 Page 832 and all other bearings are from angles and distances measured in this field survey) 38.80 feet to a railroad spike.

THENCE $N. 49^{\circ} 46' W.$ 192.27 feet to a 0.625 inch iron bar, passing a 0.625 inch iron bar at 30.00 feet.

THENCE $N. 19^{\circ} 38' 06'' E.$ 269.92 feet to a 0.625 inch iron bar.

THENCE $S. 49^{\circ} 46' E.$ 100.32 feet to a 0.625 inch iron bar at the N.W. corner of said Stanford's 0.94 acre tract.

THENCE with said Stanford's west line $S. 40^{\circ} 12' 55'' W.$ 213.87 feet to a 0.625 inch iron bar.

THENCE with said Stanford's south line $S. 49^{\circ} 46' E.$ 188.21 feet to the place of beginning.

Containing 0.474 acres more or less.

The above described 0.474 acre tract being on the east

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side of Charles J. Stanford's 18.467 acre tract as described
in D.B. Vol. 280 Page 555.

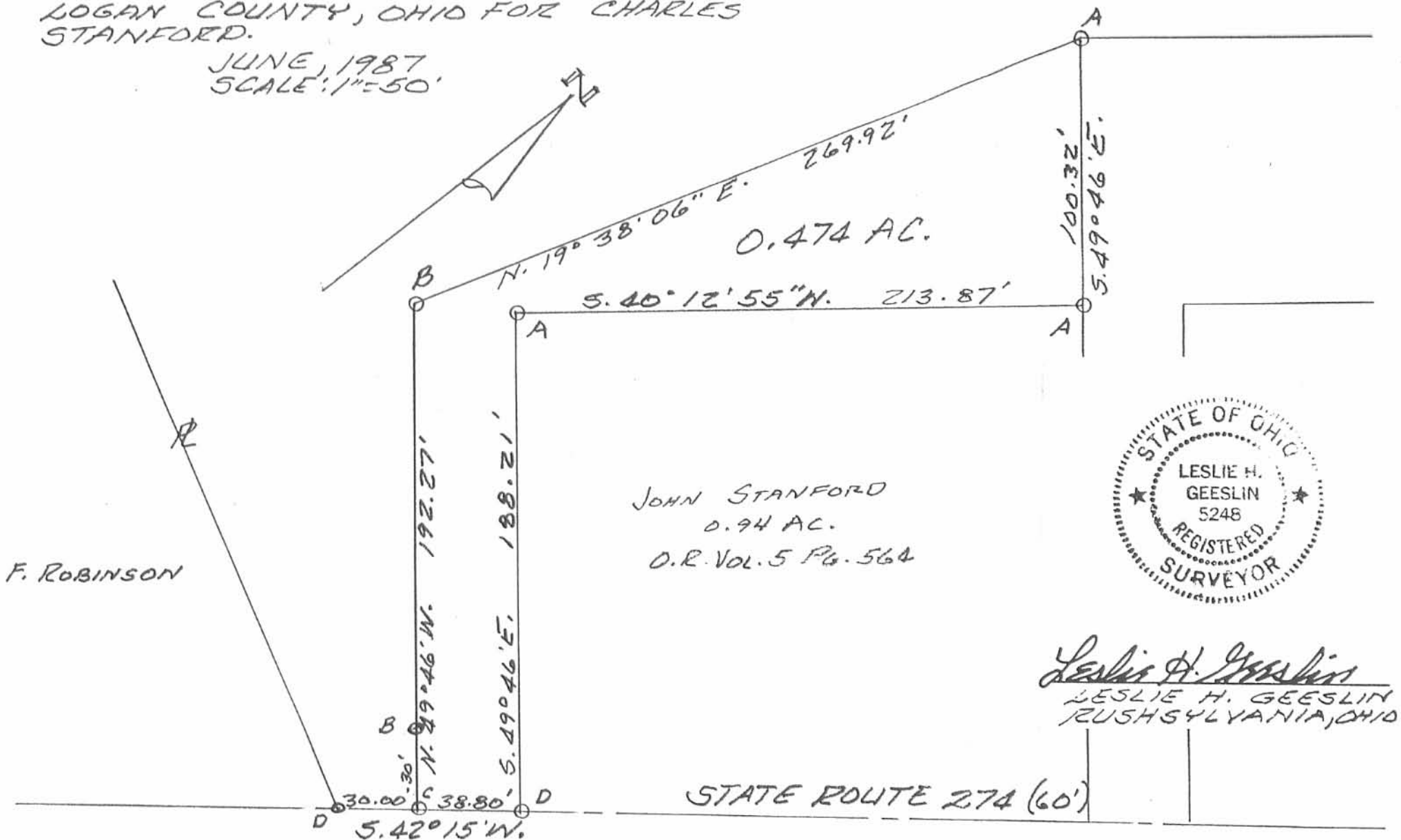


Leslie H. Geeslin
LESLIE H. GEESLIN
RUSHSVLVANIA, OHIO

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49836DZ

SURVEY OF 0.474 AC. TRACT
 IN V.M.S. 9955, RUSHCREEK TOWNSHIP,
 LOGAN COUNTY, OHIO FOR CHARLES
 STANFORD.

