

AGRICULTURE CONSERVATION EASEMENT
PROGRAM WETLAND RESERVE
EASEMENT NO. 545E342301YGG

ON THE LANDS OF:
RYAN D. BEELMAN

PLAT PREPARED FOR:
USDA/NRCS

23.88 ACRES

SITUATED AS PART OF THE SW FRACTIONAL
1/4 OF SECTION 11, TOWN 7S, RANGE 8E,
WASHINGTON TOWNSHIP, LOGAN COUNTY, OHIO

Bockrath &
Associates
Engineering and Surveying, LLC
115 S. Fair Avenue, Suite A - Ottawa - Ohio
Phone: 419.523.5789

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2



LOCATION MAP

USDA-NRCS EASEMENT
545E342301YGG

12-16-24
Date

Seth D. Schroeder, P.S.
Registered Surveyor No. 8784.
115 S. Fair Avenue, Suite A
Ottawa, Ohio 45875
419-523-5789

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 AND HAS BEEN MADE IN STRICT
CONFORMITY WITH THE NATURAL RESOURCES
CONSERVATION SERVICE EASEMENT PROGRAMS LAND
SURVEY SPECIFICATIONS.

PLAT OF
NRCS CONSERVATION EASEMENT
NRCS AGREEMENT

No: 545E342301YGG
ON THE LANDS OF:
RYAN D. BEELMAN
PREPARED FOR:
USDA-NRCS



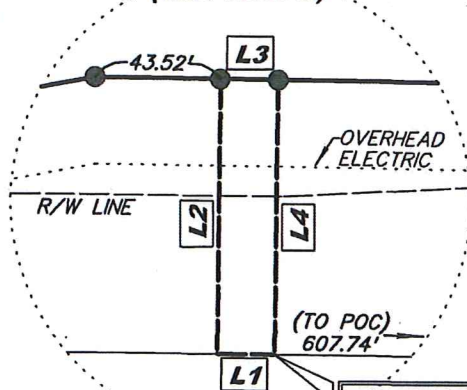
0 100 200 400
GRAPHIC SCALE 1" = 200'
(SHEET SIZE 11" X 17")

LEGEND

- 5/8" REBAR WITH ID CAP SET 30"
LONG WITH 'BOCKRATH SDS-E/S8784'
CAP WITH WITNESS POST AND SIGN
- RAILROAD SPIKE FOUND
- CM 6" CONCRETE R/W MONUMENT FOUND
- MAGS MAG NAIL SET
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- OVERHEAD ELECTRIC LINE (AS NOTED
IN ENCUMBRANCE #11 OF TITLE REPORT)
- STATE ROUTE 274 RIGHT-OF-WAY LINE
- INGRESS/EGRESS EASEMENT LINE
- CONSERVATION EASEMENT LINE
- GREAT MIAMI RIVER BANK

DETAIL "B"
(NOT TO SCALE)

20' WIDE INGRESS/EGRESS
EASEMENT "EXHIBIT B"
(0.04 ACRES)



OCCUPANCY NOTE:
OCCUPATION LINE ON EAST PROPERTY LINE IS
ENCROACHING ROUGHLY 30' ON THE NORTH END.
PROPOSED EASEMENT FOLLOWS OCCUPATION
LINE, NOT PROPERTY LINE.

REFERENCES USED: DEEDS AND PLATS INDICATED HEREON

NOTE: ONLY THE EASEMENTS THAT AFFECT SUBJECT PARCEL AS
LISTED ON FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO-23-1092 ARE SHOWN.
NO OBSERVED EVIDENCE OF EASEMENTS, UTILITIES, OR
INFRASTRUCTURE NOT ADDRESSED IN RECORDED DOCUMENTS.

