

REC'D 3-31-95 SWY OK ✓



EDWARDS SURVEYING

110 SOUTH MAIN STREET
URBANA, OHIO 43078
(513)653-6508



LEGAL DESCRIPTION FOR GODWIN'S 2.442 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Jefferson and being a part of Virginia Military Survey 3138 and being more particularly described as follows;

Beginning at a P.K. Nail with shiner found 0.05'(feet) below grade at the intersection of the centerlines of Township Road 182 (40' right-of-way) and County Road 5 (60' right-of-way), from which a 3/4" diameter iron bar found 0.3'(feet) below grade bears, N-23°29'00"-E, 34.55'(feet);

thence with the centerline of said County Road 5, S-23°29'00"-W, 275.50'(feet) to a railroad spike with Cross-Notch set at grade;

thence N-67°33'57"-W, 384.06'(feet) to an iron bar set, passing for reference an iron bar set on the right-of-way line of County Road 5 at 30.01'(feet);

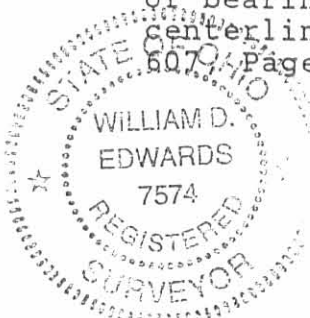
thence N-19°40'55"-E, 266.05'(feet) to a railroad spike with Cross-Notch set at grade on the centerline of aforementioned Township Road 182, passing for reference an iron bar set on the right-of-way line of Township Road 182 at 246.04'(feet);

thence with the centerline of said Township Road 182, also being the Northerly line of a 56.52 acre tract owned by Charles Godwin as recorded in Deed Volume 374, Page 344 of the Logan County Deed Records, of which the herein parcel is a part of, S-68°57'00"-E, 402.00'(feet) to the place of beginning.

Containing 2.442 acre, 0.360 acre of which is within the Road rights-of-way, but being subject to the rights of all legal highways and all easements of record.

Being a part of the same premises conveyed to Charles Godwin by Deed recorded in Deed Volume 374, Page 344 of the Logan County Deed Records.

The foregoing description prepared by and in accordance with a Survey performed in the field by William D. Edwards, Professional Surveyor No. 7574, March 28, 1995. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS P.S. 4792 P.S. 7574", and are set at grade. The basis of bearings for the above described 2.442 acre tract is the centerline of Township Road 182 per County Engineer Field Book 507, Page 36 (N-68°57'00"-W).



INDEXED ON MAP
8999 ID

WILLIAM D. EDWARDS
PROFESSIONAL SURVEYOR No. 7574

REC'D 3-31-95 smj ok

PLAT SHOWING SURVEY OF A 2.442 AC. TRACT OUT OF CHARLES GODWIN'S TRACT, SITUATE IN JEFFERSON TOWNSHIP, LOGAN COUNTY, OHIO, AND BEING A PART OF VIRGINIA MILITARY SURVEY 3138.

SCALE: 1" = 60'

TOWNSHIP ROAD 182 40' R/W

COUNTY ROAD 5 60' R/W

BASIS OF BEARINGS S-68°57'00"-E, 402.00'

N-19°40'55"-E, 266.05'

CHARLES GODWIN
PT. D.V. 374, P. 344

2.442 AC.
(0.360 AC. R/W)
(2.082 AC. NET)

S-23°29'00"-W, 275.50'

CHARLES GODWIN
D.V. 374, P. 344

N-67°33'57"-W, 384.06'

CHARLES GODWIN
D.V. 374, P. 344

CHARLES GODWIN
D.V. 374, P. 344

56.52...DEED
-2.442...This Survey
54.078 AC. Remaining

NOTE:

1. BEARINGS BASED ON THE CENTERLINE OF TOWNSHIP ROAD 182 PER COUNTY ENGINEER FIELD BOOK 607, PAGE 36. (N-68°57'-W)
2. REFERENCES USED: DEED OF SUBJECT PREMISES AND ADJOINERS, CO. ENG. F.B. 607, P. 36; LOGAN COUNTY TAX MAPS; OTHER SURVEYS OF RECORD IN THE VICINITY.

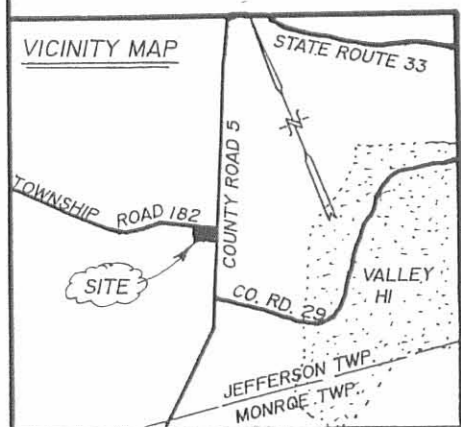
LEGEND

- = P.K. NAIL with Shiner...FOUND
- = IRON BAR...FOUND
- ▲ = RAILROAD SPIKE with "Cross-Notch"...SET at grade
- = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 4792 PS 7574"...SET at grade



SURVEYED BY: *William D. Edwards*
 WILLIAM D. EDWARDS
 PROFESSIONAL SURVEYOR No. 7574
 110 SOUTH MAIN STREET
 URBANA, OHIO 43078
 (513)653-6508

DATE: MARCH 28, 1995

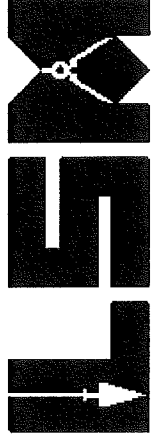


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8999 IP

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APPROVED Land Surveys • Topography • Subdivisions • Construction Layout



117 N. Madriver St.
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GODWIN 11.145 ACRES

Lying in Virginia Military Survey 3138, Jefferson Township, Logan County, Ohio.

Being out of the Ruth M. Godwin 56.52 acre tract as deeded and described in Official Record 1044, Page 338 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a MAG nail set at the intersection of center-lines of Township Road 182 (40 feet wide) and County Highway 5 (60 feet wide).

THENCE, with the center-line of County Highway 5, S 22°-24'-38"W, a distance of 642.66 feet to a MAG nail set.

THENCE, with the north line of the Premier Properties 132.24 acre tract (O.R. 359, Pg. 777, Parcel V(A & B), N 70°-07'-08"W, a distance of 750.33 feet to a point, passing 5/8 inch iron rods set at 30.03 and 749.68 feet.

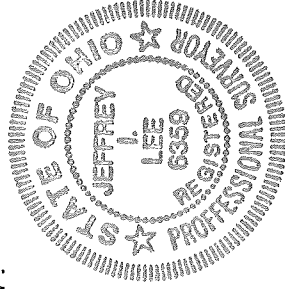
THENCE, N 21°-50'-29"E, distance of 646.84 feet to a MAG nail set, passing a 5/8 inch iron rod set at 626.83 feet.

THENCE, with the center-line of Township Road 182, S 69°-47'-01"E, a distance of 756.58 feet to the point of beginning.

Containing 11.145 acres of which 0.776 acre is within the highway right-of-way.

