

AGRICULTURE CONSERVATION EASEMENT PROGRAM WETLAND RESERVE EASEMENT NO. 545E342301YGG

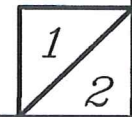
ON THE LANDS OF:
RYAN D. BEELMAN

PLAT PREPARED FOR:
USDA/NRCS

24.48 ACRES

SITUATED AS PART OF THE SW FRACTIONAL 1/4 OF SECTION 11, TOWN 7S, RANGE 8E, WASHINGTON TOWNSHIP, LOGAN COUNTY, OHIO

Bockrath & Associates
Engineering and Surveying, LLC
115 S. Fair Avenue, Suite A - Ottawa - Ohio
Phone: 419.523.5789



THIS IS TO CERTIFY THAT THIS SURVEY, DONE BY THE UNDERSIGNED, WAS DONE ON THE GROUND IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE OHIO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS. THE ACCURACY AND POSITION TOLERANCE ARE ALSO IN ACCORDANCE WITH RURAL SURVEYS AND HAS BEEN MADE IN STRICT CONFORMITY WITH THE NATURAL RESOURCES CONSERVATION SERVICE EASEMENT PROGRAMS LAND SURVEY SPECIFICATIONS.

Date 3-28-24

Seth D. Schroeder
Seth D. Schroeder, P.S.
Registered Surveyor No. 8784.
115 S. Fair Avenue, Suite A
Ottawa, Ohio 45875
419-523-5789

PLAT OF NRCS CONSERVATION EASEMENT NRCS AGREEMENT

No: **545E342301YGG**
ON THE LANDS OF:
RYAN D. BEELMAN
PREPARED FOR:
USDA-NRCS



GRAPHIC SCALE 1" = 200'
(SHEET SIZE 11" X 17")

LEGEND

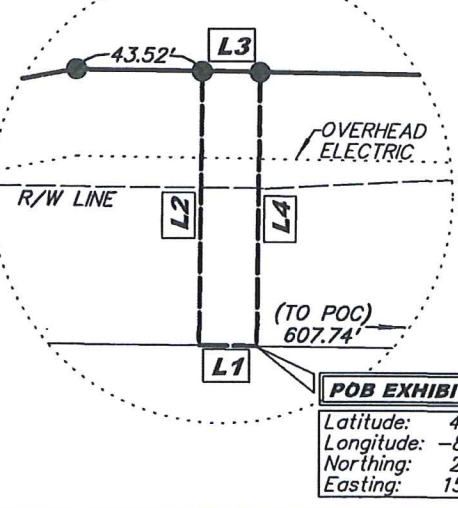
- 5/8" REBAR WITH ID CAP SET 30" LONG WITH 'BOCKRATH SDS-E/S8784' CAP WITH WITNESS POST AND SIGN
- ⊗ RAILROAD SPIKE FOUND
- CM 6" CONCRETE R/W MONUMENT FOUND
- MAGS MAG NAIL SET
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- OVERHEAD ELECTRIC LINE (AS NOTED IN ENCUMBRANCE #11 OF TITLE REPORT)
- STATE ROUTE 274 RIGHT-OF-WAY LINE
- INGRESS/EGRESS EASEMENT LINE
- CONSERVATION EASEMENT LINE
- GREAT MIAMI RIVER BANK

APPROVED
3-29-2024

LOCATION MAP USDA-NRCS EASEMENT # 545E342301YGG

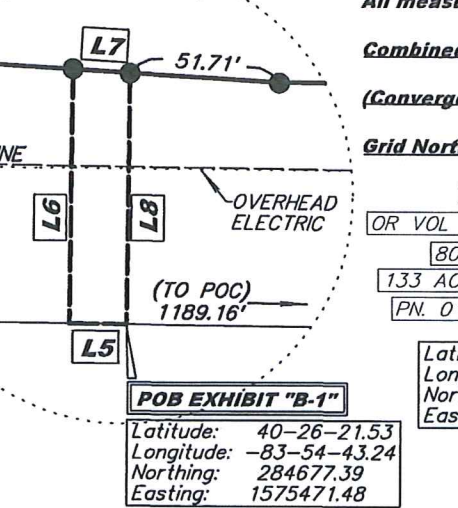
DETAIL "B" (NOT TO SCALE)

20' WIDE INGRESS/EGRESS EASEMENT "EXHIBIT B"
(0.04 ACRES)



DETAIL "B-1" (NOT TO SCALE)

20' WIDE INGRESS/EGRESS EASEMENT "EXHIBIT B-1"
(0.04 ACRES)



