

**TOM D. WATKINS SURVEY  
47.988 ACRES  
May 24, 2006**

The following described 47.988 acre tract of land is situated in Virginia Military Survey 4570, Zane and Monroe Townships, Logan County, Ohio and being all of Tom D. Watkins Exhibit A, 19.205 acres, described in Official Record Volume 633, page 460 and part of Tommy D. Watkins original 99.82 acre tract described in Official Record Volume 55, page 442, said 47.988 acre tract more particularly described as follows:

Beginning for reference at a ¾ inch iron pin found at the intersection of the centerline of Township Road 29 (40 feet wide) with the east line of Monroe Township and the west line of Zane Township, said iron pin also marking centerline Station 54+52.9 as referenced in Logan County Engineer's field book 552, page 34 and the northwest corner of Marion D. Penhorwood's original 6.44 acre tract described in Official Record Volume 509, page 529;

Thence South 75°00'00" East 367.00 feet, entering Zane Township, following the centerline of Township Road 29, the north line of said original 6.44 acre tract, and the north line of Nicholas N. and Rebecca J. Penhorwood's 0.964 acre tract described in Official Record Volume 522, page 485, to a magnetic nail found at the northwest corner of said original 99.82 acre tract, said magnetic nail marking the **place of beginning**;

Thence **South 75°00'00" East 29.01 feet**, continuing along the centerline of Township Road 29 and following the north line of said original 99.82 acre tract, to a magnetic nail set;

Thence **South 9°06'29" East 629.20 feet**, departing from the centerline of Township Road 29 and entering said original 99.82 acre tract, passing an iron pin set at 21.91 feet, to an iron pin set;

Thence **South 58°11'41" West 260.25 feet** to an iron pin set;

Thence **South 20°57'53" East 1955.70 feet** to an iron pin set;

Thence **South 65°57'05" East 79.00 feet** to an iron pin set in the east line of said original 99.82 acre tract and in the west line of Robert R. Hussey, Trustee of the Robert R. Hussey Trust's Tract Two, 140.00 acres, described in Official Record Volume 572, page 369;

Thence **South 15°50'05" West 292.28 feet**, following the east line of said original 99.82 acre tract and the west line of said 140.00 acre tract, to an iron pin set in the north line of Donald W. and Shera D. Wainwright's Tract II, 26.257 acres, described in Official Record Volume 817, page 484, said 26.257 acre tract formerly part of said original 99.82 acre tract;



Thence **North 74°55'43" West 31.40 feet**, following the north line of said 26.257 acre tract and the south line of the remainder of said original 99.82 acre tract, to a 5/8 inch iron pin found;

Thence **South 14°32'37" West 153.89 feet**, continuing along north line of said 26.257 acre tract and the south line of the remainder of said original 99.82 acre tract, to a 5/8 inch iron pin found;

Thence **South 76°48'33" West 311.63 feet**, continuing along the north line of said 26.257 acre tract and the south line of the remainder of said original 99.82 acre tract, to a 5/8 inch iron pin found in the east line of Houston C. and Judy A. Brown's 75.865 acre tract described in Official Record Volume 156, page 817;

Thence **North 21°03'00" West 104.32 feet**, following the west line of said original 99.82 acre tract and the east line of said 75.865 acre tract, to a one inch iron pipe found at the southeast corner of said 19.205 acre tract;

Thence **South 75°28'08" West 199.65 feet**, following the south line of said 19.205 acre tract and the east line of said 75.865 acre tract, leaving Zane Township and entering Monroe Township, to a 5/8 inch iron pin found;

Thence **North 55°00'29" West 500.11 feet**, continuing along the south line of said 19.205 acre tract and the east line of said 75.865 acre tract, to a 5/8 inch iron pin found;

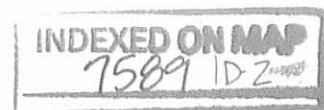
Thence **North 24°08'06" West 976.42 feet**, following the west line of said 19.205 acre tract and continuing along the east line of said 75.865 acre tract, to a 5/8 inch iron pin found;

Thence **North 5°03'32" East 364.01 feet**, continuing along the west line of said 19.205 acre tract and the east line of said 75.865 acre tract, to a 5/8 inch iron pin found in the south line of James Norviel's 21.73 acre tract described in Official Record Volume 205, page 618;

Thence **North 31°09'50" East 470.63 feet**, continuing along the west line of said 19.205 acre tract and following the south line of said 21.73 acre tract, to a 5/8 inch iron pin found in the west line of said original 99.82 acre tract;

Thence **North 20°38'43" West 101.11 feet**, following the west line of said original 99.82 acre tract and continuing along the south line of said 21.73 acre tract, to a 5/8 inch iron pin found;

Thence **North 58°11'41" East 790.95 feet**, continuing along the west line of said original 99.82 acre tract and the south line of said 21.73 acre tract, passing at 373.34 feet a 5/8 inch iron pin found at the southwest corner of said original 6.44 acre tract, following the south line of said original 6.44 acre tract thereafter, leaving Monroe



Township and entering Zane Township at 378.98 feet, to a 5/8 inch iron pin found;

Thence **North 9°06'29" West 623.40 feet**, continuing along the west line of said original 99.82 acre tract, following the east line of said original 6.44 acre tract and the east line of said 0.964 acre tract, passing a 5/8 inch iron pin found at 601.49 feet, to the **place of beginning, containing 47.988 acres**, more or less, and subject to all valid easements and restrictions of record.

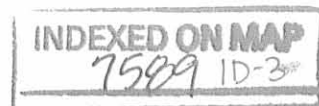
Of the above-described 47.988 acre tract of land, 19.191 acres are all of said 19.205 acre tract (1.748 acres within Zane Township and 17.443 acres within Monroe Township), 28.797 acres are part of said original 99.82 acre tract (23.001 acres within Zane Township and 5.796 acres within Monroe Township), and 0.013 acre is within the road right-of-way of Township Road 29.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of May 2006. 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 Township Road 29 (40 feet wide) bearing South 75°00'00" East.

Description prepared by:

George A. Blackburn 5/24/06

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



REC'D 5-30-06 8M/OK

# PLAT OF SURVEY IN VIRGINIA MILITARY SURVEY 4570 ZANE AND MONROE TOWNSHIPS LOGAN COUNTY, OHIO

## TOWNSHIP ROAD 29 (40')

(Logan Co. Engineer's field book 552, pg. 34)

Reference Beginning  
Sta. 54+52.9  
3/4" Iron pin found

James Norviel  
21.73 acres  
O.R. 205, pg. 618

5/8" Iron pin fnd.  
S58°11'41"W 5.64'  
from Township line

N20°38'43"W  
101.11'

N31°09'50"E  
470.63'

N50°33'32"E  
364.01'

N24°08'05"W  
976.42'

N55°00'29"W  
500.11'

S75°28'08"W  
199.65'

N21°03'00"W  
104.32'

S76°48'33"W  
311.63'

S14°32'37"W  
153.89'

S74°55'43"E  
658.32'

S15°50'05"W  
282.28'

S65°57'05"E  
79.00'

N74°55'43"W  
31.40'

N21°03'00"W  
104.32'

S75°28'08"W  
199.65'

N55°00'29"W  
500.11'

N24°08'05"W  
976.42'

N50°33'32"E  
364.01'

N31°09'50"E  
470.63'

N20°38'43"W  
101.11'

5/8" Iron pin fnd.  
S58°11'41"W 5.64'  
from Township line

(Basis of Bearing)  
S75°00'00"E  
367.00'

122.95'

26.48'

623.40'

629.20'

S9°06'29"E

N9°06'29"W

21.91'

29.01'

S75°00'00"E

Place of Beginning

SEE DETAIL

Sta. 49+34.4 (1/2" Iron pin fnd.)

