

Received 3-31-89

Lee Surveying and Mapping Co.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

855 EAST SANDUSKY AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.
JEFFREY I. LEE, P.S.

COOVER 7.725 ACRES

Lying in Section 2, T-3, R-14, Union Township, Logan County, Ohio.

Being out of that original 154.90 acres in the name of Coover as deeded and described in Volume 369, Page 650, Tract I of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike set on the center-line of Township Road 200 (North line of Section 2 and north line of Union Township, a distance of 239.83 feet, easterly, with said center-line, from the northwest corner of Section 2.

THENCE, with the said north section line and center-line of Township Road 200, S 84°-54' E, a distance of 645.17 feet to a railroad spike set at the inter-section of the center-line of Township Road 32.

THENCE, with the said center-line of Township Road 32, S 6°-14'-30" W, a distance of 527.92 feet to a 5/8" iron rod (set).

THENCE, with a fence line, N 84°-56' W, a distance of 629.47 feet to a 5/8" iron rod (set), passing through a 5/8" iron rod set at 15.00 feet.

THENCE, N 4°-32'-20" E, a distance of 528.21 feet to the point of beginning, passing through a 5/8" iron rod set at 508.21 feet.

Containing 7.725 acres.

This description prepared from an actual field survey.

Basis for bearings: Center-line of Township Road 200 = S 84°-54' E.

Prepared by:

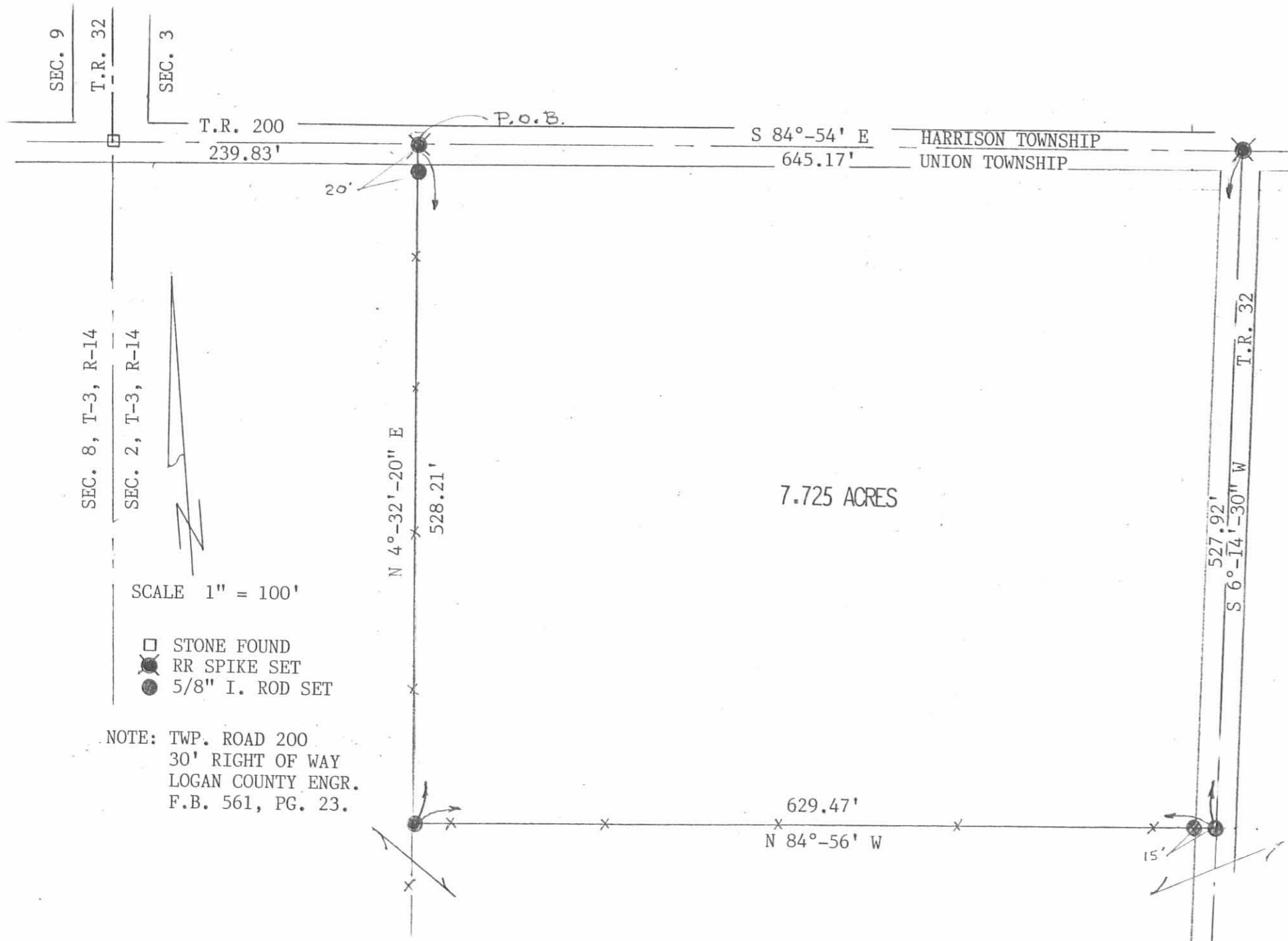
Clayton M. Lee

Clayton M. Lee
Registered Professional Surveyor No. 6181
March 28, 1989




ORIGINAL STAMP IN GREEN

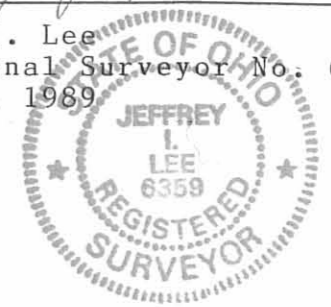
INDEXED ON MAP
7896 1D



SURVEY OF 7.725 ACRES
 OUT OF THE ORIGINAL
 DAVID COOVER 154.90 ACRE TRACT
 (VOL. 369, PG. 650, TRACT 1)
 SECTION 2, T-3, R-14
 UNION TOWNSHIP
 LOGAN COUNTY, OHIO

BY:


 Jeffrey I. Lee
 Professional Surveyor No. 6359
 March 24, 1989



ORIGINAL STAMP IN GREEN

INDEXED ON MAP
 7896 1P

Lee Surveying & Mapping Co.
 855 E. Sandusky Ave.
 BELLEFONTAINE, OHIO 43311
 (513) 593-5780

L 1714-4

NOTE: TWP. ROAD 200
 30' RIGHT OF WAY
 LOGAN COUNTY ENGR.
 F.B. 561, PG. 23.

SCALE 1" = 100'

- ☐ STONE FOUND
- RR SPIKE SET
- 5/8" I. ROD SET

7.725 ACRES

2-3-17



D. MICHAEL COOVER SURVEY
183.698 ACRES
January 30, 2017

The following described 183.698 acre tract of land is situated in the northwest quarter of Section 2 and the northeast quarter of Section 8, Town 3, Range 14, B.T.M.R.S., Union Township, Logan County, Ohio and being all of Sharon A. Buroker's and D. Michael Coover's Tract I (141.40 acres), Tract II (18.25 acres) and Tract III (18.25 acres) described in Official Record Volume 136, page 339, said 183.698 acre tract more particularly described as follows:

Beginning at a stone found in a monument box at the intersection of the centerline of Township Road 32 (60 feet wide) with the centerline of Township Road 200 (highway plan X-200), said stone also at the northwest corner of Section 2, the northeast corner of Section 8, the northwest corner of said 141.40 acre tract and the northeast corner of said Tract II (18.25 acres), said stone also in the north line of Union Township and in the south line of Harrison Township;

Thence **South 84°48'35" East 239.87 feet**, leaving the centerline of Township Road 200, following the north line of Section 2, the north line of Union Township and the north line of said 141.40 acre tract, passing a magnetic nail found at 234.90 feet, to a magnetic spike set at the northwest corner of Timothy J. Gietzen's and Gyla A. Gietzen's 7.725 acre tract described in Official Record Volume 85, page 520;

Thence **South 4°41'52" West 528.55 feet**, entering the northwest quarter of Section 2 and Union Township, following the west line of said 7.725 acre tract and an east line of said 141.40 acre tract, passing a railroad spike found in the centerline of Township Road 200 at 0.26 feet and a 5/8 inch iron bar found at 20.23 feet, to a 5/8 inch iron bar found;

