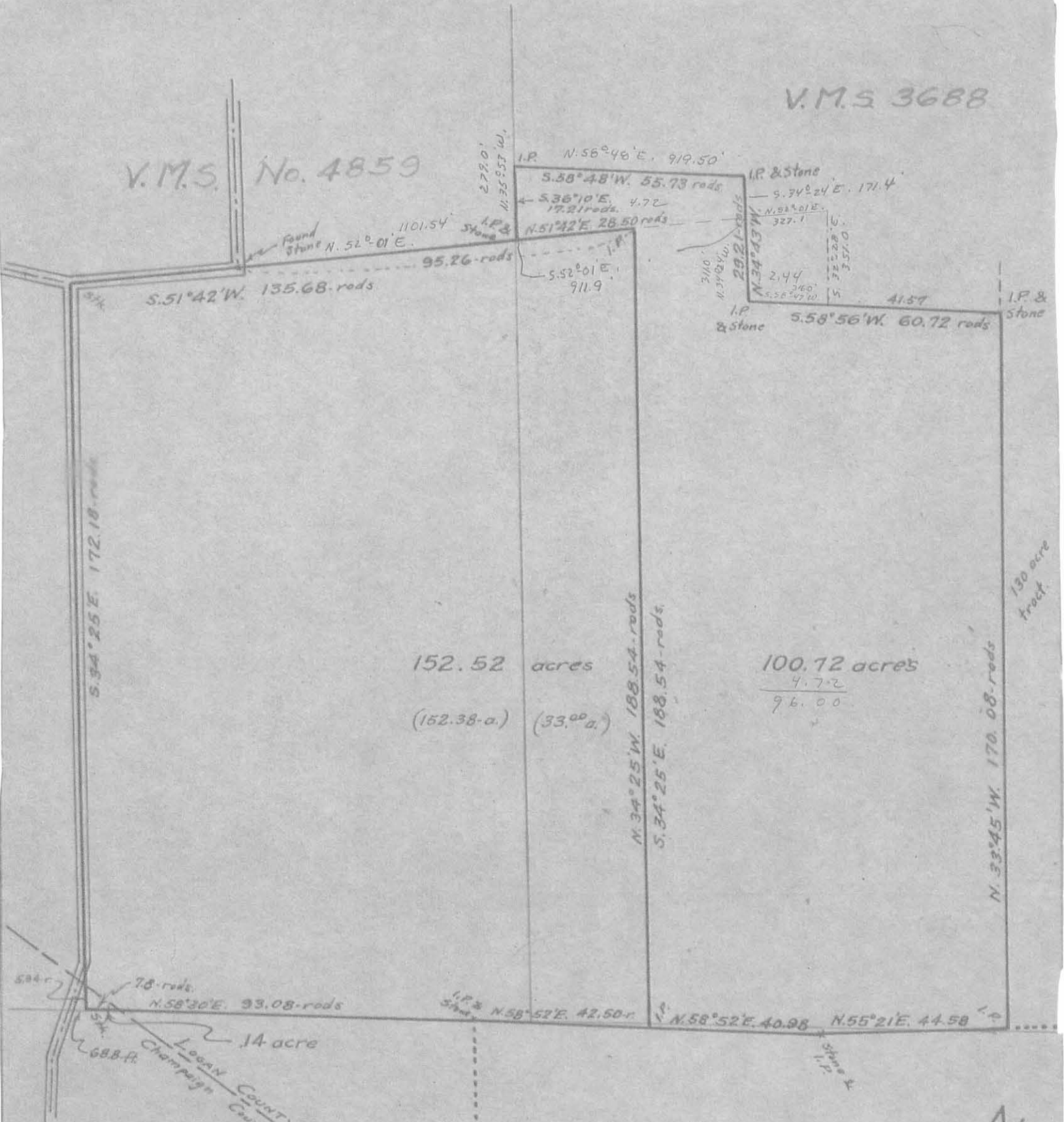




V.M.S. 3688

V.M.S. No. 4859

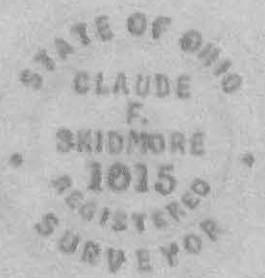


152.52
33.00
119.52
.14
119.38

SURVEYED DECEMBER 1945  
 FOR HEIRS OF MARGARET E. WILSON  
 BY CLAUDE F. SKIDMORE, REGISTERED SURVEYOR

SCALE: 1 INCH = 30 RODS

Total - 253.24 acres



1085 IP





# Lee Surveying and Mapping Co., Inc.



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

117 NORTH MADRIVER STREET  
BELLEFONTAINE, OHIO 43311

(937) 593-7335  
FAX (937) 593-7444

## WESTFALL 29.008 ACRES

Lying in Virginia Military Survey 3688, Zane Township, Logan County, Ohio.

Being out of the John L. Westfall and Alice Ann Westfall original 96.0 acre tract and 2.44 acre tract as deeded and described in Volume 353, Page 975, Tracts II and III of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at an axle found on end at the intersection of center-lines of Township Road 161 and Township Road 160.

THENCE, with the center-line of Township Road 160, N 53°-50'-37" E, a distance of 666.67 feet to a stone found at Station 33+97.5 at an angle in the said road.

THENCE, with the northerly line of the Henry Farms original 152.52 acre tract (O.R. 216, Pg. 397, Tract One), N 53°-28'-26" E, a distance of 1570.33 feet to a 3 inch angle iron fence post found at the TRUE POINT OF BEGINNING.

THENCE, with the south line of the John L. Westfall 4.72 acre tract (Vol. 353, Pg. 975, Tract I), and 96.81 acre tract (Vol. 353, Pg. 975, Tract V), N 53°-28'-26" E, a distance of 768.37 feet to a stone found.

THENCE, with the lines of the Howard Cleon Lininger original 71.0 acre tract (Vol. 322, Pg. 80, Tr. 1 & 2) the following two courses:

S 31°-00'-47" E, a distance of 350.37 feet to a wood fence post found.

N 60°-50'-07" E, a distance of 187.00 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 2.00 feet.

