

Nicholl Description
March, 1976

Being situated in Union Township, Logan County, Ohio; and being a part of Section 7, Town 3, Range 14.

Beginning at a point in the east line of Section 7 that is the point of intersection of the centerlines of County Road 187 and Township Road 186.

Thence with the east line of Section 7 (also the center of County Road 187) S 5° - 58'W 423.0 feet to a iron at the P.T. of a 20° curve. Said iron is the true place of beginning for this description.

Thence continuing with the east line of Section 7 S 5° - 58'W 586.2 feet to a point at the northeast corner of a 59.84 acre tract. This course crosses the western part of Duke Lake.

Thence with the north line of said 59.84 acre tract N 81° - 19'W 49.1 feet to a point in the center of County Road 187.

Thence with the center of County Road 187 which is a 20° curve on this Section in a northwesterly direction an arcs length of 55.53 feet to the P.T. of said 20° curve.

The remaining four courses all follow the center of County Road 187 as shown in the County Engineer's Field Book 451, pages 57, 58 and 59.

Thence N 39° - 02'W 92.5 feet to the P.C. of a 40° curve.

Thence with said 40° curve to the right an arcs length of 229.63 feet to the P.T. of said 40° curve.

Thence N 50° - 58'E 92.5 feet to the P.C. of a 20° curve.

Thence with said 20° curve to the left an arcs length of 226.15 feet to the place of beginning.

Containing 1.39 acres more or less. Being surveyed from a 9.00 acre tract.

