

Received 4-11-89

82

LESLIE H. GEESLIN
REGISTERED SURVEYOR NO. 5248
P O. BOX 274
RUSHSVLVANIA, OHIO 43347

TELEPHONE: (513) 468-2793

NEWCOMER SURVEY
March, 1989

The following described real estate sitauted in the State of Ohio, County of Logan, Township of Liberty, being in the northeast quarter of Section 36, Town 5, Range 13, M.R.S. and more particularly described as follows:

Beginning at a steel post at the southwest corner of Arthur L. Newcomer's 2.0 acre tract as described in O. R. Vol 58 Page 116.

Thence with said Newcomer's south line N. $89^{\circ} 43' 38''$ E. (This bearing is assumed and all other bearings are from angles and distances measured in the field survey) 470.39 feet to a cap and nail set in the centerline of U.S.R. 68.

Thence with said centerline S. $8^{\circ} 43' 35''$ E. 180.85 feet to a cap and nail set.

Thence S. $89^{\circ} 43' 38''$ W. 503.44 feet to a 0.625 inch iron bar set in the east line of Helen Hayes' 77.47 acre tract as described in D. B. Vol. 273 Page 526.

Thence with said Hayes' east line N. $1^{\circ} 47' 53''$ E. 179.00 feet to the place of beginning.

Containing 2.00 acres more or less.

The above desribed 2.00 acre tract being on the north side of Helen Hayes Kinnard's 10.00 acre tract as described in O. R. Vol. 35, Page 467.



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RUSHSVLVANIA, OHIO

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NEWCOMER SURVEY
March, 1989

The following described real estate sitauted in the State of Ohio, County of Logan, Township of Liberty, being in the northeast quarter of Section 36, Town 5, Range 13, M.R.S. and more particularly described as follows:

Beginning at a 0.625 inch iron bar set in the east line of Helen Hayes' 77.47 acre tract as described in D. B. Vol. 273 Page 526 at the northwest corner of James Wilson's 8.0 acre tract as described in D. B. Vol. 361 Page 775.

Thence with said Hayes' east line N. $1^{\circ} 47' 53''$ E. 595.03 feet to a 0.625 inch iron bar set.

Thence N. $89^{\circ} 43' 38''$ E. 503.44 feet to a cap and nail set in the centerline of U.S.R. 68.

Thence With said centerline S. $8^{\circ} 43' 35''$ E. 141.63 feet to a point.

Thence with said centerline on 1432.69 foot radius curve to the right, the chord of which measures S. $3^{\circ} 44' 38''$ E. 247.79 feet, to a point.

Thence with said centerline S. $1^{\circ} 16' 30''$ W. 209.42 feet to a cap and nail set at the northeast corner of said Wilson's 8.0 acre tract.

Thence with said Wilson's north line S. $89^{\circ} 56' 49''$ W. 555.07 feet to the place of beginning.

Containing 7.404 acres more or less.

The above described 7.404 acre tract being the south side of Helen Hayes Kinnard's 10.00 acre tract as described in O. R. Vol. 35 Page 467 and is all of the remainder of said tract.



INDEXED ON MAP
7898 1D-2

Leslie H. Geeslin
REGISTERED SURVEYOR
RUSHSVLVANIA, OHIO

N. LINE SEC. 36

NE. COR.
SEC. 36

TWP. RD. 190

N

ARTHUR L. NEWCOMER
2.0 AC
DRYOL 58 PG 116

200.59'

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N. 89°43'38"E. 470.37'

2.00 AC.

5.89°43'38"N. 503.44'
N. 89°43'38"E. 503.44'

HELEN HAYES
77.47 AC.
DB VOL 273 PG 526

HELEN HAYES KINNARD
7.404 AC.
O.R. VOL. 35 PG 467

595.03'

N. 1°47'53"E.

5.89°56'49"N. 555.07'

JAMES WILSON
8.0 AC
DB VOL. 361 PG 775

SURVEY OF 2.00 ACRE TRACT &
7.404 AC. TRACT IN SECTION 36,
TOWN 5, RANGE 13, MRS. LIBERTY
TOWNSHIP, LOGAN COUNTY, OHIO FOR
ARTHUR NEWCOMER.
MARCH, 1989.
SCALE: 1"=100'

