

REC'D 10-28-98 smy OK gch

LESLIE H. GEESLIN

REGISTERED SURVEYOR 5248

P. O. BOX 274

RUSHSVLVANIA, OHIO 43347

TELEPHONE: (937) 468-2793

FAX: (937) 468-2080

STAHLER SURVEY

October 27, 1998

The following described real estate situated in the State of Ohio, County of Logan, Township of Rushcreek, being part of Virginia Military Survey 9954 and more particularly described as follows:

Beginning at a 5/8 inch iron bar set in the centerline of Township Road 112 at the northwest corner of Carl J. Bleininger's 92.20 acre tract as described in O. R. Vol. 291 Page 938, Tr. III.

Thence with the centerline of Township Road 112 N. 6° 23' 11" W. 570.59 feet to a 5/8 inch iron bar set.

Thence N. 83° 28' 04" E. 406.54 feet to a 5/8 inch iron bar set, passing a 5/8 inch iron bar set at 15.00 feet and the right of way of said T. R. 112 at 30.00 feet.

Thence S. 1° 24' 49" E. 572.88 feet to a 5/8 inch iron bar set in said Bleininger's north line.

Thence with said Bleininger's north line S. 83° 28' 04" W. 356.88 feet to the place of beginning, passing the right of way of said T. R. 112 at 326.88 feet and a 5/8 inch iron bar set at 341.88 feet.

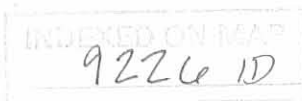
Containing 5.000 acres more or less of which 0.393 acre is in the right of way of Township Road 112.

The above described 5.000 acre tract being part of Jack R. Stahler, et ux's 40 acre tract as described in D. B. Vol. 303 Page 679.

Bearings are based on an assumed bearing (N. 6° 23' 11" W.) for the centerline of Township Road 112 in this field survey by Leslie H. Geeslin, Reg. Surveyor 5248 on October 27, 1998.

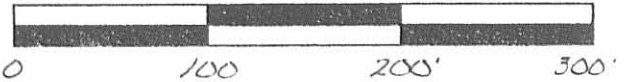


RUSHCRK\10\STAHLER.SAM



Leslie H. Geeslin

SCALE: 1"=100'



JACK R. STAHLER, ET UX

40 AC.

D.B. VOL. 303

PG. 679

15.00

N. 83° 28' 04" E.

406.54'

572.88'

LEGEND:

○ = 5/8 INCH IRON
BAR SET

5.000 AC.

TOWNSHIP ROAD 112

N. 6° 23' 11" W. (0.393 AC.)

570.59'

S. 83° 28' 04" W.

356.88'

CARL J. BLEININGER

92.20 AC.

D.R. VOL. 291 PG. 938, TR. III

SURVEY OF 5.000 ACRES IN
VIRGINIA MILITARY SURVEY 9954,
RUSHCREEK TOWNSHIP, LOGAN
COUNTY, OHIO FOR JACK
STAHLER ON OCTOBER 27, 1998



INDEXED ON MAP
9226 1P

Leslie H. Geeslin
LESLIE H. GEESLIN
RUSHSVLVANIA, OH
PH: (937) 468-2793
FAX: (937) 468-2080

3-14-2022



Description of 5.001 Acres

Dated March 4, 2022 for Larry J. McKirahan Jr.

Being part of V.M.S. 9954, and being part of a 35.000 acre tract, now or formerly owned by Larry J. Jr. & Sandra I. McKirahan, Official Record 1392, page 5776, and being part of PN 40-024-00-00-036-000, Rushcreek Township, Logan County, State of Ohio and being more particularly described as follows:

Beginning at a monument box found with a 1 inch dia. iron pin located at the intersection of the centerline of Township Road 112 (60' R/W) with the centerline of Township Road 51 (60' R/W) and the north line of V.M.S. # 9954, said point being station 86 + 12.5 as shown in Field Book 519, page 70, being McKirahan's northwest corner, being the northwest corner of hereinafter described 5.001 acre tract, and the true point of beginning;

