

Hurley Survey *Received 12-4-86 OK (C.R.)*

The following described real estate situated in the Township of McArthur, County of Logan, State of Ohio and being a part of Virginia Military Survey No. 9884 and being more particularly described as follows:

Beginning at a Harrow Tooth found at the southeast corner to Fonta Belle Hurley's present 116.78 Acre tract known as Permanent Parcel No. 23-064-00-00-002 on the Logan County Auditor's Land Duplicate and being recorded in Deed Volume 401 Pages 455-456 (8-19-1983) and also being the southwest corner to Donna M. Burris's present 1.00 Acre tract and being in the centerline of C. H. No. 57;

Thence with the centerline of C. H. No. 57, S. $84^{\circ} 30'$ W. 469.89 feet to an one inch Harrow Tooth set, passing through a R. R. Spike found at the northeast corner to a 1.42 Acre tract; (Note: This line is the basis of bearing);

Thence parallel with Hurley's east line, N. $6^{\circ} 36'$ W. 1,190.17 feet to an iron bar set in a fence line, passing through iron bars set at 30.00 feet and 1003.47 feet;

Thence with said fence line, N. $87^{\circ} 01'$ E. 167.85 feet to an iron bar set on the south side of a wood corner post;

Thence with another fence line, N. $6^{\circ} 36'$ W. 263.76 feet to an iron bar set;

Thence N. $84^{\circ} 30'$ E. 302.43 feet to an iron bar set in Hurley's east line and the west line to Hiram J. Dodd's (said iron bar being 2.0 foot north of a multiple trunk box elder tree);

Thence with Hurley's east line, S. $6^{\circ} 36'$ E. 1,446.53 feet to the place of beginning, containing 635,592.975 square feet or 14.591 Acres, more or less.

Of the above described tract, there is 14,100.00 square feet or 0.324 Acres in the right of way of C. H. No. 57.

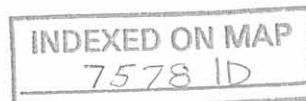
I hereby certify that the above described tract is surveyed out of the southeast corner of Permanent Parcel No. 23-064-00-00-002 (116.78 Acres) as is recorded in Deed Volume 401 Pages 455-456 (8-19-1983) in the name of Fonta Belle Hurley and is all of Parcel No. Four (8.00 Acres) and the remainder from Parcel No. One (70.00 Acres).

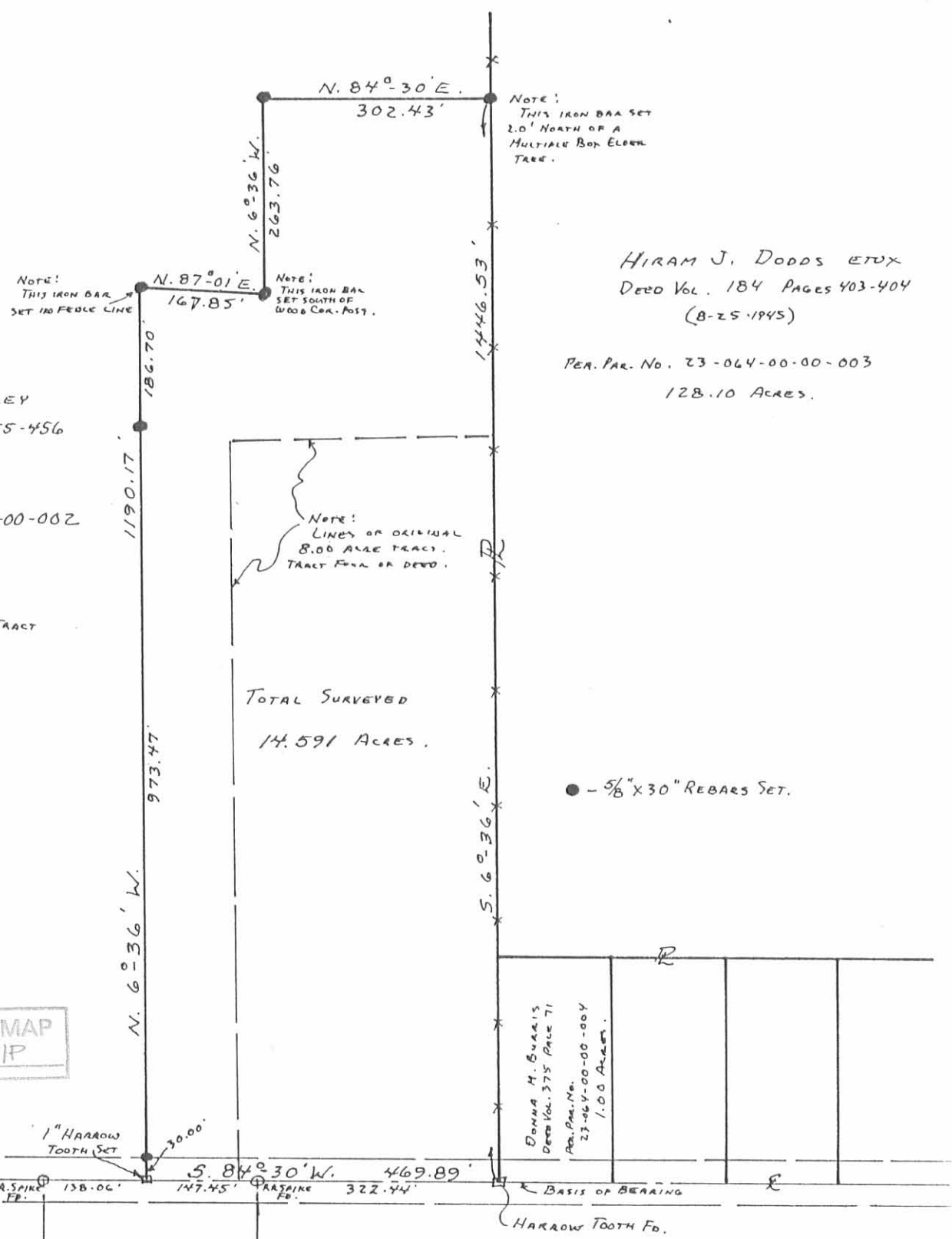
I hereby certify that this description is the result of an actual field survey made by me on November 22, 1986.



