

7-14-2022



**DESCRIPTION OF SURVEY OF
CHRISTOPHER ERIC TRON
50.096 ACRES
July 5, 2022**

The following described 50.096 acre tract of land is situated in the Nancy Stewart Section, Town 7, Range 8, Washington Township, Logan County, Ohio and being all of Christopher Eric Tron's and Karen Kay Tron's 50 acre tract described in Official Record Volume 412, page 311, said 50.096 acre tract more particularly described as follows:

Beginning at a railroad spike found in the centerline of State Route 235 (variable right-of-way width) (Highway Plan Log-69-10.39, Sheet 120), said railroad spike bearing South $17^{\circ}58'02''$ East 30.00 feet from centerline Station 639+00 as referenced on said highway plan and being at the northeast corner of said 50 acre tract and at the southeast corner of Luke Rode's and Tyler Rode's Co-Trustees 5.500 acre tract described in Official Record Volume 1382, page 925 and at the northwest corner of Ivaleen M. Jeffers' Exhibit "A" (64.509 acres) described in Official Record Volume 1398, page 3607;

Thence **South $16^{\circ}05'16''$ East 1496.93 feet**, departing from the centerline of State Route 235, following the east line of said 50 acre tract and the west line of said 64.509 acre tract, to an iron bar set in the right-of-way of State Route 235 (west of the centerline) and at the northeast corner of Donna M. Notestine – Cook's and Daniel M. Notestine's (reserving a life estate to Daniel H. Notestine and Sheila Notestine) Exhibit "A" (46.32 acres) described in Official Record Volume 1211, page 190;

Thence **South $87^{\circ}17'51''$ West 1497.67 feet**, departing from the west line of said 64.509 acre tract, following the south line of said 50 acre tract and the north line of said 46.32 acre tract, passing an iron bar set at 59.50 feet, to a 6 inch wood corner post found at the southeast corner of Joe L. Hunkler's and Susan E. Hunkler's, Edward J. Hunkler's, Greg S. Hunkler's and John J. Hunkler's 47.673 acre tract described in Official Record Volume 348, page 174;

Thence **North $15^{\circ}48'15''$ West 1504.44 feet**, departing from the north line of said 46.32 acre tract, following the west line of said 50 acre tract and the east line of said 47.673 acre tract, to a 4 inch iron pipe post found in the south line of Mitchell P. Hoying's Exhibit "A" (87.800 acres) described in Official Record Volume 1227, page 110;

Thence **North $87^{\circ}38'36''$ East 1492.18 feet**, following the north line of said 50 acre tract, the south line of said 87.800 acre tract and the south line of said 5.500 acre tract, passing at 1423.56 feet a point that bears South $2^{\circ}21'24''$ East 2.76 feet from a 5/8 inch iron bar found, to the **place of beginning, containing 50.096 acres** more or less and subject to all valid easements and restrictions of record.

INDEXED ON MAP

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The road right-of-way of State Route 235 contains 1.569 acres.

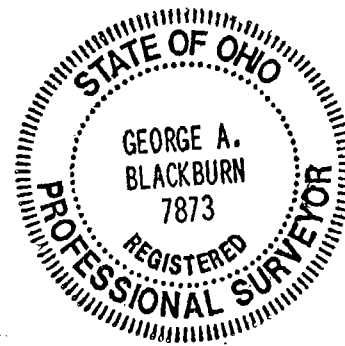
This description was prepared in the absence of a complete and accurate title search and does not guarantee title.

The above description was prepared from an actual field survey made by Blackburn Surveying LLC, George A. Blackburn, Registered Surveyor #7873, during the month of July 2022. 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 east line of said 50 acre tract bearing South 16°05'16" East.

Description prepared by:

George A. Blackburn 7-5-2022

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

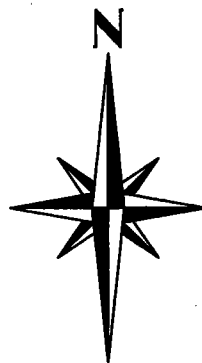
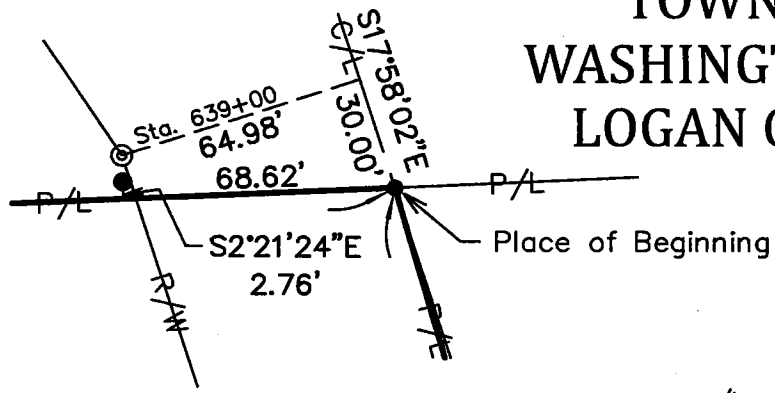


