

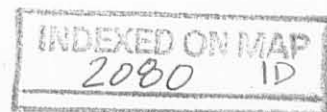
FLOYD S. CLARK DESCRIPTION

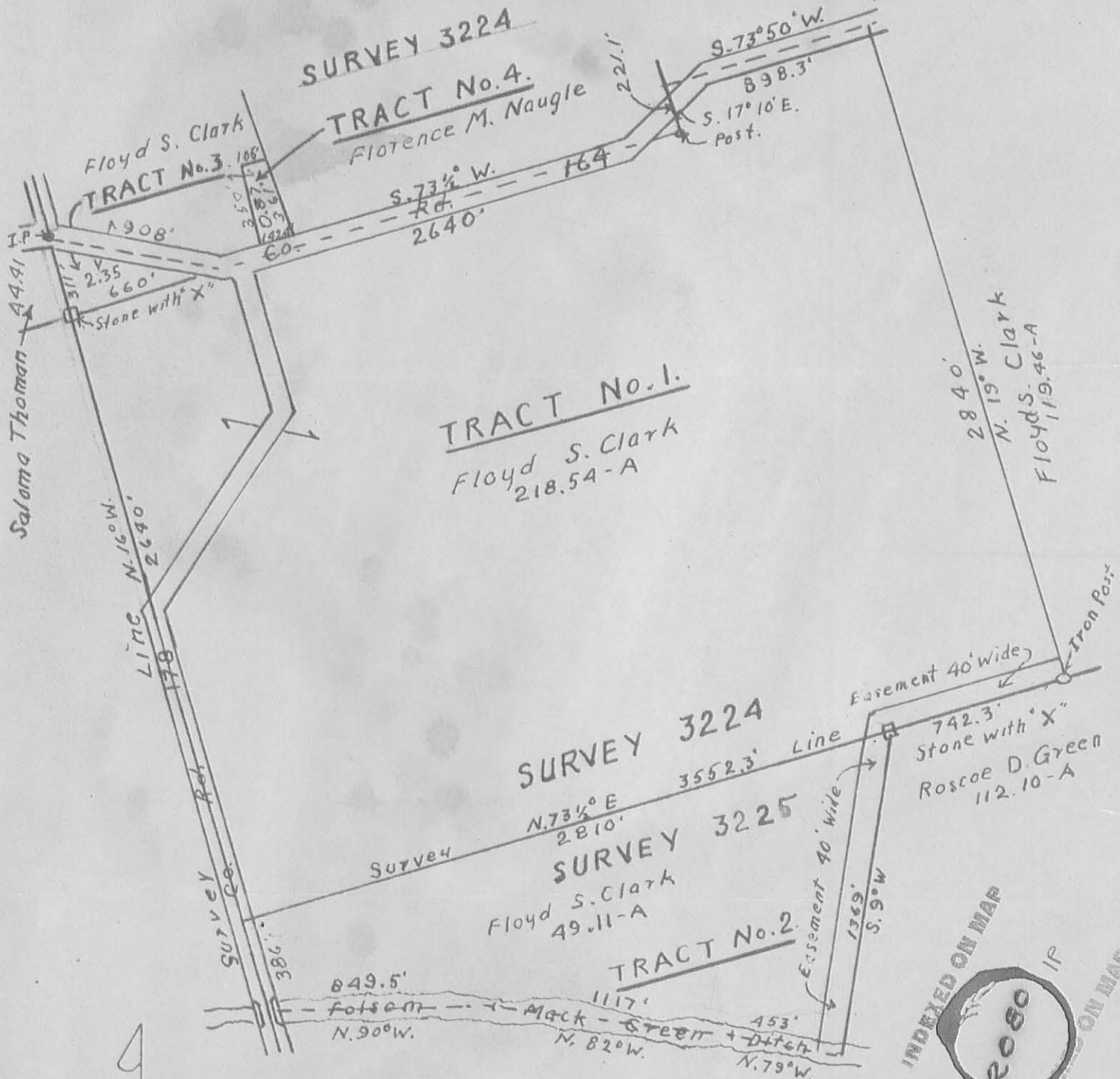
The following described tract of land situated in Monroe Township, Logan County, Ohio and being in Virginia Military Survey 3224, bounded and described as follows:-

