

R. H. Schlumbohm Description
East Tract

The following described real estate situated in the Township of McArthur, County of Logan, State of Ohio and being a part of Virginia Military Survey No. 9929 and being more particularly described as follows:

Beginning at an iron at the northeast corner to Kenneth L. May's present 2.00 Acre tract, which is Station No. 55 + 28.5 of the centerline survey of C. H. No. 39 as shown in Logan County Engineer's Field Book No. 579 Page 13;

Thence with the north line of May's tract and Clifford E. Campbell's present 96.19 Acre tract, S. 79° 00' W. 3,122.88 feet to a point in the east right of way line of the former C. C. C. & St. L. RR. (now Penn Central);

Thence with the east right of way line of said railroad, N. 13° 53.5' E. 3,341.51 feet to a point in the west line of The Bellefontaine Development Co.'s present 190.33 Acre tract;

Thence with the Bellefontaine Development Co.'s tract the following four courses and distances, S. 11° 00' E. 858.20 feet to a post, N. 79° 00' E. 718.10 feet to a post, S. 11° 00' E. 182.20 feet to a post and N. 79° 00' E. 1,013.80 feet to a stake at the northwest corner to Gordon Farms, Inc. present 1.28 Acre tract;

Thence with the west line of Gordon Farms, Inc. tract, S. 11° 00' E. 748.10 feet to a R.R. Spike in the centerline of C. H. No. 39; Gordon Farms, Inc. southerly corner;

Thence with the centerline of C. H. No. 39, S. 4° 39' E. 230.50 feet to an iron at the intersection of centerline's of C. H. No. 39 and T. R. No. 108, said iron being Station No. 65 + 42 as shown in Field Book No. 579 Page 14;

Thence continuing with the centerline of C. H. No. 39, S. 11° 00' E. 1,013.50 feet to the place of beginning, containing 130.424 Acres, more or less.

I hereby certify that the above description is true and accurate as prepared by me on April 7, 1977.

Daniel E. Gilbert, P.S.

Daniel E. Gilbert, P.S.
Reg. Sur. No. 5402
1041 N. Main St.
Bellefontaine, Ohio 43311

10-1

5335

INDEXED ON MAP

R. H. Schlumbohm Description

West Tract

The following described real estate situated in the Township of McArthur, County of Logan, State of Ohio and being a part of Virginia Military Survey No. 9929 and being more particularly described as follows:

Beginning at an iron in the north line of V. M. S. No. 9929 and the centerline of T. R. No. 100, said iron being N. $79^{\circ} 00'$ E. 3,070.00 feet from the northwest corner to V. M. S. No. 9929 which is also the intersection of the centerlines of S. R. No. 117 and T. R. No. 100, said iron also being the northwest corner to Idelma Wickerham's present 21.65 Acre tract;

Thence with the west line of Wickerham's tract, S. $11^{\circ} 00'$ E. 1,970.56 feet to a point in the west right of way line of the former C. C. C. & St. L. R.R. (now Penn Central);

Thence with the west right of way line of said railroad the following three courses and distances, S. $13^{\circ} 53.5'$ W. 1,208.63 feet to a point, S. $76^{\circ} 06.5'$ E. 15.00 feet to a point and S. $13^{\circ} 53.5'$ W. 2,427.13 feet to a point in the north line of Clifford E. Campbell's present 96.19 Acre tract;

Thence with Campbell's north line, S. $79^{\circ} 00'$ W. 571.88 feet to a post in the east line of Robert V. Wallace's present 59.28 Acre tract;

Thence with Wallace's east line, N. $11^{\circ} 00'$ W. 1,934.00 feet to a post at Wallace's northeast corner;

Thence with Wallace's north line, S. $79^{\circ} 00'$ W. 990.00 feet to a point in the west line of V. M. S. No. 9929, said point being approximately 10.00 feet west of the centerline of S. R. No. 117;

Thence parallel with and approximately 10.00 feet west of the centerline of S. R. No. 117, N. $11^{\circ} 00'$ W. 907.50 feet to a point, said point being the southwest corner to Burtis Gillen's present 52.80 Acre tract;

Thence with Gillen's south line, N. $79^{\circ} 00'$ E. 1,320.00 feet to a post at Gillen's southeast corner;