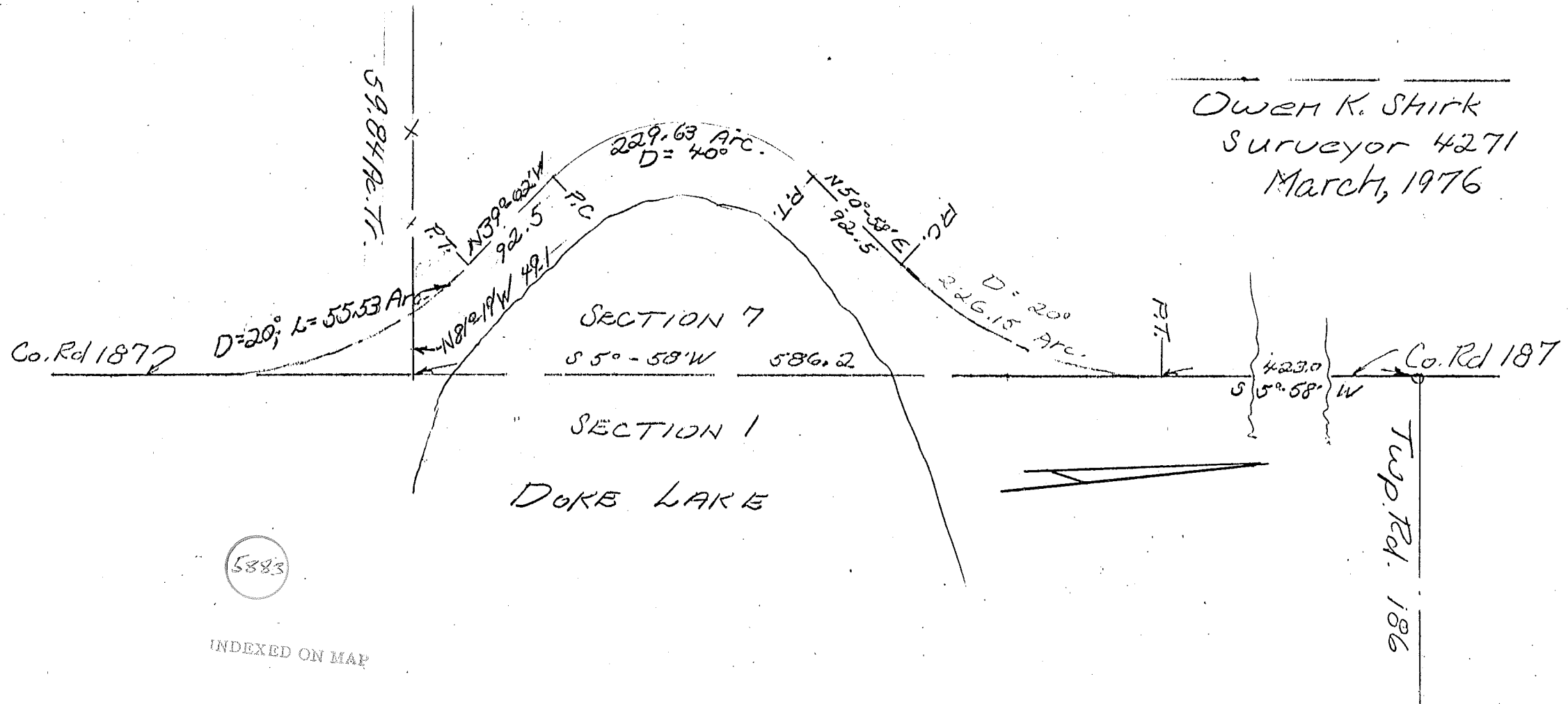
Owen K. Shirk
Surveyor 4271

NICHOLL SURVEY
UNION TWP., LOGAN CO., OHIO

SECTION 7, TOWN 3, RANGE 14

1" = 100'

See Co. Engr. F.B 451, pgs. 57, 58, & 59.



REC'D 2-5-77

LESLIE H. GEESLIN
REGISTERED SURVEYOR 5248
P. O. BOX 274
RUSHSVLVANIA, OHIO 43347
TELEPHONE: (937) 468-2793
FAX: (937) 468-2080

FOREMAN SURVEY

February 3, 1999

The following described real estate situated in the State of Ohio, County of Logan, Township of Union, being part of Section 1, Town 3, Range 4 and more particularly described as follows:

Beginning at a concrete monument found in the west line of said Sec. 1 at the intersection of the centerlines of Township Road 187 and Township Road 186, said concrete monument also being the northwest corner of the west half of the southwest quarter of said Sec. 1.

Thence with the centerline of said T. R. 186 and the north line of the southwest quarter of said Sec. 1 N. 84° 02' 00" E. 390.76 feet to a magnetic nail set.

Thence S. 6° 31' 56" W. 222.96 feet to a 5/8 inch iron bar set, passing a 5/8 inch iron bar set at 30.00 feet.

Thence S. 84° 02' 00" W. 390.76 feet to a magnetic nail in the centerline of said T. R. 187 and the west line of said Sec. 1, passing a 5/8 inch iron bar set at 365.76 feet.

Thence with the centerline of said T. R. 187 and the west line of said Sec. 1 N. 6° 31' 56" E. 222.96 feet to the place of beginning.

Containing 2.000 acres more or less of which 0.128 acre is in the right of way of Township Road 187 and 0.252 acre is in the right of way of Township Road 186.

The above described 2.000 acre tract being part of William C. Nicholl, et al's 40.00 acre tract (Tr. II) as described in O. R. Vol. 314 page 633.

Bearings are based on an assumed bearing (N. 84° 02' 00" E.) for the centerline of Township Road 186 in this field survey by Leslie H. Geeslin, Reg. Surveyor 5248 on February 3, 1999.

