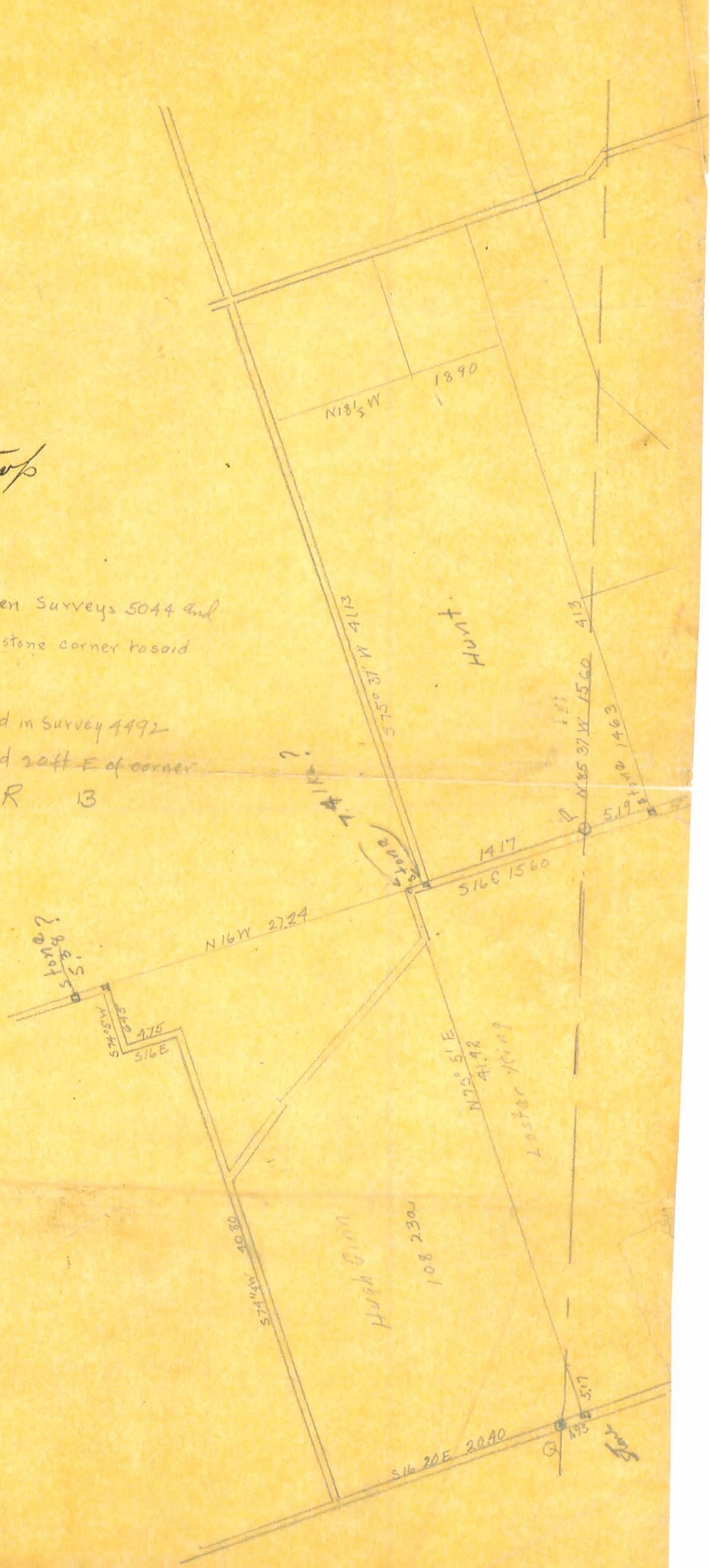


INDEXED ON MAP

(1156) IP

MONROE Twp

- O At Survey Line between Surveys 5044 and 4492 S37°4'W 361Ks from stone corner to said Survey
- P At E side of County road in Survey 4492
- Q At E side of Ludlow Road 20ft E of corner of Sections 14+15 T. 5 R. 13



SURVEY FOR BOB HOOVER
1.341 Acres
December 31, 2002

The following described 1.341 acre tract is situated in the State of Ohio, County of Logan, Township of Monroe, V.M.S. 4492, being a 30 feet wide strip along and contiguous with a north line of Jack L. Webb's 103 acre tract described in Official Record 387, page 583, said 1.341 acre tract being more particularly described as follows:

Beginning for reference at a magnetic nail set at the intersection of the centerline of State Route #245 (60 feet wide) with the centerline of Township Road #175 (40 feet wide), said magnetic nail being South 14°05'00" East (assumed bearing) 717.00 feet from the midpoint between two concrete right of way monuments found at Sta. 135+00 as shown on Logan County S.H. 595 R/W Plans, page 3 of 4, said nail marking the southwest corner of Carl Piatt Gray and Patricia E. Gray, Trustees' original 161-1/2 acre Tract I described in Official Record 251, page 734;

