

The 4<sup>th</sup> Lot Begins at Robert Dickinson  
 N. E. corner; thence with his east line N 10° E 160  
 poles crossing the County road to a Stake and Elm  
 thus S. E. corner in the South line of the whole tract  
 Dickinson thence with said line N. 80° E 20 poles, to a Stake;  
 thence N 10° W 160 poles crossing the road and passing  
 the S. W. cor. of the 3<sup>rd</sup> lot to a Stone in the north line  
 of the whole tract; thence with said line S 80° W 20  
 poles, to the beginning containing 20 acres  
 John Michum C. S. L. Co

3<sup>rd</sup> mo. March 22<sup>nd</sup> 1842

Surveyed for Lane M'Colloch 16<sup>1/2</sup> acres of land  
 N. 493 being part of Survey N. 495 and bounded and  
 described as follows: Beg. at a Stone S. W. cor. to  
 Survey N. 3138; thence with the south line of said  
 Survey S 75° E 40<sup>1/2</sup> poles, to a Stake at the side of  
 the Urbana road; thence with the road S 48° W 1  
 Pole & 2<sup>1/2</sup> links, to a Stake; thence N 75° W 58<sup>1/2</sup> poles  
 to a Stone; thence S 54° W 3 poles, to a Stone; thence  
 N 76° W 34 Poles & 20 links to a Honey locust;  
 thence N 48° W 26 poles, to a Stake in the south  
 line of Hale Tharp's land; thence with his line N 60° E  
 81<sup>1/2</sup> poles, to a Stake N 7° W 23 links from an elm  
 in the west line of Survey N. 3138 cor. to Hale  
 Tharp (orig<sup>l</sup> call 3 Elm & Red Oak) thence  
 with said line South 63 poles to the beginning  
 Lane M'Colloch John Michum C. S. L. Co  
 John Long Ch. Men

10-9-19



INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
UNMATCHED CLIENT SERVICE

## HOOK, WILGUS AND SIDDERS

### 72.766 ACRES

Lying in Virginia Military Surveys 4957, 6449 and 3138, Monroe and Jefferson Townships, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being all of the remainder of Pamela Hook, Darlene Jo Wilgus, Charles Michael Sidders, Richard D. Sidders and Michelle Sidders 73.634 acre tract as deeded and described in Official Record 437, Page 242 and being more particularly described as follows:

**COMMENCING** at a 5/8 inch iron rod found (I.D. cap stamped "Logan County Eng") at the intersection of the center-lines of County Highway 29 and County Highway 5 (60 feet wide);

THENCE, N 45°-43'-31" E, a distance of 1320.98 feet to a MAG nail found at the **TRUE POINT OF BEGINNING**, said nail being a southwest corner of said 73.634 acre tract and the southeast corner of the Michelle R. Benavides and Roberto Benavides 0.720 acre tract as deeded and described in Official Record 1242, Page 79;

THENCE, with common lines to said 73.634 acre and 0.720 acre tracts, the following two (2) courses:

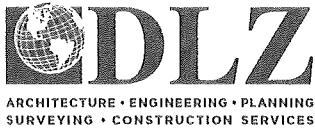
- 1) **N 24°-25'-13" W**, passing a 5/8 inch iron rod found (I.D. cap stamped "Clapsaddle") at a distance of 30.67 feet, a total distance of **460.03 feet** to a 5/8 inch iron rod found; and
- 2) **S 56°-53'-03" W**, a distance of **187.39 feet** to a 5/8 inch iron rod found (I.D. cap stamped "Clapsaddle"), said rod being on an easterly line of the Matthew Klopfenstein and Kathryn Klopfenstein 1.54 acre tract as deeded and described in Official Record 1204, Page 609, Tract II;

THENCE, with a line common to said 73.634 acre and 1.54 acre tracts, **N 24°-25'-43" W**, a distance of **572.50 feet** to a 5/8 inch iron rod found (I.D. cap stamped "Clapsaddle") in an east line of

