

CAMPBELL SURVEY  
V.M.S. 12276  
STOKES TOWNSHIP

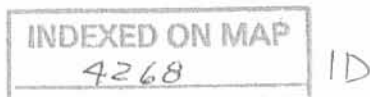
May 20, 1967

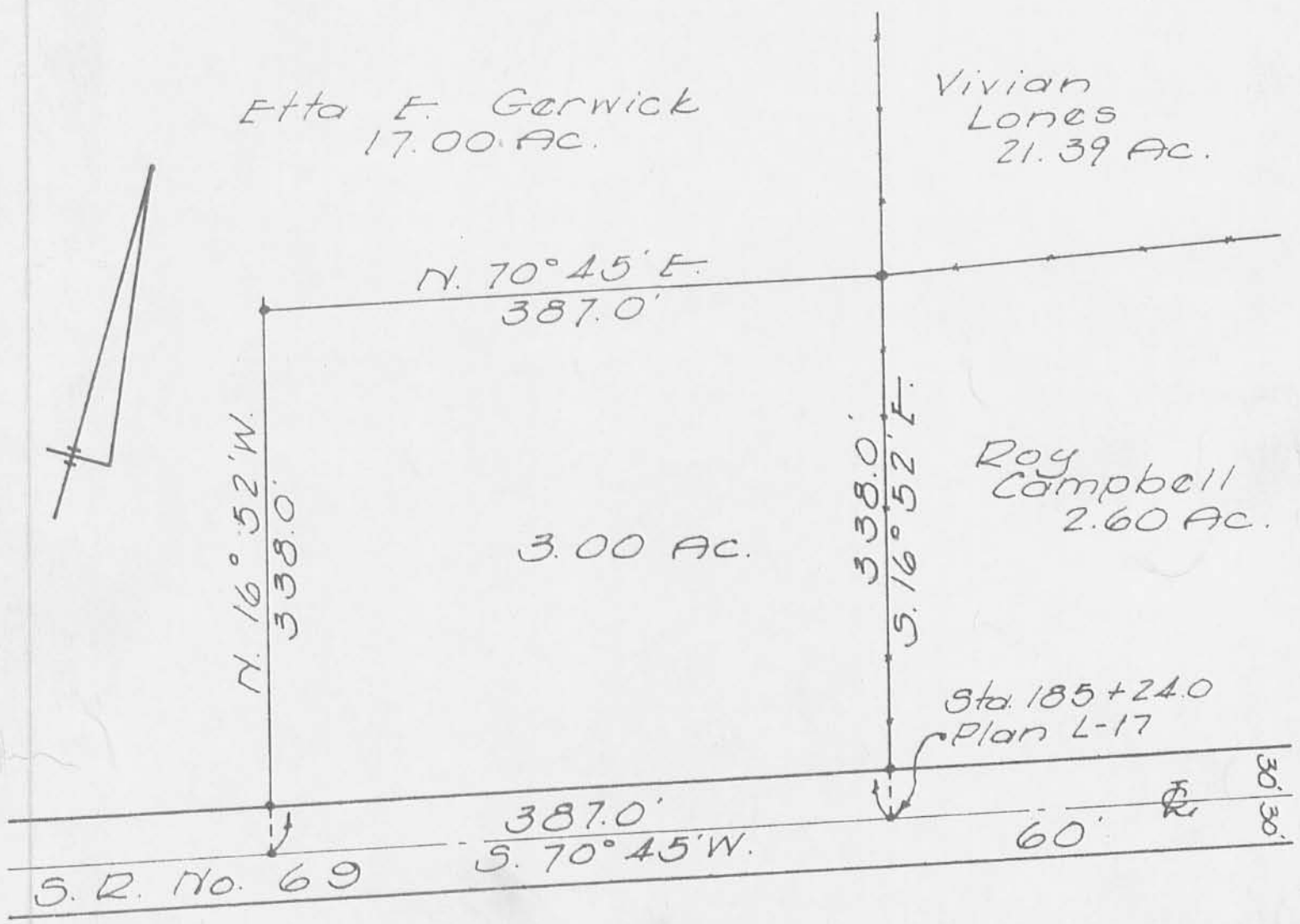
The following described real estate situated in Stokes Township, Logan County, Ohio and being part of Virginia Military Survey 12276 and more particularly described as follows:

Beginning at an iron pin in the center of State Route 69 at the southwest corner of Roy Campbell's 2.60 acre tract, said pin also being Station 185+24.0 as shown on Logan County Engineer's Plan L-17, sheet 4; thence with the centerline of said State Route 69, S. 70°45' W. 387.0 feet to an iron pin; thence N. 16°52' W. 338.0 feet to an iron bar, passing an iron bar of 30.0 feet; thence N. 70°45' E. 387.0 feet to an iron bar at the northwest corner of said Campbell's 2.60 acre tract; thence with the west line of said tract S. 16°52' E. 338.0 feet to the place of beginning, passing an iron bar at 308.0 feet.