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7-14-2022
 APPROVED

PLAT OF SURVEY IN
 THE NANCY STEWART SECTION,
 TOWN 7, RANGE 8
 WASHINGTON TOWNSHIP
 LOGAN COUNTY, OHIO

DETAIL
 (Not to Scale)



Mitchell P. Hoying
 Exhibit "A", 87.800 acres
 O.R. 1227, pg. 110

Luke Rode and Tyler Rode
 Co-Trustees, 5.500 acres
 O.R. 1382, pg. 925

Ivaleen M. Jeffers
 Exhibit "A"
 64.509 acres
 O.R. 1398, pg. 3607

50.096 Acres

(1.569 Acres within the
 road right-of-way)

Being a retracement of
 Christopher Eric Tron's and
 Karen Kay Tron's
 50 acre tract described
 in O.R. 412, pg. 311

Joe L. Hunkler and
 Susan E. Hunkler,
 Edward J. Hunkler,
 Greg S. Hunkler and
 John J. Hunkler
 47.673 acres
 O.R. 348, pg. 174

Donna M. Notestine - Cook and
 Daniel M. Notestine, reserving a
 life estate to Daniel H. Notestine
 and Sheila Notestine
 Exhibit "A", 46.32 acres
 O.R. 1211, pg. 190

LEGEND

- Railroad spike found
- ⊙ Magnetic nail found
- 5/8" Iron bar set
- 5/8" Iron bar found
- ⊙ 4" Iron pipe post found
- ⊙ Concrete monument found
- ▣ 6" Wood corner post found

This plat was prepared in the absence of
 a complete and accurate title search and
 does not guarantee title.

I hereby certify that this plat was prepared from an actual field
 survey and that monuments were placed as indicated hereon.

George A. Blackburn, R.S. 7873



BLACKBURN SURVEYING, LLC
 6879 STATE ROUTE 287
 WEST LIBERTY, OHIO 43357
 (937) 465-0424

DATE: 7/5/2022
 SCALE: 1" = 300'
 FILE: Chris Tron 6-22

PLAT PREPARED FOR
 CHRISTOPHER ERIC TRON

Sheet
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 of
 1

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12-30-2022

APPROVED

LEGAL DEED DESCRIPTION
16.032 ACRES

Real estate situated in the Nancy Stewart Section, Town 7, Range 8, Washington Township of Logan County, Ohio; being part of the 50.096 acre tract of Harvey S. Wagler, Martha M. Wagler, Victor S. Wagler, Mary M. Wagler, Eli S. Wagler and Lena M. Wagler (Official Record 1408, page 2165); and being further bounded and described as follows:

Beginning for reference at a railroad spike found in the centerline of State Route 235 (variable width right-of-way) at the north line of said Nancy Stewart Section.

Thence South 17 deg.-58'-58" East, 1347.41 feet along said centerline of State Route 235 to a 5/8" iron rod found at the northeast corner of said 50.096 acre tract.

Thence South 16 deg.-05'-21" East, 356.73 feet along the original centerline of said State Route 235 to a mag nail set, being the TRUE POINT OF BEGINNING.

Thence South 16 deg.-05'-21" East, 480.78 feet continuing along said original centerline to an iron rod set.

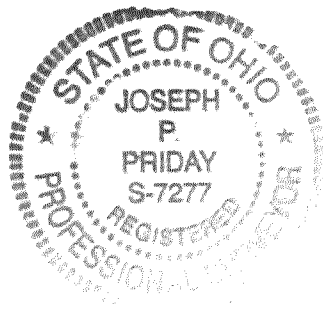
Thence South 87 deg.-17'-46" West, 1494.32 feet (passing over an iron rod set at 36.68 feet) to an iron rod set on an east line of the 47.673 acre tract of Joe L. Hunkler, Susan E. Hunkler, Edward J. Hunkler, Greg S. Hunkler & John J. Hunkler (Official Record 348, page 174).

