

LESLIE H. GEESLIN

REGISTERED SURVEYOR 5248

P. O. BOX 274

RUSHSYLVANIA, OHIO 43347

TELEPHONE: (937) 468-2793

FAX: (937) 468-2080

BALL SURVEY

June 22, 1999

The following described real estate situated in the State of Ohio, County of Logan, Township of Rushcreek, being part of Virginia Military Survey No. 9909 in the Village of Rushsylvania and more particularly described as follows:

Beginning at a magnetic nail set in the centerline of Sandusky Street at the southwest corner of David E. Roberts' 3.33 acre tract as described in O. R. Vol. 31 Page 211.

Thence with said Roberts' south line S. 56° 19' 19" E. 369.37 feet to a point in the centerline of Conrail, passing the right of way of Sandusky Street at 30.00 feet, 5/8 inch iron bars set at 31.50 feet and 319.20 feet.

Thence with the centerline of said Conrail on a 5729.65 foot radius curve to the right with a Chord of S. 39° 55' 14" W. 59.76 feet, a central angle of 0° 35' 51" and a Length of 59.76 feet to a point.

Thence N. 56° 19' 19" W. 154.41 feet to a 5/8 inch iron bar set, passing a 5/8 inch iron bar set at the northeast corner of Calvin L. Oetjen et ux's original 2.79 acre tract as described in O. R. Vol. 309 Page 334 and in the north line of said Conrail at 50.17 feet

Thence continuing with said Oetjen's north line N.60° 42' 36" W. 209.12 feet to a magnetic nail set in the centerline of said Sandusky Street, passing a 5/8 inch iron bar set at 179.03 feet.

Thence with said centerline of Sandusky Street N. 33° 43' 15" E. 75.40 feet to the place of beginning.

Containing 0.538 acre more or less, of which 0.069 acre is in the right of way of Conrail and 0.051 acre is in the right of way of Sandusky Street.

The above described 0.538 acre tract being a new survey of all of Carolyn Sue Ball's tract of land as described in O. R. Vol. 389 Page 59.

Bearings are based on an assumed bearing (N. 33° 43' 15" E.) for the centerline of Sandusky Street in this field survey by Leslie H. Geeslin, Reg. Surveyor No. 5248, on June 22, 1999.

Reference is hereby made to a plat of this survey on file with the Logan County Engineer.



Leslie H. Geeslin

INDEXED ON MAP
5434 1D

CALVIN L. OETJEN ETUX
 ORIG. 2.79 AC.
 O.R. VOL. 309 PG 334

THERE IS AN EXISTING DRIVE PROVIDING ACCESS
 ACROSS THE RAILROAD - ENCLOSURE IS UNLATCHED

N. 56° 19' 19" W. 154.41' N. 60° 42' 36" W. 209.12'

CAEOLYN SUE BALL
 0.50 AC.
 O.R. VOL. 389 PG 59

SEE NOTE - V

S. 56° 19' 19" E. 369.37'

SANDUSKY STREET
 382.80'

N. 33° 43' 15" E
 75.40'
 (0.051A)

0.538 AC.

DAVID E. ROBERTS
 3.33 AC.
 O.R. VOL. 31 PG 211

NOTE:
 THIS FENCE IS IN THE APPROXIMATE
 SAME LOCATION AS IT WAS IN 1932.
 THIS IS SHOWN AS STATION 337 + 10 ON
 PAGE 50 OF F.B. 578. ADVERSE POSSESSION
 IS A POSSIBILITY AND LEGAL ADVICE IS
 RECOMMENDED.

50.17 (0.069A)
 59.76'
 S. 39° 55' 14" W.

CONRAIL

385.73'

$\Delta = 0^\circ 35' 51''$
 $R = 5729.65'$
 $CH = 539^\circ 55' 14'' W.$
 $59.76'$
 $L = 59.76$
 $D = 1^\circ 00' 00''$

SURVEY OF 0.538 ACRE TRACT IN Y.M.S. 9909
 IN THE VILLAGE OF RUSHSYLVANIA, RUSHCREEK
 TOWNSHIP, LOGAN COUNTY, OHIO.
 JUNE 22, 1999
 SCALE: 1" = 50'



- LEGEND:
- = MAGNETIC NAIL SET
 - = 5/8" IRON BAR SET
 - = R.R. TIE CORNER POST FOUND
 - △ = CONCRETE CORNER POST FOUND
 - ◻ = REMAINS OF WOOD CORNER POST FOUND



Leslie H. Geeslin
 LESLIE H. GEESLIN
 RUSHSYLVANIA, OHIO
 PH 937-468-2793

INDEXED ON MAP
 5434 IP

Deed Description
William R. & Deborah J. Bixie
6,004 Acres out of 2,79 Acres
Cincinnati, Ohio

...of the Village of ...
...of the State of Ohio ...
...as follows:

...of a railroad ...
...of the ...
...of the ...

...of 52 degrees 55 minutes ...
...of the ...
...of the ...
...of the ...
...of the ...

...of the ...
...of the ...

...of 52 degrees 55 minutes ...
...of the ...
...of the ...

...of the ...
...of the ...