Thence with the east line of Gillen and Ernest Norviel's present 26.56 Acre tract, N. $11^{\circ} 00'$ W. 1,815.00 feet to a post, an interior corner to Norviel's tract, passing through a post at Gillen's northeast corner at 1,742.40 feet;

Thence with Norviel's south line, N. $79^{\circ} 00'$ E. 330.00 feet to a post at Norviel's southeast corner;

Thence with Norviel's east line, N. $11^{\circ} 00'$ W. 660.00 feet to a point in the north line of V. M. S. No. 9929 and the centerline of T. R. No. 100;

Thence with the north line of V. M. S. No. 9929 and the centerline of T. R. No. 100, N. $79^{\circ} 00'$ E. 1,420.00 feet to the place of beginning, containing 192.813 Acres, more or less.

INDEXED ON MAP

5335 1D:2

(2)

I hereby certify that the above description is true and accurate as prepared
by me on April 7, 1977.

Daniel E. Gilbert, P.S.

Daniel E. Gilbert, P.S.
Reg. Sur. No. 5402
1041 N. Main St.
Bellefontaine, Ohio 43311

10-3

5335

INDEXED ON MAP

R. H. Schlumbohm Description

The following described real estate situated in the Township of McArthur, County of Logan, State of Ohio and being a part of Virginia Military Survey No. 9929 and being more particularly described as follows:

Beginning at an iron in the north line of V. M. S. No. 9929 and the centerline of T. R. No. 100, said iron being N. $79^{\circ} 00'$ E. 3,070.00 feet from the northwest corner to V. M. S. No. 9929 which is also the intersection of the centerlines of S. R. No. 117 and T. R. No. 100, said iron also being the northwest corner to Idelma Wickerham's present 21.65 Acre tract;

Thence with the west line of Wickerham and the Bellefontaine Development Co.'s present 190.33 Acre tract, S. $11^{\circ} 00'$ E. 3,102.00 feet to a post at the southwest corner to the Development Co.'s tract, passing through an iron at the most southerly corner to Wickerham's tract at 2,044.00 feet and the centerline of the C. C. C. & St. L. RR (now Penn Central) at 2,125.00 feet;

Thence with the Development Co.'s property line the following three courses and distances, N. $79^{\circ} 00'$ E. 718.10 feet to a post, S. $11^{\circ} 00'$ E. 182.20 feet to a post and N. $79^{\circ} 00'$ E. 1,013.80 feet to a stake at the northwest corner to James Alan Root's present 1.28 Acre tract;

Thence with Root's west line, S. $11^{\circ} 00'$ E. 748.10 feet to a R. R. Spike in the centerline of C. H. No. 39, said Spike being Root's most southerly corner;

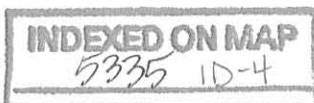
Thence with the centerline of C. H. No. 39, S. $4^{\circ} 39'$ E. 230.50 feet to an iron pin at the intersection of C. H. No. 39 and T. R. No. 108;

Thence again with the centerline of C. H. No. 39, S. $11^{\circ} 00'$ E. 1,013.50 feet to an iron bar at the northeast corner to Kenneth L. May's present 2.00 Acre tract;

Thence with the north line of May's tract and Grant McCormick's present 94.76 Acre tract, S. $79^{\circ} 00'$ W. 3,795.00 feet to a post in the east line of Robert V. Wallace's present 59.28 Acre tract, passing the centerline of the C. C. C. & St. L. RR (now Penn Central) at 3,168.00 feet;

Thence with the east line of Wallace's tract, N. $11^{\circ} 00'$ W. 1,934.00 feet to a post, Wallace's northeast corner;

Thence with Wallace's north line, S. $79^{\circ} 00'$ W. 990.00 feet to a point in the west line of V. M. S. No. 9929, said point being approximately 10.00 feet west of the centerline of S. R. No. 117;



(2)

Thence parallel with and approximately 10.00 feet west of the centerline of S. R. No. 117, N. 11° 00' W. 907.50 feet to a point, said point being the southwest corner to Burtis Gillen's present 52.80 Acre tract;

Thence with Gillen's south line, N. 79° 00' E. 1,320.00 feet to a post, Gillen's southeast corner;

Thence with the east line of Gillen and Ernest Norviel's present 26.56 acre tract, N. 11° 00' W. 1,815.00 feet to a post, an interior corner to Norviel's tract, passing through a post at Gillen's northeast corner at 1,742.40 feet;

Thence with Norviel's south line, N. 79° 00' E. 330.00 feet to a post, Norviel's southeast corner;

Thence with Norviel's east line, N. 11° 00' W. 660.00 feet to a point in the north line of V. M. S. No. 9929 and the centerline of T. R. No. 100;

Thence with the north line of V. M. S. No. 9929 and the centerline of T. R. No. 100, N. 79° 00' E. 1,420.00 feet to the place of beginning, said tract contains 332.75 Acres, more or less.

