

R. & B. Mouser Farms, Inc.
to
Scott Roehler Survey

The following described real estate situated in the Township of Bokescreek, County of Logan, State of Ohio and being a part of Virginia Military Survey No. 12112 and being out of the northeast corner of a 104.00 Acre tract in the name of R. & B. Mouser Farms, Inc. as recorded in Deed Volume No. 402 Page 697 (12-5-1983) and being more particularly described as follows:

Beginning at a P. K. Nail with Shiner set over a Stone found at the northeast corner to said 104.00 Acre tract and the northwest corner to an original 51.34 Acre tract in the name of Wilma E. Overly as recorded in Deed Book No. 327 Page 356 (3-17-1992), Union County Records and being Station No. 139+51.38 of the centerline survey of C. H. No. 117 (60 feet wide) as recorded in Logan County Engineers Field Book No. 639 Page 28 and being in the north line of said V.M.S. No. 12112 and the south line of V.M.S. No. 9960-10042;

Thence with the line between said 104.00 Acre tract and said 51.34 Acre tract, S. 3°19'00" W. 429.54 feet to a 5/8" x 30" Rebar set, passing through a 5/8" x 30" Rebar set at 30.68 feet;

Thence S. 81°15'13" W. 842.42 feet to a point in the center of Hill Creek, passing through a 5/8" x 30" Rebar set at 818.42 feet;

Thence with the center of said Hill Creek, N. 0°42'02" E. 306.71 feet to an angle point in said creek, (Note: A 5/8" x 30" Rebar set 16.00 feet east of said point);

Thence continuing with the center of said creek, N. 16°50'14" W. 118.63 feet to a R. R. Spike found in the centerline of C. H. No. 117, and the north line of V. M. S. No. 12112 and the south line of V.M.S. No. 9959;

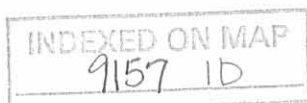
Thence with the centerline of C. H. No. 117 and the line between V.M.S. No. 12112 and V.M.S. No. 9959 and V.M.S. No. 9960-10042, N. 81°15'00" E. 898.53 feet to the place of beginning, passing through a concrete monument with an "+" found at 144.85 feet (being the corner to V.M.S. No. 9959 and V.M.S. No. 9960-10042), (Note: The centerline of C. H. No. 117 is the Basis of Bearing for this survey-N. 81°15'00"E.), containing 357,944.770 square feet or 8.217 Acres, more or less.

Of the above described tract, there is 26,955.900 square feet or 0.619 Acres in the right of way of C. H. No. 117.

I hereby certify that this description is the result of a field survey made by me on September 6, 1997.



Daniel E. Gilbert
DANIEL E. GILBERT, P.S.
REG. SUR. NO. 5402
400 N. PARK ST.
BELLEFONTAINE, OHIO 43311
TELEPHONE: 1 (513) 593-1428



SURVEY FOR R & B MOUSER FARMS, INC.

2.160 Acres

June 21, 2012

The following described 2.160 acre tract is situated in the State of Ohio, County of Logan, Township of Bokescreek, V.M.S. 12112, being part of R & B. Mouser Farms, Inc.'s 104 acre tract described in Deed Record 402, page 697, and said 2.160 acre tract being more particularly described as follows:

Beginning for reference at a 1/4 inch iron pin found at the intersection of the centerline of County Road 117 with the north terminus point of the centerline of Township Road 138 (50 feet wide), said iron pin being in the north line of V.M.S. 12112 and in the south line of V.M.S. 9959;

Thence South 09°30'00" East (assumed bearing) 1393.22 feet, entering V.M.S. 12112 and following the centerline of Township Road 138, to a magnetic nail set in the west line of said 104 acre tract and over the center of a creek, said nail marking the *place of beginning*;

Thence *North 84°20'39" East 69.07 feet*, departing from the centerline of said Road, entering said 104 acre tract, and generally following the center of a creek, to a point;