Containing 3.00 acres more or less.

The above described tract being part of Etta E. Gerwick's 20.00 acre tract.





CAMPBELL SURVEY  
 V.M.S. 12276  
 STOKES TOWNSHIP  
 LOGAN COUNTY, OHIO  
 MAY 20, 1967  
 SCALE 1"=100'

• = Iron Bar

*Dan L. Dodson*

Dan L. Dodson  
 Reg. Surveyor 4270  
 Bellefontaine, Ohio

INDEXED ON MAP

4268

Received 12-11-90

OK 12-12-90 C.L.

LESLIE H. GEESLIN

REGISTERED SURVEYOR NO. 5248

P. O. BOX 274

RUSHSVLVANIA, OHIO 43347

TELEPHONE: (513) 468-2793

15 x 30 FOOT EASEMENT

December 10, 1990

The following described 15 x 30 foot easement situated in the Township of Stokes, County of Logan, State of Ohio, being part of Virginia Military Survey 12276 and more particularly described as follows:

Beginning at a point in the west line of the Aerie 3615 Fraternal Order of Eagles, Inc.'s 30.00 acre tract as described in O. R. Vol. 102 Page 884, said point being N. 16° 23' 42" W 30.04 feet from said F. O. E.'s southwest corner in the centerline of State Route 235.

Thence with said F. O. E.'s west line N. 16° 23' 42" W. 30.00 feet to a 5/8 inch iron bar set, passing a 5/8 inch iron bar found at 0.36 foot.

Thence N. 70° 45' 00" E. 15.00 feet to a 5/8 inch iron bar set.

Thence S. 16° 23' 42" E. 30.00 feet to a 5/8 inch iron bar set.

Thence S. 70° 45' 00" W. 15.00 feet to the place of beginning.

Containing 0.01 acre more or less.

The above described easement being on the west side of the Aerie 3615, Fraternal Order of Eagles's 30.00 acre tract as described in O. R. Vol. 102 Page 884.

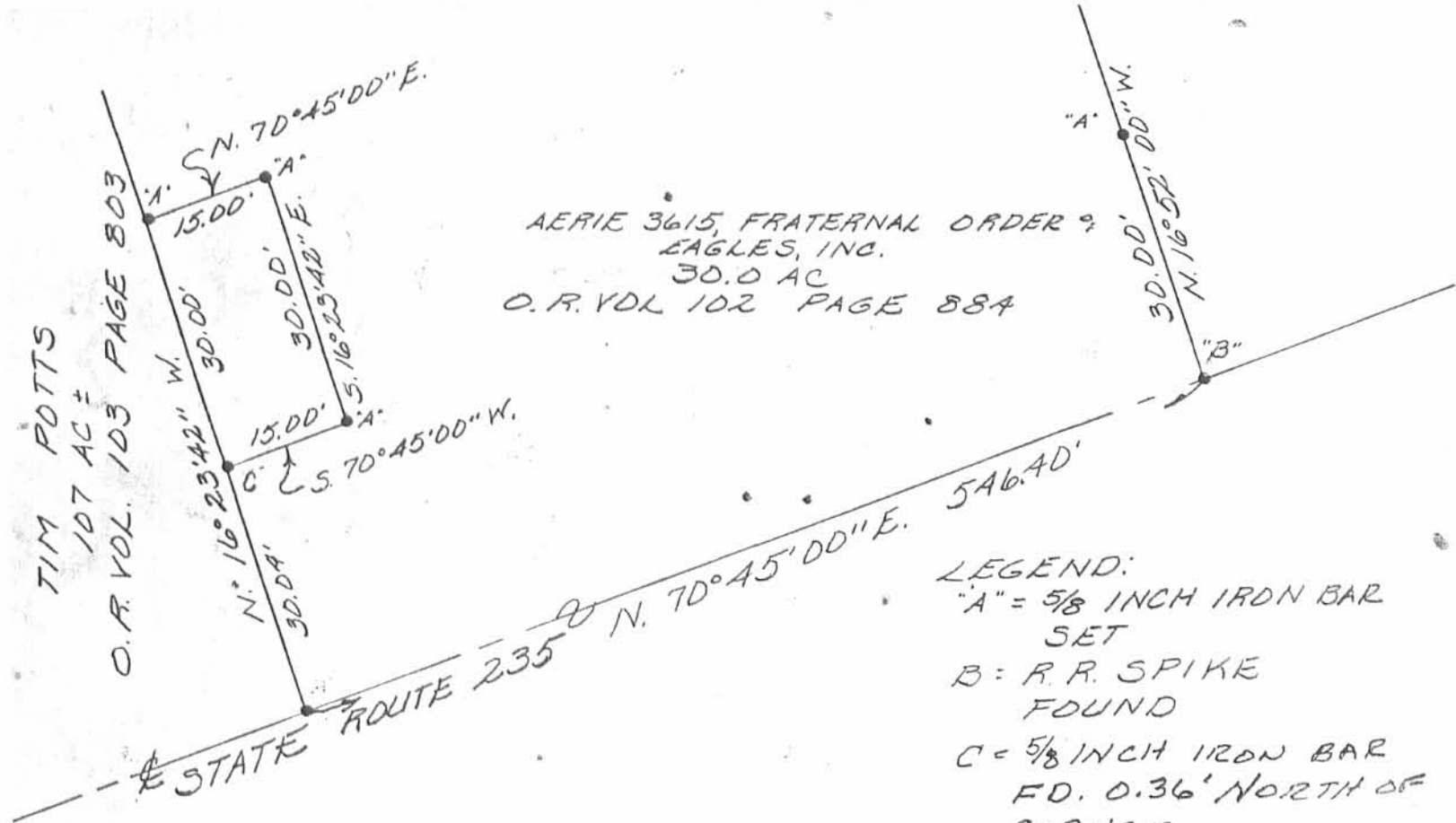
Bearings are based on the centerline of S. R. 235 (N. 70° 45' 00" E) which is assumed.