Thence **South 84°46'16" East 629.52 feet**, following the south line of said 7.725 acre tract and a north line of said 141.40 acre tract, passing a 5/8 inch iron bar found in the west right-of-way line of Township Road 32 (30 feet wide) at 614.52 feet, to a 5/8 inch iron bar found in the centerline of Township Road 32;

Thence **North 6°23'30" East 529.07 feet**, following the centerline of Township Road 32, the east line of said 7.725 acre tract and a west line of said 141.40 acre tract, passing a railroad spike found in the centerline of Township Road 200 at 527.99 feet, to a magnetic spike set in the north line of Section 2 and in the north line of Union Township;

Thence **South 84°48'35" East 731.47 feet**, following the north line of Section 2, the north line of Union Township and the north line of said 141.40 acre tract, to a magnetic spike set at the northwest corner of Joshua L. Aten's and Nicole J. Aten's 1.429 acre tract described in Official Record Volume 576, page 879;

Thence **South 4°14'26" West 244.00 feet**, entering the northwest quarter of

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Section 2 and Union Township, following the west line of said 1.429 acre tract and an east line of said 141.40 acre tract, passing a railroad spike found in the centerline of Township Road 200 at 1.99 feet and an iron bar set at 20.00 feet, to a 5/8 inch iron bar found;

Thence **South 84°46'20" East 1034.31 feet**, following the south line of said 1.429 acre tract, the south line of Gregory P. Knight's and Linda A. Knight's Parcel I (1.001 acres) described in Official Record Volume 965, page 113, the south line of Wayne E. Jervis' and Ann K. Jervis' 1.00 acre tract described in Official Record Volume 219, page 451, the south line of Craig L. Blanchard's 0.945 acre tract described in Official Record Volume 925, page 911, the south line of Jeffery L. Latimer's and Valarie J. Latimer's Tract II (0.055 acre) and Tract I (1.34 acres) described in Official Record Volume 902, page 629 and a north line of said 141.40 acre tract, to a 5/8 inch iron bar found in the east line of the northwest quarter of Section 2, the east line of Union Township, the west line of Liberty Township and the west line of Scott A. Guenther's and Lisa M. Guenther's 12.00 acre tract described in Official Record Volume 206, page 1;

Thence **South 5°38'26" West 2392.90 feet**, following the east line of the northwest quarter of Section 2, the east line of Union Township, the east line of said 141.40 acre tract, the west line of Liberty Township, the west line of said 12.00 acre tract, the west line of Max E. Earick's 20.10 acre tract described in Official Record Volume 1114, page 309, the west line of David M. LaRoche's and Deanne M. LaRoche's 3.800 acre tract described in Official Record Volume 1068, page 686 and the west line of Scott E. Kline's 2.15 acre tract described in Official Record Volume 914, page 950, to a 5/8 inch iron bar found at the center of Section 2, at the northeast corner of Roy Bragg's Tract I (originally 71.30 acres) described in Official Record Volume 121, page 15 and at the northwest corner of Damon Adams' 5.0 acre tract described in Official Record Volume 1027, page 200;

Thence **North 84°31'41" West 2717.81 feet**, following the south line of the northwest quarter of Section 2, the south line of said 141.40 acre tract, the north line of said original 71.30 acre tract and the north line of Mary Jeanette Hostetler's Second Tract (originally 36.35 acres) described in Official Record Volume 590, page 747, to an iron bar set at the southwest corner of the northwest quarter of Section 2 and at the southeast corner of the northeast quarter of Section 8, said iron bar also at the southeast corner of said Tract III (18.25 acres) and at the northeast corner of Mary Jeanette Hostetler's First Tract (originally 80.0 acres) described in Official Record Volume 590, page 747;

Thence **North 83°55'35" West 555.56 feet**, following the south line of the northeast quarter of Section 8, the south line of said Tract III (18.25 acres) and the north line of said original 80.0 acre tract, to an iron bar set at the southeast corner of Frederick F. Elkins' 78.26 acre tract described in Official Record Volume 76, page 945;

Thence **North 5°53'46" East 558.25 feet**, entering the northeast quarter of Section 8, following the east line of said 78.26 acre tract and the west line of said Tract

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III (18.25 acres) to a point bearing South 5°49'58" West 5.00 feet from a 5/8 inch iron bar found, said point being at the southeast corner of Raymond Edward Muth's and Sandra L. Muth's 50.003 acre tract described in Official Record Volume 1155, page 70;