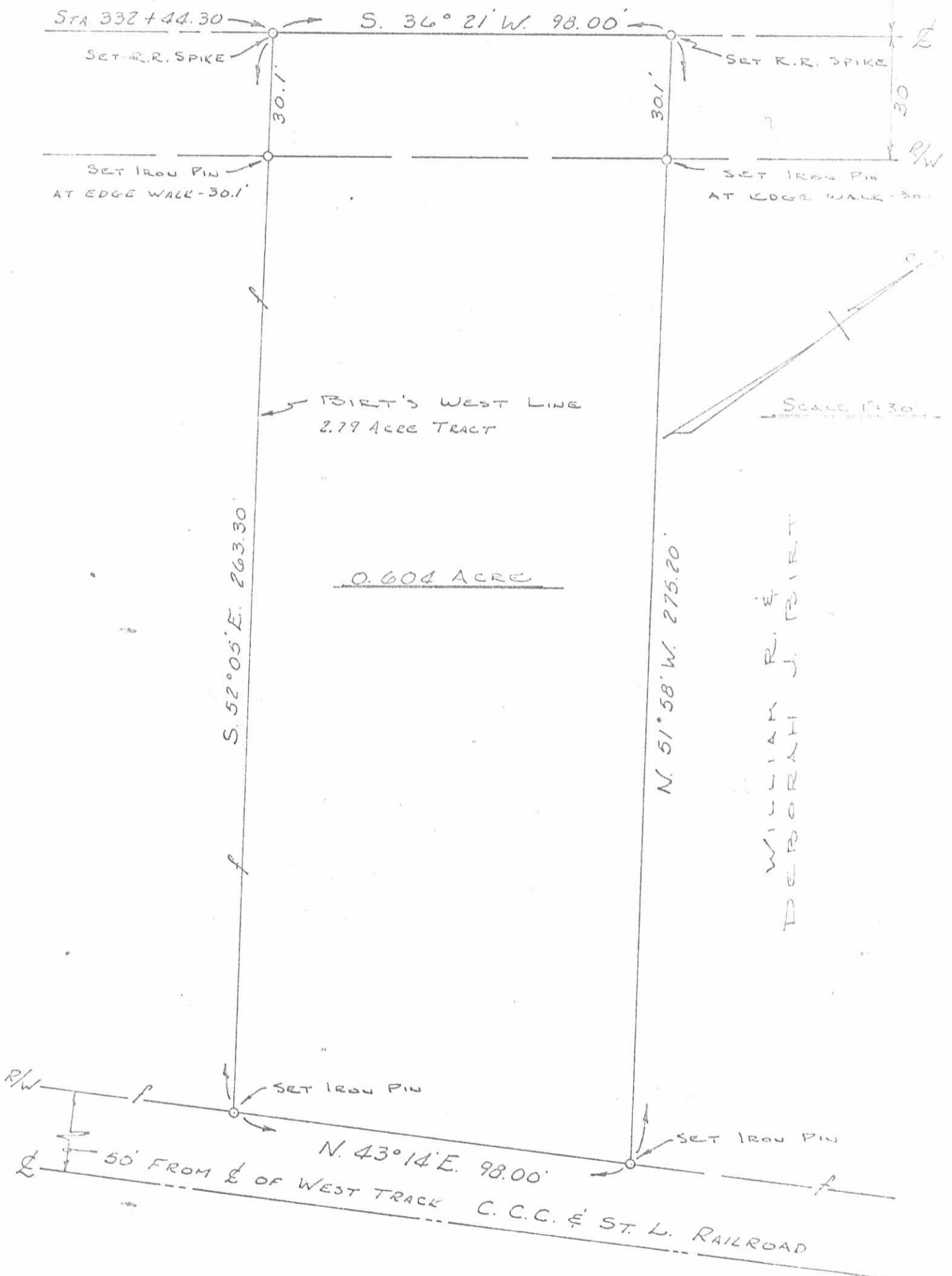
...of the ...
...of the ...
...of the ...

INDEXED ON MAP
5434 2D

Surveyed July 13, 1974
By Ross S. ...

Ross S. ...

C. H. #9 - RUSHSYLVANIA PIKE



0.604 ACRE

WILLIAM R. &
DEBORAH J. BIRT

A SURVEY OF A 0.604 ACRE TRACT OUT OF WILLIAM R. & DEBORAH J. BIRT'S 2.79 ACRES IN V.M.S. #9909 IN THE VILLAGE OF RUSHSYLVANIA, LOGAN COUNTY, OHIO.

5434 2P

INDEXED ON MAP

SURVEYED FEB. 12, 1970
BY LARRY E. BLOSSER SIT#1194
CHK'D. Cecil E. Mansfield
R.Sur. #3151