REMAINS OF
OLD POST

INDEXED ON MAP
78981P

18-121-00-00-103



Leslie H. Geeslin
LESLIE H. GEESLIN
EUSHSVLVANIA, OHIO



740-494-2028
office@foxsurveyingohio.com
106 S. Elm St, P.O. Box 133, Prospect, OH 43342

Description of 3.205 Acres, Tract 1
Dated October 30, 2024 for Harley Jackson (Auctioneer)

Being part of the northeast quarter of Section 36, Township 5, Range 13, Between the Miamis, and being part of an 8 acre tract , now or formerly owned by Karen L. Wilson, Official Record 1323, page 471, Exhibit B, PN 18-121-00-00-102-000, Liberty Township, Logan County, State of Ohio and being more particularly described as follows:

Commencing at a concrete resurvey monument found in a monument box located in the centerline of Township Road 190, said point being the northeast corner of Section 36;

Thence along the centerline of Township Road 190 (40 ft.) and the north line of Section 36 North 84 deg. 02 min. 28 sec. West for a distance of 576.02 feet to a point, said point referenced South 7 deg. 42 min. 13 sec. West for a distance of 0.47 feet to a survey nail and flasher found;

Thence South 7 deg. 42 min. 13 sec. West for a distance of 975.09 feet to an iron pin set (passing over an angle iron post found at a distance of 201.10 feet, and passing over a 5/8 inch dia. iron pin found at a distance of 380.05 feet), said point being grantor's northwest corner and being the northwest corner of hereinafter described 3.205 acre tract, and the true point of beginning;

Thence along the common line between grantor's tract and a 7.404 acre tract, now or formerly owned by Jeremy R. Levan, Official Record 454, page 506 **South 84 deg. 09 min. 18 sec. East** for a distance of **555.18 feet** to a point located on the centerline of U.S. Route 68 (right-of-way varies) (passing over the base of a 3 inch dia. pipe post found at a distance of 519.58 feet);

Thence along said centerline **South 7 deg. 08 min. 32 sec. West** for a distance of **251.00 feet** to a point (said point referenced North 84 deg. 09 min. 18 sec. West for a distance of 30.00 feet to an iron pin set);

Thence crossing grantor's tract **North 84 deg. 09 min. 18 sec. West** for a distance of **557.64 feet** to an iron pin set in an oak tree root located on grantor's west line (passing over said reference iron pin set at a distance of 30.00 feet);

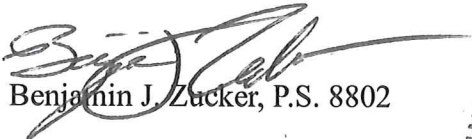
Thence along the common line between grantor's tract and a 10.001 acre tract , now or formerly owned by Karen L. Wilson, Official Record 1323, page 471, Exhibit A **North 7 deg. 42 min. 13 sec. East** for a distance of **251.07 feet** to an iron pin set (passing over the remains of an 8 inch dia. wood post found at a distance of 250.29 feet) and the true place of beginning.

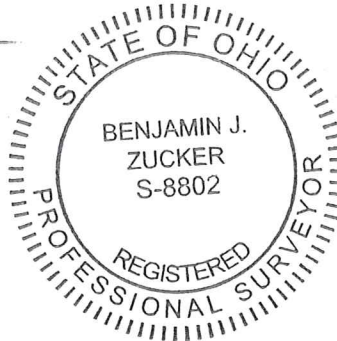
INDEXED ON MAP
7898

Containing 3.205 acres, more or less, of which 0.183 acres, more or less, is contained in the right-of-way of U.S. Route 68, and subject to legal highways, easements, restrictions and agreements of record. This description prepared from a survey performed by Benjamin J. Zucker, Registered Professional Surveyor 8802, and dated October 30, 2024. All 5/8 inch dia. Iron pins set have a plastic identity cap with the inscription "Fox Surveying Co."