Thence along the centerline of Township Road 51 and said V.M.S. line **North 83 deg. 20 min. 24 sec. East** for a distance of **262.00 feet** to a survey nail set;

Thence crossing grantor's tract following courses and distances:

South 17 deg. 58 min. 38 sec. East for a distance of **678.54 feet** to an iron pin set (passing over an iron pin set at a distance of 30.59 feet)

South 83 deg. 20 min. 24 sec. West for a distance of **392.83 feet** to a survey nail set located on the centerline of Township Road 112 (passing over an iron pin set at a distance of 377.83 feet);

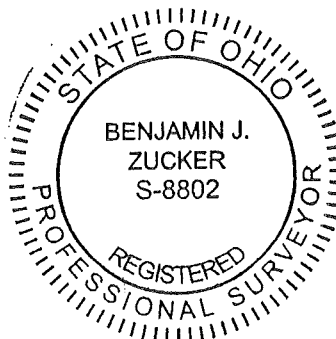
Thence along said centerline **North 6 deg. 51 min. 37 sec. West** for a distance of **665.35 feet** to a monument box found with a 1 inch dia. iron pin located on the centerline of Township Road 51, the north line of V.M.S. # 9954 and the true place of beginning.

Containing **5.001 acres**, more or less, of which 0.182 acres, more or less, is contained in the right-of-way of Township Road 51, and of which 0.438 acres, more or less, is contained in the right-of-way of Township Road 112, 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 March 4, 2022. All 5/8 inch dia. Iron pins set have a plastic identity cap with the inscription "Fox Surveying Co."

Prior Deed, O.R. 1392, page 5776

Basis of bearings, NAD 83 Ohio State Plane Coors. (North Zone), centerline of Township Road 51, North 83 deg. 20 min. 24 sec. East


