

Received 8-12-86

Lee Surveying and Mapping Co.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

855 EAST SANDUSKY AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.
JEFFREY I. LEE, P.S.

McADOO, 27,959 ACRE SURVEY

Lying in V.M.S. 4570, Monroe Township, Logan County, Ohio.

Being out of that 323.04 acres in the name of Martha McAdoo as deeded and described in Volume 402, Page 845 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike found on the center-line of Township Road 163, marking the west line of V.M.S. 4570.

THENCE, with the said center-line of Township Road 163, the following 2 bearings and distances:

N 25°-37'-45" E, a distance of 458.57 feet to a 5/8" iron rod.

N 41°-23' E, a distance of 391.78 feet to a railroad spike.

THENCE, S 20°-00'-20" E, a distance of 1229.93 feet to a 5/8" iron rod.

THENCE, N 68°-02'-05" E, a distance of 290.60 feet to a 5/8" iron rod.

THENCE, S 8°-37'-40" E, a distance of 624.08 feet to a 5/8" iron rod.

THENCE, S 73°-06'-40" W, a distance of 862.62 feet to a 5/8" iron rod set on the west line of V.M.S. 4570.

THENCE, with said V.M.S. line, the same being the east line of the Lloyd Lockwood 137.25 acre tract (Volume 241, Page 465) and the east line of the Charles A. Prall 1 acre tract (Volume 401, Page 358), N 19°-00'-30" W, a distance of 1276.85 feet to the point of beginning.

Containing 27.959 acres.

Prepared by:

Clayton M. Lee

Registered Professional Surveyor No. 6181

August 11, 1986

This description prepared from an actual field survey.



INDEXED ON MAP
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ORIGINAL

L-1455

Received 3-12-86 OK. B-13-86 C.F

Lee Surveying and Mapping Co.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

855 EAST SANDUSKY AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.
JEFFREY I. LEE, P.S.

McADOO, 10.782 ACRE SURVEY

Lying in V.M.S. 4570, Monroe Township, Logan County, Ohio.

Being out of that 323.04 acres in the name of Martha McAdoo as deeded and described in Volume 402, Page 845 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike found on the center-line of Township Road 163, marking the west line of V.M.S. 4570.

THENCE, with the said center-line of Township Road 163, the following 2 bearings and distances:

N 25°-37'-45" E, 458.57 feet to a 5/8" iron rod.

N 41°-23' E, 391.78 feet to a 5/8" iron rod set for THE TRUE BEGINNING POINT of this survey.

THENCE, continuing with said center-line, N 41°-23' E, a distance of 306.18 feet to a railroad spike (Set).

THENCE, S 20°-00'-20" E, a distance of 734.16 feet to a 5/8" iron rod.

THENCE, N 73°-41'-05" E, a distance of 223.04 feet to a 5/8" iron rod.

THENCE, on a line running 75 feet ± east of an existing large barn, S 14°-32'-40" E, a distance of 616.02 feet to a 5/8" iron rod.

THENCE, S 68°-02'-05" W, a distance of 433.00 feet to a 5/8" iron rod.

THENCE, N 20°-00'-20" W, a distance of 1229.93 feet to the true point of beginning.

Containing 10.782 acres.

Prepared by:

Clayton M. Lee
Registered Professional Surveyor No. 6181
August 11, 1986



This description prepared from an actual field survey.

INDEXED ON MAP
4590 1D-2

ORIGINAL STAMP IN GREEN
L-1455

SURVEYOR'S AFFIDAVIT

STATE OF OHIO
RECEIVED _____
TIME _____
RECORDED _____
VOLUME NO. _____ PAGE _____
CAROLYN COLLINS
LOGAN COUNTY RECORDER

ss:

Jeffrey I. Lee, being first duly sworn, deposes and says that he is a Registered Professional Surveyor under the laws of the State of Ohio, being Surveyor No. 6359 and that he is making this affidavit for the purpose of correcting the description to certain real estate situated in V.M.S. 4570, Monroe Township, Logan County, Ohio presently owned by DAVID CARL BOST and VIRGINIA MARIE BOST by virtue of a Warranty deed recorded in Volume 26, Page 599 of the Logan County Deed Records.

The corrected description being as follows, with corrections to original being underlined.

Lying in V.M.S. 4570, Monroe Township, Logan County, Ohio.

Being out of that 323.04 acres in the name of Martha McAdoo as deeded and described in Volume 402, Page 845 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike set on the center-line of Township road 163, marking the west line of V.M.S. 4570.

THENCE, with said center-line of Township road 163, the following two (2) bearings and distances:

N 25°-37'-45'' E, a distance of 436.45 feet to a 5/8" iron rod.

N 41°-23' E, a distance of 391.78 feet to a railroad spike.

THENCE, S 20°-00'-20" E, a distance of 1229.93 feet to a 5/8" iron rod.

THENCE, N 68°-02'-05" E, a distance of 290.60 feet to a 5/8" iron rod.

THENCE, S 8°-37'-40" E, a distance of 624.08 feet to a 5/8" iron rod.

THENCE, S 73°-06'-40" W, a distance of 862.62 feet to a 5/8" iron rod set on the west line of V.M.S. 4570.

THENCE, with said V.M.S. line, the same being the east line of the Lloyd Lockwood 137.25 acre tract (Volume 241, Page 465) and the east line of the Lloyd Lockwood 1 acre tract (Volume 407, Page 210), N 18°-19'-10'' W, a distance of 1292.68 feet to the point of beginning.

Containing 27.731 acres.

Jeffrey I. Lee
Professional Surveyor No. 6359

Sworn to before me and subscribed in my presence this 28th day of 1987.

DORIS J. HEMINGER, Notary Public
for the County of Logan, State of Ohio
My Commission Expires March 3, 1990
Notary Public

To the Recorder: Please index the within Affidavit in the abstract under DAVID CARL BOST and VIRGINIA MARIE BOST, husband and wife, Grantees, and note the volume and page of this Affidavit on the margin of the Deed Abstract for Volume 26, Page 599, Logan County Deed Records.