JUNE, 1987
 SCALE: 1"=50'



Leslie H. Geeslin
 LESLIE H. GEESLIN
 RUSHSYLVANIA, OHIO

LEGEND:
 A = 5/8" IRON BAR FD.
 B = 5/8" IRON BAR SET
 C = R.R. SPK. SET
 D = R.R. SPK. FD

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 4983 6P

Received 7-16-85 E.C.A.

OK

LESLIE H. GEESLIN

REGISTERED SURVEYOR NO. 5248

P. O. BOX 274

RUSHSYLVANIA, OHIO 43347

TELEPHONE: (513) 468-2793

STANFORD SURVEY

July, 1985

The following described real estate situated in the State of Ohio, County of Logan, Township of Rushcreek, being part of Virginia Military Survey No. 9955 and more particularly described as follows:

Beginning at an iron bar in the centerline of State Route 274 at the southeast corner of Ross Zahner's 0.913 acre tract as described in D. B. Vol. 399 Page 832.

Thence with said centerline S. $42^{\circ} 15'$ W. 37.25 feet to an iron bar.

Thence N. $49^{\circ} 46'$ W. 296.13 feet to an iron bar, passing an iron bar at 195.81 feet.

Thence N. $40^{\circ} 12' 55''$ E. 236.43 feet to an iron bar.

Thence S. $49^{\circ} 53' 12''$ E. 100.00 feet to an iron bar at the northwest corner of said Zahner's 0.913 acre tract.

Thence with said Zahner's west line S. $40^{\circ} 12' 55''$ W. 199.40 feet to an iron bar.

Thence with said Zahner's south line S. $49^{\circ} 46'$ E. 197.45 feet to the place of beginning.

Containing 0.71 acre more or less.

This description is based on a field survey and bearings are from deeds and angles turned.

