

KING SURVEY
Sec. 4 T-4 R-13
Union Township
April 13, 1968

The following described real estate situated in Union Township, Logan County, Ohio and being part of the southwest 1/4 of Section 4, Town 4, Range 13 of the Between the Miami Rivers Survey and more particularly described as follows:

Beginning at an iron pin in the center of Township Road No. 187, S.6° 00'W. 350.4 feet from a Logan County Resurvey Monument at the northwest corner of said southwest 1/4 of Section 4, T-4, R-13; thence S.84° 00'E. 264.0 feet to an iron bar, passing an iron bar at 20.0 feet; thence S.6° 00'W. 165.0 feet to an iron bar; thence N.84° 00'W. 264.0 feet to an iron pin in the center of said Township Road No. 187, passing an iron bar at 244.0 feet; thence with the centerline of said road, also being the west line of said 1/4 Section, N.6° 00'E. 165.0 feet to the place of beginning.

Containing 1.00 acre more or less.

The above described tract being part of Wayne Kauffman's 50.00 acre tract.

INDEXED ON MAP
4227 1D

1/4 Sec. Line 7

T.R. 197

Resurvey
Mon.

WAYNE
KAUFFMAN
49.00 AC.



1/4 Sec. Line 7

350.4'

R.R. 30k
Set

20'

S. 84° 00' E.

264.0'

1/2" # Bar
Set

3/4" # Bar
Set

1.00 AC.

S. 6° 00' W.

165.0'

R.R. 30k
Set

20'

1/2" # Bar
Set

264.0'

N. 84° 00' W

165.0'

3/4" # Bar
Set

T.R. 187

KING SURVEY
SEC. 4 T-4 R-13
UNION TWP.
LOGAN COUNTY, O.
APRIL 13, 1968
SCALE 1" = 50'

INDEXED ON MAP

4227

IP

DAN L. DODSON
REG. SURVEYOR 4270
BELLEFONTAINE, O

Lee Surveying and Mapping Co.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

855 EAST SANDUSKY AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.
JEFFREY I. LEE, P.S.

JOHN A. SMITH SURVEY

Lying in Section 4, T-4, R-13, Union Township, Logan County, Ohio and being out of that 49 acre tract in the name of Wayne Kauffman (Volume 253, Page 101, Tract 1) and more particularly described as follows:

Beginning at the southwest corner of said 49 acre tract at a point marking the center-line intersection of County Road 187 and Township Road 7.

THENCE, with the center-line of County Road 187, N 6°-00' E, a distance of 1593.58 feet to an iron spike. THE TRUE POINT OF BEGINNING.

THENCE, with a fence line, S 67°-13'-40" E, a distance of 442.00 feet, passing an iron rod set on the road right-of-way line at 20.89 feet.

THENCE, at right angles, N 22°-46'-20" E, a distance of 140.74 feet to an iron rod.

THENCE, parallel to the south line of this survey, N 67°-13'-40" W, a distance of 484.41 feet to an iron spike set on the center-line of County Road 187, passing an iron rod set on the road right-of-way line at 463.52 feet.

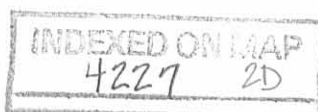
THENCE, with said center-line, S 6°-00' W, a distance of 147.00 feet to the point of beginning. Containing 1.497 acres.

Last preceding deed reference: Volume 253, Page 101.

Surveyed by:



Clayton M. Lee
Clayton M. Lee
Reg. Surveyor No. 6181
7-19-79





SCALE ~ 1"=100'

SEC. 10

CO. RD. 187

SEC. 4

Iron Spike

S 6°-00' W

147.00'

20.89'

Iron Rod

N 67°-13'-40" W
484.41'

Iron Spike

20.89'

Iron Rod

1.497 AC.

Fence

S 67°-13'-40" E
442.00'

N 22°-46'-20" E
140.74'

Iron Rod

Iron Rod

1593.58'

SEC. 4, T-4, R-13

TWP. RD. 7

LOGAN CO.

CHAMPAIGN CO.