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said 1.54 acre tract and at the southwest corner of the Matthew Klopfenstein and Kathryn Klopfenstein 0.100 acre tract as deeded and described in Official Record 1204, Page 609, Tract I;

THENCE, with a line common to said 73.634 acre and 0.1000 acre tracts, **N 56°-59'-09" E**, a distance of **144.52 feet** to a 5/8 inch iron rod found (I.D. cap stamped "Clapsaddle");

THENCE, with a westerly line of said 73.634 acre tract and the easterly lines of said 0.100 acre and 1.54 acre tracts, **N 24°-24'-50" W**, a distance of **266.46 feet** to an iron rod set;

THENCE, with a line common to said 73.634 acre and 1.54 acre tracts, **S 58°-37'-14" W**, a distance of **169.25 feet** to a 5/8 inch iron rod found on the easterly line of the Teresa A. Morris as Trustee 39.410 acre tract as deeded and described in Official Record 1145, Page 271;

THENCE, with the line common to said 73.634 acre and 39.410 acre tracts, **N 24°-25'-54" W**, a distance of **553.92 feet** to a 5/8 inch iron rod found on the north line of Virginia Military Survey 4957 and the south line of Virginia Military Survey 6449, said rod being on the southerly line of the Teresa A. Morris as Trustee, original 111.072 acre tract as deeded and described in Official Record 1150, Page 294, Tract III;

THENCE, with the north line of said Virginia Military Survey 4957 and said 73.634 acre tract and the south line of said Virginia Military Survey 6449 and said original 111.072 acre tract, **N 64°-48'-36" E**, a distance of **1073.64 feet** to a 5/8 inch iron rod found;

THENCE, with a line common to said 73.634 acre and original 111.072 acre tracts, **N 08°-19'-48" E**, a distance of **890.02 feet** to a 36 inch Sugar Maple fence corner found on the north line of Virginia Military Survey 6449 and the south lines of Virginia Military Survey 6447 and the Ronald L. Zimmerly, Jr. and Kelli S.

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Akron Bellefontaine Bridgeville Burns Harbor Chicago Cincinnati Cleveland Columbus Detroit Flint Fort Wayne Indianapolis Joliet  
Kalamazoo Lansing Lexington Louisville Madison Melvindale Munster Muskegon Pittsburgh Port Huron Saint Joseph South Bend Toledo  
Waterford



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Zimmerly 120.877 acre tract as deeded and described in Official Record 1133, Page 223, said Maple being referenced by a 5/8 inch iron rod found bearing N 84°-29'-52" W, a distance of 3.00 feet;

THENCE, with the north line of Virginia Military Survey 6449 and said 73.634 acre tract and the south line of Virginia Military Survey 6447 and said 120.877 acre tract, **S 84°-29'-52" E**, a distance of **792.52 feet** to a 5/8 inch iron rod found (I.D. cap stamped "Edwards PS 4792 PS 7574") on the easterly line of Virginia Military Survey 6449 and westerly lines of Virginia Military Survey 3138 and the Premier Properties (3/6 interest), Suzanne Hilliker Edwards (1/6 interest), Donald James Hilliker (1/6 interest) and Richard Orrin Hilliker (1/6) interest), 132.24 acre tract as deeded and described in Official Record 359, Page 777, Parcel V;

THENCE, with the easterly line of said 73.634 acre tract and Virginia Military Survey 4957 and the westerly lines of said 132.24 acre tract, the Premier Properties (3/6 interest), Suzanne Hilliker Edwards (1/6 interest), Donald James Hilliker (1/6 interest) and Richard Orrin Hilliker (1/6) interest), 6.33 acre tract as deeded and described in Official Record 359, Page 777, Parcel VI and Virginia Military Survey 3138, **S 04°-02'-26" W**, a distance of **917.98 feet** to an iron rod set;