BASIS OF BEARINGS
Bearings contained hereon are based on the Ohio North Zone State Plane Coordinate System, NAD 83, obtained from the Ohio DOT VRS Network. Geoid Model = G12A
All measured distances are in NSRS U.S. Survey foot

Combined Scale Factor = **0.999957003**
(Convergence Angle = **-0°55'29.33"**)
Grid North = **-1.8'**

RYAN D BEELMAN
OR VOL 857 - PG 952 (TRACT II)
80 ACRES (PER DEED)
133 ACRES (PER TAX RECORD)
PN. 01-045-00-00-015-000

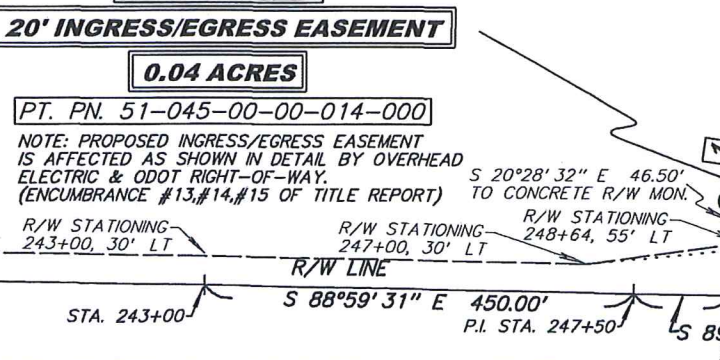
Latitude: 40-26-28.26
Longitude: -83-54-38.61
Northing: 285352.36
Easting: 1575840.15

OCCUPANCY NOTE:
OCCUPATION LINE ON EAST PROPERTY LINE IS ENCRANCHING ROUGHLY 30' ON THE NORTH END.

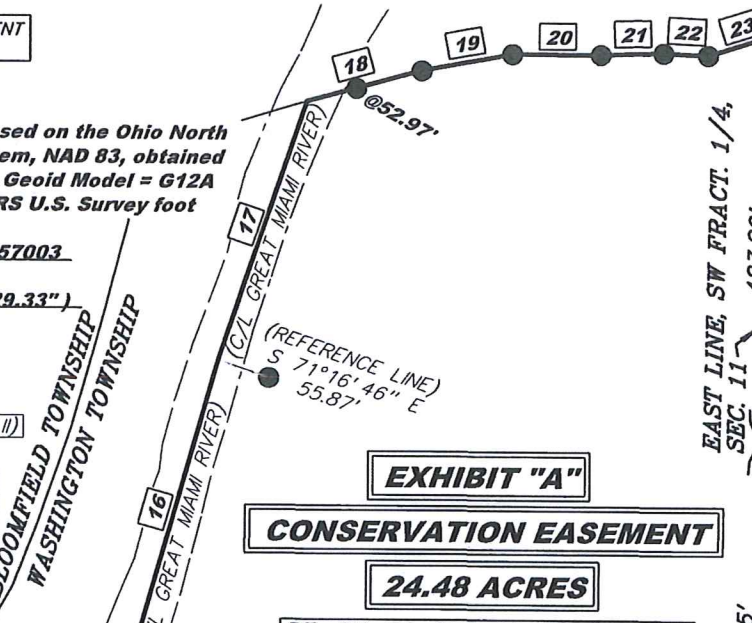
REFERENCES USED: DEEDS AND PLATS INDICATED HEREON

NOTE: ONLY THE EASEMENTS THAT AFFECT SUBJECT PARCEL AS LISTED ON FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO-23-1092 ARE SHOWN. NO OBSERVED EVIDENCE OF EASEMENTS, UTILITIES, OR INFRASTRUCTURE NOT ADDRESSED IN RECORDED DOCUMENTS.

EXHIBIT "B-1"
20' INGRESS/EGRESS EASEMENT
0.04 ACRES

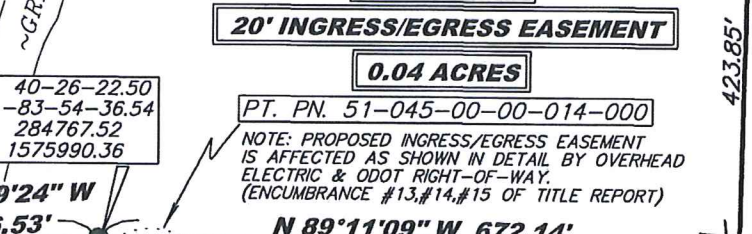


NOTE: CENTERLINE & RIGHT-OF-WAY OF STATE ROUTE 274 ESTABLISHED USING ODOT PLANS: LOG-274-(4.67-5.03) AND LOG-235/274-23.641/8.095 CONCRETE CENTERLINE REFERENCES FOUND AT: STA. 243+00 - 30' RT, STA. 248+64 - 55' LT, AND STA. 257+00 - 55' LT.