This document prepared by Jeffrey I. Lee, P.S.



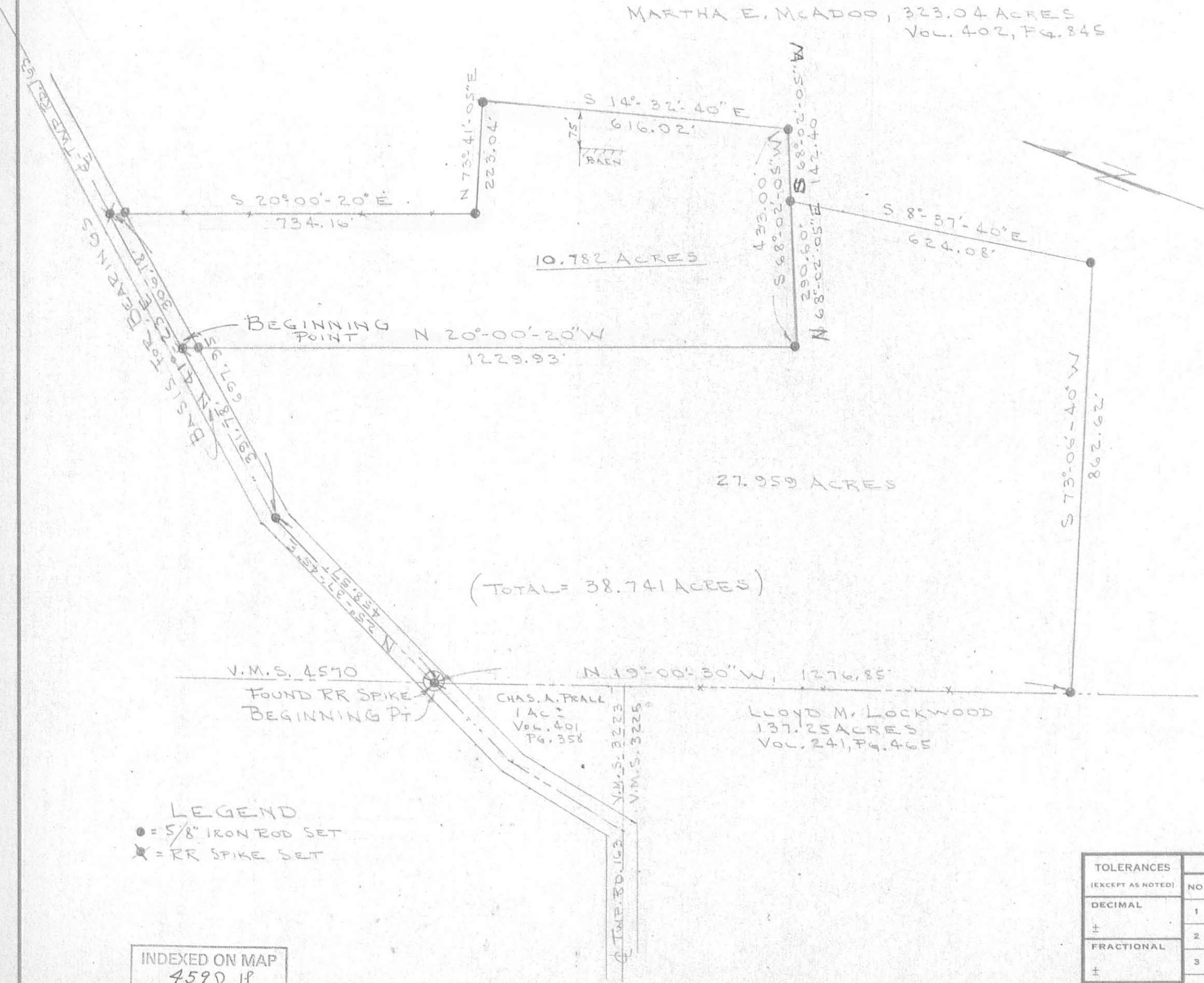
DESCRIPTION
LOGAN CO. E

BY E. A. [Signature] 1-28-87

Per. 28-159-00-00-016.002

INDEXED ON MAP
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MARTHA E. McADOO, 323.04 ACRES
Vol. 402, Pg. 845



10.782 ACRES

27.959 ACRES

(TOTAL = 38.741 ACRES)

V.M.S. 4570

CHAS. A. PRALL
1 AC =
Vol. 401
Pg. 358

LLOYD M. LOCKWOOD
137.25 ACRES
Vol. 241, Pg. 465

SCALE = 1" = 200'

SURVEYS WITHIN THE
MARTHA E. McADOO 323.04 ACRES
(Vol. 402, Pg. 845)
V.M.S. 4570, MONROE TWP.
LOGAN COUNTY, OHIO

By: *Jeffrey I. Lee*
JEFFREY I. LEE
REG. PROF. SURVEYOR 6359
AUGUST, 1986



ORIGINAL STAMP IN GREEN

LEGEND
● = 5/8" IRON ROD SET
* = RR SPIKE SET

INDEXED ON MAP
4590 1P

TOLERANCES (EXCEPT AS NOTED)	REVISIONS			DRAWN BY C.M.C.	SCALE 1" = 200'	MATERIAL
	NO.	DATE	BY			
DECIMAL	1					
±	2					
FRACTIONAL	3				DATE 8-10-86	DRAWING NO. L-1455-3
±	4				APP'D	
ANGULAR	5					
±						

Received 9/14/93 OK GCH

Lee Surveying and Mapping Co.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

855 EAST SANDUSKY AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.
JEFFREY L. LEE, P.S.

McADOO SURVEY

Lying in V.M.S. 4570, Monroe Township, Logan County, Ohio.

Being out of the northeast corner of that original 323.04 acre tract in the name of McAdoo as deeded and described in Volume 402, Page 845 of the Logan County records of Deeds and being more particularly described as follows:

Beginning at a railroad spike found on the center-line of Township Road 163, marking the most northerly corner of grantor's said original 323.04 acre tract and also being the southwest corner of the Stanley 3.58 acre tract (Volume 372, Page 718). Being a distance of 459.96 feet, southwesterly, from the center-line of Township Road 164.