SURVEY OF 1.497 ACRES OUT OF THE
WAYNE KAUFFMAN 49 AC. (Vol. 253, Pg. 101)
SEC. 4, T-4, R-13, UNION TWP.
LOGAN COUNTY, OHIO

Surveyed by:

Clayton M. Lee
Clayton M. Lee

Reg. No. 6181

7-19-79

4227 2P
INDEXED ON MAP



Lee Surveying & Mapping Co.
855 E. Sandusky Ave.
BELLEFONTAINE, OHIO 43311
(513) 593-5780

L-602-S

Lee Surveying and Mapping Co.



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855 EAST SANDUSKY AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.
JEFFREY I. LEE, P.S.

MAX KING SURVEY

Lying in the southwest quarter of Section 4, T-4, R-13, Union Township, Logan County, Ohio and being out of that 47.5 acre tract deeded and described in Volume 253, Page 101 of the Logan County Records of Deeds and lying on the south side and adjacent to a one acre tract (Volume 319, Page 850) lying in the name of Max King and more particularly described as follows:

Beginning at a railroad spike found on the center-line of Township Road 187, marking the southwest corner of the said one acre tract and being on the west line of Section 4 a distance of 515.4 feet south of the center-line of Township Road 197.

THENCE, with the south line of said 1 acre tract, S 84°-00' E, a distance of 264.00 feet to an iron rod found marking the southeast corner of said 1 acre.

THENCE, on a line projected from the east line of said 1 acre, S 6°-00' W, a distance of 82.50 feet to an iron rod.

THENCE, parallel to the north line of this survey, N 84°-00' W, a distance of 264.00 feet to an iron spike set on the center-line of Township Road 187 (West line of Section 4).

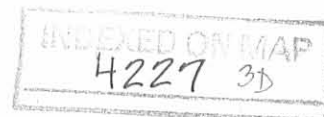
THENCE, with said section line, N 6°-00' E, a distance of 82.50 feet to the point of beginning. Containing 0.50 acre.

Last preceding deed references: Volume 253, Page 101.
Volume 319, Page 850.

Prepared by:

Clayton M. Lee

Clayton M. Lee
Reg. Surveyor No. 6181
1-12-80



WAYNE KAUFFMAN
47.5 ACRES
Vol. 253, Pg. 101



SCALE 1" = 50'

Sec 10
Sec 4

515.4'

MAX KING
1.00 AC.
Vol. 319, Pg. 850

R.R. Spike fnd

1. Rod fnd

S 84°-00' E
264.00'

1. Rod fnd

N 6°-00' E
82.50'

Spike set

1. Rod set

0.500 ACRE

264.00'

1. Rod set

82.50' W
S 6°-00' W

N 84°-00' W

SURVEY OF 0.500 ACRES OUT OF
THE WAYNE KAUFFMAN 47.5 ACRES
Vol. 253, Pg. 101
SEC. 4, T. 4, R-13, UNION TWP.
LOGAN COUNTY, OHIO

Surveyed by:

Jeffrey I. Lee

Jeffrey I. Lee
Reg. Surveyor 6359
Jan. 2, 1980

4227 3P
INDEXED ON MAP

LEE SURVEYING & MAPPING CO.
855 E. Sandusky Ave.
BELLEFONTAINE, OHIO 43311
(513) 593-5780

Received 7-17-89

OK 7-19-89 C.R.

Lee Surveying and Mapping Co.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

855 EAST SANDUSKY AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.
JEFFREY I. LEE, P.S.

WAYNE KAUFFMAN (NORTH 1.50 ACRES)

Lying in Section 4, T-4, R-13 Union Township, Logan County, Ohio.

Being out of the King 47.003 acre tract as deeded and described in Volume 401, Page 928 of the Logan County Records of Deeds and being more particularly described as follows.

Beginning at a county engineer's re-survey monument found on the intersection of the center-lines of Township Road 187 and Township Road 197, marking the northwest corner of the southwest quarter of said Section 4 and also being the grantor's northwest corner.

THENCE, with the quarter-section line of said Section 4, S 84°-06' E, a distance of 372.48 feet to a 5/8" iron rod (set).