Daniel E. Gilbert

Daniel E. Gilbert, P.S.
Reg. Sur. No. 5402
400 North Park Street
Bellefontaine, Ohio 43311





FONTA BELLE HURLEY
DEED Vol. 401 PAGES 455-456
(8-19-1983)

PER. PAR. No. 23-064-00-00-002
116.78 ACRES

ORIGINAL 70.00 ACRE TRACT
TRACT ONE OF DEED.

HIRAM J. DODDS ETUX
DEED Vol. 184 PAGES 403-404
(8-25-1945)

PER. PAR. No. 23-064-00-00-003
128.10 ACRES.

NOTE:
LINES OF ORIGINAL
8.00 ACRE TRACT.
TRACT FOUR OF DEED.

TOTAL SURVEYED
14.591 ACRES.

● - 5/8" X 30" REBARS SET.

INDEXED ON MAP
7578 IP

C.H. No. 57
F.B. 598 P. 75

R.A. SPIKE
FP.

S. 84°-30' W. 469.89'

BASIS OF BEARING

1.42 ACRE
TRACT.
INDEX No. 7026



HURLEY SURVEY
V.M.S. No. 9884
MS. ARTHUR TOWNSHIP
LOGAN COUNTY, OHIO
NOVEMBER 22, 1986

SCALE: 1" = 200'
086-030

Daniel E. Gilbert, P.S.
DANIEL E. GILBERT, P.S.
REG. SUR. No. 5402
400 NORTH PARK STREET
BELLEFONTAINE, OHIO 43311

11-8-2023

APPROVED



EDWARDS SURVEYING

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



LEGAL DESCRIPTION FOR GODFREY & HILTON'S 3.302 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of McArthur, and being a part of Virginia Military Survey 9884, and being more particularly described as follows:

Beginning for reference at a 3/4" diameter iron pipe found at the intersection of the centerlines of County Road 57 (60' right-of-way) and County Road 49 (40' right-of-way), also being on the West line of V.M.S. 9884 and the East line of V.M.S. 9883;

Thence with the centerline of County Road 57, N-84°29'21"-E, 1275.36'(feet) to a 1" harrow tooth found at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, also being at the Southeast corner of a 12.028 acre tract conveyed to Michael K. & Kimberli S. Durnell by deed recorded in Official Record 810, Page 357;

Thence with the East line of the 12.028 acre tract, N-6°36'17"-W, 450.00'(feet) to an iron bar set, passing for reference a 5/8" diameter iron bar found on the right-of-way line of County Road 57 at 30.01'(feet);

Thence N-84°29'21"-E, 319.66'(feet) to an iron bar set;

Thence S-6°36'17"-E, 450.00'(feet) to a Mag Nail Set on the centerline of aforementioned County Road 57, passing for reference an iron bar set on the right-of-way line of County Road 57 at 419.99'(feet);

Thence with the centerline of County Road 57, S-84°29'21"-W, 319.66'(feet) to the place of beginning.