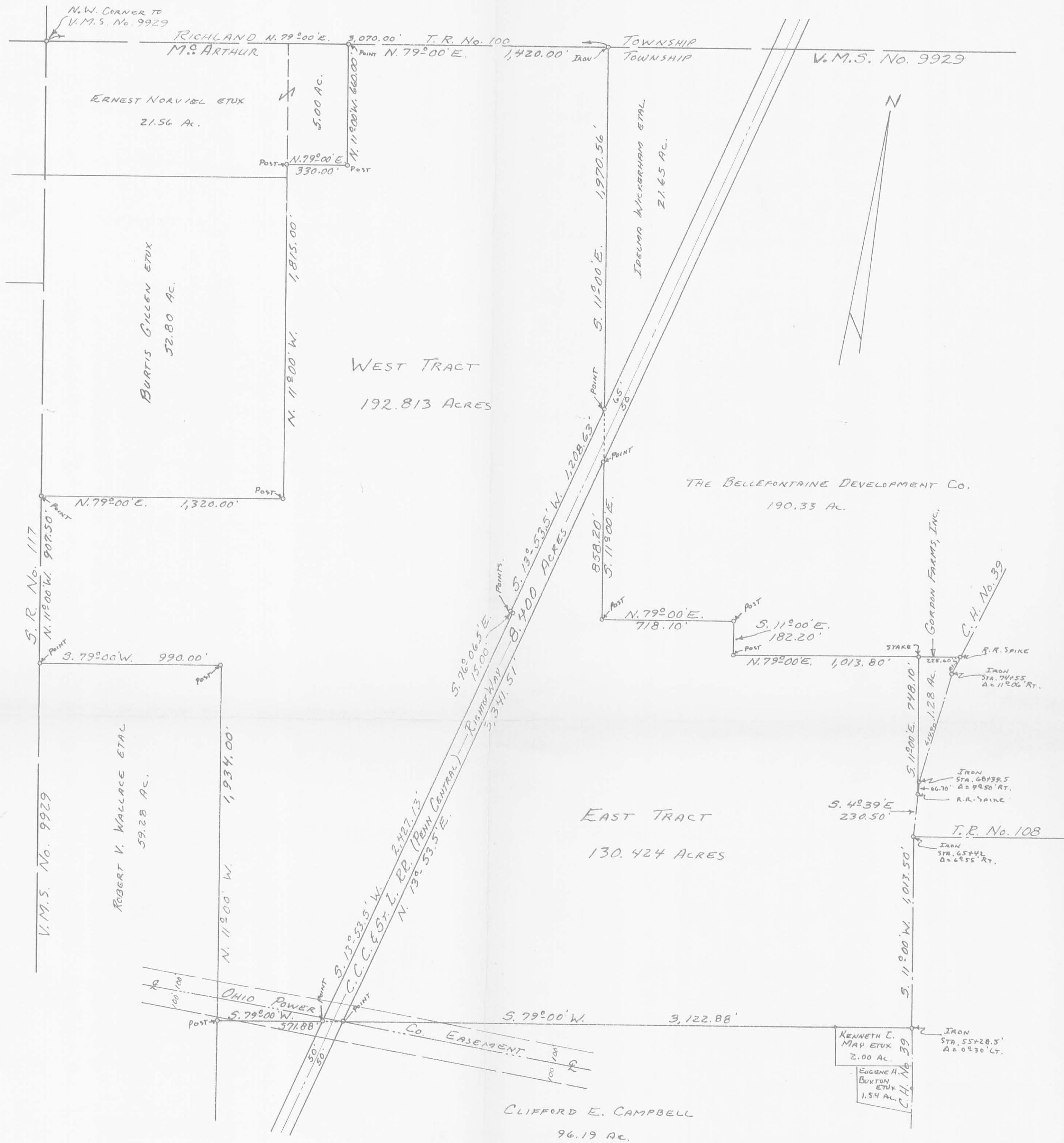
Excepting from the above described real estate, the right of way of the C. C. C. & St. L. RR (now Penn Central), which contains 8.38 Acres, more or less. The total acreage after said exception being 324.37 Acres, more or less.