THENCE, with the northeast line of said original 323.04 acres, S 64°-16'-10" E, a distance of 1100.00 feet to a 1/2" iron rod. (set).

THENCE, S 25°-43'-50" W, a distance of 799.65 feet to a 1/2" iron rod (set).

THENCE, S 73°-03'-15" W, a distance of 644.77 feet to a 1/2" iron rod set on a fence line.

THENCE, with said fence line, N 17°-46'-40" W, a distance of 1084.71 feet to a railroad spike set on the center-line of Township Road 163.

THENCE, with said center-line, N 40°-45'-30" E, a distance of 465.93 feet to the point of beginning.

Containing 24.914 acres.

This description prepared from an actual field survey.
Basis for bearings: Center-line of Township Road 163 = N 40°-45'-30" E.

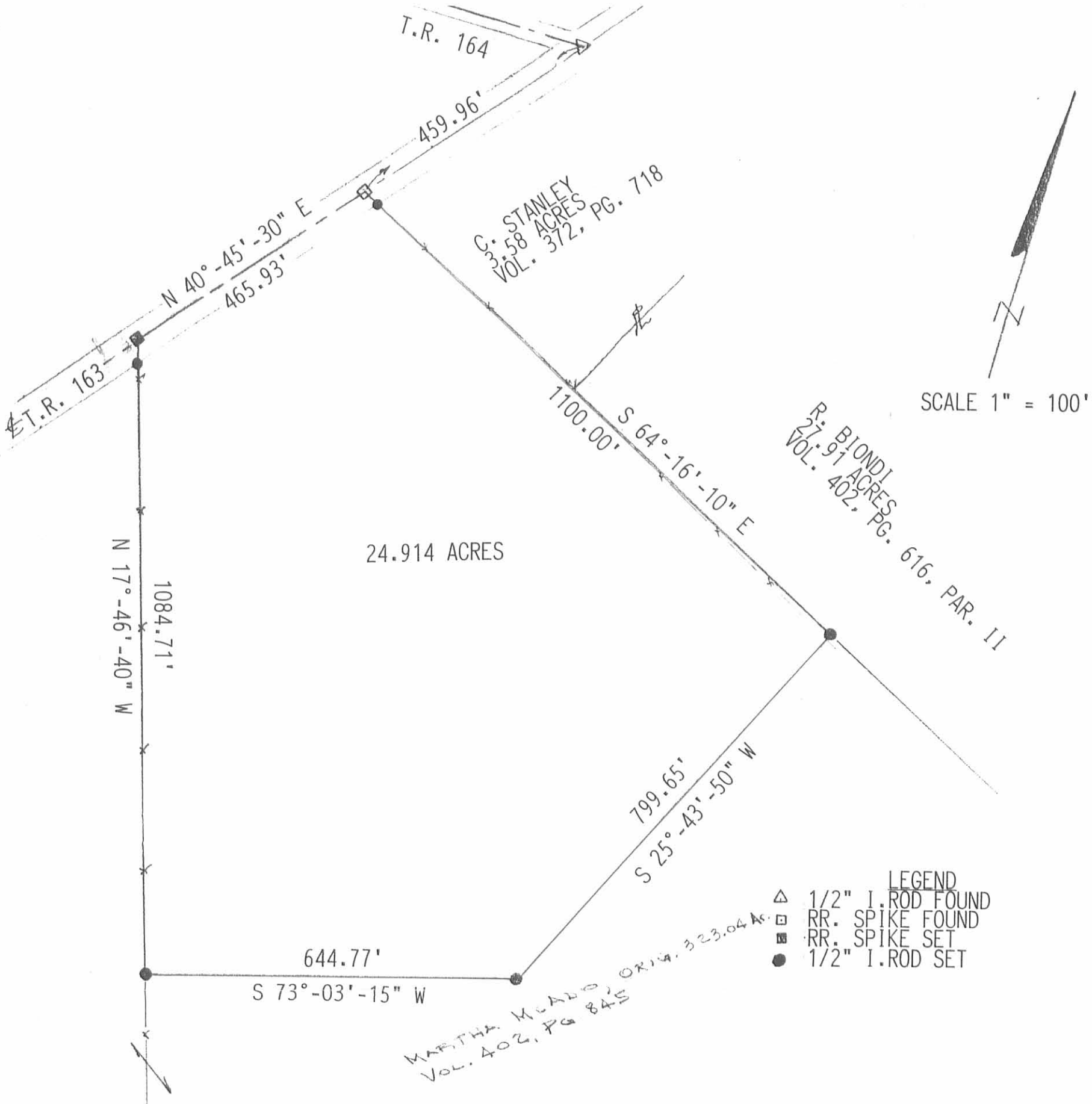
DESCRIPTION REVISED:



[Signature]
JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
SEPT. 14, 1993

ORIGINAL STAMP IN GREEN

INDEXED ON MAP
4590 2D



SURVEY OF 24.914 ACRES OUT OF
 THE McADOO 323.04 ACRES (ORIG.)
 (VOL. 402, PG. 845)
 V.M.S. 4570, MONROE TOWNSHIP
 LOGAN COUNTY, OHIO

STATE OF OHIO
 BY
 JEFFREY
 I.
 LEE
 6359
 REGISTERED
 SURVEYOR
 JEFFREY I. LEE
 PROFESSIONAL SURVEYOR 6359
 JANUARY 20, 1989

ORIGINAL STAMP IN GREEN

Lee Surveying & Mapping Co.
 855 E. Sandusky Ave.
 BELLEFONTAINE, OHIO 43311
 (513) 593-5780

INDEXED ON MAP
 4590 2P

L 1455-3B✓

PRALL to STANLEY SURVEY

OCTOBER, 1969

Being situated in Monroe Township, Logan County; Ohio; and being a part of V.M.S. #4570.

Beginning at a iron in the center of Township Road #163 at the north-east corner of Prall's 322.58 acre tract.

Thence with the center of Township Road #163 N $41^{\circ}-23'E$ 348.0 feet to a iron.

