

NEIL HOFFMAN SURVEY
DESCRIPTION

The following described real estate is situated in the State of Ohio, County of Logan, Township of Bloomfield being part of the northeast quarter of Section 19, Town 7 South, Range 8 East and more particularly described as follows:

Beginning at a 0.625 inch diameter iron bar east 661.01 feet from a stone in the center of said section.

Thence with the east line of J. Ewing Smith's 160.00 acre tract as described in Deed Book Volume 185, Page 24, N 0-41'-18" W (this bearing is assumed and all other bearings are from angles and distances measured in this field survey) 381.27 feet to an 0.625 inch diameter iron bar:

Thence N 90-00'-00" E 150.00 feet to a 0.625 inch diameter iron bar;

Thence S 0-41'-18" E 381.27 feet to a 0.625 inch diameter iron bar;

Thence S 90-00'-00" W 150.00 feet to a 0.625 inch diameter iron bar which is the point of beginning.

Said described tract contains 1.313 acres, more or less.

The above described 1.313 acre tract being in the southwest corner of Neil Hoffman's 40 acre tract as described in D. B. Vol. 404 Page 679.

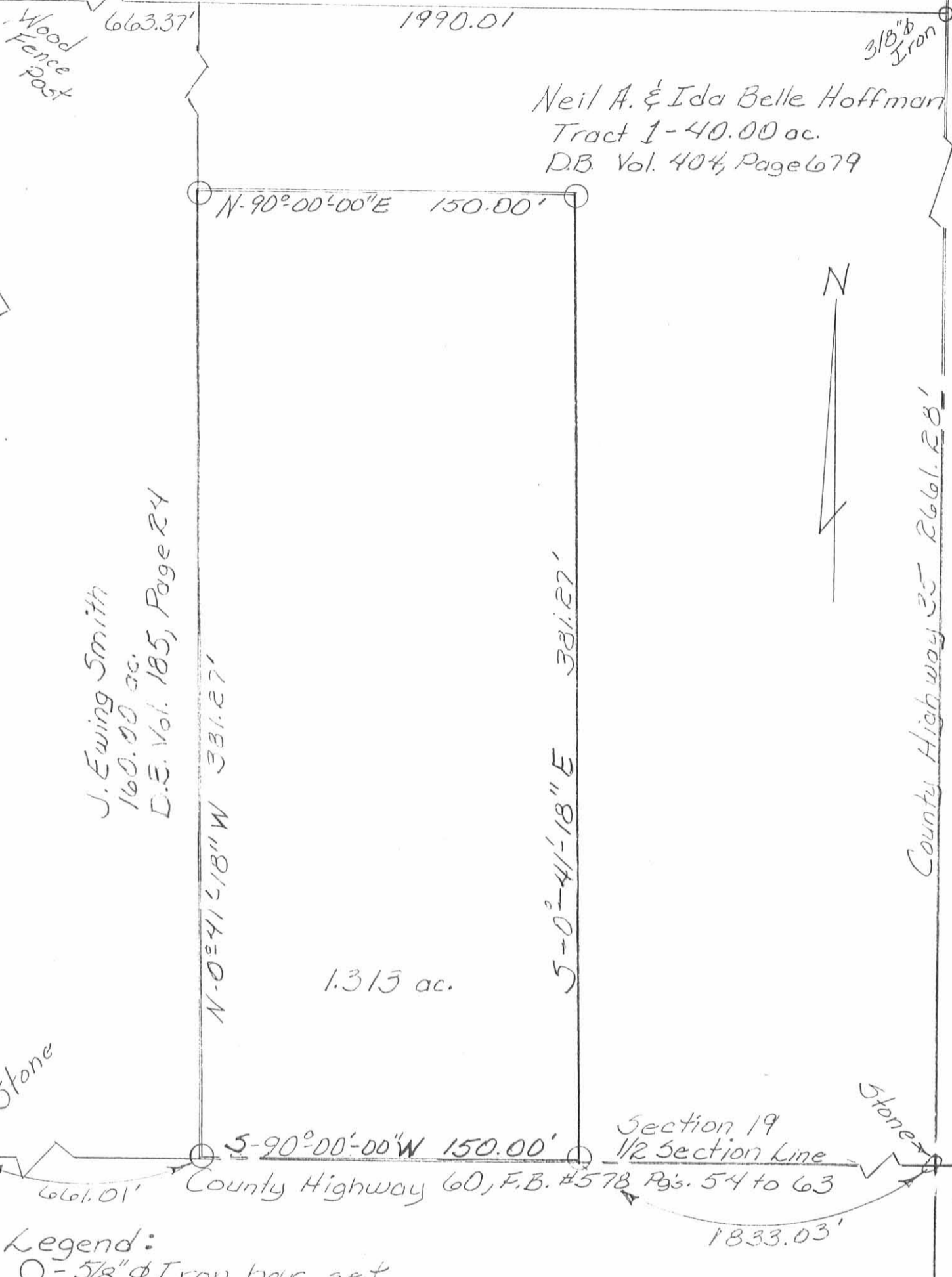


Leslie H. Geeslin

INDEXED ON MAP
7789 ID

1/2 Section Line Sec. 19

County Highway 31



Neil A. & Ida Belle Hoffman
 Tract 1 - 40.00 ac.
 D.B. Vol. 404, Page 679

J. Ewing Smith
 160.00 ac.
 D.E. Vol. 185, Page 24

1.313 ac.



County Highway 35 R661.28'

Section 19
 1/2 Section Line
 County Highway 60, F.B. #578 Pgs. 54 to 63

Legend:
 O - 5/8" ϕ Iron bar set

Survey of 1.313 ac tract
 in Section 19, Town 7 S,
 Range 8 E., Bloomfield
 Township, Logan County, Ohio
 For Niel Hoffman

June, 1988
 Scale 1" = 50'

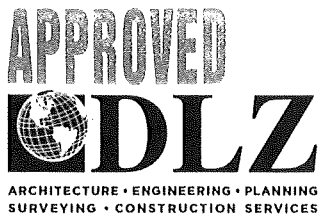


Leslie H. Geeslin

Leslie H. Geeslin
 Reg. Sur. #5248
 Rushsylvania, Ohio
 Drawn by J.K.C.

INDEXED ON MAP
 7789 IP

12-2-2020



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

HOFFMAN

3.773 ACRES