Thence **North 5°49'58" East 2056.10 feet**, following the east line of said 50.003 acre tract, the west line of said Tract III (18.25 acres) and the west line of said Tract II (18.25 acres), passing 5/8 inch iron bars found at 5.00 feet and at 2041.10 feet, to a magnetic nail found in the north line of Section 8, in the north line of Union Township and in the centerline of Township Road 200;

Thence **South 84°56'17" East 607.30 feet**, following the centerline of Township Road 200, north line of Section 8, the north line of Union Township and the north line of said Tract II (18.25 acres), to the **place of beginning, containing 183.698 acres**, more or less, and subject to all valid easements and restrictions of record.

Of the above-described 183.698 acre tract of land, 148.750 acres are part of the northwest quarter of Section 2 and 34.948 acres are part of the northeast quarter of Section 8.

Said 183.698 acre tract contains 1.745 acres within the road right-of-ways of Township Road 32 and Township Road 200.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of January 2017. 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 north line of the northwest quarter of Section 2 bearing South 84°48'35" East.

Description prepared by:

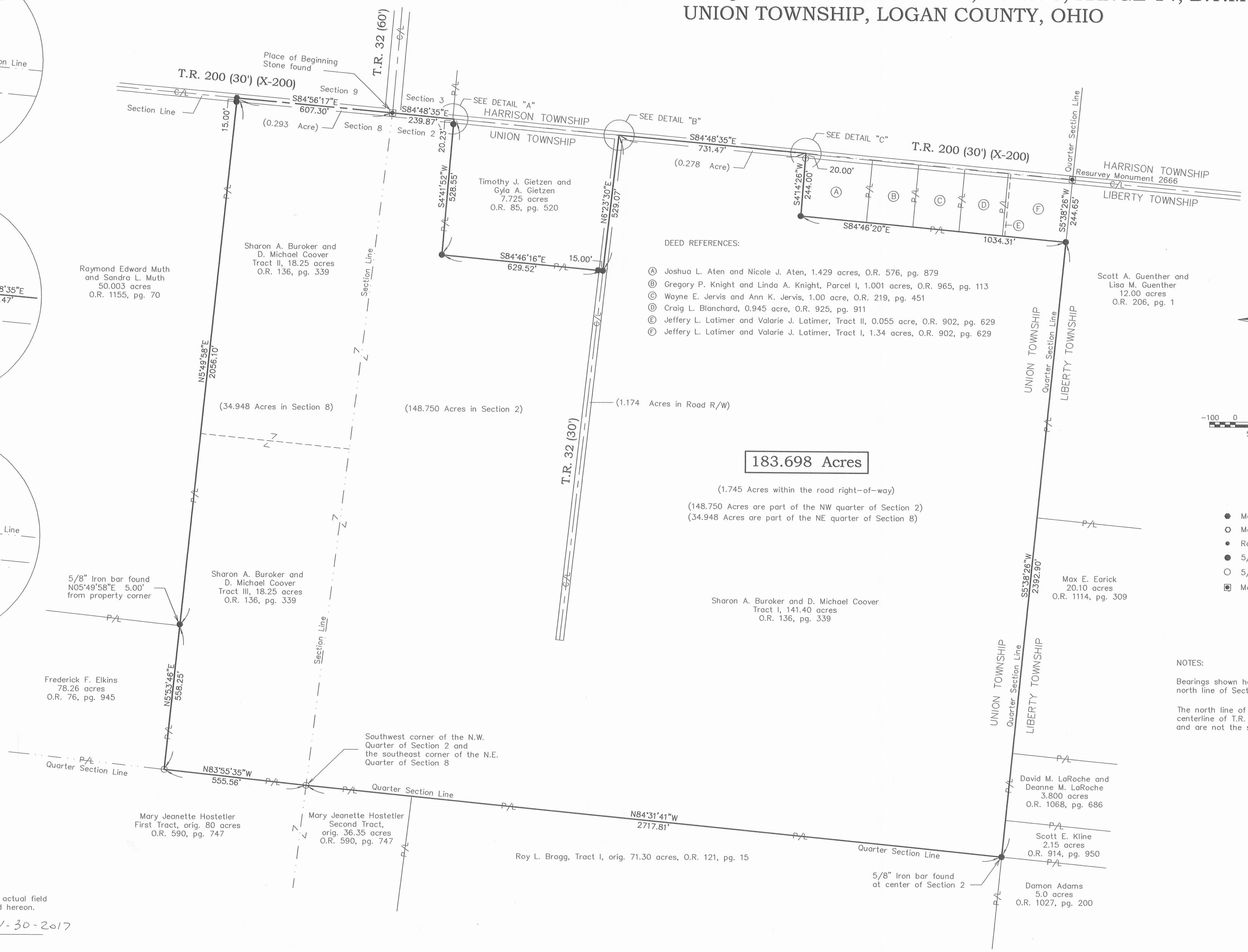
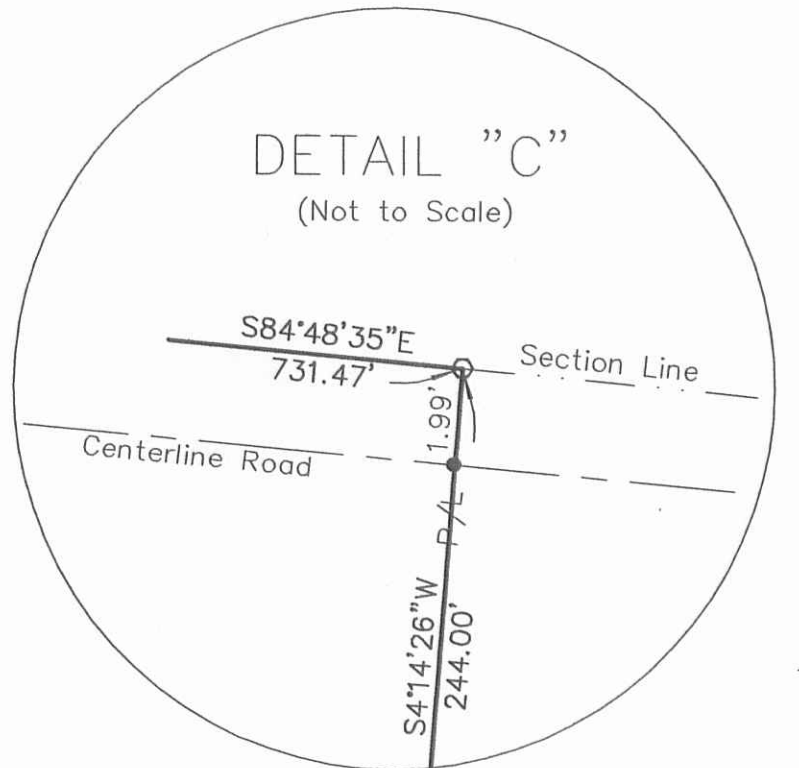
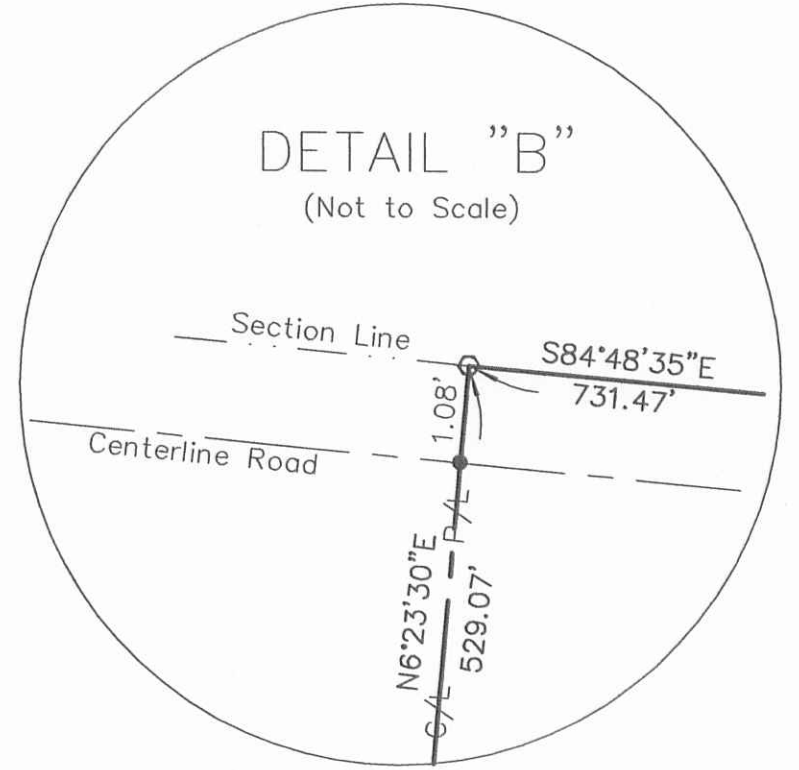
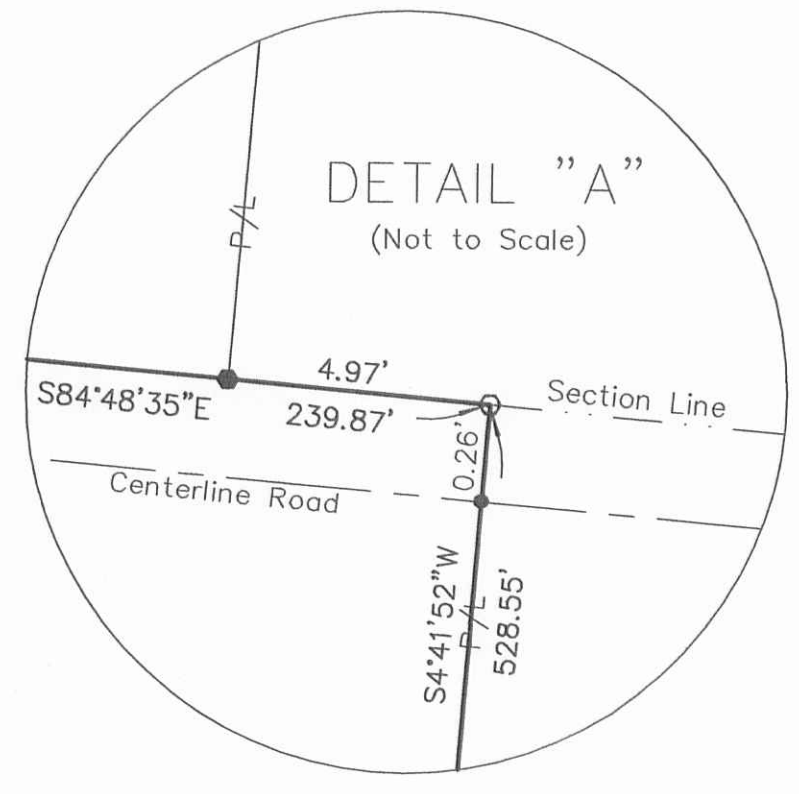