Thence *North 68°40'12" East 253.06 feet*, continuing with the center of said creek, to a point;

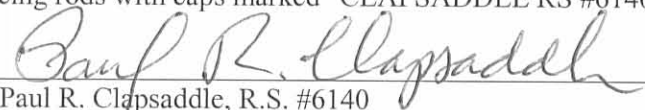
Thence *South 9°30'00" East 329.35 feet*, departing from the center of said creek and passing at 10.00 feet and iron pin set, to an iron pin set in the south line of said 104 acre tract and in the north line of R & B Mouser Farms, Inc.'s original 90 acre Tract I, Parcel III described in Official Record 50, page 619;

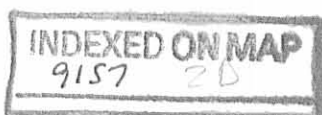
Thence *South 80°52'32" West 316.61 feet*, following the south line of said 104 acre tract and the north line of said 90 acre tract, passing at 291.61 feet an iron set, to a magnetic nail set in the centerline of Township Road 138;

Thence *North 9°30'00" West 280.03 feet*, following the centerline of Township Road 138 and the west line of said 104 acre tract, to the *place of beginning*, containing **2.160 acres**, more or less, and being subject to all valid easements and restrictions of record. Of the above described 2.160 acre tract, 0.160 acre is within the right of way of Township Road 138.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of June 2012. Bearings indicated herein are based on an assumed meridian with all others based on angles turned. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS #6140".

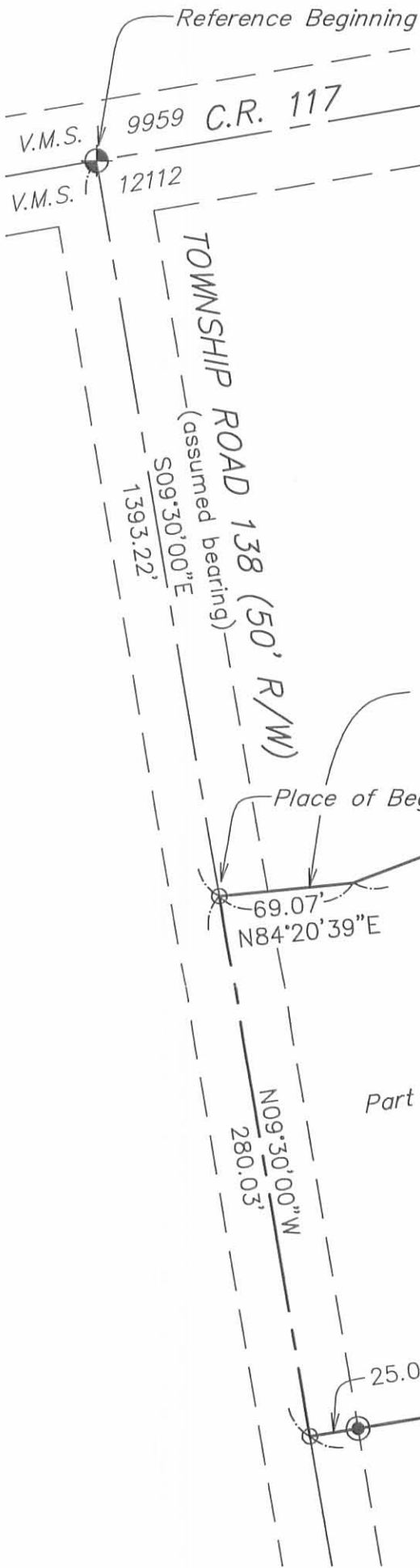
ATTEST:


Paul R. Clapsaddle, R.S. #6140
19019 West Darby Road
Marysville, Ohio 43040
(937) 747-2599



SURVEY FOR
R & B MOUSER FARMS, INC.