Lying in Section 19, Town 7 South, Range 8 East, South and East of the First Principal Meridian Survey, Bloomfield Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Frederick S. Hoffman 38.687 acre tract as deeded and described in Official Record 715, Page 595, Tract I (first description) and being more particularly described as follows:

COMMENCING at a stone found in a monument box at Station 76+51 (Logan County Engineer's Field Book 578, Page 58) at the intersection of the center-lines of County Highway 60 (60 feet wide) and County Highway 35 (60 feet wide) and being at the quarter section line to said Section 19 and Section 20;

THENCE, with said center-line of County Highway 60, N 88°-45'-05" W, a distance of 1739.46 feet to a MAG nail set at the **TRUE POINT OF BEGINNING**;

THENCE, continuing with said center-line, **N 88°-45'-05" W**, a distance of **93.26 feet** to a MAG nail set at the southerly corner common to said 38.687 acre tract and the Frederick S. Hoffman 1.313 acre tract as deeded and described in Official Record 715, Page 595, Tract II;

THENCE, with lines common to said 38.687 acre and 1.313 acre tracts, the following two (2) courses:

1. **N 00°-35'-40" E**, passing an iron rebar set at a distance of 30.00 feet, a total distance of **381.27 feet** to an iron rebar set; and
2. **N 88°-45'-05" W**, a distance of **150.00 feet** to an iron rebar set on the easterly line of the Jacob Smith Family Farm, LLC, 40 acre tract as deeded and described in Official Record 808, Page 627, Parcel One, Tract II;

THENCE, with the line common to said 38.687 acre and 40 acre tracts, **N 00°-35'-40" E**, a distance of **508.13 feet** to an iron rebar set;

INDEXED ON MAP

7789

THENCE, with new division lines through said 38.687 acre tract, the following two (2) courses:

1. **N 89°-02'-53" E**, a distance of **252.38 feet** to an iron rebar set; and
2. **S 01°-10'-15" W**, passing an iron rebar set at a distance of 869.03 feet, a total distance of **899.03 feet** to the **POINT OF BEGINNING**.