(SEE DETAIL "B-1")

EXHIBIT "B-1"

20' INGRESS/EGRESS EASEMENT
0.04 ACRES

PT. PN. 51-045-00-00-014-000

NOTE: PROPOSED INGRESS/EGRESS EASEMENT
IS AFFECTED AS SHOWN IN DETAIL BY OVERHEAD
ELECTRIC & ODOT RIGHT-OF-WAY.
(ENCUMBRANCE #13, #14, #15 OF TITLE REPORT)

R/W STATIONING
243+00, 30' LT

R/W STATIONING
247+00, 30' LT

R/W STATIONING
248+64, 55' LT

R/W STATIONING
247+00, 30' LT

R/W STATIONING
248+64, 55' LT

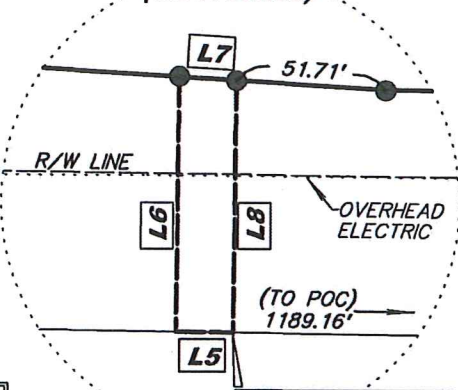
R/W STATIONING
247+00, 30' LT

R/W STATIONING
248+64, 55' LT

NOTE: CENTERLINE & RIGHT-OF-WAY OF STATE ROUTE 274 ESTABLISHED
USING ODOT PLANS: LOG-274-(4.67-5.03) AND LOG-235/274-23.641/8.095
CONCRETE CENTERLINE REFERENCES FOUND AT: STA. 243+00 - 30' RT,
STA. 248+64 - 55' LT, AND STA. 257+00 - 55' LT.

DETAIL "B-1"
(NOT TO SCALE)

20' WIDE INGRESS/EGRESS
EASEMENT "EXHIBIT B-1"
(0.04 ACRES)



POB EXHIBIT "B-1"

Latitude: 40-26-21.53
Longitude: -83-54-43.24
Northing: 284677.39
Easting: 1575471.48

LINE TABLE

L1 = N 89°23'31" W 20.00' L5 = N 89°23'31" W 20.00'
L2 = N 00°36'29" E 95.48' L6 = N 00°36'29" E 88.47'
L3 = S 89°11'09" E 20.00' L7 = S 86°37'22" E 20.02'
L4 = S 00°36'29" W 95.41' L8 = S 00°36'29" W 87.50'

BASIS OF BEARINGS

Bearings contained hereon are based on the Ohio North
Zone State Plane Coordinate System, NAD 83, obtained
from the Ohio DOT VRS Network. Geoid Model = G12A
All measured distances are in NSRS U.S. Survey foot

Combined Scale Factor = 0.999957003

(Convergence Angle = -0°55'29.33")

Grid North = -1.8°

RYAN D. BEELMAN

OR VOL 857 - PG 952 (TRACT II)

80 ACRES (PER DEED)

133 ACRES (PER TAX RECORD)

PN. 01-045-00-00-015-000

Latitude: 40-26-28.26
Longitude: -83-54-38.61
Northing: 285352.36
Easting: 1575840.15

Latitude: 40-26-21.53
Longitude: -83-54-43.24
Northing: 284677.39
Easting: 1575471.48

LINE TABLE

L1 = N 89°23'31" W 20.00' L5 = N 89°23'31" W 20.00'
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L3 = S 89°11'09" E 20.00' L7 = S 86°37'22" E 20.02'
L4 = S 00°36'29" W 95.41' L8 = S 00°36'29" W 87.50'

Latitude: 40-26-25.14
Longitude: -83-54-45.15
Northing: 285045.67
Easting: 1575329.64

Latitude: 40-26-22.50
Longitude: -83-54-36.54
Northing: 284767.52
Easting: 1575990.36

Latitude: 40-26-22.50
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Northing: 284767.52
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EXHIBIT "A"
CONSERVATION EASEMENT
23.88 ACRES

PT. PN. 51-045-00-00-014-000

NOTE: PROPOSED CONSERVATION
EASEMENT IS NOT AFFECTED BY
OVERHEAD ELECTRIC
(ENCUMBRANCE #15 OF TITLE REPORT)