I hereby certify that the above description is true and accurate as prepared by me on February 7, 1974.

Daniel E. Gilbert
Daniel E. Gilbert, P.S.
Reg. Sur. No. 5402
1041 N. Main St.
Bellefontaine, Ohio 43311

5335 1D-5

INDEXED ON MAP



SCHLUMBOHM PROPERTY
 V.M.S. No. 9929
 M. ARTHUR TOWNSHIP
 LOGAN COUNTY, OHIO
 APRIL 7, 1977
 SCALE: 1"=400'

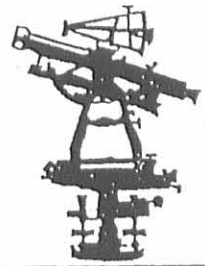
IP
 5335
 INDEXED ON MAP
 PLATTED BY:
 DANIEL E. GILBERT, P.S.
 REG. SUR. No. 5402
 1041 N. MAIN ST.
 BELLEFONTAINE, OHIO 43311

RECID

A-1-03 SUM OK



EDWARDS SURVEYING
110 SOUTH MAIN STREET
URBANA, OHIO 43078
(937) 653-6508



LEGAL DESCRIPTION FOR DUFF'S 72.285 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of McArthur, and being a part of Virginia Military Survey 9929, and being more particularly described as follows;

Beginning for reference at a railroad spike found at the intersection of the centerlines of State Route 117 (variable width right-of-way) and Township Road 100 (60' right-of-way), said railroad spike found also being at the Northwest corner of said Virginia Military Survey 9929;

thence with the centerline of said Township Road 100 N-79°00'00"-E, 1340.65' (feet) to a point;

thence with the East line of a 75.05 acre tract conveyed to Phillip S. Wagner by Deed recorded in Official Record 56, Page 458, Parcel 2, of the Logan County Records and the East line thereof projected North, S-11°00'00"-E, 2483.13' (feet) to an iron bar set at the PRINCIPLE PLACE OF BEGINNING for the tract hereinafter described, said iron bar set being at the Southeast corner of said Wagner's 75.05 acre tract;

thence S-4°29'42"-W, 851.96' (feet) to an iron bar set;

thence N-79°40'55"-E, 1422.95' (feet) to an iron bar set on the West line of an 116.50 acre tract conveyed to Dayton Power & Light Company by Deed recorded in Official Record 329, Page 713, Parcel 5, of the Logan County Records;

thence with the West line of said Dayton Power & Light Company's 116.50 acre tract, S-13°16'35"-W, 2179.30' (feet) to an iron bar set at a Northeast corner of a 96.17 acre tract conveyed to Roger J. Schulze by Deed recorded in Official Record 200, Page 817 of the Logan County Records;

thence with the North line of said Schulze's line, S-78°30'35"-W, 576.10' (feet) to a railroad tie corner post found at a Northwest corner of said Schulze's tract, also being on the East line of a 59.28 acre tract conveyed to Roland Swonguer by Deed recorded in Official Record 53, Page 592 of the Logan County Records;

thence with the East line of said Swonguer's tract, N-11°59'40"-W, 1920.89' (feet) to an iron bar set at the Northeast corner of said Swonguer's 59.28 acre tract, passing for reference an iron bar set at 5.00' (feet);

thence with the North line of said Swonguer's 59.28 acre tract, S-78°44'38"-W, 990.00' (feet) to a Mag nail set 10.00' (feet) West of the centerline of aforementioned State Route 117, passing for reference an iron bar set on the right-of-way line of State Route 117 at 950.00' (feet);

thence N-11°47'26"-W, 907.50' (feet) to a Mag nail set in said State Route 117;

thence with the South line of aforementioned Wagner's 75.05 acre tract, N-78°44'38"-E, 1312.69' (feet) to the place of beginning, passing for reference an iron bar set on the right-of-way line (to the South) of State Route 117 at 39.64' (feet).

