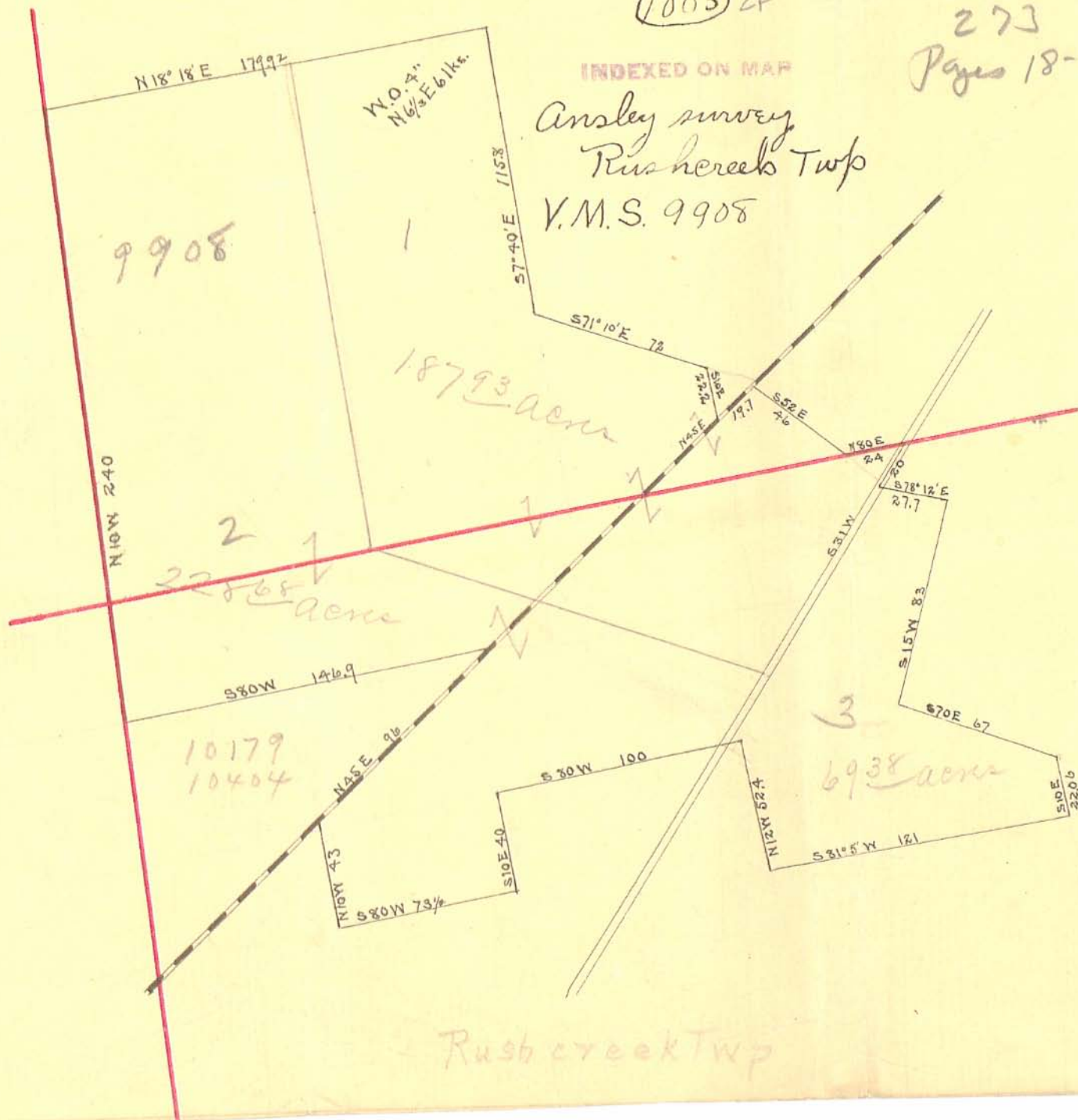


(1003) 2P

See Book
273
Pages 18-23

INDEXED ON MAP

Ansley survey
Rushcreek Twp
V.M.S. 9908



CORE SURVEY
V.M.S. 10179-10404 & 9908
RUSHCREEK TOWNSHIP
June, 1967

The following described real estate situated in Rushcreek Township, Logan County, Ohio and being part of Virginia Military Survey 10179-10404 and 9908 and more particularly described as follows:

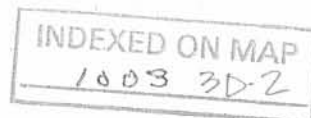
Beginning at an iron pin in the center of County Highway No. 9 at the northwest corner of Edward K. Core's 185.00 acre tract, said pin being S. $33^{\circ} 41'$ W. 13.1 feet from an iron pin at the intersection of the centerlines of said C.H. No. 9 and C. H. No. 118; thence with said Core's west line S. $9^{\circ} 32'$ E. 3306.4 feet to an iron bar at the northeast corner of Neil R. Deisher's 108.00 acre tract, passing said Core's southwest corner at 3148.8 feet; thence with said Deisher's northline S. $80^{\circ} 45'$ W. 2017.9 feet to an iron bar in the east line of James Ansley's 48.73 acre tract; thence with said Ansley's east line N. $9^{\circ} 21'$ W. 878.0 feet to an iron bar at the northeast corner of said tract; thence with said Ansley's northline S. $82^{\circ} 34'$ W. 231.0 feet to an iron bar in the center of said County Highway No. 9; thence with said centerline N. $34^{\circ} 00'$ E. 425.6 feet to an iron bar; thence with centerline N. $32^{\circ} 00'$ E. 1674.2 feet to an iron bar; thence with said centerline N. $36^{\circ} 33'$ E. 630.8 feet to an iron bar; thence with said centerline N. $33^{\circ} 41'$ E. 564.4 feet to the place of beginning.

INDEXED ON MAP
1003 3D-1

Core Survey (continued)

June, 1967

Containing 104.29 acres more or less. The above described tract being 100.12 acres out of the Vance Brand Co. 233.40 acre tract and all of the Vance Brand Co. 4.17 acre tract.



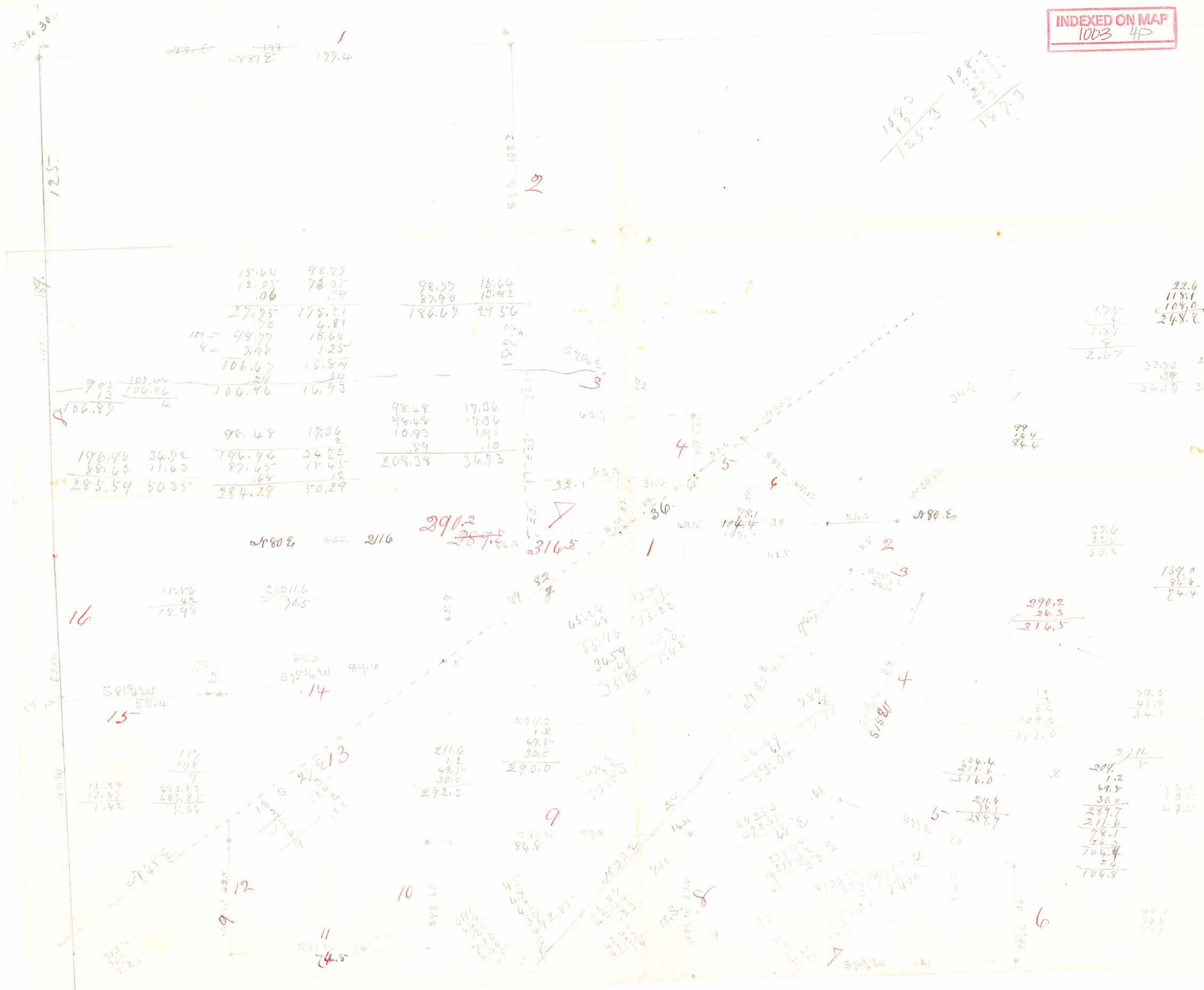
INDEXED ON MAP
1003 4D

143499.221
67880.585
2775618.636
437809318
49435233
As 236.31 south
" 238.19 north
" 474.50 whole

Situate in Logan County Ohio part of Original Survey No 9908 and bounded as follows: Beginning at the South West corner of said survey: Thence with the west line thereof N 89° W 189 3/4 poles to a post corner to Jonathan S. Anslys land: Thence with the lines of said Jonathan S. Anslys land N 81° E 177 1/4 poles: S 9° E. 108 3/4 poles: S 71 1/4° E 72 poles: S 9° E 22 1/4 poles to a post in the centre of the C.C.C. & D. R.R. Thence with said rail road N 45° E 22 1/4 poles: Thence S 52° E 45 1/4 poles to a post in the south line of said survey. Thence with said south line N 80° E 26 1/4 poles to a post in the centre of the Bellefontaine & Rushsylvania Pike.

Thence with said last mentioned line S 60° W. 290 3/4 poles to the place of beginning containing Two Hundred and Thirty Eight 1/100 acres:

And also part of Original Survey No 10404 & 10179 bounded as follows: Beginning at the North West corner of said ^{last mentioned} survey: Thence with the north line thereof N 80° E 316 1/4 poles ^{crossing said rail road at 211 1/4 poles} to a post in the centre of the Bellefontaine and Rushsylvania Pike: Thence with said pike S 36 1/2° W 25 poles: Thence with the lines of said Jonathan S. Anslys land S 78 1/2° E 28 1/4 poles: S 15° W. 83 1/4 poles: S 77° E. 67 1/4 poles crossing a creek several times: S 82 1/4° E 35 1/4 poles to a post in the north line of Musselmanns land Thence with his line S 79 3/4° W. 12 1/4 poles to a post in the line of James Anslys land Thence with the lines of his land N 10° W 53 1/4 poles: S 80° W 99 poles crossing said pike at 14 1/4 poles: S 9° E 40 poles & S 80° W 74 1/4 poles to a post in the line of J. H. Dickinsons land. Thence with the line of his land N 89 1/4° W 43 poles to a post in the centre of said rail road Thence with said rail road N 45° E 108 poles: Thence with the lines of said Dickinsons land S 75 1/4° W. 89 1/4 poles and S 81 1/4° W 55 1/4 poles to a post in the west line of said last mentioned survey: Thence with the same N 10° W 52 1/4 poles to the place of beginning containing Two Hundred and Thirty Six 3/100 acres.