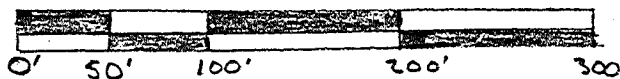


UNION08FOREMAN.SAM

INDEXED ON MAP
5083

Leslie H. Geeslin

SCALE: 1" = 100'



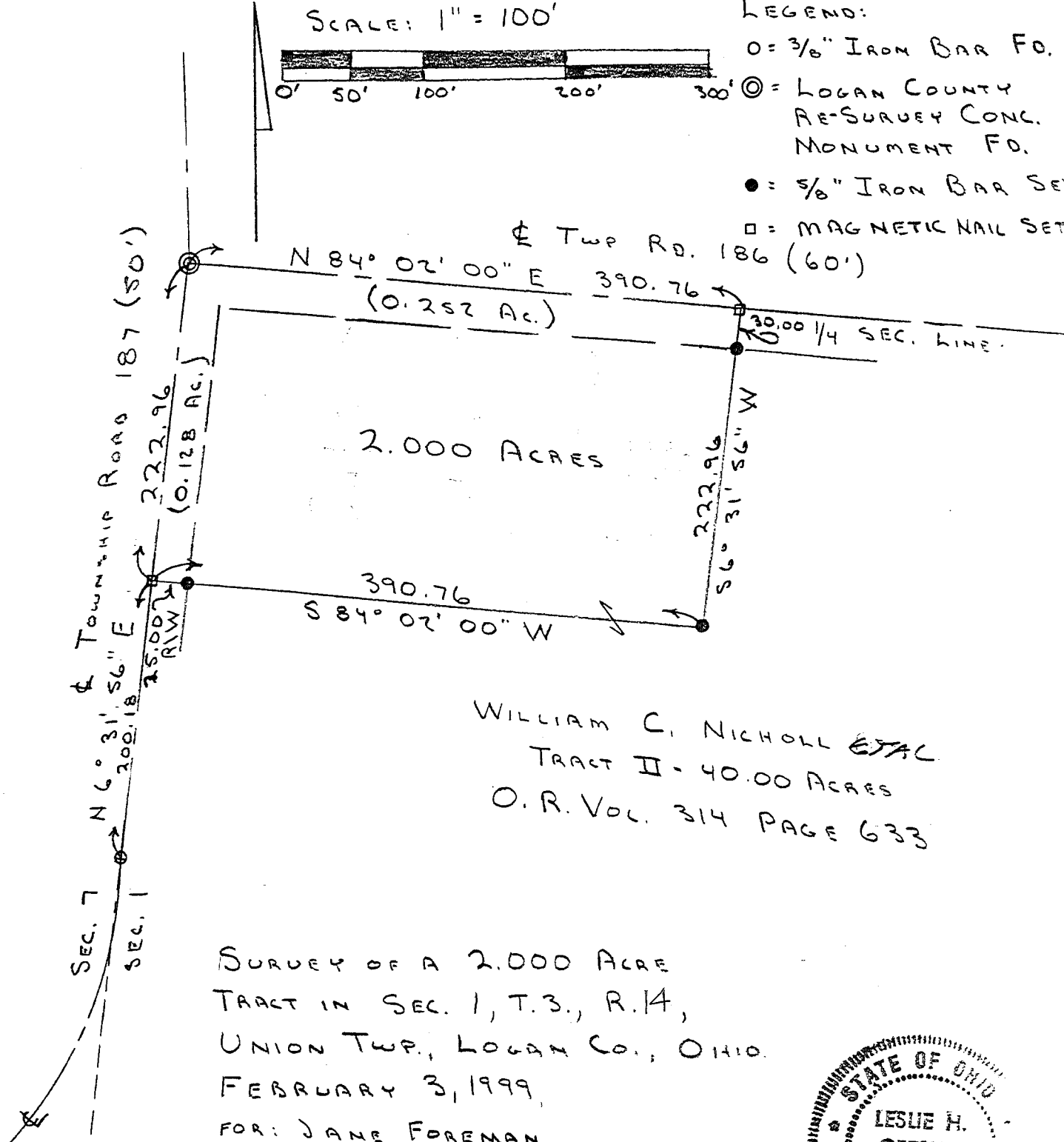
LEGEND:

○ = 3/8" IRON BAR FO.

⊙ = LOGAN COUNTY RE-SURVEY CONC. MONUMENT FO.