THENCE, S 32°-09'-43" E, a distance of 1108.12 feet to a 5/8 inch iron rod set.

THENCE, S 60°-55'-03" W, a distance of 406.23 feet to a 5/8 inch iron rod set.

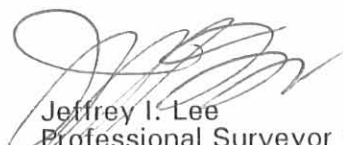
THENCE, S 63°-24'-10" W, a distance of 531.96 feet to a 5/8 inch iron rod set.

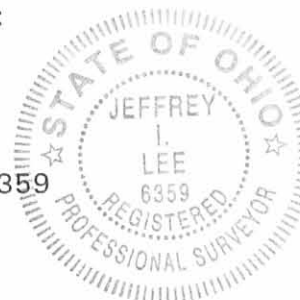
THENCE, with the easterly line of the aforementioned 152.52 acre tract, N 32°-37'-26" W, a distance of 1336.37 feet to the point of beginning.

Containing 29.008 acres.

The basis for bearings is the center-line of Township Road 160 north of Station 33+97.5 being N 31°-32'-00" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on December 9, 1997.

Description prepared by:

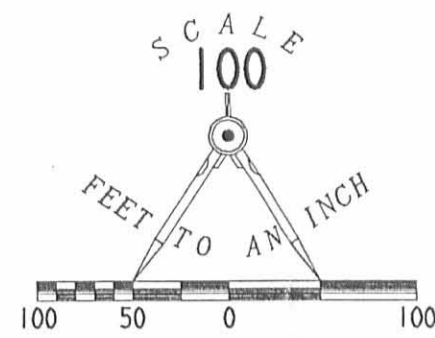
  
Jeffrey I. Lee  
Professional Surveyor 6359  
December 12, 1997



L 1778

EVIDENT ON MAP  
1085 20

ORIGINAL STAMP IN GREEN



- LEGEND
- AXLE ON END FOUND
  - ⊠ STONE FOUND
  - ⊕ 3" ANGLE IRON FENCE POST FOUND
  - WOOD POST FOUND
  - 5/8" I. ROD SET

REFERENCES:  
 LOGAN COUNTY ENGINEER'S FILES:  
 R 1085, R 4107, R 7979, R 7906  
 X-160-161

JOHN L. WESTFALL AND ALICE ANN WESTFALL  
 96.81 ACRES  
 VOL. 353, PG. 975, TRACT V

HOWARD CLEON LININGER  
 ORIG. 71 AC.  
 VOL. 322, PG. 80  
 TR. I & 2

JOHN L. WESTFALL AND ALICE ANN WESTFALL  
 4.72 ACRES  
 VOL. 353, PG. 975, TRACT I

JOHN L. WESTFALL AND ALICE ANN WESTFALL  
 2.44 ACRES  
 VOL. 353, PG. 975, TRACT III

JOHN L. WESTFALL  
 ORIG. 96 AC.  
 VOL. 353, PG. 975, TR. II

VIRGINIA MILITARY SURVEY 3688  
 VIRGINIA MILITARY SURVEY 4859

29.008 ACRES

HENRY FARMS, AN OHIO PARTNERSHIP  
 ORIG. 152.52 AC.  
 O.R. 216, PG. 397, TRACT ONE

JOHN L. WESTFALL AND ALICE ANN WESTFALL  
 96 ACRES  
 VOL. 353, PG. 976, TRACT II

SURVEY OF 29.008 ACRES OUT OF THE  
 JOHN L. WESTFALL AND ALICE ANN WESTFALL  
 96 ACRE AND 2.44 ACRE TRACTS  
 VOLUME 353, PAGE 975, TRACTS II AND III  
 VIRGINIA MILITARY SURVEY 3688  
 ZANE TOWNSHIP  
 LOGAN COUNTY, OHIO

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



SURVEYED BY:  
*Jeffrey J. Lee*  
 JEFFREY J. LEE  
 PROFESSIONAL SURVEYOR 6359  
 DECEMBER 9, 1997

COPYRIGHT 1997 BY:  
 LEE SURVEYING & MAPPING CO., INC.  
 117 North Medriver Street  
 BELLEFONTAINE, OHIO 43311  
 (937) 593-7335

**HENRY FARMS SURVEY**  
**150.759 ACRES**  
**May 7, 2010**

The following described 150.759 acre tract of land is situated in Virginia Military Surveys 3688 and 4859, Zane Township, Logan County and Wayne Township, Champaign County, Ohio and being all of Douglas K. Henry's, Dean A. Henry's, Michael B. Henry's and Mark W. Henry's 152.52 acre, Tract One, described in Logan County Official Record Volume 931, page 758 and in Champaign County Official Record Volume 475, page 3367, said 150.759 acre tract more particularly described as follows:

Beginning at a magnetic nail found at the intersection of the centerline of Logan County, Zane Township Road 160 (60 feet wide) with the northernmost terminus of the centerline of Logan County, Zane Township Road 161 (60 feet wide), said nail also at the westernmost corner of said 152.52 acre tract;

Thence **North 52°11'40" East 666.70 feet**, following the centerline of Logan County, Zane Township Road 160 and the northwest line of said 152.52 acre tract, to a stone with a drill hole found at centerline Station 33+97.5 as referenced in Logan County Engineer's field book 513, page 42, said stone marking the southernmost corner of Earl F. Schrack, Jr.'s 10.853 acre tract described in Logan County Official Record Volume 599, page 678;

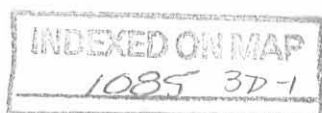
Thence **North 51°59'02" East 543.69 feet**, departing from the centerline of Logan County, Zane Township Road 160, following the southeast line of said 10.853 acre tract and the northwest line of said 152.52 acre tract, passing an iron pin set at 30.11 feet, to a ½ inch iron pin found at a southern corner of Douglas A. Lininger's and Paul H. Lininger's 77.593 acre, Tract II, described in Logan County Official Record Volume 351, page 978;