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

TELEPHONE: (513) 468-2793

SALYER SURVEY

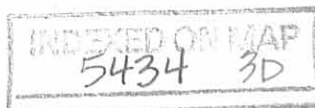
August, 1980

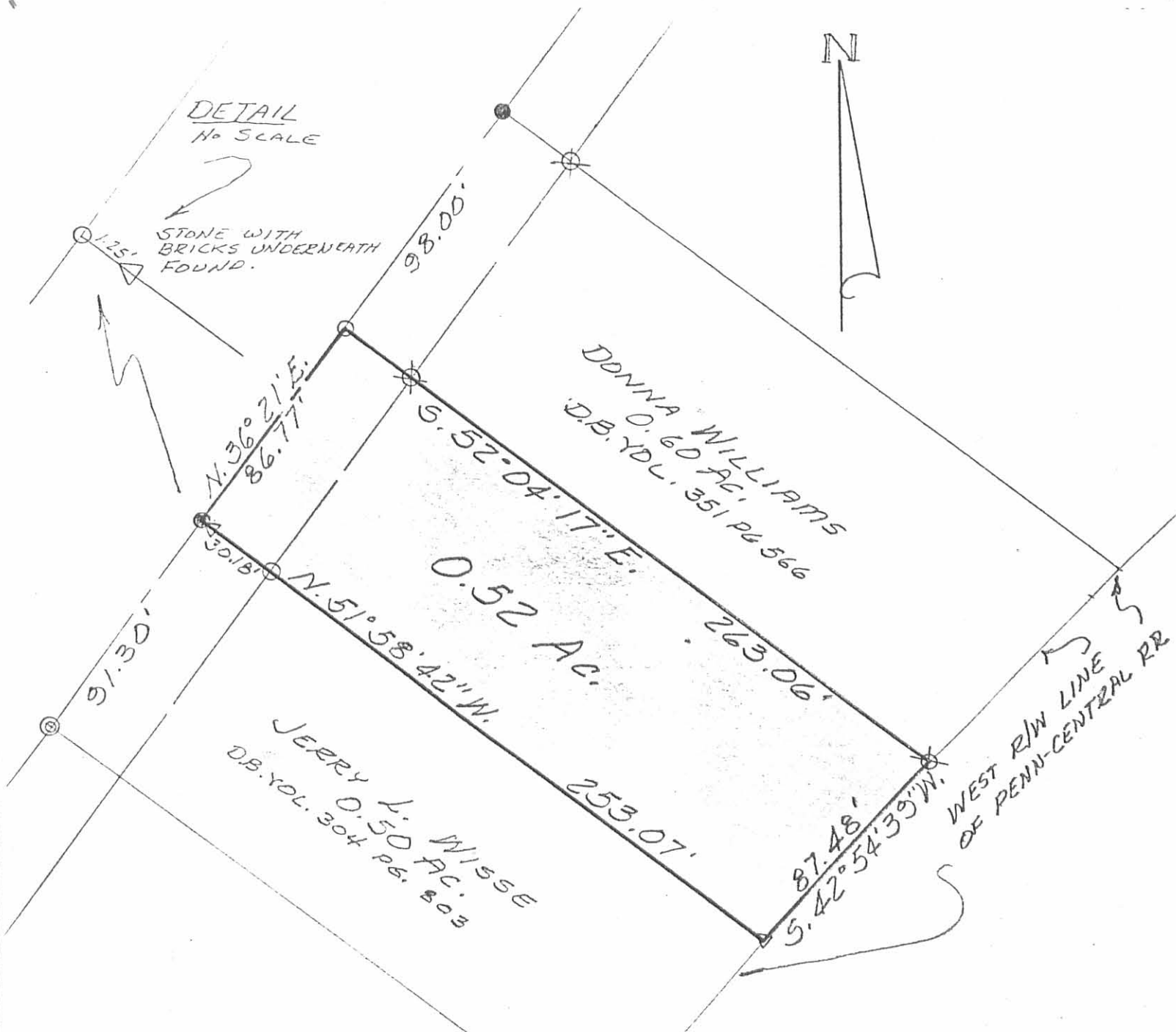
The following described real estate situated in the State of Ohio, County of Logan, Township of "ushcreek, Virginia Military Survey No. 9909 and being in the Village of Rushsylvania and more particularly described as follows:

Beginning at a stone at the northeast corner of Jerry L. Wisse's 0.50 acre tract as described in D. B. Vol. 304 Pg. 803, said stone being in the west right-of-way line of the Penn-Central Railroad; thence with said Wisse's north line N. $51^{\circ} 58' 42''$ W. 253.07 feet to an iron bar in the centerline of Sandusky Street, passing an iron bar at 222.89 feet and a stone at 251.82 feet; thence with said centerline N. $36^{\circ} 21' E.$ 86.77 feet to an iron bar at the southwest corner of Donna Williams' 0.60 acre tract; thence with said William's south line S. $52^{\circ} 04' 17'' E.$ 263.06 feet to an iron bar in the west line of the Penn-Central Railroad; thence with said west line S. $42^{\circ} 54' 39'' W.$ 87.48 feet to the place of beginning.

Containing 0.52 acre more or less.

The above described 0.52 acre being all of the parcel described in D. B. Vol. 368 Pg. 274 in the name of Troy Salyer.





- LEGEND:**
- △ = STONE FOUND
 - = R.R. SPIKE
 - = 5/8" IRON BAR SET
 - ⊗ = 3/4" IRON BAR FD.
 - ⊙ = 3/4" PIPE FD.

SALYER SURVEY
AUGUST, 1980
V.M.S. No. 9909
RUSHSYLVANIA, OHIO
SCALE: 1" = 50'

INDEXED ON MAP
5434 3P



LESLIE H. GEESLIN
RUSHSYLVANIA, OHIO

21

Prebmore - Pushy Ltvonia

June 21, 1955

$$\begin{array}{r} 1.02515 \\ \underline{30} \\ 30.75450 \end{array}$$

$$\begin{array}{r} 180 \quad 90 \\ \underline{102 \quad 78} \\ 78 \quad 12 \end{array}$$