RYAN D. BEELMAN

OR VOL 857 - PG 952 (TRACT II)

80 ACRES (PER DEED)

27 ACRES (PER TAX RECORD)

PN. 51-045-00-00-014-000

(SEE DETAIL "B")

EXHIBIT "B"

20' INGRESS/EGRESS EASEMENT
0.04 ACRES

PT. PN. 51-045-00-00-014-000

NOTE: PROPOSED INGRESS/EGRESS EASEMENT
IS AFFECTED AS SHOWN IN DETAIL BY OVERHEAD
ELECTRIC & ODOT RIGHT-OF-WAY.
(ENCUMBRANCE #13, #14, #15 OF TITLE REPORT)

Latitude: 40-26-22.50
Longitude: -83-54-36.54
Northing: 284767.52
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Northing: 286016.24
Easting: 1576646.74

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Latitude: 40-26-34.94
Longitude: -83-54-28.32
Northing: 286016.24
Easting: 1576646.74

Latitude: 40-26-3

EXHIBIT A
Legal Description of 23.88 Acres NRCS Conservation Easement
NRCS Agreement Number: 545E342301YGG
On the lands of Ryan D. Beelman
Prepared for USDA-NRCS

PLAT OF
NRCS CONSERVATION EASEMENT
NRCS AGREEMENT
No: 545E342301YGG
ON THE LANDS OF:
RYAN D. BEELMAN
PREPARED FOR:
USDA-NRCS

Situated as being part of the Southwest Fractional Quarter of Section 11, Washington Township, Town 7S, Range 8E, Logan County, Ohio, also being part of an 80 acre tract of land conveyed to Ryan D. Beelman as recorded in Official Record Volume 857, Page 952 (Tract II) of the Logan County Deed Records and more particularly described as follows:

Commencing at a mag nail set having a latitude of 40°26'21.59", a longitude of -83°54'27.86", a northing of 284664.77, and an easting of 1576660.58, and marking the Southeast corner of said Southwest Fractional Quarter of Section 11 and the Southeast corner of said 80 acre tract;

Thence North 01°08'26" East along the East line of said Southwest Fractional Quarter and the East line of said 80 acre tract a distance of 93.22 feet to a 5/8 inch rebar with ID cap set having a latitude of 40°26'22.51", a longitude of -83°54'27.85", a northing of 284757.97, and an easting of 1576662.43, and marking the POINT OF BEGINNING;

Thence along a new division the following four (4) courses:

North 89°11'09" West passing over a 5/8 inch rebar with ID cap set at 336.07 feet, a total distance of 672.14 feet to a 5/8 inch rebar with ID cap set having a latitude of 40°26'22.50", a longitude of -83°54'36.54", a northing of 284767.52, and an easting of 1575990.36;

South 87°39'24" West a distance of 206.53 feet to a 5/8 inch rebar with ID cap set;

North 89°23'31" West a distance of 259.98 feet to a 5/8 inch rebar with ID cap set;

North 86°37'22" West a distance of 277.05 feet to a 5/8 inch rebar with ID cap set on the West line of said Washington Township, also being the old channel of the Great Miami River;

Thence along said township line the following thirteen (13) courses:

North 08°12'35" East a distance of 93.80 feet to a 5/8 inch rebar with ID cap set;

North 37°54'05" East a distance of 50.45 feet to a point;

North 23°15'20" East a distance of 50.54 feet to a point;

North 02°41'25" East a distance of 48.68 feet to a point;

North 21°19'52" East a distance of 42.73 feet to a 5/8 inch rebar with ID cap set having a latitude of 40°26'25.14", a longitude of -83°54'45.15", a northing of 285045.67, and an easting of 1575329.64;

North 50°41'54" East a distance of 62.87 feet to a point;

North 59°44'28" East a distance of 30.73 feet to a 5/8 inch rebar with ID cap set;

North 86°34'24" East a distance of 37.62 feet to a point;

South 71°35'12" East a distance of 27.93 feet to a point;

South 77°55'58" East a distance of 63.23 feet to a point;