Containing 3.302 acres, 0.220 acre of which is within the Road right-of-way, but being subject to the rights of all legal highways and all easements of record.

Being a part of a 14.591 acre tract conveyed to Michael J. Godfrey & Debra L. Hilton by deed recorded in Official Record 1413, Page 5011, of the Logan County Records.

ALSO: An easement for ingress and egress, 20.00'(feet) in width, the centerline of which is described as follows:

Being situate in the State of Ohio, County of Logan, Township of McArthur, and being a part of Virginia Military Survey 9884, and being more particularly described as follows:

Beginning for reference at a 3/4" diameter iron pipe found at the intersection of the centerlines of County Road 57 (60' right-of-way) and County Road 49 (40' right-of-way), also being on the West line of V.M.S. 9884 and the East line of V.M.S. 9883;

Thence with the centerline of County Road 57, N-84°29'21"-E, 1641.78'(feet) to a Mag Nail set at the **PRINCIPLE PLACE OF BEGINNING** for the easement centerline hereinafter described, passing for reference a 1" harrow tooth found at 1275.36'(feet) and a Mag Nail set at 1595.02'(feet);


Thence N-6°38'42"-W, 295.00'(feet) to a point;

Thence S-83°21'18"-W, 46.55'(feet) to a point at the terminus of the easement centerline from which an iron bar set for reference bears N-6°36'17"-W, 155.93'(feet).

Being a part of a 14.591 acre tract conveyed to Michael J. Godfrey & Debra L. Hilton by deed recorded in Official Record 1413, Page 5011, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional surveyor No. 7574, November 2, 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 County Road 57 per an assumed bearing of N-84°29'21"-E.




William D. Edwards, P.S. 7574

INDEXED ON MAP
7574

PLAT OF SURVEY

McARTHUR TOWNSHIP, LOGAN COUNTY, OHIO
 VIRGINIA MILITARY SURVEY 9884



SCALE: 1" = 120'

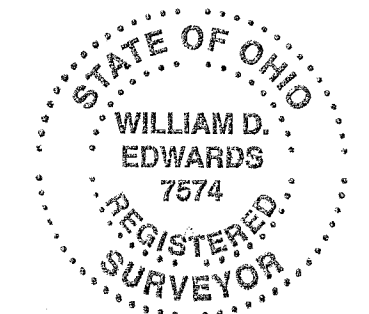
DATE: NOVEMBER 2, 2023

NOTE:

1. BEARINGS ARE BASED ON THE CENTERLINE OF COUNTY ROAD 57 ROAD PER AN ASSUMED BEARING OF N-84°29'21"-E.
2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY.
3. THE SUBJECT PARCEL IS SUBJECT TO THE LOGAN COUNTY ACCESS PLAN: COUNTY ROAD 57 188 IS CLASSIFIED AS A LOCAL ROAD, MINIMUM DRIVE SPACING = 250', MINIMUM INTERSECTION SPACING = 250', MINIMUM SIGHT STOPPING DISTANCE IS > 495'.
4. ACCESS FOR THE 3.302 ACRE TRACT SHOWN HEREON IS TO BE IN A 20' WIDE INGRESS-EASEMENT ALONG AN EXISTING DRIVEWAY. NO NEW DRIVEWAY ACCESS IS REQUESTED.

