

Received 9-18-91 OK 9-19-91 C.R

September 14, 1991

Being part of a 78.2 acre tract (Vol. 199, Pg. 17) & OR 56-627) in the East half of the Southeast 1/4 of Section 28, Town 4, Range 13, B.T.M.R.S., Union Township, Logan County, Ohio and more particularly described as follows:

Beginning, for reference, at a railroad spike found marking the intersection of the centerline of County Highway 31 and the North line of said S. E. 1/4; thence South 6 degrees 30 minutes 00 seconds West (Ref. Brg. Vol. 366, Pg. 638) 1060.38 feet to a railroad spike set in the centerline of said CH 31 at the principal place of beginning for the tract hereinafter described; thence North 87 degrees 06 minutes 12 seconds East 239.16 feet to a 5/8 x 30 inch capped iron pin set, passing a 5/8 x 30 inch capped iron pin set at 30.41 feet; thence South 3 degrees 48 minutes 04 seconds West 390.82 feet to a 5/8 x 30 inch capped iron pin set; thence South 4 degrees 17 minutes 12 seconds West 267.40 feet to a 5/8 x 30 inch capped iron pin set; thence North 83 degrees 30 minutes 00 seconds West 31.00 feet to a 5/8 inch iron pin found marking the Southeast corner of 0.80 acre tract (Vol. 366, Pg. 638); thence North 7 degrees 06 minutes 24 seconds East 149.26 feet to a 5/8 inch iron pin found marking the Northeast corner of said 0.80 acre tract; thence North 83 degrees 30 minutes 00 seconds West 235.26 feet to a railroad spike found in the centerline of said CH 31 marking the Northwest corner of said 0.80 acre tract, passing a 5/8 inch iron pin found at 210.26 feet; thence North 6 degrees 30 minutes 00 seconds East 469.28 feet to the principal place of beginning. Containing 2.879 acres more or less and subject to all legal highways and easements of record or use, 0.270 acres being county highway R/W.

The above description is based on a field survey for 2.879 acres and existing records for reference. The bearings are based on the C.H. 31

INDEXED ON MAP
5827 ID

centerline bearing South 6 degrees 30 minutes 00 seconds West taken from D.B. Vol. 366 Pg. 638. All other bearings are from angles turned in the field.

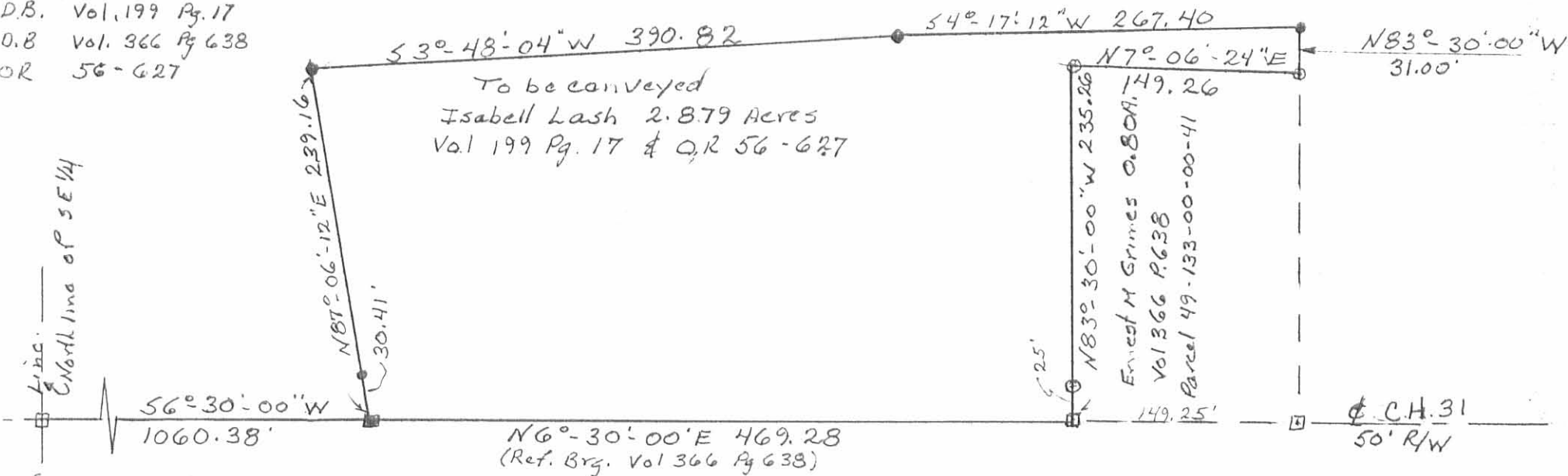
Survey, description and plat by Wallace Lynn Geuy
Wallace Lynn Geuy
Registered Surveyor No. S-5105
8673 W. Rt 29
DeGraff Ohio 43318