Thence South 14°05'00" East 15.00 feet, following the centerline of State Route #245 and the west line of V.M.S. 4492, to a magnetic nail set at a northwest corner of Jack L. Webb's 103 acre tract described in Official Record 387, page 583, said nail marking the **place of beginning**;

Thence **North 75°36'40" East 1947.51 feet**, following a north line of said 103 acre tract, said line being north 5.00 feet perpendicular to and parallel with the southern right of way line of Township Road #175, passing at 30.00 feet an iron pin set and passing at approximately 1828 feet the eastern end of said Road, to an iron pin set;

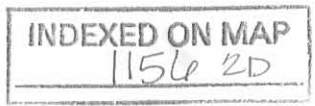
Thence **South 14°23'20" East 30.00 feet**, departing from the north line of said 103 acre tract and entering said 103 acre tract, passing at 1.87 feet a 10 inch wood corner post found, to an iron pin set;

Thence **South 75°36'40" West 1947.67 feet**, passing at 1917.67 feet an iron pin set, to a magnetic nail set in the centerline of State Route #245, in the west line of V.M.S. 4492, and in the a west line of said 103 acre tract;

Thence **North 14°05'00" West 30.00 feet**, following the centerline of State Route #245, the west line of V.M.S. 4492, and a west line of said 103 acre tract, to the **place of beginning, containing 1.341 acres**, more or less, and being subject to all valid easements and restrictions of record. Of the above described 1.341 acre tract, 0.227 acre is within the right of way of State Route #245 and Township Road #175.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of December 2002. Bearings indicated herein are based on an assumed meridian with all others based on angles turned. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS #6140".

ATTEST: Paul R. Clapsaddle
Paul R. Clapsaddle, R.S. #6140
19019 West Darby Road, Marysville, Ohio 43040
(937) 747-2599



REC'D 1-16-03 SMJ & K

SURVEY FOR BOB HOOVER

State of Ohio, County of Logan, Township of Monroe,
V.M.S. 4492, being a 30 feet wide strip along and
contiguous with a north line of Jack L. Webb's 103
acre tract described in Official Record 387, page 583

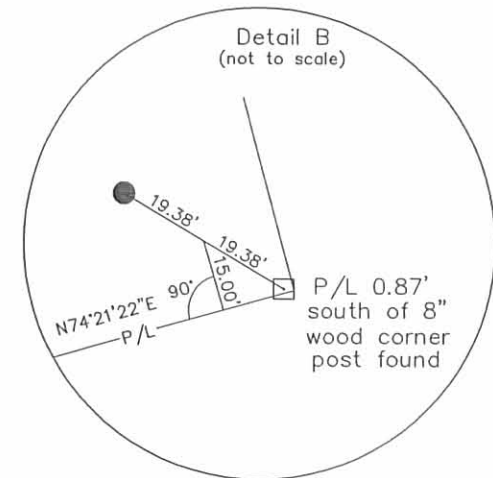
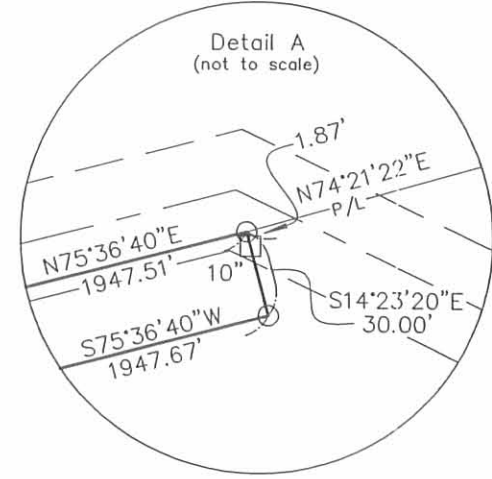
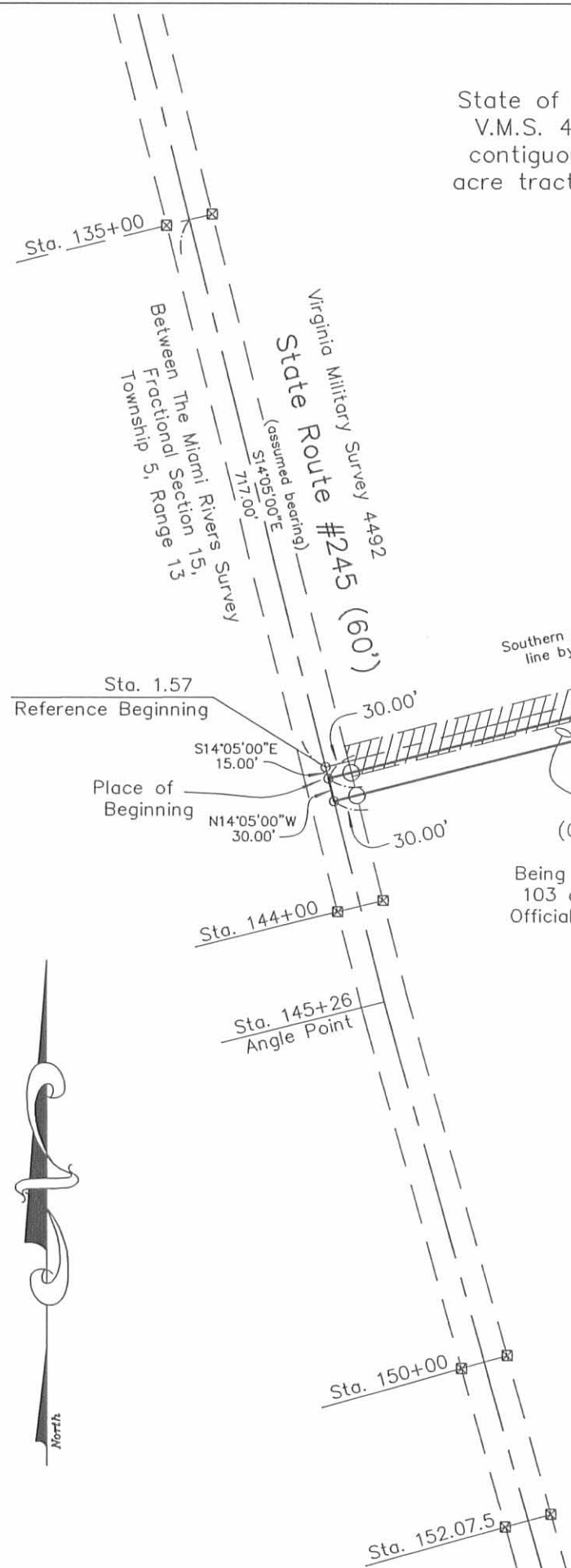
Robert L. & Esther H. Hoover
45.84 Acres
O.R. 113, Pg. 789