Thence North 15 deg.-48'-19" West, 480.22 feet along said east line to an iron rod set.

Thence North 87 deg.-17'-46" East, 1491.87 feet (passing over an iron rod set at 1436.42 feet) to the TRUE POINT OF BEGINNING.

Bearings are based on the State Plane Coordinate System, North zone, Nad 1983. The tract as described from an actual field survey performed on or about December 19, 2022, by Registered Surveyor, Joseph P. Priday (S-7277), contains **16.032 acres**, more or less, (of which approximately 0.499 acre is within the road right-of-way), subject to all previous easements and rights-of-way of record. All iron rods set are 5/8" x 30" with plastic I.D. caps stamped "Priday". The plat of survey is on file in the Map Room of the Logan County Engineer.

Joseph P. Priday
Priday Surveying, Inc.
P.O. Box 192
Marysville, Ohio 43040

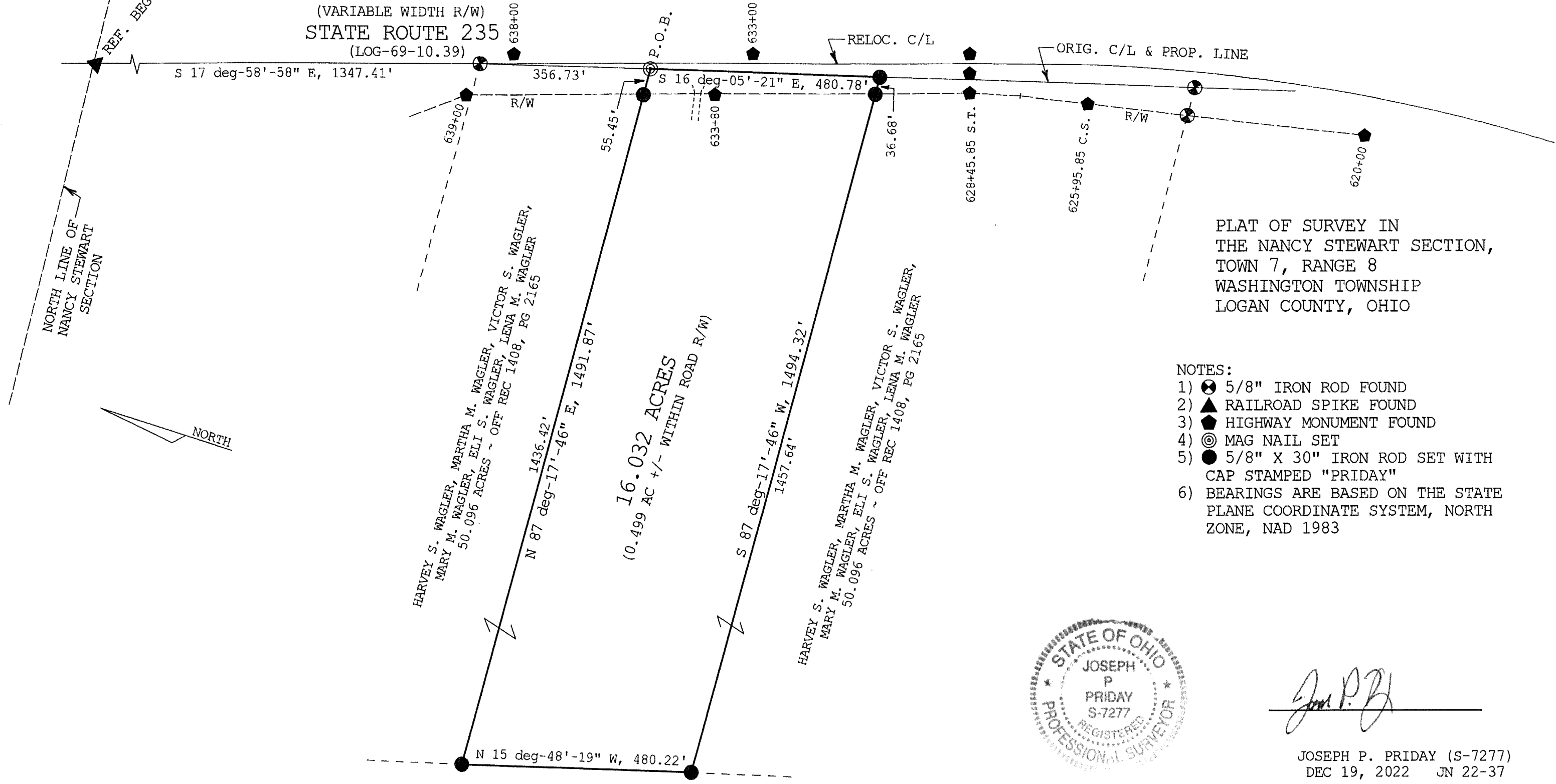


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12-30-2022

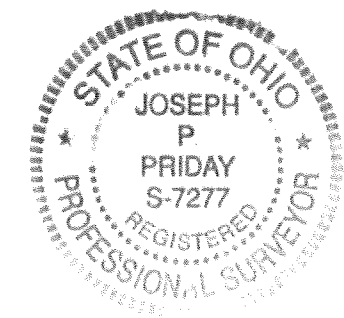
APPROVED

(VARIABLE WIDTH R/W)
STATE ROUTE 235
(LOG-69-10.39)



PLAT OF SURVEY IN
THE NANCY STEWART SECTION,
TOWN 7, RANGE 8
WASHINGTON TOWNSHIP
LOGAN COUNTY, OHIO

- NOTES:
- 1) 5/8" IRON ROD FOUND
 - 2) RAILROAD SPIKE FOUND
 - 3) HIGHWAY MONUMENT FOUND
 - 4) MAG NAIL SET
 - 5) 5/8" X 30" IRON ROD SET WITH CAP STAMPED "PRIDAY"
 - 6) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983



Joseph P. Priday

JOSEPH P. PRIDAY (S-7277)
DEC 19, 2022 JN 22-37

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

PRIDAY SURVEYING INC
P.O. BOX 192
MARYSVILLE, OHIO 43040
937-642-3400

JOE L. HUNKLER, SUSAN E. HUNKLER, EDWARD J. HUNKLER,
GREG S. HUNKLER, JOHN J. HUNKLER
47.673 ACRES ~ OFF REC 348, PG 174

200 ft
1" = 200'

INDEXED ON MAP
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4-26-2023