790.95'

260.25'

S58°11'41"W

S200°57'53"E  
1955.70'

S195°57'53"E

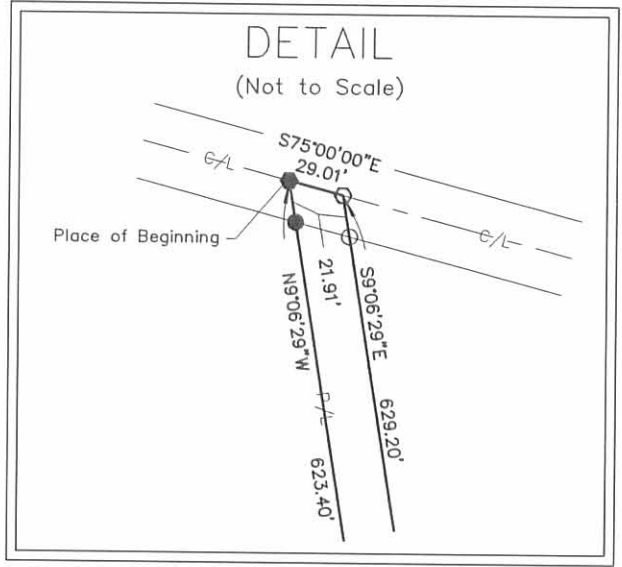
S195°57'53"E

S195°57'53"E

S195°57'53"E

S195°57'53"E

S195°57'53"E



Tommy D. Watkins  
original 99.82 acres  
O.R. 55, pg. 442

**47.988 Acres**  
(0.013 acre inside road right-of-way)

Tom D. Watkins  
Exhibit A, 19.205 acres  
O.R. 633, pg. 460

Tommy D. Watkins  
original 99.82 acres  
O.R. 55, pg. 442

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O.R. 55, pg. 442

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original 99.82 acres  
O.R. 55, pg. 442

### DEED REFERENCES:

- (A) Marion A. Penhorwood, orig. 6.44 acres, O.R. 509, pg. 529
- (B) Nicholas N. and Rebecca J. Penhorwood, 0.964 acre, O.R. 522, pg. 485
- (C) Carl and Beverly Nichols, 0.90 acre, O.R. 587, pg. 423
- (D) Brian R. Greavu, 1.83 acres, O.R. 769, pg. 775

Robert R. Hussey, Trustee of the  
Robert R. Hussey Trust  
Tract Two, 140.00 acres  
O.R. 572, pg. 369

Donald W. and Shera D. Wainwright  
Tract II, 26.257 acres  
O.R. 817, pg. 484

Donald W. and Shera D. Wainwright  
Tract I, 9.476 acres  
O.R. 817, pg. 484

Houston C. and Judy A. Brown  
75.865 acres  
O.R. 156, pg. 817



- Railroad spike found
- Magnetic nail found
- Magnetic nail set
- 5/8" Iron pin found unless otherwise noted
- 5/8" Iron pin set
- ⊙ 1" Iron pipe found

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

*George A. Blackburn*  
George A. Blackburn, R.S. 7873



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

INDEXED ON MAP  
7509 1P

Filename: Watkins 5-06  
Scale: 1" = 400'  
Date: 5/24/06  
F.B. 13, pg. 72

# Lee Surveying and Mapping Co.



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

855 EAST SANDUSKY AVENUE  
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.  
JEFFREY I. LEE, P.S.

## BIONDI TO WATKINS (19.205 ACRES)

Lying in V.M.S. 4570. Monroe and Zane Townships, Logan County, Ohio.

Being out of that land in the name of Robert Biondi as deeded in Volume 402, Page 616 (Parcel I) of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 5/8" iron rod set on the township line between Monroe and Zane Township, a distance of 2434.62 feet southerly along said township line from the center-line of Township Road No. 29. This beginning point being on the grantor's east property line.

THENCE, with said east property line, the same being the west line of the Watkin's land (Volume 385, Page 925), S 10°-19'-57" E, a distance of 745.44 feet to a 5/8" iron rod.

THENCE, following near the west line of the cultivated area and through the said Biondi land, the following 4 bearings and distances:

S 86°-07'-22" W, 199.59 feet to a 5/8" iron rod (Set).

N 44°-22'-40" W, 500.32 feet to a 5/8" iron rod (Set).

N 13°-28'-27" W, 976.24 feet to a 5/8" iron rod (Set).

N 15°-41'-34" E, 364.20 feet to a 5/8" iron rod found at a corner of the Roth 21.73 acre tract (Volume 399, Page 988).

THENCE, with the southeast line of the said Roth land, N 41°-51'-55" E, a distance of 470.96 feet to a 5/8" iron rod found at another corner of the said Roth 21.73 acre tract at the grantor's northeast corner.

THENCE, with the grantor's east line, S 10°-19'-57" E, a distance of 1282.26 feet to the point of beginning.

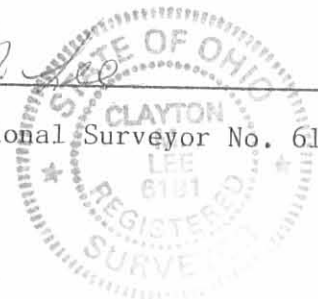
Containing 19.205 acres, of which 17.607 acres are in Monroe Township and 1.598 acres are in Zane Township.

This description prepared from an actual field survey.