Carl Piatt Gray and Patricia E. Gray, Trustees
original 161-1/2 acre Tract I
O.R. 251, Pg. 734

Jack L. Webb
103 Acres
O.R. 387, Pg. 583

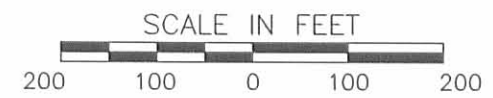
Township Road #175
"Sta. 1.57 to Sta. 1.91, 40'
Right of Way", Commissioners
Journal 8, Page 10

1.341 Acres
(0.227 acre in R/W)
Being part of Jack L. Webb's
103 acre tract described in
Official Record 387, page 583



NOTES:
Reference deeds are shown hereon.
Bearings indicated hereon are based on
an assumed meridian with all others
based on angles turned.
Road stationing is based on
Logan County S.H. 595 R/W
Plans, Page 3 of 4.

- LEGEND:
- o Magnetic nail set
 - 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"
 - 8" concrete post found
 - ⊠ Concrete R/W monument found
 - Wood corner post found (size noted)
 - ▨ Area included in Township Road #175



I hereby certify that this plat was prepared from
a field survey made under my supervision and that
monuments were placed as indicated hereon.
Paul R. Clapsaddle
Paul R. Clapsaddle, R.S. #6140



Project: Hoover1102
Drawing: hoover.1102
Scale: 1" = 200'
Date: _____

**Paul R. Clapsaddle
and Associates**
REGISTERED ENGINEERS AND SURVEYORS
19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040
(937) 747-2599

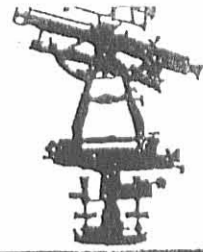
Paul R. Clapsaddle, P.E., P.S.

INDEXED ON MAP
1156 2P



DEED 11-10-08
SMY OK

EDWARDS SURVEYING
110 SOUTH MAIN STREET
URBANA, OHIO 43078
(937) 653-6508



LEGAL DESCRIPTION FOR WEBB'S 110.831 ACRE TRACT

Being situate in the State of Ohio, Monroe Township of Logan County, Salem Township of Champaign County, and being a part of Virginia Military Survey 4492, and being more particularly described as follows:

Beginning at a Mag nail found at the intersection of the centerlines of State Route 245 (60' right-of-way) and Township Road 175 (40' right-of-way) in Monroe Township of Logan County, said Mag nail found being at centerline Station 142+23 of State Route 245 and at Station 1.57 of said Township Road 175 and being at the Southwest corner of a 73.999 acre tract conveyed to Julia B. Yoder, Trustee, by Deed recorded in Official Record 920, Page 761, Tract 3, of the Logan County Records;

thence with the centerline of said Township Road 175 and the South line of said Yoder's tract and with the South line of a 45.84 acre tract conveyed to Robert L. & Esther H. Hoover by Deed recorded in Official Record 113, Page 789, of the Logan County Records, N-75°33'21"-E, 1947.27' (feet) to a point from which iron bars with "Clapsaddle" caps found bear S-14°36'33"-E, 15.18' (feet) and S-14°36'33"-E, 48.18' (feet), passing for reference a railroad spike found at the Southeast corner of said Yoder's tract at 1799.28' (feet) and also passing for reference the East terminus of said Township Road 175 at 1828.00' (feet);

thence continuing with the bounds of said Hoover's 45.84 acre tract the following three (3) courses:

1. N-75°26'21"-E, 769.43' (feet) to an 8" diameter wood corner post found from which a 5/8" diameter iron bar with "Clapsaddle" cap found for reference bears N-57°57'-00"-W, 38.76' (feet);
2. N-15°31'15"-W, 315.24' (feet) to an 8" diameter wood corner post found;
3. N-74°57'08"-E, 424.77' (feet) to an iron bar set on the West line of a 113.175 acre tract conveyed to Larry D. Flora, etux., by Deed recorded in Official Record 431, Page 967, of the Logan County Records, passing for reference an iron bar set at 10.00' (feet);

thence with the West line of said Flora's tract S-14°45'56"-E, 1812.05' (feet) to a 5/8" diameter iron bar found on the centerline of aforementioned State Route 245 projected Northeast;

thence with said projected centerline of State Route 245 and with the centerline of said State Route 245, as occupied, S-75°19'00"-W, 3123.79' (feet) to a Mag nail found at the intersection of the centerlines of said existing State Route 245 to the Northeast and to the Northwest with Ludlow Road (Champaign County Highway 223) (60' right-of-way) to the Southeast, passing for reference the Logan - Champaign County Line at 2742.32' (feet);

thence with the centerline of State Route 245 and the West line of Virginia Military Survey 4492, the following two (2) courses:

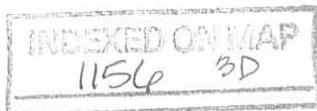
1. N-15°35'22"-W, 1194.47' (feet) to a Mag nail found, passing for reference the Champaign - Logan County line at 142.50' (feet);
2. N-14°04'58"-W, 309.60' (feet) to the place of beginning.

Containing a total of 110.831 acres, 4.644 acres of which is within the road right-of-way (4.317 acre of right-of-way in Logan County and 0.327 acre of right-of-way in Champaign County) inclusive of 0.652 acres of which is within the unimproved right-of-way of State Route 245, 0.624 acres of which is within Salem Township of Champaign County and 110.207 acres of which is within Monroe Township of Logan County, but being subject to the rights of all legal highways and all easements of record.

Being a more accurate description of a 103.0 acre tract conveyed to Jack L. Webb by Deed recorded in Official Record 387, Page 583, of the Logan County Records and in Official Record 259, Page 335, of the Champaign County Records.

The foregoing description prepared by and in accordance with a Survey by William D. Edwards, Professional Surveyor No. 7574, November 3, 2008. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 4792 PS 7574". The basis of bearings for the herein described tract is the centerline of State Route 245 per O.D.O.T. Right-of-Way Plans (S-75°19'00"-W).