Enos Ausley Survey

Rushcreek Twp.
V.M.S. 9908

Line A. start in fence north
line 576 E ~~7.14~~ to stone
 $7.14 - 6 = 7.08$
set iron bar in fence

Line B -
east of road 517.8
20.86 to stone

Line C. ^{713/4} 576 1/4 E
16.78 to stone

Line D -
512 1/4 E 9.04

18

Feb. 14 - 1898 -

Line E -
583 1/4 E
30.40

Line F -
~~48 1/4 E~~ 111 3/4 E
13.19
to point 8' from end of log
retaining wall. And bridge
and 5 1/2' from end of log.
retaining wall and bridge
Enos Ausley to set iron bar

583 1/4 E
3.50 to iron bar
in fence

1003

INDEXED ON MAP

Line H.

with fence

N 84 3/4 E

8.35

to iron fence

21 the distance from 1st bridge floor

25 1/2 m

"

"

Mx

"

"

Line J.

with fence

N 32 1/4 E

24.35

to begin of line A.

~~Line K from end line J.~~

~~with fence N 38 1/2 E. 500~~

~~set iron fence~~

Line M-

S 78 N

Line H'

S. 82 3/4 N

south side of farm west of fence

21.23

to fence

Post at <

set south 8' came out 4' south

total northing 4'

O.K. Cse. S 82 1/2 N

Line J'

Set east 8'

87 1/4 E

Came out 9' east

10.07

Line K'

Set south 8'

5.823 1/4 N

1849

Came out 11' south

Line M'

8. 1850 N

10.51

to center Ry

Line A'
with Ry.
A 47 1/2 S

at 2800 fms from west

George Flemming } Ch or
Roy Ausley }
Enos Ausley } Mks
2 days each

Board Enos Ausley 500

Feb 16 - 1899

Line K'

with picket from end of
line A. to iron spike
set in survey line.
N 38° E 5.89 1/2

Line M' with survey line
S 81° E 6.65 to iron bar
in line of fence

Line A' with picket & wire
fence
N 51° W 11.32 to center Ry

(1003)

INDEXED ON MAP

21

Line "O" with Ry.
~~S 42° E~~ N 54° E

5.51 1/2 set spike center of track

Line "P"

N 5° E 5.92 to fence
set iron bar

Line "R"

with fence N 69° E
18.01 to corner of fence (post)

Line S. with fence

N 6° E 28.75 to stone W.P. mt.
Set west 16'
corner out 11 1/2' west total casting 4 1/2'
O.K. See N 6° E

Line "T"

North line of farm
set south 45' from stone
S 82 1/4 W

Set iron bar at 2020
45 1/2' north of line at line of
wire fence. OK. Course & length S 82 1/2 W

44.84 to fence corner (rail
fence). NW 2 farm

came out 84 1/2' south of corner
of fence - total southing
36 1/2'

OK. Course from 2020 to end
West part of line. S 83 1/2 W

1003

INDEXED ON MAP

Line "U"

west line of farm
set east 16'

S 7 E

set east 24'

came out 18' east

total westing 22'

62.24

OK. Course S 7 1/4 E

Line "V"

N. line Isaiah Dickson.

N 81 1/4 E

set north 16'

13.62

came out 39' north

total north 23'

OK. Course N 83 1/4 E

Line "H"
North line "Bill" Atkinson
N 77 1/2° E
22.30

26.97 from end of line H
with center of Ry to end of
line M.

(1003)
INDEXED ON MAP

On North line from
spike set 2000 from NE
N 63 1/4° E 6 1/2" line
S 6° E
48.16

to iron bar in survey line
N 63 1/4° E 567 E 6" line

Line A"
from bar as above to end
of line H in fence
S 65° E
at 17.68 center Ry at 2000
from end of line H
at 41.51 end of line H in
fence

CORE SURVEY

Core's Cor. 2" 17' 10"

40.31

680.0

120° 30.3'

241° 01'

134° 33.5'

269° 07.5'

83° 16'

166° 33'

137° 32'

275° 04'

137° 45'

375° 30'

179° 09'

353° 18.5'

187° 41'

379° 37'

180° 14'

360° 28'

175° 21 1/2'

350° 79'

172° 07'

86° 05.5'

32.0

745.2

356° 10.5'

178° 05'

1644.2

38° 10.5'

190° 05.5'

90° 03'

160° 06'

44.9

08° 20'

16° 40'

Found 6" 4" bar

INDEXED ON MAP
1003

$\angle A^{\circ} -$	$120^{\circ} 30.5'$
$\angle B^{\circ} -$	$241^{\circ} 01'$
$\angle C^{\circ} -$	$154^{\circ} 33.5'$
$\angle D^{\circ} -$	$269^{\circ} 07.5'$
$\angle E^{\circ} -$	$83^{\circ} 16'$
	$166^{\circ} 33'$
	$137^{\circ} 32'$
	$215^{\circ} 04'$
	$187^{\circ} 45'$
	$375^{\circ} 30'$

INDEXED ON MAP
1003

**DESCRIPTION FOR A 386.270 ACRE WRP CONSERVATION EASEMENT CE#3
EXHIBIT A**

Situated in the State of Ohio, County of Logan, Township of Rushcreek and being part of Virginia Military Surveys 9885, 9908 and 10179-10404, being part of that Parcel Eleven (Parcel A, Tract A) an original 1171.30 acre tract (Parcel No. 400510000007000 and Parcel No. 400510000021000), Parcel Three (Parcel One) 24.10 acre tract (Parcel No. 400510000018000), Parcel Three (Parcel Two) 13.25 acre tract (Parcel No. 400510000018000), Parcel Three (Parcel Three) 46.43 acre tract (Parcel No. 400510000019000) and Parcel Three (Parcel Four) 13.06 acre tract (Parcel No. 400510000019000), as conveyed to Alexander Andreoff as record in Official Record Volume 1064, Page 105, all references being to those of record in the Recorder's Office, Logan County, Ohio, said 386.270 acre WRP Conservation Easement being more particularly bounded and described as follows:

Beginning at a 5/8" rebar found (Lat= N040°26'19.87", Long= W083°42'30.91") marking the southwesterly corner of V.M.S. 9908;

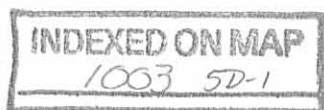
Thence along the westerly line of V.M.S. 9908, **North 06°23'35" West**, passing iron pins set at 895.00 feet and 1345.00 feet, a total distance of **3226.11 feet** to an iron pin set marking the southwesterly corner of that 30.0 acre tract (Tract II) as conveyed to Leslie H. McDonald, Trustee as recorded in Official record Volume 546, Page 442;

Thence along the southerly line of said 30.0 acre tract, **North 84°08'11" East**, **936.17 feet** to an iron pin set marking the southeasterly corner of said 30.0 acre tract;

Thence along the easterly line of said 30.0 acre tract, **North 06°08'24" West**, **1592.63 feet** to an iron pin set marking the northeasterly corner of said 30.0 acre tract, also being in the southerly line of that Parcel Eleven (Parcel A, Tract C) 61.15 acre tract as Alexander Andreoff as record in Official Record Volume 1064, Page 105;

Thence along said southerly line and the southerly line of that original 63.27 acre Parcel Two, Tract Two as conveyed to Terri L. Pitstick aka Terri L. Parmley as recorded in Official Record 449, Page 185, **North 83°42'10" East**, **1052.00 feet** to an iron pin set;

Thence leaving said southerly lines and across said 1171.30 acre tract the following eighteen (18) courses and distances



DESCRIPTION FOR A 386.270 ACRE WRP CONSERVATION EASEMENT CE#3

Page 2

South 03°08'22" East, 1966.11 feet to an iron pin set;

South 55°04'06" East, passing an iron pin set at 1269.74 feet, a total distance of 2539.47 feet to an iron pin set;

North 66°00'06" East, passing an iron pin set at 612.06 feet, a total distance of 1224.18 feet to an iron pin set;

South 31°47'58" West, 884.50 feet to an iron pin set;

South 47°51'54" West, 141.12 feet to an iron pin set;

North 80°02'19" West, 695.86 feet to an iron pin set;

South 37°36'45" West, 1511.91 feet to an iron pin set;

North 79°32'34" West, 688.53 feet to an iron pin set;

North 10°09'27" West, 500.88 feet to an iron pin set;

South 87°29'06" West, 581.98 feet to an iron pin set;

South 02°33'50" East, 241.90 feet to an iron pin set;

North 84°52'53" East, 466.93 feet to an iron pin set;

North 02°17'52" East, 191.36 feet to an iron pin set;

North 87°29'06" East, 73.03 feet to an iron pin set;

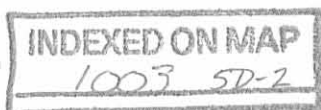
South 10°09'27" East, 495.40 feet to an iron pin set;

South 79°32'34" East, 727.62 feet to an iron pin set;

North 37°36'45" East, 1512.09 feet to an iron pin set; and . . .

South 80°02'19" East, 717.72 feet to an iron pin set in the westerly right-of-way line of the C.C.C. & St. Louis Railroad (R/W varies);

Thence along said westerly right-of-way line the following three (3) courses and distances;



DESCRIPTION FOR A 386.270 ACRE WRP CONSERVATION EASEMENT CE#3

Page 3

South 47°51'54" West, passing an iron pin set at 2689.28 feet, a total distance of **4139.55 feet** to an iron pin set;

South 06°42'03" East, **24.55 feet** to an iron pin set; and . . .

South 47°51'54" West, **304.63 feet** to an iron pin set;

Thence leaving the westerly right-of-way line of the C.C.C. & St. Louis Railroad and across said 46.43 acre tract and 24.10 acre tract the following two (2) courses and distances;

South 88°03'50" West, **767.45 feet** to an iron pin set; and . . .

South 23°00'27" West, **714.49 feet** to an iron pin set on the northerly line of a 20 foot wide alley as shown on the Harper Original Plat, Plat Cabinet A, Slide 151;

Thence along said northerly line **South 47°51'54" West**, **444.85 feet** to an iron pin set in the easterly right-of-way line of County Road 25 (50' wide);

Thence along said right-of-way line, **North 37°08'46" West**, **265.52 feet** to an iron pin set;

Thence leaving the easterly right-of-way line of County Road 25 across said 24.10 acre tract the following four (4) courses and distances;

North 23°19'46" East, **918.85 feet** to an iron pin set;

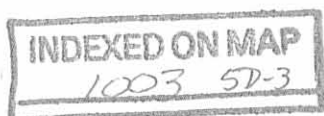
South 83°44'29" West, **383.17 feet** to an iron pin set;

South 00°29'17" East, **448.55 feet** to an iron pin set; and . . .