LEGEND

- = RAILROAD SPIKE.....FOUND
- = 5/8" DIA. IRON BAR.....FOUND
- = 3/4" DIA. IRON PIPE.....FOUND
- = MAG NAILFOUND
- = 1" HARROW TOOTH.....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:
 WILLIAM D. EDWARDS
 PROFESSIONAL SURVEYOR No. 7574
 110 SOUTH MAIN STREET
 URBANA, OHIO 43078
 (937)653-6508

12-4-2023



APPROVED

LEGAL DESCRIPTION FOR GODFREY & HILTON'S 2.000 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of McArthur, and being a part of Virginia Military Survey 9884, and being more particularly described as follows:

Beginning for reference at a 3/4" diameter iron pipe found at the intersection of the centerlines of County Road 57 (60' right-of-way) and County Road 49 (40' right-of-way), also being on the West line of V.M.S. 9884 and the East line of V.M.S. 9883;

Thence with the centerline of County Road 57, N-84°29'21"-E, 1275.36'(feet) to a 1" harrow tooth found at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, also being at the Southeast corner of a 12.028 acre tract conveyed to Michael K. & Kimberli S. Durnell by deed recorded in Official Record 810, Page 357;

Thence with the East line of the 12.028 acre tract, N-6°36'17"-W, 428.25'(feet) to a point, passing for reference a 5/8" diameter iron bar found on the right-of-way line of County Road 57 at 30.01'(feet) and also passing for reference an iron bar set at 423.25'(feet);

Thence N-84°29'21"-E, 255.00'(feet) to an iron bar set;

Thence S-6°36'17"-E, 218.25'(feet) to an iron bar set;

Thence S-84°29'21"-W, 105.00'(feet) to an iron bar set;

Thence S-6°36'17"-E, 210.00'(feet) to a Mag Nail Set on the centerline of aforementioned County Road 57, passing for reference an iron bar set on the right-of-way line of County Road 57 at 179.99'(feet);

Thence with the centerline of County Road 57, S-84°29'21"-W, 150.00'(feet) to the place of beginning.

Containing 2.000 acres, 0.103 acre of which is within the Road right-of-way, but being subject to the rights of all legal highways and all easements of record.

Being a part of a 14.591 acre tract conveyed to Michael J. Godfrey & Debra L. Hilton by deed recorded in Official Record 1413, Page 5011, of the Logan County Records.

ALSO: An easement for ingress and egress, 20.00'(feet) in width, the centerline of which is described as follows:

Being situate in the State of Ohio, County of Logan, Township of McArthur, and being a part of Virginia Military Survey 9884, and being more particularly described as follows:

Beginning for reference at a 3/4" diameter iron pipe found at the intersection of the centerlines of County Road 57 (60' right-of-way) and County Road 49 (40' right-of-way), also being on the West line of V.M.S. 9884 and the East line of V.M.S. 9883;

Thence with the centerline of County Road 57, N-84°29'21"-E, 1641.79'(feet) to a Mag Nail set at the **PRINCIPLE PLACE OF BEGINNING** for the easement centerline hereinafter described, passing for reference a 1" harrow tooth found at 1275.36'(feet) and a Mag Nail set at 1425.36'(feet);

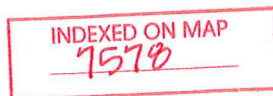
Thence N-6°38'42"-W, 295.00'(feet) to a point;

Thence S-83°21'18"-W, 111.20'(feet) to a point at the terminus of the easement centerline from which an iron bar set for reference bears N-6°36'17"-W, 135.45'(feet).

Being a part of a 14.591 acre tract conveyed to Michael J. Godfrey & Debra L. Hilton by deed recorded in Official Record 1413, Page 5011, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by Terry A. Hoppes, Professional surveyor No. 6352, November 22, 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 County Road 57 per an assumed bearing of N-84°29'21"-E.

Terry A. Hoppes, P.S. 6352



PLAT OF SURVEY

McARTHUR TOWNSHIP, LOGAN COUNTY, OHIO
 VIRGINIA MILITARY SURVEY 9884



SCALE: 1" = 120'

