

## PHILLIP WARD SURVEY

The following described real estate situated in the Township of Union, County of Logan, State of Ohio and being a part of the southeast quarter of Section No. 25, Town 3, Range 14, B.M.R.S. and being surveyed off the west end of a present 11.40 Acre tract as described in Official Record No. 2, Page 429 (5-17-1985) in the name of Phillip Ward and being more particularly described as follows:

Beginning for reference at a R. R. Spike found at the southeast corner of the southeast quarter of said Section No. 25 and being the southeast corner to Phillip Ward's present 11.40 Acre tract and at the intersection of the centerlines of C. H. No. 31 and T. R. No. 45;

Thence with the south line of said Section No. 25, N. 84°09'08" W. 959.25 feet to a 5/8" x 30" Rebar found at the northwest corner to a 14.12 Acre tract surveyed by Jeffrey I. Lee, Reg. Sur. No. 6359 on December 14, 1988 and being in Section No. 30, T.4, R.13 B.M.R.S., said Rebar is the true place of beginning for this survey (Note: The south line of said Section No. 25 is the Basis of Bearing for this survey);

Thence continuing with said south line of said Section No. 25, N. 84°09'08" W. 235.16 feet to a 5/8" x 30" Rebar set at the southwest corner to said 11.40 Acre tract and the southeast corner to a 91.50 Acre tract in the name of Donald Jones;

Thence with the line between Jones and Ward, N. 4°33'25" E. 774.07 feet to a Large Concrete Corner Post at the southwest corner to a 18.40 Acre tract in the name of Marjorie C. Roby, passing through a R. R. Spike found at 21.10 feet, said R. R. Spike is Station No. 121+66.10 of the centerline survey of T. R. No. 45;

Thence with the line between Roby and Ward, S. 59°39'43" E. 428.63 feet to a 5/8" x 30" Rebar set on the east bank of a drainage ditch;

Thence with the east bank of said drainage ditch the following three courses and distances, S. 43°15'52" W. 111.30 feet to a 5/8" x 30" Rebar set, S. 18 33'52" W. 280.00 feet to a 5/8" x 30" Rebar set, and S. 7°50'52" W. 234.80 feet to the true place of beginning, containing 199,284.855 square feet or 4.575 Acres, more or less.

The above described tract being a part of Permanent Parcel No. 49-119-00-00-004.

I hereby certify that this description is the result of a field survey made by me on December 19, 1988.