George A. Blackburn, R.S. #7873
6879 State Route 287, West Liberty, Ohio 43357
(937) 597-2700

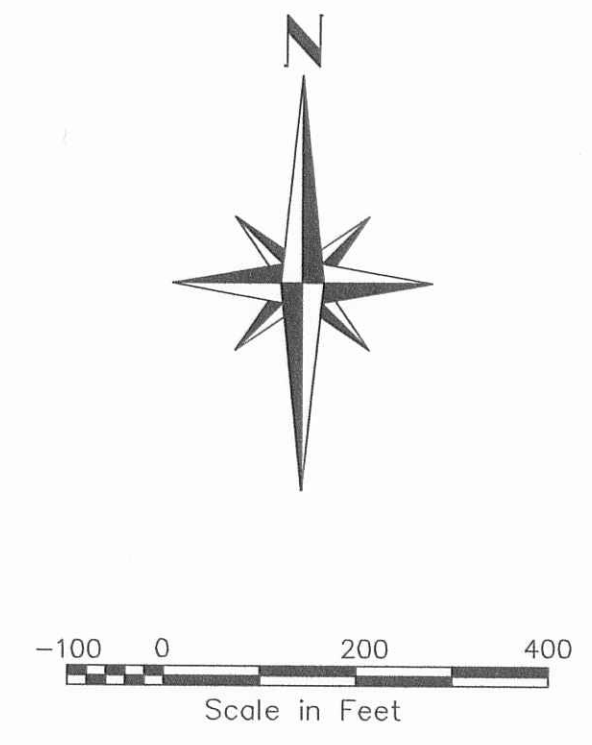


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7096 2D-3

PLAT OF SURVEY IN THE NORTHWEST QUARTER OF SECTION 2 AND THE NORTHEAST QUARTER OF SECTION 8, TOWN 3, RANGE 14, B.T.M.R.S. UNION TOWNSHIP, LOGAN COUNTY, OHIO