STATE OF OHIO
COUNTY OF LOGAN
TOWNSHIP OF BOKESCREEK
V.M.S. 12112



LEGEND:

- Magnetic nail set
- ⊕ 1/4 inch iron pin found in a monument box
- ⊙ 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"
- 12 inch diameter wood post found

SURVEY REFERENCES:

Bokescreek Surveys File R 8021
Bokescreek Surveys File R 3600

R & B Mouser Farms, Inc.'s
104 Acres
Deed Record 402, Page 697

R & B Mouser Farms, Inc.
original 90 Acres, Tract I, Parcel III
Official Record 50, Page 619

NOTES:

Reference deeds are shown hereon

Bearings indicated hereon are based on an assumed meridian with all others based on angles turned



I hereby certify that this plat was prepared from a field survey made under my supervision and that monuments were placed as indicated hereon.

Paul R. Clapsaddle
Paul R. Clapsaddle, R.S. #6140



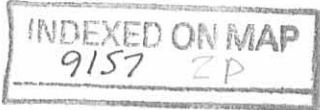
Paul R. Clapsaddle
and Associates

REGISTERED ENGINEERS AND SURVEYORS

19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040
(937) 747-2599

Paul R. Clapsaddle, P.E., P.S.

Date: June 19, 2012
Scale: 1 inch = 80 feet
Project: MouserFarmsJune2012
Drawing: MouserRonJune2012



4-8-25
APPROVED



19541 Delaware County Line Road, Marysville, OH 43040

Phone: 740-666-8902 www.guiderwinkle.com

Legal Description

1.180 acres

The following described tract of land is situated in the State of Ohio, Logan County, Bokescreek Township, VMS 12112, being part of R & B Mouser Farms, Inc.'s 104 acre tract described in Deed Volume 402, page 697, and being more particularly described as follows:

Commencing at a railroad spike found marking the intersection of the centerline of County Road 117 with the centerline of Township Road 138 (50') and in the north line of VMS 12112;

Thence South 06°05'09" East 1673.25 feet, following the centerline of Township Road 138, to a MAG nail found marking the southwest corner of Ronald Eric and Melissa Jane Mouser's 2.160 acre tract (O.R. 1072, page 921) and in the north line of R & B Mouser Farms, Inc's original 90 acre Tract I, Parcel III (O.R. 50, page 619);

Thence North 84°17'23" East 316.61 feet, following the south line of said 2.160 acre tract and the north line of said 90 acre tract, to a 5/8" iron pin found marking the **place of beginning**;

Thence **North 06°05'09" West 329.35 feet**, following the east line of said 2.160 acre tract, passing at 319.35 feet a 5/8" iron pin found, to a point in the centerline of a creek;

Thence **North 74°12'23" East 152.17 feet**, following the centerline of said creek, entering said 104 acre tract, to a point;

Thence **South 06°05'13" East 355.99 feet**, passing at 16.00 feet an iron pin set, to an iron pin set in the south line of said 104 acre tract and the north line of said 90 acre tract;

Thence **South 84°17'23" West 150.00 feet**, following the south line of said 104 acre tract and the north line of said 90 acre tract, to the **point of beginning**, containing **1.180 acres**, more or less. 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 or under my supervision during the month of April 2025 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