Containing 72.285 acres, 0.830 acre of which is within the road right-of-way, but being subject to the rights of all legal highways and all easements of record.

Being a part of a 192.813 acre tract conveyed to James E. Duff by Deed recorded in Official Record 599, Page 395 of the Logan County Records.

The foregoing description prepared by and in accordance with a Survey by William D. Edwards, Professional Surveyor No. 7574, March 24, 2003. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 4792 PS 7574". The basis of bearings for the herein described tract is the centerline of Township Road 100 per Official Record 193, Page 943 of the Logan County Records (N-79°00'00"-E).



Handwritten signature of William D. Edwards

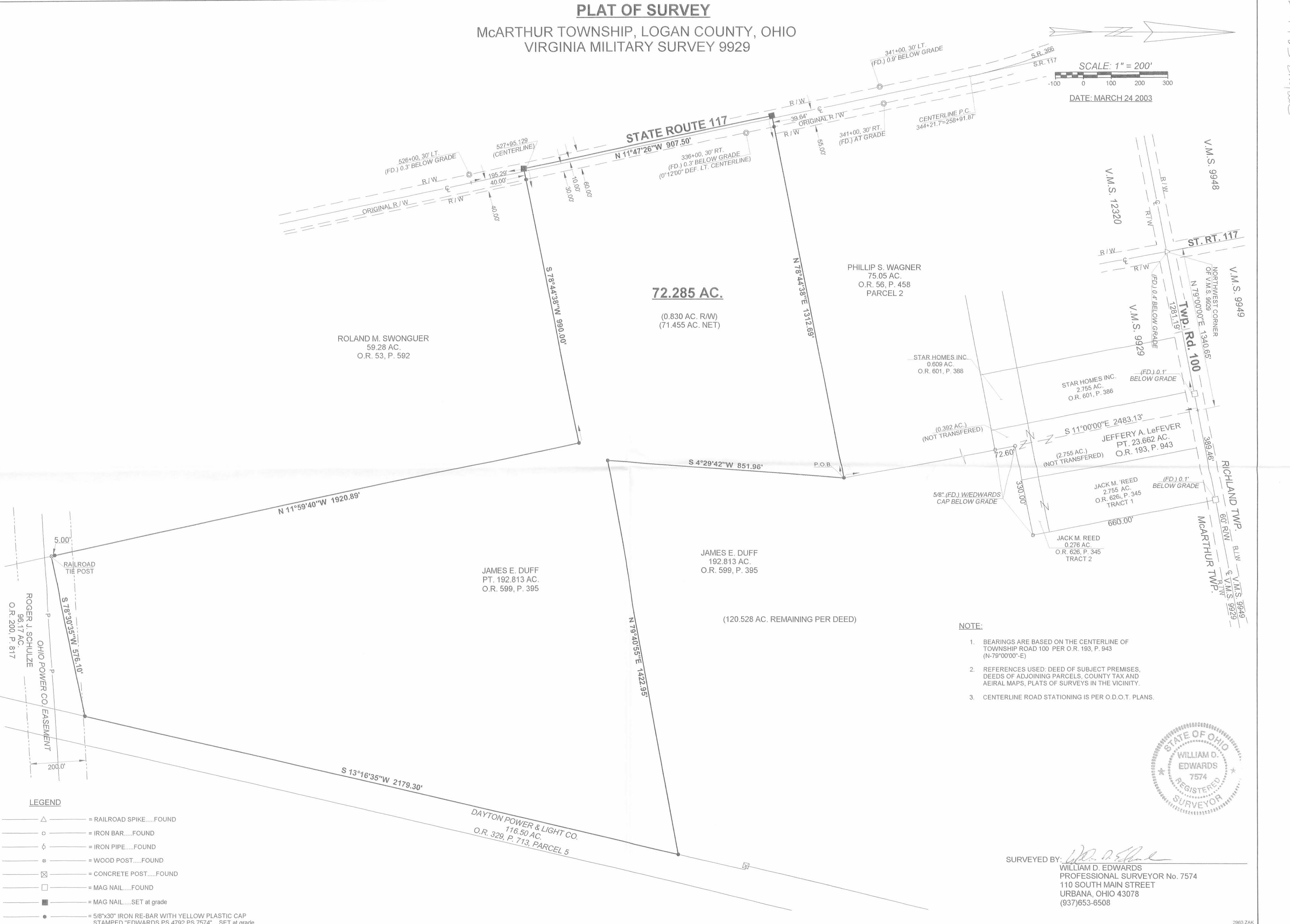
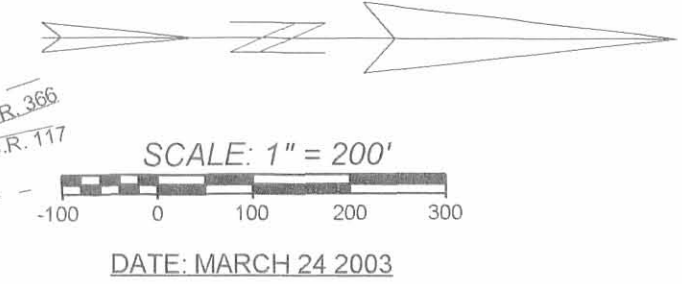
William D. Edwards
Professional Surveyor No. 7574