- DEED REFERENCES:
- Ⓐ Joshua L. Aten and Nicole J. Aten, 1.429 acres, O.R. 576, pg. 879
 - Ⓑ Gregory P. Knight and Linda A. Knight, Parcel I, 1.001 acres, O.R. 965, pg. 113
 - Ⓒ Wayne E. Jervis and Ann K. Jervis, 1.00 acre, O.R. 219, pg. 451
 - Ⓓ Craig L. Blanchard, 0.945 acre, O.R. 925, pg. 911
 - Ⓔ Jeffery L. Latimer and Valarie J. Latimer, Tract II, 0.055 acre, O.R. 902, pg. 629
 - Ⓕ Jeffery L. Latimer and Valarie J. Latimer, Tract I, 1.34 acres, O.R. 902, pg. 629



- LEGEND
- Magnetic nail found
 - Magnetic spike set
 - Railroad spike found
 - 5/8" Iron bar found
 - 5/8" Iron bar set
 - Monument box found

NOTES:
Bearings shown hereon are based on the north line of Section 2 bearing S84°48'35"E
The north line of Section 2 and the centerline of T.R. 200 do not match and are not the same line. See details.



I hereby certify that this plat was prepared from an actual field survey and that monuments were placed as indicated hereon.
George A. Blackburn 1-30-2017
George A. Blackburn, R.S. 7873

BLACKBURN SURVEYING
6879 STATE ROUTE 287
WEST LIBERTY, OHIO 43357
(937) 465-0424 (937) 597-2700

DATE: 1/30/2017
SCALE: 1" = 200'
FILE: MCOOVER 1-17
F.B. 20, PG. 45

REVISIONS	DATE	BY

PLAT PREPARED FOR D. MICHAEL COOVER

SHEET
1
OF 1

8-31-2021



19550 Delaware County Line Road, Marysville, OH 43040
Phone: 740-666-8902 www.guidewinkle.com

Legal Description
3.986 acres

The following described tract of land is situated in the State of Ohio, Logan County, Union Township, Northwest ¼, Section 2, Town 3, Range 14 BTMRS, being part of Timothy J. and Gyla A. Gietzen, Trustee's 7.725 acre tract described in Official Record 1255, page 668, and being more particularly described as follows:

Commencing at a railroad spike found marking the intersection of the centerline of Township Road 200 (30') with the centerline of Township Road 32 (60') an in the north line of Union Township and Section 2, said spike marking the northeast corner of said 7.725 acre tract;

Thence South 06°23'47" West 254.05 feet, following the centerline of T.R. 32 and the east line of said 7.725 acre tract, to an iron pin set marking the *point of beginning*;

Thence South 06°23'47" West 273.90 feet, following the centerline of T.R. 32 and the east line of said 7.725 acre tract, to a 5/8" iron pin found marking a northeast corner of James A. and Elena King's 183.698 acre tract (O.R. 1253, page 842);

Thence North 84°46'11" West 629.49 feet, following the south line of said 7.725 acre tract and a north line of said 183.698 acre tract, passing at 15.00 feet a 5/8" iron pin found, to a 5/8" iron pin found;

Thence North 04°42'07" East 274.28 feet, following the west line of said 7.725 acre tract and the east line of said 183.698 acre tract, to an iron pin set;

Thence South 84°43'54" East 637.59 feet, crossing said 7.725 acre tract, passing at 607.59 feet an iron pin set, to the *point of beginning*, containing **3.986 acre** more or less, 0.189 acres within the road right of way. Subject to all valid easements and restrictions of record.

I, Timothy L. Guider, hereby certify that this description was prepared from an actual field survey made by me during the month of August 2021 and that monuments were set or found as indicated herein. Iron pins set are 5/8" x 30" reinforcing rods with caps marked "GUIDER S 7752". Basis of Bearing: State Plane Coordinate System, Ohio North Zone, NAD83.