RYAN D BEELMAN
OR VOL 857 - PG 952 (TRACT II)
80 ACRES (PER DEED)
27 ACRES (PER TAX RECORD)
PN. 51-045-00-00-014-000

EXHIBIT "B"
20' INGRESS/EGRESS EASEMENT
0.04 ACRES



PT. PN. 51-045-00-00-014-000
NOTE: PROPOSED INGRESS/EGRESS EASEMENT IS AFFECTED AS SHOWN IN DETAIL BY OVERHEAD ELECTRIC & ODOT RIGHT-OF-WAY. (ENCUMBRANCE #13, #14, #15 OF TITLE REPORT)

Latitude: 40-26-35.08
Longitude: -83-54-27.79
Northing: 286029.30
Easting: 1576687.75

WAMMES STORAGE & RENTALS LTD
OR VOL 789 - PG 272 (TRACT I)
146 ACRES (PER DEED)
129 ACRES (PER TAX RECORD)
PN. 51-045-00-00-012-000

NOTE: COURSES #1-#13 AND #18-#23 FOLLOW THE OLD CHANNEL OF THE GREAT MIAMI RIVER WHICH IS ALSO THE TOWNSHIP LINE BETWEEN BLOOMFIELD AND WASHINGTON TOWNSHIPS.

Latitude: 40-26-22.51
Longitude: -83-54-27.85
Northing: 284757.97
Easting: 1576662.43

POB EXHIBIT "A"

Latitude: 40-26-21.59
Longitude: -83-54-27.86
Northing: 284664.77
Easting: 1576660.58

COURSE	BEARING	DISTANCE
1	N 08°12'35" E	93.80'
2	N 37°54'05" E	50.45'
3	N 23°15'20" E	50.54'
4	N 02°41'25" E	48.68'
5	N 21°19'52" E	42.73'
6	N 50°41'54" E	62.87'
7	N 59°44'28" E	30.73'
8	N 86°34'24" E	37.62'
9	S 71°35'12" E	27.93'
10	S 77°55'58" E	63.23'
11	N 87°09'56" E	46.45'
12	N 53°33'19" E	126.47'
13	N 38°01'13" E	89.79'
14	N 40°44'55" E	162.39'
15	S 89°23'17" E	172.53'
16	N 15°41'35" E	349.55'
17	N 18°43'14" E	285.05'
18	N 74°45'58" E	123.92'
19	N 79°28'32" E	96.63'
20	S 89°58'51" E	92.69'
21	N 88°05'47" E	66.21'
22	S 87°16'11" E	46.33'
23	N 72°18'12" E	72.78'

INDEXED ON MAP
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EXHIBIT A

Legal Description of 24.48 Acres NRCS Conservation Easement
NRCS Agreement Number: 545E342301YGG

On the lands of Ryan D. Beelman
Prepared for USDA-NRCS

**PLAT OF
NRCS CONSERVATION EASEMENT
NRCS AGREEMENT**

Situated as being part of the Southwest Fractional Quarter of Section 11, Washington Township, Town 7S, Range 8E, Logan County, Ohio, also being part of an 80 acre tract of land conveyed to Ryan D. Beelman as recorded in Official Record Volume 857, Page 952 (Tract II) of the Logan County Deed Records and more particularly described as follows:

Commencing at a mag nail set having a latitude of 40°26'21.59", a longitude of -83°54'27.86", a northing of 284664.77, and an easting of 1576660.58, and marking the Southeast corner of said Southwest Fractional Quarter of Section 11 and the Southeast corner of said 80 acre tract;

Thence North 01°08'26" East along the East line of said Southwest Fractional Quarter and the East line of said 80 acre tract a distance of 93.22 feet to a 5/8 inch rebar with ID cap set having a latitude of 40°26'22.51", a longitude of -83°54'27.85", a northing of 284757.97, and an easting of 1576662.43, and marking the POINT OF BEGINNING;

Thence along a new division the following four (4) courses:

North 89°11'09" West passing over a 5/8 inch rebar with ID cap set at 336.07 feet, a total distance of 672.14 feet to a 5/8 inch rebar with ID cap set having a latitude of 40°26'22.50", a longitude of -83°54'36.54", a northing of 284767.52, and an easting of 1575990.36;