South 62°16'10" West, **205.68 feet** to an iron pin set in the easterly right-of-way line of County Road 25;

Thence along said right-of-way line, **North 37°08'44" West**, **529.16 feet** to an iron pin set on the southerly line of that 7.89 acre Tract I as conveyed to Margery Lucile Lusby as recorded in Official Record Volume 433, Page 714;

Thence leaving the easterly right-of-way line of County Road 25 and along the southerly line of said 7.89 acre tract, **North 65°39'01" East**, **361.95 feet** to an iron pin set marking the southeasterly corner of said 7.89 acre tract and the southwesterly corner of said 13.25 acre tract;



DESCRIPTION FOR A 386.270 ACRE WRP CONSERVATION EASEMENT CE#3

Page 4

Thence along the line between said 7.89 acre tract and 13.25 acre tract, **North 06°50'59" West, 585.00 feet** to a 8" wood post found marking the northeasterly corner of said 7.89 acre tract and the northwesterly corner of said 13.25 acre tract, also being in the southerly line of that 14.547 acre Tract II as conveyed to James I. and Gina R. Dodds as recorded in Official Record Volume 334, Page 557-560;

Thence along said southerly line, **North 81°46'01" East, 996.02 feet** to an iron pin set in the westerly line of V.M.S. 10179-10404;

Thence along said westerly line, **North 06°42'03" West**, passing a 5/8" rebar found (Geeslin cap) at 530.66 feet marking the northeasterly corner of said 7.89 acre tract, a total distance of **1032.81 feet** to the **Point of Beginning** and containing **386.270 acres** (269.172 acres in the V.M.S. 9908, 28.828 acres in the V.M.S. 9885 and 88.270 acres in V.M.S. 10179-10404), more or less, according to a survey made by Jobes Henderson and Associates, Inc. in July of 2012.

The bearings in the above description are based on Ohio State Plane Coordinate System, North Zone, NAD83.

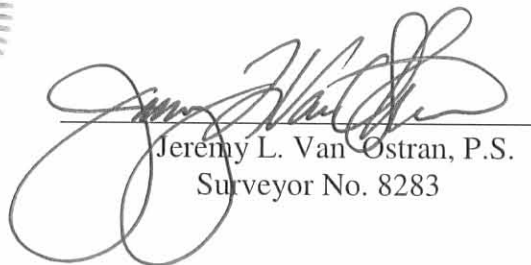
All iron pins set are 5/8" in diameter rebar by 30" in length with red identification caps marked "J&H, PS 8283".

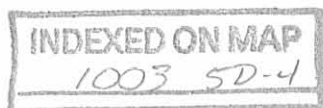
Subject to all valid and existing easements, restrictions and conditions of record.



September 6, 2012

S:/12/12-005/survey/legals/ANDREOFF_858 /386.270 Acres


Jeremy L. Van Ostran, P.S.
Surveyor No. 8283



**DESCRIPTION FOR A 0.023 ACRE INGRESS/EGRESS EASEMENT
EXHIBIT B**

Situated in the State of Ohio, County of Logan, Township of Rushcreek, and Village of Rushsylvania, being part of Virginia Military Survey 9885, being part of that Parcel Three (Parcel one) 24.10 acre tract (Parcel No. 4005100000018000) as conveyed to Alexander Andreoff as record in Official Record Volume 1064, Page 105, all references being to those of record in the Recorder's Office, Logan County, Ohio, said 0.023 Ingress/Egress Easement being more particularly bounded and described as follows:

Commencing at a railroad spike found (Lat= N040°25'30.77", Long= W083°42'14.74") marking the intersection of the centerline of County Road 9 (60' wide) with the centerline of County Road 25 (50' wide), being Station 192+30 as shown in Field Book 578, Page 20;

Thence along the centerline of County Road 25 the following six (6) courses and distances;

North 37°07'56" West, 271.25 feet to a railroad spike found;

North 37°12'19" West, 914.35 feet to a railroad spike found on the line between V.M.S. 9885 and V.M.S. 10179-10404;

North 37°30'09" West, 171.50 feet to a railroad spike found;

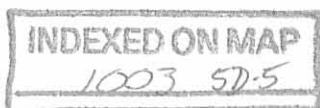
North 36°58'47" West, 696.99 feet to a railroad spike found;

North 37°08'25" West, 678.20 feet to a railroad spike found; and . . .

North 37°08'46" West, 153.62 feet to a point (Lat= N040°25'53.26", Long= W083°42'37.68") and being the **Point of Beginning** for the **0.023 Ingress/Egress Easement** herein to be described;

Thence continuing along said centerline, **North 37°08'46" West, 40.00 feet** to a point;

Thence leaving the centerline of County Road 25, **North 52°51'14" East, 25.00 feet** to a point in the easterly right-of-way line of County Road 25;



DESCRIPTION FOR A 0.023 ACRE INGRESS/EGRESS EASEMENT

Page 2

Thence along said right-of-way line, **South 37°08'46" East, 40.00 feet** to a point;

Thence leaving the easterly right-of-way line of County Road 25, **South 52°51'14" West, 25.00 feet** to the **Point of Beginning** and containing **0.023 acres**, more or less, according to a survey made by Jobes Henderson and Associates, Inc. in July of 2012.

The bearings in the above description are based on Ohio State Plane Coordinate System, North Zone, NAD83.

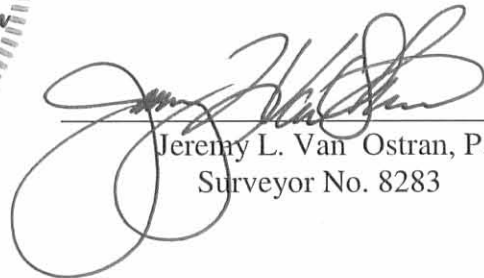
All iron pins set are 5/8" in diameter rebar by 30" in length with red identification caps marked "J&H, PS 8283".

Subject to all valid and existing easements, restrictions and conditions of record.

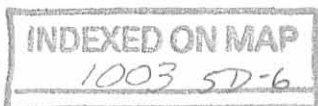


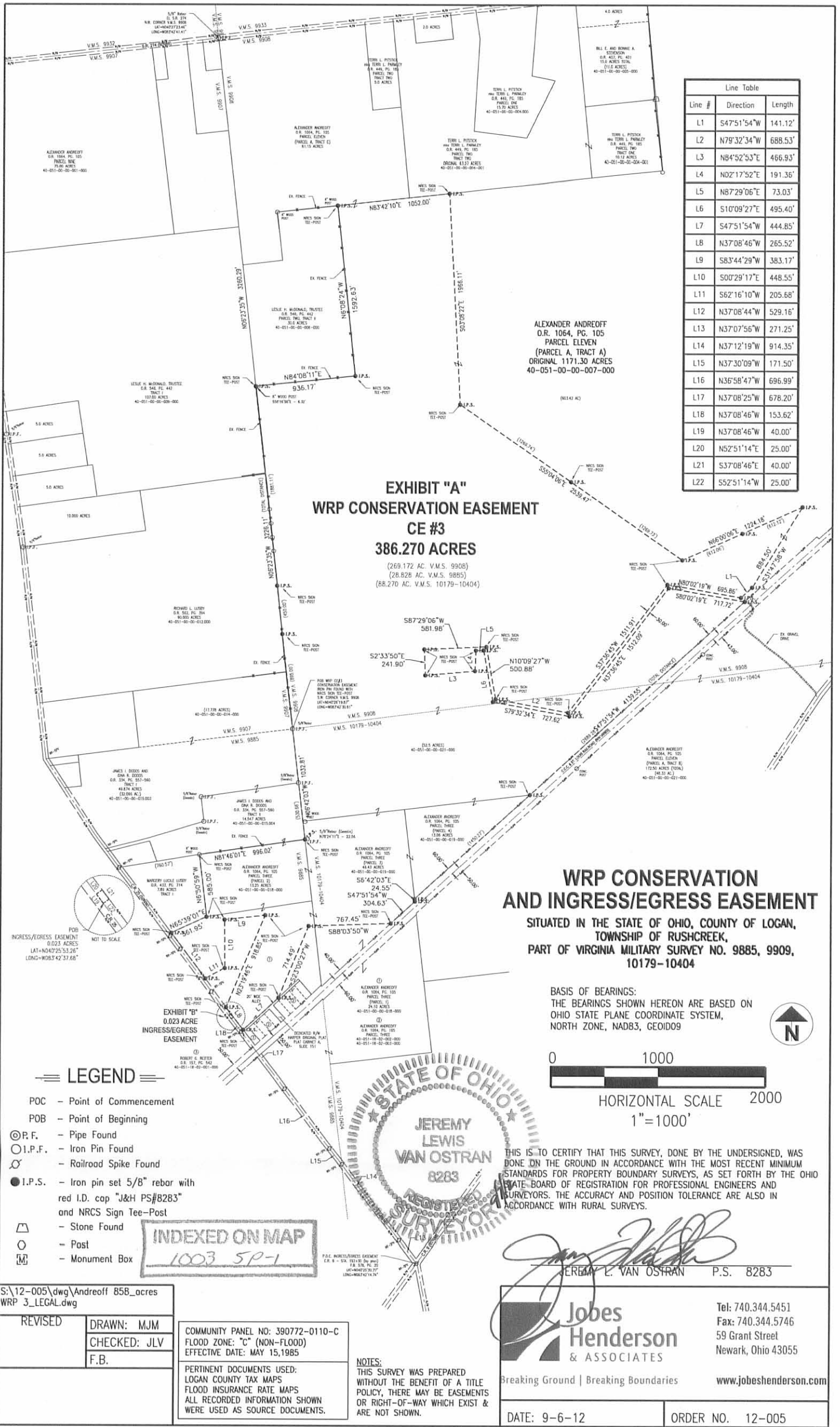
September 6, 2012

S:/12/12-005/survey/legals/ANDREOFF_858 /0.023 Acres (2)



Jeremy L. Van Ostran, P.S.
Surveyor No. 8283



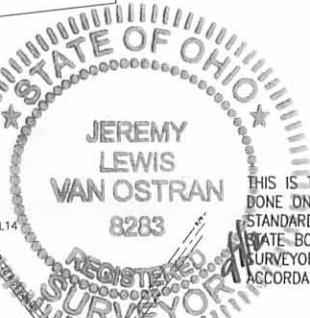
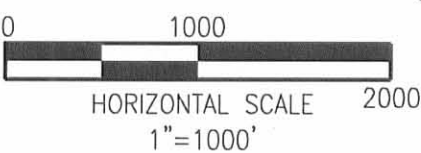


Line Table		
Line #	Direction	Length
L1	S47°51'54"W	141.12'
L2	N79°32'34"W	688.53'
L3	N84°52'53"E	466.93'
L4	N02°17'52"E	191.36'
L5	N87°29'06"E	73.03'
L6	S10°09'27"E	495.40'
L7	S47°51'54"W	444.85'
L8	N37°08'46"W	265.52'
L9	S83°44'29"W	383.17'
L10	S00°29'17"E	448.55'
L11	S62°16'10"W	205.68'
L12	N37°08'44"W	529.16'
L13	N37°07'56"W	271.25'
L14	N37°12'19"W	914.35'
L15	N37°30'09"W	171.50'
L16	N36°58'47"W	696.99'
L17	N37°08'25"W	678.20'
L18	N37°08'46"W	153.62'
L19	N37°08'46"W	40.00'
L20	N52°51'14"E	25.00'
L21	S37°08'46"E	40.00'
L22	S52°51'14"W	25.00'

EXHIBIT "A"
WRP CONSERVATION EASEMENT
CE #3
386.270 ACRES
(269.172 AC. V.M.S. 9908)
(28.828 AC. V.M.S. 9885)
(88.270 AC. V.M.S. 10179-10404)

WRP CONSERVATION
AND INGRESS/EGRESS EASEMENT
SITUATED IN THE STATE OF OHIO, COUNTY OF LOGAN,
TOWNSHIP OF RUSHCREEK,
PART OF VIRGINIA MILITARY SURVEY NO. 9885, 9909,
10179-10404

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON
OHIO STATE PLANE COORDINATE SYSTEM,
NORTH ZONE, NAD83, GEOID09



INDEXED ON MAP
1003 SP-1

S:\12-005\dwg\Andreoff 858_acres
WRP 3_LEGAL.dwg
REVISED
DRAWN: MJM
CHECKED: JLV
F.B.