Timothy L. Guider R.S. #7752



Date: 8/22/21
Job# 21154-3.986



8-31-2021



19550 Delaware County Line Road, Marysville, OH 43040
Phone: 740-666-8902 www.guidewinkle.com

Legal Description
3.740 acres

The following described tract of land is situated in the State of Ohio, Logan County, Union Township, Northwest ¼, Section 2, Town 3, Range 14 BTMRS, being part of Timothy J. and Gyla A. Gietzen, Trustee's 7.725 acre tract described in Official Record 1255, page 668, and being more particularly described as follows:

Beginning at a railroad spike found marking the intersection of the centerline of Township Road 200 (30') with the centerline of Township Road 32 (60') and in the north line of Union Township and Section 2, said spike marking the northeast corner of said 7.725 acre tract;

Thence **South 06°23'47" West 254.05 feet**, following the centerline of T.R. 32 and the east line of said 7.725 acre tract, to an iron pin set;

Thence **North 84°43'54" West 637.59 feet**, crossing said 7.725 acre tract passing at 30.00 feet an iron pin set, to an iron pin set in the west line of said 7.725 acre tract and in an east line of James A. and Elena King's 183.698 acre tract (O.R. 1253, page 842);

Thence **North 04°42'07" East 254.01 feet**, following the west line of said 7.725 acre tract and an east line of said 183.698 acre tract, passing at 234.01 feet a 5/8" iron pin found, to a railroad spike found in the centerline of T.R. 200, the north line of Section 2 and the north line of Union Township;

Thence **South 84°43'54" East 645.10 feet**, following the centerline of T.R. 200, the north line of Section 2, the north line of Union Township and the north line of said 7.725 acre tract, to the *point of beginning*, containing **3.740 acre** more or less, 0.387 acres within the road right of way. Subject to all valid easements and restrictions of record.

I, Timothy L. Guider, hereby certify that this description was prepared from an actual field survey made by me during the month of August 2021 and that monuments were set or found as indicated herein. Iron pins set are 5/8" x 30" reinforcing rods with caps marked "GUIDER S 7752". Basis of Bearing: State Plane Coordinate System, Ohio North Zone, NAD83.

Timothy L. Guider R.S. #7752



Date: 8/22/21
Job# 21154-3.740



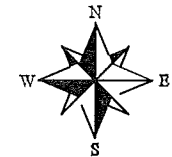
8-31-2021

APPROVED

Plat of Survey Guider Winkle Partners

State of Ohio, Logan County, Union Township
Northwest 1/4 Section 2, Town 3, Range 14, BTMRS

SCALE : 1" = 100'



Legend

- ⊕ - MAG nail set
- ⊗ - Railroad spike found
- - 5/8" Iron pin found
- - 5/8" x 30" Iron pin set with cap marked "GUIDER S 7752"

Access Management Information

T.R. 32 Road is a local road
 250' Minimum driveway spacing
 495' Minimum site distance
 Driveway placed as indicated hereon
 or as instructed by the Logan
 County Engineer's Office
 3.740 acre is proposed.
 3.986 acre has an existing residence.

Surveyor's Certification

I hereby certify that this plat is an accurate
 representation of a field survey made by me and
 is correct to the best of my knowledge.

Timothy L. Guider

8/22/21

Timothy L. Guider R.S. #7752
 Guider Winkle Partners
 19550 Delaware County Line Road
 Marysville, Ohio 43040
 (740)-666-8902

Date

Job#21154

Pnt. of Comm.
Pnt. of Beg. 3.740 ac.

Township Road 200 (30')

S84°43'54"E 645.10'

North line Section 2 and Union Twp.
South line of Section 3 and Harrison Twp.

3.740 acres

0.387 ac. within road right of way

Proposed Drive

N84°43'54"W 637.59'

Timothy J. & Gyla A. Gietzen, Trustees
7.725 ac. O.R. 1255, pg. 668

3.986 acres

0.189 ac. within road right of way

Pnt. of Beg. 3.986 ac.

2110 TR 32

Township Road 32 (60')

S06°23'47"W 273.90'

S06°23'47"W 254.05'

15.00'

30.00'

N04°42'07"E

254.01'

274.28'

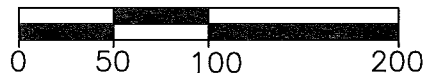
N84°46'11"W 629.49'

James A. & Elena King 183.698 ac. O.R. 1253, pg. 842

Basis of Bearing

State Plane Coordinate System
Ohio North Zone, NAD83

Scale in Feet



INDEXED ON MAP

1896