INDEXED ON MAP  
4268

2D

TIM POTTS  
107 AC ±  
O.R. VOL. 103 PAGE 803

AERIE 3615, FRATERNAL ORDER OF  
EAGLES, INC.  
30.0 AC  
O.R. VOL 102 PAGE 884



LEGEND:  
 "A" = 5/8 INCH IRON BAR SET  
 B = R.R. SPIKE FOUND  
 C = 5/8 INCH IRON BAR FD. 0.36' NORTH OF CORNER.



SURVEY OF A 15x30 FOOT EASEMENT IN VIRGINIA MILITARY SURVEY 12276, STOKES TOWNSHIP, LOGAN COUNTY, OHIO FOR UNITED TELEPHONE COMPANY ON DECEMBER 10, 1990  
 SCALE: 1" = 20'

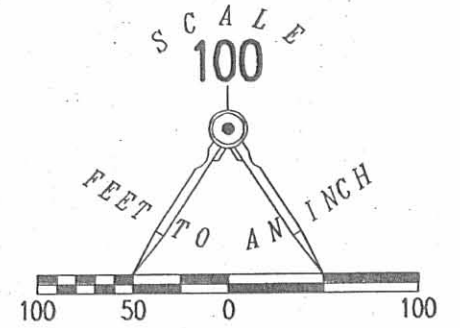
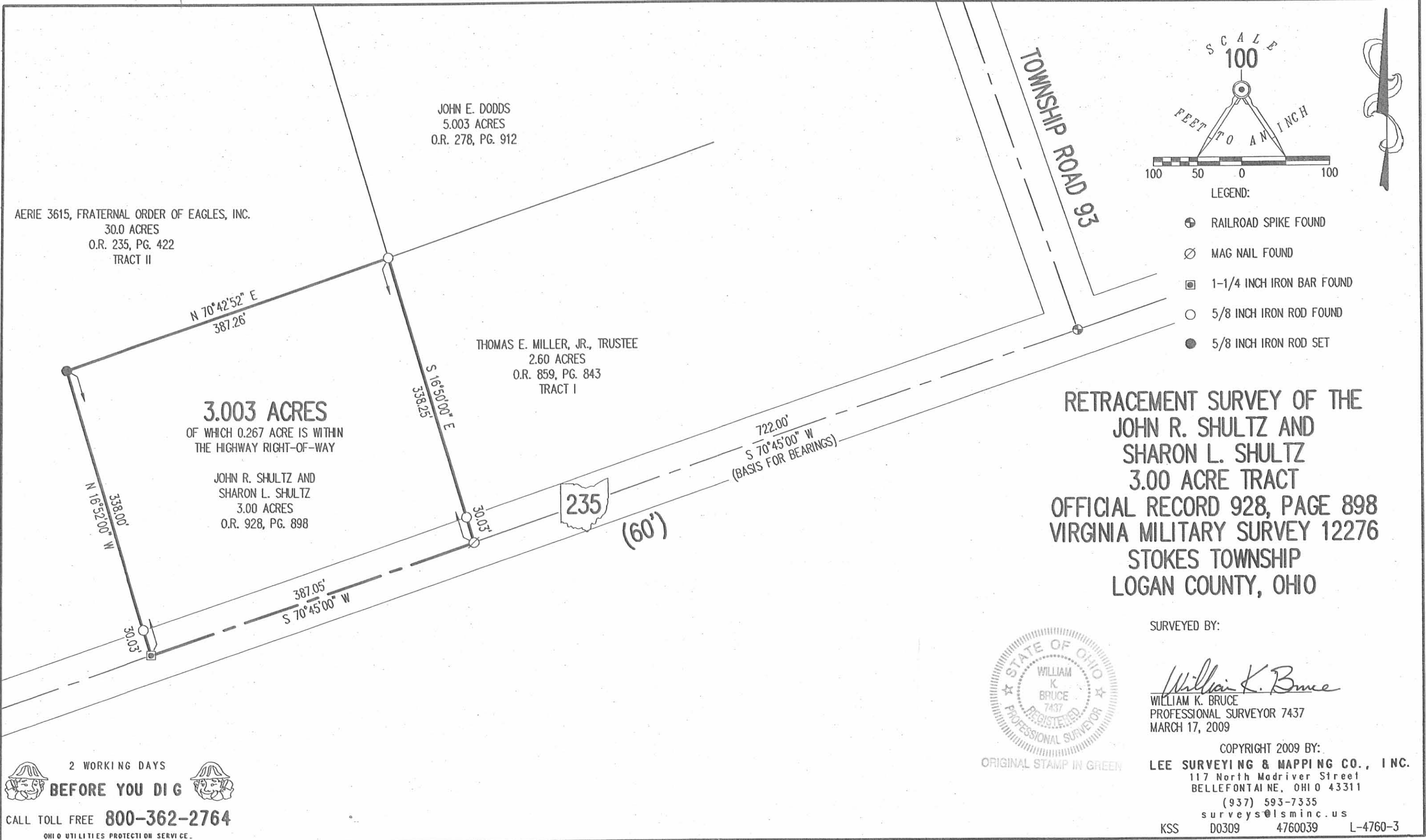


*Leslie H. Geeslin*  
 LESLIE H. GEESLIN  
 RUSHSVLVANIA, OHIO  
 (513) 468-2793

INDEXED ON MAP  
 426B

2P

REC'D 3-20-09 SMY OK



RETRACEMENT SURVEY OF THE  
 JOHN R. SHULTZ AND  
 SHARON L. SHULTZ  
 3.00 ACRE TRACT  
 OFFICIAL RECORD 928, PAGE 898  
 VIRGINIA MILITARY SURVEY 12276  
 STOKES TOWNSHIP  
 LOGAN COUNTY, OHIO

SURVEYED BY:



*William K. Bruce*  
 WILLIAM K. BRUCE  
 PROFESSIONAL SURVEYOR 7437  
 MARCH 17, 2009

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 LEE SURVEYING & MAPPING CO., INC.  
 117 North Madriver Street  
 BELLEFONTAINE, OHIO 43311  
 (937) 593-7335  
 surveys@lsminc.us  
 KSS D0309 4760039 L-4760-3

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

INDEXED ON MAP  
 4268 3P





# EDWARDS SURVEYING

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



## LEGAL DESCRIPTION FOR EAGLES 31.652 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Stokes, and being a part of Virginia Military Survey 12276, and being more particularly described as follows:

Beginning for reference at a Mag Nail found at the intersection of the centerlines of State Route 235 (60' right-of-way) and Township Road 93 (60' right-of-way);

thence with the centerline of State Route 235, S-80°21'07"-W, 1109.05'(feet) to a 5/8" diameter iron bar found at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, also being at the Southwest corner of a 3.00 acre tract conveyed to John R. & Sharon L. Shultz by deed recorded in Official Record 928, Page 898, passing for reference a Railroad Spike found at 382.80'(feet) and a Mag Nail found at 722.00'(feet);

thence continuing with the centerline of State Route 235, S-80°21'07"-W, 546.28'(feet) to a Mag Nail found at the Southeast corner of a 102.461 acre tract conveyed to Thomas L. & Betty J. Arbogast by deed recorded in Official Record 924, Page 294;