COMMUNITY PANEL NO: 390772-0110-C
FLOOD ZONE: "C" (NON-FLOOD)
EFFECTIVE DATE: MAY 15, 1985
PERTINENT DOCUMENTS USED:
LOGAN COUNTY TAX MAPS
FLOOD INSURANCE RATE MAPS
ALL RECORDED INFORMATION SHOWN
WERE USED AS SOURCE DOCUMENTS.

NOTES:
THIS SURVEY WAS PREPARED
WITHOUT THE BENEFIT OF A TITLE
POLICY, THERE MAY BE EASEMENTS
OR RIGHT-OF-WAY WHICH EXIST &
ARE NOT SHOWN.

Jobes
Henderson
& ASSOCIATES

Breaking Ground | Breaking Boundaries

Tel: 740.344.5451
Fax: 740.344.5746
59 Grant Street
Newark, Ohio 43055

www.jobeshenderson.com

DATE: 9-6-12

ORDER NO. 12-005

REV'D 9-10-12 SMY OK

WRP CONSERVATION AND INGRESS/EGRESS EASEMENT

SITUATED IN THE STATE OF OHIO, COUNTY OF LOGAN, TOWNSHIP OF RUSHCREEK,
PART OF VIRGINIA MILITARY SURVEY NO. 9885, 9908, 10179-10404

Line #	Direction	Length
L1	S47°51'54"W	141.12'
L2	N79°32'34"W	688.53'
L3	N84°52'53"E	466.93'
L4	N02°17'52"E	191.36'
L5	N87°29'06"E	73.03'
L6	S10°09'27"E	495.40'
L7	S47°51'54"W	444.85'
L8	N37°08'46"W	265.52'
L9	S83°44'29"W	383.17'
L10	S00°29'17"E	448.55'
L11	S62°16'10"W	205.68'
L12	N37°08'44"W	529.16'
L13	N37°07'56"W	271.25'
L14	N37°12'19"W	914.35'
L15	N37°30'09"W	171.50'
L16	N36°58'47"W	696.99'
L17	N37°08'25"W	678.20'
L18	N37°08'46"W	153.62'
L19	N37°08'46"W	40.00'
L20	N52°51'14"E	25.00'
L21	S37°08'46"E	40.00'
L22	S52°51'14"W	25.00'



EXHIBIT "A"
WRP CONSERVATION EASEMENT
CE #3
386.270 ACRES
(268.172 AC. V.M.S. 9908)
(28.828 AC. V.M.S. 9908)
(89.270 AC. V.M.S. 10179-10404)

COMMUNITY PANEL NO: 390772-0110-C
FLOOD ZONE: "C" (NON-FLOOD)
EFFECTIVE DATE: MAY 15, 1985

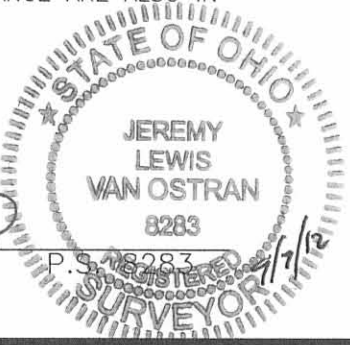
PERTINENT DOCUMENTS USED:
LOGAN COUNTY TAX MAPS
FLOOD INSURANCE RATE MAPS
ALL RECORDED INFORMATION SHOWN
WERE USED AS SOURCE DOCUMENTS.

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON OHIO STATE PLANE
COORDINATE SYSTEM, NORTH ZONE, NAD83.

LEGEND

- POC - Point of Commencement
- POB - Point of Beginning
- R.F. - Pipe Found
- I.P.F. - Iron Pin Found
- Railroad Spike Found
- M.N.F. - Mag. Nail Found
- I.P.S. - Iron pin set 5/8" rebar with red I.D. cap "J&H PS#8283"
- - Post
- - Monument Box

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.



INDEXED ON MAP
1003, 57-1

0400800
HORIZONTAL SCALE
IN FEET

0400800
HORIZONTAL SCALE
IN FEET

DRAWN
MJM

CHECKED
JLV

DATE
9-6-12

REVISION

NO.

Tel: 740.344.5451
Fax: 740.344.5746
59 Grant Street
Newark, Ohio 43055
www.jobeshenderson.com

Jobs
Henderson
& ASSOCIATES

Breaking Ground | Breaking Boundaries

WRP CONSERVATION EASEMENT
CE #3

ALEXANDER ANDREOFF

JOB NUMBER:
12-005

1
1

8/9/2012 7:26 AM e:\12\12-005\wg\andreeff\630 acres\wfp 3.dwg mmscdingh

**DESCRIPTION FOR A 296.648 ACRE WRP CONSERVATION EASEMENT CE#1
EXHIBIT A**

Situated in the State of Ohio, County of Logan, Township of Rushcreek, and Village of Rushsylvania, and being part of Virginia Military Surveys 9908 and 9909 and being part of that Parcel Eleven (Parcel A, Tract A) an original 1171.30 acre tract (Parcel No. 400510000007000, 400520000001002), that Parcel Four 60.00 acre tract (Parcel No. 400520000001000), and that Parcel Six 8.966 acre tract (Parcel No. 400520000007000) as conveyed to Alexander Andreoff in Official Record Volume 1064, Page 105, all references being to those of record in the Recorder's Office, Logan County, Ohio, said 296.648 acre WRP Conservation Easement being more particularly bounded and described as follows:

Commencing at an iron pin found (5/8" Rebar) (Lat= N040°27'23.46", Long= W083°42'41.41") in the centerline of State Route 274 (50' wide) marking the northwesterly corner of V.M.S. 9908;

Thence along the centerline of State Route 274 and the northerly line of V.M.S. 9908 the following two (2) courses and distances;

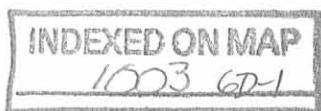
North 83°42'10" East, 3109.68 feet to a point; and . . .

North 83°53'10" East, 909.93 feet to a point marking the northwesterly corner of said 1171.30 acre tract, also being the Northeasterly corner of that 15.00 acre tract as conveyed to Bill E. and Bonnie A. Stevenson in Official Record Volume 407, page 401;

Thence leaving said centerline and along a westerly line of said 1171.30 acre tract and easterly line of said 15.00 acre tract, **South 05°37'39" East, 25.00 feet** to an iron pin set (Lat=N040°27'28.09", Long= W083°41'49.77") in the southerly right-of-way line of State Route 274 and being the **Point of Beginning** for the **296.648 acre WRP Conservation Easement** herein to be described;

Thence along said southerly right-of-way line, **North 83°53'10" East, 537.25 feet** to an iron pin set;

Thence leaving the southerly right-of-way line of State Route 274 across said 1171.30 acre tract the following three (3) courses and distances;



DESCRIPTION FOR A 296.648 ACRE WRP CONSERVATION EASEMENT CE#1

Page 2

South 15°56'19" East, 525.00 feet to an iron pin set;

North 74°03'41" East, 280.00 feet to an iron pin set; and . . .

North 15°56'19" West, 476.51 feet to an iron pin set in the southerly right-of-way line of State Route 274;

Thence along said southerly right-of-way line the following two (2) courses and distances;

North 83°53'10" East, 580.91 feet to an iron pin set; and . . .

North 83°41'10" East, passing the easterly line of V.M.S. 9908 at 1260.46 feet, a total distance of **1665.00 feet** to an iron pin set;

Thence leaving the southerly right-of-way line of State Route 274 across said 1171.30 acre tract the following three (3) courses and distances;

South 06°18'50" East, 1000.00 feet to an iron pin set;

North 83°41'10" East, 232.00 feet to an iron pin set; and . . .

North 06°18'50" West, 1000.00 feet to an iron pin set in the southerly right-of-way line of State Route 274;

Thence continuing along the said southerly right-of-way line, **North 83°41'10" East, 1095.00 feet** to an iron pin set;

Thence leaving the southerly right-of-way line of State Route 274 across said 1171.30 acre tract the following five (5) courses and distances;

South 06°18'50" East, 328.00 feet to an iron pin set;

North 83°41'10" East, 538.83 feet to an iron pin set;

South 05°26'48" East, 585.57 feet to an iron pin set;

South 83°42'36" West, 530.36 feet to an iron pin set; and . . .

South 00°52'38" West, 701.02 feet to an iron pin set in the northerly line of said 8.966 acre tract;

INDEXED ON MAP

1003 6D-2

DESCRIPTION FOR A 296.648 ACRE WRP CONSERVATION EASEMENT CE#1

Page 3

Thence across said 8.966 acre tract, **North 85°39'07" East, 428.00 feet** to an iron pin set marking the northwesterly corner of a 2.62 acre tract conveyed to the Board of Trustees in and for Rushcreek Township in Deed Volume 143, Page 331 (Rushsylvania Cemetery);

Thence following along the westerly line of said 2.62 acre tract, **South 36°36'39" West, 365.96 feet** to a 6" wood post found;

Thence along another westerly line of said 2.62 acre tract and the westerly line of a 2 acre tract conveyed to the Trustees of Rushcreek Township in Deed Volume 95, Page 470, **South 54°24'52" East, 246.64 feet** to an iron pin set;

Thence along the westerly line of a 3.37 acre tract conveyed to the Trustees of the Township of Rushcreek in Deed Volume 57, Page 518, the following two courses and distances:

South 36°04'08" West, 71.39 feet to a 6" wood post found; and . . .

South 52°08'04" East, 301.18 feet to an iron pin set in the westerly right-of-way line of County Road 9;

Thence along said right-of-way line, **South 36°21'59" West, 527.02 feet** to an iron pin set;

Thence leaving the westerly right-of-way line of County Road 9 across said 60.0 acre tract the following fourteen (14) courses and distances;

North 52°42'46" West, 853.96 feet to an iron pin set marking the southwesterly corner of said 8.966 acre tract;

South 83°48'35" West, 348.61 feet to an iron pin set;

North 31°28'48" West, 92.89 feet to an iron pin set;

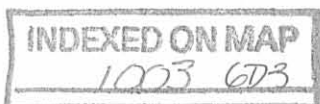
North 89°07'49" West, 493.44 feet to an iron pin set;

North 06°41'39" West, 101.07 feet to an iron pin set;

South 85°03'23" West, 295.77 feet to an iron pin set;

South 04°11'26" East, 241.07 feet to an iron pin set;

North 83°03'32" East, 306.16 feet to an iron pin set;



DESCRIPTION FOR A 296.648 ACRE WRP CONSERVATION EASEMENT CE#1

Page 4

North 06°41'39" West, 99.15 feet to an iron pin set;

South 89°07'49" East, 468.14 feet to an iron pin set;

South 16°32'19" West, 85.37 feet to an iron pin set;

South 16°04'40" East, 790.75 feet to an iron pin set;

North 82°35'26" East, 418.00 feet to an iron pin set; and . . .

South 01°22'27" East, 206.00 feet to an iron pin set in the westerly right-of-way line of the C.C.C. & St. Louis Railroad (R/W varies);

Thence along said westerly right-of-way line the following five (5) courses and distances;

South 47°51'54" West, 228.00 feet to an iron pin set;

North 83°47'54" East, 28.97 feet to an iron pin set;

South 47°51'54" West, passing an iron pin set at 1386.56 feet on the line between V.M.S. 9909 and V.M.S. 9908, a total distance of **3362.42 feet** to an iron pin set;

North 42°08'06" West, 27.00 feet to an iron pin set; and . . .