Containing **3.773 acres**, more or less, of which 0.064 acre is within the highway right-of-way.

Iron rebar set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "DLZ OHIO INC."

Property is subject to any and all previous easements and rights-of-way of record.

Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010), with the center-line of County Highway 60, having a bearing of N 88°-45'-05" W. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on November 16, 2020.

Description prepared by:

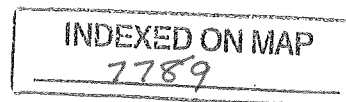



Daniel A. Neer

Professional Surveyor No. 8533

November 18, 2020

2021-2159.00



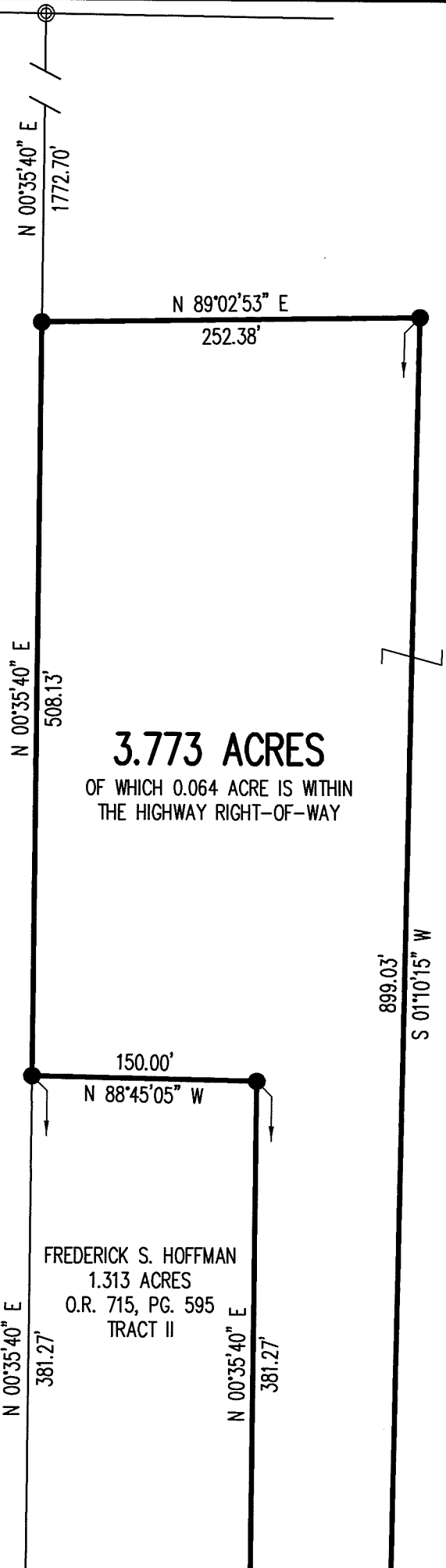
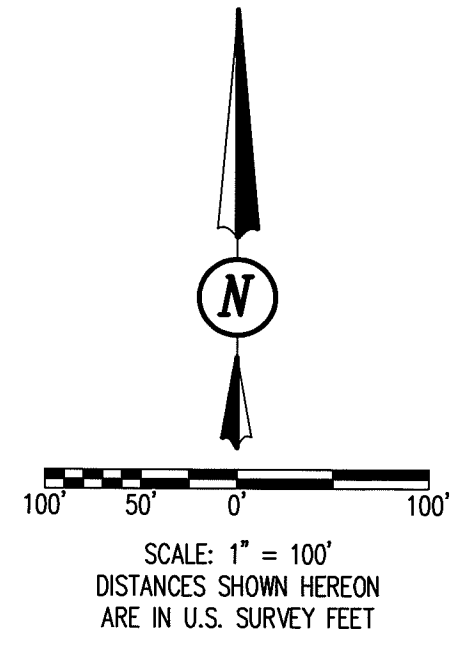
12-2-2020
 APPROVED

