

Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



Phone: (937) 593-7335
Fax: (937) 593-7444

WEATHERBY 152.798 ACRES

Lying in Section 22, Town 4, Range 13, Union Township, Logan County, Ohio.

Being all of the Dona C. Weatherby and Max Weatherby 153.000 acre tract as deeded and described in Official Record 152, Page 222 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike found on the southeast corner of Section 22, the center-line of Township Road 263 and on the south line of Logan County.

THENCE, with the south line of Section 22, Town 4, Range 13, the Logan County and Champaign County line, and the center-line of Township Road 263 (40 feet wide), N 85°-44'-15" W, a distance of 5048.35 feet to a 1/2 inch iron bar found in wood.

THENCE, with the centerline of County Highway 202 (60 feet wide), N 43°-51'-00 E, a distance of 2385.91 feet to a 3/8 inch iron bar found.

THENCE, with lines of the Dale A. King 161.66 acre tract (O.R. 21, P. 387), the following five (5) courses:

S 85°-01'-57" E, a distance of 2121.34 feet to an 8 inch wood corner post found.

S 36°-19'-57" E, a distance of 114.70 feet to a point referenced by a 5/8 inch iron rod set N 43°-15'-44" W, a distance of 50.95 feet.

S 3°32'-09" W, a distance of 563.74 feet to a point referenced by a 5/8 inch iron rod set on the extended line at 49.09 feet.

S 56°-52'-36" E, a distance of 367.64 feet to a 5/8 inch iron rod set.

S 85°-50'-10" E, a distance of 996.12 feet to a 5/8 inch iron rod set.

THENCE, with the east line of Section 22 and the west line of the Richard L. Yoder 154.60 acre tract (Vol. 369, Pg. 580, Parcel D), S 3°-51'-52"W, a distance of 986.10 feet to the point of beginning, passing a 5/8 inch iron rod set at 966.10 feet.

Containing 152.798 acres, of which 3.939 acres are within the highway rights-of-way.

The basis for bearings is the center-line of County Highway 202, being N 43°-51'-00"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on December 13, 2002.

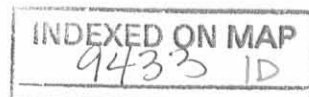
Description prepared by:



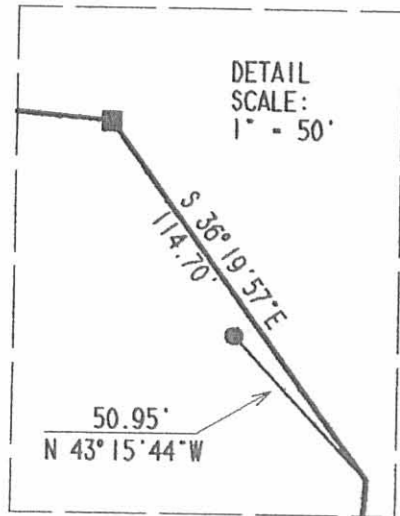
ORIGINAL STAMP IN GREEN

Jeffrey I. Lee
Professional Surveyor 6359
January 2, 2003

L-3500



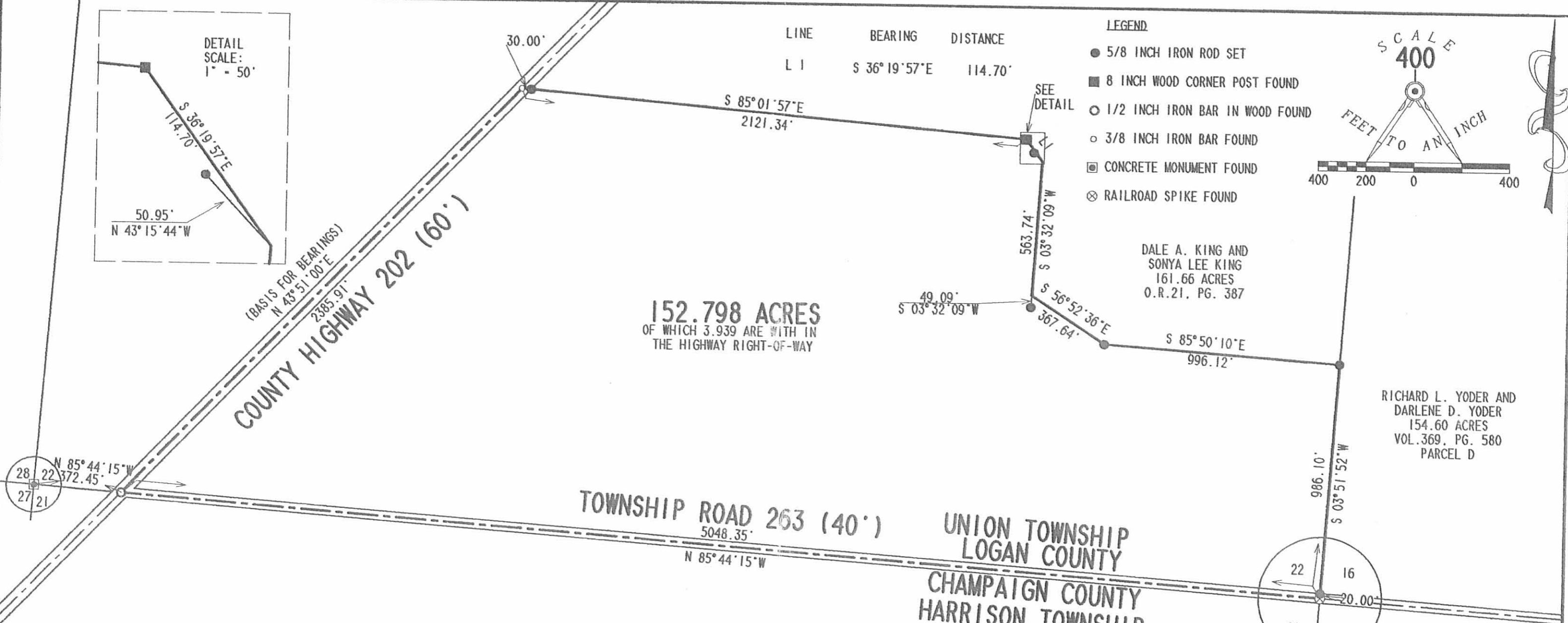
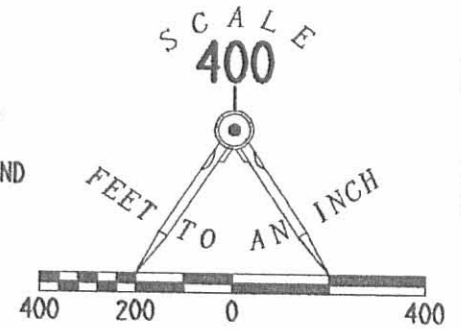
REC'D 1-28-03 SMY OK



LINE	BEARING	DISTANCE
L 1	S 36° 19' 57" E	114.70'

LEGEND

- 5/8 INCH IRON ROD SET
- 8 INCH WOOD CORNER POST FOUND
- 1/2 INCH IRON BAR IN WOOD FOUND
- 3/8 INCH IRON BAR FOUND
- CONCRETE MONUMENT FOUND
- ⊗ RAILROAD SPIKE FOUND



152.798 ACRES
OF WHICH 3.939 ARE WITH IN
THE HIGHWAY RIGHT-OF-WAY

TOWNSHIP ROAD 263 (40')
5048.35'

UNION TOWNSHIP
LOGAN COUNTY
CHAMPAIGN COUNTY
HARRISON TOWNSHIP

RETRACEMENT SURVEY OF THE
DONA C. WEATHERBY AND MAX WEATHERBY
153.000 ACRES
(152.798 ACRES THIS SURVEY)
OFFICIAL RECORD 152, PAGE 222
SECTION 22, TOWN 4, RANGE 13
UNION TOWNSHIP
LOGAN COUNTY, OHIO



ORIGINAL STAMP IN GREEN

SURVEYED BY:

Jeffrey I. Lee
JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
DECEMBER 13, 2002

COPYRIGHT 2002 BY:
LEE SURVEYING & MAPPING CO., INC.
117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE.