Thence **North 51°41'35" East 556.37 feet**, following the southeast line of said 77.593 acre tract and the northwest line of said 152.52 acre tract, to a one inch iron pipe found in the northeast line of V.M.S. 4859 and in the southwest line of V.M.S. 3688;

Thence **North 51°46'00" East 470.35 feet**, entering V.M.S. 3688, following the southeast line of said 77.593 acre tract and the northwest line of said 152.52 acre tract, to a 3 inch angle iron post found at the westernmost corner of Douglas A. Lininger's and Paul H. Lininger's 29.008 acre, Tract I, described in Logan County Official Record Volume 351, page 978;

Thence **South 34°15'41" East 3085.72 feet**, following the southwest line of said 29.008 acre tract, the southwest line of a 69.432 acre, Parcel VI, Tract I, conveyed to Alice A. Westfall, Trustee of the Alice A. Westfall Irrevocable Trust (½ interest) by Logan County Official Record Volume 369, page 590 and to John L. Westfall, Trustee of the John L. Westfall Irrevocable Trust (½ interest) by Logan County Official Record Volume 369, page 599, and following the northeast line of said 152.52 acre tract, passing a 5/8 inch iron pin found at 1336.60 feet, to a 12 inch wood corner post found in the northwest line of a 137.10 acre, Parcel VII, conveyed to Alice A. Westfall, Trustee of the Alice A. Westfall Irrevocable Trust (½ interest) by Logan County Official Record Volume 369, page 590 and to John L. Westfall, Trustee of the John L. Westfall Irrevocable Trust (½ interest) by Logan County Official Record Volume 369, page 599, said post also in the southeast line of V.M.S. 3688 and in the northwest line of V.M.S. 4658-4678;

Thence **South 61°01'34" West 700.54 feet**, following the northwest line of V.M.S. 4658-4678, the southeast line of V.M.S. 3688, the southeast line of V.M.S. 4859, the northwest line of said 137.10 acre tract, and the southeast line of said 152.52 acre tract, to a one inch iron pipe found at the northernmost corner of V.M.S. 4666 and the northernmost corner of Charles Frederick Sheeche's 10 acre tract (last tract) described in Logan County Deed Volume 325, page 301 and in Champaign County Deed Volume 200, page 716;



Thence **South 56°49'41" West 1534.71 feet**, following the southeast line of V.M.S. 4859, the northwest line of V.M.S. 4666, the northwest line of said 10 acre tract, and the southeast line of said 152.52 acre tract, leaving Logan County, Zane Township and entering Champaign County, Wayne Township, to an iron pin set at an angle point in the northeast line of Edward D. Phillips, Steven E. Phillips, Kenneth A. Phillips, Marsha S. Davidson and Gerald L. Phillips 96.17 acre tract described in Logan County Official Record Volume 284, page 629 and Official Record Volume 947, page 259 and in Champaign County Official Record Volume 182, page 116 and Official Record Volume 478, page 2253;

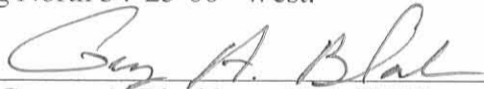
Thence **North 34°04'03" West 1236.88 feet**, departing from the northwest line of V.M.S. 4666 and entering V.M.S. 4859, leaving Champaign County, Wayne Township and re-entering Logan County, Zane Township, following the southwest line of said 152.52 acre tract and the northeast line of said 96.17 acre tract, passing at 213.18 feet a 5/8 inch iron pin found at an angle point in the centerline of Logan County, Zane Township Road 161, following the centerline of said road thereafter, to a railroad spike found;

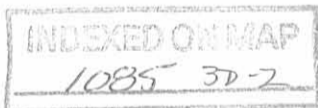
Thence **North 34°25'00" West 1606.46 feet**, following the centerline of Logan County, Zane Township Road 161 and the southwest line of said 152.52 acre tract, to the **place of beginning, containing 150.759 acres**, more or less, and subject to all valid easements and restrictions of record.

Of the above-described 150.759 acre tract of land, 150.617 acres are within Logan County, Zane Township, 0.142 acre is within Champaign County, Wayne Township, 32.829 acres are within V.M.S. 3688, 117.930 acres are within V.M.S. 4859, and 2.306 acres are within the road right-of-way.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of May 2010. Iron pins set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS #7873." Bearings indicated herein are based on the centerline of Logan County Township Road 161 (60 feet wide) bearing North 34°25'00" West.

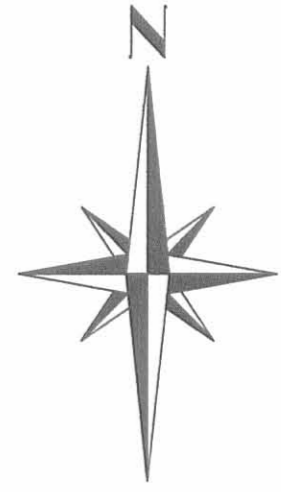
Description prepared by:

 5/2/2010  
George A. Blackburn, R.S. #7873  
12125 Green Street  
Middleburg, Ohio 43336  
(937) 666-5605