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

The basis for bearings is the west line of Virginia Military Survey 3138, being N 05°-38'-06"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on December 19, 2017.



Description prepared by:

Jeffrey I. Lee
Professional Surveyor 6359
December 19, 2017

L-6324121

ORIGINAL STAMP IN GREEN

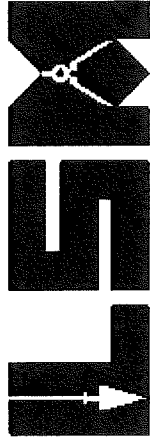
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8999

1-9-18

Lee Surveying and Mapping Co., Inc.



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GODWIN 12.911 ACRES

Lying in Virginia Military Survey 3138, Jefferson Township, Logan County, Ohio.

Being out of the Ruth M. Godwin 56.52 acre tract as deeded and described in Official Record 1044, Page 338 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a MAG nail set at the intersection of center-lines of Township Road 182 (40 feet wide) and County Highway 5 (60 feet wide).

THENCE, with the center-line of Township Road 182, N 69°-47'-01"W, a distance of 756.58 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE, S 21°-50'-29"W, distance of 646.84 feet to a point, referenced by a 5/8 inch iron rod set that bears S 70°-07'-08"E, a distance of 0.65 feet, passing a 5/8 inch iron rod set at 20.01 feet.

THENCE, with the north line of Premier Properties 132.24 acre tract (O.R. 359, Pg. 777, Parcel V(A & B), N 70°-07'-08"W, a distance of 810.09 feet to a 5/8 inch iron rod set.

THENCE, with the west line of Virginia Military Survey 3138, and the east line of the Ronald L. Zimmerly, Jr. and Kelli S. Zimmerly 120.877 acre tract (O.R. 1133, Pg. 223), N 05°-38'-06"E, distance of 509.95 feet to a 5/8 inch iron rod found, passing 5/8 inch iron rods found at 422.05 feet and 487.78 feet.

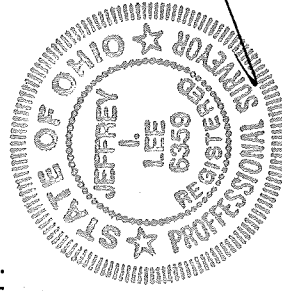
THENCE, with the old center-line of Township Road 182, N 79°-45'-40"E, distance of 311.31 feet to a 1 inch iron pipe found at P.I. Station 14+44.95 per Logan County Engineer's file R-1761.

THENCE, with the center-line of Township Road 182, S 69°-47'-01"E, a distance of 688.44 feet to the point of beginning.

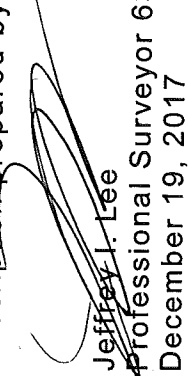
Containing 12.911 acres of which 0.384 acre is within the highway right-of-way.

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

The basis for bearings is the west line of Virginia Military Survey 3138, being N 05°-38'-06"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on December 19, 2017.



Description prepared by:


Jeffrey L. Lee
Professional Surveyor 6359
December 19, 2017

ORIGINAL STAMP IN GREEN

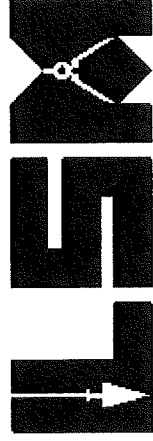
L-6324121

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GODWIN 31.462 ACRES

Lying in Virginia Military Survey 3138, Jefferson Township, Logan County, Ohio.

Being out of the Ruth M. Godwin 56.52 acre tract as deeded and described in Official Record 1044, Page 338 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a MAG nail set at the intersection of center-lines of Township Road 182 (40 feet wide) and County Highway 5 (60 feet wide).

THENCE, with the south line of the Premier Properties 78.84 acre tract (O.R. 359, Pg. 777, Parcel II), S 69°-47'-01"E, a distance of 2258.19 feet to a point, passing a 5/8 inch iron rod set at 2058.95 feet.

THENCE, with Mad River and the west line of EPT Mad River, Inc., 324.614 acre tract (O.R. 803, Pg. 100), the following six courses:

S 70°-51'-23"W, a distance of 117.36 feet to a point.

S 08°-21'-20"W, a distance of 113.96 feet to a point.

S 32°-33'-34"W, a distance of 187.53 feet to a point.

N 66°-56'-24"W, a distance of 80.31 feet to a point referenced by a 5/8 inch iron rod set that bears N 26°-19'-01"W, a distance of 20.36 feet.

S 12°-08'-27"W, a distance of 239.30 feet to a point.

S 34°-28'-23"W, distance of 28.56 feet to a point.

THENCE, with the north line of the Premier Properties 132.24 acre tract (O.R. 359, Pg. 777, Parcel V(A & B)), N 70°-07'-08"W, a distance of 2121.80 feet to a MAG nail set, passing 5/8 inch iron rods set at 100.00 and 2091.77 feet.

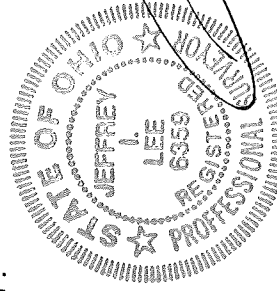
THENCE, with the center-line of County Highway 5, N 22°-24'-38"E, a distance of 642.66 feet to the point of beginning.

Containing 31.462 acres of which 0.443 acre is within the highway right-of-way.

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

The basis for bearings is the west line of Virginia Military Survey 3138, being N 05°-38'-06"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on December 19, 2017.

Description prepared by:

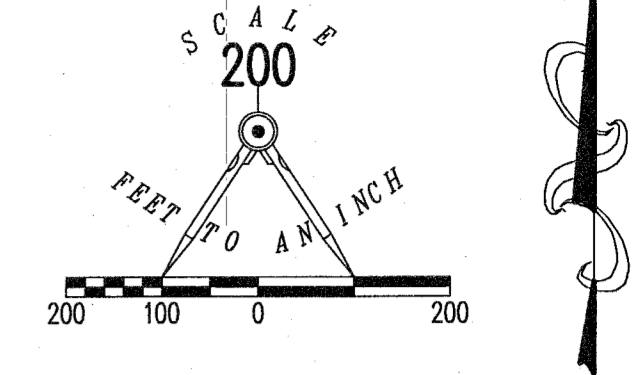


Jeffrey T. Lee
Professional Surveyor 6359
December 19, 2017

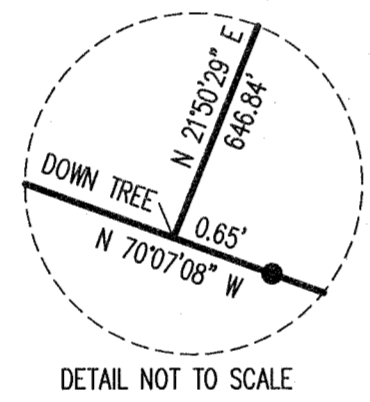
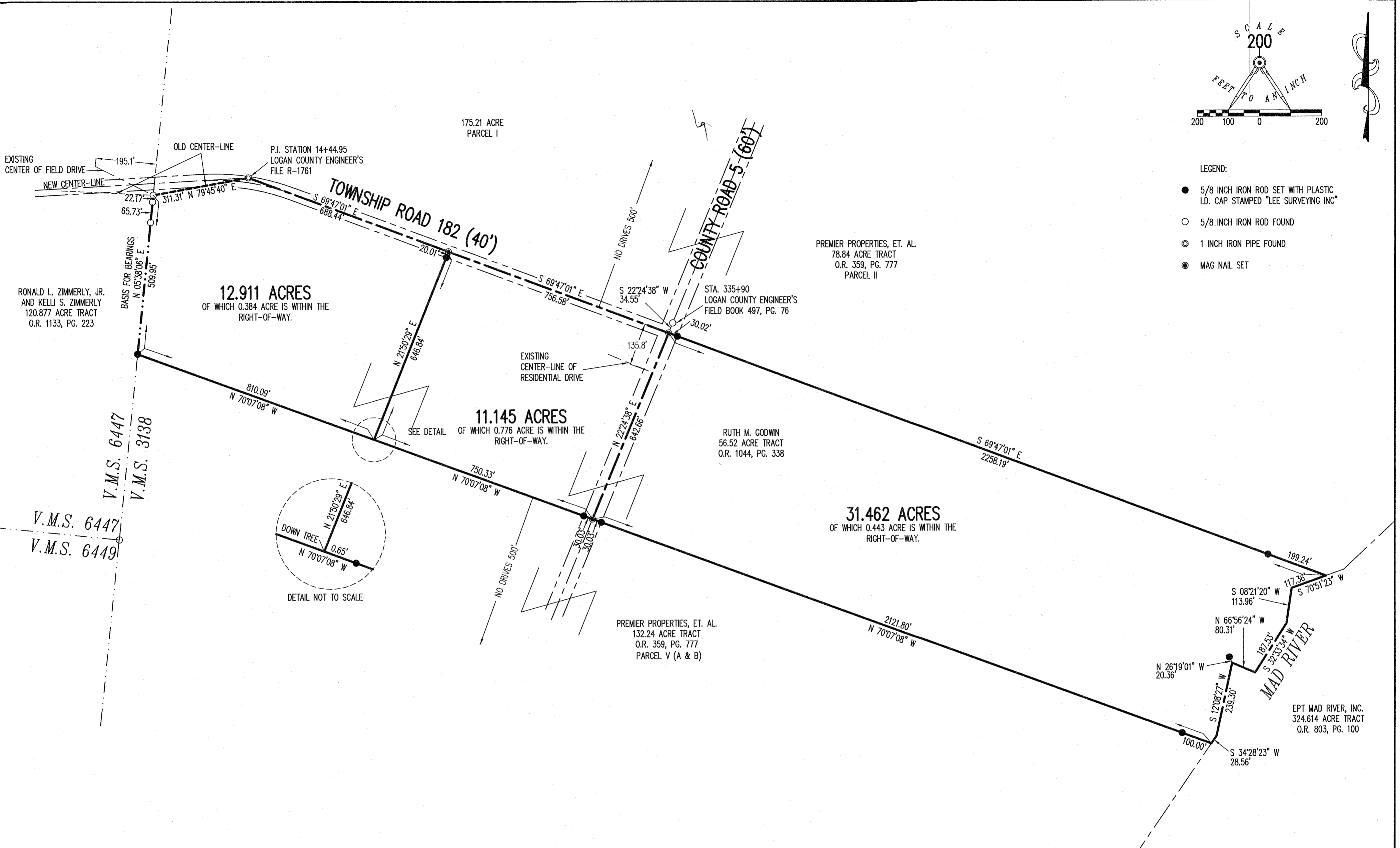
ORIGINAL STAMP IN GREEN

L-63241217

INDEXED ON MAP
8999



- LEGEND:
- 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LEE SURVEYING INC"
 - 5/8 INCH IRON ROD FOUND
 - ◎ 1 INCH IRON PIPE FOUND
 - MAG NAIL SET



ACCESS MANAGEMENT NOTE:
THIS SURVEY MEETS THE LOGAN COUNTY ACCESS MANAGEMENT REGULATIONS AND HAS BEEN APPROVED BY THE LOGAN COUNTY ENGINEER'S OFFICE.

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

2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE **800-362-2764**
OHIO UTILITIES PROTECTION SERVICE

A SURVEY OF THREE TRACTS OUT OF THE RUTH M. GODWIN 56.52 ACRE TRACT OFFICIAL RECORD 1044, PAGE 338 VIRGINIA MILITARY SURVEY 3138 JEFFERSON TOWNSHIP LOGAN COUNTY, OHIO



SURVEYED BY:
JEFFREY I. LEE
JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
DECEMBER 19, 2017
REVISED JANUARY 9, 2018

ORIGINAL STAMP IN GREEN
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ADW D1217 63241217 L-6324-2

4-30-19

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GODWIN 10.000 ACRES

Lying in Virginia Military Survey 3138, Jefferson Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Ruth M. Godwin 56.52 acre tract as deeded and described in Official Record 1044, Page 338 and being more particularly described as follows:

BEGINNING at a MAG nail found at the intersection of the center-lines of Township Road 182 (40 feet wide) and County Highway 5 (60 feet wide) at Station 0+00 (Logan County Engineer's Field Book 710, Page 60), referenced by a 5/8 inch iron rod found at Station 335+90 (Logan County Engineer's Field Book 497, Page 76) bearing N 22°-25'-11" E, a distance of 34.55 feet, said MAG nail found being the southwesterly corner of the Premier Properties (3/6 Interest), Suzanne Hilliker Edwards (1/6 Interest), Donald James Hilliker (1/6 Interest) and Richard Orrin Hilliker (1/6 interest), 78.84 acre tract as deeded and described in Official Record 359, Page 777, Parcel II;

THENCE, with the common line to said 56.52 acre and 78.84 acre tracts, **S 69°-46'-27" E**, passing 5/8 inch iron rods found (I.D. caps stamped "LEE SURVEYING INC") at distances of 30.02 feet and 2058.95 feet, a total distance of **2258.19** feet to a point in Mad River, being on the westerly line of the EPT, Mad River, Inc., 324.614 acre tract as deeded and described in Official Record 803, Page 100;

THENCE, with lines common to said 56.52 acre and 324.614 acre tracts and within Mad River, the following three (3) courses:

- 1) **S 70°-51'-56" W**, a distance of **117.36** feet to a point;
- 2) **S 08°-21'-53" W**, a distance of **113.96** feet to a point; and
- 3) **S 32°-34'-16" W**, a distance of **12.67** feet to a point;

THENCE, with a new division line through said 56.52 acre tract, **N 69°-46'-27" W**, passing iron rods set at distances of 67.00 feet and 2165.75 feet, a total distance of **2195.77** feet to a MAG nail set on the center-line of County Highway 5;

INDEXED ON MAP
8199

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THENCE, with said center-line, **N 22°-25'-11" E**, a distance of **198.48** feet to the **POINT OF BEGINNING**.

