

BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 South Miami St.
West Milton, Ohio 45383
937-698-3000

July 1, 2025

Lot Split Description for Madison-Champaign Educational Service Center
Tract II: 23.922 Acres

Situate in the State of Ohio, County of Logan, Village of West Liberty, and located in the Township of Liberty, Section 27, 28 and 34, Town 5, Range 13, M.R.S. and being part of the 47.201 acre parcel as described to Madison-Champaign Educational Service Center in Logan County Recorder's Official Records Volume 1419, Page 2191, Tract I (all references to Deed Books, Official Records and Recorded Plats refer to Logan County Recorder's Office, Logan County, Ohio) and being more specifically described as follows:

Commencing at the southwest corner of the southwest quarter of said Section 28;

Thence along the south line of a 21.339 acre tract as described to Richard Y. Kimball in O.R. 731, page 30, S 83°44'48" E a distance of 284.00 feet to an iron pin set (All iron pins set are 5/8" x 30" rebar with a yellow plastic cap stamped "BRUMBAUGH E & S") at a corner of said 47.201 acre parcel, said point marking the **TRUE POINT OF BEGINNING** for this description;

Thence along an east line of said 21.339 acre tract and a west line of said 47.201 acre parcel N 00°08'25" W a distance of 442.74 feet to a 5/8 inch capped (not legible) iron pin found at an angle point of the east line of said 21.339 acre tract and a west line of said 47.201 acre parcel;

Thence continuing along the east line of said 21.339 acre tract and a west line of said 47.201 acre parcel N 10°51'03" W a distance of 275.61 feet to a 5/8 inch capped (Edwards) iron pin found at a corner of said 21.339 acre tract;

Thence along a north line of said 21.339 acre tract and a south line of said 47.201 acre parcel N 86°18'42" W a distance of 369.25 feet to a 5/8 inch capped (Edwards) iron pin found at a corner of said 21.339 acre tract and a corner of said 47.201 acre parcel;

Thence along an east line of said 21.339 acre tract and the west line of said 47.201 acre parcel N 08°26'31" E a distance of 296.03 feet to a 5/8 inch capped (Edwards) iron pin found at the northeast corner of said 21.339 acre tract and the northwest corner of said 47.201 acre parcel and on the south line of a 50.238 acre tract as described to Jarr Properties LLC in O.R. 1410, page 5887;

Thence along the north line of said 47.201 acre parcel and south line of said 50.238 acre tract S 83°42'34" E a distance of 1045.27 feet to a 5/8 inch iron pin found at the northeast corner of said 47.201 acre parcel, the southeast corner of said 50.238 acre tract and the northwest corner of a 5.698 acre tract as described to Second Chance Farm Investments L.L.C. in O.R. 1256, page 548;

Thence along the west line of said 5.698 acre tract S 15°32'27" E a distance of 573.58 feet to a 5/8 inch iron pin found at the southwest corner of said 5.698 acre tract and at the northeast corner of said 47.201 acre parcel;

Thence along the south line of said 5.698 acre tract and a north line of said 47.201 acre parcel N 74°27'15" E a distance of 532.82 feet to a mag nail set on the centerline of County Highway No. 189 (right of way varies), passing a 5/8 inch iron pin found on the west right of way line of said County Highway No. 189 a distance of 502.82 feet;

Thence along the centerline of said County Highway No. 189, S 15°33'02" E a distance of 250.03 feet to a mag nail set on the centerline of said County Highway No. 189;

Thence making a new division line through said 47.201 acre parcel S 74°27'15" W a distance of 491.20 feet to an iron pin set, passing a 5/8 inch iron pin found at 30.19 feet;

Thence making a new division line through said 47.201 acre parcel S 01°09'28" W a distance of 215.60 feet to an iron pin set at a corner of said 47.201 acre parcel and the northeast corner of a 5.00 acre tract as described to H. Lowell Buck in D.V. 399, page 367;

Thence along the south line of said 47.201 acre parcel and the north line of said 5.00 acre tract and continuing along the north line of a 15.90 acre tract as described to Elect Group Securities LLC in O.R. 1415, page 4353, N 84°52'04" W a distance of 921.12 feet, passing a 5/8 inch capped iron pin found at 916.12 feet, to the **TRUE POINT OF BEGINNING**, containing a total of 23.922 acres more or less having 0.173 acres in the right of way of said County Highway No. 189, 1.301 acres in Section 34, 22.421 acres in Section 28 and 0.200 acres in Section 27, and being subject to all restrictions, easements, conditions and covenants and legal highways of record.

The basis of bearing of the above description is the Ohio State Plane Coordinate System, Ohio North Zone, NAD83, the centerline of said County Highway No. 189, S 14°22'24" E.

The foregoing description prepared according to survey drawing by Bernard D. Kienow, Jr. filed in Survey _____ of Logan County Engineer's Map Room Files.




Bernard D. Kienow, Jr.
Ohio Reg. #7456