South 47°51'54" West, 832.42 feet to an iron pin set;

Thence leaving the westerly right-of-way line of the C.C.C. & St. Louis Railroad across said 1171.30 acre tract the following eighteen (18) courses and distances;

North 31°47'58" East, 961.00 feet to an iron pin set;

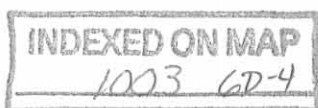
North 23°51'28" East, 173.00 feet to an iron pin set;

North 13°41'19" East, 991.00 feet to an iron pin set;

North 30°06'11" East, 931.00 feet to an iron pin set;

North 00°31'39" East, 404.00 feet to an iron pin set;

South 85°50'11" West, passing an iron set at 644.00 feet, a total distance of **1288.00 feet** to an iron pin set;



DESCRIPTION FOR A 296.648 ACRE WRP CONSERVATION EASEMENT CE#1

Page 5

North 39°42'29" West, 143.00 feet to an iron pin set;

North 25°09'52" West, 45.00 feet to an iron pin set;

North 35°22'46" East, 61.00 feet to an iron pin set;

North 09°24'49" West, 130.00 feet to an iron pin set;

North 16°34'56" West, 162.00 feet to an iron pin set;

North 32°27'25" East, 160.00 feet to an iron pin set;

North 05°17'14" West, 131.00 feet to an iron pin set;

North 81°44'39" East, 492.00 feet to an iron pin set;

North 16°17'00" West, 780.00 feet to an iron pin set;

North 42°04'52" West, 395.00 feet to an iron pin set;

North 05°16'04" West, 220.00 feet to an iron pin set; and . . .

South 83°53'15" West, 858.91 feet to an iron pin set in a westerly line of said 1171.30 acre tract and the easterly line of Stevenson's 15.00 acre tract;

Thence along said line, North 05°37'39" West, 570.00 feet to the **Point of Beginning** and containing **296.648 acres** (169.171 acres in the V.M.S. 9908 and 127.477 acres in V.M.S. 9909), more or less, according to a survey made by Jobes Henderson and Associates, Inc. in July of 2012.

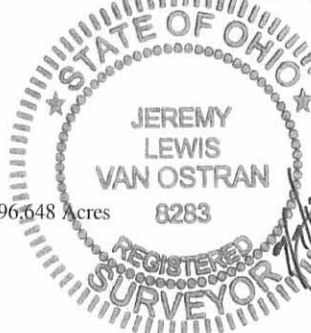
The bearings in the above description are based on Ohio State Plane Coordinate System, North Zone, NAD83.

All iron pins set are 5/8" in diameter rebar by 30" in length with red identification caps marked "J&H, PS 8283".

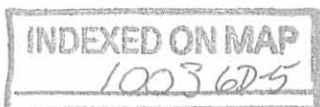
Subject to all valid and existing easements, restrictions and conditions of record.

September 6, 2012

S:/12/12-005/survey/legals/ANDREOFF_858 /296.648 Acres



Jeremy L. Van Ostran, P.S.
Surveyor No. 8283



**DESCRIPTION FOR A 0.023 ACRE INGRESS/EGRESS EASEMENT
EXHIBIT B**

Situated in the State of Ohio, County of Logan, Township of Rushcreek, being part of Virginia Military Survey 9908 and being part of that Parcel Eleven (Parcel A, Tract A) an original 1171.30 acre tract (Parcel No. 400510000007000) as conveyed to Alexander Andreoff in Official Record Volume 1064, Page 105, all references being to those of record in the Recorder's Office, Logan County, Ohio, said 0.023 Ingress/Egress Easement being more particularly bounded and described as follows:

Commencing at an iron pin found (5/8" Rebar) (Lat= N040°27'23.46", Long= W083°42'41.41") in the centerline of State Route 274 (50' wide) marking the northwesterly corner of V.M.S. 9908;

Thence along the centerline of State Route 274 and the northerly line of V.M.S. 9908 the following three (3) courses and distances;

North 83°42'10" East, 3109.68 feet to a point;

North 83°53'10" East, 2312.00 feet to a railroad spike found; and . . .

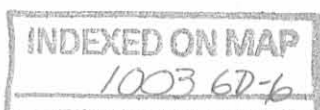
North 83°41'10" East, 130.56 feet to a point (Lat= N040°27'30.16", Long= W083°41'30.12") and being the **Point of Beginning** for the **0.023 Ingress/Egress Easement** herein to be described;

Thence continuing along said centerline, **North 83°41'10" East, 40.00 feet** to a point;

Thence leaving the centerline of State Route 274, **South 06°18'50" East, 25.00 feet** to a point in the southerly right-of-way line of State Route 274;

Thence along said southerly right-of-way line, **South 83°41'10" West, 40.00 feet** to a point;

Thence leaving the southerly right-of-way line of State Route 274, **North 06°18'50" West, 25.00 feet** to the **Point of Beginning** and containing **0.023 acres**, more or less, according to a survey made by Jobes Henderson and Associates, Inc. in July of 2012.



DESCRIPTION FOR A 0.023 ACRE INGRESS/EGRESS EASEMENT

Page 2

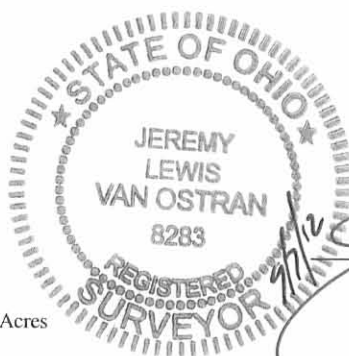
The bearings in the above description are based on Ohio State Plane Coordinate System, North Zone, NAD83.

All iron pins set are 5/8" in diameter rebar by 30" in length with red identification caps marked "J&H, PS 8283".

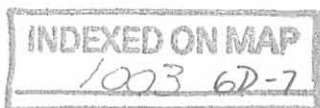
Subject to all valid and existing easements, restrictions and conditions of record.

September 6, 2012

S:/12/12-005/survey/legals/ANDREOFF_858 /0.023 Acres



Jeremy L. Van Ostran, P.S.
Surveyor No. 8283



WRP CONSERVATION AND INGRESS/EGRESS EASEMENT

SITUATED IN THE STATE OF OHIO, COUNTY OF LOGAN, TOWNSHIP OF RUSHCREEK, VILLAGE OF RUSHSYLVANIA, PART OF VIRGINIA MILITARY SURVEY NO. 9909

NOTES:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY, THERE MAY BE EASEMENTS OR RIGHT-OF-WAY WHICH EXIST & ARE NOT SHOWN.

COMMUNITY PANEL NO: 390772-0110-C
FLOOD ZONE: "C" (NON-FLOOD)
EFFECTIVE DATE: MAY 15, 1985

Pertinent Documents Used:
LOGAN COUNTY TAX MAPS
FLOOD INSURANCE RATE MAPS
ALL RECORDED INFORMATION SHOWN WERE USED AS SOURCE DOCUMENTS.

LEGEND

- POC - Point of Commencement
- POB - Point of Beginning
- ⊙ P.F. - Pipe Found
- I.P.F. - Iron Pin Found
- ✕ - Railroad Spike Found
- I.P.S. - Iron pin set 5/8" rebar with red I.D. cap "J&H PS#8283" and NRCS Sign Tee-Post
- △ - Stone Found
- - Post
- - Monument Box

Line Table

Line #	Direction	Length
L1	N06°41'39"W	101.07'
L2	S85°03'23"W	295.77'
L3	S04°11'26"E	241.07'
L4	N83°03'32"E	306.16'
L5	N06°41'39"W	99.15'
L6	S89°07'49"E	468.14'
L7	S16°32'19"W	85.37'
L8	S01°22'27"E	206.00'
L9	S47°51'54"W	228.00'
L10	N83°47'54"E	28.97'
L11	N42°08'06"W	27.00'
L12	N83°41'10"E	40.00'
L13	S06°18'50"E	25.00'
L14	S83°41'10"W	40.00'
L15	N06°18'50"W	25.00'

INDEXED ON MAP
1003 GP-1

JEREMY L. VAN OSTRAN
REGISTERED SURVEYOR
8283

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.

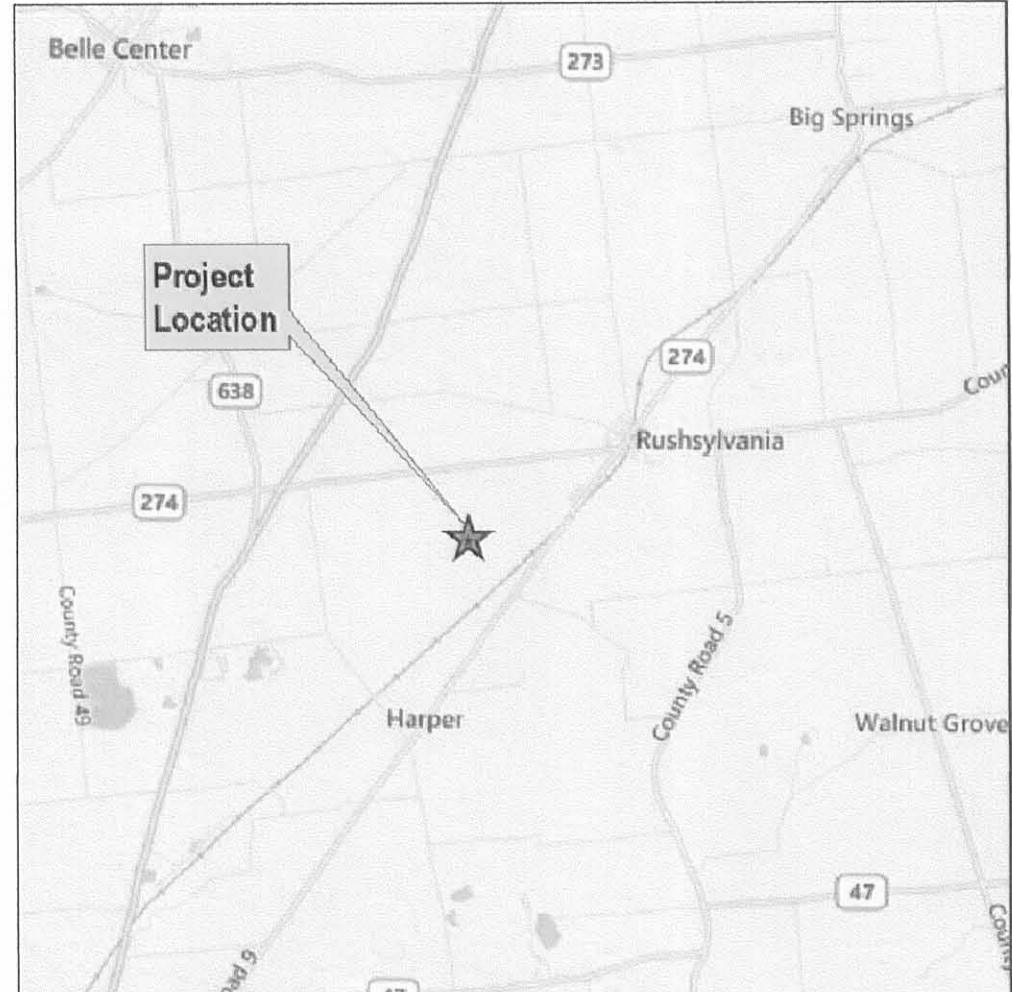
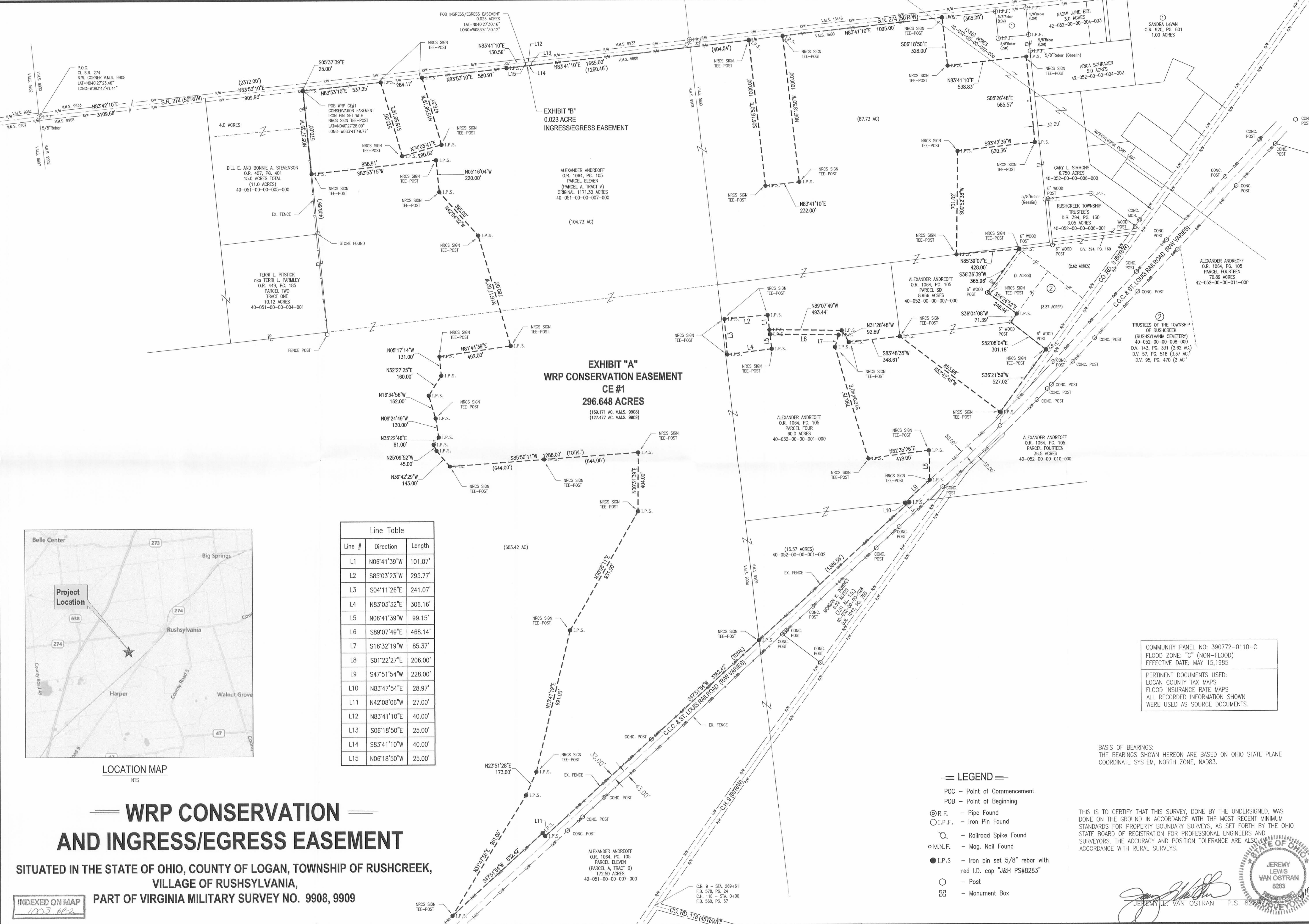
JEREMY L. VAN OSTRAN P.S. 8283