Isabell Lash 78.2 Acres
 Vol 199 Pg 17 OR 56-627.
 Parcel 49-133-00-00-040

Reference:

Survey 6078
 Survey 5827
 D.B. Vol. 199 Pg. 17
 O.B. Vol. 366 Pg 638
 OR 56-627

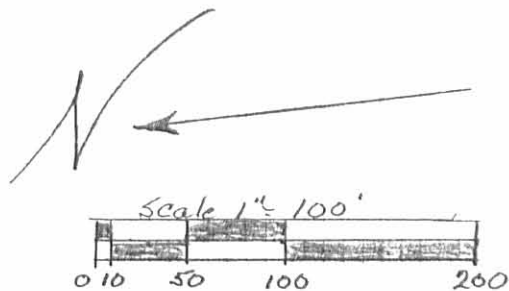


1/4 Section

Surveyed by Wallace Lynn Geuy
 Registered Surveyor No 5105
 4 Sept 91
 Scale 1" = 100'

- Railroad spike set.
- Railroad spike found.
- 5/8 x 30 inch capped iron pin set
- 5/8 inch iron pin found.

0.270 Acre in Road R/W



Isabell Lash - Ernest Grimes Survey
 Being part of the East half of the SE 1/4
 of Section 28, Town 4, Range 13, B.T. M.R.S.,
 Union Township, Logan County, Ohio.

Drawn by:
 WALLACE LYNN GEUY
 8673 W. Rt. 29
 De Graff Oh. 43318
 362-2755



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 5827 1P

LESLIE H. GEESLIN

REGISTERED SURVEYOR NO. 5248

P. O. BOX 274

RUSHSVLVANIA, OHIO 43347

PHONE: (513) 468-2793

JOHNSON SURVEY

October, 1975

The following described real estate situated in Union Township, Logan County, Ohio and being in the east $\frac{1}{2}$ of the southeast $\frac{1}{4}$ of Section 28, Town 4, Range 13 and being more particularly described as follows;

Beginning at an iron bar in the centerline of County Highway 31 that is N. $6^{\circ} 30'$ E. 1017 feet from the Champaign County line; thence with said centerline N. $6^{\circ} 30'$ E. 149.25 feet to an iron bar; thence S. $83^{\circ} 30'$ E. 235.26 feet to an iron bar, passing an iron bar at 25.00 feet; thence S. $7^{\circ} 06.4'$ W. 149.26 feet to an iron bar; thence N. $83^{\circ} 30'$ W. 233.68 feet to the place of beginning, passing an iron bar at 208.68 feet.

Containing 0.80 acre more or less.

The above described 0.80 acre being on the east side of Ruby M. Johnson's 80.00 acre tract.

14 FOOT DRIVEWAY EASEMENT

The following described centerline of a 14 foot driveway easement being along the north side of the above described 0.80 acre tract and being more particularly described as follows:

Beginning at a point in the east right-of-way line of C.H. 31 that is N. $6^{\circ} 30'$ E. 3.0 feet from an iron bar in the north line of said 0.80 acre tract; thence S. $83^{\circ} 30'$ E. 26.0 feet to a point; thence N. $77^{\circ} 30'$ E. 33.8 feet to a point; thence N. $85^{\circ} 38'$ E. 42.4 feet to a point; thence S. $83^{\circ} 30'$ E. 58.0 feet to the end.