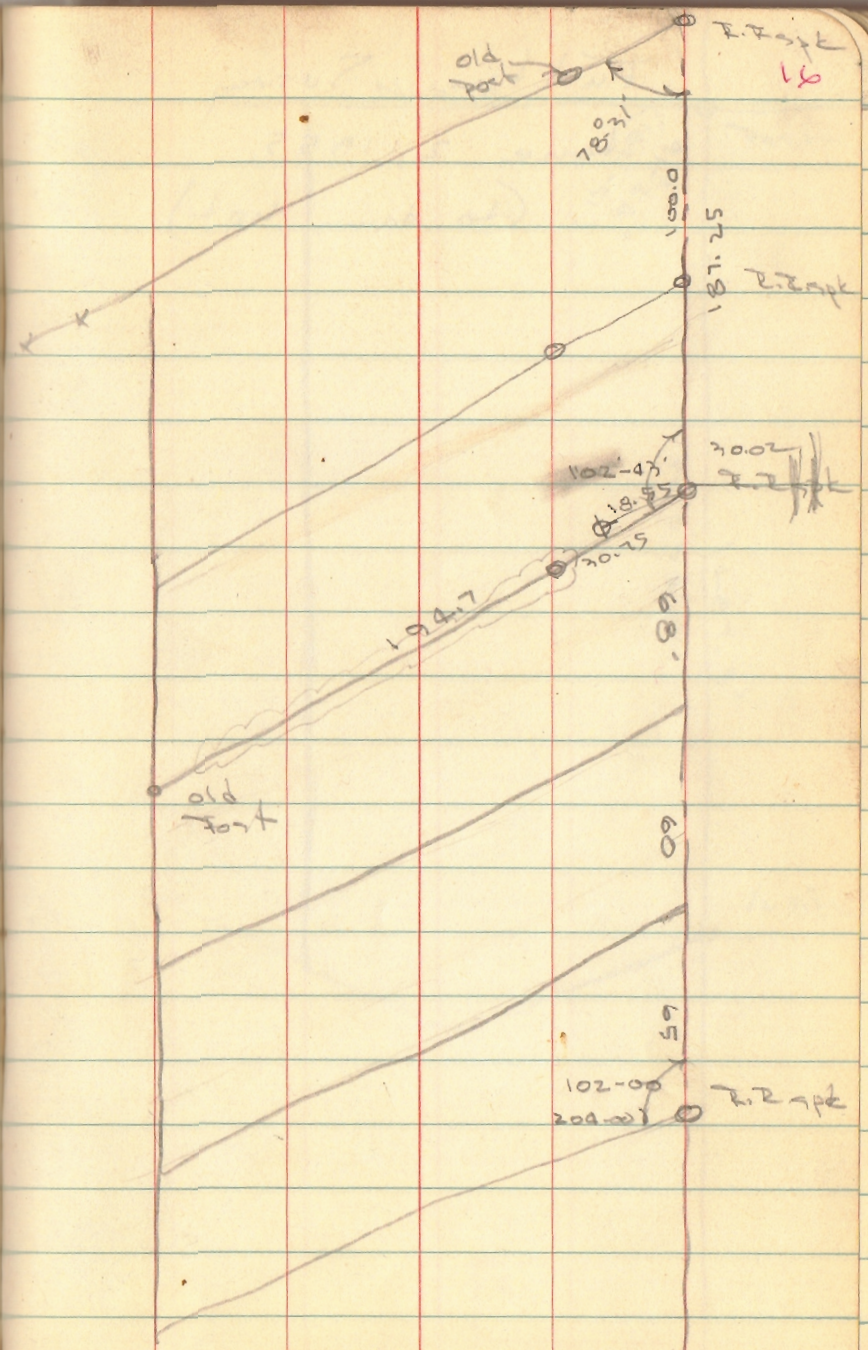
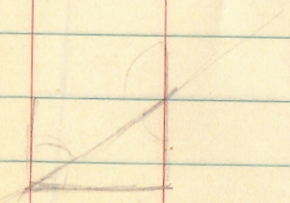
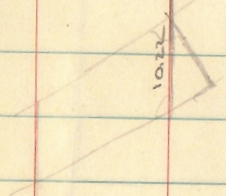
$$\begin{array}{r} 1.0206 \\ \underline{30} \\ 30.6120 \end{array}$$

$$\begin{array}{r} 1.0223 \\ \underline{10} \end{array}$$

$$\begin{array}{r} 65 \\ 60 \\ 68 \\ \hline 193.0 \end{array}$$

$$\begin{array}{r} 179-60 \\ \underline{102-25} \\ 77-17 \end{array}$$

$$\begin{array}{r} 89-60 \\ \underline{77-17} \\ 12-43 \end{array}$$

$$\begin{array}{r} 89-60 \\ \underline{78-21} \\ 11-29 \end{array}$$


INDEXED ON MAP
5434

4-27-14



APPROVED



EDWARDS SURVEYING

110 South Main Street
Urbana, Ohio 43078
(937) 653-6508



LEGAL DESCRIPTION FOR JP MORGAN CHASE'S 1.981 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Village of Rushsylvania, Rushcreek Township and being a part of Virginia Military Survey 9909, and being more particularly described as follows:

Beginning for reference at a 5/8" diameter iron bar with Logan County Engineer cap found inside a monument box at the intersection of the centerlines of Sandusky Street (AKA County Road 9) (60' right-of-way) and State Route 274 (50' right-of-way), said iron bar found being at Centerline Station 347+97.5 of County Road 9; (Field Book 578, Page 28)

thence with the centerline of Sandusky Street (County Road 9), S-36°21'00"-W, 1158.27' (feet) to a Mag nail set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described;

thence with the Southerly line of a parcel , unknown ownership, S-52°04'17"-E, 308.30' (feet) to a point on the Westerly line of the Conrail Railroad, passing for reference an iron bar set on the right-of-way line of Sandusky Street at 30.01' (feet) and also passing for reference an iron bar set at 305.30' (feet);

thence with the West line of said Conrail Railroad, S-42°54'46"-W, 297.36' (feet) to a 5/8" diameter iron bar found at the Northeasterly corner of a 0.604 acre tract conveyed to Stephanie F. Bradford by Deed recorded in Official Record 968, Page 129, of the Logan County Records;

thence with the Northerly line of said Bradford's 0.604 acre tract, N-52°04'17"-W, 274.30' (feet) to a railroad spike found on the aforementioned centerline of Sandusky Street, passing for reference a 5/8" diameter iron bar found on the right-of-way line of Sandusky Street at 244.29' (feet);

thence with the centerline of Sandusky Street, N-36°21'00"-E, 296.35' (feet) to the place of beginning.

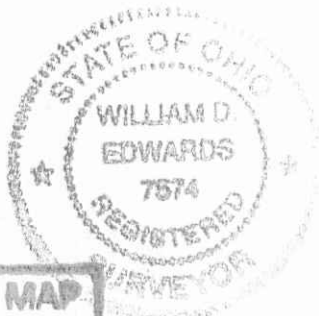
Containing 1.981 acre, 0.204 acre of which is within the road right-of-way, but being subject to rights of all legal highways and all easements of record.

Being a more accurate description of a 2.186 acre tract conveyed to JP Morgan Chase Bank National Association by Deed recorded in Official Record 1142, Page 490, Parcel 1, of the Logan County Records.

The foregoing description prepared by and in accordance with a Survey by William D. Edwards, Professional Surveyor No. 7574, June 24, 2014. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574. The basis of bearings for the herein described tract is the centerline of Sandusky Street per an assumed bearing of N-36°21'00"-E.