Beginning at a stake in the center of County Road No. 164 and in the east line of Survey 3224 and being the northwest corner of Roscoe D. Green's 42.12 acre tract; thence S.  $73^{\circ} 50'$  W. 1862.21 feet with the center of County Road 164 to a stake; thence S.  $19^{\circ}$  E. 2840 feet to an iron post; thence N.  $73\frac{1}{2}^{\circ}$  E. 1862.31 feet with the south line of survey 3224 to a post in the east line of Survey 3224; thence N.  $19^{\circ}$  W. 2820 feet with the east line of Survey 3224 to the place of beginning. Containing 119.46 acres.

Surveyed by me March 24, 1953.

*Walter V. Scott*  
Registered Surveyor No. 2000





FLOYD S. CLARK SURVEY

I hereby certify the above PLAT represents a survey I made of FOUR TRACTS of land in Monroe Township, Logan County, Ohio and being in Virginia Military Surveys 3224 and 3225. Survey of TRACTS Nos. 1 and 3 completed March 24, 1953 and survey of TRACTS Nos. 2 and 4 made November 23, 1948.

*Walter V. Scott*  
 Registered Surveyor No. 2000

Scale 1" = 600'

INDEXED ON MAP  
 2080 IP  
 INDEXED ON MAP

REC'D 7-29-98 SWJ OK 9/14

**LESLIE H. GEESLIN**

**REGISTERED SURVEYOR 5248**

**P. O. BOX 274**

**RUSHSVLVANIA, OHIO 43347**

**TELEPHONE: (937) 468-2793**

**FAX: (937) 468-2082**

ARMENTROUT SURVEY

July 29, 1998

The following described real estate situated in the State of Ohio, County of Logan, Township of Monroe, being part of Virginia Military Survey 3224 and more particularly described as follows:

Beginning at a 5/8 inch iron bar set in the centerline of Township Road 164 in the west line of V. M. S. 3223 and the east line of V. M. S. 3224.

Thence with said V. M. S. line S. 18° 18' 27" E. 294.26 feet to a 5/8 inch iron bar set, passing a stone found at 10.46 feet and a 5/8 inch iron bar set at 30.23 feet.

Thence S. 52° 51' 45" W. 643.40 feet to a 5/8 inch iron bar set.

Thence N. 18° 28' 51" W. 566.90 feet to a 5/8 inch iron bar set in the centerline of T. R. 164, passing a 5/8 inch iron bar set at 536.67 feet.

Thence with said centerline N. 77° 45' 58" E. 614.12 feet to the place of beginning.

Containing 6.029 acres more or less, of which 0.426 acre is in the right of way of T. R. 164.

The above described 6.029 acre tract being in the northeast corner of Bobby B. Gantz's 119.46 acre tract as described in D. B. Vol. 308 Page 84.