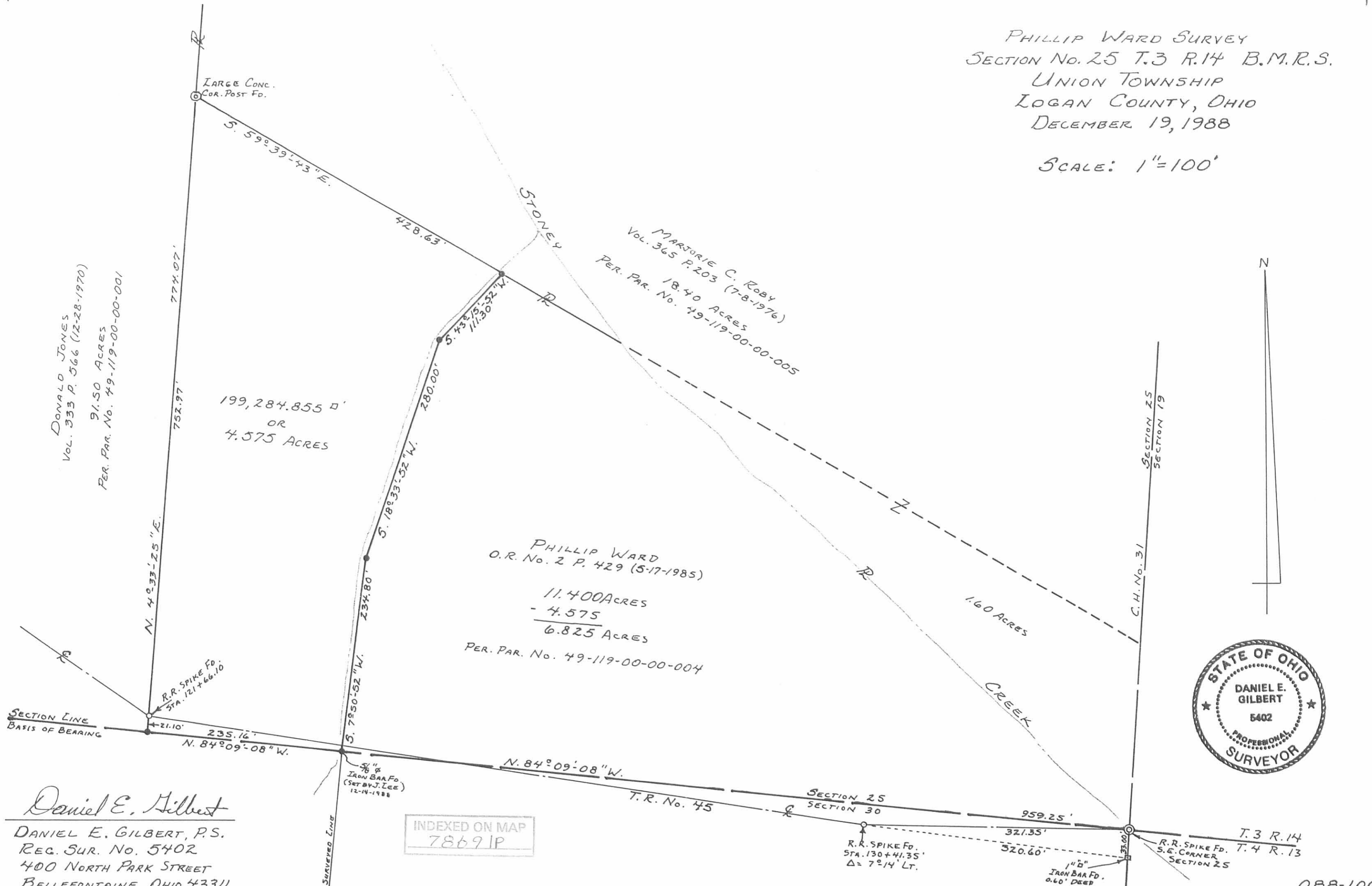


*Daniel E. Gilbert*  
 DANIEL E. GILBERT, P.S.  
 Reg. Sur. No. 5402  
 400 N. Park St.  
 Bellefontaine, Ohio  
 43311

INDEXED ON MAP  
 7869 ID

PHILLIP WARD SURVEY  
 SECTION No. 25 T.3 R.14 B.M.R.S.  
 UNION TOWNSHIP  
 LOGAN COUNTY, OHIO  
 DECEMBER 19, 1988

SCALE: 1"=100'



DONALD JONES  
 VOL. 333 P. 566 (12-28-1970)  
 91.50 ACRES  
 PER. PAR. No. 49-119-00-00-001

199,284.855 D'  
 OR  
 4.575 ACRES

MARJORIE C. ROBY  
 VOL. 365 P. 203 (7-8-1976)  
 18.40 ACRES  
 PER. PAR. No. 49-119-00-00-005

PHILLIP WARD  
 O.R. No. 2 P. 429 (5-17-1985)  
 11.400 ACRES  
 - 4.575  
 6.825 ACRES  
 PER. PAR. No. 49-119-00-00-004



Daniel E. Gilbert  
 DANIEL E. GILBERT, P.S.  
 REG. SUR. NO. 5402  
 400 NORTH PARK STREET  
 BELLEFONTAINE, OHIO 43311

INDEXED ON MAP  
 78691P

# Lee Surveying and Mapping Co., Inc.

11-24-12



**APPROVED**

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.  
Bellefontaine OH 43311



Phone: (937) 593-7335  
Fax: (937) 593-7444  
surveys@lsminc.us

## ROBY AND CROSSWHITE 19.542 ACRES

Lying in Section 25, Town 3, Range 14, Union Township, Logan County, Ohio.