Basis for bearings: Center-line of Township Road 29 (S 64°-30' E)

Prepared by:

Clayton M. Lee  
Registered Professional Surveyor No. 6181  
December 31, 1986



INDEXED ON MAP  
7589 2D

ORIGINAL STAMPED WITH  
L-1430

SURVEY OF 2 TRACTS OUT OF  
 THE BIONDI LAND  
 (VOL. 402, PG. 616, PARC. 1.)  
 V.M.S. 4570  
 MONROE & ZANE TOWNSHIPS.  
 LOGAN COUNTY, OHIO

By: Jeffrey I. Lee  
 JEFFREY I. LEE  
 REG. PROF. SURVEYOR 6359  
 DEC. 1986

ROBERT J. BIONDI, PARC. 1 (24.97)  
 VOL. 402, PG. 616

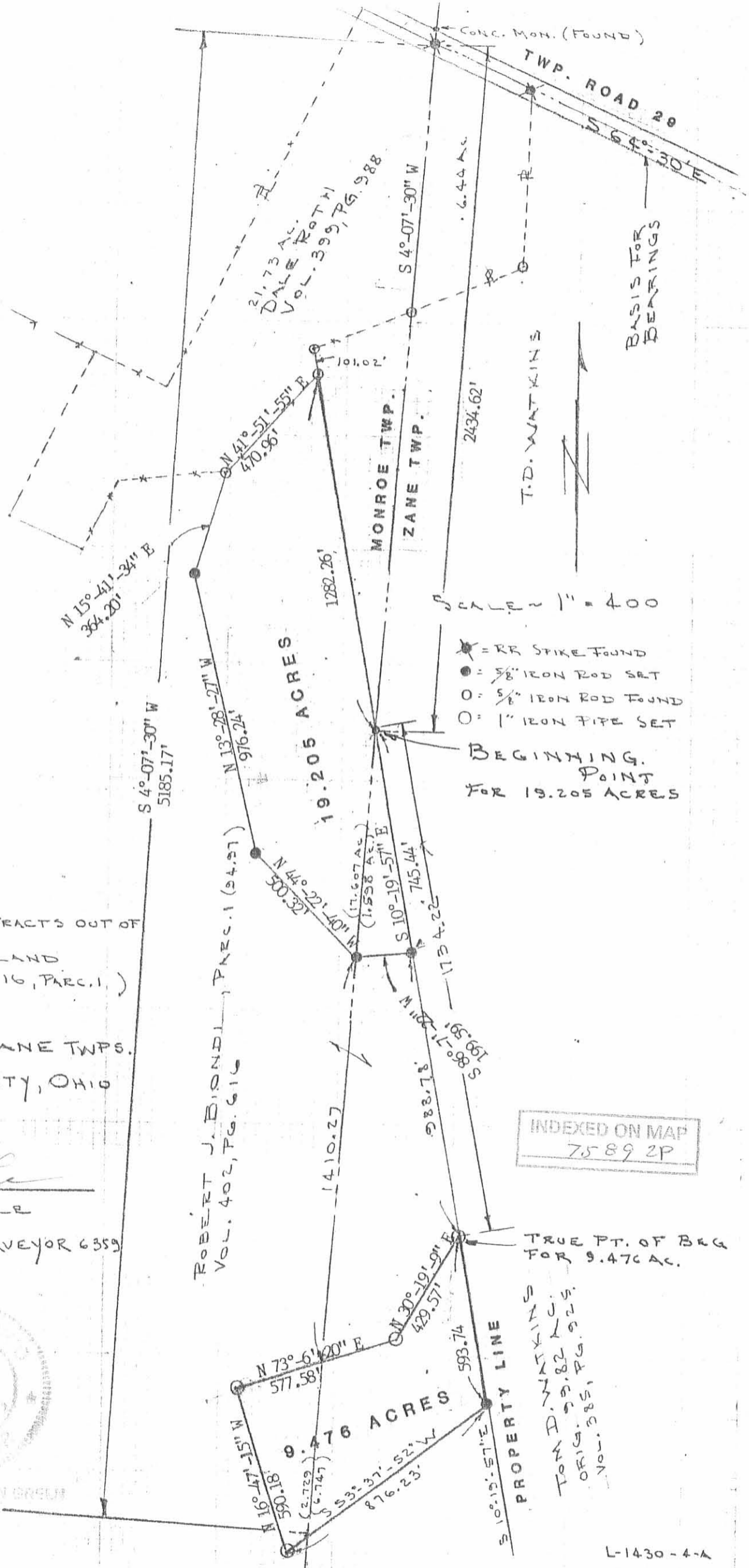
9.476 ACRES

19.205 ACRES

INDEXED ON MAP  
 7589 2P

TRUE PT. OF BEG  
 FOR 9.476 AC.

TOM D. WATKINS  
 ORIG. FIG. 925,  
 VOL. 385, PG. 925



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

855 EAST SANDUSKY AVENUE  
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.  
JEFFREY I. LEE, P.S.

BIONDI - 75.865 ACRES

Lying in V.M.S. 4570, Monroe and Zane Townships, Logan County, Ohio.

Being a part of that land in the name of Robert Biondi as deeded and described in Volume 402, Page 616 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike found on the center-line of Township Road 163 marking the south-west corner of the Donald Stewart 16.61 acre tract (Volume 399, Page 656) and designated as being Station 66+10.15 of the Logan County Engineer's Field Book 518, Page 50.

THENCE, with the south line of said 16.61 acres, S 61°-40'-50" E, 1228.84 feet to a 5/8" iron rod found at the southwest corner of the Dale Roth 21.73 acre tract (Volume 399, Page 988).

THENCE, with the boundary of said 21.73 acre tract, the following 3 bearings and distances:  
S 66°-33'-10" E, 276.52 feet to a 5/8" iron rod.  
N 25°-31'-10" E, 268.58 feet to a 5/8" iron rod.  
N 88°-42'-25" E, 357.97 feet to a 5/8" iron rod found at an angle in the west line of the Tom Watkins 19.205 acre tract.

THENCE, with the said west line of said Watkins 19.205 acres, the following 4 bearings and distances:

- S 15°-41'-35" W, 364.20 feet to a 5/8" iron rod (found).
- S 13°-28'-27" E, 976.24 feet to a 5/8" iron rod (found).
- S 44°-22'-40" E, 500.32 feet to a 5/8" iron rod (found).
- N 86°-07'-22" E, 199.59 feet to a 5/8" iron rod (found).

THENCE, with the west line of said Watkins 99.82 acres, S 10°-19'-57" E, 988.78 feet to a 5/8" iron rod found at the northeast corner of said Watkins 9.476 acre tract.

THENCE, with the north line of said 9.476 acre tract, the following 2 bearings and distances:  
S 30°-19'-09" W, 429.57 feet to a 5/8" iron rod.  
S 73°-06'-20" W, 577.58 feet to a 5/8" iron rod found on the east line of the McAdo original 322.58 acre tract (Volume 402, Page 845).

THENCE, with the said McAdo east line, the following 2 bearings and distances:  
N 16°-47'-15" W, 1415.90 feet to a 5/8" iron rod set at an angle in a fence along said east line.  
N 64°-16'-10" W, 666.92 feet to an iron bolt (1"x12") set in the root of a tree at the south-east corner of the Terry Hamm 30.00 acre tract (Land Contract, O.R. 24, Page 70).

THENCE, with the boundary of said 30 acre tract, the following 5 bearings and distances:

- N 19°-45'-55" E, 786.35 feet to a 5/8" iron rod (Set).
- N 63°-43'-40" W, 71.44 feet to a square iron rod.
- N 63°-31'-10" W, 745.03 feet to a 5/8" iron rod.
- N 48°-39'-55" W, 570.81 feet to a 5/8" iron rod.
- N 63°-54' W, 311.95 feet to a railroad spike found on the center-line of Township Road 163.

THENCE, with said center-line, N 40°-45'-30" E, a distance of 442.04 feet to the point of beginning.