OCCUPATION NOTE:

NO EVIDENCE OF OCCUPATION ALONG BOUNDARY LINES UNLESS OTHERWISE SHOWN

LEGEND:

- ⊕ STONE FOUND
- ☒ STONE FOUND IN A MONUMENT BOX
- MAG NAIL SET
- 5/8 INCH IRON REBAR FOUND
- 5/8 INCH BY 30 INCH IRON REBAR SET WITH PLASTIC I.D. CAP STAMPED "DLZ OHIO INC."
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- R/W = RIGHT-OF-WAY
- C/L = CENTER-LINE
- O.R. = OFFICIAL RECORD
- PG. = PAGE
- S = SOUTH
- E = EAST



JACOB SMITH FAMILY FARM, LLC
 40 ACRES
 O.R. 808, PG. 627
 PARCEL ONE, TRACT II

FREDERICK S. HOFFMAN
 38.687 ACRES
 O.R. 715, PG. 595
 TRACT I
 (FIRST DESCRIPTION)

DEED & SURVEY REFERENCES:

REFERENCE DEEDS ARE SHOWN HEREON
 LOGAN COUNTY ENGINEER'S FIELD BOOK 578, PAGE 58
 LOGAN COUNTY ENGINEER'S MAP ROOM FILES: 7789, 1728, 7074, 9684 AND 8354

NOTE:

THIS PARCEL IS TO BE ATTACHED TO THE 1.313 ACRE TRACT OF LAND AND IS NOT TO BE USED AS A SEPARATE AND INDEPENDENT PARCEL.

ACCESS MANGEMENT NOTE:

THERE IS AN EXISTING DRIVE ON SAID PARCEL AND NO NEW DRIVES ARE BEING REQUESTED.

BASIS FOR BEARINGS:

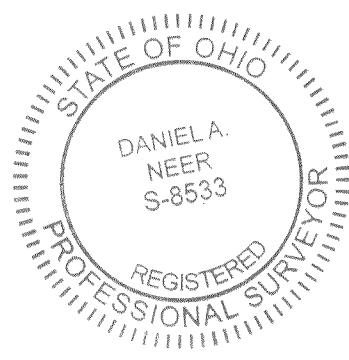
BEARINGS AND DISTANCES, SHOWN HEREON, ARE DERIVED FROM GPS OBSERVATIONS BASED ON GRID NORTH, OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011, EPOCH 2010), WITH THE CENTER-LINE OF COUNTY HIGHWAY 60, HAVING A BEARING OF N 88°45'05" W.

THIS SURVEY WAS PREPARED IN THE ABSENCE OF A COMPLETE AND ACCURATE TITLE SEARCH AND DOES NOT GUARANTEE TITLE.

COUNTY HIGHWAY 60 (60')

COUNTY HIGHWAY 35 (60')
 SECTION 19, TOWN 7 S, RANGE 8 E
 SECTION 20, TOWN 7 S, RANGE 8 E

STATION 76+51
 (LOGAN COUNTY ENGINEER'S FIELD BOOK 578, PAGE 58)



Daniel A. Neer
 DANIEL A. NEER
 PROFESSIONAL SURVEYOR NO. 8533
 NOVEMBER 16, 2020

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 117 N. Madriver Street • Bellefontaine, OH 43311
 (937) 593-7335 • www.dlz.com
 Project #2021-2159.00

SURVEY OF 3.773 ACRES
 SECTION 19, TOWN 7 S, RANGE 8 E
 SOUTH AND EAST OF THE FIRST
 PRINCIPAL MERIDIAN SURVEY
 BLOOMFILED TOWNSHIP
 LOGAN COUNTY, OHIO

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
KSS			11/18/2020

INDEXED ON MAP
 7789