Thence S $47^{\circ}-54'E$ 494.5 feet to a iron.

Thence S $31^{\circ}-06'W$ 221.4 feet to a iron in the east line of said 322.58 acre tract.

Thence with said east line of said 322.58 acre tract N $63^{\circ}-27'W$ 490.3 feet to the place of beginning.

Containing 2.98 acres more or less. Being surveyed from a 35.58 acre tract.

Owen K. Shirk

Surveyor 4271

INDEXED ON MAP

4590 3D

7-27-2023

APPROVED



EDWARDS SURVEYING

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



LEGAL DESCRIPTION FOR BELLAR & WYNKOOP'S 9.597 ACRE TRACT (Tract 1)

Being situate in the State of Ohio, County of Logan, Township of Monroe, and being a part of Virginia Military Survey 4570, and being more particularly described as follows:

Beginning for reference at a 1/2" diameter iron bar found at the intersection of the centerlines of Township Road 29 (40' right-of-way) and Township Road 163 (60' right-of-way), being at Station 87+39 per Logan County Engineer's field book 518, page 50;

Thence with the centerline of Township Road 163 the following Five (5) courses:

1. S-37°38'57"-W, 403.66'(feet) to a 1/2" diameter iron bar found at Station 83+34.5;
2. S-40°54'10"-W, 1096.30'(feet) to a 1/2" diameter iron bar found at Station 72+37.5;
3. S-41°30'16"-W, 688.73'(feet) to a Railroad Spike found ;
4. S-41°29'38"- W, 902.45'(feet) to a 1/2" diameter iron bar found at the intersection with the centerline of vacated Township Road 164;
5. S-41°38'03"-W, 615.40'(feet) to a Mag Nail set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, passing for reference a Railroad Spike found at 459.96'(feet);

Thence S-63°34'07"-E, 1140.76'(feet) to an iron bar set, passing for reference an iron bar set on the right-of-way line of Township Road 163 at 31.09'(feet);

Thence S-26°25'53"-W, 338.00'(feet) to an iron bar set;

Thence N-60°27'01"-W, 727.04'(feet) to an iron bar set;

Thence N-81°47'30"-W, 170.03'(feet) to an iron bar set;

Thence N-86°14'24"-W, 426.47'(feet) to a Mag Nail set on the centerline of aforementioned Township Road 163, passing for reference an iron bar set on the right-of-way line of Township Road 163 at 388.47'(feet);


Thence with the centerline of Township Road 163, N-41°38'03"-E, 534.72'(feet) to the place of beginning, passing for reference a Railroad Spike found at 224.23'(feet).

Containing 9.597 acres, 0.363 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 9.180 acres out of a 24.914 acre tract conveyed to Charles R. Bellar & Kimberly M. Wynkoop, Co-Trustees, by deed recorded in Official Record 1156, Page 345, and 0.417 acre out of a 264.363 acre tract conveyed to Charles R. Bellar & Kimberly M. Wynkoop, Co-Trustees, by deed recorded in Official Record 1156, Page 337, Parcel 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, July 21, 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 163 per an assumed bearing of N-41°38'03"-E.




William D. Edwards, P.S. 7574

INDEXED ON MAP
4590

7-27-2023

APPROVED



EDWARDS SURVEYING

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



LEGAL DESCRIPTION FOR BELLAR & WYNKOOP'S 12.483 ACRE TRACT (Tract 2)

Being situate in the State of Ohio, County of Logan, Township of Monroe, and being a part of Virginia Military Survey 4570, and being more particularly described as follows:

Beginning for reference at a 1/2" diameter iron bar found at the intersection of the centerlines of Township Road 29 (40' right-of-way) and Township Road 163 (60' right-of-way), being at Station 87+39 per Logan County Engineer's field book 518, page 50;

Thence with the centerline of Township Road 163 the following Five (5) courses:

1. S-37°38'57"-W, 403.66'(feet) to a 1/2" diameter iron bar found at Station 83+34.5;
2. S-40°54'10"-W, 1096.30'(feet) to a 1/2" diameter iron bar found at Station 72+37.5;
3. S-41°30'16"-W, 688.73'(feet) to a Railroad Spike found ;
4. S-41°29'38"- W, 902.45'(feet) to a 1/2" diameter iron bar found at the intersection with the centerline of vacated Township Road 164;
5. S-41°38'03"-W, 1150.12'(feet) to a Mag Nail set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, passing for reference a Mag Nail set 615.40'(feet) and Railroad Spikes found at 459.96'(feet) and 925.89'(feet);

Thence S-86°14'24"-E, 426.47'(feet) to an iron bar set, passing for reference an iron bar set on the right-of-way line of Township Road 163 at 38.00'(feet);

Thence S-81°47'30"-E, 170.03'(feet) to an iron bar set;

Thence S-60°27'01"-E, 727.04'(feet) to an iron bar set on a West line of a 264.363 acre tract conveyed to Charles R. Bellar & Kimberly M. Wynkoop, Co-Trustees, by deed recorded in Official Record 1156, Page 337, Parcel I;

Thence with the bounds of the 264.363 acre tract the following three (3) courses:

1. S-26°25'53"-W, 311.65'(feet) to an iron bar set;
2. S-73°51'48"-W, 644.77'(feet) to an iron bar set;
3. N-17°07'01"-W, 816.63'(feet) to an iron bar set;

Thence S-84°28'25"-W, 337.07'(feet) to an Mag Nail set on the centerline of aforementioned Township Road 163, passing for reference an iron bar set on the right-of-way line of Township Road 163 at 292.96'(feet);

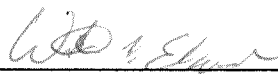
Thence with the centerline of Township Road 163, N-41°38'03"-E,162.00'(feet) to the place of beginning.

Containing 12.483 acres, 0.108 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 11.884 acres out of a 24.914 acre tract conveyed to Charles R. Bellar & Kimberly M, Wynkoop, Co-Trustees, by deed recorded in Official Record 1156, Page 345, and 0.599 acre out of a 264.363 acre tract conveyed to Charles R. Bellar & Kimberly M. Wynkoop, Co-Trustees, by deed recorded in Official Record 1156, Page 337, Parcel 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, July 21, 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 163 per an assumed bearing of N-41°38'03"-E.