Being all of the Dennis E. Roby and Janet Crosswhite 18.9 acre tract and 1.6 acre tract as deeded and described in Official Record 978, Page 482, Tracts I and II, of the Logan County Records of Deeds and being more particularly described as follows:

Commencing at a MAG nail set at the southeast corner of Section 25, at the intersection of center-lines of Township Road 45 (60 feet wide) and County Highway 31 (60 feet wide).

THENCE, with the center-line of Stoney Creek, and the north line of the Steven R. Klingelhofer 6.981 acre tract (O.R. 878, Pg. 244), N 45°-01'-05"W, a distance of 802.88 feet to a point, referenced by a 5/8 inch iron rod set that bears, N 41°-52'-39"E, a distance of 15.00 feet.

THENCE, with the north line of the said 6.981 acre tract and the north line of the Richard Haney and Theresa Haney 4.575 acre tract (O.R. 1022, Pg. 299), N 59°-51'-13"W, a distance of 643.70 feet to a 12 inch concrete post found, passing a 5/8 inch iron rod found at 216.86 feet.

THENCE, with the east line of the Donald Jones 56.16 acre tract (Vol. 333, Pg. 566, Tract 2), the following three courses:

N 04°-43'-57"E, a distance of 497.80 feet to a 5/8 inch iron rod found.

N 19°-08'-54"W, a distance of 62.65 feet to a 5/8 inch iron rod found.

N 01°-14'-52"E, a distance of 353.85 feet to a 5/8 inch iron rod found.

THENCE, with the south line of the Donald Jones 40 acre tract (Vol. 333, Pg. 566, Tract 2), S 48°-36'-20"E, a distance of 530.75 feet to a 6 inch wood post found, passing a 5/8 inch iron rod set at 529.75 feet.

THENCE, with the south lines of the James G. Whitman 27.807 acre tract (O.R. 382, Pg. 849) the following two courses:

S 47°-24'-15"E, a distance of 638.14 feet to a railroad tie post found.

N 63°-58'-25"E, a distance of 111.83 feet to a 5/8 inch iron rod set.

THENCE, with the lines of the Catherine M. Kuhn 3.60 acre tract (O.R. 633, Pg. 282), the following two courses:

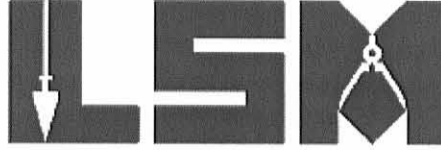
S 06°-15'-52"W, a distance of 566.89 feet to a 1/2 inch iron pipe found.

INDEXED ON MAP  
7869 27-1

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S 83°-46'-54"E, a distance of 243.59 feet to a 1/2 inch iron rod found, passing a 5/8 inch iron rod found at 219.12 feet.

THENCE, with the center-line of County Highway 31 and the east line of Section 25, S 06°-16'-50"W, a distance of 479.06 feet to the point of beginning.

Containing 19.542 acres of which 0.322 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 31, being S 06°-16'-50"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on November 9, 2012.

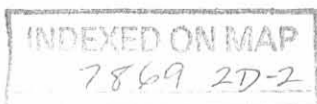
Description prepared by:

William K. Bruce  
Professional Surveyor 7437  
November 13, 2012



ORIGINAL STAMP IN GREEN

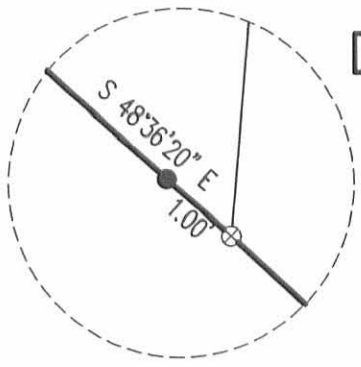
L-5426





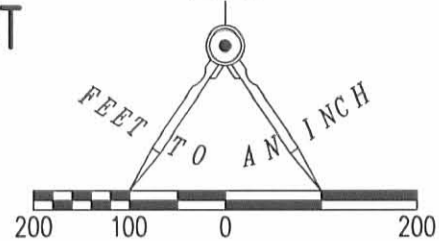
**APPROVED** 11-26-12

DETAIL "B" NOT TO SCALE



# A RETRACEMENT SURVEY OF THE DENNIS E. ROBY AND JANET CROSSWHITE 18.9 ACRE TRACT AND 1.6 ACRE TRACT OFFICIAL RECORD 978, PAGE 482 TRACTS I AND II SECTION 25, TOWN 3, RANGE 14 UNION TOWNSHIP LOGAN COUNTY, OHIO