thence with the East line of Arbogast's tract, N-6°55'30"-W, 1649.60'(feet) to a 5/8" diameter iron bar found at the Southwest corner of a 23.027 acre tract conveyed to Brian D. & Christina Myers by deed recorded in Official Record 1181, Page 179, passing for reference a 5/8" diameter iron bar found on the right-of-way line of State Route 235 at 30.03'(feet);

thence with the South line of Myers' tract, N-83°08'55"-E, 923.45'(feet) to an iron bar set at the Northwest corner of an 8.399 acre tract conveyed to Keith M. & Tammie J. VanHoose by deed recorded in Official Record 1321, Page 191, Tract II;

thence with the West line of the 8.399 acre tract, the West line of a 5.512 acre tract conveyed to Mark J. & Teresa E. Valentine by deed recorded in Official Record 1304, Page 980, Parcel 2, and with the West line of a 5.003 acre tract conveyed to Leroy W. & Darla Henderson by deed recorded in Official Record 1326, Page 899, S-7°14'26"-E, 1265.84'(feet) to a 5/8" diameter iron bar found at the Northeast corner of aforementioned Shultz's 3.00 acre tract;

thence S-80°18'58"-W, 387.26'(feet) to a 5/8" diameter iron bar found at the Northwest corner of Shultz's 3.00 acre tract;

thence with the West line of Shultz's tract, S-7°16'28"-E, 338.00'(feet) to the place of beginning, passing for reference a 5/8" diameter iron bar found on the right-of-way line of State Route 235 at 307.97'(feet).

Containing 31.652 acres, 0.375 acre of which is within the Road right-of-way, but being subject to the rights of all legal highways and all easements of record.

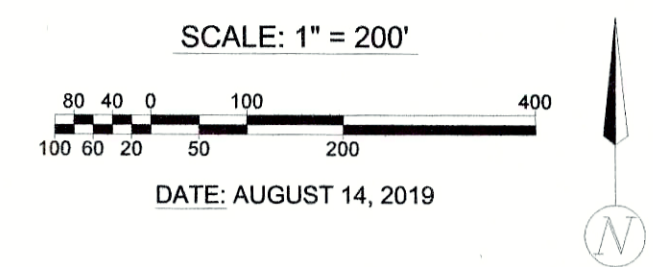
Being a more accurate description of a 30.0 acre tract conveyed to Aerie 3615, Fraternal Order of Eagles, Inc., by deed recorded in Official Record 235, Page 422, Tract II, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, August 14, 2019. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on the centerline of State Route 235 per an assumed bearing of S-80°21'07"-W.

William D. Edwards, P.S. 7574



**PLAT OF SURVEY**  
STOKES TOWNSHIP, LOGAN COUNTY, OHIO  
VIRGINIA MILITARY SURVEY No. 12276



**LEGEND**

- △ = RAILROAD SPIKE.....FOUND
- = 5/8" DIA. IRON BAR.....FOUND
- = MAG NAIL.....FOUND
- = MAG NAIL.....SET at grade
- = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 7574".....SET at grade



- NOTES:**
- BEARINGS ARE BASED ON THE CENTERLINE OF STATE ROUTE 235 PER AN ASSUMED BEARING OF S-80°21'07"-W.
  - REFERENCES USED: DEEDS OF SUBJECT PREMISES AND ADJOINERS, COUNTY TAX AND AERIAL MAPS, PLATS OF SURVEYS IN THE VICINITY, STATE ROUTE 235 PLANS - L-17.



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

INDEXED ON MAP  
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ALTA/NSPS Land Title Survey Specialists  
 Surveying & Mapping  
 Consultants  
 Web: [www.titancrest.com](http://www.titancrest.com)  
 Email: [info@titancrest.com](mailto:info@titancrest.com)  
 Phone: 330.842.7671

TITANUSA  
 Commercial Real Estate Services  
 4821 Heights Drive, Stow, OH 44224

**Titan Project No. 1155.1**  
**1.783 Acres +/-**  
**New Parcel**

Situated in the Township of Stokes, County of Logan and State of Ohio: Being a part of Virginia Military Survey No. 12276. Also being a part of the 3.00 acres of land conveyed to John R. & Sharon L. Shultz, as recorded in Official Record 928, Page 898 of Logan County Records and being more particularly described as follows:

Commencing at a MAG nail set at the intersection of the centerline of Township Road 93 (60' Wide) with the centerline of Ohio State Route 235 (60' Public Right of Way);

Thence, along the centerline of Ohio State Route 235, South 80°20'05" West, 879.05 feet to a MAG nail set at the Point of Beginning of the parcel of land herein described;