THENCE, with a line common to said 73.634 acre and 6.33 acre tracts, **S 37°-16'-34" E**, a distance of **290.03 feet** to a 5/8 inch iron rod found (I.D. cap stamped "Clapsaddle") at the northeast corner of the Bryce Bickham 4.72 acre tract as deeded and described in Official Record 35, Page 169;

THENCE, with a line common to said 73.634 acre and 4.72 acre tracts, **S 51°-32'-40" W**, a distance of **151.24 feet** to a 5/8 inch iron rod found (I.D. cap stamped "Clapsaddle") at an easterly corner of the Kari J. Pooler, Trustee, 3.898 acre tract as deeded and described in Official Record 1126, Page 353;

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THENCE, with lines common to said 73.634 acre and 3.898 acre tracts, the following three (3) courses:

- 1) **N 37°-15'-40" W**, a distance of **233.43 feet** to a 5/8 inch iron rod found (I.D. cap stamped "Clapsaddle RS 6140");
- 2) **S 49°-13'-15" W**, passing a 5/8 inch iron rod found (I.D. cap stamped "Clapsaddle RS 6140") at a distance of 103.33 feet, a total distance of **296.79 feet** to a 5/8 inch iron rod found (I.D. cap stamped "Clapsaddle RS 6140"); and
- 3) **S 37°-08'-13" E**, passing a 5/8 inch iron rod found at a distance of 221.51 feet and an iron rod set at a distance of 873.02 feet, a total distance of **903.02 feet** to a railroad spike found on the center-line of said County Highway 5;

THENCE, with the southerly line of said 73.634 acre tract and the center-line of said County Highway 5, **S 52°-04'-30" W**, a distance of **1412.93 feet** to the **POINT OF BEGINNING**.

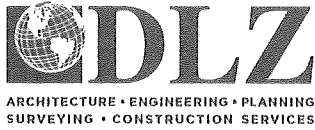
Containing **72.766 acres**, more or less, of which 0.972 acre is within the highway right-of-way, 6.530 acres are within Monroe Township and 66.236 acres within Jefferson Township, 60.157 acres within Virginia Military Survey 4957, 11.895 acres within Virginia Military Survey 6449 and 0.714 acre within Virginia Military Survey 3138.

Iron rods set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "DLZ OHIO, INC".

Property is subject to any and all previous easements and rights-of-way of record.

Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010), with the center-line of County Highway 5 having a bearing of S 52°-04'-30" W. Distances are expressed in U.S. Survey Feet. All other measurements are from

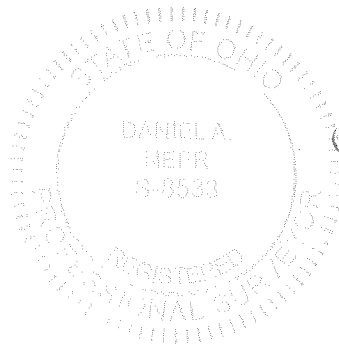
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angles and distances measured in a field survey by DLZ on September 12, 2019.

Description prepared by:



*D. Neer*  
Daniel A. Neer

Professional Surveyor No. 8533

September 13, 2019

1921-2047.00

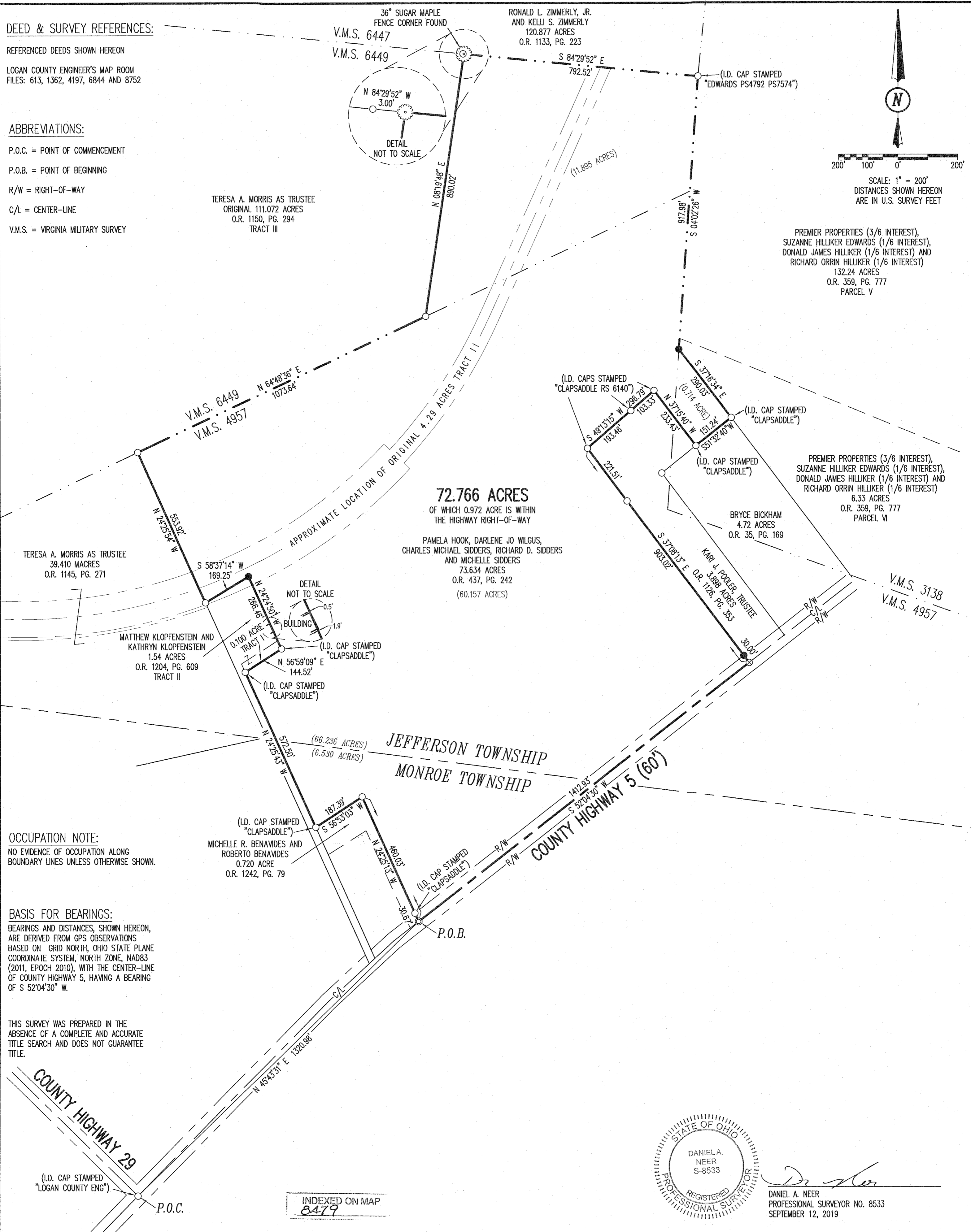
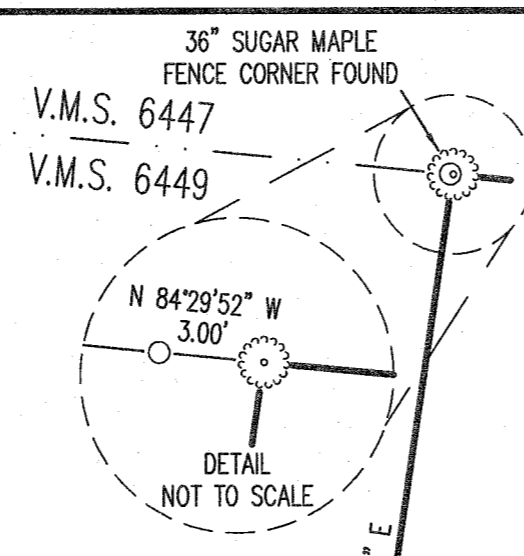
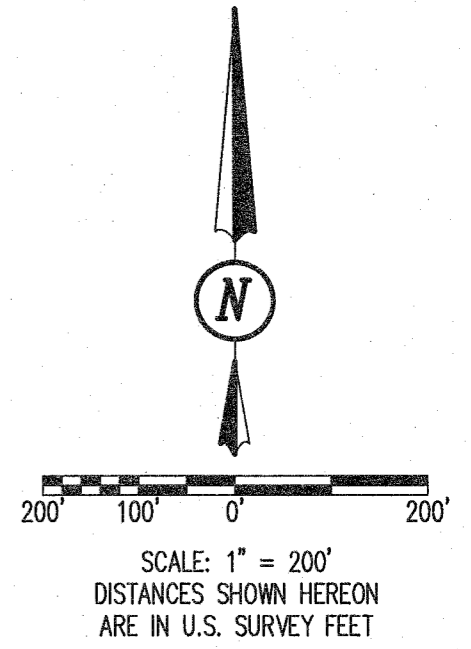
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**DEED & SURVEY REFERENCES:**