William D. Edwards, P.S. 7574

INDEXED ON MAP
4590

7-27-2025

APPROVED



EDWARDS SURVEYING

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



LEGAL DESCRIPTION FOR BELLAR & WYNKOOP'S 168.877 ACRE TRACT (Tract 3)

Being situate in the State of Ohio, County of Logan, Townships of Monroe & Zane, and being a part of Virginia Military Survey 4570, and being more particularly described as follows:

Beginning for reference at a ½" diameter iron bar found at the intersection of the centerlines of Township Road 29 (40' right-of-way) and Township Road 163 (60' right-of-way), being at Station 87+39 per Logan County Engineer's field book 518, page 50;

Thence with the centerline of Township Road 163 the following Five (5) courses:

1. S-37°38'57"-W, 403.66'(feet) to a ½" diameter iron bar found at Station 83+34.5;
2. S-40°54'10"-W, 1096.30'(feet) to a ½" diameter iron bar found at Station 72+37.5;
3. S-41°30'16"-W, 688.73'(feet) to a Railroad Spike found ;
4. S-41°29'38"- W, 902.45'(feet) to a ½" diameter iron bar found at the intersection with the centerline of vacated Township Road 164;
5. S-41°38'03"-W, 1312.12'(feet) to a Mag Nail set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, passing for reference Mag Nails set at 615.40'(feet) & 1150.12(feet) and Railroad Spikes found at 459.96'(feet) and 925.89'(feet);

Thence N-84°28'25"-E, 337.07'(feet) to an iron bar set on the South line of a 24.914 acre tract conveyed to Charles R. Bellar & Kimberly M. Wynkoop, Co-Trustees, by deed recorded in Official Record 1156, Page 345, passing for reference an iron bar set on the right-of-way line of Township Road 163 at 44.11'(feet);

Thence S-17°07'01"-E, 816.63'(feet) to an iron bar set at the Southwest corner of the 24.914 acre tract;

Thence S-59°59'53"-W, 161.33'(feet) to an iron bar set;

Thence S-9°39'05"-E, 616.63'(feet) to an iron bar set;

Thence N-81°12'11"-E, 860.00'(feet) to an iron bar set;

Thence S-0°44'35"-E, 648.23'(feet) to an iron bar set;

Thence S-14°39'19"-W, 153.31'(feet) to an iron bar set;

Thence S-11°13'45"-E, 294.91'(feet) to an iron bar set;

Thence S-41°30'42"-E, 92.29'(feet) to an iron bar set;

Thence N-68°44'31"-E, 220.55'(feet) to an iron bar set;

Thence S-76°43'43"-E, 357.69'(feet) to an iron bar set;

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Thence N-69°38'31"-E, 282.24'(feet) to an iron bar set;

Thence S-88°53'03"-E, 338.83'(feet) to an iron bar set;

Thence N-76°56'36"-E, 553.89'(feet) to an iron bar set;

Thence S-36°31'59"-E, 51.56'(feet) to an iron bar set;

Thence N-61°22'53"-E, 255.02'(feet) to an iron bar set on the West line of a 9.476 acre tract conveyed to Charles R. Bellar & Kimberly M. Wynkoop, Co-Trustees, by deed recorded in Official Record 1156, Page 337, Parcel II, Tract I;

Thence with the West line of the 9.476 acre tract, N-16°05'36"-W, 255.63'(feet) to a 1.5" diameter iron pipe found at the Southwest corner of a 64.173 acre tract conveyed to Houston C. & Judy A. Brown by deed recorded in Official Record 953, Page 135;

Thence with the South line of the 64.173 acre tract and with the North line of the 9.476 acre tract, N-73°53'32"-E, 577.60'(feet) to a 1.5" diameter iron pipe found;

Thence S-32°50'44"-E, 364.24'(feet) to an iron bar set on a West line of a 148.95 acre tract conveyed to Carol S. Moon & Rebecca J. Dixon by deed recorded in Official Record 919, Page 804, Tract III;

Thence with the West line of the 148.95 acre tract, S-15°39'36"-E, 365.06'(feet) to an iron bar set at the Northeast corner of a 130.130 acre tract conveyed to Blackburn Family Investments, LLC, by deed recorded on Official Record 1023, Page 25, Tract I;

Thence with the North line of the 130.130 acre tract and with the North line of a 97.518 acre tract conveyed to Blackburn Family Investments, LLC, by deed recorded in Official Record 1023, Page 25, Tract III, S-61°02'50"-W, 4523.85'(feet) to an iron bar set on the East line of a 131.382 acre tract conveyed to Donald O. Lockwood & Dean M. Lockwood by deed recorded in Official Record 1145, Page 520, Parcel III, also being on the West line of V.M.S. 4570 and the East line of V.M.S. 3226;

Thence with the East line of the 131.382 acre tract and the V.M.S. line, N-16°52'55"-W, 2362.06'(feet) to a 5/8" diameter iron bar found at the Southwest corner of a 27.731 acre tract conveyed to Jeromy D. & Robin R. Piatt by deed recorded in Official Record 1393, Page 812, Tract II;

Thence N-73°24'35"-E, 862.62'(feet) to an iron bar set at the Southeast corner of the 27.731 acre tract;

Thence with an East line of the 27.731 acre tract, N-8°19'45"-W, 624.08'(feet) to a 5/8" diameter iron bar found on the South line of a 10.782 acre tract conveyed to Jeromy D. & Robin R. Piatt by deed recorded in Official Record 1393, Page 812, Tract I;

Thence with the bounds of the 10.782 acre tract the following four (4) courses:

1. N-68°20'00"-E, 142.40'(feet) to a 12" metal post found, passing for reference an iron bar set at 137.40'(feet);
2. N-14°14'45"-W, 616.02'(feet) to an iron bar set;
3. S-73°59'00"-W, 223.04'(feet) to an iron bar set;
4. N-19°42'26"-W, 734.16'(feet) to a Mag Nail set on the centerline of aforementioned Township Road 163, passing for reference an iron bar set on the right-of-way line of Township Road 163 at 699.99'(feet);

INDEXED ON MAP

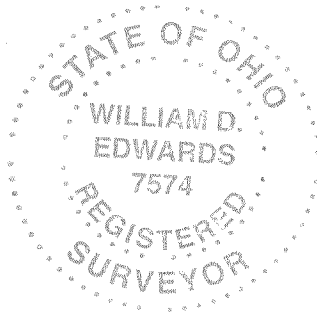
4590

Thence with the centerline of Township Road 163, N-41°38'03"-E, 271.44'(feet) to the place of beginning.