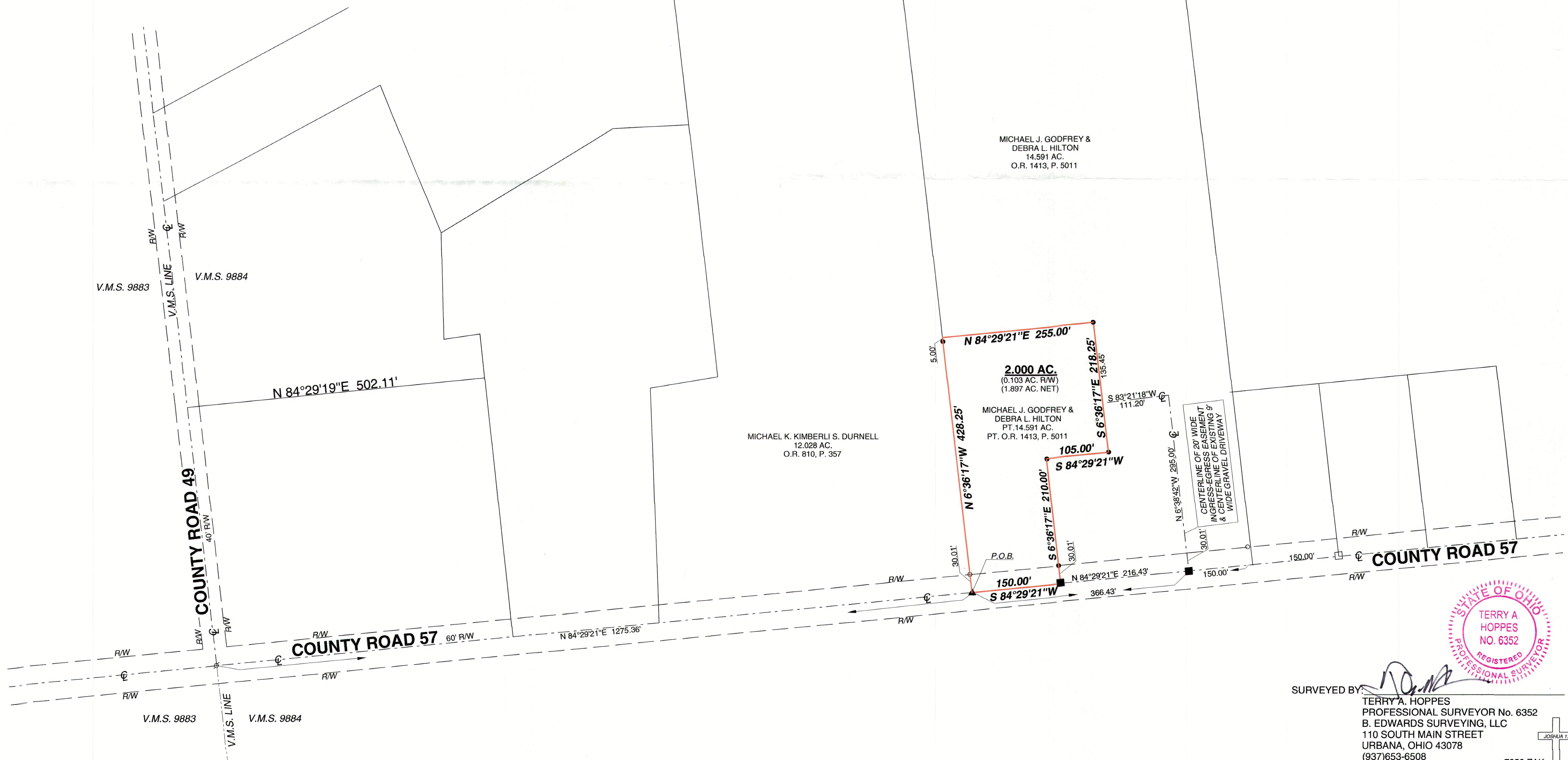
DATE: NOVEMBER 22, 2023

NOTE:

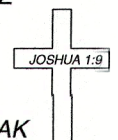
- BEARINGS ARE BASED ON THE CENTERLINE OF COUNTY ROAD 57 ROAD PER AN ASSUMED BEARING OF N-84°29'21"-E.
- REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY.
- THE SUBJECT PARCEL IS SUBJECT TO THE LOGAN COUNTY ACCESS PLAN: COUNTY ROAD 57 IS CLASSIFIED AS A LOCAL ROAD, MINIMUM DRIVE SPACING = 250', MINIMUM INTERSECTION SPACING = 250', MINIMUM SIGHT STOPPING DISTANCE IS > 495'.
- ACCESS FOR THE 2.000 ACRE TRACT SHOWN HEREON IS TO BE IN A 20' WIDE INGRESS-EASEMENT ALONG AN EXISTING DRIVEWAY. NO NEW DRIVEWAY ACCESS IS REQUESTED.