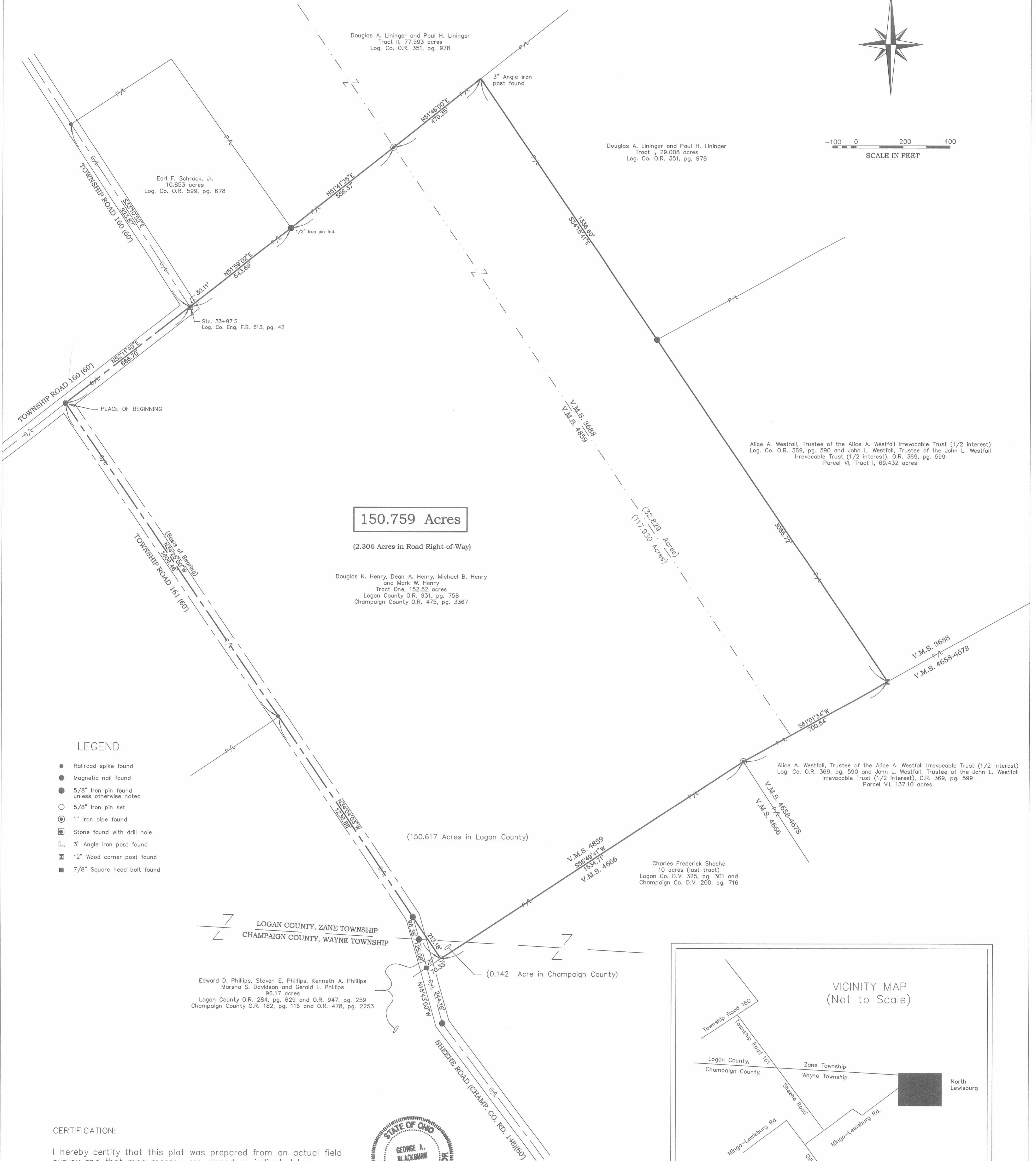




# PLAT OF SURVEY IN VIRGINIA MILITARY SURVEYS 3688 AND 4859 ZANE TOWNSHIP, LOGAN COUNTY AND WAYNE TOWNSHIP, CHAMPAIGN COUNTY OHIO



-100 0 200 400  
SCALE IN FEET



**LEGEND**

- Railroad spike found
- Magnetic nail found
- 5/8" Iron pin found unless otherwise noted
- 5/8" Iron pin set
- ⊙ 1" Iron pin found
- ⊠ Stone found with drill hole
- ⊔ 3" Angle iron post found
- ⊠ 12" Wood corner post found
- 7/8" Square head bolt found

