

LEGAL DESCRIPTION FOR SHULTZ'S 125.527 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Bloomfield, and being a part of Fractional Section 25, Town 2, Range 8 East, Congress Lands west of the Miami River, and being more particularly described as follows:

Beginning for reference at a PK nail found at the southwest corner of Fractional Section 25, Town 2, Range 8 East, and on the centerline of Township Road 58, variable width right-of-way;

Thence with the west line of said Section, N-0°20′49″-E, 1248.63′(feet) to an iron bar set at the northwest corner of a 15.005 acre tract conveyed to WIZ Holdings LLC. by deed recorded in Official Record 1418, Page 3271, Parcel III, at the **PRINCIPLE PLACE OF BEGINNING** for the hereinafter described tract;

Thence continuing with the west line of said Section, N-0°20'49"-E, 1985.87'(feet) to an iron bar set at the southwest corner of a 200.074 acre tract conveyed to Timothy and Debra Knief by deed recorded in Official Record 119, Page 486;

Thence with the south line of said 200.074 acre tract, S-89°17′00″-E, 3759.13′(feet) to an iron bar set on the west bank of the Great Miami River;

Thence with the west bank of said River, S-19°55'06"-W, 471.79'(feet) to an iron bar set;

Thence continuing with the west bank of said River, S-9°20'31"-W, 551.85'(feet) to a 5/8" iron bar found at the northeast corner of a 39.507 acre tract conveyed to Howard A. and Delores M. Whitehead by deed recorded in Official Record 1077, Page 987, Tract III;

Thence with the north line of said Whitehead, N-89°11′58″-W, 1605.21′(feet) to a 2.5″x 2.5″ angle iron post found at the northwest corner thereof;

Thence with the west line of said Whitehead, S-3°59′30″-W, 1021.61′(feet) to a 16″ dia. concrete post found at the southwest corner thereof, and at the northeast corner of a 24.263 acre tract conveyed to WIZ Holdings, LLC., by deed recorded in Official Record 1418, Page 3266, Parcel II;

Thence with the north line of said 24.263 acre tract, and with the north line of a 4.157 acre tract conveyed to Joel Claybaugh by deed recorded in Official Record 1246, Page 782, and with the north line of the above mentioned 15.005 acre tract, N-88°34′18″-W, 1844.96′(feet) to the place of beginning, passing for reference a 5/8″ iron bar found at the northeast corner of said 4.157 acre tract at 727.32′(feet);

Containing 125.527 acres, being subject to the rights of all legal highways and all easements of record.

Being all of the 80 acre tract and all of the 40 acre tract conveyed to Susan B. Shultz, Trustee by deed recorded in Official Record 1024, Page 902, Tracts I and II of the Logan County Records.



The foregoing description prepared by and in accordance with a survey by Terry A. Hoppes, Professional Surveyor No. 6352, July 8, 2024. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on Ohio State Plane Coordinates, NAD 1983, North Zone, resulting in a bearing for the west line of Fractional Section 25 of N-0°20'49"-E.

Terry A. Hoppes, P.S. No. 6352

INDEXED ON MAP

7-23-2024 **PLAT OF SURVEY LEGEND** SECTION 23 SECTION 24 BLOOMFIELD TOWNSHIP, LOGAN COUNTY, OHIO = 2.5" x 2.5" ANGLE IRON POST.....FOUND TOWNSHIP ROAD 59 PT. FRAC. SECTION 25, TOWN 2, RANGE 8, EAST = RAILROAD SPIKE.....FOUND = 5/8" DIA. IRON BAR.....FOUND CONGRESS LANDS WEST OF THE MIAMI RIVER = IRON PIPE.....FOUND N.W. CORNER = P.K. NAIL....FOUND SECTION 25 SECTION 26 = MAG NAIL.....SET at grade FRAC. SECTION 25 = 5/8"x30" IRON RE-BAR WITH TIMOTHY & DEBRA YELLOW PLASTIC CAP STAMPED "EDWARDS PS 7574"....SET at grade KNIEF 200.074 AC. O.R. 119, P. 486 S 89°17'00" E 3759.13 FARRELL E. & ROBERTA J. SCALE: 1" = 300' 104.51 AC. O.R. 378, P. 969 DATE: JULY 8, 2024 SUSAN B. SHULTZ, TRUSTEE 125.527 AC. QUARTER SECTION LINE 80 AC. O.R. 1024, P. 902 TRACT I WIZ HOLDINGS, LLC 80.26 AC. O.R. 1418, P. 3271 PARCEL IV TRACT LINE - 80 AC. - TRACT I 1605.21 TRACT LINE - 40 AC. - TRACT II N 89°11'58" W COUNTY ROAD 21 SUSAN B. SHULTZ, TRUSTEE 40 AC. HOWARD A. & DELORES M. O.R. 1024, P. 902 WHITEHEAD 39.507 AC. O.R. 1077, P. 987 TRACT III P.O.B. GREAT N 88°34'18" W 1844.96' NATURAL RESOURCES CONSERVATION SERVICE UNITED STATES OF AMERICA NATURAL RESOURCES CONSERVATION EASEMENT JOEL CLAYBAUGH CONSERVATION SERVICE
UNITED STATES OF AMERICA
CONSERVATION EASEMENT 42.199 AC. O.R. 774, P. 544 O.R. 1246, P. 782 42.199 AC. O.R. 774, P. 544 HOWARD A. & DELORES M. WHITEHEAD WIZ HOLDINGS, LLC WIZ HOLDINGS, LLC 39.507 AC. 80.26 AC. 15.005 AC. O.R. 1077, P. 987 O.R. 1418, P. 3271 O.R. 1418, P. 3271 TRACT III HOWARD A. & DELORES M. WHITEHEAD 38.337 AC. O.R. 1077, P. 987 WIZ HOLDINGS, LLC TRACTI 24.263 AC. O.R. 1418, P. 3266 PARCEL II FRAC. SECTION 25 SECTION 26 S.W. CORNER FRACTIONAL SECTION 25 -R/W

TOWNSHIP ROAD 58

NOTE

1. BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATES, NAD 1983, NORTH ZONE, RESULTING IN A BEARING FOR THE WEST LINE OF FRACTIONAL SECTION 25 OF N-0°20'49"-E.

TOWNSHIP ROAD 58

FRAC. SECTION 36

SECTION 35

 REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, PLATS OF SURVEYS IN THE VICINITY, COUNTY TAX AND AERIAL MAPS, L-66 ROAD PLANS.