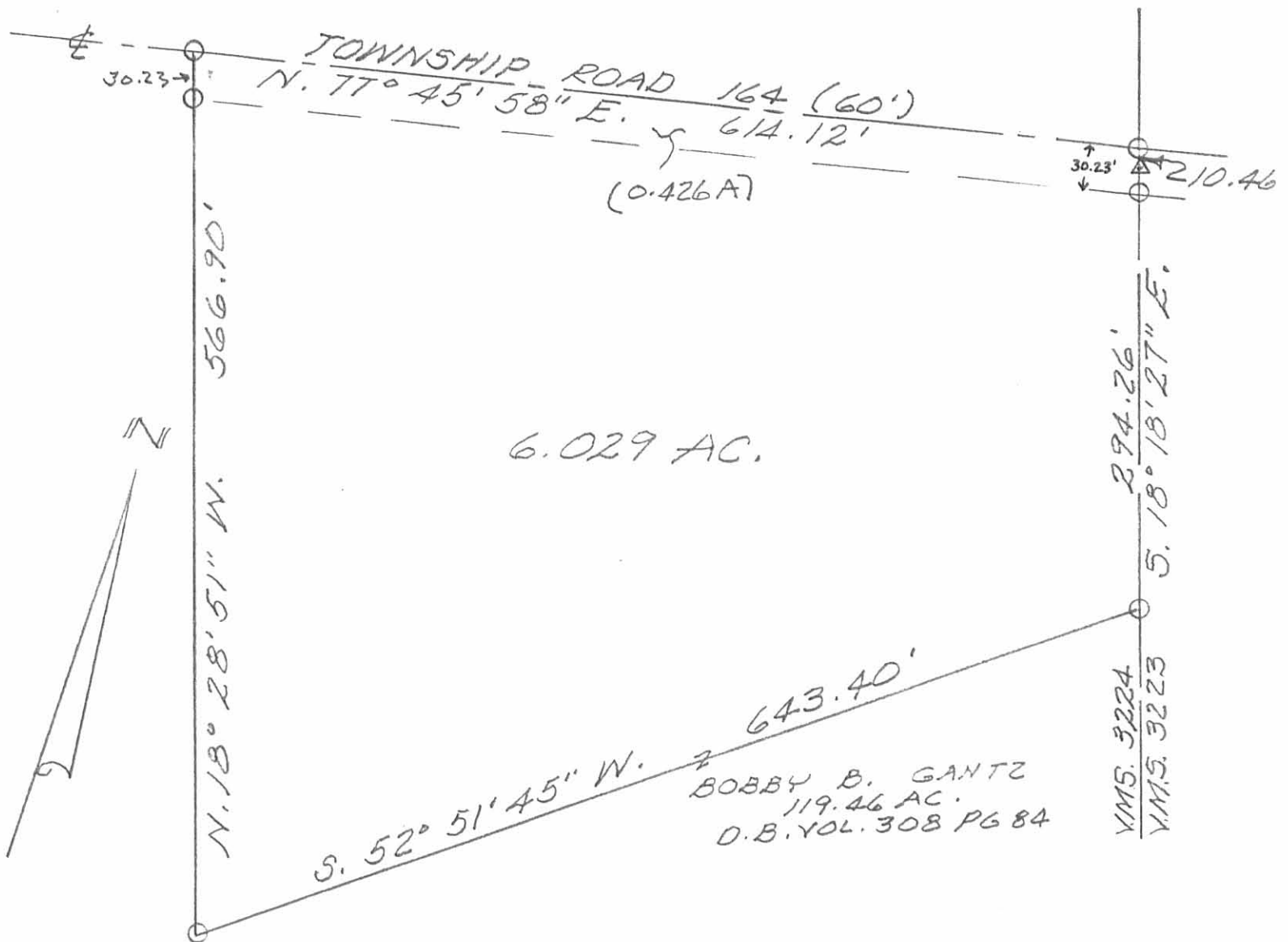
Bearings are based on an assumed bearing ( N. 77° 45' 58" E. ) for the centerline of T. R. 164 in this field survey by Leslie H. Geeslin on July 29, 1998.



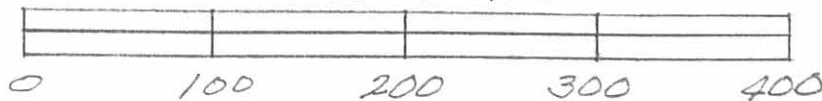
MONROE\16\ARMENTRT.SAM



*Leslie H. Geeslin*



SURVEY OF 6.029 ACRE TRACT  
 IN Y.M.S. 3224, MONROE TWP.,  
 LOGAN COUNTY, OHIO FOR  
 ED ARMENTROUT.  
 JULY 29, 1998  
 SCALE: 1"=100'



LEGEND:  
 O = 5/8" IRON BAR SET  
 Δ = STONE FOUND

INDEXED ON MAP  
 2080 1P

*Leslie H. Geeslin*  
 LESLIE H. GEESLIN  
 RUSHsylvania, OH  
 PH 937-468-2773

2-24-2021

APPROVED



**EDWARDS SURVEYING**

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



**LEGAL DESCRIPTION FOR GANTZ'S 4.046 ACRE TRACT**

Being situate in the State of Ohio, County of Logan, Township of Monroe, and being a part of Virginia Military Survey 3224, and being more particularly described as follows:

Beginning for reference at a Mag Nail set at the intersection of the centerlines of Township Road 164 (variable width right-of-way) and Township Road 178 (60' right-of-way);

thence with the centerline of Township Road 178, S-16°27'03"-E, 13.56'(feet) to a Mag Nail set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described;

thence N-73°54'21"-E, 302.38'(feet) to a Mag Nail set within the right-of-way of Township Road 164;

thence S-11°43'40"-E, 624.85'(feet) to an iron bar set, passing for reference an iron bar set on the right-of-way line of Township Road 164 at 23.02'(feet);

thence S-67°20'30"-W, 287.79'(feet) to an iron bar set on the centerline of Township Road 178, passing for reference an iron bar set on the right-of-way line of Township Road 178 at 222.23'(feet);

thence with the centerline of Township Road 178, N-46°13'41"-E, 39.59'(feet) to an iron bar set at a centerline P.I. of Township Road 178;

thence continuing with the centerline of Township Road 178, N-16°27'03"-W, 637.56'(feet) to the place of beginning.

Containing 4.046 acres, 0.578 acre of which is within the Roads rights-of-ways, but being subject to the rights of all legal highways and all easements of record, including, but not limited to, an ingress-egress easement, 20.00'(feet) in width, over an existing drive, herein reserved, the centerline of which is described as follows:

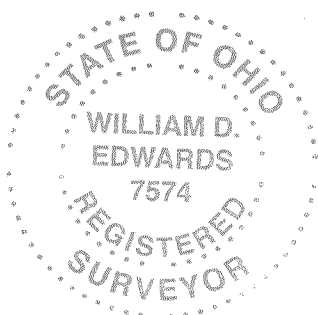
Beginning for reference at a Mag Nail set at the intersection of the centerlines of Township Road 164 (variable width right-of-way) and Township Road 178 (60' right-of-way);

thence with the centerline of Township Road 178, S-16°27'03"-E, 524.37'(feet) to a point at the **PRINCIPLE PLACE OF BEGINNING** for the easement centerline hereinafter described, passing for reference a Mag Nail set at 13.56'(feet);

thence N-70°11'51"-E, 262.04'(feet) to a point on the east line of the herein described 4.046 acre tract at the terminus of the easement from which an iron bar set bears S-11°43'40"-E, 129.56'(feet), passing for reference the right-of-way line of Township Road 178 at 30.05'(feet).

Being a part of a 218.54 acre tract conveyed to Jeffrey B. Gantz, Kelly W. Gantz, & Benjamin B. Gantz, by deed recorded in Official Record 1392, age 252, Parcel II, Tract I, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional surveyor No. 7574, February 8, 2021. 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 centerline of Township Road 178 per an assumed bearing of N-16°27'03"-W.