Containing 75.865 acres, of which 66.01 acres are in Monroe Township and 9.855 acres are in Zane Township.

This description prepared from an actual field survey.

Basis for bearings is the center-line of Township Road 163 (N 40°-45'-30" E).

Prepared by:

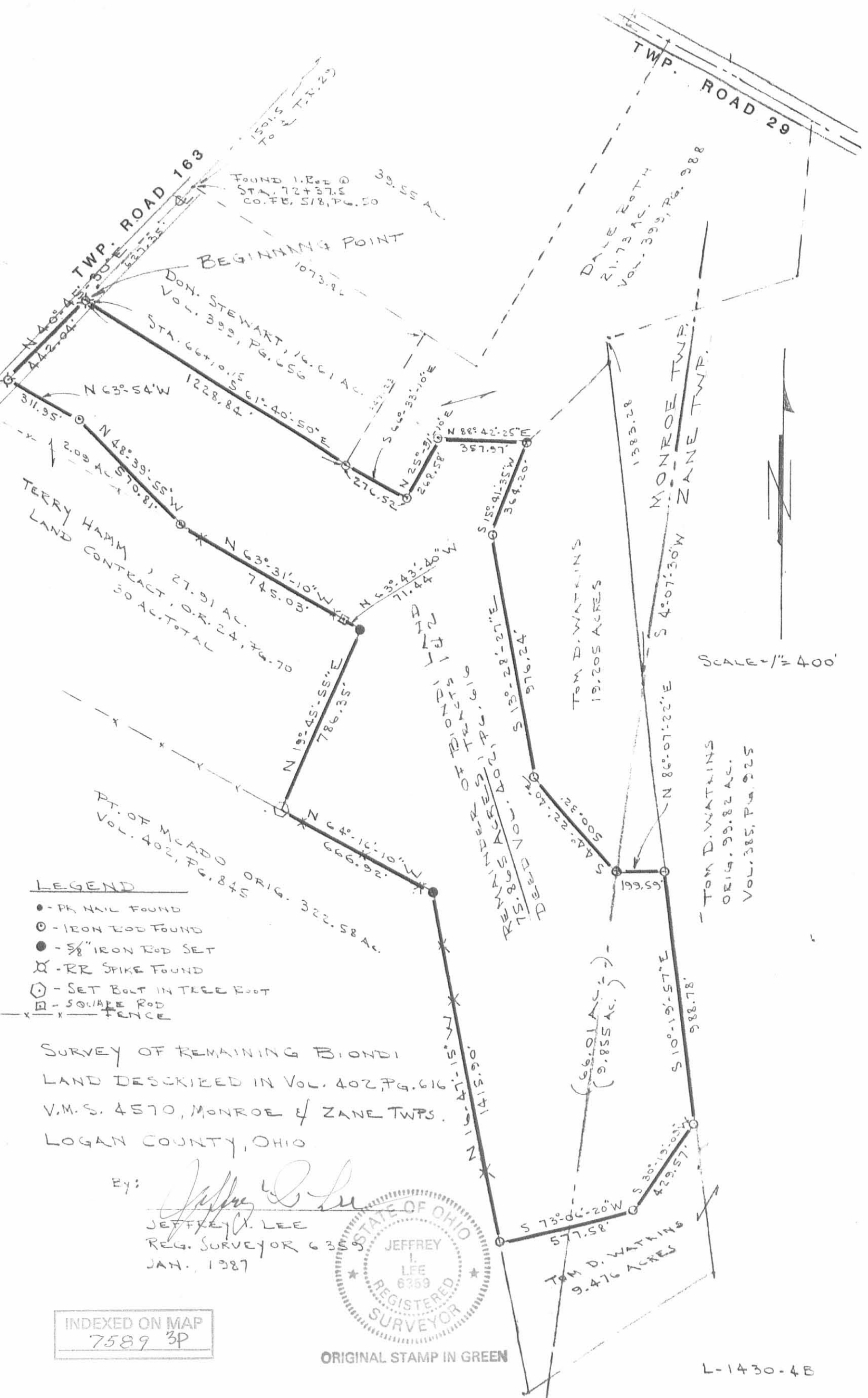
*Clayton M. Lee*  
Clayton M. Lee  
Registered Professional Surveyor No. 6181  
January 26, 1987



ORIGINAL STAMP IN GREEN

INDEXED ON MAP  
7589 3D

L-1430



**LEGEND**

- - PK NAIL FOUND
- - IRON ROD FOUND
- - 5/8" IRON ROD SET
- ⊗ - RR SPIKE FOUND
- ⊙ - SET BOLT IN TREE FOOT
- ⊠ - SQUARE ROD
- x — x — FENCE

SURVEY OF REMAINING BIONDI  
 LAND DESCRIBED IN VOL. 402, PG. 616  
 V.M.S. 4570, MONROE & ZANE TOWNSHIPS.  
 LOGAN COUNTY, OHIO

By: *Jeffrey Lee*  
 JEFFREY L. LEE  
 REG. SURVEYOR 6359  
 JAN. 1987



INDEXED ON MAP  
 7589 3P

ORIGINAL STAMP IN GREEN

L-1430-4B



7-27-2023



APPROVED



EDWARDS SURVEYING

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



**LEGAL DESCRIPTION FOR BELLAR & WYNKOOP'S 76.786 ACRE TRACT (Tract 5)**

Being situate in the State of Ohio, County of Logan, Townships of Monroe & Zane, and being a part of Virginia Military Survey 4570, and being more particularly described as follows:

Beginning for reference at a 3/4" diameter iron bar found at the intersection of the centerlines of Township Roads 29 (40' right-of-way) and the Monroe-Zane Township line, being at Station 54+53 per Logan County Highway Plan X-29B;

Thence with the centerline of Township Road 29, S-63°32'12"-E, 367.00'(feet) to a Mag Nail found at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, also being at the Northeast corner of a 0.964 acre tract conveyed to Nicholas N. & Rebecca J. Penhorwood by deed recorded in Official Record 522, Page 485, passing for reference a Mag Nail found at 267.00'(feet);

Thence continuing with the centerline of Township Road 29, S-63°32'12"-E, 29.01'(feet) to an Mag Nail found at the Northwest corner of an original 99.82 acre tract conveyed to Tommy D. Watkins by deed recorded in Official Record 55, Page 442;

Thence with the bounds of Watkins' parcel the following Four (4) courses:

1. S-2°18'10"-W, 628.97'(feet) to a 5/8" diameter iron bar found, passing for reference an iron bar set on the right-of-way line of Township Road 29 at 21.92'(feet);
2. S-69°35'37"-W, 260.25'(feet) to an iron bar set;
3. S-9°34'32"-E, 1955.70'(feet) to a wood corner post found;
4. S-54°34'25"- E, 79.00'(feet) to a 5/8" diameter iron bar found on the Northerly line of a 140 acre tract conveyed to Yong Ok Wilbur, Trustee, by deed recorded in Official Record 1143, Page 80, Tract Two;

