

10-8-2020



SURVEY FOR JIM AND SUSAN WISH
5.342 Acres
September 21, 2020

The following described 5.342 acre tract is situated in the State of Ohio, County of Logan, Township of Rushcreek, and V.M.S. 9885, being all of James F. Wish, Trustee (1/2 interest) and Susan E. Wish, Trustee's (1/2 interest) 7.223 acre Parcel Three described in Official Record 1131, page 942, and said 5.342 acre tract being more particularly described as follows:

Beginning for reference at a 1 inch iron pin found in the centerline of County Road 57 (60 feet wide) at County Engineer's centerline Station 0+00 as referenced in Field Book 559, page 36, said iron pin being at the southeast corner of McArthur Township, the northeast corner of Lake Township and in the west line of Rushcreek Township;

Thence North 84°10'04" East (assumed bearing) 219.43 feet, following the centerline and centerline extended of County Road 57, to a 1 inch iron pin found at Point of Intersection Station 2+16.4 at the west corner of said 7.223 acre tract, at a southwest corner of James F. Wish, Trustee and Susan E. Wish, Trustee's remainder of an original 200 acre tract described in Official Record 1131, page 839, and at a an angle point in the south line of Russell T. and Amy S. Strouse's 12.804 acre tract described in Official Record 1295, page 366, said iron pin marking the *place of beginning*;

Thence *North 84°10'04" East 991.79 feet*, following the north line of said 7.223 acre tract and the south line of said original 200 acre tract, passing at 46.72 feet, to an iron pin set, to an iron pin set at the northwest corner of Hal Heritage Farm LLC's 88.98 acre Tract I, Parcel III described in Official Record 1340, page 59;

Thence *South 7°00'15" East 78.64 feet*, following the east line of said 7.223 acre tract and a west line of said 88.98 acre tract, to an iron pin set in the north line of the Conrail railroad (100 feet wide, formerly the C.C.C. & St. Louis Railroad);

Thence *South 47°51'48" West 594.61 feet*, following the southeast line of said 7.223 acre tract and the northwest line of the Conrail Railroad, passing at 563.73 feet an iron pin set, to a railroad spike found in the centerline of County Road 57;

Thence *North 55°53'05" West 670.75 feet*, following the centerline of County Road 57 and the centerline extended of County Road 57, and following the southwest line of said 7.223 acre tract, to the *place of beginning, containing 5.342 acres*, more or less, and being subject to all valid easements and restrictions of record. Of the above described 5.342 acre tract, 0.442 acre is within the right of way of County Road 57.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of September 2020. Bearings indicated herein are based on an assumed bearing with all others based on angles turned. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS 6140".

ATTEST: Paul R. Clapsaddle
Paul R. Clapsaddle, R.S. 6140
19019 West Darby Road
Marysville, Ohio 43040
(937) 747-2599



INDEXED ON MAP
974

10-8-2020

APPROVED

PLAT OF SURVEY FOR JAMES WISH

STATE OF OHIO
COUNTY OF LOGAN
TOWNSHIP OF RUSHCREEK
V.M.S. 9885

James F. Wish, Trustee and
Susan E. Wish, Trustee
remainder of an
original 200 acre tract
O.R. 1131, Pg. 839

Hal Hereitage Farm LLC
part of 88.98 acres,
Tract I, Parcel III
O.R. 1340, Pg. 59

Russell T. and
Amy S. Strouse
12.804 acres
O.R. 1295, Pg. 366
Survey File R-3819

Place of Beginning
P.I. Station
Station 2+16.4

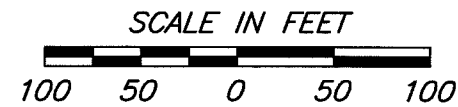
Reference Beginning
Sta. 0+00
F.B. 559, Pg. 36

McArthur Township
C/L
Lake Township
← T.R. 57 (60') C.R. 57 (60') →

McArthur Township
Rushcreek Township

Lake Township
Rushcreek Township

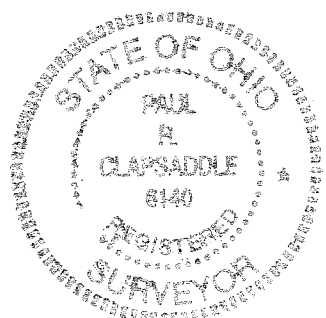
- LEGEND:
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS 6140"
 - 1 inch iron pin found
 - ⊕ Railroad spike found
 - ⊗ 5/8 inch iron pin found with cap marked "L-7533"



5.342 Acres
All of James F. Wish, Trustee (1/2 interest)
and Susan E. Wish, Trustee's (1/2 interest)
7.223 acre Parcel Three described in
Official Record 1131, page 942
(0.442 acres in right of way)

P.I. Station
Station 8+87.8
F.B. 559, Pg. 36

Intersection
Railroad Sta. 295710
Railroad Plan R-34



I hereby certify that this plat was prepared from
a field survey made under my supervision and that
monuments were placed as indicated hereon.

Paul R. Clapsaddle
Paul R. Clapsaddle, R.S. 6140

INDEXED ON MAP
9771

Paul R. Clapsaddle and Associates

REGISTERED ENGINEERS AND SURVEYORS

19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040
(937) 747-2599

Paul R. Clapsaddle, P.E., P.S.