Jobes Henderson & ASSOCIATES
Tel: 740.344.5451
Fax: 740.344.5746
59 Grant Street
Newark, Ohio 43055
www.jobeshenderson.com

DATE: 9-6-12 ORDER NO. 12-005

9/7/2012 8:29 AM s:\12\12-005\dwg\andreo\858 acres\wrp 1_legal.dwg

REC'D 9-10-12 SNU/OL



Line Table		
Line #	Direction	Length
L1	N06°41'39"W	101.07'
L2	S85°03'23"W	295.77'
L3	S04°11'26"E	241.07'
L4	N83°03'32"E	306.16'
L5	N06°41'39"W	99.15'
L6	S89°07'49"E	468.14'
L7	S16°32'19"W	85.37'
L8	S01°22'27"E	206.00'
L9	S47°51'54"W	228.00'
L10	N83°47'54"E	28.97'
L11	N42°08'06"W	27.00'
L12	N83°41'10"E	40.00'
L13	S06°18'50"E	25.00'
L14	S83°41'10"W	40.00'
L15	N06°18'50"W	25.00'

INDEXED ON MAP
1003 642

WRP CONSERVATION AND INGRESS/EGRESS EASEMENT

SITUATED IN THE STATE OF OHIO, COUNTY OF LOGAN, TOWNSHIP OF RUSHCREEK, VILLAGE OF RUSHSYLVANIA,
PART OF VIRGINIA MILITARY SURVEY NO. 9908, 9909

LEGEND

POC - Point of Commencement
POB - Point of Beginning

⊙ P.F. - Pipe Found
⊙ I.P.F. - Iron Pin Found
⊙ M.N.F. - Mag. Nail Found

● I.P.S. - Iron pin set 5/8" rebar with red I.D. cap "J&H PS#8283"

○ - Post
□ - Monument Box

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.

STATE OF OHIO
JEREMY LEWIS
VAN OSTRA
8283
REGISTERED SURVEYOR

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.

STATE OF OHIO
JEREMY L. VAN OSTRA
P.S. 8283
REGISTERED SURVEYOR

WRP CONSERVATION EASEMENT
CE #1
ALEXANDER ANDREOFF

JOB NUMBER:
12-005

1
1

COMMUNITY PANEL NO: 390772-0110-C
FLOOD ZONE: "C" (NON-FLOOD)
EFFECTIVE DATE: MAY 15, 1985

PERTINENT DOCUMENTS USED:
LOGAN COUNTY TAX MAPS
FLOOD INSURANCE RATE MAPS
ALL RECORDED INFORMATION SHOWN
WERE USED AS SOURCE DOCUMENTS.

BAISIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83.

REID 9-10-12 smj ak

**DESCRIPTION FOR A 47.527 ACRE WRP CONSERVATION EASEMENT CE#4
EXHIBIT A**

Situated in the State of Ohio, County of Logan, Township of Rushcreek, being part of Virginia Military Surveys 9908, 9909 and 10179-10404 and being part of that Parcel Eleven (Parcel A, Tract B) 172.50 acre tract (Parcel No. 400510000021000, 400510000007000 and 400520000001002) as conveyed to Alexander Andreoff in Official Record Volume 1064, Page 105, all references being to those of record in the Recorder's Office, Logan County, Ohio, said 47.527 acre WRP Conservation Easement being more particularly bounded and described as follows:

Commencing at a railroad spike found (Lat= N040°25'30.77", Long= W083°42'14.74") marking the intersection of the centerline of County Road 9 (60' wide) with the centerline of County Road 25 (50' wide), being centerline station 192+30 as shown on the highway plans for County Road 9 as shown in Field Book 578, Page 20;

Thence along the centerline of County Road 9 the following four (4) courses and distances;

North 35°40'52" East, 3502.57 feet to a point, said point being centerline station 227+37.50 (Field Book 578, Page 22);

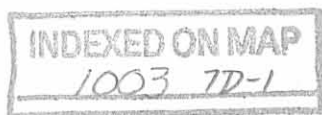
North 35°36'52" East, 1339.50 feet to a point, said point being centerline station 240+77 (Field Book 578, Page 23);

North 33°32'15" East, 1674.20 feet to a point, said point being centerline station 257+52 (Field Book 578, Page 24); and . . .

North 38°05'15" East, 32.55 feet to a point;

Thence leaving said centerline, **North 56°26'54" West, 30.09 feet** to an iron pin set (Lat= N040°26'24.35", Long= W083°41'27.29") in the westerly right-of-way line of County Road 9 and being the **Point of Beginning** for the **47.527 acre WRP Conservation Easement** herein to be described;

Thence leaving the westerly right-of-way line of County Road 9 across said 172.50 acre tract the following three (3) courses and distances;



DESCRIPTION FOR A 47.527 ACRE WRP CONSERVATION EASEMENT CE#4

Page 2

North 48°58'24" West, 907.60 feet to an iron pin set;

North 34°40'01" East, 184.22 feet to an iron pin set; and . . .

North 42°07'56" West, 30.00 feet to an iron pin set in the easterly right-of-way line of the C.C.C. & St. Louis Railroad (R/W varies);

Thence along said right-of-way line, **North 47°51'54" East, 2977.15 feet** to a 4" concrete post found marking the southwesterly corner of that 6.92 acre tract as conveyed to Morgan K. Downey as recorded in Official Record Volume 1042, page 795;

Thence along the southerly line of said 6.92 acre tract, **South 53°17'27" East, 323.20 feet** to an 8" wood post found in the westerly right-of-way line of County Road 9;

Thence along said westerly right-of-way line the following three (3) courses and distances;

South 35°59'38" West, 800.02 feet to a concrete monument found exposed and leaning (Lat= N040°26'43.57", Long= W083°41'09.57");

South 35°13'15" West, passing an iron pin set at 1203.32 feet, a total distance of **1780.07 feet** to an iron pin set; and . . .

South 38°05'15" West, 599.88 feet to the **Point of Beginning** and containing **47.527 acres** (43.076 acres in the V.M.S. 9908, 3.184 acres in the V.M.S. 9909 and 1.267 acres in V.M.S. 10179-10404), more or less, according to a survey made by Jobes Henderson and Associates, Inc. in July of 2012.

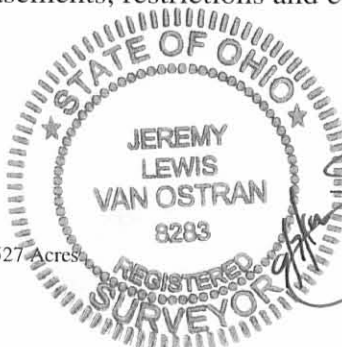
The bearings in the above description are based on Ohio State Plane Coordinate System, North Zone, NAD83.

All iron pins set are 5/8" in diameter rebar by 30" in length with red identification caps marked "J&H, PS 8283".

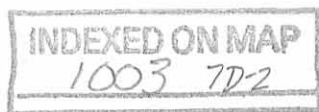
Subject to all valid and existing easements, restrictions and conditions of record.

September 6, 2012

S:/12/12-005/survey/legals/ANDREOFF_858 /47.527 Acres



Jeremy L. Van Ostran, P.S.
Surveyor No. 8283



REC'D 9-10-12 Snyok

**DESCRIPTION FOR A 17.839 ACRE WRP CONSERVATION EASEMENT CE#5
EXHIBIT A**

Situated in the State of Ohio, County of Logan, Township of Rushcreek, being part of Virginia Military Surveys 9908 and 10179-10404 and being part of that Parcel Eleven (Parcel A, Tract B) 172.50 acre tract (Parcel No. 400510000021000 and 400510000007000) as conveyed to Alexander Andreoff in Official Record Volume 1064, Page 105, all references being to those of record in the Recorder's Office, Logan County, Ohio, said 17.839 acre WRP Conservation Easement being more particularly bounded and described as follows:

Commencing at a railroad spike found (Lat= N040°25'30.77", Long= W083°42'14.74") marking the intersection of the centerline of County Road 9 (60' wide) with the centerline of County Road 25 (50' wide), being centerline station 192+30 as shown on the highway plans for County Road 9 as shown in Field Book 578, Page 20;

Thence along the centerline of County Road 9 the following three (3) courses and distances;

North 35°40'52" East, 3502.57 feet to a point, being centerline station 227+37.50 (Field Book 578, Page 22);

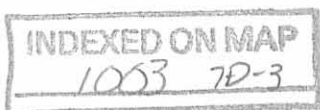
North 35°36'52" East, 1339.50 feet to a point, being centerline station 240+77 (Field Book 578, Page 23); and . . .

North 33°32'15" East, 952.24 feet to a point;

Thence leaving said centerline, **North 56°27'45" West, 30.00 feet** to an iron pin set (Lat=N040°26'18.09", Long= W083°41'32.60") in the westerly right-of-way line of County Road 9 and being the **Point of Beginning** for the **17.839 acre WRP Conservation Easement** herein to be described;

Thence leaving the westerly right-of-way line of County Road 9 across said 172.50 acre tract the following three (3) courses and distances;

North 54°23'45" West, 490.65 feet to an iron pin set;



DESCRIPTION FOR A 17.839 ACRE WRP CONSERVATION EASEMENT CE#5

Page 2

South 25°52'37" West, 377.69 feet to an iron pin set; and . . .