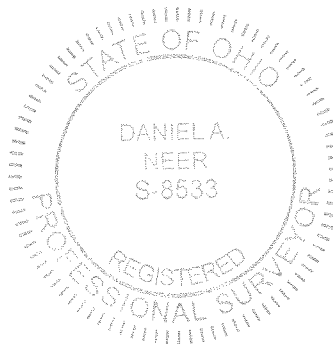
Containing **10.000 acres**, more or less, of which 0.137 acre is within the highway right-of-way.

Iron rods set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "P.S. 8533".

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 Township Road 182, having a bearing of **N 69°-46'-27" W**. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by Lee Surveying and Mapping Co. on April 22, 2019.

Description prepared by:



D. Neer
Daniel A. Neer
Professional Surveyor No. 8533
April 25, 2019

63240319

INDEXED ON MAP
8999

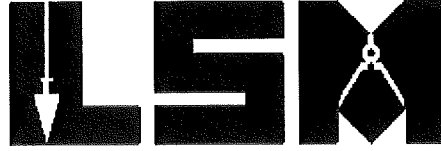
4-30-19

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GODWIN 7.099 ACRES

Lying in Virginia Military Survey 3138, Jefferson Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Ruth M. Godwin 56.52 acre tract as deeded and described in Official Record 1044, Page 338 and being more particularly described as follows:

COMMENCING at a MAG nail found at the intersection of the center-lines of Township Road 182 (40 feet wide) and County Highway 5 (60 feet wide) at Station 0+00 (Logan County Engineer's Field Book 710, Page 60), referenced by a 5/8 inch iron rod found at Station 335+90 (Logan County Engineer's Field Book 497, Page 76) bearing N 22°-25'-11" E, a distance of 34.55 feet;

THENCE, with the center-line of said Township Road 182, N 69°-46'-27" W, a distance of 756.58 feet to a MAG nail found at the **TRUE POINT OF BEGINNING**, being the common northerly corner to the remainder of said 56.52 acre tract and the Charles Franklin Godwin 11.145 acre tract as deeded and described in Official Record 1289, Page 477;

THENCE, with a common line to the remainder of said 56.52 acre tract and said 11.145 acre tract, **S 21°-51'-02" W**, passing a 5/8 inch iron rod found (I.D. cap stamped "LEE SURVEYING INC") at a distance of 20.01 feet, a total distance of **646.84** feet to a point, referenced by a 5/8 inch iron rod found (I.D. cap stamped "LEE SURVEYING INC") bearing S 70°-06'-39" E, a distance of 0.65 feet, said point being on the northerly line of the Premier Properties (3/6 Interest), Suzanne Hilliker Edwards (1/6 Interest), Donald James Hilliker (1/6 Interest) and Richard Orrin Hilliker (1/6 interest), 132.24 acre tract as deeded and described in Official Record 359, Page 777, Parcel V (A & B);

THENCE, with the common line to said 56.52 acre tract and said 132.24 acre tracts, **N 70°-06'-39" W**, a distance of **19.65** feet to a railroad tie post found;

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THENCE, with new division lines through said 56.52 acre tract, the following five (5) courses:

- 1) **N 34°-53'-52" W**, a distance of **228.96** feet to an iron rod set;
- 2) **N 45°-09'-47" W**, a distance of **162.37** feet to an iron rod set;
- 3) **N 52°-39'-37" W**, a distance of **136.10** feet to an iron rod set;
- 4) **N 57°-27'-08" W**, a distance of **148.52** feet to an iron rod set; and
- 5) **N 22°-07'-09" E**, passing an iron rod set at a distance of 356.60 feet, a total distance of **376.61** feet to a MAG nail set on the center-line of Township Road 182;

THENCE, with said center-line, **S 69°-46'-27" E**, a distance of **636.18** feet to the **POINT OF BEGINNING**.

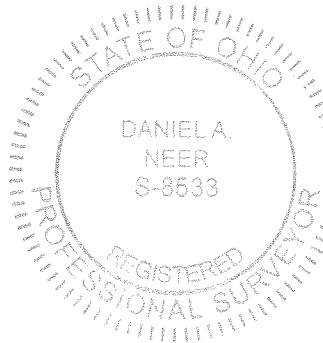
Containing **7.099 acres**, more or less, of which 0.292 acre is within the highway right-of-way.

Iron rods set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "P.S. 8533".

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

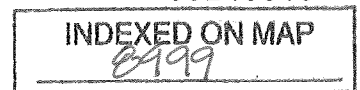
Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010), with the center-line of Township Road 182, having a bearing of N 69°-46'-27" W. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by Lee Surveying and Mapping Co. on April 22, 2019.

Description prepared by:



Daniel A. Neer
Daniel A. Neer
Professional Surveyor No. 8533
April 25, 2019

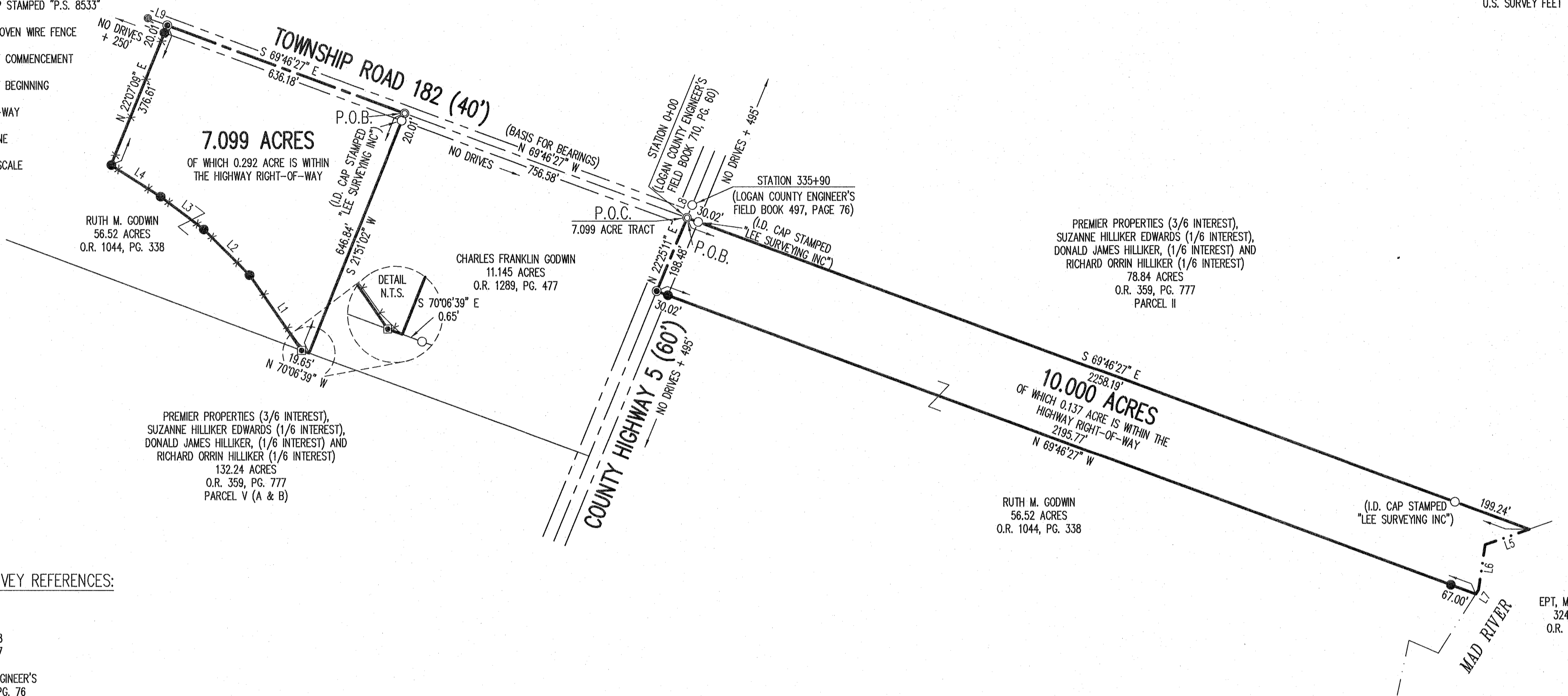
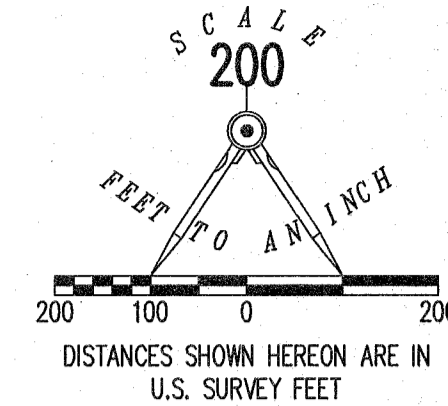
63240319