INDEXED ON MAP
9433 IP



APPROVED

Bockrath & Associates Engineering and Surveying, LLC
115 S. Fair Avenue, Suite A - Ottawa, OH 45875
(419) 523-5789

LEGAL DESCRIPTION
EXHIBIT A
MARK D. WARD FARM, LLC
Wetland Reserve Easement No. 545E342101WV8
Conservation Easement – 25.647 ACRES

Situated as being part of Section 22, Union Township, Town 4 North, Range 13 East, Logan County, Ohio, also being part of a 152.798 acre tract of land deeded to Mark D. Ward LLC as recorded in Official Record Volume 1178, Page 915 of the Logan County Deed Records and Survey Map 9433 IP of the Logan County Engineer's Records and more particularly described as follows:

Commencing at a railroad spike found having a latitude of 40°15'47.73", a longitude of -83°50'27.25 ", a northing of 220233.01, and an easting of 1594275.83, and marking the Southeast corner of Section 22 and the Southeast corner of said 152.798 acre tract and the centerline of Township Road 263;

Thence North 04°32'37" East along the East line of said Section 22 and the East line of said 152.798 acre tract a distance of 20.00 to a point found having a latitude of 40°15'47.92", a longitude of -83°50'27.24 ", a northing of 220252.70, and an easting of 1594277.31, and marking the POINT OF BEGINNING, referenced by a 5/8 inch rebar found lying 0.25 feet South and 0.11 feet West of said point;

Thence along a new division the following four (4) courses:

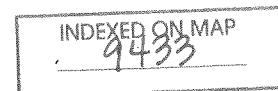
North 85°03'30" West, passing over 5/8 inch rebars with ID caps set at 343.45 feet and 686.89 feet, a total distance of 1,030.33 feet to a 5/8 inch rebar with ID cap set;

North 04°12'54" East, passing over a 5/8 inch rebar with ID cap set at 318.46 feet, a total distance of 636.91 feet to a 5/8 inch rebar with ID cap set;

North 85°03'30" West a distance of 280.00 feet to a 5/8 inch rebar with ID cap set having a latitude of 40°15'55.12", a longitude of -83°50'43.62", a northing of 221001.00, and an easting of 1593018.77;

North 04°12'54" East, passing over a 5/8 inch rebar with ID cap set at 252.50 feet, a total distance of 505.00 feet to a 5/8 inch rebar with ID cap set on the perimeter of said 152.798 acre tract and the South line of a 155.088 acre tract of land deeded to Wendy L Blosser, Trustee as recorded in Official Record Volume 1076, Page 715 (Tract 1);

Thence along the perimeter of said 152.798 acre tract the following three (3) courses:



South 56°11'51" East a distance of 367.64 feet to a 5/8 inch rebar with ID cap set having a latitude of 40°15'58.13", a longitude of -83°50'39.26", a northing of 221300.11, and an easting of 1593361.38;

South 85°09'25" East, passing over a 5/8 inch rebar with ID cap set at 498.06 feet, a total distance of 996.12 feet to a 5/8 inch rebar with ID cap set on the East line of said Section 22 having a latitude of 40°15'57.45", a longitude of -83°50'26.44", a northing of 221216.01, and an easting of 1594353.95;

South 04°32'37" West, passing over a 5/8 inch rebar with ID cap set at 495.66 feet, along said East line a total distance of 966.10 feet to the POINT OF BEGINNING, said easement containing 25.647 acres of land, more or less.

Subject to all legal highways, easements, and restrictions of use whether apparent and/or of record and is from an actual survey performed in November, 2021, under the supervision of Ohio Professional Surveyor Seth D. Schroeder, Ohio Surveyor No. 8784.

All rebar set are 5/8 inch diameter and 30 inches long with Bockrath SDS-E/S8784 cap and witness post with signs, unless otherwise noted.

The basis of bearings for the above description is the Ohio State Plane Coordinate System, NAD 83, North Zone.



Seth D. Schroeder 2-24-22

Registered Surveyor No. 8784
Seth D. Schroeder
Bockrath & Associates
Engineering and Surveying, LLC



Bockrath & Associates Engineering and Surveying, LLC
115 S. Fair Avenue, Suite A - Ottawa, OH 45875
(419) 523-5789

LEGAL DESCRIPTION
EXHIBIT B
MARK D. WARD FARM, LLC
Wetland Reserve Easement No. 545E342101WV8
Ingress/Egress Easement – 0.009 ACRES

Situated as being part of Section 22, Union Township, Town 4 North, Range 13 East, Logan County, Ohio, also being part of a 152.798 acre tract of land deeded to Mark D. Ward LLC as recorded in Official Record Volume 1178, Page 915 of the Logan County Deed Records and Survey Map 9433 IP of the Logan County Engineer's Records and more particularly described as follows:

Commencing at a railroad spike found having a latitude of $40^{\circ}15'47.73''$, a longitude of $-83^{\circ}50'27.25''$, a northing of 220233.01, and an easting of 1594275.83, and marking the Southeast corner of Section 22 and the Southeast corner of said 152.798 acre tract and the centerline of Township Road 263;

Thence North $85^{\circ}03'30''$ West along the South line of said Section 22 and the South line of said 152.798 acre tract and said centerline a distance of 1,010.21 feet to a mag nail set having a latitude of $40^{\circ}15'48.43''$, a longitude of $-83^{\circ}50'40.25''$, a northing of 220320.03, and an easting of 1593269.37, and marking the POINT OF BEGINNING;

Thence continuing North $85^{\circ}03'30''$ West along said South line and said centerline a distance of 20.00 feet to a mag nail set;

Thence North $04^{\circ}12'54''$ East a distance of 20.00 feet to a 5/8 inch rebar with ID cap set;

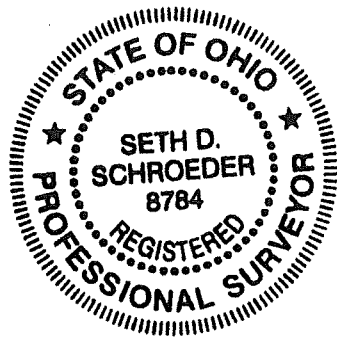
Thence South $85^{\circ}03'30''$ East a distance of 20.00 feet to a point;

Thence South $04^{\circ}12'54''$ West a distance of 20.00 feet to the POINT OF BEGINNING, said easement containing 0.009 acres of land, more or less.

Subject to all legal highways, easements, and restrictions of use whether apparent and/or of record and is from an actual survey performed in November, 2021, under the supervision of Ohio Professional Surveyor Seth D. Schroeder, Ohio Surveyor No. 8784.

All rebar set are 5/8 inch diameter and 30 inches long with Bockrath SDS-E/S8784 cap and witness post with signs, unless otherwise noted.

The basis of bearings for the above description is the Ohio State Plane Coordinate System, NAD 83, North Zone.



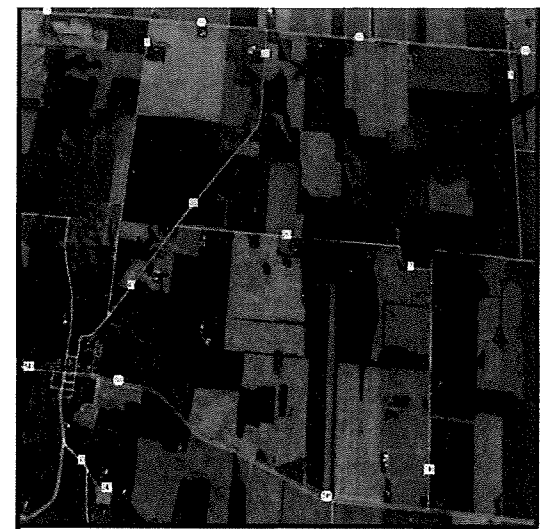
Seth D. Schroeder 22472

Registered Surveyor No. 8784
Seth D. Schroeder
Bockrath & Associates
Engineering and Surveying, LLC