SCALE  
200



LEGEND

- 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM7437"
- 5/8 INCH IRON ROD FOUND
- ⊙ 1/2 INCH IRON ROD FOUND
- ⊛ 12 INCH CONCRETE POST FOUND
- ⊗ 6 INCH WOOD POST FOUND
- ⊠ RAILROAD TIE POST FOUND
- ⊙ 1/2 INCH IRON PIPE FOUND
- MAG NAIL SET



DONALD JONES  
40 ACRE TRACT  
VOL. 333, PG. 566  
TRACT 2

DONALD JONES  
56.16 ACRE TRACT  
VOL. 333, PG. 566  
TRACT 2

JAMES G. WHITMAN  
27.807 ACRE TRACT  
O.R. 382, PG. 849

**19.542 ACRES**

OF WHICH 0.322 ACRE IS WITHIN THE HIGHWAY RIGHT-OF-WAY.

DENNIS E. ROBY AND JANET CROSSWHITE  
18.9 ACRE TRACT  
O.R. 978, PG. 482  
TRACT I

RICHARD HANEY AND  
THERESA HANEY  
4.575 ACRE TRACT  
O.R. 1022, PG. 299

STEVEN R. KLINGELHOFER  
6.981 ACRE TRACT  
O.R. 878, PG. 244

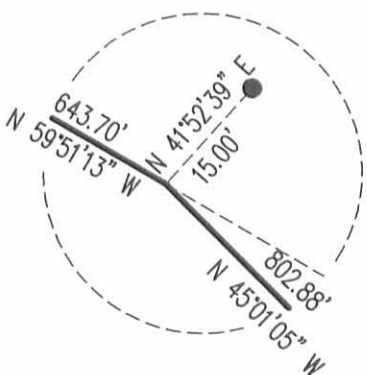
CATHERINE M. KUHN  
3.60 ACRE TRACT  
O.R. 633, PG. 282

COUNTY HIGHWAY 31 (60')

STONEY CREEK

TOWNSHIP ROAD 45 (60')

DETAIL "A" NOT TO SCALE



SURVEYED BY:

*William K. Bruce*

WILLIAM K. BRUCE  
PROFESSIONAL SURVEYOR 7437  
NOVEMBER 9, 2012



ORIGINAL STAMP IN GREEN

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**Legal Description for 6.475 acres**

Situate in the Southeast quarter of the Southeast quarter of Section Twenty-five (25), Town Three (3), Range Fourteen (14), Township of Union, County of Logan, State of Ohio, and being part of a 6.981 acre tract owned by Ross & Mandy Klingelhofer in Official Record 1314, Page 827 of the Recorder's Office of Logan County, Ohio, as shown by a survey by Britt R. Havenar, Ohio P.S. No. 8266, and being more particularly described as follows:

Commencing at a Mag nail found at the intersection of the centerline of the right-of-ways of Township Road 45 (60' R/W) and County Road 31, thence along the south line of said section and south line of said tract owned by Ross & Mandy Klingelhofer, North 84 degrees 09 minutes 08 seconds West, a distance of 337.46 feet to a 5/8" capped iron pin set, said pin being the True Point of Beginning of the tract of land herein described;

Thence continuing with the south line of said 6.981 acre tract owned by Ross & Mandy Klingelhofer and the south line of said section, North 84 degrees 09 minutes 08 seconds West, a distance of 621.79 feet to a 5/8" capped iron set;

Thence with the east line of a 4.575 acre tract owned by Richard & Theresa Haney, etal. in O.R. 1022, page 299 North 07 degrees 50 minutes 52 seconds East, a distance of 234.80 feet to a 5/8" capped iron pin set, passing through a 5/8" capped iron pin set at a distance of 39.26 feet which marks the north right-of-way line of Township Road 45;

Thence continuing along the east line of the Haney tract North 18 degrees 52 minutes 07 seconds East, a distance of 279.61 feet to a 5/8" iron pin found;