LEGEND:

- MAG NAIL FOUND
- MAG NAIL SET
- 1 INCH IRON PIPE FOUND
- RAILROAD TIE POST FOUND
- 5/8 INCH IRON ROD FOUND
- 5/8 INCH BY 30 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "P.S. 8533"
- X— DENOTES WOVEN WIRE FENCE
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- R/W = RIGHT-OF-WAY
- C/L = CENTER-LINE
- N.T.S. = NOT TO SCALE

LINE	BEARING	DISTANCE
L1	N 34°53'52" W	228.96'
L2	N 45°09'47" W	162.37'
L3	N 52°39'37" W	136.10'
L4	N 57°27'08" W	148.52'
L5	S 70°51'56" W	117.36'
L6	S 08°21'53" W	113.96'
L7	S 32°34'16" W	12.67'
L8	N 22°25'11" E	34.55'
L9	N 69°46'27" W	52.26'



DEED & SURVEY REFERENCES:

- O.R. 359, PG. 777
- O.R. 803, PG. 100
- O.R. 1044, PG. 338
- O.R. 1289, PG. 477
- LOGAN COUNTY ENGINEER'S FIELD BOOK 497, PG. 76
- LOGAN COUNTY ENGINEER'S FIELD BOOK 701, PG. 60
- LOGAN COUNTY ENGINEER'S MAP ROOM FILES: 2445, 7276

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 TOWNSHIP ROAD 182, HAVING A BEARING OF N 69°46'27" W.

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

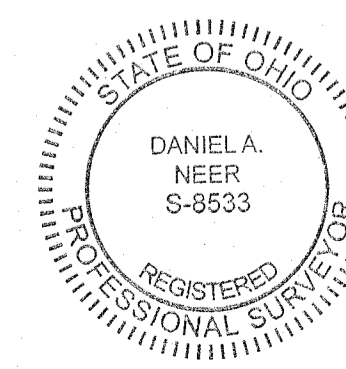
ACCESS MANAGEMENT NOTE:

COUNTY HIGHWAY 5 IS CLASSIFIED AS A MAJOR COLLECTOR ROAD.
 MINIMUM DRIVE SPACING IS 495'
 MINIMUM STOPPING SIGHT DISTANCE IS >495 (55 MPH)
 TOWNSHIP ROAD 182 IS CLASSIFIED AS A LOCAL ROAD.
 MINIMUM DRIVE SPACING IS 250'
 MINIMUM STOPPING SIGHT DISTANCE IS >495 (55 MPH)

2 WORKING DAYS
BEFORE YOU DIG
 CALL TOLL FREE 800-362-2764
 OHIO UTILITY PROTECTION SERVICE

SURVEY OF TWO TRACTS OUT OF THE RUTH M. GODWIN 56.52 ACRE TRACT OFFICIAL RECORD 1044, PAGE 338 VIRGINIA MILITARY SURVEY 3138 JEFFERSON TOWNSHIP LOGAN COUNTY, OHIO

SURVEYED BY:



D. Neer
 DANIEL A. NEER
 PROFESSIONAL SURVEYOR NO. 8533
 APRIL 22, 2019

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 117 North Madriver Street
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 KSS D0319 63240319 L-6324-2

INDEXED ON MAP
 2999



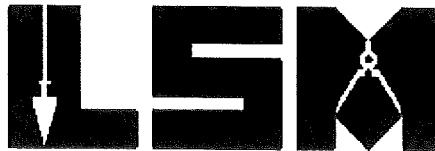
6-3-19

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GODWIN 10.000 ACRES

Lying in Virginia Military Survey 3138, Jefferson Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Ruth M. Godwin 56.52 acre tract as deeded and described in Official Record 1044, Page 338 and being more particularly described as follows:

BEGINNING at a MAG nail found at the intersection of the center-lines of Township Road 182 (40 feet wide) and County Highway 5 (60 feet wide) at Station 0+00 (Logan County Engineer's Field Book 710, Page 60), referenced by a 5/8 inch iron rod found at Station 335+90 (Logan County Engineer's Field Book 497, Page 76) bearing N 22°-25'-11" E, a distance of 34.55 feet, said MAG nail found being the southwesterly corner of the Premier Properties (3/6 Interest), Suzanne Hilliker Edwards (1/6 Interest), Donald James Hilliker (1/6 Interest) and Richard Orrin Hilliker (1/6 interest), 78.84 acre tract as deeded and described in Official Record 359, Page 777, Parcel II;

THENCE, with the common line to said 56.52 acre and 78.84 acre tracts, **S 69°-46'-27" E**, passing 5/8 inch iron rods found (I.D. caps stamped "LEE SURVEYING INC") at distances of 30.02 feet and 2058.95 feet, a total distance of **2258.19** feet to a point in Mad River, being on the westerly line of the EPT, Mad River, Inc., 324.614 acre tract as deeded and described in Official Record 803, Page 100;

THENCE, with lines common to said 56.52 acre and 324.614 acre tracts and within Mad River, the following three (3) courses:

- 1) **S 70°-51'-56" W**, a distance of **117.36** feet to a point;
- 2) **S 08°-21'-53" W**, a distance of **113.96** feet to a point; and
- 3) **S 32°-34'-08" W**, a distance of **12.67** feet to a point;

THENCE, with a new division line through said 56.52 acre tract, **N 69°-46'-27" W**, passing iron rods set at distances of 67.00 feet and 2165.75 feet, a total distance of **2195.77** feet to a MAG nail set on the center-line of County Highway 5;

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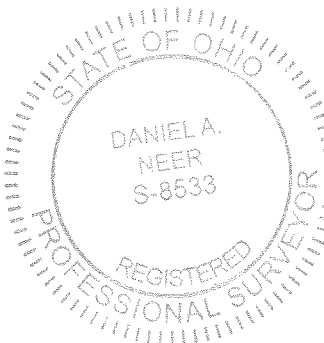
THENCE, with said center-line, N 22°-25'-11" E, a distance of **198.48** feet to the **POINT OF BEGINNING**.