THENCE, S 6°-00' W, a distance of 175.26 feet to a 5/8" iron rod (set).

THENCE, N 84°-03' W, a distance of 372.48 feet to a railroad spike set on the center-line of Township Road 187 (west line of Section 4).

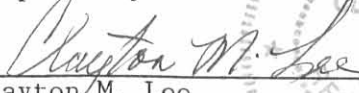
THENCE, with said center-line and section line, N 6°-00' E, a distance of 175.26 feet to the point of beginning.

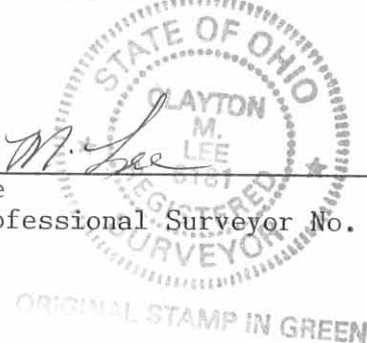
Containing 1.50 acres.

This description prepared from an actual field survey.

Basis for bearings: Center-line Township Road 187 = N 6°-00' E.

Prepared by:


Clayton M. Lee
Registered Professional Surveyor No. 6181
July 12, 1989



INDEXED ON MAP

4227 4D-1

L-602

Received 7-17-89 OK 7-18-89 C.R.

Lee Surveying and Mapping Co.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

855 EAST SANDUSKY AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.
JEFFREY I. LEE, P.S.

WAYNE KAUFFMAN (SOUTH 1.50 ACRES)

Lying in Section 4, T-4, R-13, Union Township, Logan County, Ohio.

Being out of the King 47.003 acre tract as deeded and described in Volume 401, Page 928 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a county engineer's re-survey monument found on the intersection of the center-lines of Township Road 187 and Township Road 197, marking the northwest corner of the southwest quarter of said Section 4 and also being the grantor's northwest corner.

THENCE, with the said center-line of Township Road 187, (west line of Section 4), S 6°-00' W, a distance of 175.26 feet to a railroad spike (set)
THE TRUE POINT OF BEGINNING.

THENCE, S 84°-03' E, a distance of 372.48 feet to a 5/8" iron rod (set).

THENCE, S 6°-00' W, a distance of 175.26 feet to a 5/8" iron rod (set).

THENCE, N84°-00' W, a distance of 372.48 feet to a railroad spike found on the center-line of Township Road 187 (west line of Section 4).

THENCE, with said center-line and section line, N 6°00' E. a distance of 175.26 feet to the place of beginning.

Containing 1.50 acres.

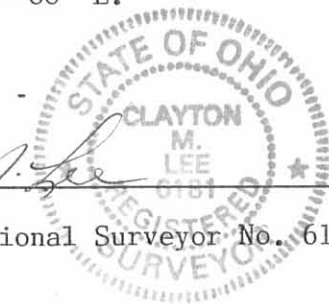
This description prepared from an actual field survey.
Basis for bearings: Center-line of Township Road 187 = N 6°-00' E.

Prepared by:

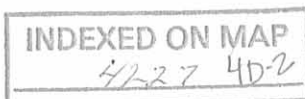
Clayton M. Lee

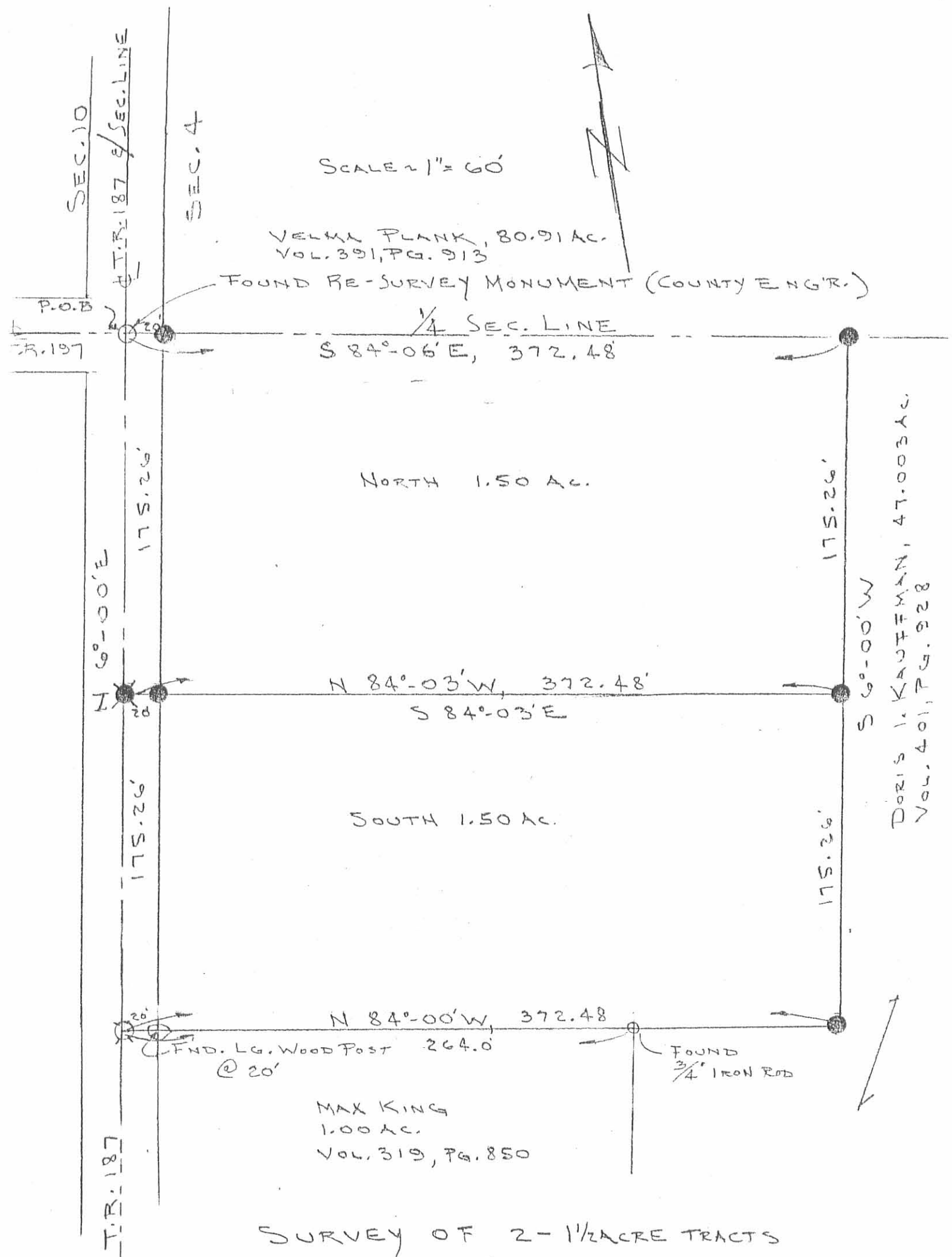
Clayton M. Lee

Registered Professional Surveyor No. 6181
July 12, 1989



ORIGINAL STAMP IN GREEN





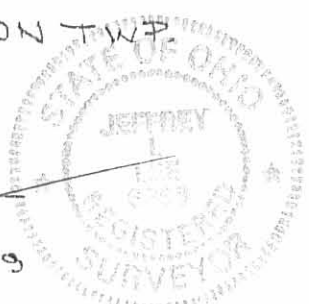
SURVEY OF 2-1 1/2 ACRE TRACTS
OUT OF THE KAUFFMAN 47.003 ACRES
(VOL. 401, PG. 928)

SECTION 4, T-4, R-13, UNION TWP.
LOGAN COUNTY, OHIO

- ⊗ = RAILROAD SPIKE (SET)
- = 5/8" IRON ROD (SET)
- ⊙ = RR. SPIKE (FOUND)

By:

JEFFREY I. LEE
REG. SURVEYOR 6359
JUNE 22, 1989



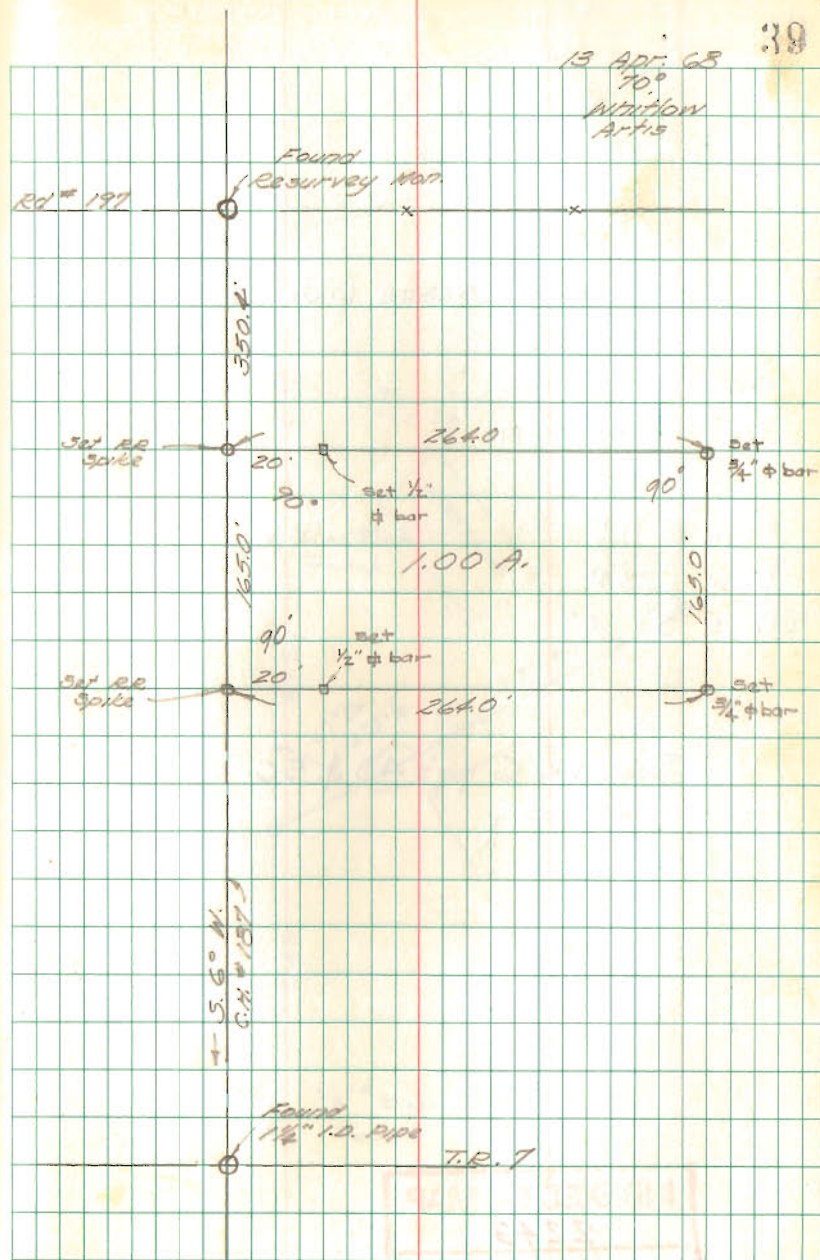
INDEXED ON MAP
42274P

ORIGINAL STAMP IN GREEN

L-602-44
L-670-44

KING SURVEY
SEC 4, T-4, R-13
UNION TWP.