North 34°56'51" West, 818.87 feet to an iron pin set (Lat= N040°26'24.05", Long=W083°41'46.06") in the easterly right-of-way line of the C.C.C. & St. Louis Railroad (R/W Varies);

Thence along said right-of-way line the following three (3) courses and distances;

North 47°51'54" East, 117.75 feet to an iron pin set on the northerly line of V.M.S. 10179-10404;

South 82°43'31" West, 12.25 feet along said line to an iron pin set; and . . .

North 47°51'54" East, 808.75 feet to an iron pin set;

Thence leaving the easterly right-of-way line of the C.C.C. & St. Louis Railroad and across said 172.50 acre tract the following two (2) courses and distances;

South 48°58'24" East, 945.23 feet to an iron pin set; and . . .

South 21°47'14" East, 54.25 feet to an iron pin set in the westerly right-of-way line of County Road 9;

Thence along said right-of-way line, **South 33°32'15" West, 396.78 feet** to an iron pin set;

Thence leaving the westerly right-of-way line of County Road 9 and across said 172.50 acre tract the following seven (7) courses and distances;

North 47°09'26" West, 219.43 feet to an iron pin set;

North 40°37'46" East, 318.73 feet to an iron pin set;

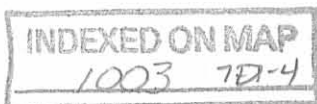
North 48°58'24" West, 448.15 feet to an iron pin set;

South 40°20'12" West, 445.30 feet to an iron pin set;

South 48°02'29" East, 445.98 feet to an iron pin set;

North 40°37'46" East, 93.77 feet to an iron pin set; and . . .

South 47°09'26" East, 224.44 feet to an iron pin set in the westerly right-of-way line of County



DESCRIPTION FOR A 17.839 ACRE WRP CONSERVATION EASEMENT CE#5

Page 3

Road 9;

Thence along said right-of-way line, **South 33°32'15" West, 242.00 feet** to the **Point of Beginning** and containing **17.839 acres** (5.376 acres in the V.M.S. 9908 and 12.463 acres in V.M.S. 10179-10404), more or less, according to a survey made by Jobes Henderson and Associates, Inc. in July of 2012.

The bearings in the above description are based on Ohio State Plane Coordinate System, North Zone, NAD83.

All iron pins set are 5/8" in diameter rebar by 30" in length with red identification caps marked "J&H, PS 8283".

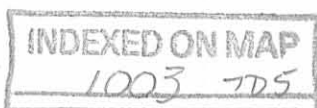
Subject to all valid and existing easements, restrictions and conditions of record.



September 6, 2012

S:/12/12-005/survey/legals/ANDREOFF_858 /17.839 Acres

Jeremy L. Van Ostran, P.S.
Surveyor No. 8283



**DESCRIPTION FOR A 0.113 ACRE INGRESS/EGRESS EASEMENT
EXHIBIT B**

Situated in the State of Ohio, County of Logan, Township of Rushcreek, being part of Virginia Military Survey 10179-10404 and being part of that Parcel Eleven (Parcel A, Tract B) 172.50 acre tract (Parcel No. 400510000021000) as conveyed to Alexander Andreoff in Official Record Volume 1064, Page 105, all references being to those of record in the Recorder's Office, Logan County, Ohio, said 0.113 acre Ingress/Egress Easement being more particularly bounded and described as follows:

Commencing at a railroad spike found (Lat= N040°25'30.77", Long= W083°42'14.74") marking the intersection of the centerline of County Road 9 (60' wide) with the centerline of County Road 25 (50' wide), being centerline station 192+30 as shown on the highway plans for County Road 9 as shown in Field Book 578, Page 20;

Thence along the centerline of County Road 9 the following four (4) courses and distances;

North 35°40'52" East, 3502.57 feet to a point, said point being centerline station 227+37.50 (Field Book 578, Page 22);

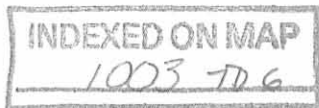
North 35°36'52" East, 1339.50 feet to a point, said point being centerline station 240+77 (Field Book 578, Page 23);

North 33°32'15" East, 1631.55 feet to a point (Lat= N040°27'23.58", Long= W083°41'27.52") and being the **Point of Beginning** for the **0.113 acre Ingress/Egress Easement** herein to be described;

Thence leaving said centerline, **North 56°27'45" West, 30.00 feet** to an iron pin set in the westerly right-of-way line of County Road 9;

Thence leaving the westerly right-of-way line of County Road 9 and across said 172.50 acre tract the following three (3) courses and distances;

North 21°47'14" West, 54.25 feet to an iron pin set;



DESCRIPTION FOR A 0.113 ACRE INGRESS/EGRESS EASEMENT

Page 2

North 41°01'36" East, 50.00 feet to a point; and . . .

South 48°58'24" East, 40.94 feet to an iron pin set in the westerly right-of-way line of County Road 9;

Thence leaving said westerly right-of-way line, **South 56°26'54" East, 30.09 feet** to a point in the centerline of County Road 9;

Thence along said centerline the following two (2) courses and distances;

South 38°05'15" West, 32.55 feet to a point, said point being Sta. 257+52 (Field Book 578, Page 24); and . . .

South 33°32'15" West, 42.65 feet to the **Point of Beginning** and containing **0.113 acres**, more or less, according to a survey made by Jobes Henderson and Associates, Inc. in July of 2012.

The bearings in the above description are based on Ohio State Plane Coordinate System, North Zone, NAD83.

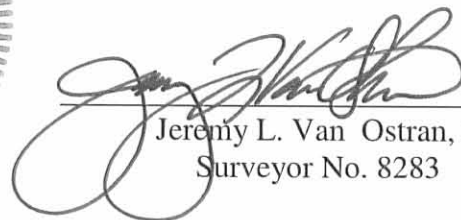
All iron pins set are 5/8" in diameter rebar by 30" in length with red identification caps marked "J&H, PS 8283".

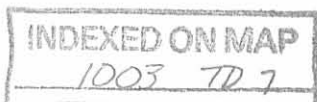
Subject to all valid and existing easements, restrictions and conditions of record.

September 6, 2012

S:/12/12-005/survey/legals/ANDREOFF_858 /0.113 Acres




Jeremy L. Van Ostran, P.S.
Surveyor No. 8283



REC'D 9-10-12 smyau

WRP CONSERVATION AND INGRESS/EGRESS EASEMENT

SITUATED IN THE STATE OF OHIO, COUNTY OF LOGAN, TOWNSHIP OF RUSHCREEK,
PART OF VIRGINIA MILITARY SURVEY NO. 9908, 9909, 10179-10404

COMMUNITY PANEL NO: 390772-0110-C
FLOOD ZONE: "C" (NON-FLOOD)
EFFECTIVE DATE: MAY 15, 1985

PERTINENT DOCUMENTS USED:
LOGAN COUNTY TAX MAPS
FLOOD INSURANCE RATE MAPS
ALL RECORDED INFORMATION SHOWN
WERE USED AS SOURCE DOCUMENTS.

NOTES:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT
OF A TITLE POLICY, THERE MAY BE EASEMENTS OR
RIGHT-OF-WAY WHICH EXIST & ARE NOT SHOWN.

Line Table

Line #	Direction	Length
L1	S21°47'14"E	54.25'
L2	S33°32'15"W	396.78'
L3	N47°09'26"W	219.43'
L4	N40°37'46"E	93.77'
L5	S47°09'26"E	224.44'
L6	S33°32'15"W	242.00'
L7	N41°01'36"E	50.00'
L8	S48°58'24"E	40.94'
L9	S56°26'54"E	30.09'
L10	S38°05'15"W	32.55'
L11	S33°32'15"W	42.65'
L12	N56°27'45"W	30.00'

ALEXANDER ANDREOFF
O.R. 1064, PG. 105
PARCEL ELEVEN
(PARCEL A, TRACT A)
ORIGINAL: 1171.30 ACRES
40-051-00-00-007-000

EXHIBIT "A"
WRP CONSERVATION EASEMENT
CE #4
47.527 ACRES
(43.076 AC. V.M.S. 9908)
(3.184 AC. V.M.S. 9909)
(1.267 AC. V.M.S. 10179-10404)

ALEXANDER ANDREOFF
O.R. 1064, PG. 105
PARCEL ELEVEN
(PARCEL A, TRACT B)
172.50 ACRES
40-051-00-00-021-000
40-051-00-00-007-000
40-052-00-00-001-002

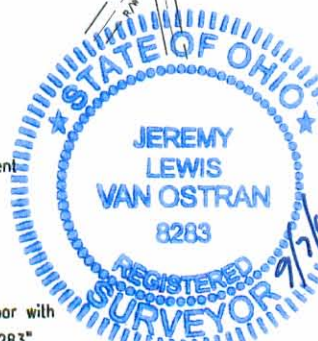
EXHIBIT "B"
0.113 ACRE
INGRESS/EGRESS
EASEMENT

LEGEND

- POC - Point of Commencement
- POB - Point of Beginning
- P.F. - Pipe Found
- I.P.F. - Iron Pin Found
- - Railroad Spike Found
- I.P.S. - Iron pin set 5/8" rebar with red I.D. cap "J&H PS#8283" and NRCS Sign Tee-Post
- △ - Stone Found
- - Post
- - Monument Box

INDEXED ON MAP

1003 7P1



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.

JEREMY E. VAN OSTRAN P.S. 8283

S:\12-005\dwg\Andreoff 858_acres
WRP 4-5_LEGAL.dwg

REVISED
DRAWN: MJM
CHECKED: JLV
F.B.

