

Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



Phone: (937) 593-7335
Fax: (937) 593-7444
surveys@lsminc.us

WILEY, TRUSTEE 95.832 ACRES

Lying in Virginia Military Surveys 3137, 4948 and 4413, Jefferson Township, Logan County, Ohio.

Being out of the William D. Wiley, Trustee and Phyllis T. Wiley and William D. Wiley, Trustees 122.746 acre tract and all of the 35 acre tract, 22.51 acre tract and 3.33 acre tract as deeded and described in Official Record 670, Page 259, Tract IV and Tract V, Parcel One, Parcel Two and Parcel Three of the Logan County Records of Deeds and being more particularly described as follows:

Beginning on a 5/8 inch iron rod set on the north corner of Virginia Military Survey 4413.

THENCE, with the south line of the Matthew T. Wiley 169 acre tract (O.R. 51, Pg. 976), N 89°-37'-16"E, a distance of 534.11 feet to a 5/8 inch iron rod set.

THENCE, S 00°-18'-02"E, a distance of 1532.51 feet to a 10 inch wood post found, referenced by a 5/8 inch iron rod set bearing S 47°-14'-55"W, a distance of 0.85 feet.

THENCE, with the north lines of the Greg L. Schindler 9.701 acre tract (O.R. 720, Pg. 692), the Donald L. Van Hying remainder of original 77.3 acre tract (O.R. 161, Pg. 204, Tract I), the Roger L. Young 4.749 acre tract and 9.585 acre tract (O.R. 171, Pg. 202, Tract 2 and Tract 1), the M. Jane Smith 3.708 acre tract (O.R. 956, Pg. 286, Tract III) and the Robert E. Brown 1.072 acre tract (O.R. 423, Pg. 903), N 70°-41'-48"W, a distance of 2156.27 feet to a 5/8 inch iron rod set.

THENCE, with the lines of the George Courter 13 Poles (Vol. 41, Pg. 141), the following two courses:

N 19°-18'-12"E, a distance of 16.50 feet to a 5/8 inch iron rod set.

N 70°-41'-48"W, a distance of 212.85 feet to a MAG nail set on the center-line of County Highway 153, passing a 5/8 inch iron rod set at 163.26 feet.

THENCE, with the center-line of County Highway 153 (60 feet wide), the following three courses:

N 33°-28'-02"W, a distance of 384.03 feet to a MAG nail set at Station 330+91.5.

N 32°-03'-29"W, a distance of 473.72 feet to a railroad spike found at Station 326+17.4.

N 53°-30'-53"W, a distance of 545.75 feet to a MAG nail set.

THENCE, with the lines of The Zanesfield Area Chamber of Commerce 13.362 acre tract (O.R. 297, Pg. 994), the following four courses:

N 62°-44'-32"E, a distance of 230.44 feet to a 5/8 inch iron rod found.

N 04°-43'-20"E, a distance of 263.72 feet to a 5/8 inch iron rod found.

N 49°-44'-31"E, a distance of 148.25 feet to a 5/8 inch iron rod found.

N 50°-44'-32"E, a distance of 71.78 feet to a 5/8 inch iron rod found.

THENCE, with the lines of the William D. Wiley, Trustee et al, 3.15 acre tract (O.R. 670, Pg. 259, Tract III), the following two courses:

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S 68°-50'-25"E, a distance of 58.62 feet to a point in Madriver Ditch.

N 14°-35'-12"E, with the center-line of Madriver Ditch, a distance of 137.22 feet to a point.

THENCE, with the south lines of the Kermit W. Nuesmeyer 3.59 acre tract (O.R. 139, Pg. 1) and the Jerry L. Short 1.04 acre tract (O.R. 145, Pg. 437), S 69°-22'-57"E, a distance of 663.28 feet to a 5/8 inch iron rod found, passing a 5/8 inch iron rod set at 31.76 feet.

THENCE, with the lines of the Jerry L. Henderson 1.26 acre tract (O.R. 894, Pg. 326), the following two courses:

S 68°-03'-26"E, a distance of 119.87 feet to a 5/8 inch iron rod found.

N 20°-55'-02"E, a distance of 158.16 feet to a 10 inch wood post found.

THENCE, with the south lines of the Kenneth E. Zimmer 6.44 acre tract (O.R. 989, Pg. 251) and the Sheri A. Caldwell 4.96 acre tract (O.R. 866, Pg. 993), S 69°-42'-47"E, a distance of 902.50 feet to a 5/8 inch iron rod found.

THENCE, with the lines of the aforesaid 169 acre tract, the following four courses:

S 19°-13'-06"W, a distance of 156.86 feet to a 5/8 inch iron rod set.

S 71°-40'-06"E, a distance of 271.03 feet to a 5/8 inch iron rod set on the east line of Virginia Military Survey 3137.