INDEXED ON MAP
4227





3/24/2025
APPROVED

**DESCRIPTION OF SURVEY FOR
JOHN KAUFFMAN
160.266 ACRES
March 13, 2025**

The following described 160.266 acre tract of land is situated in the southwest quarter of Section 4, Town 4, Range 13, B.T.M.R.S., Union Township, Logan County, Ohio and being all of John P. Kauffman's Exhibit "A", Tract I (remainder of original 50 acres) and Tract II (all of 110 acres) (carried by Auditor as 154.003 acres) described in Official Record Volume 1423, page 4952, said 160.266 acre tract of land more particularly described as follows:

Beginning at a 1-1/4 inch I.D. iron pipe found at the intersection of the centerline of County Road 187 (50 feet wide) with the centerline of Sink Hole Road (T.R. 7) (60 feet wide) (also known as T.R. 7 in Logan County), said iron pipe also in the south line of Union Township, Logan County and in the north line of Harrison Township, Champaign County, said iron pipe also at the southwest corner of Section 4, the southeast corner of Section 10 and the southwest corner of said 154.003 acre tract;

Thence **North 5°22'41" East 1593.57 feet**, following the centerline of County Road 187, the west line of Section 4 and the west line of said 154.003 acre tract, to a railroad spike found at the southwest corner of Andrew J. Smith, Trustee's Exhibit "1" (1.497 acres) described in Official Record Volume 1172, page 959;

Thence **South 67°51'17" East 441.67 feet**, departing from the centerline of County Road 187, entering the southwest quarter of Section 4, following the south line of said 1.497 acre tract and a north line of said 154.003 acre tract, passing a 3/4 inch iron bar found at 20.88 feet, to a 3/4 inch iron bar found;

Thence **North 22°14'49" East 140.74 feet**, following the east line of said 1.497 acre tract and a west line of said 154.003 acre tract, to a 5/8 inch iron bar found;

Thence **North 67°51'25" West 484.31 feet**, following the north line of said 1.497 acre tract and a south line of said 154.003 acre tract, passing an iron bar set at 458.20 feet, to a railroad spike found in the centerline of County Road 187 and in the west line of Section 4;





3/24/2025
APPROVED

Thence **North 5°22'41" East 377.17 feet**, following the centerline of County Road 187, the west line of Section 4 and the west line of said 154.003 acre tract, to a railroad spike found at the southwest corner of Peggy A. King's Exhibit "A", Tract II (0.50 acres) described in Official Record Volume 546, page 598;

Thence **South 84°38'17" East 263.84 feet**, departing from the centerline of County Road 187, re-entering the southwest quarter of Section 4, following the south line of said 0.50 acre tract and a north line of said 154.003 acre tract, passing an iron bar set at 25.00 feet, to a ¾ inch iron bar found;

Thence **North 5°22'41" East 247.31 feet**, following the east line of said 0.50 acre tract, the east line of Peggy A. King's Exhibit "A", Tract I (1.00 acres) described in Official Record Volume 546, page 598 and a west line of said 154.003 acre tract, to a ¾ inch iron bar found in the south line of Theodore G. Growdon's Exhibit "A" (1.50 acres) described in Official Record Volume 1228, page 343;

Thence **South 84°37'34" East 108.68 feet**, following the south line of said 1.50 acre tract and a north line of said 154.003 acre tract, to a 5/8" iron bar found;

Thence **North 5°22'41" East 350.92 feet**, following the east line of said 1.50 acre tract, the east line of Theodore G. Growdon's Exhibit "A" (1.50 acres) described in Official Record Volume 1228, page 341 and a west line of said 154.003 acre tract, passing a 5/8 inch iron bar found at 175.62 feet, to an iron bar set in the quarter section line of Section 4 and in the south line of Karl Z. Smith's 3.562 acre tract described in Official Record Volume 436, page 763;

Thence **South 84°41'17" East 2303.78 feet**, following the quarter section line of Section 4, the south line of said 3.562 acre tract, the south line of Plank Family LLC's Exhibit "B" (139.364 acres) described in Official Record Volume 1016, page 626 and the north line of said 154.003 acre tract, passing an iron bar set for reference at 2301.78 feet, to an 8 inch wood corner post found at the center of Section 4 and at the northwest corner of Noel C. Tullis, Trustee's original 92.05 acre tract described in Official Record Volume 1390, page 1236, said wood post also in the east line of Union Township and in the west line of Liberty Township;