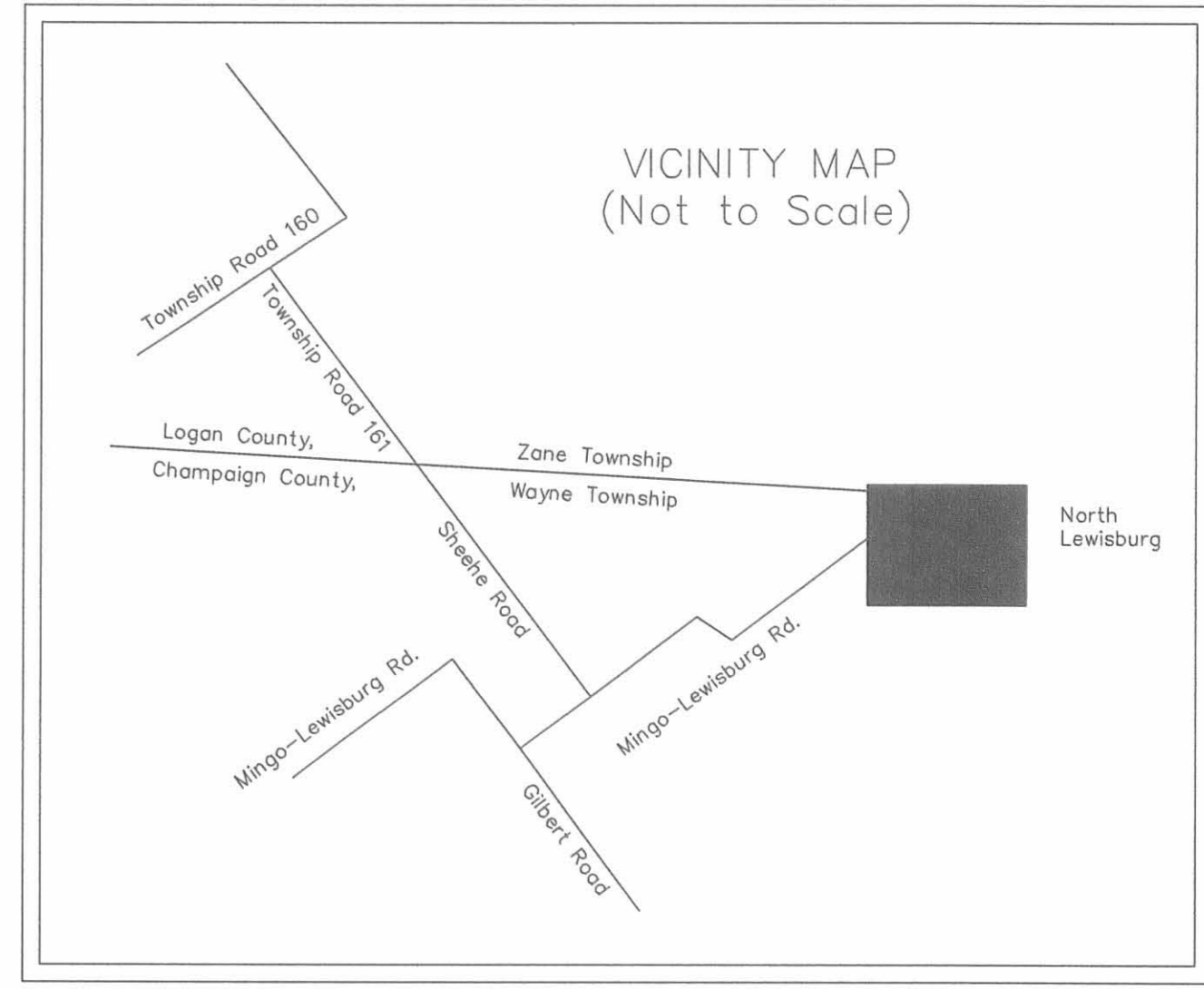
**150.759 Acres**

(2.306 Acres in Road Right-of-Way)

Douglas K. Henry, Dean A. Henry, Michael B. Henry  
and Mark W. Henry  
Tract One, 152.52 acres  
Logan County O.R. 931, pg. 758  
Champaign County O.R. 475, pg. 3367

LOGAN COUNTY, ZANE TOWNSHIP  
CHAMPAIGN COUNTY, WAYNE TOWNSHIP

Edward D. Phillips, Steven E. Phillips, Kenneth A. Phillips  
Marsha S. Davidson and Gerald L. Phillips  
96.17 acres  
Logan County O.R. 284, pg. 629 and O.R. 947, pg. 259  
Champaign County O.R. 182, pg. 116 and O.R. 478, pg. 2253



**CERTIFICATION:**

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

*George A. Blackburn* 5/7/2010  
George A. Blackburn, R.S. 7873



**BLACKBURN SURVEYING**  
12125 GREEN STREET  
MIDDLEBURG, OHIO 43336  
(937) 666-5605

DATE : 5/7/2010  
SCALE : 1" = 200'  
Filename: Henry Farms TR161  
F.B. 17, pg. 61

**PLAT PREPARED FOR  
HENRY FARMS**

SHEET  
1  
OF 1

**CHARLES F. SHEEHE SURVEY  
50.249 ACRES  
February 18, 2012**

The following described 50.249 acre tract of land is situated in Virginia Military Survey 4666, Zane Township, Logan County and Wayne and Rush Township's, Champaign County, Ohio and being all of Charles Frederick Sheehe's 20.0 acre tract, 10.0 acre tract (First Tract), 10.0 acre tract (Second Tract), and 10.0 acre tract (Third Tract) all described in Logan County Deed Volume 325, page 301 and in Champaign County Deed Volume 200, page 716, said 50.249 acre tract more particularly described as follows:

Beginning at an iron bar set in the northwest line of V.M.S. 4666 and in the southeast line of V.M.S. 4859, said iron bar being at the westernmost corner of said 10.0 acre tract (Third Tract) and at an angle point in the northeast line of Edward D. Phillips', Kenneth A. Phillips', Marsha S. Davidson's, Gerald L. Phillips', Blanche Phillips', Steven M. Phillips', Tyson E. Phillips' and Tabitha J. Phillips' 96.17 acre tract described in Logan County Official Record Volume 284, page 629, Official Record Volume 947, page 259, and Official Record Volume 1027, page 578 and in Champaign County Official Record Volume 182, page 116, Official Record Volume 478, page 2253, and Official Record Volume 496, page 2305, said iron bar also bearing South 56°21'19" West 86.94 feet from a 7/8 inch square head iron bolt found in the centerline of Sheehe Road (Champaign County Road 148, 60 feet wide);

Thence **North 56°21'19" East 1692.10 feet**, following the northwest line of V.M.S. 4666, the southeast line of V.M.S. 4859, the northwest line of said 10.0 acre tract (Third Tract), and the southeast line of said 96.17 acre tract, passing a 7/8 inch square head iron bolt found in the centerline of Sheehe Road at 86.94 feet and a 5/8 inch iron bar found at the southernmost corner of Four Henry LLC's 150.759 acre tract described in Logan County Official Record Volume 993, page 961 and in Champaign County Official Record Volume 495, page 3213, departing from the northeast line of said 96.17 acre tract and following the southeast line of said 150.759 acre tract thereafter, leaving Wayne Township, Champaign County and entering Zane Township, Logan County, to a one inch iron pipe found at the westernmost corner of Alice A. Westfall, Trustee of the Alice A. Westfall Irrevocable Trust's (1/2 interest) and John L. Westfall, Trustee of the John L. Westfall Irrevocable Trust's (1/2 interest) 137.10 acre, Parcel VII, described in Logan County Official Record Volume 369, pages 590 and 599 and in Champaign County Official Record Volume 244, pages 1051 and 1060, said iron pipe also at the westernmost corner of V.M.S. 4658-4678;

Thence **South 37°13'15" East 1282.75 feet**, departing from the southeast line of V.M.S. 4859 and the southeast line of said 150.759 acre tract, following the northeast line of V.M.S. 4666, the southwest line of V.M.S. 4658-4678, the southwest line of said 137.10 acre tract, the northeast line of said 10.0 acre tract (Third Tract), the northeast line of said 10.0 acre tract (First Tract), the northeast line of said 20.0 acre tract, and the

INDEXED ON MAP  
1085 40-2



northeast line of said 10.0 acre tract (Second Tract), leaving Zane Township, Logan County and entering Rush Township, Champaign County, to an iron bar set at the northernmost corner of James P. Reid's and Carolyn J. Reid's 38.62 acre, Tract II, described in Champaign County Deed Volume 245, page 399;

