



LEGAL DESCRIPTION FOR SHULTZ'S 125.527 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Bloomfield, and being a part of Fractional Section 25, Town 2, Range 8 East, Congress Lands west of the Miami River, and being more particularly described as follows:

Beginning for reference at a PK nail found at the southwest corner of Fractional Section 25, Town 2, Range 8 East, and on the centerline of Township Road 58, variable width right-of-way;

Thence with the west line of said Section, N-0°20'49"-E, 1248.63'(feet) to an iron bar set at the northwest corner of a 15.005 acre tract conveyed to WIZ Holdings LLC. by deed recorded in Official Record 1418, Page 3271, Parcel III, at the **PRINCIPLE PLACE OF BEGINNING** for the hereinafter described tract;

Thence continuing with the west line of said Section, N-0°20'49"-E, 1985.87'(feet) to an iron bar set at the southwest corner of a 200.074 acre tract conveyed to Timothy and Debra Knief by deed recorded in Official Record 119, Page 486;

Thence with the south line of said 200.074 acre tract, S-89°17'00"-E, 3759.13'(feet) to an iron bar set on the west bank of the Great Miami River;

Thence with the west bank of said River, S-19°55'06"-W, 471.79'(feet) to an iron bar set;

Thence continuing with the west bank of said River, S-9°20'31"-W, 551.85'(feet) to a 5/8" iron bar found at the northeast corner of a 39.507 acre tract conveyed to Howard A. and Delores M. Whitehead by deed recorded in Official Record 1077, Page 987, Tract III;

Thence with the north line of said Whitehead, N-89°11'58"-W, 1605.21'(feet) to a 2.5"x 2.5" angle iron post found at the northwest corner thereof;

Thence with the west line of said Whitehead, S-3°59'30"-W, 1021.61'(feet) to a 16" dia. concrete post found at the southwest corner thereof, and at the northeast corner of a 24.263 acre tract conveyed to WIZ Holdings, LLC., by deed recorded in Official Record 1418, Page 3266, Parcel II;

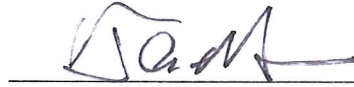
Thence with the north line of said 24.263 acre tract, and with the north line of a 4.157 acre tract conveyed to Joel Claybaugh by deed recorded in Official Record 1246, Page 782, and with the north line of the above mentioned 15.005 acre tract, N-88°34'18"-W, 1844.96'(feet) to the place of beginning, passing for reference a 5/8" iron bar found at the northeast corner of said 4.157 acre tract at 727.32'(feet);

Containing 125.527 acres, being subject to the rights of all legal highways and all easements of record.

Being all of the 80 acre tract and all of the 40 acre tract conveyed to Susan B. Shultz, Trustee by deed recorded in Official Record 1024, Page 902, Tracts I and II of the Logan County Records.



The foregoing description prepared by and in accordance with a survey by Terry A. Hoppes, Professional Surveyor No. 6352, July 8, 2024. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on Ohio State Plane Coordinates, NAD 1983, North Zone, resulting in a bearing for the west line of Fractional Section 25 of N-0°20'49"-E.