Thence S-27°13'26"-W, 292.28'(feet) to a 5/8" diameter iron bar found at the Northwest corner of the 140 acre tract, also being on an East line of a 26.257 acre tract conveyed to Charles R. Bellar & Kimberly M. Wynkoop, Co-Trustees, by deed recorded in Official Record 1156, Page 337, Parcel II, Tract II;

Thence with the West line of the 140 acre tract and an East line of the 26.257 acre tract, S-63°32'09"-E, 658.34'(feet) to a 5/8" diameter iron bar found;

Thence continuing with the bounds of the 140 acre tract and an East line of the 26.257 acre tract and with a West line of a 148.95 acre tract conveyed to Carol S. Moon & Rebecca J. Dixon by deed recorded in Official Record 919, Page 804, tract III, S-16°09'15"-E, 655.79'(feet) to a 5/8" diameter iron bar found;

Thence with a North line of the 148.95 acre tract, the South line of the 26.257 acre tract, and with the South line of a 9.476 acre tract conveyed to Charles R. Bellar & Kimberly M. Wynkoop, Co-Trustees, by deed recorded in Official Record 1156, Page 337, Parcel II, Tract I, S-54°21'05"-W, 1298.88'(feet) to an iron bar set, passing for reference a 5/8" diameter iron bar found at 1147.09'(feet);

INDEXED ON MAP  
7589

Thence N-32°50'44"-W, 364.24'(feet) to a 1.5" diameter iron pipe found at a South corner of a 64.173 acre tract conveyed to Houston C. & Judy A. Brown by deed recorded in Official Record 953, Page 135;

Thence with the bounds of the 64.173 acre tract the following six (6) courses:

1. N-31°04'45"-E, 429.79'(feet) to a 1.5" diameter iron pipe found;
2. N-9°35'54"-W, 988.68'(feet) to a 1.5" diameter iron pipe found, passing for reference a 5/8" diameter iron bar found at 884.57'(feet);
3. S-87°00'48"-W, 199.90'(feet) to a 5/8" diameter iron bar found;
4. N-43°48'07"-W, 498.10'(feet) to a 5/8" diameter iron bar found;
5. N-12°43'56"-W, 976.24'(feet) to a 9" diameter wood post found, passing for reference an iron bar set at 971.24'(feet);
6. N-16°17'33"-E, 366.02'(feet) to an iron bar set at the Southeast corner of a 21.73 acre tract conveyed to James & Shauna Norviel by deed recorded in Official Record 1247, Page 645;

Thence with the bounds of the 21.73 acre tract the following two (2) courses:

1. N-42°35'58"-E, 470.96'(feet) to an iron bar set;
2. N-9°35'54"-W, 101.02'(feet) to a 5/8" diameter iron bar found;

Thence continuing with the bounds of the 21.73 acre tract and with the South line of a 5.476 acre tract conveyed to Robert R. Dysert by deed recorded in Official Record 1307, Page 464, N-69°35'37"-E, 790.97'(feet) to a Railroad Spike set in a gravel driveway;

Thence with an East line of the 5.476 acre tract and with the East line of aforementioned Penhorwood's 0.964 acre tract, N-2°18'10"-E, 623.40'(feet) to the place of beginning, passing for reference a 5/8" diameter iron bar found on the right-of-way line of Township Road 29 at 601.48'(feet).

Containing 76.786 acres, 0.013 acre of which is within the Road right-of-way, 22.614 acres of which is in Monroe Township, and 54.172 acres of which is in Zane Township, but being subject to the rights of all legal highways and all easements of record.

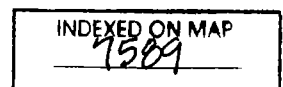
Being all of a 47.988 acre tract conveyed to Charles R. Bellar & Kimberly M. Wynkoop, Co-Trustees by deed recorded in Official Record 1156, Page 342, Tract III, all of a 26.257 acre tract conveyed to Charles R. Bellar & Kimberly M. Wynkoop, Co-Trustees, by deed recorded in Official Record 1156, Page 337, Parcel II, Tract II, and 2.544 acres out of a 9.476 acre tract conveyed to Charles R. Bellar & Kimberly M, Wynkoop, Co-Trustees, by deed recorded in Official Record 1156, Page 337, Parcel II, Tract I, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, July 21, 2023. 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 Township Road 163 per an assumed bearing of N-41°38'03"-E.



  
\_\_\_\_\_

William D. Edwards, P.S. 7574

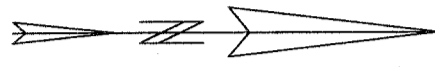


7-27-2023



# PLAT OF SURVEY

## MONROE & ZANE TOWNSHIPS, LOGAN COUNTY, OHIO VIRGINIA MILITARY SURVEY 4570



SCALE: 1" = 300'  
0 150 300 450

DATE: JULY 21, 2023

DONALD O. LOCKWOOD & DEAN M. LOCKWOOD  
131.382 AC.  
O.R. 1156, P. 320  
PARCEL III

TRACT 3  
**168.877 AC.**  
(0.204 AC. R/W)  
(168.673 AC. NET)

BLACKBURN FAMILY INVESTMENTS, LLC  
97.518 AC.  
O.R. 1023, P. 25  
TRACT III

CHARLES R. BELLAR &  
KIMBERLY M. WYNKOOP  
CO-TRUSTEES  
PT. 264.363 AC.  
O.R. 1156, P. 337  
PARCEL I  
(167.940 AC.)

TRACT 4  
**108.927 AC.**  
(0.107 AC. R/W)  
(108.820 AC. NET)

CHARLES R. BELLAR &  
KIMBERLY M. WYNKOOP  
CO-TRUSTEES  
PT. 24.914 AC.  
O.R. 1156, P. 345  
(3.659 AC.)

TERRY M. & KALEEN L. HAMM  
27.916 AC.  
O.R. 1156, P. 6  
TRACT II

HOUSTON C. & JUDY A. BROWN  
64.173 AC.  
O.R. 953, P. 135

CHARLES R. BELLAR &  
KIMBERLY M. WYNKOOP  
CO-TRUSTEES  
PT. 47.988 AC.  
O.R. 1156, P. 342

TRACT 5  
**76.786 AC.**  
(0.013 AC. R/W)  
(76.773 AC. NET)