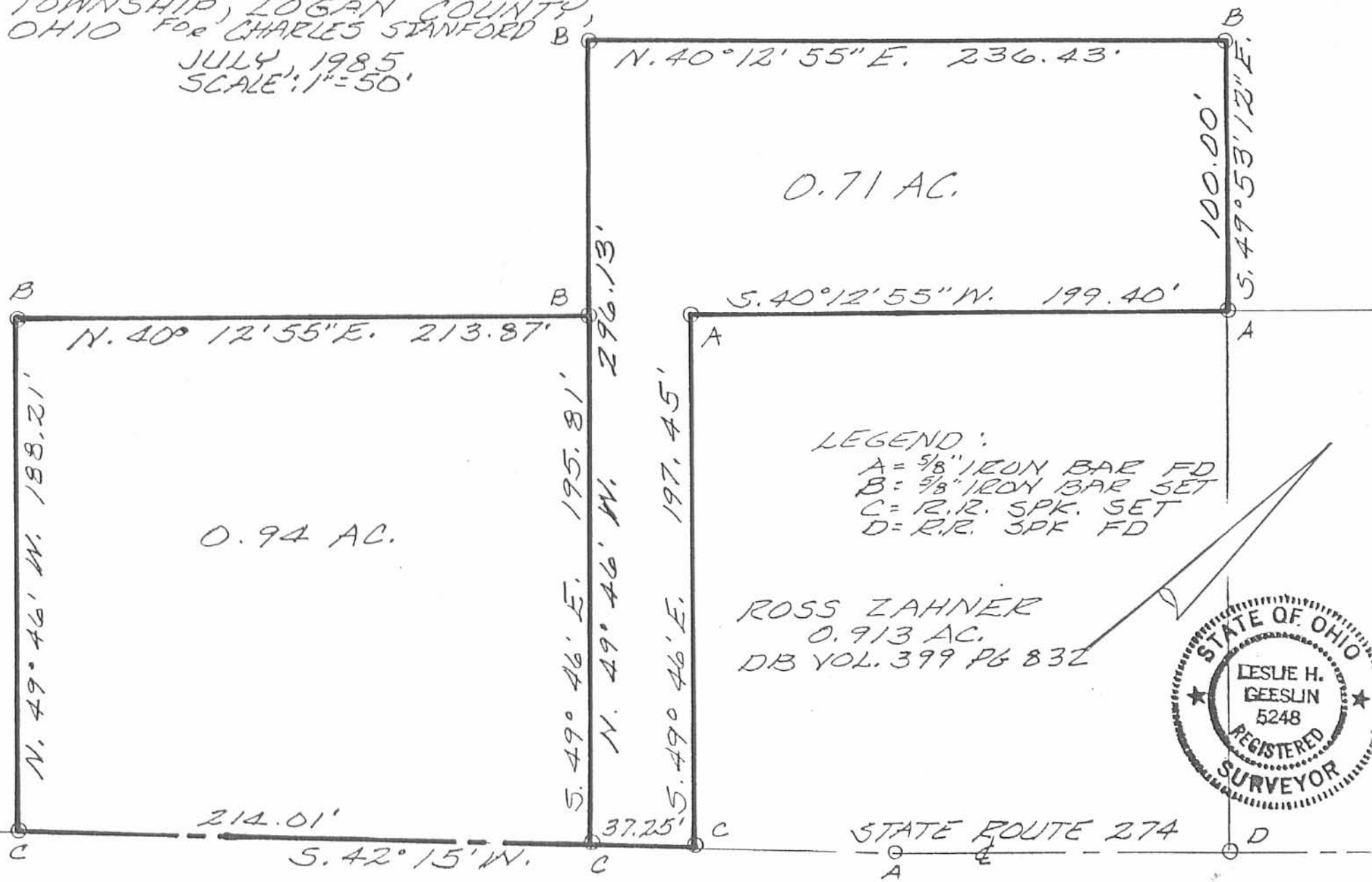
INDEXED ON MAP
4983 7D



Leslie H. Geeslin

SURVEY OF 0.71 AC. & 0.94 AC.
TRACTS IN V.M.S. 9955, RUSHCREEK
TOWNSHIP, LOGAN COUNTY,
OHIO FOR CHARLES STANFORD B.

JULY, 1985
SCALE: 1"=50'



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4903 7P

Leslie H. Geeslin
LESLIE H. GEESLIN
RUSHSVLVANIA, OHIO

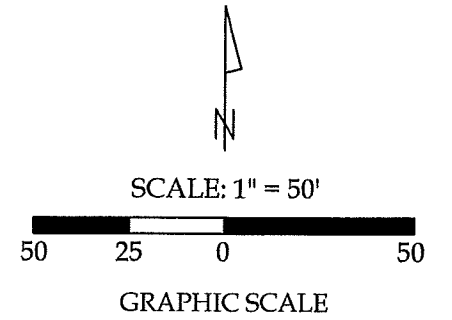
2-2-2023
 APPROVED

Survey of Parcels #40-025-00-00-047-004 & 40-025-00-00-050-000 and
 being a part of V.M.S. 9955, Rushcreek Township, Logan County, Ohio.
 (Deed Referenced in O.R. 840, Pg. 578)

Darren S. Humphries
 O.R. 307, Pg. 947
 (17.853 acres)

Daryl E., Jr. &
 Tamara S. Peeples
 O.R. 840, Pg. 578
 (Total - 1.721 acres Deed)
 (1.722 acre of which 0.172
 acres are Road R/W)

Christopher &
 Heather Buettner
 O.R. 1228, Pg. 353
 (Total - 1.623 acres Deed)



Distance Data

D - 1 = 50.00' (R & M)

Legend

- A = Existing Railroad Spike
- B = Existing Mag Nail
- C = Existing #5 Rebar
- D = Set Mag Nail
- E = Set #5 Rebar



This plat represents an actual boundary
 survey completed under my direct
 supervision on December 05, 2022.

Kyle J. Binkley
 Kyle J. Binkley, P.S. #8587

Binkley
 LAND SURVEYING, LLC
 121 W. Auglaize Street
 Wapakoneta, Ohio 45895
 (419) 236-3768

NOTE: All distances on this plat are
 measured unless otherwise noted.

BASIS OF BEARINGS: The system of bearings for
 this plat and legal description is based on the Ohio
 State Plane - North Coordinate System NAD 83 (2011).

CLIENT: Daryl Peeples, Jr.			
SURVEYED BY: T.J.S./T.E.W.	DATE: 12-05-2022	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 50'	PAGE 1	OF 1	PAGES 1

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INDEXED ON MAP