Thence continuing along the east line of the Haney tract North 43 degrees 07 minutes 00 seconds East, a distance of 111.70 feet to a 5/8" iron pin found;

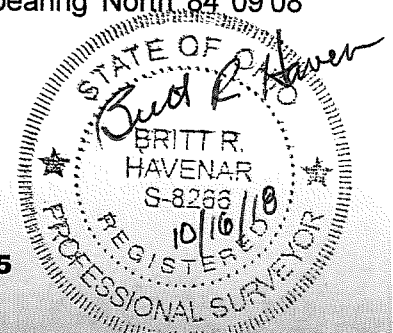
Thence with the south line of a 19.542 acre tract owned by Dennis E. Roby, Trustee & Diana L. Budde, etal. in O.R. 1273, page 637 Tract I South 59 degrees 51 minutes 13 seconds East, a distance of 216.86 feet to a point in the centerline of Stony Creek;

Thence continuing with the south line of the Roby and Budde tract and centerline of Stony Creek, South 45 degrees 01 minutes 05 seconds East, a distance of 367.83 feet to a point;

Thence South 05 degrees 50 minutes 52 seconds West, along the new division line, a distance of 274.58 feet to a 5/8" capped iron pin set, passing through a 5/8" capped iron pin set at a distance of 20.00 feet and a distance of 266.50 feet which marks the north right-of-way line of Township Road 45, said pin being the True Point of Beginning of the above described tract, containing 6.475 acres more or less, of which 0.337 acres are in existing right-of-way, subject to all easements of record.

Basis of bearings based on the south line of Section Twenty-five (25) as bearing North 84°09'08" West.