William D. Edwards

William D. Edwards
Professional Surveyor No. 7574



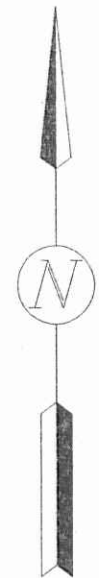
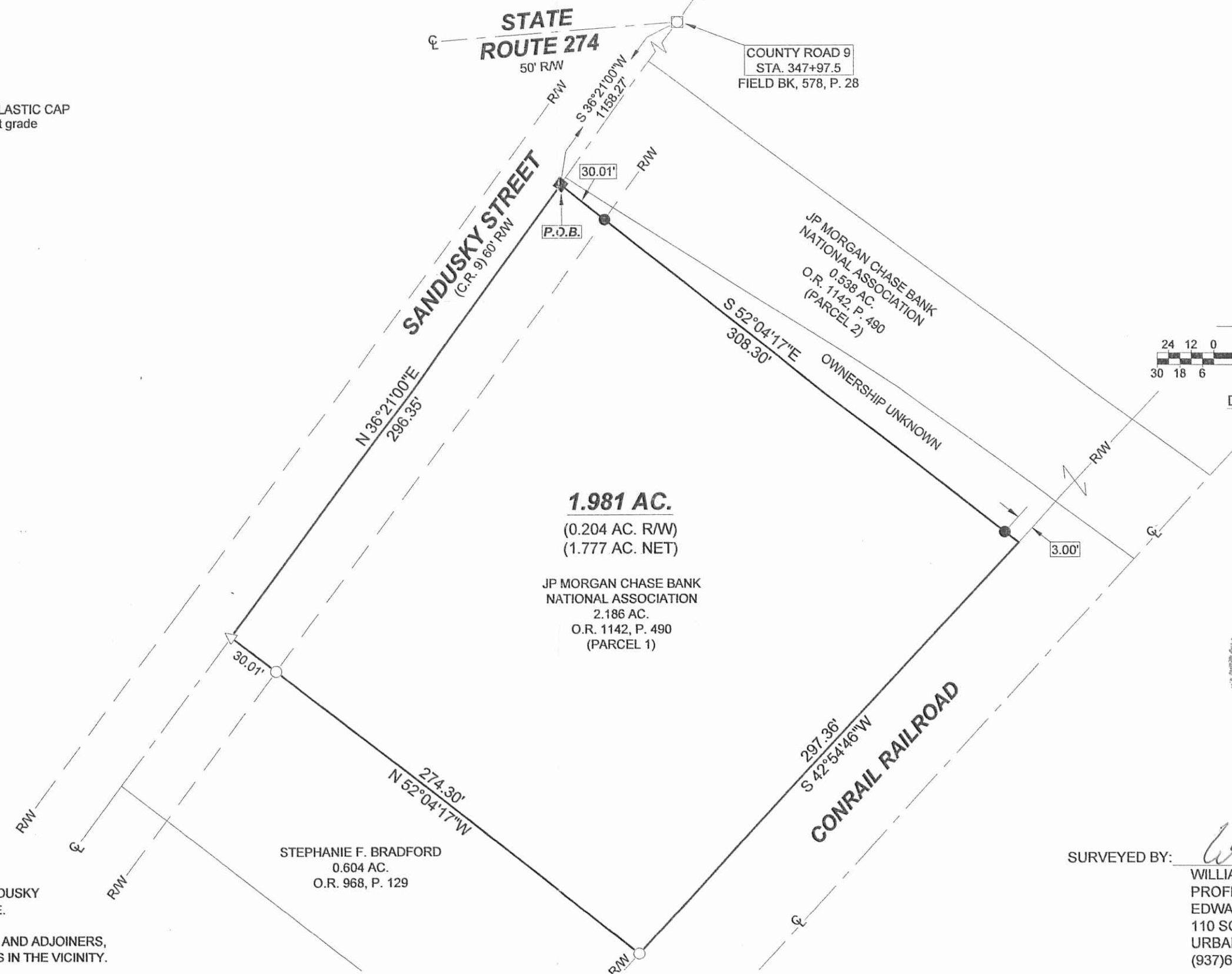
INDEXED ON MAP
5434 4D

LEGEND

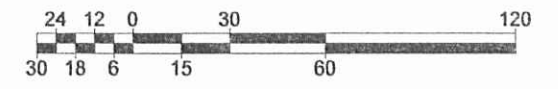
- □ — = 5/8" DIA. BAR W/LOGAN COUNTY ENGINEER CAP INSIDE MONUMENT BOX.....FOUND
- △ — = RAILROAD SPIKE.....FOUND
- ○ — = 5/8" DIA. IRON BAR.....FOUND
- □ — = MAGNAIL.....FOUND
- ■ — = MAGNAIL.....SET
- ● — = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 7574".....SET at grade

PLAT OF SURVEY

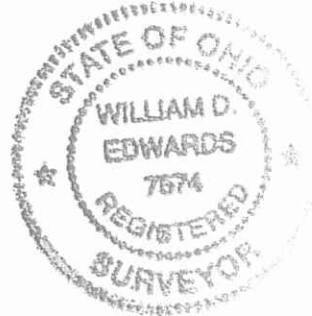
VILLAGE OF RUSHSYLVANIA
 RUSHCREEK TOWNSHIP, LOGAN COUNTY, OHIO
 VIRGINIA MILITARY SURVEY 9909



SCALE: 1" = 60'



DATE: JUNE 24, 2014



NOTES:

1. BEARINGS ARE BASED ON THE CENTERLINE OF SANDUSKY STREET PER AN ASSUMED BEARING OF $N 36^{\circ} 21' 00'' E$.
2. REFERENCES USED: DEEDS OF SUBJECT PREMISES AND ADJOINERS, COUNTY TAX AND AERIAL MAPS, PLATS OF SURVEYS IN THE VICINITY.