South 87°39'24" West a distance of 206.53 feet to a 5/8 inch rebar with ID cap set;

North 89°23'31" West a distance of 259.98 feet to a 5/8 inch rebar with ID cap set;

North 86°37'22" West a distance of 277.05 feet to a 5/8 inch rebar with ID cap set on the West line of said Washington Township, also being the old channel of the Great Miami River;

Thence along said township line the following thirteen (13) courses:

North 08°12'35" East a distance of 93.80 feet to a 5/8 inch rebar with ID cap set;

North 37°54'05" East a distance of 50.45 feet to a point;

North 23°15'20" East a distance of 50.54 feet to a point;

North 02°41'25" East a distance of 48.68 feet to a point;

North 21°19'52" East a distance of 42.73 feet to a 5/8 inch rebar with ID cap set having a latitude of 40°26'25.14", a longitude of -83°54'45.15", a northing of 285045.67, and an easting of 1575329.64;

North 50°41'54" East a distance of 62.87 feet to a point;

North 59°44'28" East a distance of 30.73 feet to a 5/8 inch rebar with ID cap set;

North 86°34'24" East a distance of 37.62 feet to a point;

South 71°35'12" East a distance of 27.93 feet to a point;

South 77°55'58" East a distance of 63.23 feet to a point;

North 87°09'56" East a distance of 46.45 feet to a 5/8 inch rebar with ID cap set;

North 53°33'19" East a distance of 126.47 feet to a 5/8 inch rebar with ID cap set;

North 38°01'13" East a distance of 89.79 feet to a 5/8 inch rebar with ID cap set;

Thence North 40°44'55" East along a new division a distance of 162.39 feet to a 5/8 inch rebar with ID cap set having a latitude of 40°26'28.26", a longitude of -83°54'38.61", a northing of 285352.36, and an easting of 1575840.15;

Thence South 89°23'17" East along a new division a distance of 172.53 feet to a point in the center of the Great Miami River, passing over a 5/8 inch rebar with ID cap set at 110.00 feet, and referenced by a 5/8 inch rebar with ID cap set South 89°23'17" East a distance of 56.80 feet from said point;

Thence North 15°41'35" East along said centerline of said Great Miami River a distance of 349.55 feet to a point, referenced by a 5/8 inch rebar with ID cap set South 71°16'46" East a distance of 55.87 feet from said point;

Thence North 18°43'14" East along said centerline of the Great Miami River a distance of 285.05 feet to a point on the West line of said Washington Township and the old channel of the Great Miami River;

Thence along said township line the following six (6) courses:

North 74°45'58" East a distance of 123.92 feet to a 5/8 inch rebar with ID cap set, passing over a 5/8 inch rebar with ID cap set at 52.97 feet;

North 79°28'32" East a distance of 96.63 feet to a 5/8 inch rebar with ID cap set;

South 89°58'51" East a distance of 92.69 feet to a 5/8 inch rebar with ID cap set;

North 88°05'47" East a distance of 66.21 feet to a 5/8 inch rebar with ID cap set;

South 87°16'11" East a distance of 46.33 feet to a 5/8 inch rebar with ID cap set;

North 72°18'12" East a distance of 72.78 feet to a 5/8 inch rebar with ID cap set on the East line of said Southwest Fractional Quarter and the East line of said 80 acre tract, having a latitude of 40°26'35.08", a longitude of -83°54'27.79", a northing of 286029.30, and an easting of 1576687.75;

Thence South 01°08'26" West along said East lines, passing over a 5/8 inch rebar with ID cap set at 423.89 feet and 847.74 feet, a total distance of 1,271.59 feet to the POINT OF BEGINNING, said easement containing 24.48 acres of land, more or less.

Subject to all legal highways, easements, and restrictions of use whether apparent and/or of record and is from an actual survey performed in January, 2024, under the supervision of Ohio Professional Surveyor Seth D. Schroeder, Ohio Surveyor No. 8784.

The basis of bearings for the above description is the Ohio State Plane Coordinate System, NAD 83, North Zone.

All rebar set are 5/8 inch diameter and 30 inches long with Bockrath SDS-E/S8784 cap and witness post with signs, unless otherwise noted.

Survey control was established using dual frequency Trimble R10 GNSS System. Subsequent survey locations were obtained using a combination of the GPS and Trimble S5 robotic total station with a relative positional accuracy of 0.010 meters.