3/24/2025
APPROVED

Thence **South 5°15'36" West 2690.93 feet**, following the half section line of Section 4, the east line of Union Township, the west line of Liberty Township, the west line of said 92.05 acre tract, the west line of Kyle R. Schoen's 3.894 acre tract described in Official Record Volume 1394, page 1070 and the east line of said 154.003 acre tract, passing a 5/8 inch iron bar found at 2671.06 feet (iron bar being on the north side of a stone County Line Monument), to a ¾ inch iron bar found in the centerline of Sink Hole Road (T.R. 7), in the south line of Logan County and in the north line of Harrison Township, Champaign County;

Thence **North 85°12'53" West 2681.99 feet**, following the centerline of Sink Hole Road (T.R. 7), the south line of Section 4, the south line of Union Township, Logan County, the north line of Harrison Township, Champaign County and the south line of said 154.003 acre tract, to the **place of beginning, containing 160.266 acres** more or less and subject to all valid easements and restrictions of record.

The road right-of-way of County Road 187 (50 feet wide) and Sink Hole Road (T.R. 7) (60 feet wide) contain 2.961 acres more or less.

The above description was prepared from an actual field survey conducted by Blackburn Surveying, LLC, George A. Blackburn, Registered Surveyor # 7873, during the month of March 2025. Iron bars set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS # 7873." Bearings indicated herein are based on the centerline of County Road 187 (50 feet wide) bearing North 5°22'41" East and derived from GPS observations based on Ohio State Plane Coordinate System, North Zone (NAD83), Geoid Model 2018.

Description prepared by:

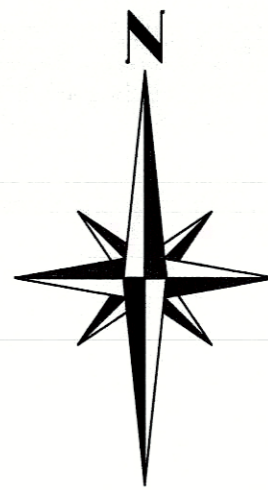

George A. Blackburn, RS # 7873
6879 State Route 287
West Liberty, Ohio 43357
(937) 465-0424