1-9-2023

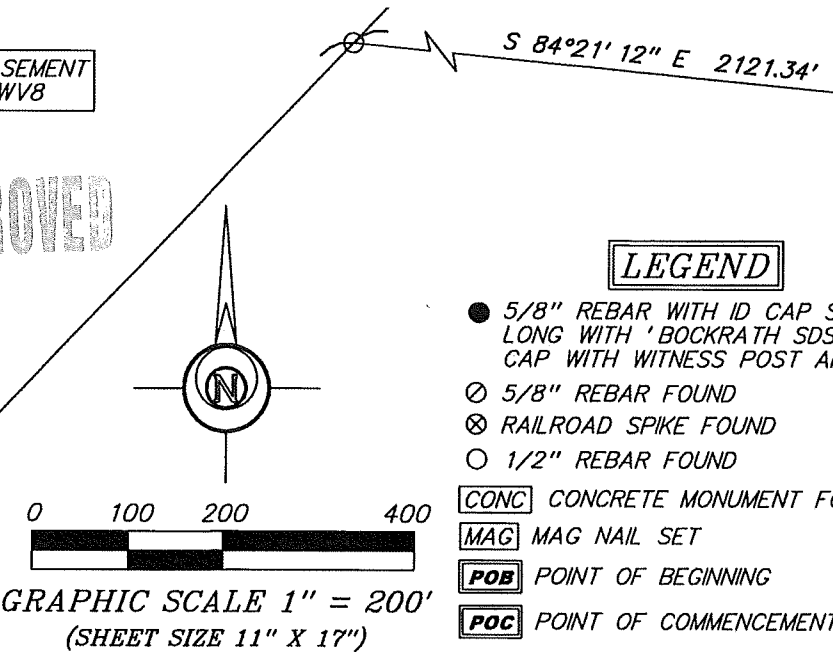
USDA-NRCS EASEMENT # 545E342101WV8

APPROVED



LOCATION MAP (NOT TO SCALE)

COUNTY HIGHWAY 202 (60' R/W) N 43°51'00" E 2385.91'



LEGEND

- 5/8" REBAR WITH ID CAP SET 30" LONG WITH 'BOCKRATH SDS-E/S8784' CAP WITH WITNESS POST AND SIGN
5/8" REBAR FOUND
RAILROAD SPIKE FOUND
1/2" REBAR FOUND
CONC CONCRETE MONUMENT FOUND
MAG MAG NAIL SET
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT

WENDY L BLOSSER, TRUSTEE OR VOL 1076 - PG 715 (TRACT I) 155.088 ACRES (RECORDED) PN. 49-133-00-00-027-000

AGRICULTURE CONSERVATION EASEMENT PROGRAM WETLAND RESERVE EASEMENT NO. 545E342101WV8

ON THE LANDS OF: MARK D WARD FARM LLC

PLAT PREPARED FOR: USDA/NRCS 25.647 ACRES

SITUATED AS PART OF SECTION 22, TOWN 4 - RANGE 13 UNION TOWNSHIP, LOGAN COUNTY, OHIO

Bockrath & Associates Engineering and Surveying, LLC 115 S. Fair Avenue, Suite A - Ottawa - Ohio Phone: 419.523.5789

BASIS OF BEARINGS Bearings contained hereon are based on the Ohio North Zone State Plane Coordinate System, NAD 83, obtained from the Ohio DOT VRS Network.

Combined Scale Factor = 0.999990454 (Convergence Angle = +1°50'13.03")

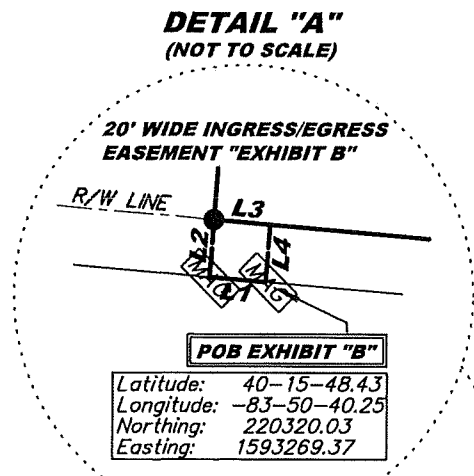
PLAT OF NRCS CONSERVATION EASEMENT NRCS AGREEMENT No: 545E342101WV8 ON THE LANDS OF: MARK D WARD FARM LLC PREPARED FOR: USDA-NRCS

MARK D WARD FARM LLC OR VOL 1178 - PG 915 SURVEY MAP 9433 IP 152.798 ACRES (RECORDED) PN. 49-133-00-00-038-000

THIS IS TO CERTIFY THAT THIS SURVEY, DONE BY THE UNDERSIGNED, WAS DONE ON THE GROUND IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE OHIO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS. THE ACCURACY AND POSITION TOLERANCE ARE ALSO IN ACCORDANCE WITH RURAL SURVEYS AND HAS BEEN MADE IN STRICT CONFORMITY WITH THE NATURAL RESOURCES CONSERVATION SERVICE EASEMENT PROGRAMS LAND SURVEY SPECIFICATIONS.