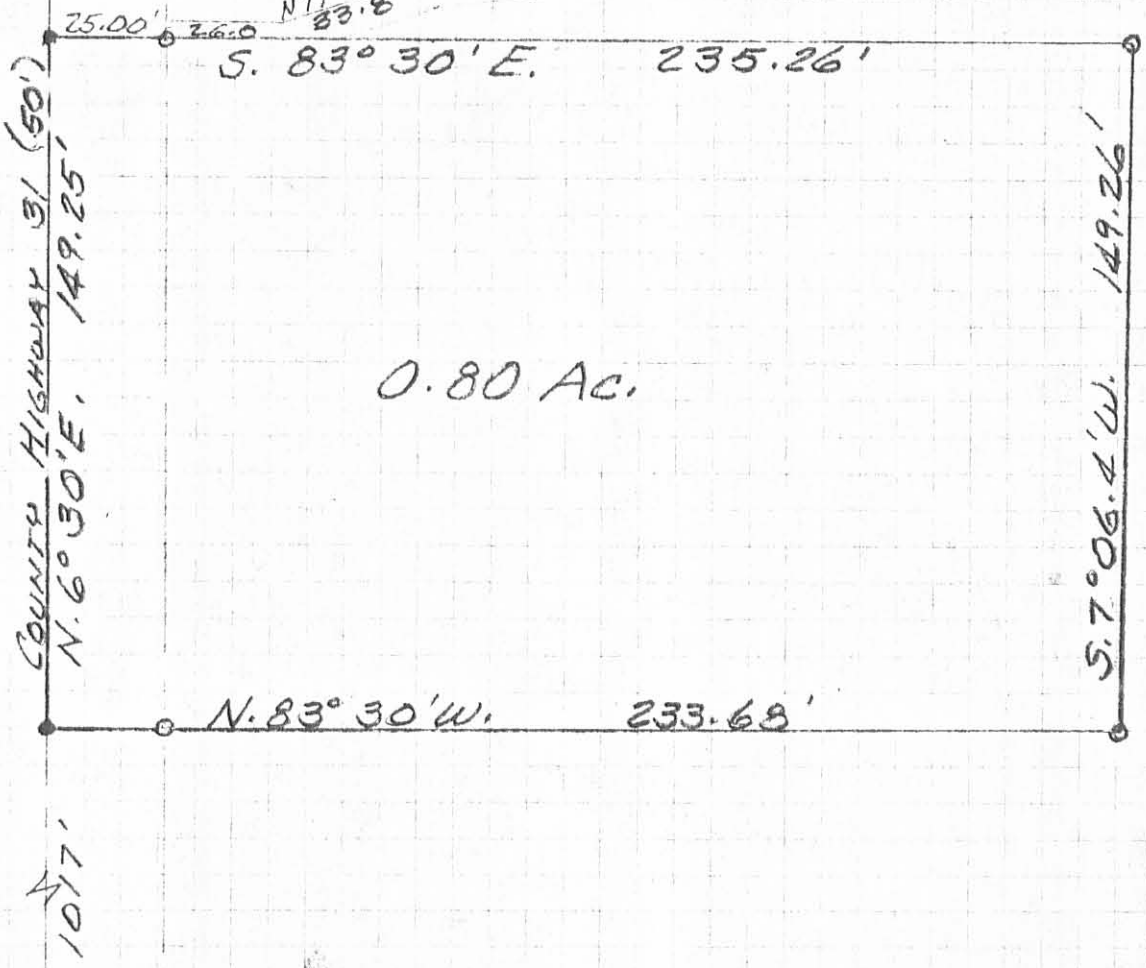
I hereby certify that the above is a true and accurate description of a survey made by me.