Containing 168.877 acres, 0.204 acre of which is within the Road right-of-way, 158.903 acres of which is in Monroe Township, and 9.974 acres of which is in Zane Township, but being subject to the rights of all legal highways and all easements of record.

Being 161.940 acres out of a 264.363 acre tract conveyed to Charles R. Bellar & Kimberly M, Wynkoop, Co-Trustees, by deed recorded in Official Record 1156, Page 337, Parcel I, and 6.937 acres out of a 9.476 acre tract conveyed to Charles R. Bellar & Kimberly M. Wynkoop, Co-Trustees, by deed recorded in Official Record 1156, Page 337, 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, July 21, 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 163 per an assumed bearing of N-41°38'03"-E.



A handwritten signature in cursive script, appearing to read "W.D. Edwards", written over a horizontal line.

William D. Edwards, P.S. 7574

INDEXED ON MAP
4590



APPROVED



EDWARDS SURVEYING

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



LEGAL DESCRIPTION FOR BELLAR & WYNKOOP'S 108.927 ACRE TRACT (Tract 4)

Being situate in the State of Ohio, County of Logan, Township of Monroe, and being a part of Virginia Military Survey 4570, and being more particularly described as follows:

Beginning for reference at a 1/2" diameter iron bar found at the intersection of the centerlines of Township Road 29 (40' right-of-way) and Township Road 163 (60' right-of-way), being at Station 87+39 per Logan County Engineer's field book 518, page 50;

Thence with the centerline of Township Road 163 the following Five (5) courses:

1. S-37°38'57"-W, 403.66'(feet) to a 1/2" diameter iron bar found at Station 83+34.5;
2. S-40°54'10"-W, 1096.30'(feet) to a 1/2" diameter iron bar found at Station 72+37.5;
3. S-41°30'16"-W, 688.73'(feet) to a Railroad Spike found;
4. S-41°29'38"-W, 902.45'(feet) to a 1/2" diameter iron bar found at the intersection with the centerline of vacated Township Road 164;
5. S-41°38'03"-W, 459.96'(feet) to a Railroad Spike found at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, also being at the Southwest corner of a 2.98 acre tract conveyed to Barbara J. Deardurff by deed recorded in Official Record 1036, Page 513, Parcel III, Tract I;

Thence with the South line of the 2.98 acre tract and the South line of a 27.910 acre tract conveyed to Terry M. & Kaleen L. Hamm by deed recorded in Official Record 132, Page 6, Tract II, S-63°34'07"-E, 2015.40'(feet) to a point in a tree at the Southwest corner of a 64.173 acre tract conveyed to Houston C. & Judy A. Brown by deed recorded in Official Record 953, Page 135, passing for reference a 5/8" diameter iron bar found on the right-of-way line of Township Road 163 at 31.09'(feet) and an iron bar set at 2010.40'(feet);

Thence with a South line of the 64.173 acre tract, S-63°28'58"-E, 666.92'(feet) to an iron bar set;

Thence with a West line of the 64.173 acre tract, S-16°00'03"-E, 1415.90'(feet) to a 1.5" diameter iron pipe found at the Northwest corner of a 9.476 acre tract conveyed to Charles R. Bellar & Kimberly M. Wynkoop, Co-Trustees, by deed recorded in Official Record 1156, Page 337, Parcel II, Tract I;

Thence with the West line of the 9.476 acre tract, S-16°05'36"-E, 255.63'(feet) to an iron bar set;

Thence S-61°22'53"-W, 255.02'(feet) to an iron bar set;

Thence N-36°31'59"-W, 51.56'(feet) to an iron bar set;

Thence S-76°56'36"-W, 553.89'(feet) to an iron bar set;

Thence N-88°53'03"-W, 338.83'(feet) to an iron bar set;

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Thence S-69°38'31"-W, 282.24'(feet) to an iron bar set;

Thence N-76°43'43"-W, 357.69'(feet) to an iron bar set;

Thence S-68°44'31"-W, 220.55'(feet) to an iron bar set;

Thence N-41°30'42"-W, 92.29'(feet) to an iron bar set;

Thence N-11°13'45"-W, 294.91'(feet) to an iron bar set;

Thence N-14°39'19"-E, 153.31'(feet) to an iron bar set;

Thence N-0°44'35"-W, 648.23'(feet) to an iron bar set;

Thence S-81°12'11"-W, 860.00'(feet) to an iron bar set;

Thence N-9°39'05"-W, 616.63'(feet) to an iron bar set;

Thence N-59°59'53"-E, 161.33'(feet) to an iron bar set at the Southwest corner of a 24.914 acre tract conveyed to Charles R. Bellar and Kimberly M. Wynkoop, Co-Trustees, by deed recorded in Official Record 1156, Page 345;

Thence with the South line of the 24.914 acre tract, N-73°51'48"-E, 644.77'(feet) to an iron bar set;

Thence with the Easterly line of the 24.914 acre tract, N-26°25'53"-E, 649.65'(feet) to an iron bar set, passing for reference an iron bar set at 311.65'(feet);

Thence N-63°34'07"-W, 1140.76'(feet) to a Mag Nail set on the centerline of aforementioned Township Road 163, passing for reference an iron bar set on the right-of-way line of Township Road 163 at 1109.67'(feet);

Thence with the centerline of Township Road 163, N-41°38'03"-E, 155.44'(feet) to the place of beginning.