*William D. Edwards*

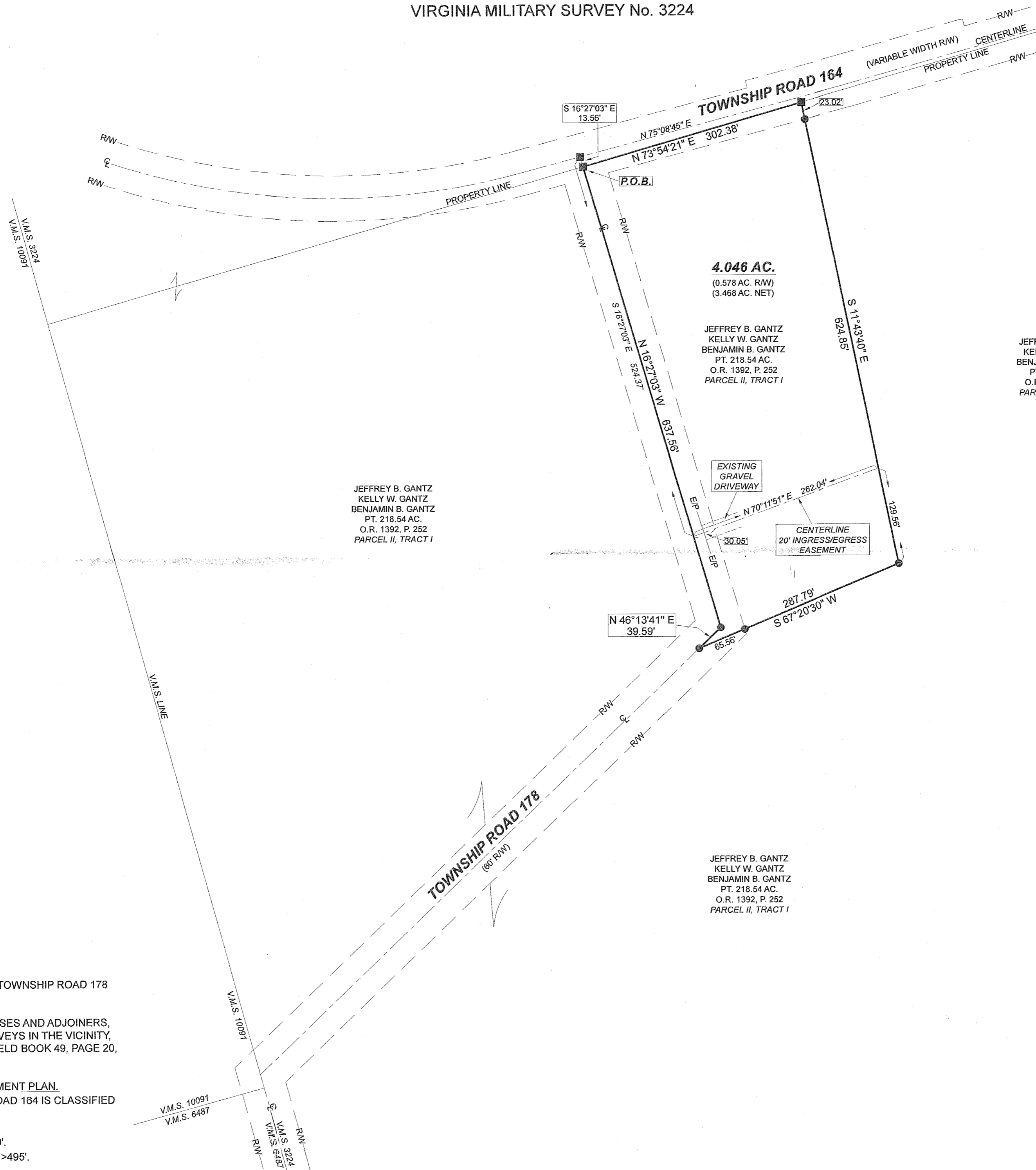
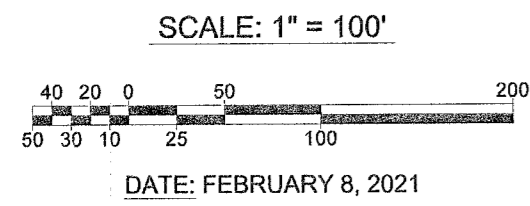
William D. Edwards, P.S. 7574

INDEXED ON MAP  
2080

**PLAT OF SURVEY**  
 MONROE TOWNSHIP, LOGAN COUNTY, OHIO  
 VIRGINIA MILITARY SURVEY No. 3224

**LEGEND**

- = MAG NAIL.....FOUND
- = MAG NAIL.....SET at grade
- = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 7574".....SET at grade