Leslie H. Geeslin

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5827 2D

Dan Grant

14' DRIVEWAY EASEMENT
N 77° 30' E. 42.4
N 85° 38' E. 58.0'
S 83° 30' E. 58.0'



0.80 Ac.

LOGAN COUNTY
CHAMPAIGN COUNTY

JOHNSON SURVEY
OCTOBER, 1975
SEC. 28 T. 4 R. 13
UNION TOWNSHIP
LOGAN COUNTY, OHIO
SCALE 1" = 40'

5827 2P

REF:
F.B. 516 Pg. 17
D.B. VOL. 299 Pg. 19
PLAN X-31

INDEXED ON MAP

● = R.R. SPIKE SET
○ = 5/8" IRON BAR SET

LESLIE H. GOESLIN
REG. SURVEYOR 5298
RUSHSVANA, OHIO

11-29-2021



APPROVED

EDWARDS SURVEYING

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



LEGAL DESCRIPTION FOR DOWDS 152.783 ACRETRACT

Being situate in the State of Ohio, County of Logan, Township of Union, and being a part of the Southeast Quarter of Section 28, Town 4, Range 13, B.T.M.R.S., and a part of the Southwest Quarter of Section 22, Town 4, Range 13, B.T.M.R.S., and being more particularly described as follows:

BEGINNING at a 1' square concrete County line monument found at the Southeast corner of Section 28, being on the Logan-Champaign County line and being the corner common to Sections 28 & 22, Town 4, Range 13 in Union Township of Logan County, and Sections 21 & 27, Town 4, Range 13, in Harrison Township of Champaign County;

thence with the South line of Section 28, the North line of Section 27, and the Logan-Champaign County line, N-85°43'-21"-W, 1330.04'(feet) to a 1/2" square head iron bolt found on the centerline of County Road 31 (60' right-of-way), passing for reference an iron bar set on the right-of-way line of County Road 31 at 1300.04'(feet);

thence with the centerline of County Road 31, N-5°17'04"-E, 1017.38'(feet) to a Railroad Spike found at the Southwest corner of a 0.80 acre tract conveyed to Richard A. & Karen D. Grimes by deed recorded in Official Record 894, Page 606, Tract I;

thence with the South line of the 0.80 acre tract and with a South line of a 2.879 acre tract conveyed to Richard A. & Karen D. Grimes by deed recorded in Official Record 894, Page 606, Tract II, S-84°42'48"-E, 264.68'(feet) to an iron bar set, replacing a 5/8" diameter iron bar found, passing for reference a 5/8" diameter iron bar found at 25.33'(feet) and the right-of-way line of County Road 31 at 30.00'(feet);

thence with the bounds of the 2.879 acre tract the following three (3) courses:

1. N-3°04'16"-E, 267.40'(feet) to a 5/8" diameter iron bar found;
2. N-2°35'08"-E, 390.82'(feet) to a 5/8" diameter iron bar found;
3. S-85°53'16"-W, 239.16'(feet) to a Railroad Spike found on the centerline of aforementioned County Road 31, passing for reference the right-of-way line of County Road 31 at 208.75'(feet) and a 5/8" diameter iron bar found at 208.44'(feet);

thence with the centerline of County Road 31, N-5°17'04"-E, 1060.38'(feet) to a Railroad Spike found at the Southwest corner of a 76.934 acre tract conveyed to Roy L. Bragg by deed recorded in Official Record 1234, Page 412, Tract II;

thence with the South line of the 76.934 acre tract and the Quarter Section line of Section 28, S-84°43'22"-E, 1351.49'(feet) to a 12" diameter concrete post found on the East line of Section 28 at the Southwest corner of an 80.686 acre tract conveyed to Roy L. Bragg by deed recorded in Official Record 1234, Page 412, Tract I,