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

LEGEND:

- MAGNETIC NAIL FOUND
- 5/8 INCH IRON REBAR FOUND
- X — DENOTES FENCE
- C/L = CENTER-LINE
- R/W = RIGHT-OF-WAY
- O.R. = OFFICIAL RECORD
- PG. = PAGE

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 9, HAVING A BEARING OF N 36°31'28" E.

NOTES:

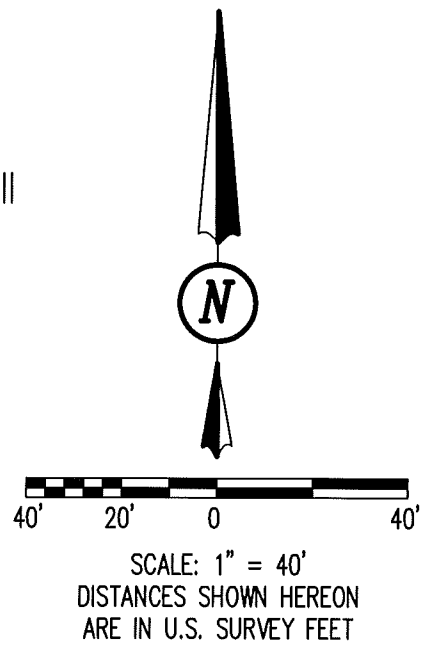
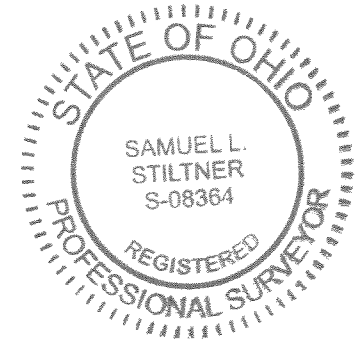
REFERENCE IS MADE TO A PLAT OF SURVEY BY LESLIE H. GEESLIN, P.S. 5248, ENTITLED "SURVEY OF 0.538 ACRE TRACT," DATED JUNE 22, 1999, AS SHOWN IN THE LOGAN COUNTY ENGINEER'S MAP ROOM FILE 5434, SHOWING THE FENCE LINE LOCATION AND HISTORICAL NOTE ABOUT IT AND THE NOTE ABOUT THE EXISTING DRIVE AND UNKNOWN OWNERSHIP. LEGAL ADVICE AND TITLE WORK IS RECOMMENDED.

THE PURPOSE OF THIS SURVEY WAS TO FIND AND FLAG THE EXISTING MONUMENTATION ONLY.

DAVID E. ROBERTS AND LINDA ROBERTS
 3 1/3 ACRES
 O.R. 1015, PG. 907

RETRACEMENT SURVEY OF THE

ALICE L. STRAWSER
 0.538 ACRE TRACT
 OFFICIAL RECORD 1151, PAGE 270, PARCEL II
 VIRGINIA MILITARY SURVEY 9909
 VILLAGE OF RUSHSYLVANIA
 RUSHCREEK TOWNSHIP
 LOGAN COUNTY, OHIO



CERTIFICATION:

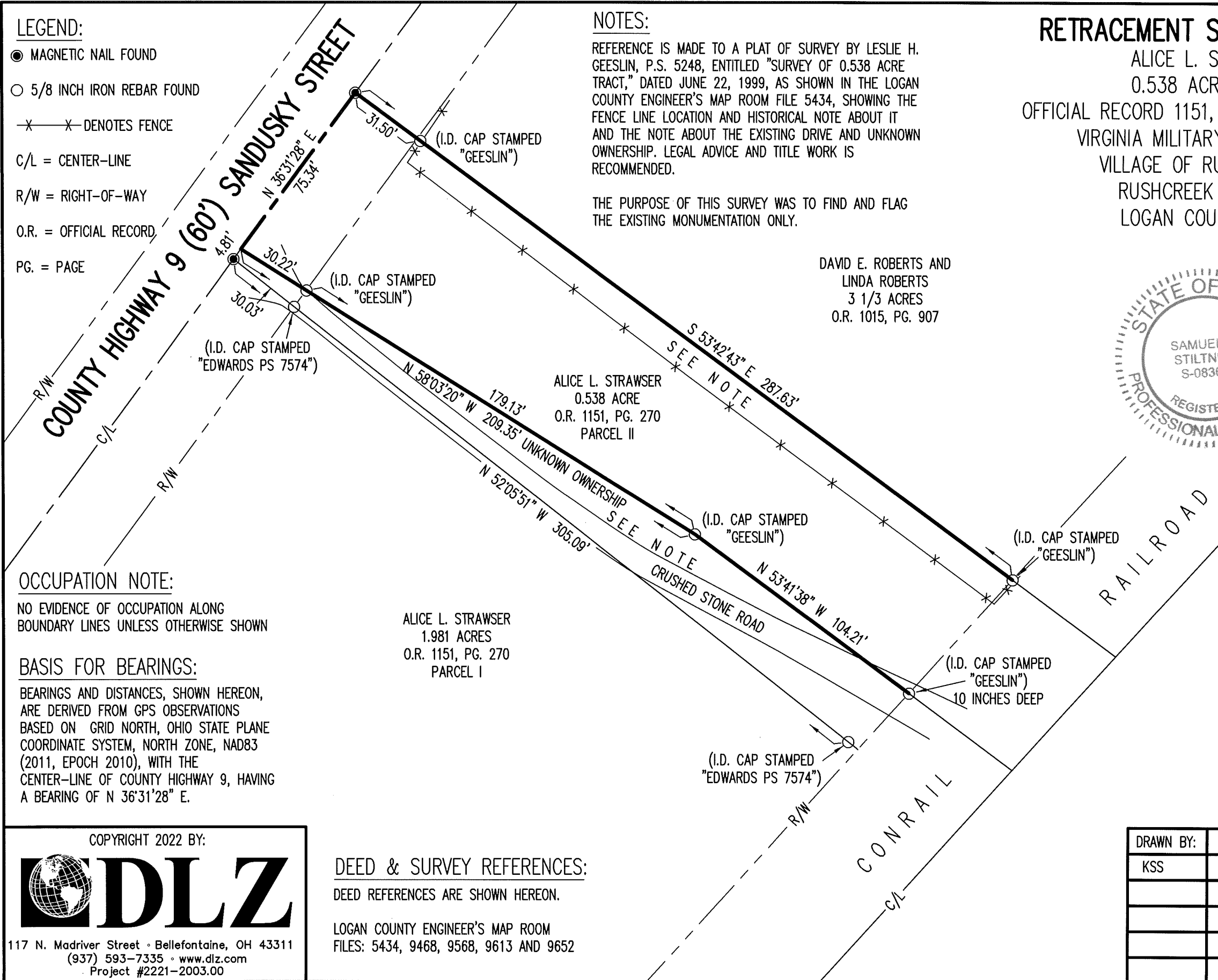
THIS PLAT WAS PREPARED BY DLZ OHIO, INC. AND IS A TRUE AND ACCURATE REPRESENTATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, OF A SURVEY MADE BY THE SAME IN FEBRUARY, 2022.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE POLICY; ALL OWNERSHIP SHOWN IS BASED UPON RECORD DATA ACQUIRED AT THE TIME OF SURVEY, NO GUARANTEE IS PLACED UPON ACTUAL OWNERSHIP OF ANY PROPERTY.