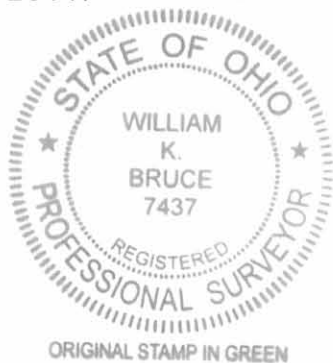
S 18°-36'-47"W, with the east line of Virginia Military Survey 3137, a distance of 115.50 feet to a 5/8 inch iron rod set.

S 63°-26'-29"E, a distance of 337.74 feet to the point of beginning.

Containing 95.832 acres, of which 0.980 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 center-line of County Highway 153 north from Station 326+17.4, being N 53°-30'-53"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on May 4, 2011.

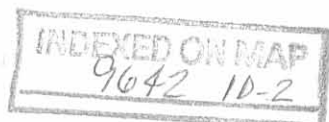


Description prepared by:

A handwritten signature in black ink that reads 'William K. Bruce'.

William K. Bruce
Professional Surveyor 7437
May 5, 2011

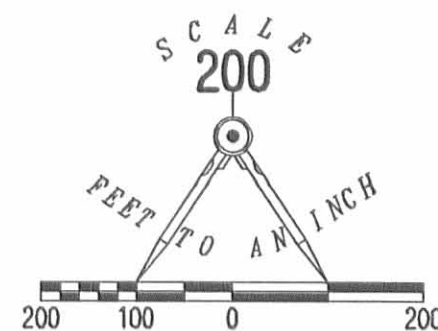
34470311



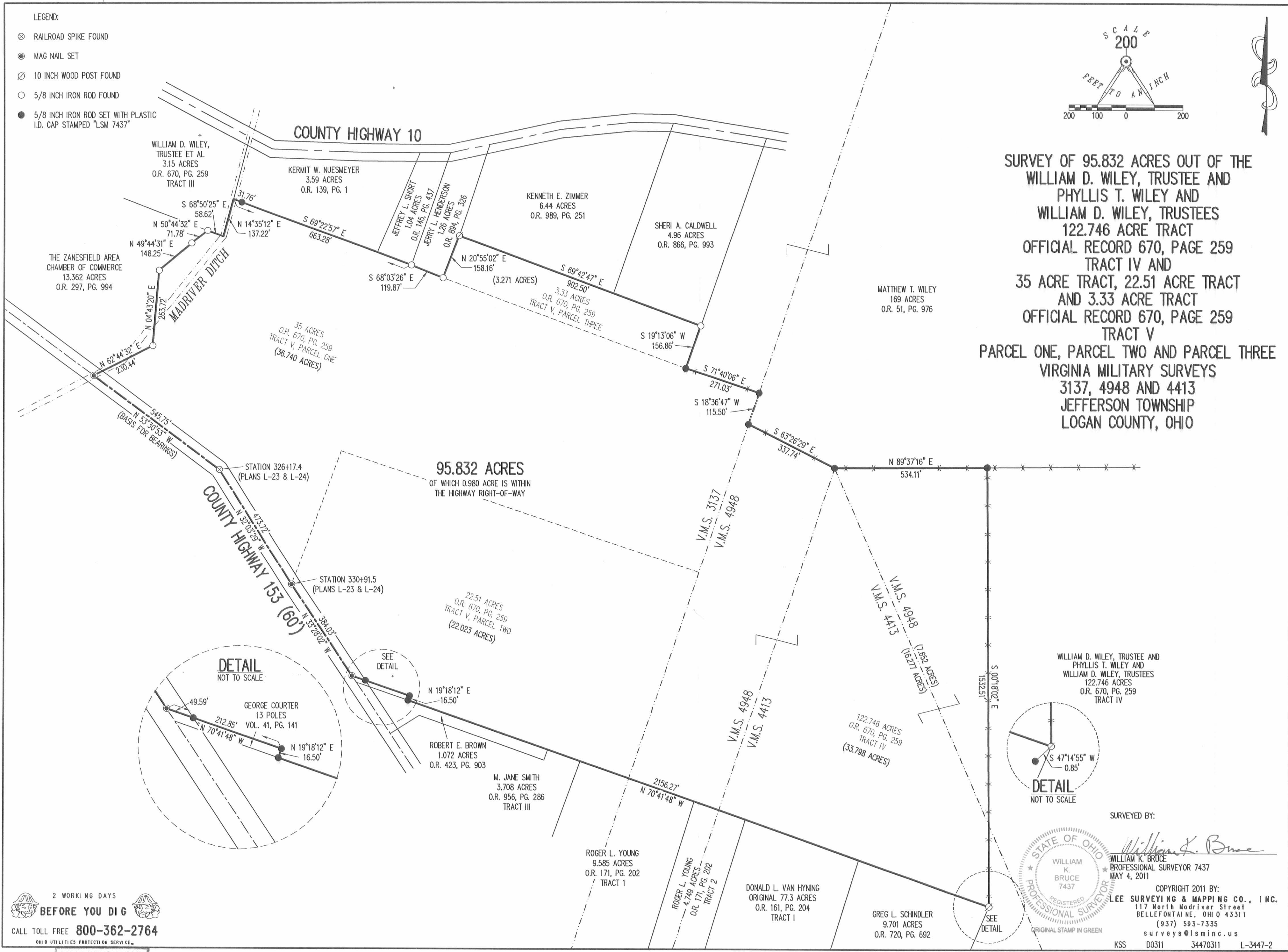
RE'D 59-11 8M OK

LEGEND:

- ⊗ RAILROAD SPIKE FOUND
- MAG NAIL SET
- ⊙ 10 INCH WOOD POST FOUND
- 5/8 INCH IRON ROD FOUND
- 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM 7437"



SURVEY OF 95.832 ACRES OUT OF THE
 WILLIAM D. WILEY, TRUSTEE AND
 PHYLLIS T. WILEY AND
 WILLIAM D. WILEY, TRUSTEES
 122.746 ACRE TRACT
 OFFICIAL RECORD 670, PAGE 259
 TRACT IV AND
 35 ACRE TRACT, 22.51 ACRE TRACT
 AND 3.33 ACRE TRACT
 OFFICIAL RECORD 670, PAGE 259
 TRACT V
 PARCEL ONE, PARCEL TWO AND PARCEL THREE
 VIRGINIA MILITARY SURVEYS
 3137, 4948 AND 4413
 JEFFERSON TOWNSHIP
 LOGAN COUNTY, OHIO



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

SURVEYED BY:
William K. Bruce
 WILLIAM K. BRUCE
 PROFESSIONAL SURVEYOR 7437
 MAY 4, 2011

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 KSS D0311 34470311 L-3447-2

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4-13-2022



APPROVED



EDWARDS SURVEYING

110 South Main Street
Urbana, Ohio 43078
(937) 653-6508



LEGAL DESCRIPTION FOR WILEY'S 93.708 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Jefferson, and being a part of Virginia Military Surveys 4948 & 4413, and being more particularly described as follows:

Beginning for reference at a 5/8" diameter iron bar found at the North corner of Virginia Military Survey 4413, also being a corner of Virginia Military Survey 4948, and being at a North corner of a 95.832 acre tract conveyed to Jane E. Olsen by deed recorded in Official Record 1041, Page 95, and being on a South line of a 169 acre tract conveyed to Matthew T. Wiley by deed recorded in Official Record 51, Page 976;

thence with the North line of the 95.832 acre tract and a South line of the 169 acre tract, S-89°35'33"-E, 534.00'(feet) to a 5/8" diameter iron bar found at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described;

thence continuing with a South line of the 169 acre tract, S-89°35'33"-E, 2065.94'(feet) to an iron bar set at the Northwest corner of Virginia Military Survey 11076;

thence continuing with the bounds of the 169 acre tract, the West line of a 15 acre tract conveyed to HIS Land, LLC, by deed recorded in Official Record 1404, Page 5192, Tract II, the West line of a 60.5 acre tract conveyed to HIS Land, LLC, by deed recorded in Official Record 1404, Page 5192, Tract I, an East line of V.M.S. 4948, the West line of V.M.S. 11076, & the West line of V.M.S. 3216, S-18°38'03"-W, 2846.90'(feet) to a point on the original centerline of State Route 292 (variable width right-of-way), passing for reference an iron bar set on the right-of-way line of State Route 292 at 2816.90'(feet) and an iron bar set at 2841.90'(feet);

thence with the original centerline of State Route 292 the following three (3) courses:

1. N-66°56'51"-W, 593.24'(feet) to an iron bar set;
2. With a curve to the left having a Delta of 20°28'00" and a Radius of 357.84'(feet), an Arc distance of 127.82'(feet) to an iron bar set, the Chord of which bears N-77°10'51"-W, 127.14'(feet);
3. N-87°24'51"-W, 279.18'(feet) to a Mag Nail set at the Southeast corner of a 1.142 acre tract conveyed to Goshen Friends Church by deed recorded in Official Record 274, Page 586;

thence with the bounds of the 1.142 acre tract the following three (3) courses:

1. N-3°27'41"-E, 352.44'(feet) to a 3/4" diameter iron bar found, passing for reference a 3/4" diameter iron bar found at 28.57'(feet) and the right-of-way line of State Route 292 at 30.00'(feet);
2. N-33°34'51"-W, 198.86'(feet) to a 3/4" diameter iron bar found;
3. S-85°17'23"-W, 314.74'(feet) to a 3/4" diameter iron bar found at the Northwest corner of a 1.512 acre tract conveyed to Goshen Friends Church by deed recorded in Official Record 43, Page 704, also being on an East line of a 9.701 acre tract conveyed to Greg L. Schindler by deed recorded in Official Record 720, Page 692;

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thence with an East line of the 9.701 acre tract, N-23°42'44"-E, 453.45'(feet) to a 9" diameter wood post found at the Southeast corner of aforementioned Olsen's 95.832 acre tract from which a 5/8" diameter iron bar found for reference bears S-44°20'25"-W, 0.85'(feet);

thence with the East line of the 95.832 acre tract, N-0°28'08"-E, 1532.51'(feet) to the place of beginning,

Containing 93.708 acres, 0.692 acre of which is within the Road right-of-way, 88.573 acres of which is a part of V.M.S. 4948 and 5.135 acre of which is a part of V.M.S. 4413, but being subject to the rights of all legal highways and all easements of record.

Being a more accurate description of all of an 88.817 acre tract conveyed to Matthew T. Wiley by deed recorded in Official Record 1396, Page 818, Tract III.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, March 28, 2022. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on the original centerline of State Route 292 per an assumed bearing of N-87°24'51"-W.



William D. Edwards, P.S. No. 7574



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PLAT OF SURVEY

JEFFERSON TOWNSHIP, LOGAN COUNTY, OHIO
 VIRGINIA MILITARY SURVEYS 4948 & 4413

MATTHEW T. WILEY
 PT. 169 AC.
 O.R. 51, P. 976

S 89°35'33" E
 2065.94'

S 89°35'33" E
 534.00'

JANE E. OLSEN
 95.832 AC.
 O.R. 1041, P. 95

MATTHEW T. WILEY
 PT. 167.23 AC.
 O.R. 51, P. 976

HIS LAND, LLC
 15 AC.
 O.R. 1404, P. 5192
 TRACT II

93.708 AC.
 (0.692 AC. R/W)
 (93.016 AC. NET)

MATTHEW T. WILEY
 88.817 AC.
 O.R. 1396, P. 818
 TRACT III

HIS LAND, LLC
 60.5 AC.
 O.R. 1404, P. 5192
 TRACT I

GREG L. SCHINDLER
 9.701 AC.
 O.R. 720, P. 692

GOSHEN FRIENDS CHURCH
 1.142 AC.
 O.R. 274, P. 586

GOSHEN FRIENDS CHURCH
 1.512 AC.
 O.R. 43, P. 704

ARC = 127.82'
 DELTA = 20°28'00"
 RADIUS = 357.84'
 CHORD = N 77°10'51" W
 127.14'

I.BAR SET BEARS
 N 18°38'03" E, 5.00'
 FROM PROPERTY
 CORNER

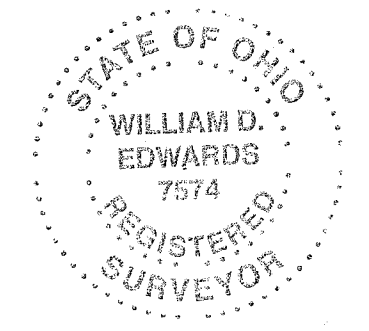
I.BAR @ 28.57'
 R/W @ 30.00'

ORIGINAL C &
 PROPERTY LINE

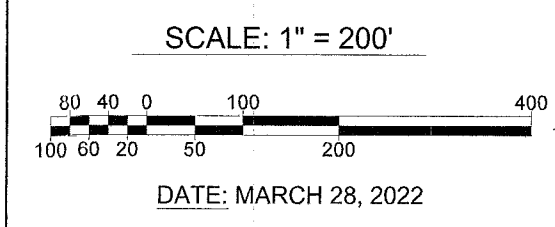
ORIGINAL C &
 PROPERTY LINE

LEGEND

- = 5/8" IRON BAR (UNLESS NOTED).....FOUND
- = 9" WOOD POST.....FOUND
- = MAG NAIL.....SET at grade
- = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 7574".....SET at grade



SURVEYED BY: W.D. Edwards
 WILLIAM D. EDWARDS
 PROFESSIONAL SURVEYOR No. 7574
 110 SOUTH MAIN STREET
 URBANA, OHIO 43078
 (937)653-6508



NOTE:
 1. BEARINGS ARE BASED ON THE ORIGINAL CENTERLINE OF STATE ROUTE 292 PER AN ASSUMED BEARING OF N-87°24'51"-W.
 2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, PLATS OF SURVEYS IN THE VICINITY, COUNTY TAX AND AERIAL MAPS, STATE ROUTE 292 PLANS - L-24, STATE ROUTE 292 PLAN LOG - 292 - 0.478.