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from which a 5/8" diameter iron bar found bears N-4°45'02"-E, 5.00'(feet), passing for reference a 5/8" diameter iron bar found on the right-of-way line of County Road 31 at 30.00'(feet);

thence with the South line of the 80.686 acre tract and the Quarter Section line of Section 22, S-84°53'36"-E, 1383.01'(feet) to an iron bar set at the Northwest corner of a 15.23 acre tract conveyed to Jeffery K. & Jennifer L. Bell by deed recorded in Official Record 865, Page 998, from which a 5/8" diameter iron bar found for reference bears N-4°39'32"-E, 5.00'(feet);

thence S-4°39'01"-W, 828.98'(feet) to a 5/8" diameter iron bar found at the Southwest corner of the 15.23 acre tract;

thence with the South line of the 15.23 acre tract, S-84°54'33"-E, 467.97'(feet) to a 1/2" diameter iron bar found on the centerline of County Road 202 (60' right-of-way), passing for reference a 5/8" diameter iron bar found at 423.80'(feet) and the right-of-way line of County Road 202 at 429.12'(feet);

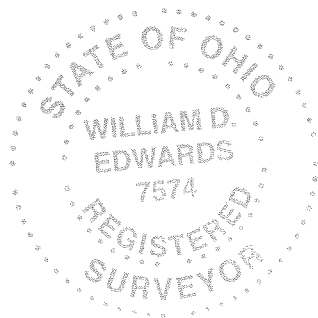
thence with the centerline of County Road 202, S-44°31'50"-W, 2385.91'(feet) to a 1/2" diameter iron bar found on the South line of Section 22, also being on the Logan-Champaign County line and at the intersection of the centerlines of County Road 202 and Township Road 263;

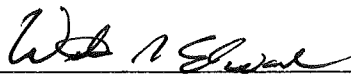
thence with the South line of Section 22 and the Logan-Champaign County line, N-85°04'07"-W, 372.36'(feet) to the place of beginning, passing for reference a 1' square concrete County line monument found at 36.90'(feet) and the right-of-way line of County Road 202 at 38.93'(feet).

Containing 152.783 acres, 3.072 acres of which is within the Roads rights-of-ways, 73.841 acres of which is a part of Section 22 and 78.942 acres of which is a part of Section 28, but being subject to the rights of all legal highways and all easements of record.

Being a more accurate description of all of a 76.321 acre tract, a 9.96 acre tract, a 53 7/8 acre tract, a 1 5/16 acre tract, and all of a 7.60 acre tract conveyed to Sarah L. Dowds, Trustee, by deed recorded in Official Record 686, Page 280, 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 18, 2021. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on the centerline of County Road 202 per an assumed bearing of S-44°31'50"-W.