JAMES & SHAJINA NORVIEL  
21.73 AC.  
O.R. 1247, P. 645

ROBERT R. DYSSERT  
5.476 AC.  
O.R. 1307, P. 464

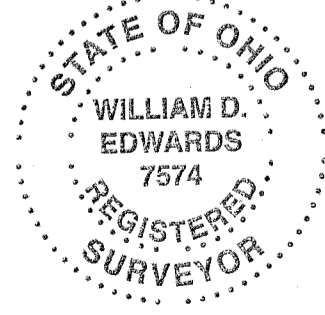
NICHOLAS N. &  
REBECCA J. PENHORWOOD  
0.964 AC.  
O.R. 922, P. 485

TRACT 5 EXISTING GRAVEL DRIVEWAY

TOMMY D. WATKINS  
ORIG. 99.92 AC.  
O.R. 55, P. 442

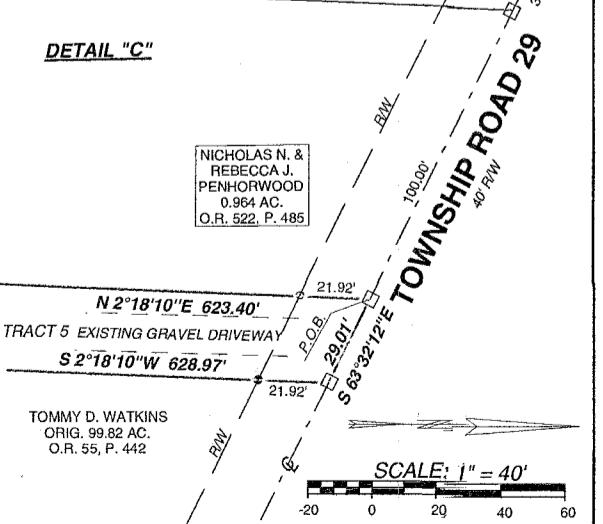
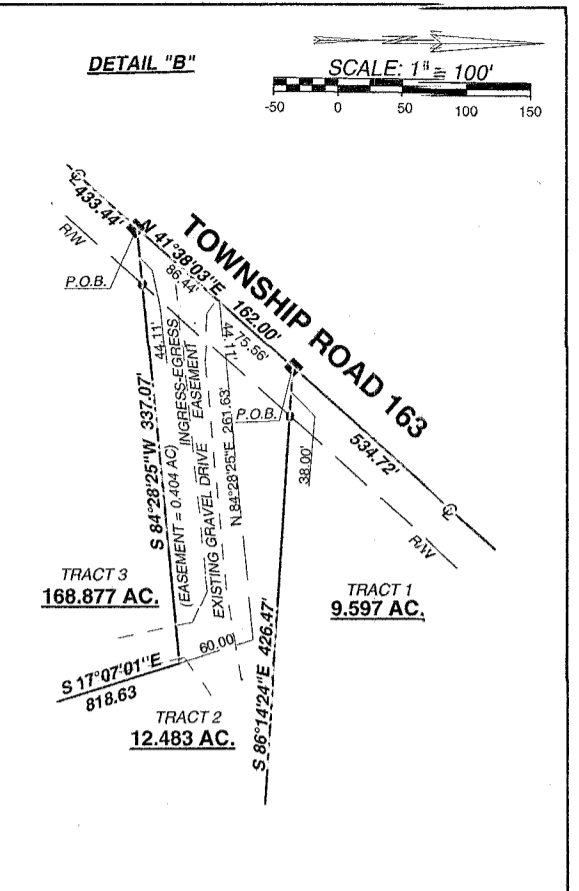
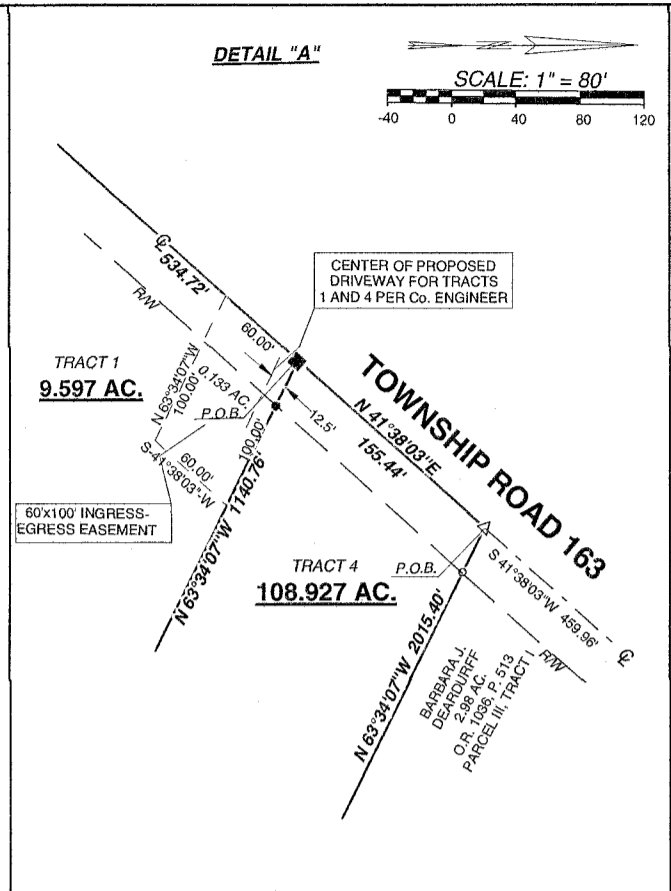
YONG OK WILBUR, TRUSTEE  
140 AC.  
O.R. 1140, P. 80  
TRACT TWO

- NOTE:
- BEARINGS ARE BASED ON THE CENTERLINE OF TOWNSHIP ROAD 163 PER AN ASSUMED BEARING OF N-41°39'03"-E.
  - REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, PLATS OF SURVEYS IN THE VICINITY, COUNTY TAX AND AERIAL MAPS, ENGINEER'S FIELD BOOK 518, P. 48, & 50, ROAD PLAN X-29B.
  - IN TRACT 1 (9.597 AC.), 0.417 ACRE IS OUT OF THE 264.363 ACRE PARCEL & 9.180 ACRES IS OUT OF THE 24.914 ACRE PARCEL.
  - IN TRACT 2 (12.483 AC.), 11.484 ACRES IS OUT OF THE 24.914 ACRE PARCEL & 0.599 ACRE IS OUT OF THE 264.363 ACRE PARCEL.
  - THE PARCELS SHOWN HEREON ARE SUBJECT TO THE LOGAN COUNTY ACCESS MANAGEMENT PLAN. TOWNSHIP ROADS 163 AND 29 ARE CLASSIFIED AS LOCAL ROADS. MINIMUM DRIVEWAY DISTANCE FROM ROAD INTERSECTION IS 250'; MINIMUM DISTANCE BETWEEN DRIVEWAYS IS 250'; MINIMUM STOPPING SIGHT DISTANCE IS >495'.