Thence, continuing along the centerline of Ohio State Route 235, South 80°20'05" West, 230.00 feet to a MAG nail set at the southerly corner of 31.652 acres of land conveyed to Daniel A. & Kimberly J. Gossard as recorded in Official Record 1401, Page 2207 of Logan County Records;

Thence, leaving the centerline of Ohio State Route 235 along the east line of said Gossard land, North 07°16'09" West, passing over a 5/8" rebar with a plastic cap stamped "L GEESLIN S5248" found on the north right of way line of Ohio State Route 235 at a distance of 30.03 feet, a total distance of 337.95 feet to a 5/8" rebar found;

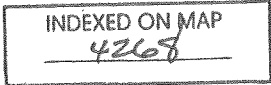
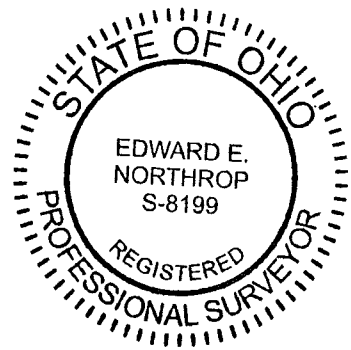
Thence, continuing along a south line of said Gossard land, North 80°17'53" East, 230.00 feet to a 5/8" rebar x 30" in length with a plastic cap stamped 'NORTHROP OH PS 8199" set;

Thence, with a new line, South 07°16'13" East, passing over a 5/8" rebar x 30" in length with a plastic cap stamped 'NORTHROP OH PS 8199" set on the north right of way line of Ohio State Route 235 at a distance of 308.07 feet, a total distance of 338.10 feet to the Point of Beginning and containing 1.783 acres (77,676 square feet) of land, more or less, with 0.158 acres (6,900 square feet) of land, more or less, lying within the right of way of Ohio State Route 235, as surveyed on October 7, 2021 by Edward E. Northrop, Ohio Professional Surveyor No. S-8199, for and on behalf of Titan USA Commercial Real Estate Services, LLC under Project No. 1155.1.

The Basis of Bearing for this description is Grid North of the Ohio State Plane Coordinate System (FIPS Zone 3401), on the North American Datum of 1983 (2011). GPS observations were used to establish a bearing of North 80°17'53" East, for the north line of the surveyed parcel.

*Edward E Northrop*  
 6-7-27

Edward E. Northrop  
 Ohio Professional Surveyor No. S-8199  
 For and on behalf of Titan USA Commercial Real Estate Services, LLC





**APPROVED**

6-13-22

ALTA/NSPS Land Title Survey Specialists  
Surveying & Mapping  
Consultants  
Web: [www.titancrest.com](http://www.titancrest.com)  
Email: [info@titancrest.com](mailto:info@titancrest.com)  
Phone: 330.842.7671

TITANU A

Commercial Real Estate Services  
4821 Heights Drive, Stow, OH 44224

**Titan Project No. 1155.1**

**1.219 Acres +/-**

**Remainder Parcel**

Situated in the Township of Stokes, County of Logan and State of Ohio: Being a part of Virginia Military Survey No. 12276. Also being a part of the 3.00 acres of land conveyed to John R. & Sharon L. Shultz as recorded in Official Record 928, Page 898 of Logan County Records and being more particularly described as follows:

Commencing at a MAG nail set at the intersection of the centerline of Township Road 93 (60' Wide) with the centerline of Ohio State Route 235 (60' Public Right of Way);

Thence, along the centerline of Ohio State Route 235, South 80°20'05" West, 721.94 feet to a MAG nail set at the southwest corner of 2.60 acres of land conveyed to Jeffrey & Tina Brown as recorded in Official Record 1398, Page 15 of Logan County Records and the Point of Beginning of the parcel of land herein described;

Thence, continuing along the centerline of Ohio State Route 235, South 80°20'05" West, 157.11 feet to a MAG nail set;

Thence, with a new line, North 07°16'13" West, passing over a 5/8" rebar x 30" in length with a plastic cap stamped 'NORTHROP OH PS 8199" set on the north right of way line of Ohio State Route 235 at a distance of 30.03 feet, a total distance of 338.10 feet to a 5/8" rebar x 30" in length with a plastic cap stamped 'NORTHROP OH PS 8199" set on a southerly line of 31.652 acres of land conveyed to Daniel A. & Kimberly J. Gossard as recorded in Official Record 1401, Page 2207 of Logan County Records;

Thence, along southerly line of said Gossard land, North 80°17'53" East, 157.25 feet to a 5/8" rebar with a plastic cap stamped "LEE SURVEYING PS6359" found at a southeast corner of said Gossard land, the southwest corner of 5.003 acres of land conveyed to Leroy W. & Darla Henderson as recorded in Official Record 1326, Page 899 of Logan County Records and the northwest corner of Jeffrey & Tina Brown land;