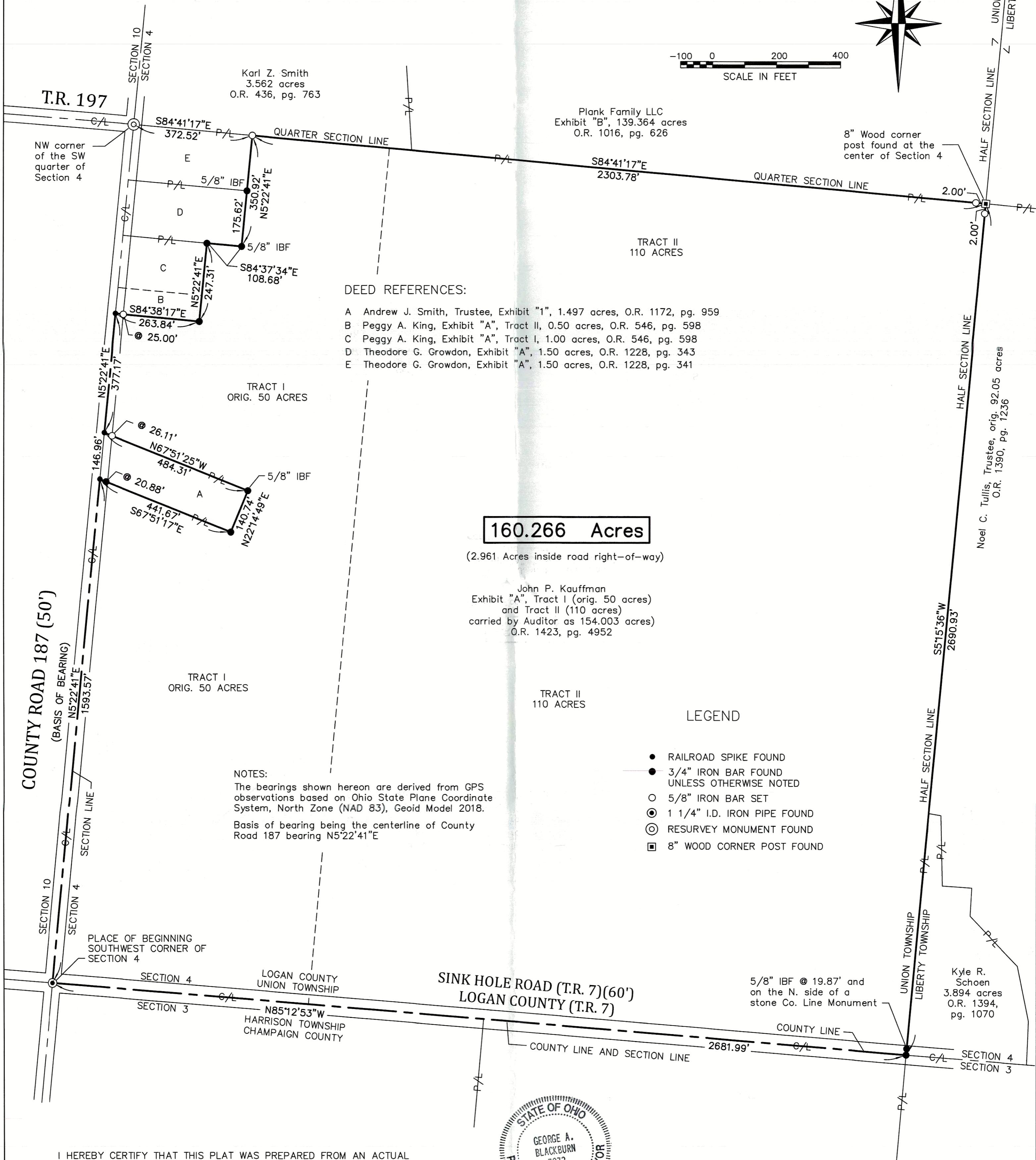
3/24/2025



PLAT OF SURVEY IN THE SOUTHWEST QUARTER
OF SECTION 4, TOWN 4, RANGE 13, B.T.M.R.S.
UNION TOWNSHIP, LOGAN COUNTY, OHIO



SCALE IN FEET
-100 0 200 400



DEED REFERENCES:

- A Andrew J. Smith, Trustee, Exhibit "1", 1.497 acres, O.R. 1172, pg. 959
- B Peggy A. King, Exhibit "A", Tract II, 0.50 acres, O.R. 546, pg. 598
- C Peggy A. King, Exhibit "A", Tract I, 1.00 acres, O.R. 546, pg. 598
- D Theodore G. Growdon, Exhibit "A", 1.50 acres, O.R. 1228, pg. 343
- E Theodore G. Growdon, Exhibit "A", 1.50 acres, O.R. 1228, pg. 341

160.266 Acres

(2.961 Acres inside road right-of-way)

John P. Kauffman
Exhibit "A", Tract I (orig. 50 acres)
and Tract II (110 acres)
carried by Auditor as 154.003 acres
O.R. 1423, pg. 4952

LEGEND

- RAILROAD SPIKE FOUND
- 3/4" IRON BAR FOUND UNLESS OTHERWISE NOTED
- 5/8" IRON BAR SET
- ⊙ 1 1/4" I.D. IRON PIPE FOUND
- ⊙ RESURVEY MONUMENT FOUND
- 8" WOOD CORNER POST FOUND

NOTES:

The bearings shown hereon are derived from GPS observations based on Ohio State Plane Coordinate System, North Zone (NAD 83), Geoid Model 2018.

Basis of bearing being the centerline of County Road 187 bearing N5°22'41"E

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND THAT MONUMENTS WERE PLACED AS INDICATED HEREON.

George A. Blackburn 3-13-2025
GEORGE A. BLACKBURN, R.S. 7873



BLACKBURN SURVEYING, LLC
6879 STAE ROUTE 287
WEST LIBERTY, OHIO 43357
(937) 465-0424

DATE: 3-13-25
SCALE: 1" = 200'
FILE: John Kauffman 3-25

REVISIONS	DATE	BY

PLAT PREPARED FOR JOHN KAUFFMAN

INDEXED ON MAP
H227

SHEET
1
OF 1