● = 5/8" IRON BAR SET

□ = MAGNETIC NAIL SET



WILLIAM C. NICHOLL ETAL
TRACT II - 40.00 ACRES
O. R. VOL. 314 PAGE 633

SURVEY OF A 2.000 ACRE
TRACT IN SEC. 1, T.3., R.14,
UNION TWP., LOGAN CO., OHIO.
FEBRUARY 3, 1999,
FOR: JANE FOREMAN



Leslie H. Geeslin
LESLIE H. GEESLIN
RUSHSVLVANIA, OHIO
PH: (937) 468-2793
FAX: (937) 468-2080
(D.L.G.)

5883

SURVEYOR'S AFFIDAVIT

STATE OF OHIO

LINDA HANSON

STATE OF OHIO

RECEIVED _____

TIME _____

RECORDED _____

OFFICIAL RECORD _____

PAGE _____

LOGAN COUNTY RECORDER

1P

D 2006000886

OR 812/322

MDK Date 02/01/2006

Time 13:35:25

Recording Fees:

32.00

Jayma B. 2-1-06 Xmk

COUNTY RECORDER ss:

Leslie H. Geeslin, being first duly sworn, deposes and says that he is a Registered Professional Surveyor under the laws of the State of Ohio, being Professional Surveyor 5248 and that he is making this affidavit for the purposes of correcting the description to certain real estate situated in Union Township, Logan County, Ohio, presently owned by Joseph L. Foreman and Jane A. Foreman by virtue of a recorded in O. R. Vol. 806 Page 228 of the Logan County Records of Deeds.

The corrected description being as follows with the corrections underlined:

The following described real estate situated in the State of Ohio, County of Logan, Township of Union, being part of Section 1, Town 3, Range 14 and more particularly described as follows:

Beginning at a concrete monument found in the west line of said Sec. 1 at the intersection of the center-lines of Township Road 187 and Township Road 186, said concrete monument also being the northwest corner of the west half of the southwest quarter of said Sec. 1.

Thence with the centerline of said T. R. 186 and the north line of the southwest quarter of said Sec. 1 S. 84° 02' 00" E. 390.76 feet to a magnetic nail set.

Thence S. 6° 31' 56" W. 222.96 feet to a 5/8 inch iron bar set, passing a 5/8 inch iron bar set at 30.00 feet.

Thence N. 84° 02' 00" W. 390.76 feet to a magnetic nail set in the centerline of said T. R. 187 and the west line of said Sec. 1, passing a 5/8 inch iron bar set at 365.76 feet.

Thence with the centerline of said T. R. 187 and the west line of said Sec. 1 N. 6° 31' 56" E. 222.96 feet to the place of beginning.

Containing 2.000 acres more or less of which 0.128 acre is in the right of way of Township Road 187 and 0.252 acre is in the right of way of Township Road 186.

The above described 2.000 acre tract being part of William C. Nicholl, et al's 40.00 acre tract (Tr.II) as described in O. R. Vol. 314 Page 633.

Bearings are based on an assumed bearing (S. 84° 02' 00" E.) for the centerline of Township Road 186 in this field survey by Leslie H. Geeslin, Reg. Surveyor 5248 on February 3, 1999.

Parcel # 48-120-00-00-049.002

This affidavit is made in compliance with Revised Code of Ohio Sec. 5301.252 and particularly to show an affidavit of a professional surveyor to reconcile conflicts and ambiguities in descriptions of land in recorded instruments as stated in paragraph B(5) of section 5301.252. Under Sec. 5301.252(C) the County Recorder shall receive and cause such affidavit to be recorded as deeds are recorded.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Joseph M. Young
Jan C. H.