Benjamin J. Zucker, P.S. 8802



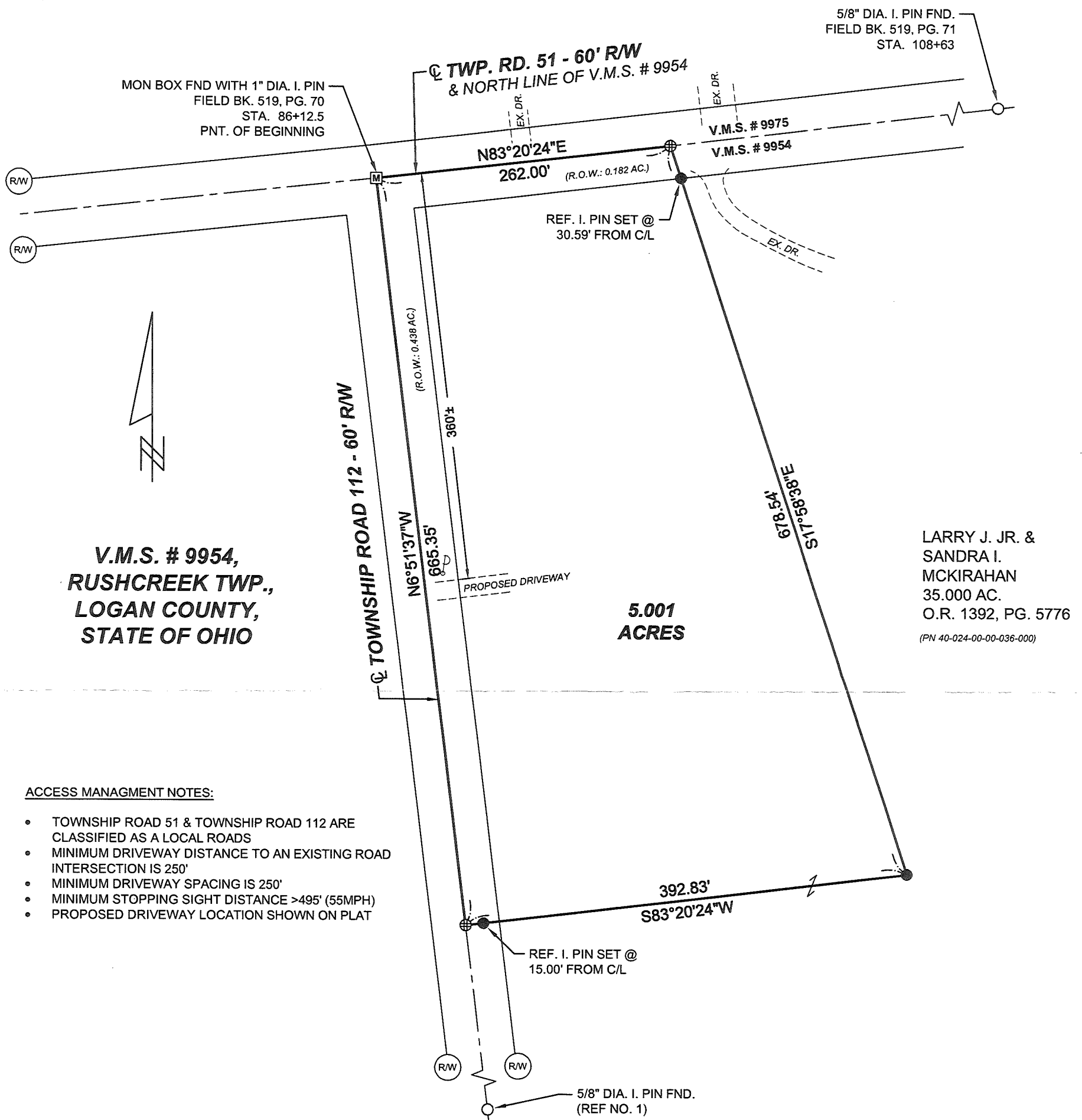
03-04-22
Date of Survey
Job No. 22033



PLAT OF SURVEY

THIS SURVEY WAS PERFORMED AT THE
REQUEST OF: LARRY MCKIRAHAN

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



REFERENCE MATERIALS	LEGEND
<ul style="list-style-type: none">① R - 9226② R - 1579③ R - 9664④ R - 9658⑤ <p>Official Record: 1392, page 5776 Basis of Bearing: NAD83 OH. ST. PLANE COORS. (N. ZONE) C/L OF T.R. 51 - N 83°20'24"E</p>	<p>Scale 1" = 100 feet</p> <p>0 50 100 200</p> <ul style="list-style-type: none">R.R spike fnd.5/8" dia. iron pin fnd.Survey nail setStone foundState hwy R/W monument fnd.5/8" dia. iron pin set with a plastic cap stamped " FOX SURVEYING CO"Survey (MAG) spike setMonument Box found
<p>STATE OF OHIO BENJAMIN J. ZUCKER S-8802 REGISTERED PROFESSIONAL SURVEYOR</p>	<p>CERTIFICATION</p> <p>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.</p> <p><i>Benjamin J. Zucker</i> Benjamin J. Zucker, Reg. P.S. No. 8802</p> <p>03-04-2022 Date of Survey</p> <p>isa. 28:17a</p>

Dwg. By: BJJ

INDEXED ON MAP
9226

Job No.: 22033

11-22-2024



APPROVED



740-494-2028

office@foxsurveyingohio.com

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

Description of 0.720 Acres, Tract 1-A

Dated November 11, 2024 for Landon S. McKirahan

Being part of V.M.S. 9954, and being part of a 35.000 acre tract, now or formerly owned by Larry J. Jr. & Sandra I. McKirahan, Official Record 1392, page 5776, and being part of PN 40-024-00-00-036-000, Rushcreek Township, Logan County, State of Ohio and being more particularly described as follows:

Commencing at a monument box found with a 1 inch dia. iron pin located at the intersection of the centerline of Township Road 112 (60 ft. R/W) with the centerline of Township Road 51 (60 ft. R/W) and the north line of V.M.S. # 9954, said point being station 86 + 12.5 as shown in Field Book 519, page 70;

Thence along the centerline of Township Road 112 South 6 deg. 51 min. 37 sec. East for a distance of 665.35 feet to a survey nail set, said point being the northwest corner of hereinafter described 0.720 acre tract, and the true point of beginning;

Thence along the common line between grantor's tract and a 5.001 acre tract, now or formerly owned by Landon S. McKirahan, Official Record 1405, page 3827 North 83 deg. 20 min. 24 sec. East for a distance of 392.83 feet to a 5/8 inch dia. iron pin found (passing over a 5/8 inch dia. iron pin found at a distance of 15.00 feet);

Thence crossing grantor's tract the following courses and distances:

South 17 deg. 58 min. 38 sec. East for a distance of **62.14** feet to an iron pin set;

South 78 deg. 24 min. 34 sec. West for a distance of **406.19** feet to a survey nail set located on the centerline of Township Road 112 (passing over an iron pin set at a distance of 376.09 feet);

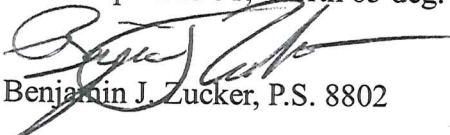
Thence along said centerline **North 6 deg. 51 min. 37 sec. West** for a distance of **95.84** feet to a survey nail found and the true place of beginning.

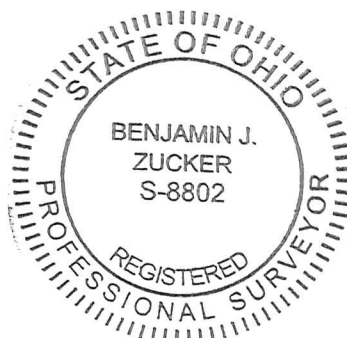
Containing **0.720 acres**, more or less, of which 0.065 acres, more or less, is contained in the right-of-way of Township Road 112, and subject to legal highways, easements, restrictions and agreements of record. This description prepared from a survey performed by Benjamin J. Zucker, Registered Professional Surveyor 8802, and dated November 11, 2024. All 5/8 inch dia. Iron pins set have a plastic identity cap with the inscription "Fox Surveying Co."

Prior Deed, O.R. 1392, page 5776

Note: Afore described tract does not create an additional building lot, to be transferred to adjoining property owner.

Basis of bearings, NAD 83 Ohio State Plane Coors. (North Zone), centerline of Township Road 51, North 83 deg. 20 min. 24 sec. East


Benjamin J. Zucker, P.S. 8802



11-11-24

Date of Survey

Job No. 22033A

INDEXED ON MAP
9226

11-22-2024



APPROVED



740-494-2028

office@foxsurveyingohio.com

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

Description of 5.721 Acres, Combined

Dated November 11, 2024 for Landon S. McKirahan

Being part of V.M.S. 9954, and being part of a 35.000 acre tract (original after exceptions), now or formerly owned by Larry J. Jr. & Sandra I. McKirahan, Official Record 1392, page 5776, and being part of PN 40-024-00-00-036-000, and being all of a 5.001 acre tract, now or formerly owned by Landon S. McKirahan, Official Record 1405, page 3827, being PN 40-024-00-00-036-002 Rushcreek Township, Logan County, State of Ohio and being more particularly described as follows:

Beginning at a monument box found with a 1 inch dia. iron pin located at the intersection of the centerline of Township Road 112 (60 ft. R/W) with the centerline of Township Road 51 (60 ft. R/W) and the north line of V.M.S. # 9954, said point being station 86 + 12.5 as shown in Field Book 519, page 70, being Landon S. McKirahan's northwest corner, being the northwest corner of hereinafter described 5.721 acre tract, and the true point of beginning;