- LEGEND
- 12" METAL POST...FOUND
  - RAILROAD SPIKE...FOUND
  - 9" DIA. WOOD POST...FOUND
  - 5/8" DIA. (UNLESS NOTED) IRON BAR...FOUND
  - MAG NAIL...FOUND
  - RAILROAD SPIKE...SET
  - 1.5" DIA. IRON PIPE...FOUND
  - MAG NAIL...SET at grade
  - 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS 7574"...SET at grade

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



INDEXED ON MAP  
7589

9-7-2023



APPROVED

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



LEGAL DESCRIPTION FOR MCGUIRE'S 3.211 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Townships of Monroe & Zane, and being a part of Virginia Military Survey 4570, and being more particularly described as follows:

Beginning for reference at a 3/4" diameter iron bar found at the intersection of the centerline of Township Road 29 (40' right-of-way) and the Monroe-Zane Township line, being at Station 54+53 per Logan County Highway Plan X-29B;

Thence with the centerline of Township Road 29, S-63°32'12"-E, 367.00'(feet) to a Mag Nail found at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, also being at the Northeast corner of a 0.964 acre tract conveyed to Nicholas N. & Rebecca J. Penhorwood by deed recorded in Official Record 522, Page 485, passing for reference a Mag Nail found at 267.00'(feet);

Thence continuing with the centerline of Township Road 29, S-63°32'12"-E, 14.54'(feet) to a Mag Nail set;

Thence S-2°18'10"-W, 626.20'(feet) to an iron bar set, passing for reference a Railroad Spike set on the right-of-way line of Township Road 29 at 21.92'(feet);

Thence S-69°35'37"-W, 248.92'(feet) to a Railroad Spike set;

Thence S-67°30'42"-W, 453.65'(feet) to an iron bar set;

Thence S-12°01'19"-E, 618.79'(feet) to an iron bar set, passing for reference an iron bar set at 30.00'(feet);

Thence S-80°34'09"-W, 215.55'(feet) to an iron bar set;

Thence N-10°57'55"-W, 450.97'(feet) to an iron bar set on a South line of a 21.73 acre tract conveyed to James and Shauna Norviel by deed recorded in Official Record 1247, Page 645;

Thence with the bounds of the 21.73 acre tract the following Two (2) courses:

1. N-42°35'58"-E, 124.97'(feet) to a 5/8" diameter iron bar found;
2. N-9°35'54"-W, 101.02'(feet) to a 5/8" diameter iron bar found;

Thence continuing with the bounds of the 21.73 acre tract and with the South line of a 5.476 acre tract conveyed to Robert R. Dysert by deed recorded in Official Record 1307, Page 464, N-69°35'37"-E, 790.97'(feet) to a Railroad Spike found in a gravel driveway;

Thence with an East line of the 5.476 acre tract and with the East line of aforementioned Penhorwood's 0.964 acre tract, N-2°18'10"-E, 623.40'(feet) to the place of beginning, passing for reference a 5/8" diameter iron bar found on the right-of-way line of Township Road 29 at 601.48'(feet).

INDEXED ON MAP  
7509

Containing 3.211 acres, 0.007 acre of which is within the Road right-of-way, 2.877 acres of which is in Monroe Township, and 0.334 acre of which is in Zane Township, but being subject to the rights of all legal highways and all easements of record, including, but not limited to, an ingress-egress easement herein reserved and described as follows:

Being situate in the State of Ohio, County of Logan, Townships of Monroe & Zane, and being a part of Virginia Military Survey 4570, and being more particularly described as follows:

Beginning for reference at a  $\frac{3}{4}$ " diameter iron bar found at the intersection of the centerline of Township Road 29 (40' right-of-way) and the Monroe-Zane Township line, being at Station 54+53 per Logan County Highway Plan X-29B;

Thence with the centerline of Township Road 29, S-63°32'12"-E, 367.00'(feet) to a Mag Nail found at the **PRINCIPLE PLACE OF BEGINNING** for the ingress-egress easement hereinafter described, also being at the Northeast corner of a 0.964 acre tract conveyed to Nicholas N. & Rebecca J. Penhorwood by deed recorded in Official Record 522, Page 485, passing for reference a Mag Nail found at 267.00'(feet);

Thence continuing with the centerline of Township Road 29, S-63°32'12"-E, 14.54'(feet) to a Mag Nail set;

Thence S-2°18'10"-W, 626.20'(feet) to an iron bar set, passing for reference a Railroad Spike set on the right-of-way line of Township Road 29 at 21.92'(feet);

Thence S-69°35'37"-W, 248.92'(feet) to a Railroad Spike set;

Thence S-67°30'42"-W, 453.65'(feet) to an iron bar set;

Thence N-12°01'19"-W, 30.00'(feet) to an iron bar set on a South line of a 21.73 acre tract conveyed to James & Shauna Norviel by deed recorded in Official Record 1247, Page 645;

Thence with a South line of the 21.73 acre tract and with the South line of a 5.476 acre tract conveyed to Robert R. Dysert by deed recorded in Official Record 1307, Page 464, N-69°35'37"-E, 689.04'(feet) to a Railroad Spike found in a gravel driveway;

Thence with an East line of the 5.476 acre tract and with the East line of aforementioned Penhorwood's 0.964 acre tract, N-2°18'10"-E, 623.40'(feet) to the place of beginning, passing for reference a  $\frac{5}{8}$ " diameter iron bar found on the right-of-way line of Township Road 29 at 601.48'(feet).

Containing 0.486 acre, 0.007 acre of which is within the Road right-of-way, 0.334 acre of which is a part of Zane Township and 0.152 acre of which is a part of Monroe Township, but being subject to the rights of all legal highways and all easements of record.

**Also to be conveyed**, an easement for ingress & egress, said easement being more particularly described as follows:

Being situate in the State of Ohio, County of Logan, Townships of Monroe & Zane, and being a part of Virginia Military Survey 4570, and being more particularly described as follows:

Beginning for reference at a  $\frac{3}{4}$ " diameter iron bar found at the intersection of the centerline of Township Road 29 (40' right-of-way) and the Monroe-Zane Township line, being at Station 54+53 per Logan County Highway Plan X-29B;



Thence with the centerline of Township Road 29, S-63°32'12"-E, 367.00'(feet) to a Mag Nail found at the at the Northeast corner of a 0.964 acre tract conveyed to Nicholas N. & Rebecca J. Penhorwood by deed recorded in Official Record 522, Page 485, passing for reference a Mag Nail found at 267.00'(feet);

Thence continuing with the centerline of Township Road 29, S-63°32'12"-E, 14.54'(feet) to a Mag Nail set at the **PRINCIPLE PLACE OF BEGINNING** for the easement hereinafter described;

Thence continuing with the centerline of Township Road 29, S-63°32'12"-E, 14.47'(feet) to a Mag Nail found at the Northwest corner of an original 99.82 acre tract conveyed to Tommy D. Watkins by deed recorded in Official Record 55, Page 442;

Thence with the bounds of Watkins' parcel the following Two (2) courses:

1. S-2°18'10"-W, 628.97'(feet) to a 5/8" diameter iron bar found;
2. S-69°35'37"-W, 260.25'(feet) to a 5/8" diameter iron bar found;

Thence S-65°26'27"-W, 456.42'(feet) to an iron bar set;

Thence N-12°01'19"-W, 30.00'(feet) to an iron bar set;

Thence N-67°30'42"-E, 453.65'(feet) to a Railroad Spike set;

Thence N-69°35'37"-E, 248.92'(feet) to an iron bar set;

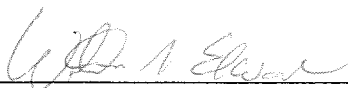
Thence N-2°18'10"-E, 626.20'(feet) to the place of beginning, passing for reference a Railroad Spike set on the right-of-way line of Township Road 29 at 604.28'(feet).