LEGAL DEED DESCRIPTION
22.036 ACRES

Real estate situated in the Nancy Stewart Section, Town 7, Range 8, Washington Township of Logan County, Ohio; being part of the original 50.096 acre tract of Harvey S. Wagler, Martha M. Wagler, Victor S. Wagler, Mary M. Wagler, Eli S. Wagler and Lena M. Wagler (Official Record 1408, page 2165); and being further bounded and described as follows:

Beginning for reference at a railroad spike found in the centerline of State Route 235 (variable width right-of-way), at the north line of said Nancy Stewart Section.

Thence South 17 deg.-58'-58" East, 1347.41 feet along said centerline of State Route 235 to a 5/8" iron rod found at the northeast corner of said original 50.096 acre tract.

Thence South 16 deg.-05'-21" East, 837.51 feet along the original centerline of said State Route 235 to a 5/8" iron rod found at the southeast corner of the 16.032 acre tract of Thomas Erdy (Official Record 1411, page 4736), being the TRUE POINT OF BEGINNING.

Thence South 16 deg.-05'-21" East, 659.44 feet continuing along said original centerline to a 5/8" iron rod found at the northeast corner of the 46.320 acre tract of Donna M. Notestine-Cook and Daniel M. Notestine (Official Record 1211, page 190).

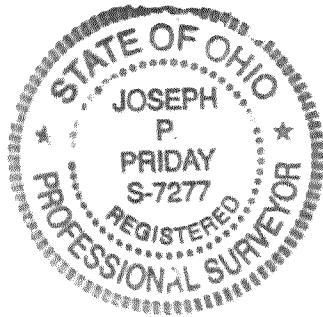
Thence South 87 deg.-17'-14" West, 1497.62 feet along the north line of said 46.320 acre tract (passing over a 5/8" iron rod found at 59.50 feet) to an iron rod set on a southeast corner of the 47.673 acre tract of Joe L. Hunkler, Susan E. Hunkler, Edward J. Hunkler, Greg S. Hunkler & John J. Hunkler (Official Record 348, page 174).

Thence North 15 deg.-48'-19" West, 658.91 feet along the east line of said 47.673 acre tract to a 5/8" iron rod found at the southwest corner of aforesaid 16.032 acre tract.