Prior Instrument, Official Record 1323, page 471

Basis of bearings, NAD 83 Ohio State Plane Coors. (North Zone), centerline of Township Road 190, North 84 deg. 02 min. 28 sec. West


Benjamin J. Zucker, P.S. 8802



10-30-24
Date of Survey
Job No. 24210

INDEXED ON MAP
7090

11-10-2024



APPROVED



740-494-2028

office@foxsurveyingohio.com

106 S. Elm St, P.O. Box 133, Prospect, OH 43342

Description of 4.566 Acres, Tract 2

Dated October 30, 2024 for Harley Jackson (Auctioneer)

Being part of the northeast quarter of Section 36, Township 5, Range 13, Between the Miamis, and being part of an 8 acre tract , now or formerly owned by Karen L. Wilson, Official Record 1323, page 471, Exhibit B, PN 18-121-00-00-102-000, Liberty Township, Logan County, State of Ohio and being more particularly described as follows:

Commencing at a concrete resurvey monument found in a monument box located in the centerline of Township Road 190, said point being the northeast corner of Section 36;

Thence along the centerline of Township Road 190 (40 ft.) and the north line of Section 36 North 84 deg. 02 min. 28 sec. West for a distance of 576.02 feet to a point, said point referenced South 7 deg. 42 min. 13 sec. West for a distance of 0.47 feet to a survey nail and flasher found;

Thence South 7 deg. 42 min. 13 sec. West for a distance of 1226.16 feet to an iron pin set in an oak tree root (passing over said survey nail and flasher found at a distance of 0.47 feet, passing over an angle iron post found at a distance of 201.10 feet, and passing over a 5/8 inch dia. iron pin found at a distance of 380.05 feet, and passing over an iron pin set at a distance of 975.09 feet), said point being the northwest corner of hereinafter described 4.566 acre tract, and the true point of beginning;

Thence crossing grantor's tract **South 84 deg. 09 min. 18 sec. East** for a distance of **557.64 feet** to a point located on the centerline of U.S. Route 68 (right-of-way varies) (passing over an iron pin set at a distance of 527.64 feet);

Thence along said centerline **South 7 deg. 08 min. 32 sec. West** for a distance of **357.34 feet** to a point (said point referenced North 83 deg. 48 min. 04 sec. West for a distance of 30.00 feet to an iron pin set);

Thence along the common line between grantor's tract and a 1.43 acre tract, now or formerly owned by Tracey A. & Vickie R. Smith, Official Record 5, page 855 **North 83 deg. 48 min. 04 sec. West** for a distance of **461.12 feet** to an iron pin set, said point being the northeast corner of Barrett Allotment (Plat Cabinet A, Slide 507) (passing over said reference iron pin set at a distance of 30.00 feet);

Thence along the common line between grantor's tract and Barrett Allotment **North 84 deg. 15 min. 39 sec. West** for a distance of **99.94 feet** to a point (said point referenced North 7 deg. 42 min. 13 sec. East for a distance of 2.25 feet to a 5/8 inch dia. iron pin found)

INDEXED ON MAP

7890

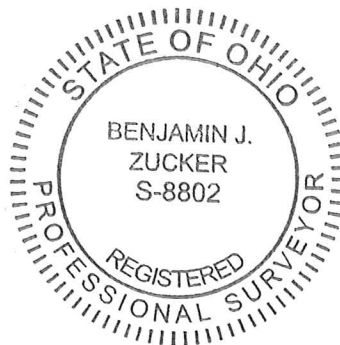
Thence along the common line between grantor's tract and a 10.001 acre tract , now or formerly owned by Karen L. Wilson, Official Record 1323, page 471, Exhibit A **North 7 deg. 42 min. 13 sec. East** for a distance of **354.77 feet** to an iron pin set (passing over said 5/8 inch dia. iron pin found at a distance of 2.25 feet) and the true place of beginning.

Containing **4.566 acres**, more or less, of which 0.246 acres, more or less, is contained in the right-of-way of U.S. Route 68, and subject to legal highways, easements, restrictions and agreements of record. This description prepared from a survey performed by Benjamin J. Zucker, Registered Professional Surveyor 8802, and dated October 30, 2024. All 5/8 inch dia. Iron pins set have a plastic identity cap with the inscription "Fox Surveying Co."