JEFFREY B. GANTZ  
 KELLY W. GANTZ  
 BENJAMIN B. GANTZ  
 PT. 218.54 AC.  
 O.R. 1392, P. 252  
 PARCEL II, TRACT I

**4.046 AC.**  
 (0.578 AC. R/W)  
 (3.468 AC. NET)

JEFFREY B. GANTZ  
 KELLY W. GANTZ  
 BENJAMIN B. GANTZ  
 PT. 218.54 AC.  
 O.R. 1392, P. 252  
 PARCEL II, TRACT I

JEFFREY B. GANTZ  
 KELLY W. GANTZ  
 BENJAMIN B. GANTZ  
 PT. 218.54 AC.  
 O.R. 1392, P. 252  
 PARCEL II, TRACT I

JEFFREY B. GANTZ  
 KELLY W. GANTZ  
 BENJAMIN B. GANTZ  
 PT. 218.54 AC.  
 O.R. 1392, P. 252  
 PARCEL II, TRACT I

**NOTES:**

1. BEARINGS ARE BASED ON THE CENTERLINE OF TOWNSHIP ROAD 178 PER AN ASSUMED BEARING OF N-16°27'03"-W.
2. REFERENCES USED: DEEDS OF SUBJECT PREMISES AND ADJOINERS, COUNTY TAX AND AERIAL MAPS, PLATS OF SURVEYS IN THE VICINITY, TOWNSHIP ROAD 164 PLANS - X-164 & X-164A, FIELD BOOK 49, PAGE 20, FIELD BOOK 607, PAGE 5.
3. SUBJECT TO LOGAN COUNTY ACCESS MANAGEMENT PLAN.
  - TOWNSHIP ROAD 178 AND TOWNSHIP ROAD 164 IS CLASSIFIED AS A LOCAL ROAD.
  - MINIMUM DRIVE SPACING IS 250'
  - MINIMUM INTERSECTION SPACING IS 250'.
  - MINIMUM STOPPING SIGHT DISTANCE IS >495'.



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

5-3-2023

APPROVED



EDWARDS SURVEYING

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



**LEGAL DESCRIPTION FOR GANTZ'S 2.339 ACRE TRACT**

Being situate in the State of Ohio, County of Logan, Township of Monroe, and being a part of Virginia Military Survey 3224, and being more particularly described as follows:

Beginning for reference at a Mag Nail found at the intersection of the centerlines of Township Road 164 (variable width right-of-way) and Township Road 178 (60' right-of-way);

thence with the centerline of Township Road 178, S-16°27'03"-E, 13.56'(feet) to a Mag Nail found at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described;

thence N-73°54'21"-E, 302.38'(feet) to a Mag Nail found within the right-of-way of Township Road 164 at a Northwest corner of a 214.494 acre tract conveyed to Cowedie Valley Farm, LLC, by deed recorded in Official Record 1403, Page 4808, Parcel II, Tract I;

thence with a West line of the 214.494 acre tract, S-11°43'40"-E, 366.50'(feet) to an iron bar set, passing for reference a 5/8" diameter iron bar found on the right-of-way line of Township Road 164 at 23.02'(feet);

thence S-78°39'48"-W, 273.29'(feet) to a Mag Nail set on the centerline of aforementioned Township Road 178, passing for reference an iron bar set on the right-of-way line of Township Road 178 at 243.17'(feet);

thence with the centerline of Township Road 178, N-16°27'03"-W, 342.78'(feet) to the place of beginning.

Containing 2.339 acres, 0.362 acre of which is within the Roads rights-of-ways, but being subject to the rights of all legal highways and all easements of record.

Being a part of a 4.046 acre tract conveyed to Benjamin B. & Kathy J. Gantz by deed recorded in Official Record 1403, Page 4805, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional surveyor No. 7574, April 26, 2023. 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 centerline of Township Road 178 per an assumed bearing of N-16°27'03"-W.