INDEXED ON MAP  
4268



6-13-22  
**APPROVED**

ALTA/NSPS Land Title Survey Specialists  
Surveying & Mapping  
Consultants  
Web: [www.titancre.com](http://www.titancre.com)  
Email: [info@titancre.com](mailto:info@titancre.com)  
Phone: 330.842.7671

**TITANUSA**

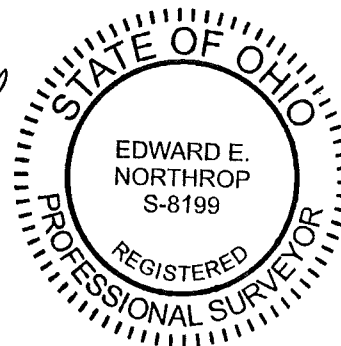
Commercial Real Estate Services  
4821 Heights Drive, Stow, OH 44224

**Titan Project No. 1155.1**  
**1.219 Acres +/-**  
**Remainder Parcel**

Thence, along the west line of Jeffrey and Tina Brown land, South 07°14'48" East, passing over a 5/8" rebar found on the north right of way line of Ohio State Route 235 at a distance of 308.18 feet, a total distance of 338.20 feet to the Point of Beginning and containing 1.219 acres (53,102 square feet) of land, more or less, with 0.108 acres (4,713 square feet) of land, more or less, lying within the right of way of Ohio State Route 235, as surveyed on October 7, 2021 by Edward E. Northrop, Ohio Professional Surveyor No. S-8199, for and on behalf of Titan USA Commercial Real Estate Services, LLC under Project No. 1155.1.

The Basis of Bearing for this description is Grid North of the Ohio State Plane Coordinate System (FIPS Zone 3401), on the North American Datum of 1983 (2011). GPS observations were used to establish a bearing of North 80°17'53" East, for the north line of the surveyed parcel.

*Edward E Northrop*  
6-7-22



Edward E. Northrop  
Ohio Professional Surveyor No. S-8199  
For and on behalf of Titan USA Commercial Real Estate Services, LLC

INDEXED ON MAP  
4268

6-19-22  
APPROVED

# LOT SPLIT

Situated in the Township of Stokes, County of Logan and State of Ohio:  
Being a part of Virginia Military Survey 12276.

## BASIS OF BEARING

The Basis of Bearing for this survey is Grid North of the Ohio State Plane Coordinate System (FIPS Zone 3401), on the North American Datum of 1983 (2011). GPS observations were used to establish a bearing of North 80°17'53" East, for the north line of the surveyed parcel.