Containing **10.000 acres**, more or less, of which 0.137 acre is within the highway right-of-way.

Iron rods set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "P.S. 8533".

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

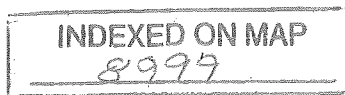
Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010), with the center-line of Township Road 182, having a bearing of N 69°-46'-27" W. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by Lee Surveying and Mapping Co. on April 22, 2019.



Description prepared by:

D. Neer
Daniel A. Neer
Professional Surveyor No. 8533
April 25, 2019
Revised May 30, 2019

63240319REV



6-3-19



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GODWIN 7.099 ACRES

Lying in Virginia Military Survey 3138, Jefferson Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Ruth M. Godwin 56.52 acre tract as deeded and described in Official Record 1044, Page 338 and being more particularly described as follows:

COMMENCING at a MAG nail found at the intersection of the center-lines of Township Road 182 (40 feet wide) and County Highway 5 (60 feet wide) at Station 0+00 (Logan County Engineer's Field Book 710, Page 60), referenced by a 5/8 inch iron rod found at Station 335+90 (Logan County Engineer's Field Book 497, Page 76) bearing N 22°-25'-11" E, a distance of 34.55 feet;

THENCE, with the center-line of said Township Road 182, N 69°-46'-27" W, a distance of 756.58 feet to a MAG nail found at the **TRUE POINT OF BEGINNING**, being the common northerly corner to the remainder of said 56.52 acre tract and the Charles Franklin Godwin 11.145 acre tract as deeded and described in Official Record 1289, Page 477;

THENCE, with a common line to the remainder of said 56.52 acre tract and said 11.145 acre tract, **S 21°-51'-02" W**, passing a 5/8 inch iron rod found (I.D. cap stamped "LEE SURVEYING INC") at a distance of 20.01 feet, a total distance of **646.84** feet to a point, referenced by a 5/8 inch iron rod found (I.D. cap stamped "LEE SURVEYING INC") bearing S 70°-06'-34" E, a distance of 0.65 feet, said point being on the northerly line of the Premier Properties (3/6 Interest), Suzanne Hilliker Edwards (1/6 Interest), Donald James Hilliker (1/6 Interest) and Richard Orrin Hilliker (1/6 interest), 132.24 acre tract as deeded and described in Official Record 359, Page 777, Parcel V (A & B);

THENCE, with the common line to said 56.52 acre tract and said 132.24 acre tracts, **N 70°-06'-34" W**, a distance of **19.65** feet to a railroad tie post found;

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THENCE, with new division lines through said 56.52 acre tract, the following five (5) courses:

- 1) N 34°-53'-52" W, a distance of 228.96 feet to an iron rod set;
- 2) N 45°-09'-47" W, a distance of 162.37 feet to an iron rod set;
- 3) N 52°-39'-37" W, a distance of 136.10 feet to an iron rod set;
- 4) N 57°-27'-08" W, a distance of 148.52 feet to an iron rod set; and
- 5) N 22°-07'-09" E, passing an iron rod set at a distance of 356.60 feet, a total distance of 376.61 feet to a MAG nail set on the center-line of Township Road 182;

THENCE, with said center-line, S 69°-46'-27" E, a distance of 636.18 feet to the POINT OF BEGINNING.

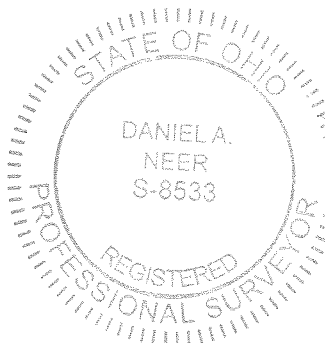
Containing 7.099 acres, more or less, of which 0.292 acre is within the highway right-of-way.

Iron rods set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "P.S. 8533".

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 Township Road 182, having a bearing of N 69°-46'-27" W. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by Lee Surveying and Mapping Co. on April 22, 2019.

Description prepared by:



D. A. Neer
Daniel A. Neer
Professional Surveyor No. 8533
April 25, 2019
Revised May 30, 2019



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GODWIN 21.462 ACRES

Lying in Virginia Military Survey 3138, Jefferson Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Ruth M. Godwin 56.52 acre tract as deeded and described in Official Record 1044, Page 338 and being more particularly described as follows:

COMMENCING at a MAG nail found at the intersection of the center-lines of Township Road 182 (40 feet wide) and County Highway 5 (60 feet wide) at Station 0+00 (Logan County Engineer's Field Book 710, Page 60), referenced by a 5/8 inch iron rod found at Station 335+90 (Logan County Engineer's Field Book 497, Page 76) bearing N 22°-25'-11" E, a distance of 34.55 feet, said MAG nail found being the southwesterly corner of the Premier Properties (3/6 Interest), Suzanne Hilliker Edwards (1/6 Interest), Donald James Hilliker (1/6 Interest) and Richard Orrin Hilliker (1/6 interest), 78.84 acre tract as deeded and described in Official Record 359, Page 777, Parcel II;

THENCE, with said center-line of County Highway 5, S 22°-25'11" W, a distance of 198.48 feet to a MAG nail set at the **TRUE POINT OF BEGINNING**;

THENCE, with a new division line through said 56.52 acre tract, S 69°-46'-27" E, passing iron rods set at distances of 30.02 feet and 2128.77 feet, a total distance of **2195.77** feet to a point in Mad River, being on the westerly line of the EPT, Mad River, Inc., 324.614 acre tract as deeded and described in Official Record 803, Page 100;

THENCE, with lines common to said 56.52 acre and 324.614 acre tracts and within Mad River, the following four (4) courses:

- 1) S 32°-34'-08" W, a distance of **174.86** feet to a point;
- 2) N 66°-55'-51" W, a distance of **80.31** feet to a point, referenced by a 5/8 iron rod previously set (I.D. cap stamped "LEE SURVEYING INC") bearing N 26°-18'-27" W, a distance of 20.36 feet;
- 3) S 12°-09'-00" W, a distance of **239.30** feet to a point; and
- 4) S 34°-28'-57" W, a distance of **28.56** feet to a point at a common

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easterly corner to said 56.52 acre tract and the Premier Properties (3/6 Interest), Suzanne Hilliker Edwards (1/6 Interest), Donald James Hilliker (1/6 Interest) and Richard Orrin Hilliker (1/6 interest), 132.24 acre tract as deeded and described in Official Record 359, Page 777, Parcel V (A & B);

THENCE, with the common line to said 56.52 acre and 132.24 acre tracts, **N 70°-06'-34" W**, passing 5/8 inch iron rods previously set (I.D. cap stamped "LEE SURVEYING INC") at distances of 100.00 feet and 2091.77 feet, a total distance of **2121.80** feet to a MAG nail found on said center-line of County Highway 5;

THENCE, with said center-line, **N 22°-25'-11" E**, a distance of **444.18** feet to the **POINT OF BEGINNING**.