*William D. Edwards*

William D. Edwards, P.S. 7574

INDEXED ON MAP  
20900

5-3-2023

**APPROVED**

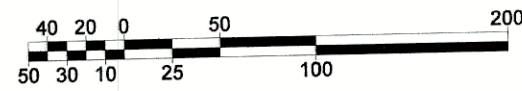
# PLAT OF SURVEY

MONROE TOWNSHIP, LOGAN COUNTY, OHIO  
VIRGINIA MILITARY SURVEY No. 3224

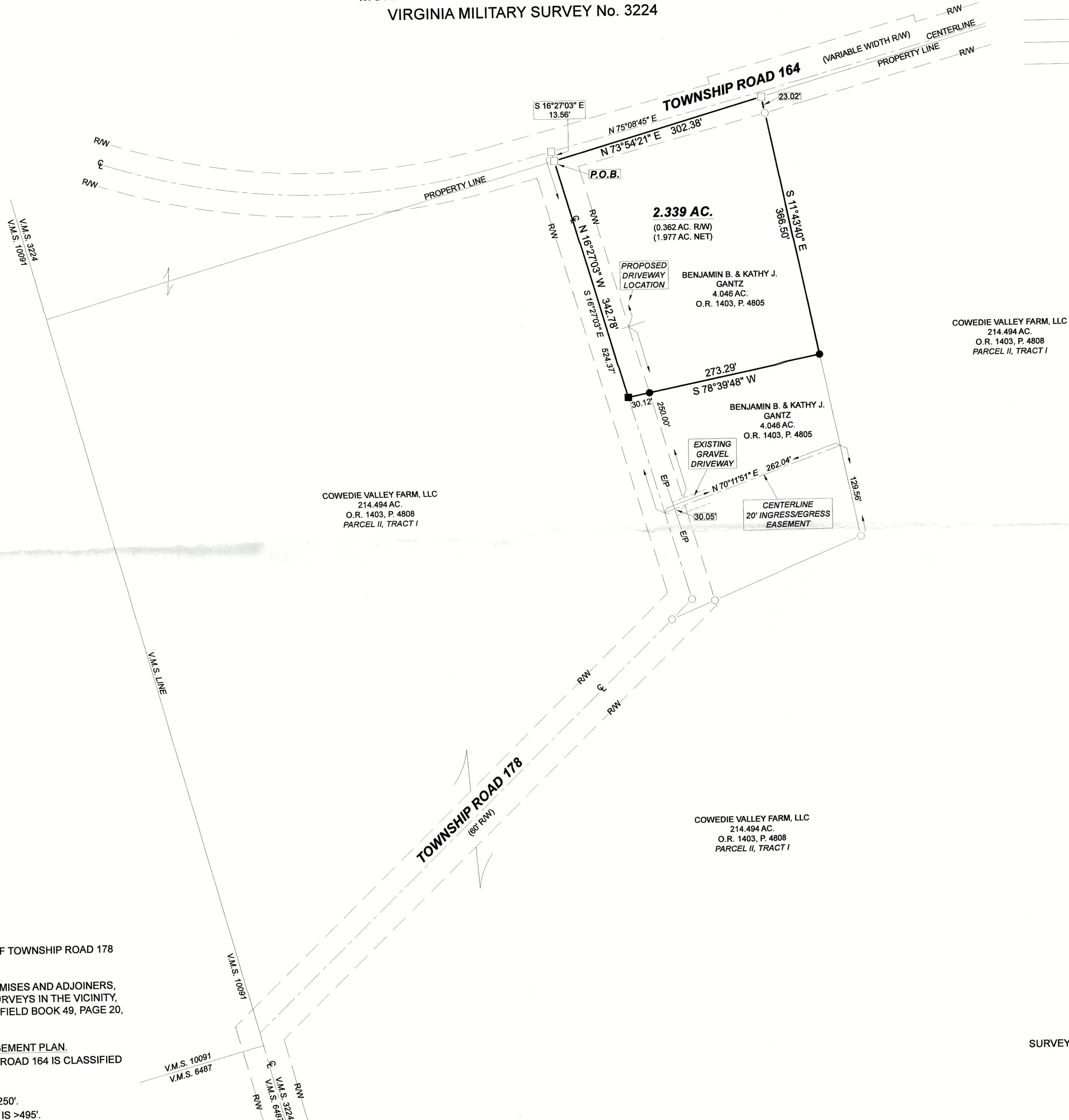
## LEGEND

- = 5/8" IRON BAR.....FOUND
- = MAG NAIL.....FOUND
- = MAG NAIL.....SET at grade
- = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 7574".....SET at grade

SCALE: 1" = 100'



DATE: APRIL 26, 2023



### NOTES:

1. BEARINGS ARE BASED ON THE CENTERLINE OF TOWNSHIP ROAD 178 PER AN ASSUMED BEARING OF N-16°27'03"-W.
2. REFERENCES USED: DEEDS OF SUBJECT PREMISES AND ADJOINERS, COUNTY TAX AND AERIAL MAPS, PLATS OF SURVEYS IN THE VICINITY, TOWNSHIP ROAD 164 PLANS - X-164 & X-164A, FIELD BOOK 49, PAGE 20, FIELD BOOK 607, PAGE 5.
3. SUBJECT TO LOGAN COUNTY ACCESS MANAGEMENT PLAN.
  - TOWNSHIP ROAD 178 AND TOWNSHIP ROAD 164 IS CLASSIFIED AS A LOCAL ROAD.
  - MINIMUM DRIVE SPACING IS 250'
  - MINIMUM INTERSECTION SPACING IS 250'.
  - MINIMUM STOPPING SIGHT DISTANCE IS >495'.



SURVEYED BY:

*William D. Edwards*

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



7292.DWG

INDEXED ON MAP  
2000