

OVERLAP PROBLEM WITH THIS LEGAL - WAS STAMPED NEW SURVEY NEXT TRANSFER.

TRACT I
TRACT II
TRACT III

O.B. 353, P. 825



INDEXED ON MAP
Cell 41 IP

PREPARED FOR WESTERN OHIO TITLE AGENCY AND SKY BANK:

CERTIFICATION

I HEREBY STATE THAT THE FOREGOING MORTGAGE LOCATION SURVEY WAS PREPARED FROM ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4732-38, OHIO ADMINISTRATIVE CODE, AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37 OF SAID CODE.

THIS MORTGAGE LOCATION SURVEY WAS PREPARED FOR ONE SPECIFIC LOAN, FOR TITLE INSURANCE AND LENDING PURPOSES ONLY AND IS NOT TO BE INTERPRETED IN ANY WAY AS BEING PREPARED FOR THE LAND OWNER. THIS MORTGAGE LOCATION SURVEY IS NOT TO BE USED FOR CONSTRUCTION OF ANY KIND AND MAY NOT BE REPRODUCED FOR REASONS OTHER THAN THOSE RELATED TO THE ONE SPECIFIC LOAN THAT IT WAS PREPARED FOR.

William D. Edwards

WILLIAM D. EDWARDS, PROFESSIONAL SURVEYOR No. 7574
EDWARDS SURVEYING
110 SOUTH MAIN STREET
URBANA, OHIO 43078
(937) 653-6508 FAX: (937) 653-5295

PLOT PLAN
Pt. V.M.S. 13646
3694 COUNTY ROAD 12
VILLAGE OF WALNUT GROVE
LOGAN COUNTY, OHIO
JULY 28, 2004

WOTA/SKY BANK

M-15367

REC'D 2-23-12 Smyall

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

PNC BANK, N.A. 1.116 ACRES

Lying in Virginia Military Survey 13646, Village of Walnut Grove, Rushcreek Township, Logan County, Ohio.

Being part of the PNC Bank, N.A., 0.80 acre tract, all of the 0.68 acre tract and 0.03 acre tract as deeded and described in Official Record 1047, Page 844, Tract I, Tract II and Tract III of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a 5/8 inch iron rod found in a monument box on the north line of Virginia Military Survey 13646 on the intersection of the center-lines of County Highway 26 and County Highway 12.

THENCE, with the center-line of County Highway 12 (60 feet wide), S 17°-49'-12"E, a distance of 148.50 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE, with the south line of the Conneetta Jo Payne and Stephanie D. Wilcox (Carol Sue Grow, life estate) 0.90 acre tract (O.R. 771, Pg. 219, Tract Two), N 77°-47'-10"E, a distance of 394.79 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 30.14 feet.

THENCE, with the west line of the Aaron P. Antrim 10.00 acre tract (O.R. 1005, Pg. 211, Tract II), S 06°-24'-24"E, a distance of 118.80 feet to a 5/8 inch iron rod set.

THENCE, with the north line of the Randy Ray Miller 1-1/5 acre tract (Vol. 404, Pg. 373), S 74°-58'-48"W, a distance of 369.84 feet to a MAG nail set on the center-line of County Highway 12, passing a 5/8 inch iron rod set at 339.80 feet.

THENCE, with the center-line of County Highway 12, N 17°-49'-12"W, a distance of 136.95 feet to the point of beginning.

Containing 1.116 acres, of which 0.094 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 center-line of County Highway 12, being S 17°-49'-12"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on February 21, 2012.