Thence along the centerline of Township Road 51 and said V.M.S. line **North 83 deg. 20 min. 24 sec. East** for a distance of **262.00 feet** to a survey nail found;

Thence along the common line between grantor's tracts and then crossing grantor's tract 35.000 acre tract the following courses and distances:

South 17 deg. 58 min. 38 sec. East for a distance of **740.68 feet** to an iron pin set (passing over a 5/8 inch dia. iron pin found at a distance of 30.59 feet, and passing over a 5/8 inch dia. iron pin found at a distance of 678.54 feet)

South 78 deg. 24 min. 34 sec. West for a distance of **406.19 feet** to a survey nail set located on the centerline of Township Road 112 (passing over an iron pin set at a distance of 376.09 feet);

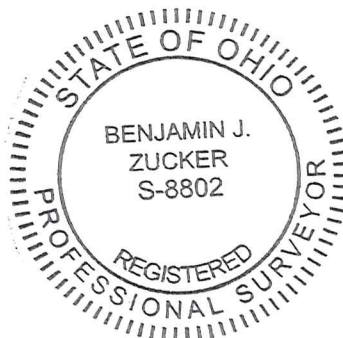
Thence along said centerline **North 6 deg. 51 min. 37 sec. West** for a distance of **761.19 feet** to a monument box found with a 1 inch dia. iron pin located on the centerline of Township Road 51, the north line of V.M.S. # 9954 (passing over a survey nail found at a distance of 95.84 feet) and the true place of beginning.

Containing **5.721 acres**, more or less, of which 0.182 acres, more or less, is contained in the right-of-way of Township Road 51, and of which 0.503 acres, more or less, is contained in the right-of-way of Township Road 112, 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 November 11, 2024. All 5/8 inch dia. Iron pins set have a plastic identity cap with the inscription "Fox Surveying Co."

Prior Deed, O.R. 1392, page 5776

Basis of bearings, NAD 83 Ohio State Plane Coors. (North Zone), centerline of Township Road 51, North 83 deg. 20 min. 24 sec. East