INDEXED ON MAP
5335 2D

REV'D 4-1-03 SMM/MLL

PLAT OF SURVEY

McARTHUR TOWNSHIP, LOGAN COUNTY, OHIO VIRGINIA MILITARY SURVEY 9929



- NOTE:**
1. BEARINGS ARE BASED ON THE CENTERLINE OF TOWNSHIP ROAD 100 PER O.R. 193, P. 943 (N-79°00'00"-E)
 2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX AND AERIAL MAPS, PLATS OF SURVEYS IN THE VICINITY.
 3. CENTERLINE ROAD STATIONING IS PER O.D.O.T. PLANS.



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

- LEGEND**
- △ = RAILROAD SPIKE.....FOUND
 - = IRON BAR.....FOUND
 - ⊕ = IRON PIPE.....FOUND
 - ⊙ = WOOD POST.....FOUND
 - ⊗ = CONCRETE POST.....FOUND
 - = MAG NAIL.....FOUND
 - = MAG NAIL.....SET at grade
 - = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 4792 PS 7574" ...SET at grade

INDEXED ON MAP
5335 28



Legal Description for 11.790 acres

Situate in the Virginia Military Survey No. 9929, Township of McArthur, County of Logan, State of Ohio, and being part of a 119.43 acre, parcel 5 owned by Dayton Power & Light Company in Official Record 329, Page 713 of the Recorder's Office of Logan County, Ohio, as shown by a survey by Britt R. Havenar, Ohio P.S. No. 8266, and being more particularly described as follows:

Commencing at a 1 1/2" iron pipe found in a monument box on the intersection of centerline of right-of-ways of County Road 39 and Township Road 100 (33' R/W), said pipe being on the north line of V.M.S. 9929;

Thence South 84 degrees 16 minutes 51 seconds West, along said centerline of right-of-way of Township Road 100, a distance of 2369.10 feet to a 1" Mag spike set at the northwest corner of a 55.833 acre tract owned by Robert J. Milroy, etux. (O.R. 274, Page 527), passing through a Mag spike found at a distance of 2368.11 feet, said spike also being the True Point of Beginning of the tract of land herein described;

Thence South 18 degrees 20 minutes 51 seconds West, along the east right-of-way line of the former Penn Central Railroad and the west lines of said 55.833 tract, a 99.248 acre tract owned by Robert J. Milroy, etux. (O.R. 274, Page 523) and a 90.017 acre Tract II owned by Inara B. Milroy, etal. (O.R. 358, Page 278), a distance of 4638.88 feet to a 5/8" capped iron pin set, passing through a 6" square concrete post found at a distance of 1007.93 feet;

Thence North 83 degrees 08 minutes 46 seconds West, a distance of 102.05 feet to a 5/8" capped iron pin set, said pin being on the west line of the former Penn Central Railroad and the east line of a 72.285 acre Tract IV owned by Spring Lake Farm, LLC (O.R. 1138, Page 446);

Thence North 18 degrees 20 minutes 51 seconds East, along said west line of the former Penn Central Railroad and the east line of said 72.285 tract and the east line of a 120.528 acre Tract III owned by Laross, LLC. (O.R. 1203, Page 106), a distance of 1218.70 feet to a 5/8" capped iron pin set, passing through a 5/8" iron pin found at a distance of 975.78 feet and passing through a 6" square concrete post found at a distance of 1203.05 feet;