REFERENCED DEEDS SHOWN HEREON  
 LOGAN COUNTY ENGINEER'S MAP ROOM  
 FILES: 613, 1362, 4197, 6844 AND 8752

**ABBREVIATIONS:**

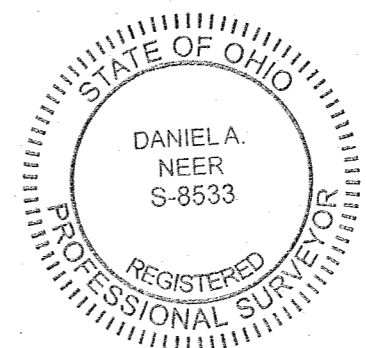
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- R/W = RIGHT-OF-WAY
- C/L = CENTER-LINE
- V.M.S. = VIRGINIA MILITARY SURVEY



**OCCUPATION NOTE:**  
 NO EVIDENCE OF OCCUPATION ALONG  
 BOUNDARY LINES UNLESS OTHERWISE SHOWN.

**BASIS FOR BEARINGS:**  
 BEARINGS AND DISTANCES, SHOWN HEREON,  
 ARE DERIVED FROM GPS OBSERVATIONS  
 BASED ON GRID NORTH, OHIO STATE PLANE  
 COORDINATE SYSTEM, NORTH ZONE, NAD83  
 (2011, EPOCH 2010), WITH THE CENTER-LINE  
 OF COUNTY HIGHWAY 5, HAVING A BEARING  
 OF S 52°04'30" W.

THIS SURVEY WAS PREPARED IN THE  
 ABSENCE OF A COMPLETE AND ACCURATE  
 TITLE SEARCH AND DOES NOT GUARANTEE  
 TITLE.



*D. Neer*  
 DANIEL A. NEER  
 PROFESSIONAL SURVEYOR NO. 8533  
 SEPTEMBER 12, 2019

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| LEGEND   |                             |
|--|-----------------------------|
| ⊗ RAILROAD SPIKE FOUND   | (0.000) = TOWNSHIP ACREAGES |
| ⊙ MAG NAIL FOUND   | (0.000) = V.M.S. ACREAGES   |
| ○ 5/8 INCH IRON ROD FOUND  |                             |
| ● 5/8 INCH BY 30 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "DLZ OHIO, INC" |                             |

**RETRACEMENT SURVEY**  
 VIRGINIA MILITARY SURVEYS  
 4957, 6449 & 3138  
 MONROE & JEFFERSON TOWNSHIPS  
 LOGAN COUNTY, OHIO

| DRAWN BY: | DESCRIPTION | REV. NO. | DATE      |
|-----------|-------------|----------|-----------|
| KSS       |             |          | 9/13/2019 |
|           |             |          |           |
|           |             |          |           |
|           |             |          |           |