William D. Edwards
Professional Surveyor No. 7574

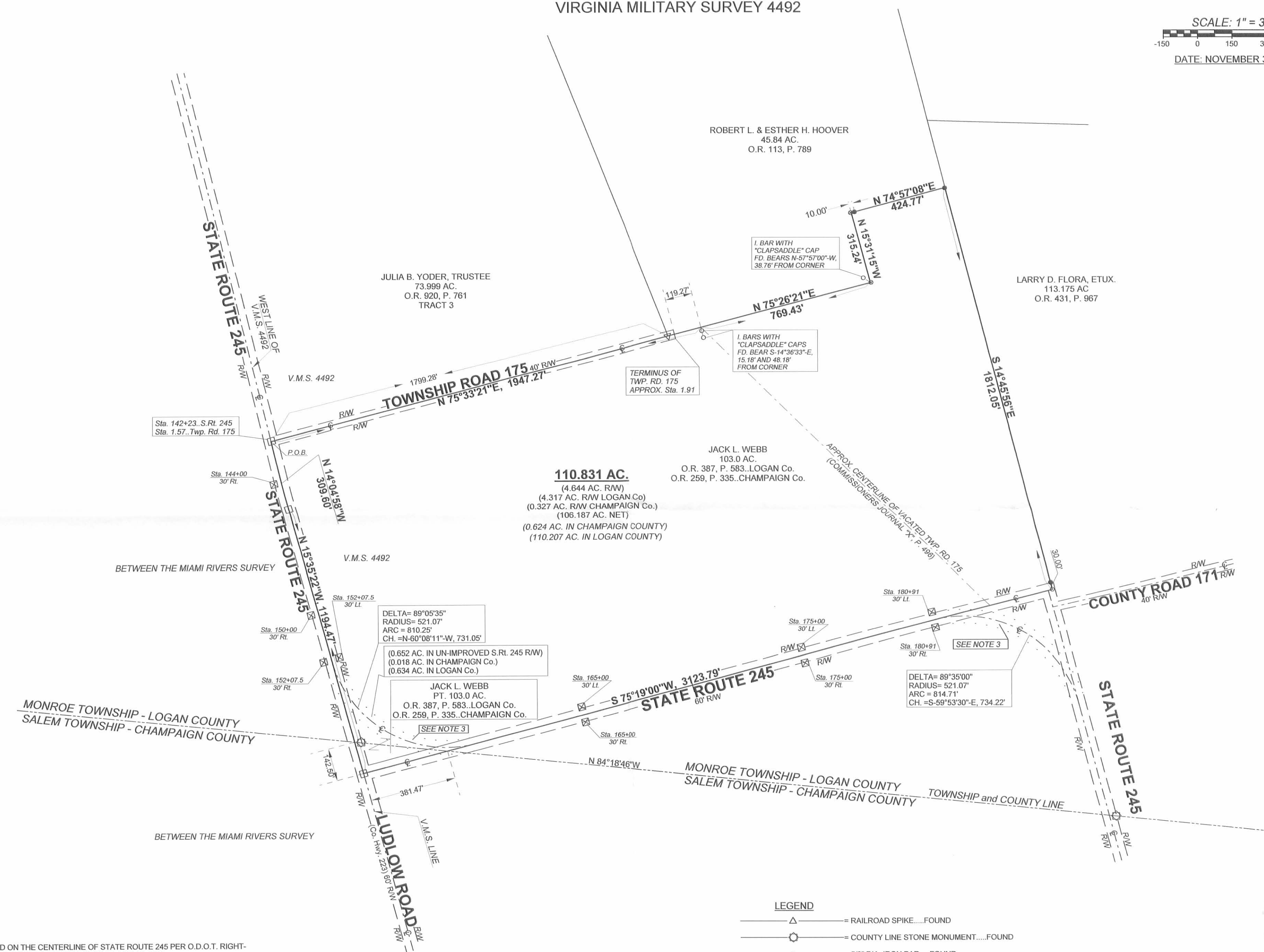


REC'D 11-10-08 SMY OK

PLAT OF SURVEY

MONROE TOWNSHIP, LOGAN COUNTY, OHIO
SALEM TOWNSHIP, CHAMPAIGN COUNTY, OHIO
VIRGINIA MILITARY SURVEY 4492

SCALE: 1" = 300'
DATE: NOVEMBER 3, 2008



- NOTE:**
1. BEARINGS ARE BASED ON THE CENTERLINE OF STATE ROUTE 245 PER O.D.O.T. RIGHT-OF-WAY PLANS. (S-75°19'00"-W) (FORMERLY KNOWN AS S.R.L. 595)
 2. STATIONS AND OFFSETS ARE SHOWN PER O.D.O.T. RIGHT-OF-WAY PLANS.
 3. THERE ARE TWO CURVED PORTIONS OF STATE ROUTE 245 PER O.D.O.T. RIGHT-OF-WAY PLANS THAT ARE NOT IMPROVED AS SUCH.
 4. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY, O.D.O.T. RIGHT-OF-WAY PLANS, COMMISSIONERS JOURNAL "X", P. 496 (VACATED PORTION OF Twp. Rd. 175).

- LEGEND**
- △ = RAILROAD SPIKE.....FOUND
 - = COUNTY LINE STONE MONUMENT.....FOUND
 - = 5/8" DIA. IRON BAR.....FOUND
 - = MAG NAIL.....FOUND
 - ⊠ = CONC. RIGHT-OF-WAY MONUMENT.....FOUND
 - ⊙ = 8" DIA. WOOD CORNER 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: *William D. Edwards*
WILLIAM D. EDWARDS
PROFESSIONAL SURVEYOR No. 7574
110 SOUTH MAIN STREET
URBANA, OHIO 43078
(937)653-6508



INDEXED ON MAP
1154 3P

1-17-14

APPROVED

MATT HENRY SURVEY
2.590 ACRES
January 16, 2014

The following described 2.590 acre tract of land is situated in Virginia Military Survey 4492, Monroe Township, Logan County, Ohio and being part of Larry D. Flora's and Pamela K. Flora's 111 acre, Parcel I, described in Official Record Volume 431, page 967, said 2.590 acre tract more particularly described as follows:

Beginning at a magnetic nail set in the centerline of County Road 171 (40 feet wide) and at the southwest corner of said 111 acre tract, said nail bearing North 76°59'20" East 18.05 feet from the intersection of the centerline of County Road 171 with the centerline of State Route 245 (60 feet wide) as projected in a northwesterly direction (occupied centerline does not match the actual centerline as shown on highway plan L-14);

Thence **North 14°45'56" West 308.00 feet**, following the west line of said 111 acre tract, passing at 75.12 feet a 5/8 inch iron bar found at the southeast corner of Thomas Keith Smith's and Nancy Jean Smith's 110.831 acre tract described in Official Record Volume 934, page 220, following the east line of said 110.831 acre tract thereafter, also passing a 5/8 inch iron bar found at 105.12 feet, to an iron bar set;

Thence **North 76°59'20" East 366.44 feet**, departing from the east line of said 110.831 acre tract and entering said 111 acre tract, to an iron bar set;

Thence **South 14°45'56" East 308.00 feet**, passing an iron bar set at 288.00 feet, to a magnetic nail set in the centerline of County Road 171 and in the south line of said 111 acre tract;

Thence **South 76°59'20" West 366.44 feet**, following the centerline of County Road 171 and the south line of said 111 acre tract, to the **place of beginning, containing 2.590 acres**, more or less, and subject to all valid easements and restrictions of record.