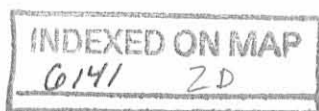


Description prepared by:

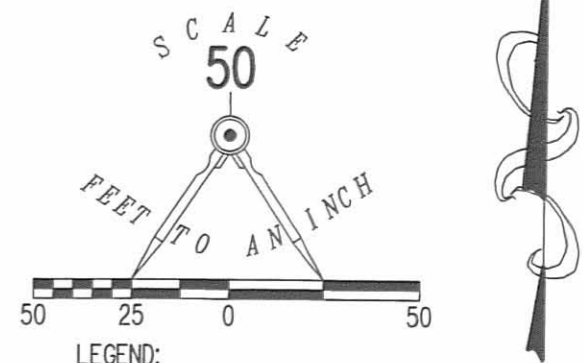
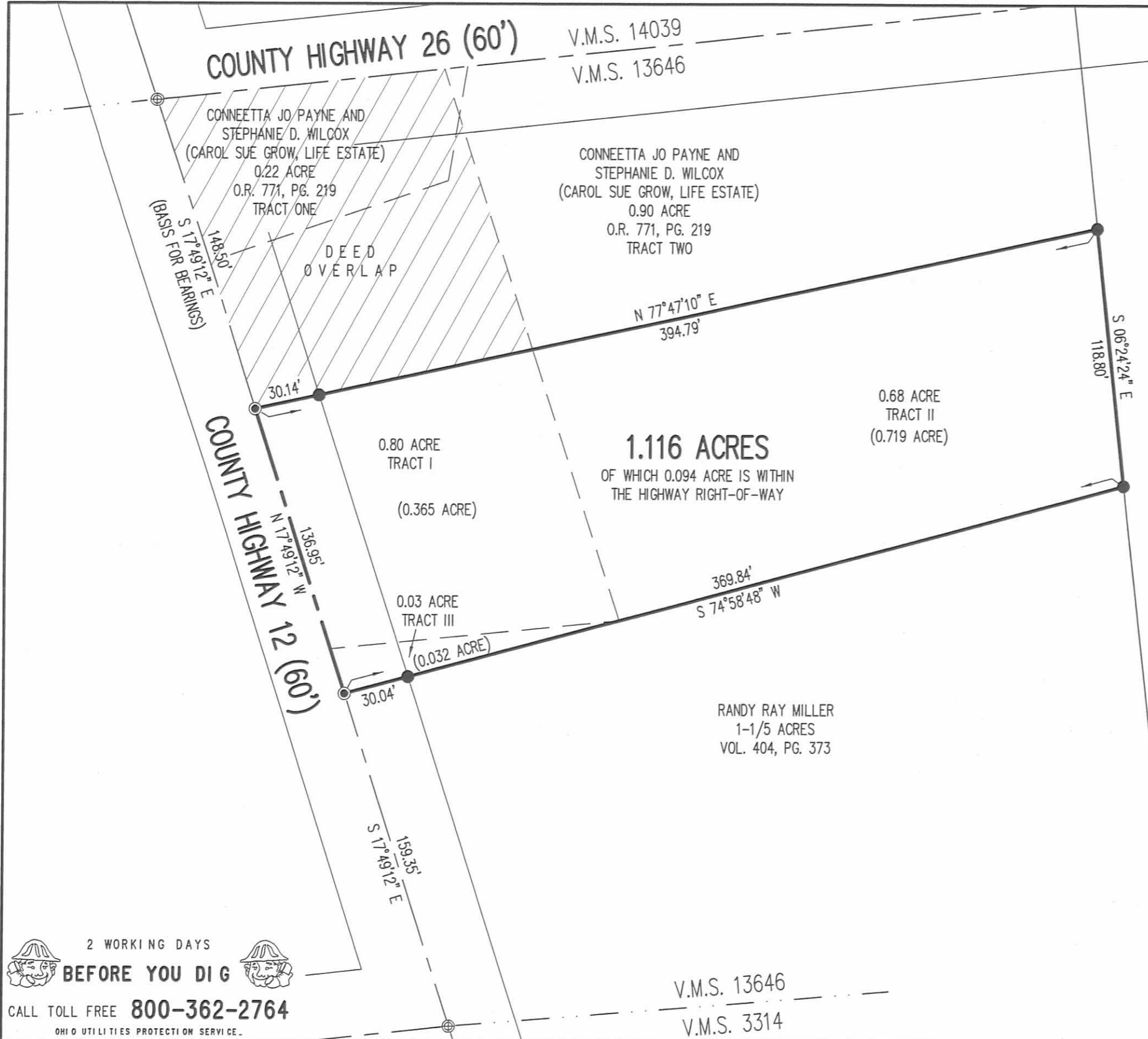
A handwritten signature in cursive script that reads 'William K. Bruce'.