Containing 0.488 acre, 0.007 acre of which is within the Road right-of-way, 0.339 acre of which is a part of Zane Township, and 0.149 acre of which is a part of Monroe Township, but being subject to the rights of all legal highways and all easements of record.

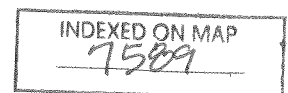
Being a part of a 76.786 acre tract conveyed to Peter N. & Melinda M. McGuire by deed recorded in Official Record 1415, Page 366, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, September 1, 2023. 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 Township Road 29 per an assumed bearing of S-63°32'12"-E.



  
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William D. Edwards, P.S. 7574

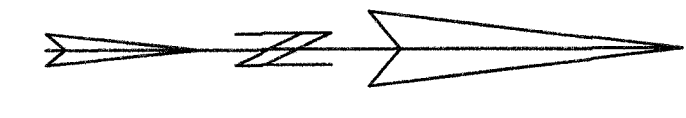


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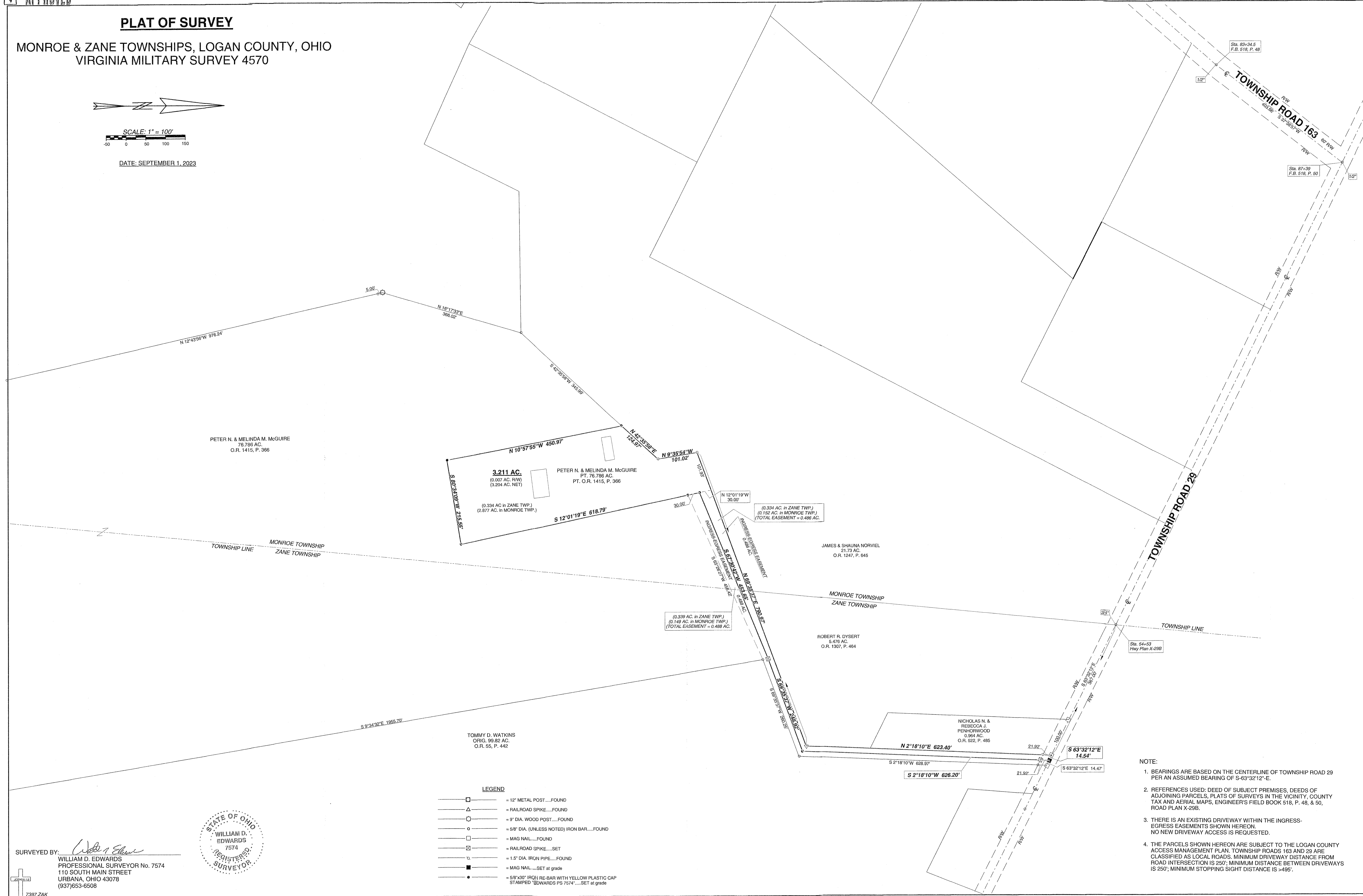
# PLAT OF SURVEY

## MONROE & ZANE TOWNSHIPS, LOGAN COUNTY, OHIO VIRGINIA MILITARY SURVEY 4570



SCALE: 1" = 100'

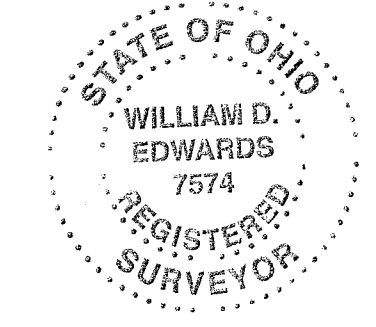
DATE: SEPTEMBER 1, 2023



- NOTE:**
1. BEARINGS ARE BASED ON THE CENTERLINE OF TOWNSHIP ROAD 29 PER AN ASSUMED BEARING OF S-63°32'12"-E.
  2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, PLATS OF SURVEYS IN THE VICINITY, COUNTY TAX AND AERIAL MAPS, ENGINEER'S FIELD BOOK 518, P. 46, & 50, ROAD PLAN X-29B.
  3. THERE IS AN EXISTING DRIVEWAY WITHIN THE INGRESS-EGRESS EASEMENTS SHOWN HEREON. NO NEW DRIVEWAY ACCESS IS REQUESTED.
  4. THE PARCELS SHOWN HEREON ARE SUBJECT TO THE LOGAN COUNTY ACCESS MANAGEMENT PLAN. TOWNSHIP ROADS 163 AND 29 ARE CLASSIFIED AS LOCAL ROADS. MINIMUM DRIVEWAY DISTANCE FROM ROAD INTERSECTION IS 250'; MINIMUM DISTANCE BETWEEN DRIVEWAYS IS 250'; MINIMUM STOPPING SIGHT DISTANCE IS >495'.

**LEGEND**

	= 12" METAL POST.....FOUND
	= RAILROAD SPIKE.....FOUND
	= 9" DIA. WOOD POST.....FOUND
	= 5/8" DIA. (UNLESS NOTED) IRON BAR.....FOUND
	= MAG NAIL.....FOUND
	= RAILROAD SPIKE.....SET
	= 1.5" 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



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

7397.ZAK

INDEXED ON MAP 1589