Containing 108.927 acres, 0.107 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 3.858 acres out of a 24.914 acre tract conveyed to Charles R. Bellar & Kimberly M. Wynkoop, Co-Trustees, by deed recorded in Official Record 1156, Page 345, and 105.069 acres out of a 264.363 acre tract conveyed to Charles R. Bellar & Kimberly M. Wynkoop, Co-Trustees, by deed recorded in Official Record 1156, Page 337, Parcel I, of the Logan County Records.

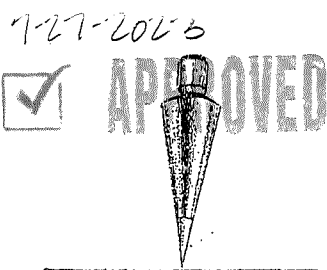
The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, July 21, 2023. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on the centerline of Township Road 163 per an assumed bearing of N-41°38'03"-E.





William D. Edwards, P.S. 7574





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



LEGAL DESCRIPTION – INGRESS-EGRESS EASEMENT – BELLAR & WYNKOOP

(FOR TRACT 3 out of Tract 2)

Being situate in the State of Ohio, County of Logan, Township of Monroe, and being and being a part of Virginia Military Survey 4570, and being an easement for ingress and egress over an existing driveway, and being more particularly described as follows:

Beginning for reference at a ½" diameter iron bar found at the intersection of the centerlines of Township Road 29 (40' right-of-way) and Township Road 163 (60' right-of-way), being at Station 87+39 per Logan County Engineer's field book 518, page 50;

Thence with the centerline of Township Road 163 the following Five (5) courses:

1. S-37°38'57"-W, 403.66'(feet) to a ½" diameter iron bar found at Station 83+34.5;
2. S-40°54'10"-W, 1096.30'(feet) to a ½" diameter iron bar found at Station 72+37.5;
3. S-41°30'16"-W, 688.73'(feet) to a Railroad Spike found ;
4. S-41°29'38"- W, 902.45'(feet) to a ½" diameter iron bar found at the intersection with the centerline of vacated Township Road 164;
5. S-41°38'03"-W, 1225.68'(feet) to a point at the **PRINCIPLE PLACE OF BEGINNING** for the easement hereinafter described, passing for reference Mag Nails set at 615.40'(feet) & 1150.12'(feet) and Railroad Spikes found at 459.96'(feet) and 925.89'(feet);

Thence N-84°28'25"-E, 261.63'(feet) to a point, passing for reference the right-of-way line of Township Road 163 at 44.11'(feet);

Thence S-17°07'01"-E, 60.00'(feet) to an iron bar set;

Thence S-84°28'25"-W, 337.07'(feet) to a Mag Nail set on the centerline of aforementioned Township Road 163, passing for reference an iron bar set on the right-of-way line of Township Road 163 at 292.96'(feet);

Thence with the centerline of Township Road 163, N-41°38'03"-E, 86.44'(feet) to the place of beginning.

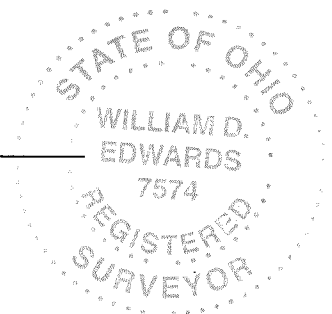
Containing 0.404 acre, 0.060 acre of which is within the Road right-of-way, but being subject to the rights of all legal highways and all easements of record.

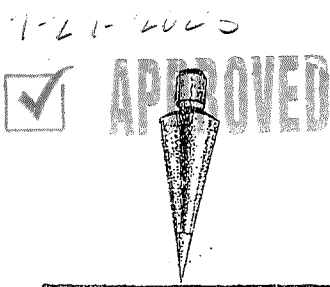
Being over a 264.363 acre tract conveyed to Charles R. Bellar & Kimberly M, Wynkoop, Co-Trustees, by deed recorded in Official Record 1156, Page 337, Parcel I, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, July 21, 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 163 per an assumed bearing of N-41°38'03"-E.

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William D. Edwards, P.S. 7574





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



LEGAL DESCRIPTION – INGRESS-EGRESS EASEMENT – BELLAR & WYNKOOP

(FOR TRACT 4 out of Tract 1)

Being situate in the State of Ohio, County of Logan, Township of Monroe, and being and being a part of Virginia Military Survey 4570, and being an easement for ingress and egress, and being more particularly described as follows:

Beginning for reference at a ½" diameter iron bar found at the intersection of the centerlines of Township Road 29 (40' right-of-way) and Township Road 163 (60' right-of-way), being at Station 87+39 per Logan County Engineer's field book 518, page 50;

Thence with the centerline of Township Road 163 the following Five (5) courses:

1. S-37°38'57"-W, 403.66'(feet) to a ½" diameter iron bar found at Station 83+34.5;
2. S-40°54'10"-W, 1096.30'(feet) to a ½" diameter iron bar found at Station 72+37.5;
3. S-41°30'16"-W, 688.73'(feet) to a Railroad Spike found ;
4. S-41°29'38"- W, 902.45'(feet) to a ½" diameter iron bar found at the intersection with the centerline of vacated Township Road 164;
5. S-41°38'03"-W, 615.40'(feet) to a Mag Nail set at the **PRINCIPLE PLACE OF BEGINNING** for the easement hereinafter described, passing for reference a Railroad Spike found at 459.96'(feet);

Thence S-63°34'07"-E, 100.00'(feet) to a point, passing for reference an iron bar set on the right-of-way line of Township Road 163 at 31.09'(feet);

Thence S-41°38'03"-W, 60.00'(feet) to a point;

Thence N-63°34'07"-W, 100.00'(feet) to a point on the centerline of aforementioned Township Road 163, passing for reference the right-of-way line of Township Road 163 at 68.91'(feet);

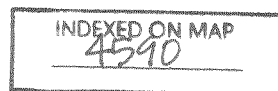
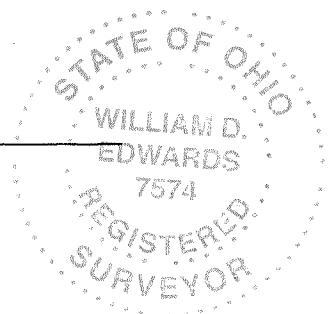
Thence with the centerline of Township Road 163, N-41°38'03"-E, 60.00'(feet) to the place of beginning.