William K. Bruce
Professional Surveyor 7437
February 22, 2012

52760212



REC'D 2-23-12 SMM/OK



RETRACEMENT SURVEY OF THE
PNC BANK, N.A.
PART OF 0.80 ACRE TRACT, AND ALL OF
THE 0.68 ACRE TRACT AND 0.03 ACRE TRACT
OFFICIAL RECORD 1047, PAGE 844
TRACT I, TRACT II AND TRACT III
VIRGINIA MILITARY SURVEY 13646
VILLAGE OF WALNUT GROVE
RUSHCREEK TOWNSHIP
LOGAN COUNTY, OHIO

SURVEYED BY:

William K. Bruce
WILLIAM K. BRUCE
PROFESSIONAL SURVEYOR 7437
FEBRUARY 21, 2012



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LEE SURVEYING & MAPPING CO., INC.
117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335
WWW.LSMINC.US
surveys@lsminc.us
KSS D0212 52760212 L-5276-3

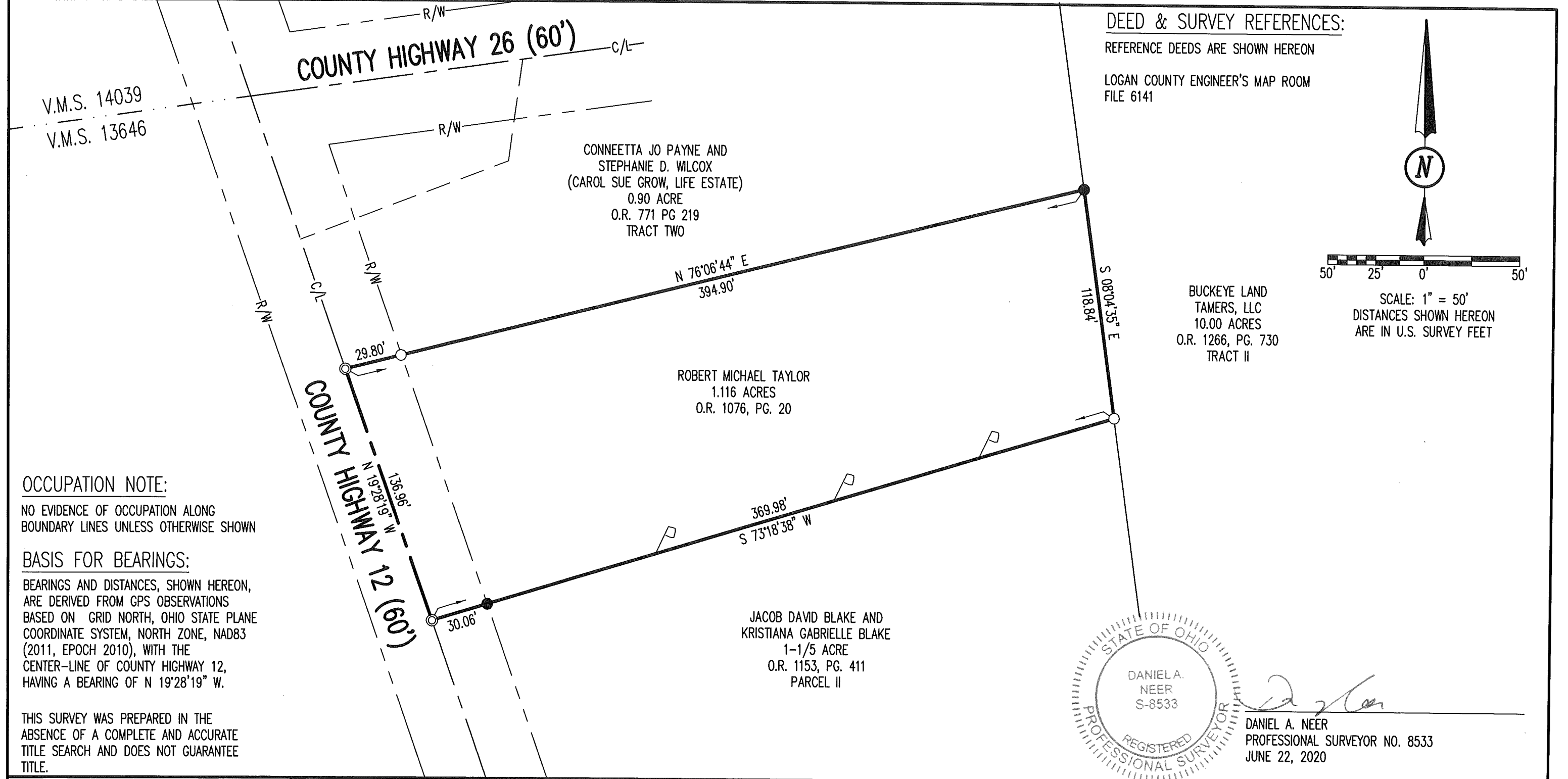
2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE **800-362-2764**
OHIO UTILITIES PROTECTION SERVICE.