Thence **South 55°35'04" West 1695.87 feet**, departing from the southwest line of V.M.S. 4658-4678 and the southwest line of said 137.10 acre tract, entering V.M.S. 4666, following the southeast line of said 10.0 acre tract (Second Tract), the northwest line of said 38.62 acre tract, and the northwest line of Charles Frederick Sheehe's 74.19 acre tract described in Logan County Deed Volume 325, page 301 and in Champaign County Deed Volume 200, page 716, leaving Rush Township, Champaign County and re-entering Wayne Township, Champaign County, passing an iron bar set at 1665.84 feet, to a magnetic nail set in the centerline of Sheehe Road;

Thence **North 37°00'00" West 1305.31 feet**, following the centerline of Sheehe Road, the southwest line of said 10.0 acre tract (Second Tract), the southwest line of said 20.0 acre tract, the southwest line of said 10.0 acre tract (First Tract), the southwest line of said 10.0 acre tract (Third Tract), and the northeast line of said 96.17 acre tract, passing at 1071.98 feet, a 5/8 inch iron bar found at an angle point in the centerline of said Sheehe Road, departing from the centerline of said Sheehe Road thereafter, to the **place of beginning, containing 50.249 acres**, more or less, and subject to all valid easements and restrictions of record .

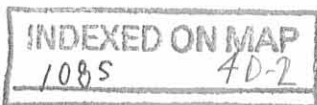
Of the above-described 50.249 acre tract of land, 18.335 acres are within Zane Township, Logan County, 31.914 acres are within Champaign County (22.626 acres in Wayne Township and 9.288 acres in Rush Township). The road right-of-way of Sheehe Road (Champaign County Road 148) contains 1.044 acres. .

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of February 2012. 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 centerline of Sheehe Road (Champaign County Road 148, 60 feet wide) bearing North 37°00'00" West.

Description prepared by:

*George A. Blackburn* 2-18-2012

George A. Blackburn, R.S. #7873  
12125 Green Street  
Middleburg, Ohio 43336  
(937) 666-5605



# PLAT OF SURVEY IN VIRGINIA MILITARY SURVEY 4666 ZANE TOWNSHIP, LOGAN COUNTY AND RUSH AND WAYNE TOWNSHIPS, CHAMPAIGN COUNTY, OHIO

EDWARD D. PHILLIPS, KENNETH A. PHILLIPS,  
MARSHA S. DAVIDSON, GERALD L. PHILLIPS,  
BLANCHE PHILLIPS, STEVEN M. PHILLIPS,  
TYSON E. PHILLIPS, AND TABITHA J. PHILLIPS,  
96.17 ACRES  
LOG. CO. O.R. 284, PG. 629, O.R. 947, PG. 259, O.R. 1027, PG. 578  
CHAMP. CO. O.R. 182, PG. 116, O.R. 478, PG. 2253, O.R. 496, PG. 2305

FOUR HENRY LLC  
150.759 acres  
LOG. CO. O.R. 993, PG. 961  
CHAMP. CO. O.R. 495, PG. 3213

V.M.S. 4859  
V.M.S. 4666

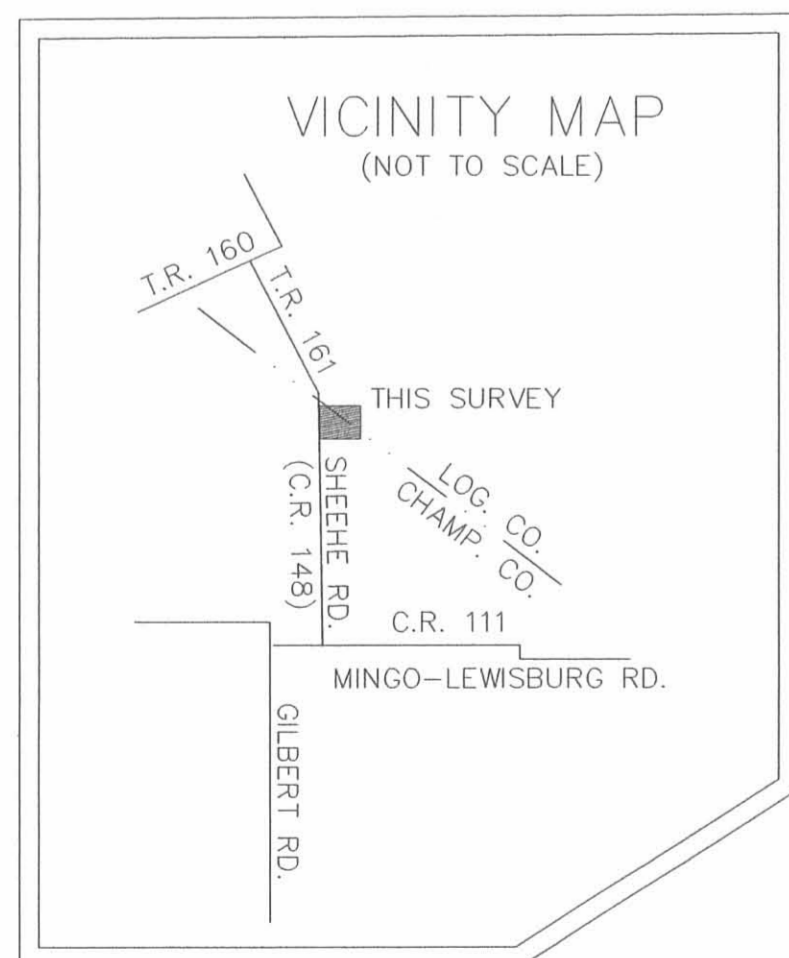
V.M.S. 4859  
V.M.S. 4666

V.M.S. 4859  
V.M.S. 4658-4678



**LEGEND**

- MAGNETIC NAIL SET
- RAILROAD SPIKE FOUND
- 5/8" IRON BAR FOUND
- 5/8" IRON BAR SET
- 7/8" SQUARE HEAD IRON BOLT FOUND
- ⊙ 1" IRON PIPE FOUND



**50.249 Acres**

(1.044 Acres inside Road Right-of-Way)