**Jobes
Henderson**
& ASSOCIATES

Breaking Ground | Breaking Boundaries

Tel: 740.344.5451
Fax: 740.344.5746
59 Grant Street
Newark, Ohio 43055

www.jobeshenderson.com

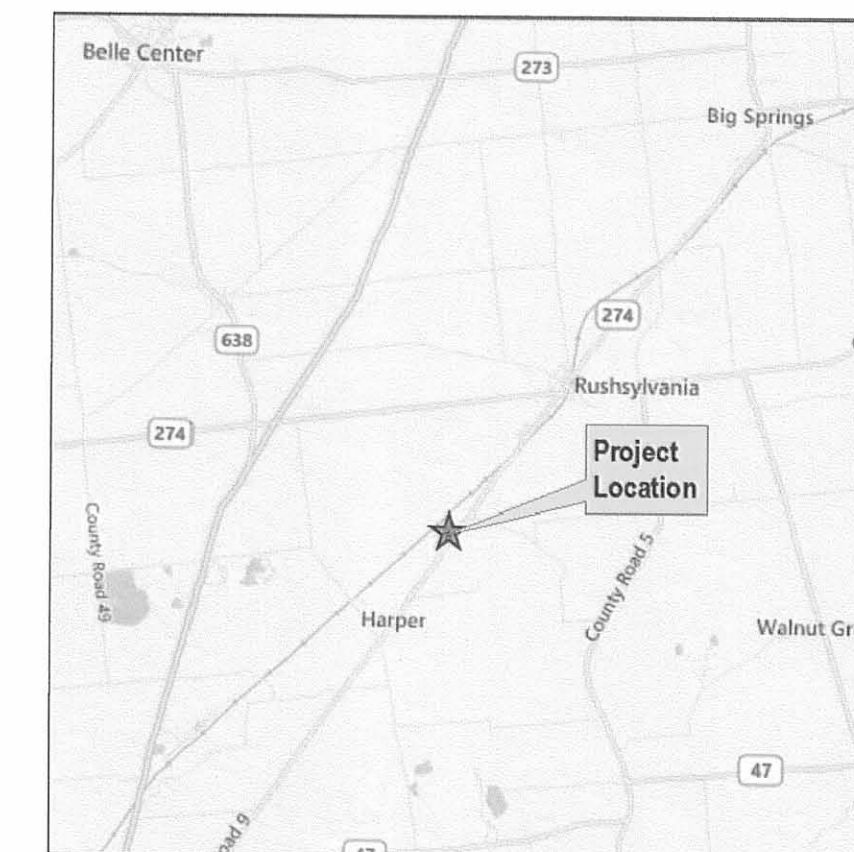
DATE: 9-6-12

ORDER NO. 12-005

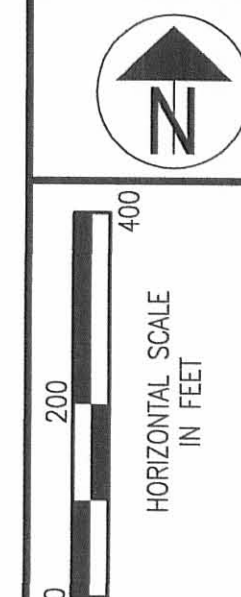
WRP CONSERVATION AND INGRESS/EGRESS EASEMENT

—≡ LEGEND ≡—

- | Line Table | | |
|------------|-------------|---------|
| Line # | Direction | Length |
| L1 | S21°47'14"E | 54.25' |
| L2 | S33°32'15"W | 396.78' |
| L3 | N47°09'26"W | 219.43' |
| L4 | N40°37'46"E | 93.77' |
| L5 | S47°09'26"E | 224.44' |
| L6 | S33°32'15"W | 242.00' |
| L7 | N41°01'36"E | 50.00' |
| L8 | S48°58'24"E | 40.94' |
| L9 | S56°26'54"E | 30.09' |
| L10 | S38°05'15"W | 32.55' |
| L11 | S33°32'15"W | 42.65' |
| L12 | N56°27'45"W | 30.00' |



LOCATION MAP



NO.	REVISION	DATE	DRAWN
			MJM
			CHECKED
			JLV
			DATE
			9.06.12

Tel: 740.344.5451
Fax: 740.344.5746
59 Grant Street
Newark, Ohio 43055
www.jobshenderson.com



Breaking Ground | Breaking Boundaries
& ASSOCIATES

WRP CONSERVATION EASEMENT
CE #4 & #5

ALEXANDER ANDREOFF

JOB NUMBER:
12-005



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.

STATE OF OHIO
JEREMY LEWIS VAN OSTRAN
8283
REGISTERED PROFESSIONAL SURVEYOR


 JEREMY L. VAN OSTRAN P.S. 828

2-4-2025

APPROVED

HAVENAR

Engineering & Surveying

Legal Description for 1.793 acresAmy L. Havenar, P.E.
Britt R. Havenar, P.E., P.S.

Situate in VMS 9909, Township of Rushcreek, Village of Rushsylvania, County of Logan, State of Ohio, and being part of an original 1171.30 acre and 8.966 acre tracts owned by Security National Bank, Division of the Park National Bank, Successor Trustee in Official Record 1208, Page 592, Parcel Ten, Parcel A, Tract A and Parcel Six 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 railroad spike on the centerline of Mill Street (50' R/W) and north line of VMS 9909 being Station 355+25 in Logan County Engineer's Field Book 559, Page 79, thence South 83 degrees 54 minutes 16 seconds West, along said centerline of right-of-way of Mill Street and north line of VMS 9909, a distance of 900.92 feet to a Mag nail found, passing through a Mag nail found at a distance of 692.17 feet, said nail being the northwest corner of a 1.000 acre tract owned by Rushcreek Township Board of Trustees in Official Record 1341, Page 176, said nail found being the True Point of Beginning of the tract herein described;

Thence South 05 degrees 40 minutes 39 seconds East, along west line of said tract, a distance of 208.75 feet to a 5/8" iron pin found, passing through a 5/8" iron pin found at a distance of 25.00 feet which marks the south right-of-way line of Mill Street, said pin being the southwest corner of said tract;

Thence North 83 degrees 54 minutes 16 seconds East, along the south line of said 1.000 acre tract, a distance of 208.75 feet to a 5/8" iron pin found, said pin being on the west line of a 3.00 acre tract owned by William R. Birt, etux. in Official Record 1141, Page 992;

Thence South 05 degrees 40 minutes 39 seconds East, along said west line of said 3.00 acre tract and the west line of a 5.00 acre tract owned by Herbert D. Schrader in Official Record 1252, Page 953, Tract II, a distance of 421.44 feet to a point, witness said point a 5/8" iron pin found North 83 degrees 02 minutes 42 seconds East, a distance of 1.33 feet from said point, said point being the northwest corner of a 6.75 acre tract owned by Gary L. Simmons, etal. in Official Record 934, Page 3, passing a 5/8" iron pin found at 101.37 feet;

Thence South 05 degrees 14 minutes 54 seconds East, along the west line of said 6.75 acre tract, a distance of 701.47 feet to a 5/8" iron pin found, said pin being the southwest corner of said tract;

Thence North 83 degrees 18 minutes 32 seconds East, along said south line of said 6.75 acre tract, a distance of 20.01 feet to a 6" wood post found, said post being the northwest corner of a 2.79 acre tract owned by Rushcreek Township Trustees in Deed Book 394, Page 160;

Thence South 05 degrees 14 minutes 54 seconds East, along the west line of said 2.79 acre tract, the west line of a 0.27 acre tract and a 0.26 acre tract owned by Rushcreek Township Trustees in Deed Book 394, Page 160 and Deed Book 394, Page 163, respectively, a distance of 313.07 feet to a 6" wood corner post found, said post being on the north line of a 2.62 acre tract owned by the Board of Trustees in and for Rushcreek Township of in Deed Book 143, Page 331;

Thence South 83 degrees 10 minutes 49 seconds West, along the north line of said 2.62 acre tract, a distance of 227.10 feet to a 6" wood post found;

INDEXED ON MAP

1003

Thence North 06 degrees 41 minutes 53 seconds West, a distance of 20.01 feet to a 5/8" capped iron pin set;

Thence North 83 degrees 10 minutes 49 seconds East, a distance of 187.58 feet to a 5/8" capped iron pin set;

Thence North 05 degrees 14 minutes 54 seconds West, a distance of 995.05 feet to a 5/8" capped iron pin set;

Thence North 05 degrees 40 minutes 39 seconds West, a distance of 278.40 feet to a 5/8" capped iron pin set;

Thence South 83 degrees 39 minutes 47 seconds West, a distance of 223.76 feet to a 5/8" capped iron pin set, passing through a 5/8" iron pin found at 11.50 feet;

Thence North 05 degrees 40 minutes 39 seconds West, a distance of 352.51 feet to a Mag spike set, said spike being on the centerline of right-of-way of Mill Street and the north line of VMS 9909, passing through a 5/8" capped iron pin set at a distance of 327.51 feet which marks the south right-of-way line of Mill Street;

Thence North 83 degrees 54 minutes 16 seconds East, along said centerline of right-of-way and north line of VMS 9909, a distance of 35.00 feet to a Mag nail found, said nail being the True Point of Beginning of the above described tract, containing 1.793 acres more or less (of which 0.717 acres are in the Rushcreek Township and 1.076 acres in the Village of Rushsylvania and .239 acres are out of the 8.966 acre tract and 1.554 acres are out of the original 1171.30 acre tract), of which 0.020 acres are in the existing road right-of-way, subject to all easements of record.

Basis of bearings based on State Plane Coordinates, NAD83, Ohio North Zone.

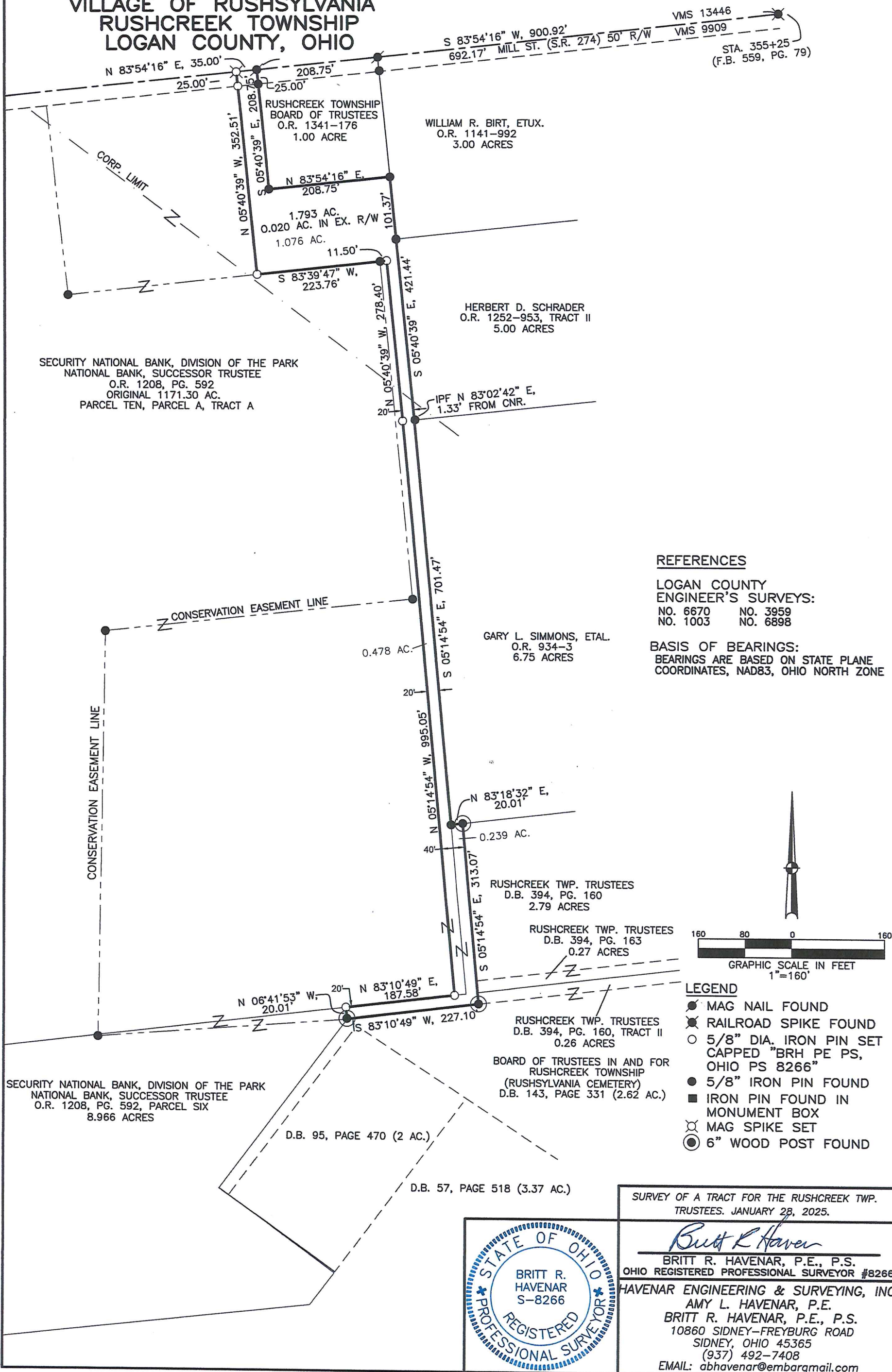
Description prepared by:

Britt R. Havenar, P.E., P.S., Ohio P.S. No. 8266



RUSHCREEK TWP. SURVEY

VMS 9909
VILLAGE OF RUSHSYLVANIA
RUSHCREEK TOWNSHIP
LOGAN COUNTY, OHIO



INDEXED ON MAP
1003