Leslie H. Geeslin
Leslie H. Geeslin
Professional Surveyor No. 5248

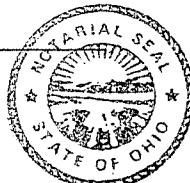
STATE OF OHIO,
LOGAN COUNTY, SS:

BE IT REMEMBERED, that on this 1st day of FEBRUARY, 2006, before me, the subscriber, a notary Public in and for said County and State, personally came the above named Leslie H. Geeslin, the maker of the forgoing Affidavit and acknowledged the signing of the same to be his voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have subscribed my name and affixed my official seal, on the day and year last aforesaid.



Jayma B.
Notary Public,



JAYMA L. BURCKHAMMER
Notary Public, State of Ohio
My Commission Expires Aug. ~~20, 2007~~
21, 2007

RECORDER:

Please cross reference to O. R. Vol. 806 Page 228 in the Abstract of the Deed Records of Logan County, Ohio.

This instrument was prepared by Leslie H. Geeslin.

DESCRIPTION CHECKED
LOGAN CO. ENGINEER

TRANSFER NOT NECESSARY
LOGAN COUNTY AUDITOR

SMY 2-1-06

5-21-2022
 APPROVED

LEGAL DEED DESCRIPTION
2.137 ACRES

Real estate situated in the southwest quarter of Section 1, Town 3, Range 14, Union Township of Logan County, Ohio; being part of Tracts II (original 40 acre) and III (original 40.75 acre) of William C. Nicholl, Jane Ann Foreman and James K. Nicholl (Official Record 314, page 633); and being further bounded and described as follows:

Beginning for reference at a county monument found in the centerline of Township Road 187 (50' R/W) at the southwest corner of said Section 1. Also being the southeast corner of Section 7, Town 3, Range 14.

Thence North 06 deg.-10'-36" East, 1124.64 feet along said centerline of Township Road 187, the east line of said Section 7 and the west line of said Section 1 to a mag nail set, being the TRUE POINT OF BEGINNING.

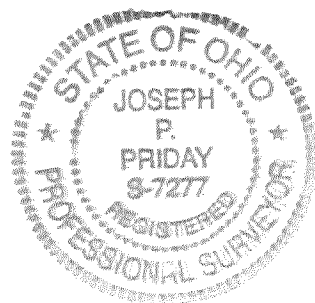
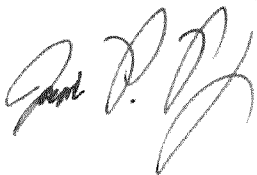
Thence North 06 deg.-10'-36" East, 330.28 feet continuing along said lines to a mag nail set.

Thence North 83 deg.-45'-18" East, 265.61 feet (passing over an iron rod set at 27.46 feet) to an iron rod set.

Thence South 06 deg.-10'-36" West, 387.42 feet to an iron rod set.

Thence North 83 deg.-49'-24" West, 259.39 feet (passing over an iron rod set at 234.39 feet) to the TRUE POINT OF BEGINNING.

Bearings are based on the State Plane Coordinate System, North zone, Nad 1983. The tract as described from an actual field survey performed on or about May 16, 2022, by Registered Surveyor, Joseph P. Priday (S-7277), contains **2.137 acres**, more or less, (of which approximately 0.998 acre is from said Tract II and 1.139 acre is from said Tract III. And approximately 0.191 acre is within the road right-of-way), subject to all previous easements and rights-of-way of record. All iron rods set are 5/8" x 30" with plastic I.D. caps stamped "Priday". The plat of survey is on file in the Map Room of the Logan County Engineer.