Timothy L. Guider R.S. #7752

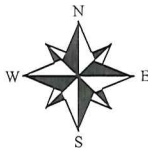
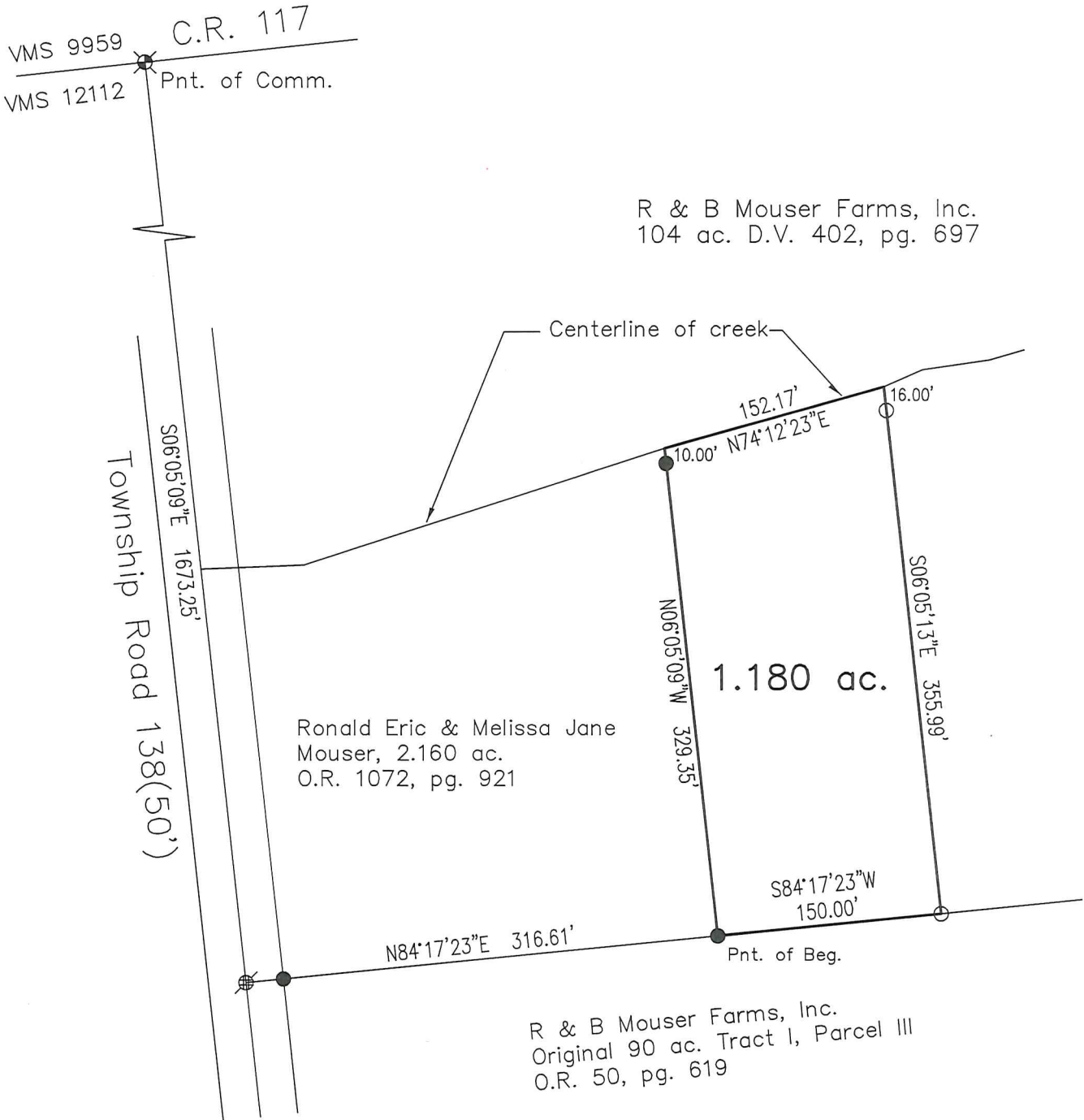


Date: 4/1/25
Job #25059-1.180



Plat of Survey
Guider Winkle Partners, Inc.

State of Ohio, Logan County
Bokescreek Township, VMS 12112



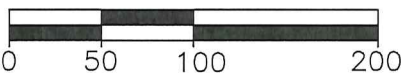
Legend

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

Basis of Bearing

State Plane Coordinate System
Ohio North Zone, NAD83

Scale in Feet



INDEXED ON MAP
9157



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

Timothy L. Guider R.S. #7752
Guider Winkle Partners, Inc.
19541 Delaware County Line Road
Marysville, Ohio 43040
(740)-666-8902

4/1/25
Date

Job#25059