Prior Instrument, Official Record 1323, page 471

Basis of bearings, NAD 83 Ohio State Plane Coors. (North Zone), centerline of Township Road 190, North 84 deg. 02 min. 28 sec. West


Benjamin J. Zucker, P.S. 8802



10-30-24
Date of Survey

Job No. 24210

INDEXED ON MAP
7898

11-10-2024

APPROVED



PLAT OF SURVEY

THIS SURVEY WAS PERFORMED AT THE REQUEST OF: HARLEY JACKSON (AUCTIONEER)

106 S. Elm St. P.O. Box 133,
Prospect, Ohio, 43342
office@foxsurveyingohio.com
Ph: (740)-494-2028

BEING PART OF THE
NORTHEAST QUARTER OF
SECTION 36, T-5, R-13,
BETWEEN THE MIAMIS,
LIBERTY TOWNSHIP,
LOGAN COUNTY,
STATE OF OHIO

WESLEY R. & SUSAN N.
KRABILL
22.249 AC.
O.R. 1422, PG. 2287
PARCEL I

TRACT 3
10.015
ACRES
(0.018 AC. IN R.O.W.)
(PARCEL NO.
18-121-00-00-105-003)
KAREN L. WILSON
10.001 AC. 'EXHIBIT A'
O.R. 1323, PG. 471

JEREMY R. LEVAN
7.404 AC.
O.R. 454, PG. 506

TRACT 1
3.205
ACRES
(0.183 AC. IN R.O.W.)
(PARCEL NO.
18-121-00-00-102-000)

TRACT 2
4.566
ACRES
(0.246 AC. IN R.O.W.)
KAREN L. WILSON
8 AC. 'EXHIBIT B'
O.R. 1323, PG. 471

TRACEY A & VICKIE R. SMITH
1.43 AC.
O.R. 5, PG. 855

NOTES:
A.) DESCRIPTION OF AN 8 ACRE TRACT, O.R. 1323, PG. 471
EXHIBIT B, STATES THE EAST BOUNDARY LINE LINE IS
THE EAST LINE OF THE N.E. 1/4 OF SECTION 36 (ALSO
SHOWN IN R-0794). BASED ON THE COUNTY MONUMENT
FOUND AT THE N.E. CORNER OF SAID SECTION (R-2651)
AND DEED DISTANCES IT DOES NOT APPEAR THE
CENTERLINE OF U.S. ROUTE 68 FOLLOWS THE SECTION
LINE. HOWEVER THE ADJOINING DESCRIPTIONS AND
THE DESCRIPTIONS ACROSS THE ROAD USE THE
CENTERLINE OF U.S. ROUTE 68 AS THE BOUNDARY LINE,
WHICH IS ALSO THE CLEAR LINE OF OCCUPATION.
B.) MONUMENTS NOT SET IN CENTERLINE OF U.S. ROUTE
68 DUE TO VOLUME OF TRAFFIC.

D - DEED
M - MEASURED

REFERENCE MATERIALS

- ① L-16 (LOGAN CO. I.C.H. 189 R/W PLANS)
- ② R-1243
- ③ R-4084
- ④ R-4125
- ⑤ R-2710

Official Record: 1323, page 471

Basis of Bearing: NAD83 OH. ST. PLANE COORS. (N. ZONE)
C/L OF C.R. 190 - N 84°02'28"W



CERTIFICATION

I hereby certify that this plat is a true and correct representation
of a survey performed under my responsible direction and
supervision and is correct to the best of my knowledge.

Benjamin J. Zucker, Reg. P.S. No. 8802

10-30-2024

Date of Survey

LEGEND

- Scale 1" = 100 feet
- 0 50 100 200
- R.R. spike fnd.
 - 5/8" dia. iron pin fnd.
 - ⊕ Survey nail set
 - ⊞ Stone found
 - State hwy R/W monument fnd.
 - 5/8" dia. iron pin set with a plastic cap
 - ⊗ Survey (MAG) spike set
 - ⊞ Monument Box found with conc. resurvey mon.
- stamped "FOX SURVEYING CO"

Dwg. By: BJZ

Job No.: 24210

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