SURVEYORS REPORT:

A field survey was performed during the month of January of 2024 for this project. Pertinent documents indicated on this plat of survey were used. This plat further delineates what monuments were found, set, and/or used or their reference distance and/or bearing to a particular corner.

INDEXED ON MAP
9757

EXHIBIT B

Legal Description of 0.04 Acres NRCS Ingress/Egress Easement
NRCS Agreement Number: 545E342301YGG

On the lands of Ryan D. Beelman
Prepared for USDA-NRCS

**PLAT OF
NRCS CONSERVATION EASEMENT
NRCS AGREEMENT**

Situated as being part of the Southwest Fractional Quarter of Section 11, Washington Township, Town 7S, Range 8E, Logan County, Ohio, also being part of an 80 acre tract of land conveyed to Ryan D. Beelman as recorded in Official Record Volume 857, Page 952 (Tract II) of the Logan County Deed Records and more particularly described as follows:

Commencing at a mag nail set having a latitude of 40°26'21.59", a longitude of -83°54'27.86", a northing of 284664.77, and an easting of 1576660.58, and marking the Southeast corner of said Southwest Fractional Quarter of Section 11 and the Southeast corner of said 80 acre tract;

Thence North 89°23'31" West along the South line of said Southwest Fractional Quarter (State Route 274) and the South line of said 80 acre tract a distance of 607.74 feet to point having a latitude of 40°26'21.56", a longitude of -83°54'35.72", a northing of 284671.22, and an easting of 1576052.87, and marking the POINT OF BEGINNING;

Thence continuing North 89°23'31" West along said South lines (State Route 274) a distance of 20.00 feet to a point;

Thence North 00°36'29" East a distance of 95.48 feet to a 5/8 inch rebar with ID cap set;

Thence South 89°11'09" East a distance of 20.00 feet to a 5/8 inch rebar with ID cap set;

Thence South 00°36'29" West a distance of 95.41 feet to the POINT OF BEGINNING, said ingress/egress easement containing 0.04 acres of land, more or less.

Subject to all legal highways, easements, and restrictions of use whether apparent and/or of record and is from an actual survey performed in January, 2024, under the supervision of Ohio Professional Surveyor Seth D. Schroeder, Ohio Surveyor No. 8784.

All rebar set are 5/8 inch diameter and 30 inches long with Bockrath SDS-E/S8784 cap and witness post with signs, unless otherwise noted.

The basis of bearings for the above description is the Ohio State Plane Coordinate System, NAD 83, North Zone.

EXHIBIT B-1

Legal Description of 0.04 Acres NRCS Ingress/Egress Easement
NRCS Agreement Number: 545E342301YGG

On the lands of Ryan D. Beelman
Prepared for USDA-NRCS

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Thence North 89°23'31" West along the South line of said Southwest Fractional Quarter (State Route 274) and the South line of said 80 acre tract a distance of 1,189.16 feet to point having a latitude of 40°26'21.53", a longitude of -83°54'43.24", a northing of 284677.39, and an easting of 1575471.48, and marking the POINT OF BEGINNING;

Thence continuing North 89°23'31" West along said South lines (State Route 274) a distance of 20.00 feet to a point;

Thence North 00°36'29" East a distance of 88.47 feet to a 5/8 inch rebar with ID cap set;

Thence South 86°37'22" East a distance of 20.02 feet to a 5/8 inch rebar with ID cap set;

Thence South 00°36'29" West a distance of 87.50 feet to the POINT OF BEGINNING, said ingress/egress easement containing 0.04 acres of land, more or less.

Subject to all legal highways, easements, and restrictions of use whether apparent and/or of record and is from an actual survey performed in January, 2024, under the supervision of Ohio Professional Surveyor Seth D. Schroeder, Ohio Surveyor No. 8784.

All rebar set are 5/8 inch diameter and 30 inches long with Bockrath SDS-E/S8784 cap and witness post with signs, unless otherwise noted.

The basis of bearings for the above description is the Ohio State Plane Coordinate System, NAD 83, North Zone.



NOTE:
Survey control was established using dual frequency Trimble R10 GNSS System. Subsequent survey locations were obtained using a combination of the GPS and Trimble S5 robotic total station with a relative positional accuracy of 0.010 meters.

SURVEYORS REPORT:
A field survey was performed during the month of January of 2024 for this project. Pertinent documents indicated on this plat of survey were used. This plat further delineates what monuments were found, set, and/or used or their reference distance and/or bearing to a particular corner.

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SITUATED AS PART OF THE SW FRACTIONAL
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