Thence North 71 degrees 39 minutes 09 seconds West, along said west line of the former Penn Central Railroad and the east line of said 120.528 acre tract, a distance of 15.00 feet to a 6" square concrete post found;

Thence North 18 degrees 20 minutes 51 seconds East, along said west line of the former Penn Central Railroad and east lines of said 120.528 acre tract and a 21.65 acre tract owned by Daniel J. Hurley, etal. (O.R. 1022, Page 831), a distance of 3389.14 feet to a 1" Mag spike set, passing through a 5/8" capped iron pin set at a distance of 3371.05 feet which marks the south right-of-way line of Township Road 100, said spike being on the centerline of right-of-way of Township Road 100;

Thence North 84 degrees 08 minutes 17 seconds East, along said centerline of right-of-way, a distance of 4.53 feet for a Mag spike found;

Thence North 84 degrees 16 minutes 51 seconds East, along said centerline of right-of-way, a distance of 121.43 feet to 1" Mag spike set, passing through a Mag nail found at a distance of 66.67

feet, said spike being the True Point of Beginning of the above described tract, containing 11.790 acres more or less, of which 0.048 acres are in existing right-of-way, subject to all easements of record.

Basis of bearings based on State Plane Coordinates, NAD83, Ohio North Zone.

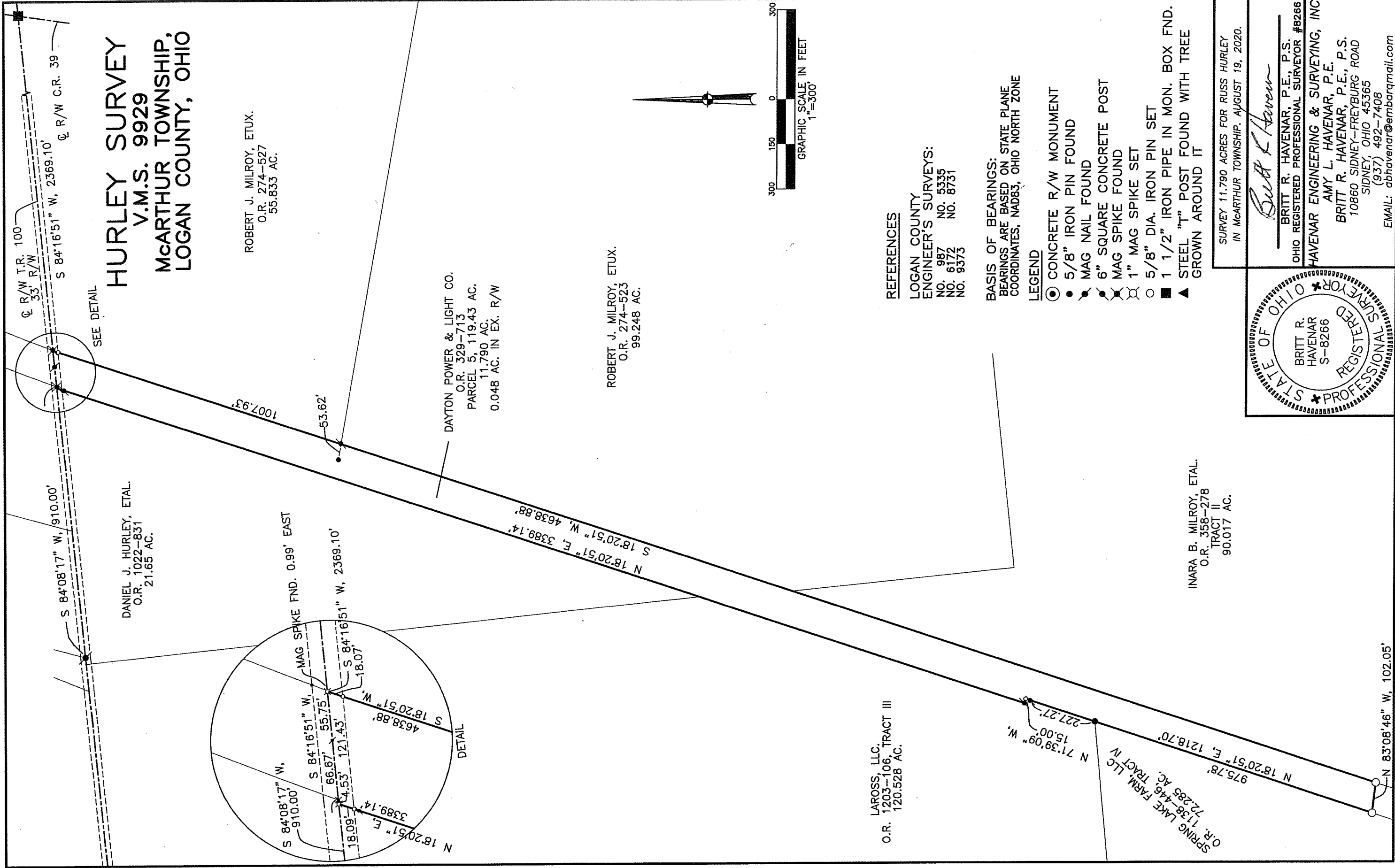
Description prepared by:
Britt R. Havenar, P.E., P.S., Ohio P.S. No. 8266