LEGEND

- = RAILROAD SPIKE.....FOUND
- = 5/8" DIA. IRON BAR.....FOUND
- = 3/4" DIA. IRON PIPE.....FOUND
- = MAG NAILFOUND
- = 1" HARROW TOOTH.....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:
 TERRY A. HOPPES
 PROFESSIONAL SURVEYOR No. 6352
 B. EDWARDS SURVEYING, LLC
 110 SOUTH MAIN STREET
 URBANA, OHIO 43078
 (937)653-6508



1-0-2024



APPROVED

LEGAL DESCRIPTION FOR GODFREY & HILTON'S 13.514 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of McArthur, and being a part of Virginia Military Survey 9884, and being more particularly described as follows:

Beginning for reference at a ¾" diameter iron pipe found at the intersection of the centerlines of County Road 57 (60' right-of-way) and County Road 49 (40' right-of-way), also being on the West line of V.M.S. 9884 and the East line of V.M.S. 9883;

Thence with the centerline of County Road 57, N-84°29'21"-E, 1425.36'(feet) to a Mag nail set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, passing for reference a 1" harrow tooth found at 1275.36'(feet);

Thence, N-6°36'17"-W, 210.00'(feet) to an iron bar set, passing for reference an iron bar set on the right-of-way line of County Road 57 at 30.01'(feet);

Thence, N-84°29'21"-E, 105.00'(feet) to an iron bar set;

Thence, N-6°36'17"-W, 218.25'(feet) to an iron bar set;

Thence, S-84°29'21"-W, 255.00'(feet) to a point on the east line of a 12.028 acre tract conveyed to Michael K. and Kimberli S. Durnell by deed recorded in Official Record 810, page 357, from which an iron bar set for reference bears S-6°36'17"-E, 5.00'(feet);

Thence with the east line of said Durnell, and with the east line of a 9.393 acre tract conveyed to John A. and Michele L. Weddle by deed recorded in Official Record 1395, page 1724, Tract II, N-6°36'17"-W, 1016.77'(feet) to 5/8" iron bar found at the northwest corner of 1.006 acre tract conveyed to Michael J. Godfrey and Debra L. Hilton by deed recorded in Official Record 1413, page 5011 and at the southwest corner of a 10.169 acre tract conveyed to John A. and Michele L. Weddle by deed recorded in Official Record 1395, page 1724 Tract I;

Thence with the north line of said 1.006 acre tract, and with the south line of said 10.169 acre tract, N-84°29'10"-E, 465.88'(feet) to a 5/8" iron bar found at the southeast corner of said 10.169 acre tract, and on the west line of a 80.359 acre tract conveyed to Robert Dean Dodds, Trustee by deed recorded in Official Record 744, page 809 Tract I, passing for reference a 5/8" iron bar found at the northeast corner of said 1.006 acre tract at 166.93'(feet);

Thence with the west line of said 80.359 acre tract, and with the west line of a 1.00 acre tract conveyed to Donna M. Burris by deed recorded in Deed Record 407, page 728, S-6°45'17"-E, 1445.12'(feet) to a Mag nail set at the southwest corner of said Burris, passing for reference a 5/8" iron bar found at the northwest corner of said Burris at 1154.67'(feet) and also passing for reference a 5/8" iron bar on the north line of County Road 57 at 1415.11'(feet);

INDEXED ON MAP
7578

Thence with the centerline of said County Road 57, S-84°29'21"-W, 319.66'(feet) to the place of beginning, passing for reference a Mag nail set at 103.23'(feet).

Containing 13.514 acres, 0.220 acre of which is within the Road right-of-way, but being subject to the rights of all legal highways and all easements of record.

Being a part of a 14.591 acre tract and all of a 1.006 acre tract conveyed to Michael J. Godfrey & Debra L. Hilton by deed recorded in Official Record 1413, Page 5011, of the Logan County Records.

BEING SUBJECT, HOWEVER TO: An easement for ingress and egress, 20.00'(feet) in width, the centerline of which is described as follows:

Being situate in the State of Ohio, County of Logan, Township of McArthur, and being a part of Virginia Military Survey 9884, and being more particularly described as follows:

Beginning for reference at a ¾" diameter iron pipe found at the intersection of the centerlines of County Road 57 (60' right-of-way) and County Road 49 (40' right-of-way), also being on the West line of V.M.S. 9884 and the East line of V.M.S. 9883;