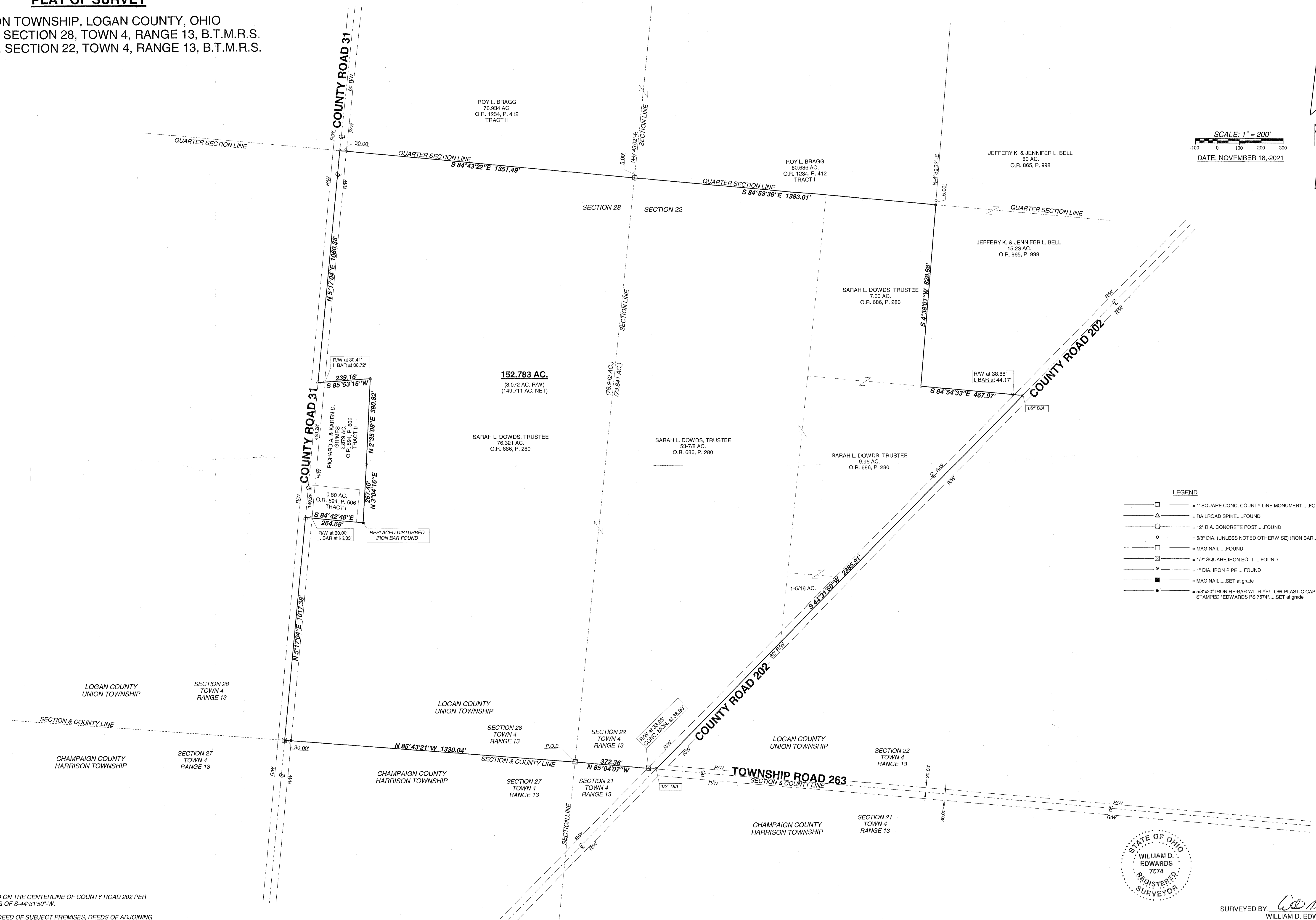
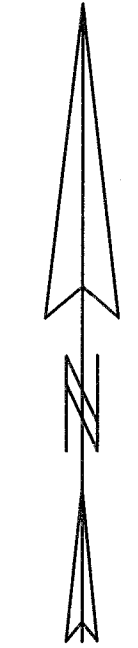
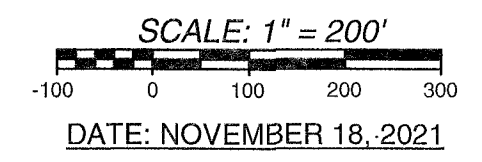


William D. Edwards, P.S. 7574

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PLAT OF SURVEY

UNION TOWNSHIP, LOGAN COUNTY, OHIO
PT. S.E. 1/4, SECTION 28, TOWN 4, RANGE 13, B.T.M.R.S.
PT. S.W. 1/4, SECTION 22, TOWN 4, RANGE 13, B.T.M.R.S.



- LEGEND**
- = 1" SQUARE CONC. COUNTY LINE MONUMENT.....FOUND
 - △ = RAILROAD SPIKE.....FOUND
 - = 12" DIA. CONCRETE POST.....FOUND
 - = 5/8" DIA. (UNLESS NOTED OTHERWISE) IRON BAR.....FOUND
 - = MAG NAIL.....FOUND
 - = 1/2" SQUARE IRON BOLT.....FOUND
 - = 1" 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

NOTE:

- BEARINGS ARE BASED ON THE CENTERLINE OF COUNTY ROAD 202 PER AN ASSUMED BEARING OF S-44°31'50"-W.
- REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, PLATS OF SURVEYS IN THE VICINITY, COUNTY TAX AND AERIAL MAPS.



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