EASEMENTS MAY EXIST ON SUBJECT PROPERTY THAT WOULD BE REVEALED IN A TITLE EXAMINATION.

Samuel L. Stiltner 2/18/2022

SAMUEL L. STILTNER
 PROFESSIONAL SURVEYOR NO. 8364
 FEBRUARY, 2022



ALICE L. STRAWSER
 1.981 ACRES
 O.R. 1151, PG. 270
 PARCEL I

ALICE L. STRAWSER
 0.538 ACRE
 O.R. 1151, PG. 270
 PARCEL II

DEED & SURVEY REFERENCES:

DEED REFERENCES ARE SHOWN HEREON.
 LOGAN COUNTY ENGINEER'S MAP ROOM
 FILES: 5434, 9468, 9568, 9613 AND 9652

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117 N. Madriver Street • Bellefontaine, OH 43311
 (937) 593-7335 • www.dlz.com
 Project #2221-2003.00

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
KSS			2/18/2022

INDEXED ON MAP
 5434

12-14-2023
✓ APPROVED

**DESCRIPTION OF SURVEY FOR
CMH Homes, Inc.
0.515 acres
December 9, 2023**

The following described 0.515 acre tract of land is situated in the Village of Rushsylvania, Virginia Military Survey 9909, Rushcreek Township, Logan County, Ohio and being all of CMH Homes, Inc's Exhibit "A" (0.52 acres) described in Official Record Volume 1416, page 319, said 0.515 acre tract more particularly described as follows:

Beginning for reference at a $\frac{3}{4}$ inch iron pipe found at the intersection of the centerline of Sandusky Street (60 feet wide) with the southwest corporation line for the Village of Rushsylvania;

Thence North $36^{\circ}21'50''$ East 167.80 feet, following the centerline of Sandusky Street and entering said Village, passing a $\frac{3}{4}$ inch iron pipe found at 76.50 feet, to a railroad spike found at the westernmost corner of said 0.52 acre tract and at the northernmost corner of Jerod R. Lowe's 0.518 acre tract described in Official Record Volume 1323, page 185, said railroad spike marking the **place of beginning**;

Thence **North $36^{\circ}26'16''$ East 86.77 feet**, continuing along the centerline of Sandusky Street and following the northwest line of said 0.52 acre tract, to a $\frac{5}{8}$ inch iron bar found at the westernmost corner of Stephanie F. Bradford's 0.604 acre tract described in Official Record Volume 968, page 129;

Thence **South $52^{\circ}05'30''$ East 262.82 feet**, departing from the centerline of Sandusky Street, following the northeast line of said 0.52 acre tract and the southwest line of said 0.604 acre tract, passing an iron bar set at 31.00 feet, to a $\frac{3}{4}$ inch iron bar found in the northwest line of the Conrail railroad property;

Thence **South $42^{\circ}46'39''$ West 87.62 feet**, following the northwest line of the Conrail railroad property and the southeast line of said 0.52 acre tract, to a stone found at the easternmost corner of said 0.518 acre tract;

Thence **North $51^{\circ}57'56''$ West 253.16 feet**, departing from the northwest line of said Conrail railroad property, following the southwest line of said 0.52 acre tract and the northeast

INDEXED ON MAP
5434

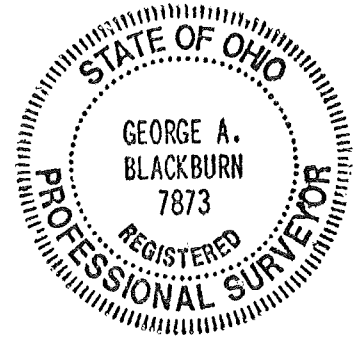
line of said 0.518 acre tract, passing a 5/8 inch iron bar found at 222.93 feet, to the **place of beginning, containing 0.515 acres** more or less and subject to all valid easements and restrictions of record.

The road right-of-way of Sandusky Street (60 feet wide) contains 0.060 acres more or less.