Thence North 87 deg.-17'-46" East, 1494.32 feet along the south line of said 16.032 acre tract (passing over a 5/8" iron rod found at 1457.64 feet), to the TRUE POINT OF BEGINNING.

Bearings are based on the State Plane Coordinate System, North zone, Nad 1983. The tract as described from an actual field survey performed on or about April 14, 2023, by Registered Surveyor, Joseph P. Priday (S-7277), contains **22.036 acres**, more or less, (of which approximately 0.577 acre is within the road right-of-way), subject to all previous easements and rights-of-way of record. All iron rods set are 5/8" x 30" with plastic I.D. caps stamped "Priday". The plat of survey is on file in the Map Room of the Logan County Engineer.

Joseph P. Priday
Priday Surveying, Inc.
P.O. Box 192
Marysville, Ohio 43040



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7 2023



LEGAL DEED DESCRIPTION
12.044 ACRES

Real estate situated in the Nancy Stewart Section, Town 7, Range 8, Washington Township of Logan County, Ohio; being part of the original 50.096 acre tract of Harvey S. Wagler, Martha M. Wagler, Victor S. Wagler, Mary M. Wagler, Eli S. Wagler and Lena M. Wagler (Official Record 1408, page 2165); and being further bounded and described as follows:

Beginning for reference at a railroad spike found in the centerline of State Route 235 (variable width right-of-way), at the north line of said Nancy Stewart Section.

Thence South 17 deg.-58'-58" East, 1347.41 feet along said centerline of State Route 235 to a 5/8" iron rod found at the northeast corner of said original 50.096 acre tract, being the TRUE POINT OF BEGINNING.

Thence South 16 deg.-05'-21" East, 356.73 feet along the original centerline of said State Route 235 to a mag nail found at the northeast corner of the 16.032 acre tract of Thomas Erdy (Official Record 1411, page 4736).

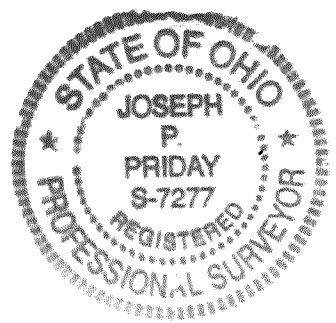
Thence South 87 deg.-17'-46" West, 1491.87 feet along the north line of said 16.032 acre tract (passing over a 5/8" iron rod found at 55.45 feet) to a 5/8" iron rod found on an east line of the 47.673 acre tract of Joe L. Hunkler, Susan E. Hunkler, Edward J. Hunkler, Greg S. Hunkler & John J. Hunkler (Official Record 348, page 174).

Thence North 15 deg.-48'-19" West, 366.28 feet along said east line (passing over a 3.5 inch steel pipe post found at 365.53 feet) to a point on the south line of the 87.800 acre tract of Rudy D. Wagler, Fannie A. Wagler, Daniel D. Wagler, Clara B. Wagler, Rudy R. Wagler, Jr. and Rueben R. Wagler (Official Record 1409, page 3522).

Thence North 87 deg.-40'-08" East, 1492.35 feet along said south line and the south line of the 5.500 acre tract of Luke Rode and Tyler Rode, Co-Trustees (Official Record 1382, page 925), to the TRUE POINT OF BEGINNING.