INDEXED ON MAP
5335



6-20-2020

APPROVED



HURLEY SURVEY
V.M.S. 9929
MCARTHUR TOWNSHIP,
LOGAN COUNTY, OHIO

ROBERT J. MILROY, ETUX.
 O.R. 274-527
 55.833 AC.

DANIEL J. HURLEY, ETAL.
 O.R. 1022-831
 21.65 AC.

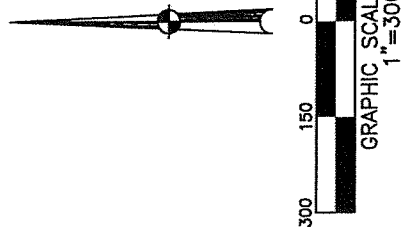
DAYTON POWER & LIGHT CO.
 O.R. 329-713
 PARCEL 5, 119.43 AC.
 11,790 AC.
 0.048 AC. IN EX. R/W

ROBERT J. MILROY, ETUX.
 O.R. 274-523
 99.248 AC.

LAROSS, LLC.
 O.R. 1203-106, TRACT III
 120.528 AC.

SPRING LAKE FARM, LLC
 O.R. 1138-446, TRACT IV
 12.285 AC.

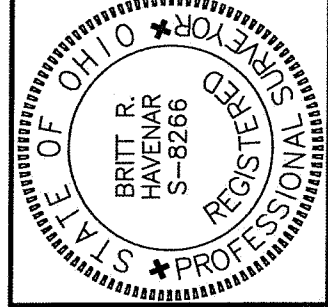
INARA B. MILROY, ETAL.
 O.R. 358-278
 TRACT II
 90.017 AC.



REFERENCES
 LOGAN COUNTY
 ENGINEER'S SURVEYS:
 NO. 987 NO. 5335
 NO. 6172 NO. 8731
 NO. 9373

BASIS OF BEARINGS:
 BEARINGS ARE BASED ON STATE PLANE
 COORDINATES, NAD83, OHIO NORTH ZONE

- LEGEND**
- CONCRETE R/W MONUMENT
 - 5/8" IRON PIN FOUND
 - ⊗ MAG NAIL FOUND
 - ⊠ 6" SQUARE CONCRETE POST
 - ⊞ MAG SPIKE FOUND
 - ⊘ 1" MAG SPIKE SET
 - 5/8" DIA. IRON PIN SET
 - 1 1/2" IRON PIPE IN MON. BOX FND.
 - ▲ STEEL "T" POST FOUND WITH TREE GROWN AROUND IT



SURVEY 11.790 ACRES FOR RUSS HURLEY
 IN MCARTHUR TOWNSHIP, AUGUST 19, 2020.

Britt R. Havenar

BRITT R. HAVENAR, P.E., P.S.
 OHIO REGISTERED PROFESSIONAL SURVEYOR #8266
 HAVENAR ENGINEERING & SURVEYING, INC.
 AMY L. HAVENAR, P.E.
 BRITT R. HAVENAR, P.E., P.S.
 10860 SIDNEY-FREYBURG ROAD
 SIDNEY, OHIO 45365
 (937) 492-7408
 EMAIL: abhavenar@embarqmail.com

INDEXED ON MAP
 5335