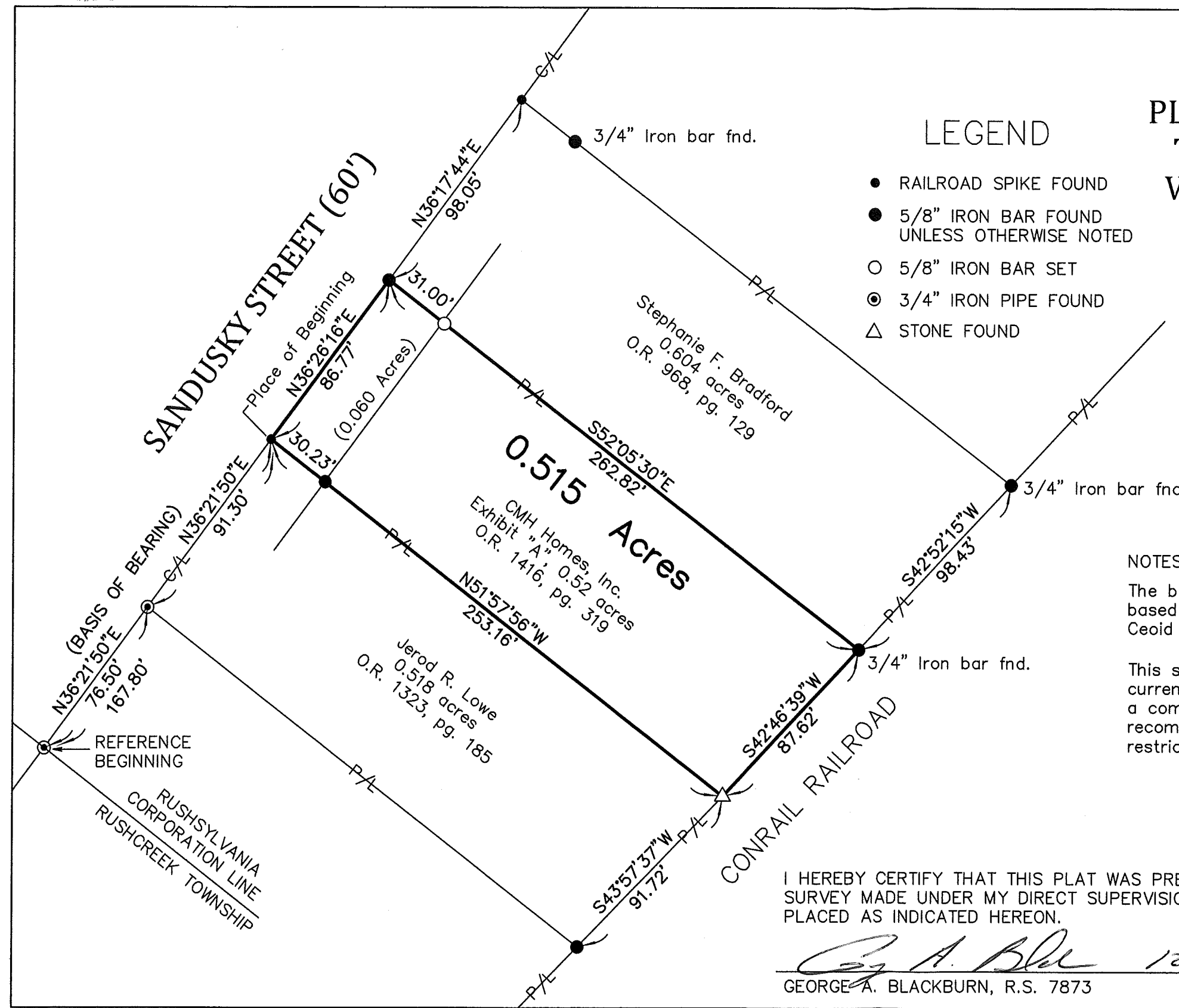
The above description was prepared from an actual field survey made by Blackburn Surveying, LLC, George A. Blackburn, Registered Surveyor # 7873, during the month of December 2023. Iron bars set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS # 7873." Bearings indicated herein are based on the centerline of Sandusky Street (60 feet wide) bearing North 36°21'50" East and derived from GPS observations based on Ohio State Plane Coordinate System, North Zone (NAD83), Geoid Model 2018.

Description prepared by: *George A. Blackburn* 12-10-2023

George A. Blackburn, RS # 7873
6879 State Route 287
West Liberty, Ohio 43357
(937) 465-0424



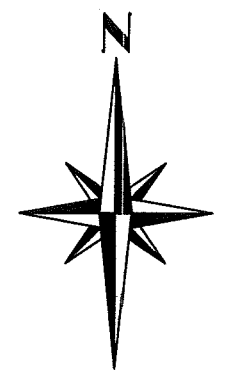
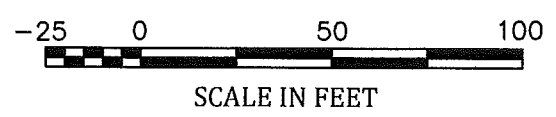
INDEXED ON MAP
5434



LEGEND

- RAILROAD SPIKE FOUND
- 5/8" IRON BAR FOUND UNLESS OTHERWISE NOTED
- 5/8" IRON BAR SET
- ⊙ 3/4" IRON PIPE FOUND
- △ STONE FOUND

**PLAT OF RETRACEMENT SURVEY IN
 THE VILLAGE OF RUSHSYLVANIA
 VIRGINIA MILITARY SURVEY 9909
 RUSHCREEK TOWNSHIP
 LOGAN COUNTY, OHIO**



NOTES:

The bearings shown hereon are derived from GPS observations based on Ohio State Plane Coordinate System, North (NAD 83), Ceoid Model 2018.

This survey was prepared using the information found in the current instruments of conveyance (shown hereon) and without a complete and accurate title search. A title search is recommended to determine the existence of easements, restrictions and/or encumbrances that may affect the property.

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT MONUMENTS WERE PLACED AS INDICATED HEREON.

George A. Blackburn 12-10-2023
 GEORGE A. BLACKBURN, R.S. 7873



BLACKBURN SURVEYING, LLC
 6879 STATE ROUTE 287
 WEST LIBERTY, OHIO 43357
 (937) 465-0424

DATE : 12/9/2023
 SCALE : 1" = 50'
 FILE: CMH 12-23

REVISIONS	DATE	BY

PREPARED FOR CMH HOMES, INC.

INDEXED ON MAP
 5434