INDEXED ON MAP
5003

APPROVED

200 ft

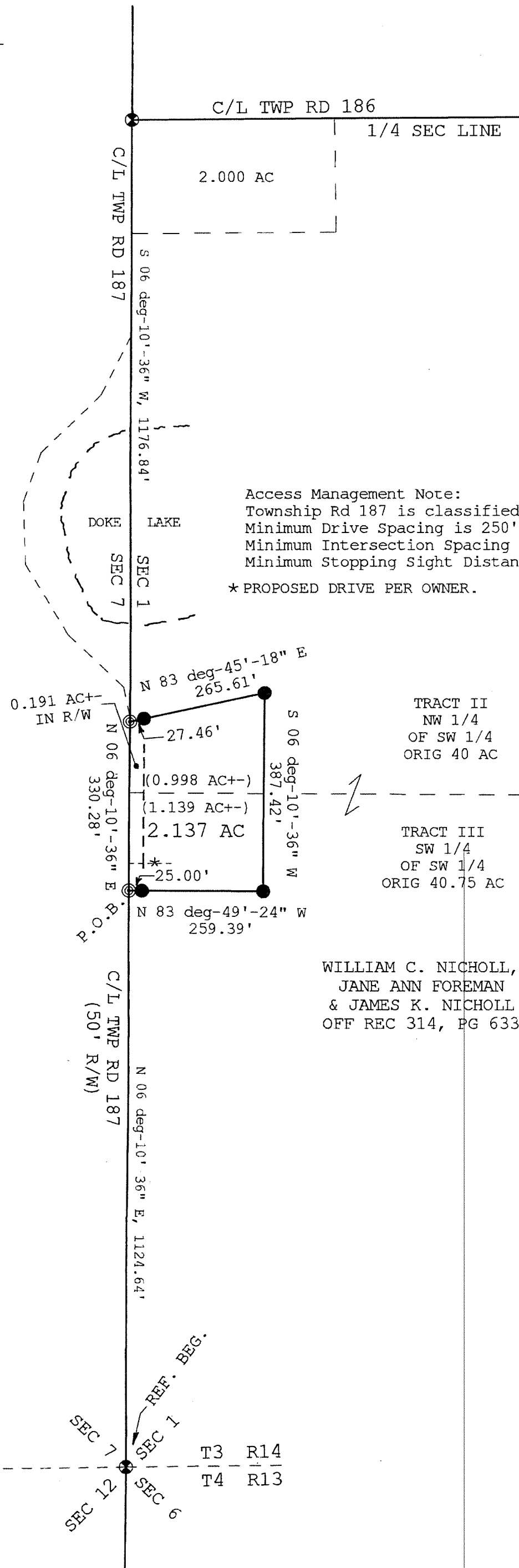
PLAT OF SURVEY FOR:
WILLIAM C. NICHOLL,
JANE ANN FOREMAN
& JAMES K. NICHOLL
UNION TOWNSHIP
LOGAN COUNTY, OHIO
S.W. 1/4 OF SEC 1,
TOWN 3, RANGE 14

NOTES:

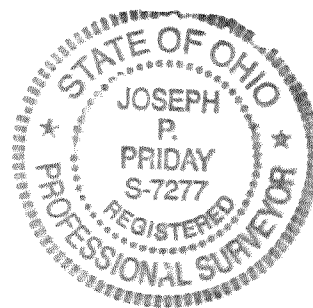
- 1) COUNTY MONUMENT FOUND
- 2) MAG NAIL SET
- 3) 5/8" X 30" IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "PRIDAY"
- 4) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983

Access Management Note:
Township Rd 187 is classified as a Local Rd.
Minimum Drive Spacing is 250'.
Minimum Intersection Spacing is 250'.
Minimum Stopping Sight Distance is >495'.

* PROPOSED DRIVE PER OWNER.



WILLIAM C. NICHOLL,
JANE ANN FOREMAN
& JAMES K. NICHOLL
OFF REC 314, PG 633



Joseph P. Priday

JOSEPH P. PRIDAY (S-7277)
MAY 16, 2022 JN 22-15

I HEREBY CERTIFY THAT THIS PLAT WAS
PREPARED FROM AN ACTUAL FIELD SURVEY
AND MONUMENTS WERE SET AS INDICATED.

PRIDAY SURVEYING INC
P.O. BOX 192
MARYSVILLE, OHIO
937-642-3400

INDEXED ON MAP
5893