Containing 0.133 acre, 0.041 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 24.914 acre tract conveyed to Charles R. Bellar & Kimberly M, Wynkoop, Co-Trustees, by deed recorded in Official Record 1156, Page 345, of the Logan County Records.

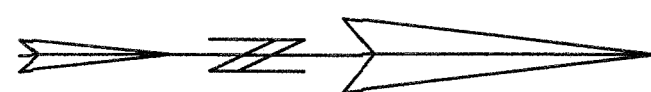
The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, July 21, 2023. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on the centerline of Township Road 163 per an assumed bearing of N-41°38'03"-E.

William D. Edwards, P.S. 7574



PLAT OF SURVEY

MONROE & ZANE TOWNSHIPS, LOGAN COUNTY, OHIO VIRGINIA MILITARY SURVEY 4570



SCALE: 1" = 300'
-150 0 150 300 450

DATE: JULY 21, 2023

DONALD O. LOCKWOOD & DEAN M. LOCKWOOD
131.382 AC.
O.R. 1145, P. 520
PARCEL III

JEROMY D. & ROBIN R. PIATT
27.731 AC.
O.R. 1193, P. 812
TRACT II

JEROMY D. & ROBIN R. PIATT
10.782 AC.
O.R. 1193, P. 812
TRACT I

TRACT 3
168.877 AC.
(0.204 AC. RW)
(168.673 AC. NET)

BLACKBURN FAMILY INVESTMENTS, LLC
97.518 AC.
O.R. 1023, P. 25
TRACT III

CHARLES R. BELLAR & KIMBERLY M. WYNKOOP
CO-TRUSTEES
PT. 264.363 AC.
O.R. 1156, P. 337
PARCEL I
(161.940 AC)

TRACT 4
108.927 AC.
(0.107 AC. RW)
(108.820 AC. NET)

CHARLES R. BELLAR & KIMBERLY M. WYNKOOP
CO-TRUSTEES
PT. 264.363 AC.
O.R. 1156, P. 337
PARCEL I
(105.069 AC.)

TRACT 2
12.483 AC.
(0.108 AC. RW)
(12.375 AC. NET)

CHARLES R. BELLAR & KIMBERLY M. WYNKOOP
CO-TRUSTEES
PT. 24.914 AC.
O.R. 1156, P. 345
(11.894 AC.)

TRACT 1
9.597 AC.
(0.363 AC. RW)
(9.234 AC. NET)

CHARLES R. BELLAR & KIMBERLY M. WYNKOOP
CO-TRUSTEES
PT. 294.363 AC.
O.R. 1156, P. 337
PARCEL I
(0.417 AC)

TERRY M. & KALEEN L. HAMM
27.910 AC.
O.R. 132, P. 6
TRACT II

HOUSTON C. & JUDY A. BROWN
64.173 AC.
O.R. 953, P. 135

CHARLES R. BELLAR & KIMBERLY M. WYNKOOP
CO-TRUSTEES
PT. 47.989 AC.
O.R. 1156, P. 342

TRACT 5
76.786 AC.
(0.013 AC. RW)
(76.773 AC. NET)

JAMES & SHAUNA NORVIEL
21.73 AC.
O.R. 1247, P. 645

ROBERT R. DYSERT
5.478 AC.
O.R. 1307, P. 464

NICHOLAS N. & REBECCA J. PENHORWOOD
0.964 AC.
O.R. 522, P. 485

CAROL S. MOON & REBECCA J. DIXON
148.95 AC.
O.R. 919, P. 804
TRACT III

CHARLES R. BELLAR & KIMBERLY M. WYNKOOP
CO-TRUSTEES
PT. 28.257 AC.
O.R. 1156, P. 337
PARCEL II, TRACT II

TOMMY D. WATKINS
ORIG. 99.82 AC.
O.R. 55, P. 442

YONG OK WILBUR, TRUSTEE
140 AC.
O.R. 1143, P. 80
TRACT TWO

- NOTE:
- BEARINGS ARE BASED ON THE CENTERLINE OF TOWNSHIP ROAD 163 PER AN ASSUMED BEARING OF N-41°38'03"-E.
 - REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, PLATS OF SURVEYS IN THE VICINITY, COUNTY TAX AND AERIAL MAPS, ENGINEER'S FIELD BOOK 518, P. 48, & 50, ROAD PLAN X-29B.
 - IN TRACT 1 (9.597 AC.), 0.417 ACRE IS OUT OF THE 264.363 ACRE PARCEL & 9.180 ACRES IS OUT OF THE 24.914 ACRE PARCEL.
 - IN TRACT 2 (12.483 AC.), 11.484 ACRES IS OUT OF THE 24.914 ACRE PARCEL & 0.999 ACRE IS OUT OF THE 264.363 ACRE PARCEL.
 - THE PARCELS SHOWN HEREON ARE SUBJECT TO THE LOGAN COUNTY ACCESS MANAGEMENT PLAN. TOWNSHIP ROADS 163 AND 29 ARE CLASSIFIED AS LOCAL ROADS. MINIMUM DRIVEWAY DISTANCE FROM ROAD INTERSECTION IS 250'; MINIMUM DISTANCE BETWEEN DRIVEWAYS IS 250'; MINIMUM STOPPING SIGHT DISTANCE IS >495'.



LEGEND

□	= 12" METAL POST.....FOUND
△	= RAILROAD SPIKE.....FOUND
○	= 9" DIA. WOOD POST.....FOUND
○	= 5/8" DIA. (UNLESS NOTED) IRON BAR.....FOUND
□	= MAG NAIL.....FOUND
□	= RAILROAD SPIKE.....SET
○	= 1.5" DIA. IRON PIPE.....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