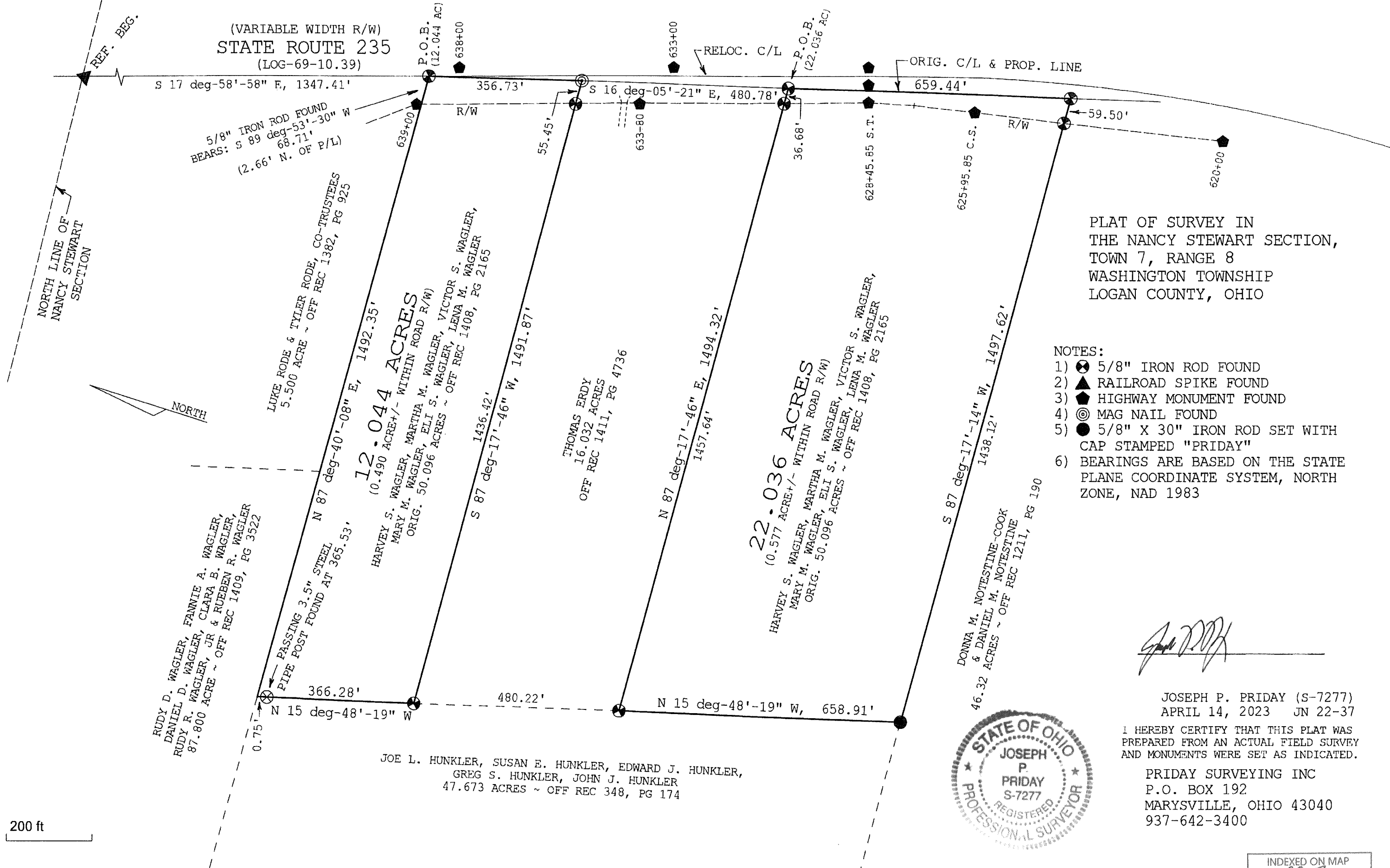
Bearings are based on the State Plane Coordinate System, North zone, Nad 1983. The tract as described from an actual field survey performed on or about April 14, 2023, by Registered Surveyor, Joseph P. Priday (S-7277), contains **12.044 acres**, more or less, (of which approximately 0.490 acre is within the road right-of-way), subject to all previous easements and rights-of-way of record. All iron rods set are 5/8" x 30" with plastic I.D. caps stamped "Priday". The plat of survey is on file in the Map Room of the Logan County Engineer.

Joseph P. Priday
Priday Surveying, Inc.
P.O. Box 192
Marysville, Ohio 43040



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4-26-2023



PLAT OF SURVEY IN
THE NANCY STEWART SECTION,
TOWN 7, RANGE 8
WASHINGTON TOWNSHIP
LOGAN COUNTY, OHIO

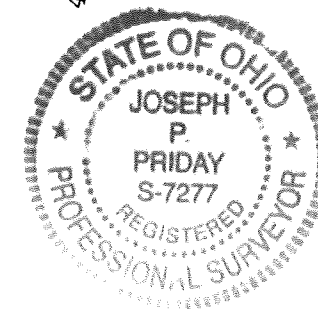
NOTES:

- 1) 5/8" IRON ROD FOUND
- 2) RAILROAD SPIKE FOUND
- 3) HIGHWAY MONUMENT FOUND
- 4) MAG NAIL FOUND
- 5) 5/8" X 30" IRON ROD SET WITH CAP STAMPED "PRIDAY"
- 6) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983

JOSEPH P. PRIDAY (S-7277)
APRIL 14, 2023 JN 22-37

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

PRIDAY SURVEYING INC
P.O. BOX 192
MARYSVILLE, OHIO 43040
937-642-3400



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