CHARLES FREDERICK SHEEHE  
74.19 ACRES  
LOG. CO. D.V. 325, PG. 301  
CHAMP. CO. D.V. 200, PG. 716

CHARLES FREDERICK SHEEHE  
20.0 ACRES  
LOG. CO. D.V. 325, PG. 301  
CHAMP. CO. D.V. 200, PG. 716

CHARLES FREDERICK SHEEHE  
SECOND TRACT, 10.0 ACRES  
LOG. CO. D.V. 325, PG. 301  
CHAMP. CO. D.V. 200, PG. 716

JAMES P. REID AND CAROLYN J. REID  
TRACT II, 38.62 ACRES  
CHAMP. CO. D.V. 245, PG. 399

CHARLES FREDERICK SHEEHE  
THIRD TRACT, 10.0 ACRES  
LOG. CO. D.V. 325, PG. 301  
CHAMP. CO. D.V. 200, PG. 716

CHARLES FREDERICK SHEEHE  
FIRST TRACT, 10.0 ACRES  
LOG. CO. D.V. 325, PG. 301  
CHAMP. CO. D.V. 200, PG. 716

Alice A. Westfall, Trustee of the Alice A. Westfall Irrevocable Trust (1/2 Interest)  
and John Westfall, Trustee of the John L. Westfall Irrevocable Trust (1/2 Interest)  
Logan Co. O.R. 369, pg. 590 and Champ. Co. O.R. 244, pg. 1060  
Parcel VII, 137.10 acres

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

*George A. Blackburn* 2-18-2012  
GEORGE A. BLACKBURN, R.S. 7873



**BLACKBURN SURVEYING**  
12125 GREEN STREET  
MIDDLEBURG, OHIO 43336  
(937) 597-2700

DATE : 2/18/2012  
SCALE : 1" = 100'  
File: Sheehe 2-12  
F.B. 19, pg. 12

**PLAT PREPARED FOR  
CHARLES SHEEHE AND MIKE FUNDERBURGH**

INDEXED ON MAP  
1085 4P

SHEET  
1  
OF 1

5-4-2020



**DESCRIPTION OF SURVEY FOR  
THE ESTATE OF JOHN L. WESTFALL  
73.204 ACRES  
April 14, 2020**

The following described 73.204 acre tract of land is situated in Virginia Military Surveys 3688 and 4658 – 4678, Zane Township, Logan County, Ohio and being all of the remainder of Parcel VI, Tract I (originally 100.72 acres) and part of Parcel VII (137.10 acres) conveyed to Alice A. Westfall, Trustee (1/2 interest) in Official Record Volume 369, page 590 and to John L. Westfall, Trustee (1/2 interest) in Official Record Volume 369, page 599, said 73.204 acre tract more particularly described as follows:

Beginning at a magnetic nail found in the centerline of State Route 559 (60 feet wide) and at the easternmost corner of V.M.S. 3688 and at the northernmost corner of V.M.S. 4658 – 4678, said magnetic nail also at the easternmost corner of Jerry L. Simpson's and Harriett J. Simpson's 108.39 acre tract described in Official Record Volume 81, page 94 and at the northernmost corner of said Parcel VII (137.10 acres);

Thence **South 33°11'21" East 80.00 feet**, following the centerline of State Route 559, the northeast line of V.M.S. 4658 – 4678 and the northeast line of said Parcel VII (137.10 acres), to a magnetic spike set;

Thence **South 54°41'45" West 1780.22 feet**, departing from the centerline of State Route 559, entering V.M.S. 4658 – 4678 and entering said Parcel VII (137.10 acres), passing an iron bar set at 30.02 feet, to an iron bar set;

Thence **North 35°18'15" West 61.26 feet** to an iron bar set;

Thence **South 56°37'11" West 491.24 feet** to an iron bar set;

Thence **South 60°14'11" West 828.23 feet** to an iron bar set;

Thence **North 41°15'17" West 48.00 feet** to an iron bar set next to a 12 inch wood corner post found in the southeast line of V.M.S. 3688 and in the northwest line of V.M.S. 4658 – 4678, said iron bar also at the easternmost corner of Four Henry LLC's 150.759 acre tract described in Official Record Volume 993, page 961 and at the southernmost corner of said Parcel VI, Tract I (originally 100.72 acres);

Thence **North 32°33'03" West 1749.25 feet**, departing from the northwest line of V.M.S. 4658 – 4678 and entering V.M.S. 3688, following the northeast line of said 150.759 acre tract and a southwest line of the remainder of said Parcel VI, Tract I (originally 100.72 acres), to a 5/8 inch iron bar found at the southernmost corner of Douglas A. Lininger's and Paul H. Lininger's Tract I (29.008 acres) described in Official Record Volume 351, page 978;

Thence **North 63°27'06" East 531.95 feet**, departing from the northeast line of said 150.759 acre tract, following the southeast line of said 29.008 acre tract and a northwest line of the remainder of said Parcel VI, Tract I (originally 100.72 acres), to a 5/8 inch iron bar found;

Thence **North 60°57'47" East 406.21 feet**, following the southeast line of said 29.008 acre tract and a northwest line of the remainder of said Parcel VI, Tract I (originally 100.72 acres), to a 5/8 inch iron bar found;





Thence **North 32°06'40" West 1108.11 feet**, following the northeast line of said 29.008 acre tract and a southwest line of the remainder of said Parcel VI, Tract I (originally 100.72 acres), to a 5/8 inch iron bar found in the southeast line of H. Cleon Lininger, Trustee's Parcel 1 (71 acres) described in Official Record Volume 428, page 967;

Thence **North 60°44'01" East 500.14 feet**, following the southeast line of said 71 acre tract and a northwest line of the remainder of said Parcel VI, Tract I (originally 100.72 acres), to an iron bar set in the southwest line of said Simpson's 108.39 acre tract;

Thence **South 31°50'37" East 2806.32 feet**, following the southwest line of said 108.39 acre tract and a northeast line of the remainder of said Parcel VI, Tract I (originally 100.72 acres), to an iron bar set in the northwest line of V.M.S. 4658 – 4678 and in the southeast line of V.M.S. 3688, said iron bar also in the northwest line of said Parcel VII (137.10 acres);

Thence **North 54°41'45" East 1700.22 feet**, following the southeast line of V.M.S. 3688, the northwest line of V.M.S. 4658 – 4678, the southeast line of said 108.39 acre tract and the northwest line of said Parcel VII (137.10 acres), passing an iron bar set at 1670.21 feet, to the **place of beginning, containing 73.204 acres** more or less and subject to all valid easements and restrictions of record.