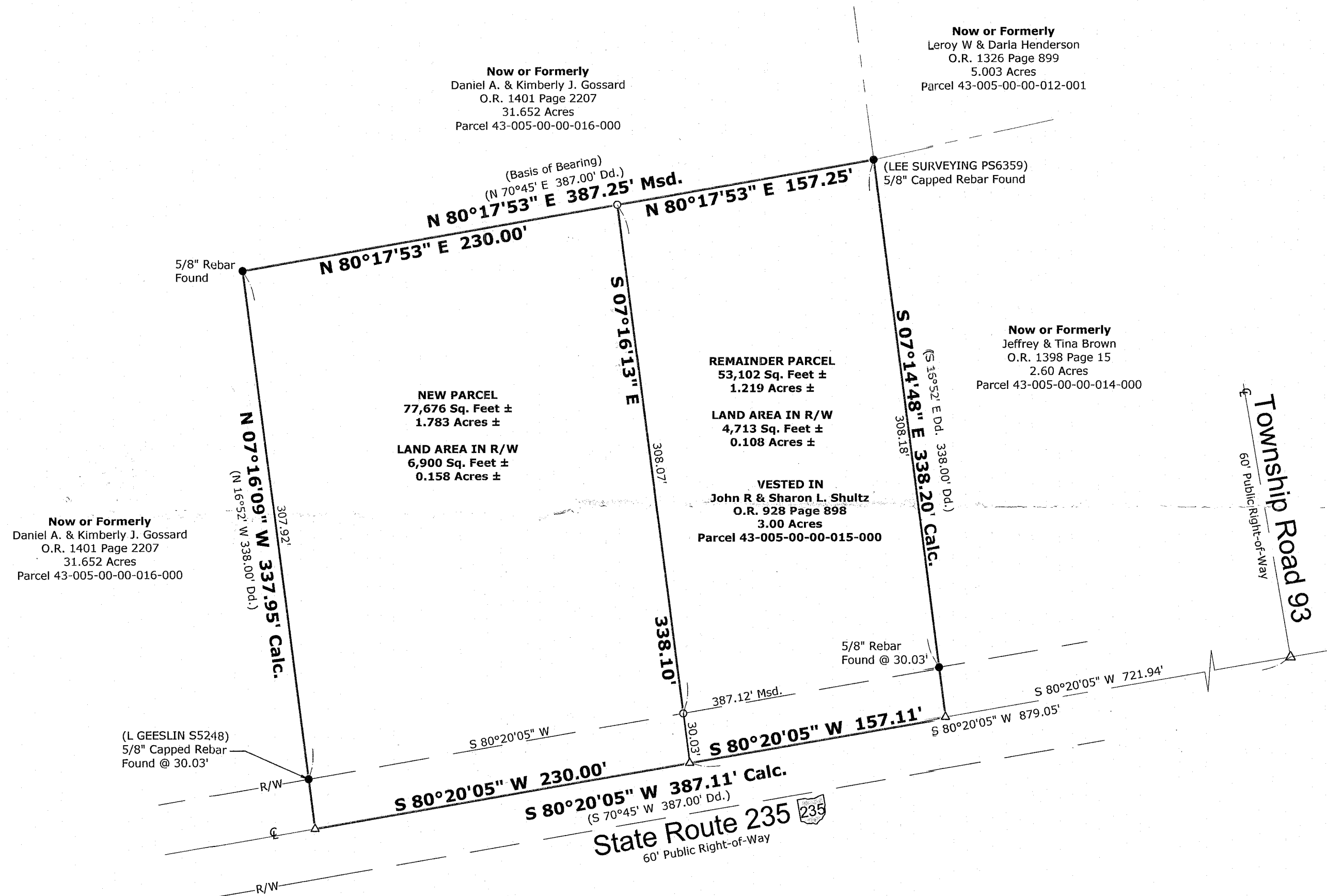
## SURVEY REFERENCES

Deeds as shown hereon

Logan County GIS

## LEGEND

- R/W - Right-of-Way
- P/L - Adjoiner Property Line
- ☒ - Centerline
- Calc. - Calculated
- Msd. - Measured
- Dd. - Bearing/Distance from Deed Record
- - Monumentation Found as Noted
- - 5/8" Rebar Set with Cap Stamped 'NORTHROP OH PS 8199'
- △ - MAG Nail Set



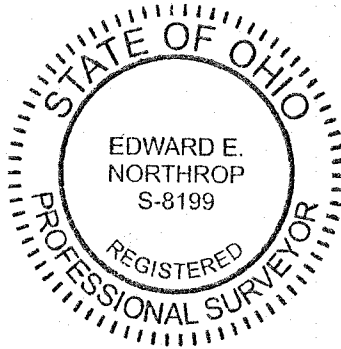
INDEXED ON MAP  
4267

## CERTIFICATION

I hereby certify that this map or plat and the field survey on which it is based were made in accordance with the Minimum Standards for Boundary Surveys in the State of Ohio, Chapter 4733-37 of the Ohio Administrative Code. The field work was completed on October 7, 2021.

Signature Date:

*Edward E. Northrop*  
6-9-22



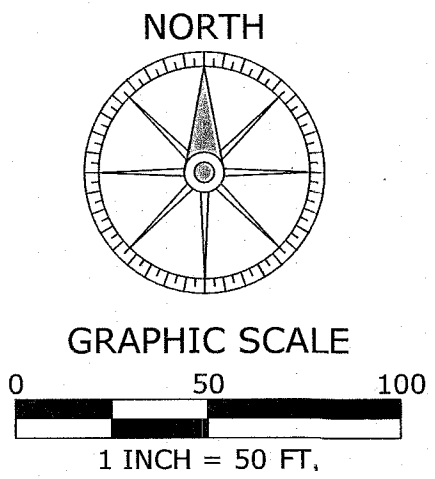
Edward E. Northrop, PS  
Ohio Professional Surveyor No. 8199  
For and on behalf of Titan USA Commercial Real Estate Services, LLC

Survey Prepared For  
**Cocca Development Ltd.**  
100 DeBartolo Place, Suite 400  
Youngstown, OH 44512

Phone: 330-842-7671      www.titanres.com

**TITAN** U A  
COMMERCIAL REAL ESTATE SERVICES  
4821 Heights Drive, Stow, OH 44224

Surveying & Mapping  
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Project No. 1155.1  
Drafted By: JJT Checked By: EEN

Sheet No. **1** of **1**