North 87°09'56" East a distance of 46.45 feet to a 5/8 inch rebar with ID cap set;

North 53°33'19" East a distance of 126.47 feet to a 5/8 inch rebar with ID cap set;

North 38°01'13" East a distance of 89.79 feet to a 5/8 inch rebar with ID cap set;

Thence North 40°44'55" East along a new division a distance of 162.39 feet to a 5/8 inch rebar with ID cap set having a latitude of 40°26'28.26", a longitude of -83°54'38.61", a northing of 285352.36, and an easting of 1575840.15;

Thence South 89°23'17" East along a new division a distance of 172.53 feet to a point in the center of the Great Miami River, passing over a 5/8 inch rebar with ID cap set at 110.00 feet, and referenced by a 5/8 inch rebar with ID cap set South 89°23'17" East a distance of 56.80 feet from said point;

Thence North 15°41'35" East along said centerline of said Great Miami River a distance of 349.55 feet to a point, referenced by a 5/8 inch rebar with ID cap set South 71°16'46" East a distance of 55.87 feet from said point;

Thence North 18°43'14" East along said centerline of said Great Miami River a distance of 285.05 feet to a point on the West line of said Washington Township and the old channel of the Great Miami River;

Thence along said township line the following six (6) courses:

North 74°45'58" East a distance of 123.92 feet to a 5/8 inch rebar with ID cap set, passing over a 5/8 inch rebar with ID cap set at 52.97 feet;

North 79°28'32" East a distance of 96.63 feet to a 5/8 inch rebar with ID cap set;

South 89°58'51" East a distance of 92.69 feet to a 5/8 inch rebar with ID cap set;

North 88°05'47" East a distance of 66.21 feet to a 5/8 inch rebar with ID cap set;

South 87°16'11" East a distance of 46.33 feet to a 5/8 inch rebar with ID cap set;

North 72°18'12" East a distance of 29.79 feet to a 5/8 inch rebar with ID cap set, having a latitude of 40°26'34.94", a longitude of -83°54'28.32", a northing of 286016.24, and an easting of 1576646.74;

Thence South 00°42'44" East along a new division, passing over a 5/8 inch rebar with ID cap set at 419.44 feet and 838.89 feet, a total distance of 1,258.36 feet to the POINT OF BEGINNING, said easement containing 23.88 acres of land, more or less.

Subject to all legal highways, easements, and restrictions of use whether apparent and/or of record and is from an actual survey performed in November, 2024, under the supervision of Ohio Professional Surveyor Seth D. Schroeder, Ohio Surveyor No. 8784.

The basis of bearings for the above description is the Ohio State Plane Coordinate System, NAD 83, North Zone.

All rebar set are 5/8 inch diameter and 30 inches long with Bockrath SDS-E/S8784 cap and witness post with signs, unless otherwise noted.



NOTE:
Survey control was established using dual frequency Trimble R10 GNSS System. Subsequent survey locations were obtained using a combination of the GPS and Trimble S5 robotic total station with a relative positional accuracy of 0.010 meters.

SURVEYORS REPORT:
A field survey was performed during the month of November of 2024 for this project. Pertinent documents indicated on this plat of survey were used. This plat further delineates what monuments were found, set, and/or used or their reference distance and/or bearing to a particular corner.

EXHIBIT B
Legal Description of 0.04 Acres NRCS Ingress/Egress Easement
NRCS Agreement Number: 545E342301YGG
On the lands of Ryan D. Beelman
Prepared for USDA-NRCS

Situated as being part of the Southwest Fractional Quarter of Section 11, Washington Township, Town 7S, Range 8E, Logan County, Ohio, also being part of an 80 acre tract of land conveyed to Ryan D. Beelman as recorded in Official Record Volume 857, Page 952 (Tract II) of the Logan County Deed Records and more particularly described as follows:

Commencing at a mag nail set having a latitude of 40°26'21.59", a longitude of -83°54'27.86", a northing of 284664.77, and an easting of 1576660.58, and marking the Southeast corner of said Southwest Fractional Quarter of Section 11 and the Southeast corner of said 80 acre tract;