Benjamin J. Zucker, P.S. 8802



11-11-24
Date of Survey
Job No. 22033A



11-22-2024

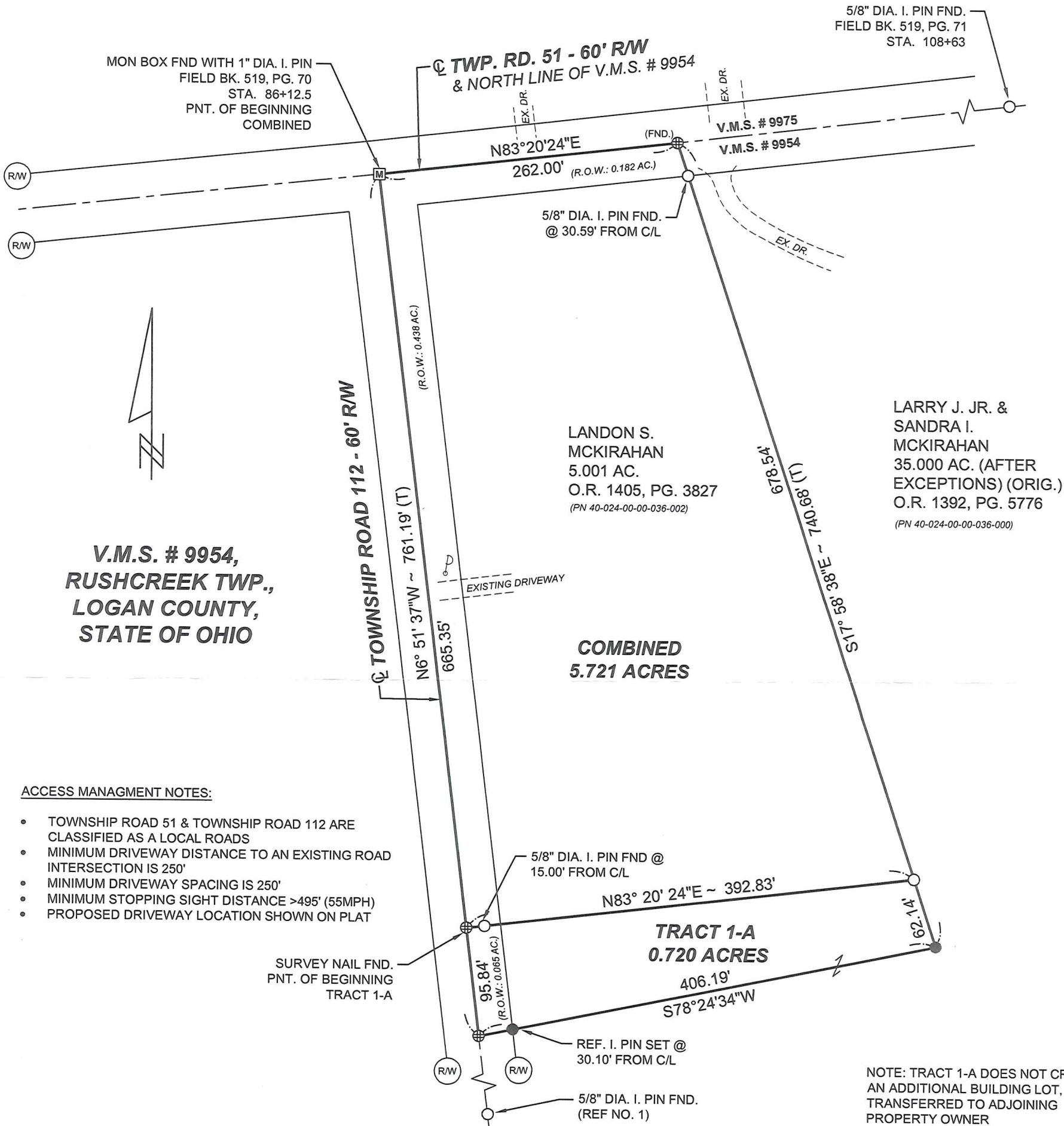


APPROVED

PLAT OF SURVEY

THIS SURVEY WAS PERFORMED AT THE
REQUEST OF: LANDON S. MCKIRAHAN

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



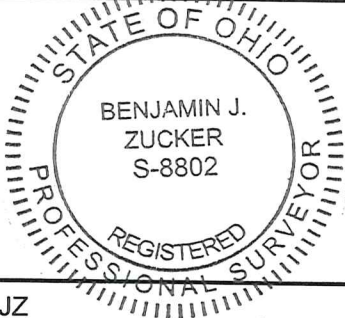
ACCESS MANAGMENT NOTES:

- TOWNSHIP ROAD 51 & TOWNSHIP ROAD 112 ARE CLASSIFIED AS A LOCAL ROADS
- MINIMUM DRIVEWAY DISTANCE TO AN EXISTING ROAD INTERSECTION IS 250'
- MINIMUM DRIVEWAY SPACING IS 250'
- MINIMUM STOPPING SIGHT DISTANCE >495' (55MPH)
- PROPOSED DRIVEWAY LOCATION SHOWN ON PLAT

REFERENCE MATERIALS
① R - 9226
② R - 1579
③ R - 9664
④ R - 9658
⑤
Official Record: 1392, page 5776
Basis of Bearing: NAD83 OH. ST. PLANE COORS. (N. ZONE)
C/L OF T.R. 51 - N 83°20'24"E

LEGEND
Scale 1" = 100 feet
● 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 stamped " FOX SURVEYING CO"
⊗ Survey (MAG) spike set
Ⓜ Monument Box found

INDEXED ON MAP
9226



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

11-11-2024
Date of Survey

Dwg. By: BJZ

Job No.: 22033A

Isa. 28:17a