Description prepared by:  
Britt R. Havenar, P.E., P.S., Ohio P.S. No. 8266

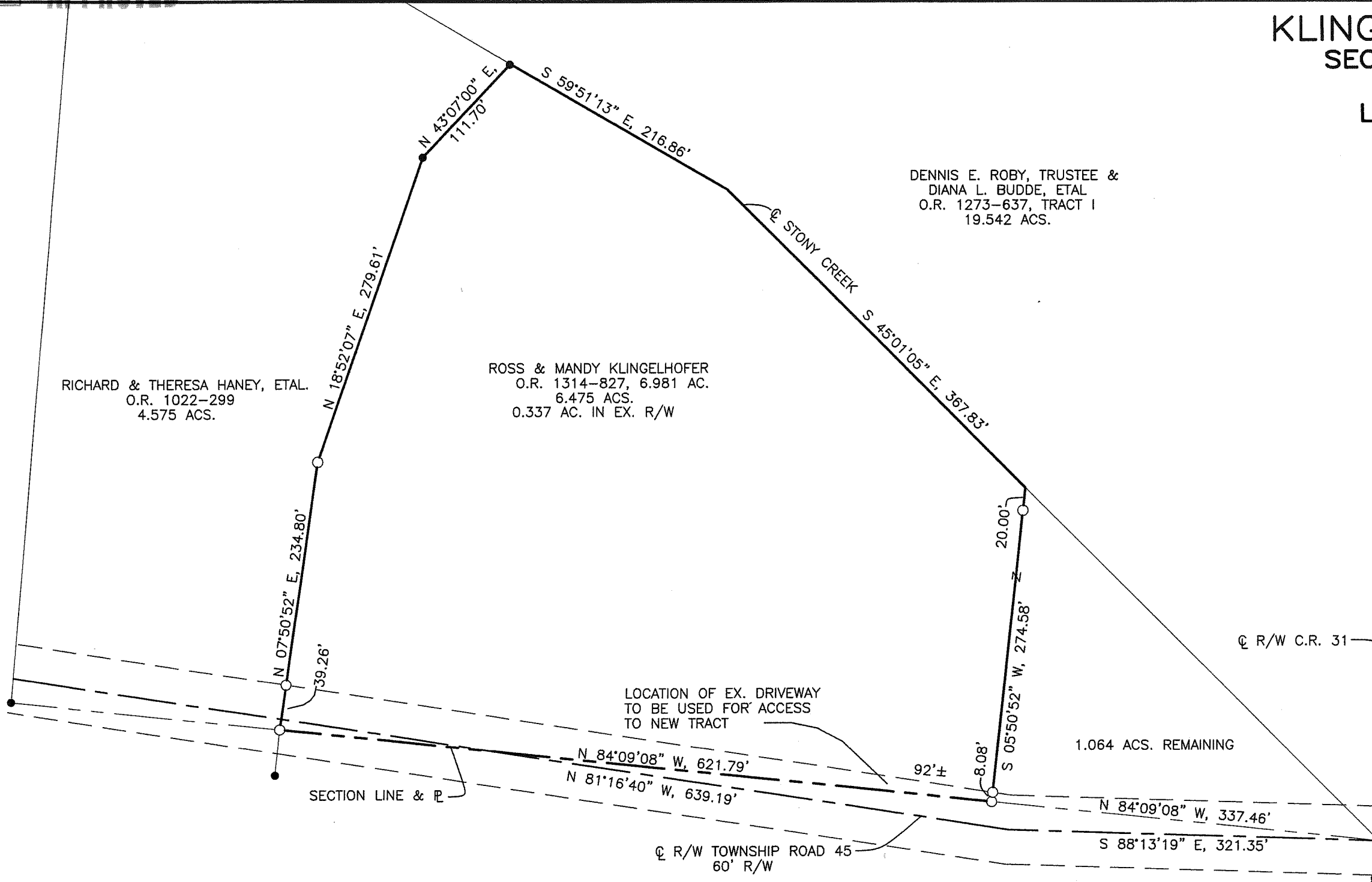


**INDEXED ON MAP**  
7869

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APPROVED

# KLINGELHOFER SURVEY SECTION 25, T-3, R-14 UNION TOWNSHIP, LOGAN COUNTY, OHIO



DENNIS E. ROBY, TRUSTEE &  
DIANA L. BUDDE, ETAL  
O.R. 1273-637, TRACT I  
19.542 ACS.

ROSS & MANDY KLINGELHOFER  
O.R. 1314-827, 6.981 AC.  
6.475 ACS.  
0.337 AC. IN EX. R/W

RICHARD & THERESA HANEY, ETAL.  
O.R. 1022-299  
4.575 ACS.

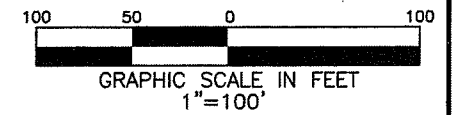
- LEGEND**
- ⊙ CONCRETE R/W MONUMENT
  - 5/8" IRON PIN FOUND
  - ✂ MAG NAIL FOUND
  - ⊕ 1" IRON BAR FOUND
  - ✕ RAILROAD SPIKE FOUND
  - ⊗ MAG SPIKE SET
  - 5/8" DIA. IRON PIN SET
  - STONE FOUND IN MONUMENT BOX
  - ▲ STEEL "T" POST FOUND WITH TREE GROWN AROUND IT

**BASIS OF BEARINGS:**  
BEARINGS ARE BASED ON THE SECTION LINE OF SECTION 25 AS BEARING N 84°09'08" W.

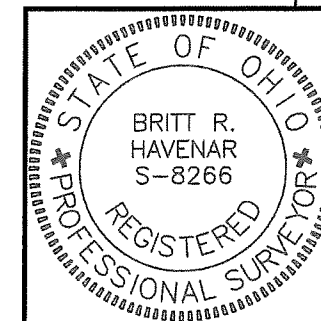
**REFERENCES**

LOGAN COUNTY  
ENGINEER'S SURVEYS:  
NO. 1346    NO. 2643  
NO. 7863    NO. 7869

S.E. CORNER,  
S.E. QUARTER,  
SEC. 25, T-3, R-14



SURVEY 6.475 ACRES FOR ROSS KLINGELHOFER  
IN UNION TOWNSHIP. OCTOBER 12, 2018.



*Britt R. Havenar*  
BRITT R. HAVENAR, P.E., P.S.  
OHIO REGISTERED PROFESSIONAL SURVEYOR #8266  
HAVENAR ENGINEERING & SURVEYING, INC.  
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BRITT R. HAVENAR, P.E., P.S.  
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