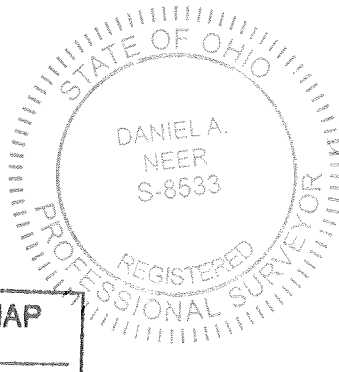
Containing **21.462 acres**, more or less, of which 0.306 acre is within the highway right-of-way.

Iron rods set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "P.S. 8533".

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 Township Road 182, having a bearing of N 69°-46'-27" W. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by Lee Surveying and Mapping Co. on April 22, 2019.

Description prepared by:

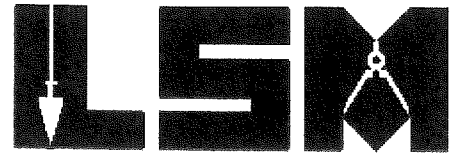


Daniel A. Neer
Daniel A. Neer
Professional Surveyor No. 8533
May 30, 2019

63240319REV

INDEXED ON MAP
8999

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**GODWIN
5.812 ACRES**

Lying in Virginia Military Survey 3138, Jefferson Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Ruth M. Godwin 56.52 acre tract as deeded and described in Official Record 1044, Page 338 and being more particularly described as follows:

COMMENCING at a MAG nail found at the intersection of the center-lines of Township Road 182 (40 feet wide) and County Highway 5 (60 feet wide) at Station 0+00 (Logan County Engineer's Field Book 710, Page 60), referenced by a 5/8 inch iron rod found at Station 335+90 (Logan County Engineer's Field Book 497, Page 76) bearing N 22°-25'-11" E, a distance of 34.55 feet;

THENCE, with the center-line of said Township Road 182, N 69°-46'-27" W, passing a MAG nail found at a distance of 756.58 feet, a total distance of 1392.76 feet to a MAG nail set at the **TRUE POINT OF BEGINNING**;

THENCE, with new division lines through said 56.52 acre tract, the following five (5) courses:

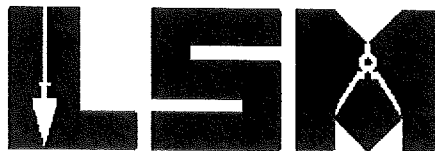
- 1) **S 22°-07'-09" W**, passing an iron rod set at a distance of 20.01 feet, a total distance of **376.61** feet to an iron rod set;
- 2) **S 57°-27'-08" E**, a distance of **148.52** feet to an iron rod set;
- 3) **S 52°-39'-37" E**, a distance of **136.10** feet to an iron rod set;
- 4) **S 45°-09'-47" E**, a distance of **162.37** feet to an iron rod set;
- 5) **S 34°-53'-52" E**, a distance of **228.96** feet to a railroad tie post found on the northerly line of the Premier Properties (3/6 Interest), Suzanne Hilliker Edwards (1/6 Interest), Donald James Hilliker (1/6 Interest) and Richard Orrin Hilliker (1/6 interest), 132.24 acre tract as deeded and described in Official Record 359, Page 777, Parcel V (A & B);

THENCE, with the common line to said 56.52 acre and 132.24 acre tracts, **N 70°-06'-34" W**, a distance of **790.44** feet to a 5/8 iron rod previously set (I.D. cap stamped "LEE SURVEYING INC") on the easterly line of the Ronald L. Zimmerly, Jr. and Kelli S. Zimmerly 120.877 acre tract

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as deeded and described in Official Record 1133, Page 223, also being a common line to Virginia Military Surveys 3138 and 6447;

THENCE, with the westerly line of said 56.52 acre tract and Virginia Military Survey 3138 and the easterly line of said 120.877 acre tract and said Virginia Military Survey 6447, **N 05°-38'-40" E**, passing 5/8 inch iron rods found at distances of 422.05 feet and 487.78 feet, a total distance of **509.95** feet to a 5/8 inch iron rod found on the old center-line of Township Road 182;

THENCE, with said old center-line, **N 79°-46'-14" E**, a distance of **311.31** feet to a 1 inch iron pipe found on the center-line of said Township Road 182 at P.I. Station 14+44.95 (Logan County Engineer's File R-1761);

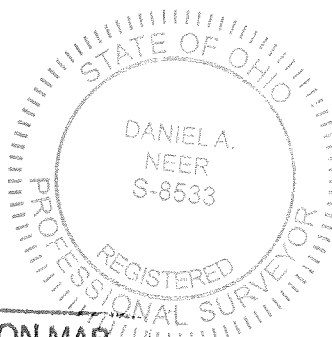
THENCE, with said center-line, **S 69°-46'-27" E**, a distance of **52.26** feet to the **POINT OF BEGINNING**.

Containing **5.812 acres**, more or less, of which 0.092 acre is within the highway right-of-way.


Iron rods set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "P.S. 8533".

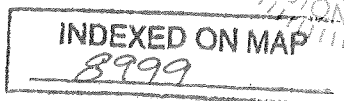
Property is subject to any and all previous easements and rights-of-way of record.

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 Township Road 182, having a bearing of **N 69°-46'-27" W**. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by Lee Surveying and Mapping Co. on April 22, 2019.



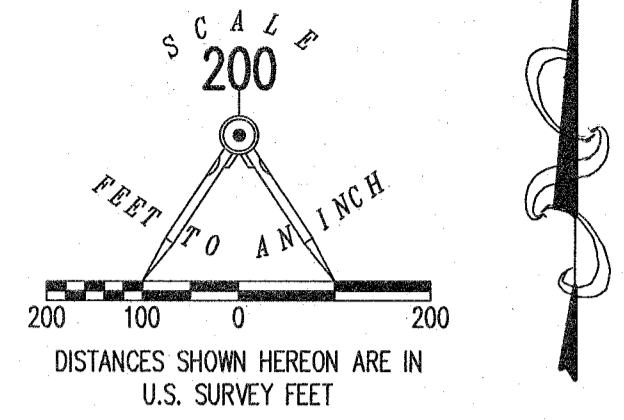
Description prepared by:


Daniel A. Neer
Professional Surveyor No. 8533
May 30, 2019

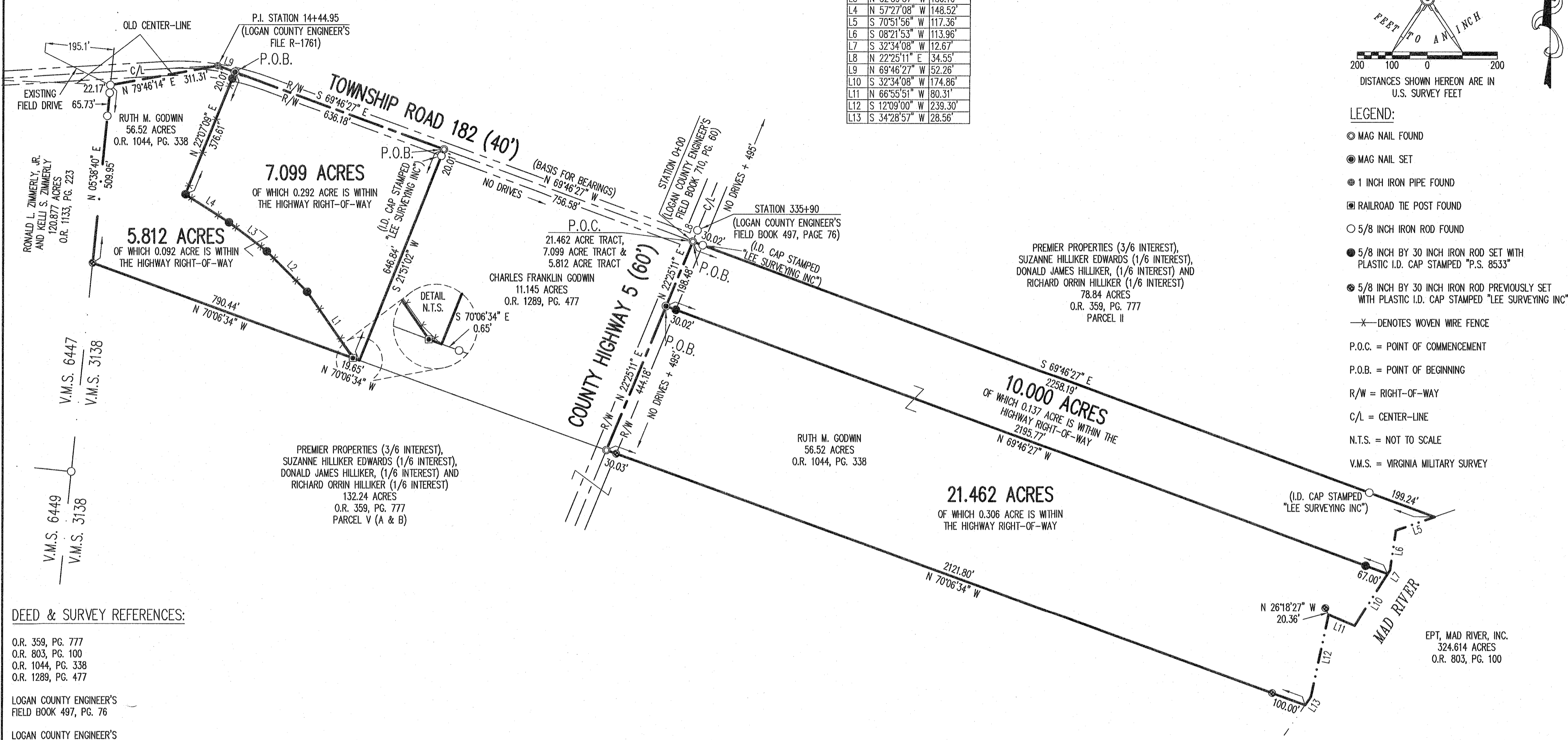


63240319REV

LINE	BEARING	DISTANCE
L1	N 34°53'52" W	228.96'
L2	N 45°09'47" W	162.37'
L3	N 52°39'37" W	136.10'
L4	N 57°27'08" W	148.52'
L5	S 70°51'56" W	117.36'
L6	S 08°21'53" W	113.96'
L7	S 32°34'08" W	12.67'
L8	N 22°25'11" E	34.55'
L9	N 69°46'27" W	52.26'
L10	S 32°34'08" W	174.86'
L11	N 66°55'51" W	80.31'
L12	S 12°09'00" W	239.30'
L13	S 34°28'57" W	28.56'



- LEGEND:**
- MAG NAIL FOUND
 - MAG NAIL SET
 - 1 INCH IRON PIPE FOUND
 - RAILROAD TIE POST FOUND
 - 5/8 INCH IRON ROD FOUND
 - 5/8 INCH BY 30 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "P.S. 8533"
 - 5/8 INCH BY 30 INCH IRON ROD PREVIOUSLY SET WITH PLASTIC I.D. CAP STAMPED "LEE SURVEYING INC"
 - X— DENOTES WOVEN WIRE FENCE
 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - R/W = RIGHT-OF-WAY
 - C/L = CENTER-LINE
 - N.T.S. = NOT TO SCALE
 - V.M.S. = VIRGINIA MILITARY SURVEY



DEED & SURVEY REFERENCES:

- O.R. 359, PG. 777
- O.R. 803, PG. 100
- O.R. 1044, PG. 338
- O.R. 1289, PG. 477
- LOGAN COUNTY ENGINEER'S FIELD BOOK 497, PG. 76
- LOGAN COUNTY ENGINEER'S FIELD BOOK 701, PG. 60
- LOGAN COUNTY ENGINEER'S MAP ROOM FILES: 2445, 7276

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 TOWNSHIP ROAD 182, HAVING A BEARING OF N 69°46'27" W.

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

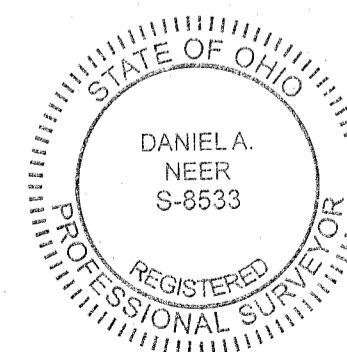
ACCESS MANAGEMENT NOTE:

COUNTY HIGHWAY 5 IS CLASSIFIED AS A MAJOR COLLECTOR ROAD.
 MINIMUM DRIVE SPACING IS 495'
 MINIMUM STOPPING SIGHT DISTANCE IS >495 (55 MPH)

TOWNSHIP ROAD 182 IS CLASSIFIED AS A LOCAL ROAD.
 MINIMUM DRIVE SPACING IS 250'
 MINIMUM STOPPING SIGHT DISTANCE IS >495 (55 MPH)

2 WORKING DAYS
BEFORE YOU DIG
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**SURVEY OF FOUR TRACTS OUT OF THE
 RUTH M. GODWIN
 56.52 ACRE TRACT
 OFFICIAL RECORD 1044, PAGE 338
 VIRGINIA MILITARY SURVEY 3138
 JEFFERSON TOWNSHIP
 LOGAN COUNTY, OHIO**



SURVEYED BY:

 DANIELA A. NEER
 PROFESSIONAL SURVEYOR NO. 8533
 APRIL 22, 2019
 REVISED MAY 30, 2019 (TO SHOW REMAINDER TRACTS FROM PREVIOUS SURVEY BY JEFFREY I. LEE, P.S. 6359, ENTITLED "A SURVEY OF THREE TRACTS OUT OF THE RUTH M. GODWIN 56.52 ACRE TRACT", DATED DECEMBER 19, 2017 AND REVISED JANUARY 9, 2018)

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