Of the above-described 2.590 acre tract of land, 0.191 acre is within the road right-of-way of County Road 171 and State Route 245.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of January 2014. Iron pins set are 1/2 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS #7873." Bearings indicated herein are based on the centerline of County Road 171 (40 feet wide) bearing South 76°59'20" West.

Description prepared by: *George A. Blackburn 1-16-2014*

George A. Blackburn, R.S. #7873
12125 Green Street
Middleburg, Ohio 43336 (937) 666-5605

INDEXED ON MAP
1154 4D



1-17-14

APPROVED



Larry D. Flora and
Pamela K. Flora
Parcel I, 111 acres
O.R. 431, pg. 967

PLAT OF SURVEY IN VIRGINIA MILITARY SURVEY 4492 MONROE TOWNSHIP, LOGAN COUNTY, OHIO

2.590 Acres

(0.191 Acre inside road right-of-way)

LEGEND

- MAGNETIC NAIL SET
- 5/8" IRON BAR FOUND
- 1/2" IRON BAR SET

Larry D. Flora and
Pamela K. Flora
Parcel I, 111 acres
O.R. 431, pg. 967



Thomas Keith Smith and
Nancy Jean Smith
110.831 acres
O.R. 934, pg. 220

C/L Projected Northeast
S.R. 245 (60')
(Highway Plan L-14)

(Occupation does not match highway plan)

C/L Projected Northwest

(Basis of Bearing)
S76°59'20"W
366.44'

COUNTY ROAD 171 (40')

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND THAT MONUMENTS WERE PLACED AS INDICATED HEREON.

George A. Blackburn
GEORGE A. BLACKBURN, R.S. 7873 1-16-2014

PLACE OF BEGINNING

BLACKBURN SURVEYING
12125 GREEN STREET
MIDDLEBURG, OHIO 43336
(937) 666-5605

DATE : 1/16/2014
SCALE : 1" = 50'
F.B. 19, PG. 56
File: Matt Henry 1-14

INDEXED ON MAP
1154 4P

PLAT PREPARED FOR MATT HENRY

SHEET
1
OF 1

11-14-16

APPROVED



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



LEGAL DESCRIPTION - MN57VA, LLC - 80.070 ACRE TRACT

Being situate in the State of Ohio, Monroe Township of Logan County, Salem Township of Champaign County, and being a part of Virginia Military Survey 4492, and being more particularly described as follows:

BEGINNING at a Mag Nail found at the intersection of the centerlines of State Route 245 (60' right-of-way), to the North and East, and Ludlow Road (Champaign Co. Hwy. 223) (60' right-of-way);

thence with the centerline of State Route 245 the following two (2) courses:

1. N-75°45'31"-E, 3105.46'(feet) to an iron bar set, passing for reference the Logan-Champaign County line at 381.47'(feet);
2. S-14°38'34"-E, 1452.66'(feet) to a Mag Nail set at the Northeast corner of a 5.5 acre tract conveyed to Ohio Caverns, Inc., by Deed recorded in Deed Volume 188, Page 997, of the Champaign County Deed Records, passing for reference the Logan-Champaign County line at 1014.05'(feet);

thence with the North line of said 5.5 acre tract and with the North line of a 126.24 acre tract conveyed to Richard Y. Kimball, Trustee, by Deed recorded in Official Record 523, Page 2851, of the Champaign County Records, S-75°58'21"-W, 2113.23'(feet) to an 8" wood post found on the East line of an 86.177 acre tract conveyed to Julia B. Yoder, Trustee, by Deed recorded in Official Record 473, Page 739, of the Champaign County Records, passing for reference an iron bar set on the right-of-way line of State Route 245 at 30.00'(feet) and an iron bar set at 2103.23'(feet);

thence with the bounds of said Yoder's 86.177 acre tract the following two (2) courses:

1. N-14°15'49"-W, 1009.42'(feet) to an 8" wood post found, passing for reference an iron bar set at 10.00'(feet) and an iron bar set at 999.42'(feet);
2. S-76°02'54"-W, 1001.37'(feet) to a Railroad Spike found on the centerline of aforementioned Ludlow Road, passing for reference an iron bar set at 976.37'(feet) and the right-of-way line of Ludlow Road at 971.37'(feet);

thence with the centerline of Ludlow Road, N-14°19'51"-W, 430.26'(feet) to the place of beginning.