V.M.S. 13646
V.M.S. 3314

INDEXED ON MAP
6141 ZP

8-4-2020

✓ APPROVED



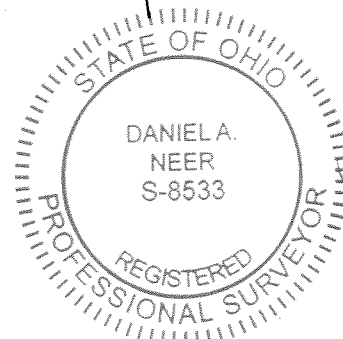
OCCUPATION NOTE:

NO EVIDENCE OF OCCUPATION ALONG
BOUNDARY LINES UNLESS OTHERWISE SHOWN

BASIS FOR BEARINGS:

BEARINGS AND DISTANCES, SHOWN HEREON,
ARE DERIVED FROM GPS OBSERVATIONS
BASED ON GRID NORTH, OHIO STATE PLANE
COORDINATE SYSTEM, NORTH ZONE, NAD83
(2011, EPOCH 2010), WITH THE
CENTER-LINE OF COUNTY HIGHWAY 12,
HAVING A BEARING OF N 19°28'19" W.

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



D. Neer
DANIEL A. NEER
PROFESSIONAL SURVEYOR NO. 8533
JUNE 22, 2020

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(937) 593-7335 • www.dlz.com
Project #2021-2066.00

LEGEND

⊙ MAG NAIL FOUND	R/W = RIGHT-OF-WAY
○ 5/8 INCH IRON ROD FOUND WITH PLASTIC I.D. CAP STAMPED "LSM 7437"	C/L = CENTER-LINE
● 5/8 INCHx302 INCH IRON REBAR SET WITH PLASTIC I.D. CAP STAMPED "DLZ OHIO INC."	V.M.S. = VIRGINIA MILITARY SURVEY
⚡ WOOD LATH SET	O.R. = OFFICIAL RECORD
	PG. = PAGE

RETRACEMENT SURVEY
VIRGINIA MILITARY SURVEY 13646
VILLAGE OF WALNUT GROVE
RUSHCREEK TOWNSHIP
LOGAN COUNTY, OHIO

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
KSS			7/18/2020

INDEXED ON MAP
6141