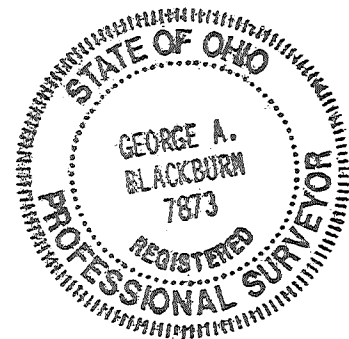
The 73.204 acre tract of land described herein contains 69.076 acres within V.M.S. 3688 (all being part of said Parcel VI, Tract I (originally 100.72 acres)) and 4.128 acres within V.M.S. 4658 – 4678 (all being part of said Parcel VII (137.10 acres)).

The road right-of-way of State Route 559 contains 0.055 acres.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of April 2020. 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 centerline State Route 559 bearing South 33°11'21" East.

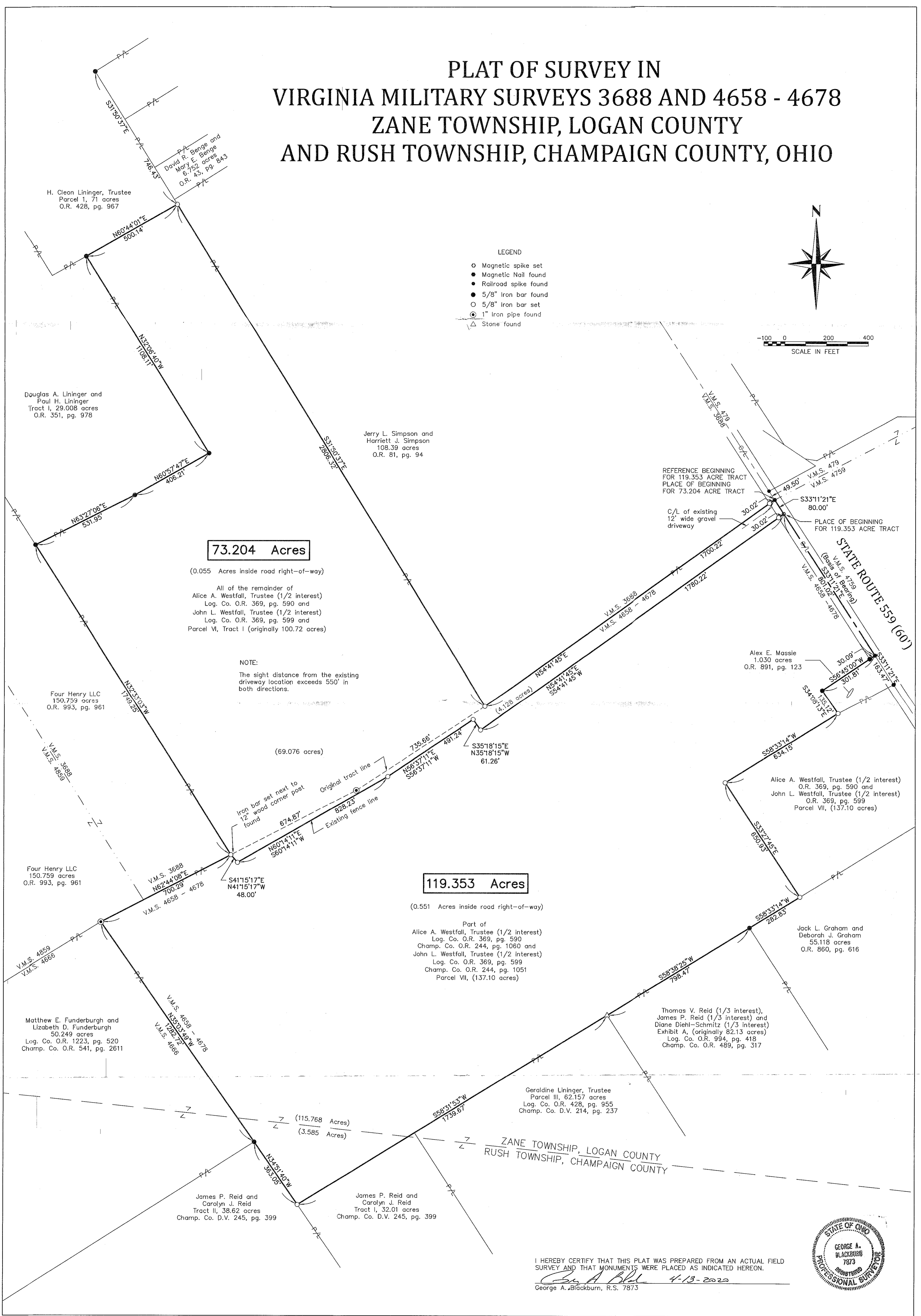
Description prepared by: George A. Blackburn 4-14-2022

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



INDEXED ON MAP  
1085

# PLAT OF SURVEY IN VIRGINIA MILITARY SURVEYS 3688 AND 4658 - 4678 ZANE TOWNSHIP, LOGAN COUNTY AND RUSH TOWNSHIP, CHAMPAIGN COUNTY, OHIO



**73.204 Acres**

(0.055 Acres inside road right-of-way)  
 All of the remainder of  
 Alice A. Westfall, Trustee (1/2 interest)  
 Log. Co. O.R. 369, pg. 590 and  
 John L. Westfall, Trustee (1/2 interest)  
 Log. Co. O.R. 369, pg. 599 and  
 Parcel VI, Tract I (originally 100.72 acres)

NOTE:  
 The sight distance from the existing  
 driveway location exceeds 550' in  
 both directions.

**119.353 Acres**

(0.551 Acres inside road right-of-way)  
 Part of  
 Alice A. Westfall, Trustee (1/2 interest)  
 Log. Co. O.R. 369, pg. 590  
 Champ. Co. O.R. 244, pg. 1060 and  
 John L. Westfall, Trustee (1/2 interest)  
 Log. Co. O.R. 369, pg. 599  
 Champ. Co. O.R. 244, pg. 1051  
 Parcel VII, (137.10 acres)

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