Containing 80.070 acres, 31.702 acres of which are within Monroe Township of Logan County, 48.368 acres of which are within Salem Township of Champaign County, 3.394 acres of which are within the Roads rights-of-ways, (2.522 ac. In Logan County & 0.872 ac. In Champaign County), but being subject to the rights of all legal highways and all easements of record.

Being a more accurate description of an 80 acre tract conveyed to MN57VA, LLC, by Deed recorded in Official Record 450, Page 3370, of the Champaign County Records, and in Official Record 778, Page 545, 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 4, 2016. 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 State Route 245 per an assumed bearing of N-75°45'31"-E.

INDEXED ON MAP
1156 5D



William D. Edwards

William D. Edwards, P.S. 7574

PLAT OF SURVEY

MONROE TOWNSHIP, LOGAN COUNTY, OHIO
SALEM TOWNSHIP, CHAMPAIGN COUNTY, OHIO
VIRGINIA MILITARY SURVEY 4492

SCALE: 1" = 150'
DATE: NOVEMBER 4, 2016



NOTE:

- BEARINGS ARE BASED ON THE CENTERLINE OF STATE ROUTE 245 PER AN ASSUMED BEARING OF N-75°45'31"-E.
- STATIONS AND OFFSETS ARE SHOWN PER O.D.O.T. RIGHT-OF-WAY PLANS. (LOGAN COUNTY MAP ROOM FILE L-14)
- THERE ARE TWO CURVED PORTIONS OF STATE ROUTE 245 PER O.D.O.T. RIGHT-OF-WAY PLANS THAT ARE NOT IMPROVED AS SUCH.
- REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY, O.D.O.T. RIGHT-OF-WAY PLANS.
- OFFICIAL RECORD 523, PAGE 2851 (CHAMPAIGN COUNTY) REFERS TO LOTS PLATTED PER A COMMON PLEAS COURT CASE AND RECORDED IN CHANCERY RECORD VOLUME 34, PAGE 524. THIS RECORD VOLUME WAS SEARCHED FOR IN THE COMMON PLEAS COURT RECORDS, THE COUNTY RECORDERS' OFFICE, THE COUNTY ENGINEER'S OFFICE AND THE COUNTY COMMISSIONER'S OFFICE AND WAS NOT FOUND. IT IS ASSUMED TO HAVE BEEN LOST IN THE COURT HOUSE FIRE.

- LEGEND**
- △ RAILROAD SPIKE.....FOUND
 - COUNTY LINE STONE MONUMENT.....FOUND
 - 5/8" DIA. IRON BAR.....FOUND
 - MAG NAIL.....FOUND
 - ⊠ CONC. RIGHT-OF-WAY MONUMENT.....FOUND
 - ⊙ 8" DIA. WOOD CORNER POST.....FOUND
 - MAG NAIL.....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
 (937)653-6508

INDEXED ON MAP
1196 SP

4-16-2024



APPROVED

**DESCRIPTION OF SURVEY FOR
PAMELA K. FLORA
110.667 ACRES
April 10, 2024**

The following described 110.667 acre tract of land is situated in Virginia Military Survey 4492, Monroe Township, Logan County, Ohio and being all of Pamela K. Flora's Exhibit "A", Parcel I (108.41 acres) and Parcel II (2.175 acres) described in Official Record Volume 1417, page 2057, said 110.667 acre tract of land more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of County Road 171 (60 feet wide) with the centerline of Township Road 166 (40 feet wide);

Thence South 77°19'43" West 1113.61 feet, following the centerline of County Road 171, passing a railroad spike found at 963.61 feet, to a harrow tooth found at the southwest corner of Deborah Barthauer's 1.277 acre tract described in Official Record Volume 282, page 120 and at the southeast corner of said 2.175 acre tract, said harrow tooth marking the **place of beginning**;

Thence **South 77°26'07" West 1982.89 feet**, continuing along the centerline of County Road 171, following the south line of said 2.175 acre tract and the south line of said 108.41 acre tract, to a magnetic nail found at the southeast corner of Matthew J. Henry's and Krista M. Henry's 2.590 acre tract described in Official Record Volume 1137, page 136;

Thence **North 14°18'54" West 308.00 feet**, departing from the centerline of County Road 171, following the east line of said 2.590 acre tract and a west line of said 108.41 acre tract, passing a ½ inch iron bar found at 20.00 feet, to a ½ inch iron bar found;

Thence **South 77°26'07" West 366.44 feet**, following the north line of said 2.590 acre tract and a south line of said 108.41 acre tract, to a ½ inch iron bar found in the east line of Thomas Keith Smith's and Nancy Jean Smith's 110.831 acre tract described in Official Record Volume 934, page 220;

Thence **North 14°18'54" West 1841.24 feet**, following the east line of said 110.831 acre tract, the east line of Robert L. Hoover's and Esther H. Hoover's 40.139 acre tract described in Official Record Volume 1184, page 951 and the west line of said 108.41 acre tract, passing a 5/8 inch iron bar found at 1579.37 feet, to a stone found at the southwest corner of Roger J. Kendall's Exhibit "A" (20.351 acres) described in Official Record Volume 1414, page 1244;