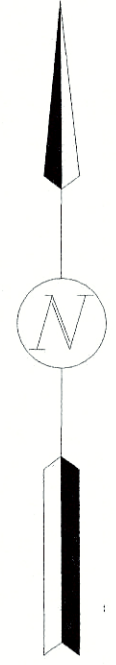
Terry A. Hoppes, P.S. No. 6352



INDEXED ON MAP
975A

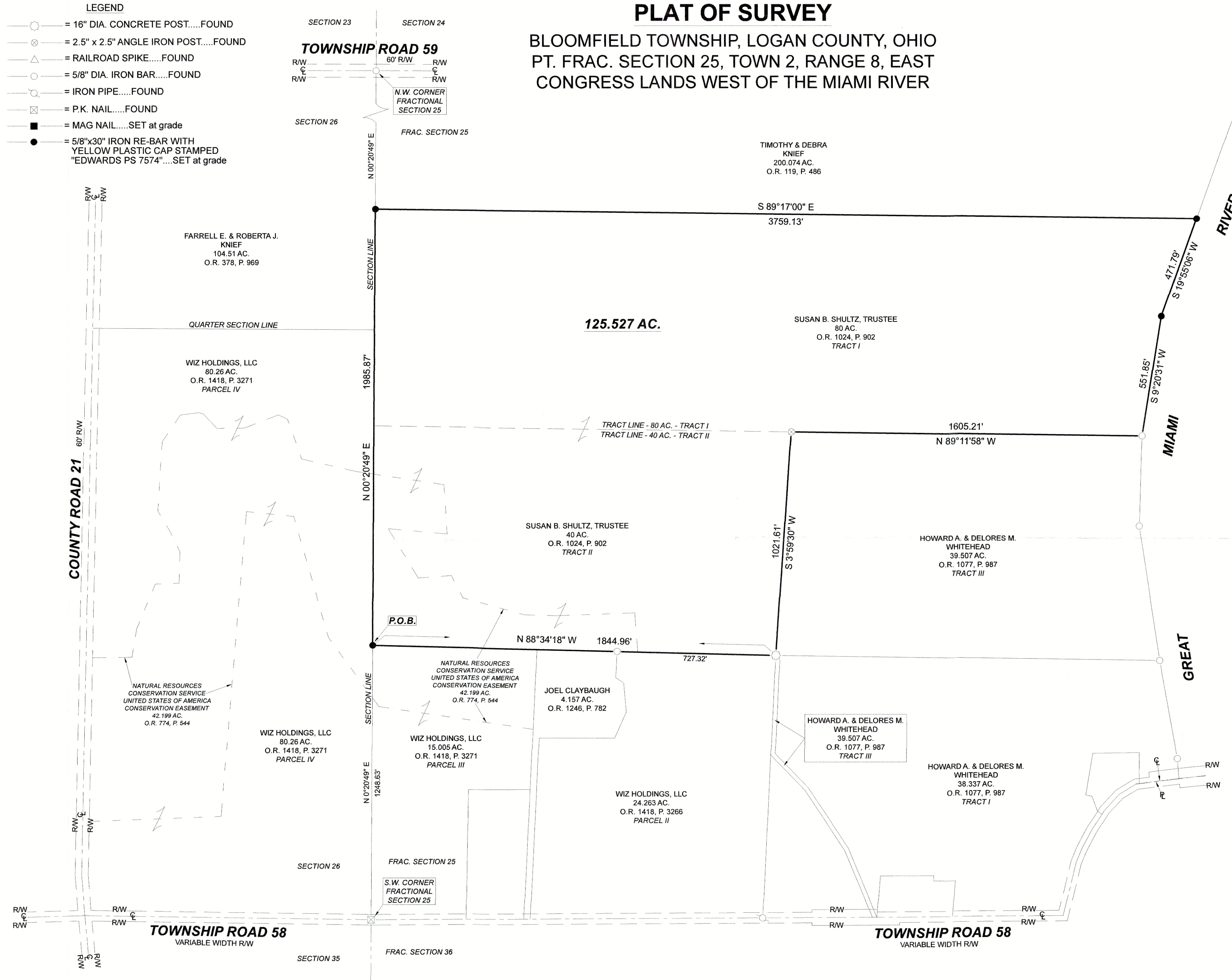
PLAT OF SURVEY

BLOOMFIELD TOWNSHIP, LOGAN COUNTY, OHIO
 PT. FRAC. SECTION 25, TOWN 2, RANGE 8, EAST
 CONGRESS LANDS WEST OF THE MIAMI RIVER



SCALE: 1" = 300'

 DATE: JULY 8, 2024



NOTE:
 1. BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATES, NAD 1983, NORTH ZONE, RESULTING IN A BEARING FOR THE WEST LINE OF FRACTIONAL SECTION 25 OF N-0°20'49"-E.
 2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, PLATS OF SURVEYS IN THE VICINITY, COUNTY TAX AND AERIAL MAPS, L-66 ROAD PLANS.



SURVEYED BY:
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