2-24-22 Date

Seth D. Schroeder, P.S. Registered Surveyor No. 8784. 115 S. Fair Avenue, Suite A Ottawa, Ohio 45875 419-523-5789



LINE TABLE L1 = N 85°03'30" W 20.00' L2 = N 04°12'54" E 20.00' L3 = S 85°03'30" E 20.00' L4 = S 04°12'54" W 20.00'

Latitude: 40-15-58.13 Longitude: -83-50-39.26 Northing: 221300.11 Easting: 1593361.38

Latitude: 40-15-57.45 Longitude: -83-50-26.44 Northing: 221216.01 Easting: 1594353.95

Latitude: 40-15-55.12 Longitude: -83-50-43.62 Northing: 221001.00 Easting: 1593018.77

EXHIBIT "A" CONSERVATION EASEMENT 25.647 ACRES PT. PN. 49-133-00-00-038-000

EXHIBIT "B" 20' INGRESS/EGRESS EASEMENT 0.009 ACRES

POB EXHIBIT "A" Latitude: 40-15-47.92 Longitude: -83-50-27.24 Northing: 220252.70 Easting: 1594277.31

Latitude: 40-15-47.73 Longitude: -83-50-27.25 Northing: 220233.01 Easting: 1594275.83

POC EXHIBIT "A" & "B"

REFERENCES USED: DEEDS AND PLATS INDICATED HEREON

NOTE: ONLY THE EASEMENTS THAT AFFECT SUBJECT PARCEL AS LISTED ON FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO-21-1141 ARE SHOWN.

OCCUPANCY NOTE: NO EVIDENCE OF OCCUPATION WITHIN OR ALONG BOUNDARY UNLESS NOTED.

INDEXED ON MAP 4133

MICHELLE D LINK, TRUSTEE PN. 50-133-00-00-037-000 OR VOL 1120 - PG 526 (PARCEL 1) 165.980 ACRES (RECORDED)

1-9-2023

APPROVED

PLAT OF
NRCS CONSERVATION EASEMENT
NRCS AGREEMENT

No: 545E342101WV8

ON THE LANDS OF:

MARK D WARD FARM LLC

PREPARED FOR:

USDA-NRCS

LEGAL DESCRIPTION
EXHIBIT A

Mark D Ward Farm LLC
Wetland Reserve Easement No. 545E342101WV8
CONSERVATION EASEMENT - 25.647 ACRES

Situated as being part of Section 22, Union Township, Town 4 North, Range 13 East, Logan County, Ohio, also being part of a 152.798 acre tract of land deeded to Mark D. Ward LLC as recorded in Official Record Volume 1178, Page 915 of the Logan County Deed Records and Survey Map 9433 IP of the Logan County Engineers Records and more particularly described as follows:

Commencing at a railroad spike found having a latitude of 40°15' 47.73", a longitude of -83°50' 27.25 ", a northing of 220233.01, and an easting of 1594275.83, and marking the Southeast corner of Section 22 and the Southeast corner of said 152.798 acre tract and the centerline of Township Road 263;

Thence North 04°32' 37" East along the East line of said Section 22 and the East line of said 152.798 acre tract a distance of 20.00 to a point found having a latitude of 40°15' 47.92", a longitude of -83°50' 27.24 ", a northing of 220252.70, and an easting of 1594277.31, and marking the POINT OF BEGINNING, referenced by a 5/8 inch rebar found lying 0.25 feet South and 0.11 feet West of said point;

Thence along a new division the following four (4) courses:

North 85°03' 30" West, passing over 5/8 inch rebars with ID caps set at 343.45 feet and 686.89 feet, a total distance of 1,030.33 feet to a 5/8 inch rebar with ID cap set;

North 04°12' 54" East, passing over a 5/8 inch rebar with ID cap set at 318.46 feet, a total distance of 636.91 feet to a 5/8 inch rebar with ID cap set;

North 85°03' 30" West a distance of 280.00 feet to a 5/8 inch rebar with ID cap set having a latitude of 40°15' 55.12", a longitude of -83°50' 43.62", a northing of 221001.00, and an easting of 1593018.77;

North 04°12' 54" East, passing over a 5/8 inch rebar with ID cap set at 252.50 feet, a total distance of 505.00 feet to a 5/8 inch rebar with ID cap set on the perimeter of said 152.798 acre tract and the South line of a 155.088 acre tract of land deeded to Wendy L. Blosser, Trustee as recorded in Official Record Volume 1076, Page 715 (Tract 1);

Thence along the perimeter of said 152.798 acre tract and said 155.088 acre tract the following three (3) courses:

South 56°11' 51" East a distance of 367.64 feet to a 5/8 inch rebar with ID cap set having a latitude of 40°15' 58.13", a longitude of -83°50' 39.26", a northing of 221300.11, and an easting of 1593361.38;

South 85°09' 25" East, passing over a 5/8 inch rebar with ID cap set at 498.06 feet, a total distance of 996.12 feet to a 5/8 inch rebar with ID cap set on the East line of said Section 22 having a latitude of 40°15' 57.45", a longitude of -83°50' 26.44", a northing of 221216.01, and an easting of 1594353.95;

South 04°32' 37" West, passing over a 5/8 inch rebar with ID cap set at 495.66 feet, along said East line a total distance of 966.10 feet to the POINT OF BEGINNING, said easement containing 25.647 acres of land, more or less.

Subject to all legal highways, easements, and restrictions of use whether apparent and/or of record and is from an actual survey performed in November, 2021, under the supervision of Ohio Professional Surveyor Seth D. Schroeder, Ohio Surveyor No. 8784.

All rebar set are 5/8 inch diameter and 30 inches long with Bockrath SDS-E/S8784 cap and witness post with signs, unless otherwise noted.

The basis of bearings for the above description is the Ohio State Plane Coordinate System, NAD 83, North Zone.

AGRICULTURE CONSERVATION EASEMENT
PROGRAM WETLAND RESERVE
EASEMENT NO. 545E342101WV8

ON THE LANDS OF:
MARK D WARD FARM LLC

PLAT PREPARED FOR:
USDA/NRCS

25.647 ACRES

SITUATED AS PART OF SECTION 22,
TOWN 4 - RANGE 13
UNION TOWNSHIP, LOGAN COUNTY, OHIO

Bockrath &

Associates
Engineering and Surveying, LLC
115 S. Fair Avenue, Suite A - Ottawa - Ohio
Phone: 419.523.5789

2
2

Situated as being part of Section 22, Union Township, Town 4 North, Range 13 East, Logan County, Ohio, also being part of a 152.798 acre tract of land deeded to Mark D. Ward LLC as recorded in Official Record Volume 1178, Page 915 of the Logan County Deed Records and Survey Map 9433 IP of the Logan County Engineers Records and more particularly described as follows:

Commencing at a railroad spike found having a latitude of 40°15' 47.73", a longitude of -83°50' 27.25 ", a northing of 220233.01, and an easting of 1594275.83, and marking the Southeast corner of Section 22 and the Southeast corner of said 152.798 acre tract and the centerline of Township Road 263;

Thence North 85°03' 30" West along the South line of said Section 22 and the South line of said 152.798 acre tract and said centerline a distance of 1,010.21 feet to a mag nail set having a latitude of 40°15' 48.43", a longitude of -83°50' 40.25 ", a northing of 220320.03, and an easting of 1593269.37, and marking the POINT OF BEGINNING;

Thence continuing North 85°03' 30" West along said South line and said centerline a distance of 20.00 feet to a mag nail set;

Thence North 04°12' 54" East a distance of 20.00 feet to a 5/8 inch rebar with ID cap set;

Thence South 85°03' 30" East a distance of 20.00 feet to a point;

Thence South 04°12' 54" West a distance of 20.00 feet to the POINT OF BEGINNING, said easement containing 0.009 acres of land, more or less.

Subject to all legal highways, easements, and restrictions of use whether apparent and/or of record and is from an actual survey performed in November, 2021, under the supervision of Ohio Professional Surveyor Seth D. Schroeder, Ohio Surveyor No. 8784.

All rebar set are 5/8 inch diameter and 30 inches long with Bockrath SDS-E/S8784 cap and witness post with signs, unless otherwise noted.

The basis of bearings for the above description is the Ohio State Plane Coordinate System, NAD 83, North Zone.

NOTE:

Survey control was established using dual frequency Trimble R10 GNSS System. Subsequent survey locations were obtained using a combination of the GPS (RTK) and Trimble S5 robotic total station with a relative positional accuracy of 0.010 meters.

SURVEYORS REPORT:

A field survey was performed during the month of November of 2021 for this project. Pertinent documents indicated on this plat of survey were used. This plat further delineates what monuments were found, set, and/or used or their reference distance and/or bearing to a particular corner.

INDEXED ON MAP

9433