Thence **South 86°33'51" East 2368.22 feet**, departing from the east line of said 40.139 acre tract, following the south line of said 20.351 acre tract, the south line of Jeremy L. Catron's and Lindsey P. Catron's 1.00 acre tract described in Official Record Volume 1397, page 5209 and the north line of said 108.41 acre tract, to a 5/8 inch iron bar found at an angle point in the centerline of Township Road 166;

Thence **South 86°21'55" East 1240.76 feet**, following the centerline of Township Road 166 and the north line of said 108.41 acre tract, to a ½ inch iron pipe found at an angle point in the centerline of said road;

INDEXED ON MAP
1156

Thence **South 15°35'20" East 451.41 feet**, following the centerline of Township Road 166 and the east line of said 108.41 acre tract, to a magnetic nail found at the northeast corner of Dianna Lou Dressback's 16.004 acre tract described in Official Record Volume 1364, page 659;

Thence **South 77°51'33" West 1032.99 feet**, departing from the centerline of Township Road 166, following the north line of said 16.004 acre tract and a south line of said 108.41 acre tract, passing a 3/8 inch iron bar found in concrete at 20.21 feet and 5/8 inch iron bars found at 30.00 feet and at 1026.99 feet, to an iron bar set at the northeast corner of said 2.175 acre tract;

Thence **South 9°00'41" East 707.52 feet**, following the west line of said 16.004 acre tract, the west line of said 1.277 acre tract and the east line of said 2.175 acre tract, passing 5/8 inch iron bars found at 6.00 feet, at 335.81 feet and at 677.97 feet, to the **place of beginning, containing 110.667 acres** more or less and subject to all valid easements and restrictions of record.

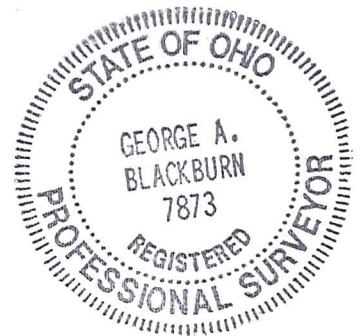
The road right-of-way of County Road 171 (60 feet wide) and Township Road 166 (40 feet wide) contain a total of 2.145 acres more or less.

The above description was prepared from an actual field survey conducted by Blackburn Surveying, LLC, George A. Blackburn, Registered Surveyor # 7873, during the month of April 2024. Iron bars set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS # 7873." Bearings indicated herein are based on the centerline of County Road 171 (60 feet wide) bearing South 77°19'43" West and derived from GPS observations based on Ohio State Plane Coordinate System, North Zone (NAD83), Geoid Model 2018.

Description prepared by:

George A. Blackburn 4-10-2024

George A. Blackburn, RS # 7873
6879 State Route 287
West Liberty, Ohio 43357
(937) 465-0424



INDEXED ON MAP
1156



PLAT OF SURVEY IN VIRGINIA MILITARY SURVEY 4492 MONROE TOWNSHIP LOGAN COUNTY, OHIO



Robert L. Hoover and
Esther H. Hoover
40.139 acres
O.R. 1184, pg. 951

Roger J. Kendall
Exhibit "A", 20.351 acres
O.R. 1414, pg. 1244

Jeremy L. Catron and
Lindsey P. Catron
1.00 acres
O.R. 1397, pg. 5209

110.667 Acres

(Total of 2.145 acres within the road right-of-way)

LEGEND

- MAGNETIC NAIL FOUND
- RAILROAD SPIKE FOUND
- 5/8" IRON BAR FOUND UNLESS OTHERWISE NOTED
- 5/8" IRON BAR SET
- HARROW TOOTH FOUND
- △ STONE FOUND
- 1/2" IRON PIPE FOUND
- 3/8" IRON BAR FOUND IN CONCRETE

Thomas Keith Smith and
Nancy Jean Smith
110.831 acres
O.R. 934, pg. 220

Pamela K. Flora
Exhibit "A", Parcel I, 108.41 acres
O.R. 1417, pg. 2057

Pamela K. Flora
Exhibit "A", Parcel II, 2.175 acres
O.R. 1417, pg. 2057

Dianna Lou Dressback
16.004 acres
O.R. 1364, pg. 659

Deborah Barthauer
1.277 acres
O.R. 282, pg. 120

Matthew J. Henry
and Krista M. Henry
2.590 acres
O.R. 1137, pg. 136



NOTES:

The bearings shown hereon are derived from GPS observations based on Ohio State Plane Coordinate System, North (NAD 83), Geoid Model 2018.

This survey was prepared using the information found in the current instruments of conveyance (shown hereon) and without a complete and accurate title search.

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION, AND THAT MONUMENTS WERE PLACED AS INDICATED HEREON.

George A. Blackburn
GEORGE A. BLACKBURN, R.S. 7873 4-10-2024