Thence with the centerline of County Road 57, N-84°29'21"-E, 1641.79'(feet) to a Mag Nail set at the **PRINCIPLE PLACE OF BEGINNING** for the easement centerline hereinafter described, passing for reference a 1" harrow tooth found at 1275.36'(feet) and a Mag Nail set at 1425.36'(feet);

Thence N-6°38'42"-W, 295.00'(feet) to a point;

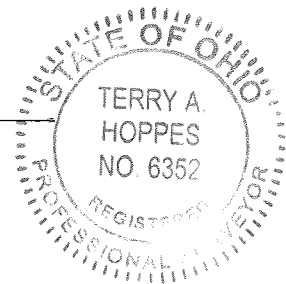
Thence S-83°21'18"-W, 111.20'(feet) to a point at the terminus of the easement centerline from which an iron bar set for reference bears N-6°36'17"-W, 135.45'(feet).

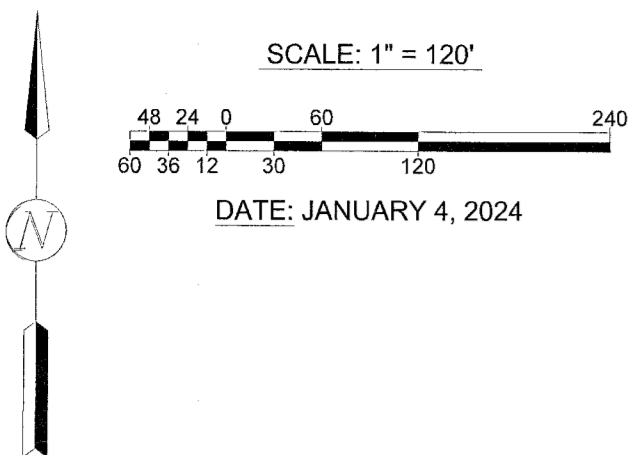
Being a part of a 14.591 acre tract conveyed to Michael J. Godfrey & Debra L. Hilton by deed recorded in Official Record 1413, Page 5011, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by Terry A. Hoppes, Professional surveyor No. 6352, January 4, 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 the centerline of County Road 57 per an assumed bearing of N-84°29'21"-E.



Terry A. Hoppes, P.S. 6352





- NOTE:
1. BEARINGS ARE BASED ON THE CENTERLINE OF COUNTY ROAD 57 ROAD PER AN ASSUMED BEARING OF N-84°29'21"-E.
 2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY.
 3. THE SUBJECT PARCEL IS SUBJECT TO THE LOGAN COUNTY ACCESS PLAN: COUNTY ROAD 57 IS CLASSIFIED AS A LOCAL ROAD, MINIMUM DRIVE SPACING = 250', MINIMUM INTERSECTION SPACING = 250', MINIMUM SIGHT STOPPING DISTANCE IS > 495'.
 4. ACCESS FOR THE 2.000 ACRE TRACT SHOWN HEREON IS TO BE IN A 20' WIDE INGRESS-EASEMENT ALONG AN EXISTING DRIVEWAY. NO NEW DRIVEWAY ACCESS IS REQUESTED.

PLAT OF SURVEY

McARTHUR TOWNSHIP, LOGAN COUNTY, OHIO
 VIRGINIA MILITARY SURVEY 9884

LEGEND

- = 5/8" DIA. IRON BAR.....FOUND
- = 3/4" DIA. IRON PIPE.....FOUND
- = 1" HARROW TOOTH.....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