Thence North 89°23'31" West along the South line of said Southwest Fractional Quarter (State Route 274) and the South line of said 80 acre tract a distance of 607.74 feet to point having a latitude of 40°26'21.56", a longitude of -83°54'35.72", a northing of 284671.22, and an easting of 1576052.87, and marking the POINT OF BEGINNING;

Thence continuing North 89°23'31" West along said South lines (State Route 274) a distance of 20.00 feet to a point;

Thence North 00°36'29" East a distance of 95.48 feet to a 5/8 inch rebar with ID cap set;

Thence South 89°11'09" East a distance of 20.00 feet to a 5/8 inch rebar with ID cap set;

Thence South 00°36'29" West a distance of 95.41 feet to the POINT OF BEGINNING, said ingress/egress easement containing 0.04 acres of land, more or less.

Subject to all legal highways, easements, and restrictions of use whether apparent and/or of record and is from an actual survey performed in November, 2024, under the supervision of Ohio Professional Surveyor Seth D. Schroeder, Ohio Surveyor No. 8784.

All rebar set are 5/8 inch diameter and 30 inches long with Bockrath SDS-E/S8784 cap and witness post with signs, unless otherwise noted.

The basis of bearings for the above description is the Ohio State Plane Coordinate System, NAD 83, North Zone.

EXHIBIT B-1

Legal Description of 0.04 Acres NRCS Ingress/Egress Easement
NRCS Agreement Number: 545E342301YGG
On the lands of Ryan D. Beelman
Prepared for USDA-NRCS

Situated as being part of the Southwest Fractional Quarter of Section 11, Washington Township, Town 7S, Range 8E, Logan County, Ohio, also being part of an 80 acre tract of land conveyed to Ryan D. Beelman as recorded in Official Record Volume 857, Page 952 (Tract II) of the Logan County Deed Records and more particularly described as follows:

Commencing at a mag nail set having a latitude of 40°26'21.59", a longitude of -83°54'27.86", a northing of 284664.77, and an easting of 1576660.58, and marking the Southeast corner of said Southwest Fractional Quarter of Section 11 and the Southeast corner of said 80 acre tract;

Thence North 89°23'31" West along the South line of said Southwest Fractional Quarter (State Route 274) and the South line of said 80 acre tract a distance of 1,189.16 feet to point having a latitude of 40°26'21.53", a longitude of -83°54'43.24", a northing of 284677.39, and an easting of 1575471.48, and marking the POINT OF BEGINNING;

Thence continuing North 89°23'31" West along said South lines (State Route 274) a distance of 20.00 feet to a point;

Thence North 00°36'29" East a distance of 88.47 feet to a 5/8 inch rebar with ID cap set;

Thence South 86°37'22" East a distance of 20.02 feet to a 5/8 inch rebar with ID cap set;

Thence South 00°36'29" West a distance of 87.50 feet to the POINT OF BEGINNING, said ingress/egress easement containing 0.04 acres of land, more or less.

Subject to all legal highways, easements, and restrictions of use whether apparent and/or of record and is from an actual survey performed in November, 2024, under the supervision of Ohio Professional Surveyor Seth D. Schroeder, Ohio Surveyor No. 8784.

All rebar set are 5/8 inch diameter and 30 inches long with Bockrath SDS-E/S8784 cap and witness post with signs, unless otherwise noted.

The basis of bearings for the above description is the Ohio State Plane Coordinate System, NAD 83, North Zone.



AGRICULTURE CONSERVATION EASEMENT
PROGRAM WETLAND RESERVE
EASEMENT NO. 545E342301YGG

ON THE LANDS OF:
RYAN D. BEELMAN

PLAT PREPARED FOR:
USDA/NRCS

23.88 ACRES

SITUATED AS PART OF THE SW FRACTIONAL
1/4 OF SECTION 11, TOWN 7S, RANGE 8E,
WASHINGTON TOWNSHIP, LOGAN COUNTY, OHIO

Bockrath &
Associates
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