JOHN A. & MICHELE L. WEDDLE
 9.393 AC.
 O.R. 1395, P. 1724
 TRACT II

JOHN A. & MICHELE L. WEDDLE
 10.169 AC.
 O.R. 1395, P. 1724
 TRACT I

MICHAEL J. GODFREY &
 DEBRA L. HILTON
 1.006 AC.
 O.R. 1413, P. 5011

13.514 AC.
 (0.220 AC. R/W)
 (13.294 AC. NET)

MICHAEL J. GODFREY &
 DEBRA L. HILTON
 14.591 AC.
 O.R. 1413, P. 5011

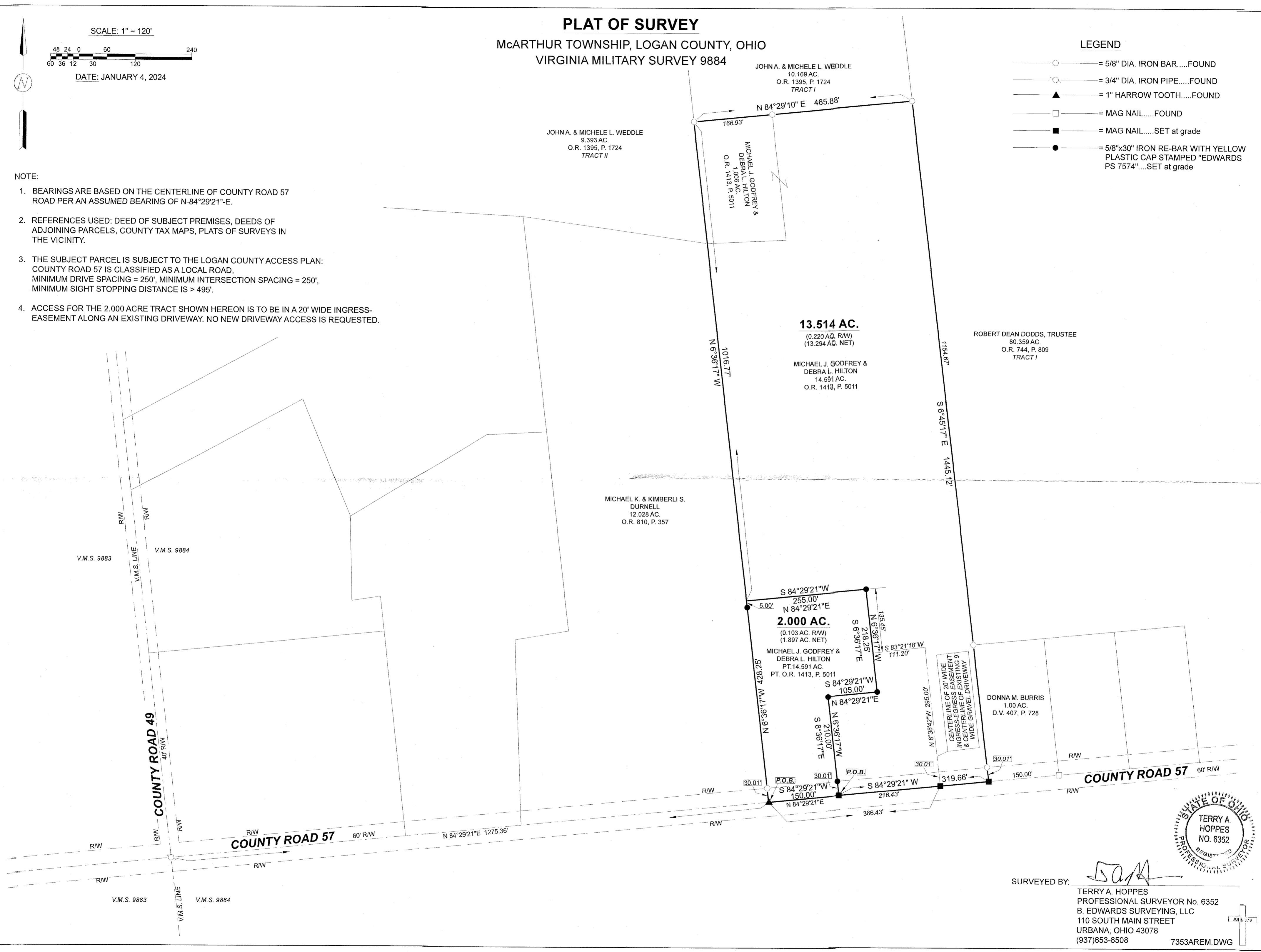
ROBERT DEAN DODDS, TRUSTEE
 80.359 AC.
 O.R. 744, P. 809
 TRACT I

MICHAEL K. & KIMBERLI S.
 DURNELL
 12.028 AC.
 O.R. 810, P. 357

2.000 AC.
 (0.103 AC. R/W)
 (1.897 AC. NET)

MICHAEL J. GODFREY &
 DEBRA L. HILTON
 PT. 14.591 AC.
 PT. O.R. 1413, P. 5011

DONNA M. BURRIS
 1.00 AC.
 D.V. 407, P. 728



SURVEYED BY:

TERRY A. HOPPES
 PROFESSIONAL SURVEYOR No. 6352
 B. EDWARDS SURVEYING, LLC
 110 SOUTH MAIN STREET
 URBANA, OHIO 43078
 (937)653-6508