Date: September 21, 2020
Scale: 1"=100'
Project: WishCR57July20
Drawing: Wish5.342acAug20



Jim Wish
Page 2 of 5
March 10, 2026

LEGAL DESCRIPTION PARCEL "F"

Part of the James F. & Susan E. Wish, Trustees 5.342 acre parcel of land, with deed referenced in O.R. 1395, Page 2488, located in Virginia Military Survey (V.M.S.) #9885, Rushcreek Township, Logan County, Ohio, more particularly described as follows:

Commencing at an existing 1" Iron Pin on the centerline of Township Road 57 (60' R/W) at County Engineer's centerline Station 38+07 as referenced in Field Book 559, Page 63, also being the Southeast corner of McArthur Township; thence N 84°-10'-10" E on the centerline of Township Road 57, 219.37' to an existing #5 Rebar at the POINT OF BEGINNING; thence the following courses:

1. N 84°-10'-06" E on the North line of said Wish property and South line of the Jason F. & Kristin S. Wish Co-Trustees et al property as deeded and described in O.R. 1430, Page 4122 (Original 200.000 Acres per deed), 20.00' to a point;
2. S 05°-49'-50" E on a new division line, 16.75' to a set #5 Rebar;
3. N 55°-52'-52" W on the centerline of Township Road 57, 26.09' to the POINT OF BEGINNING.

The above-described parcel of land contains 0.004 acres, more or less, of which 0.004 acres are occupied by road right-of-way. This parcel is subject to all legal highways and easements of record.

The bearings for this survey are based on the Ohio State Plane North Coordinate System. This legal description and the accompanying plat represent an actual boundary survey completed under the direct supervision of Joshua R. Stephens, P.S. #8899 on March 10, 2026. All markers called for above are in place. All set #5 Rebars, if applicable, are 30" long with an orange "Core Consulting" cap.



4-8-26



APPROVED

Jim Wish
Page 3 of 5
March 10, 2026

LEGAL DESCRIPTION PARCEL "G"

Part of the Jason F. & Kristen S. Wish, Co-Trustees et al, Original 200.000 acre parcel of land, with deed referenced in O.R. 1430, Page 4122, located in Virginia Military Survey (V.M.S.) #9885, McArthur and Rushcreek Township, Logan County, Ohio, more particularly described as follows:

Commencing at an existing 1" Iron Pin on the centerline of Township Road 57 (60' R/W) at County Engineer's centerline Station 38+07 as referenced in Field Book 559, Page 63, also being the Southeast corner of McArthur Township; thence N 84°-10'-10" E on the centerline of Township Road 57, 219.37' to an existing #5 Rebar at the POINT OF BEGINNING; thence the following courses:

1. N 05°-49'-50" W on the Southwesterly line of said Wish property and Southeasterly line of the Russell T. & Amy S. Strouse property as deeded and described in O.R. 1295, Page 366 (12.804 Acres per deed), 30.00' to an existing #5 Rebar at the Southwesterly corner of said Wish property and Southeasterly corner of said Strouse property;
2. N 84°-10'-10" E on the Northernly line of said Wish property and Southernly line of said Strouse property, 239.90' to an existing #5 Rebar at the Southwesterly corner of said Wish property and Southeasterly corner of said Strouse property, passing a set #5 Rebar at 10.90';
3. N 34°-08'-58" W on the Westerly line of said Wish property and East line of said Strouse property, 1167.88' to an existing #5 Rebar at the Northernly corner of said Strouse property;
4. S 41°-47'-49" W on the Northwesterly line of said Strouse property, 387.38' to an existing #5 Rebar at the Westerly corner of said Strouse property;
5. N 06°-10'-49" W on the Westerly line of the Jason F. & Kristin S. Wish, Co-Trustees et al, property as deeded and described in O.R. 1430, Page 4122 (12.804 acres per deed) and Easterly line of the James F. & Susan E. Wish, Trustees et al, property as deeded and described in O.R. 1395, Page 2503 (Original 200.000 acres per deed), 26.92' to a set #5 Rebar;
6. N 41°-47'-49" E on a new division line, 394.98' to a set #5 Rebar;
7. S 34°-08'-58" E on a new division line, 1227.00' to a set #5 Rebar;
8. S 84°-10'-10" W on a new division line, 253.39' to a set #5 Rebar, passing a set #5 Rebar at 238.61';
9. S 05°-49'-50" E on a new division line, 10.00' to a point;
10. S 84°-10'-06" W on the on the South line of said Wish property, 20.00' to the POINT OF BEGINNING.

The above-described parcel of land contains 0.852 acres (0.382 acres in McArthur Twp and 0.470 acres in Rushcreek Twp), more or less, of which 0.015 acres are occupied by road right-of-way. This parcel is subject to all legal highways and easements of record.

The bearings for this survey are based on the Ohio State Plane North Coordinate System. This legal description and the accompanying plat represent an actual boundary survey completed under the direct supervision of Joshua R. Stephens, P.S. #8899 on March 10, 2026. All markers called for above are in place. All set #5 Rebars, if applicable, are 30" long with an orange "Core Consulting" cap.



INDEXED ON MAP
9741

4-8-26



APPROVED

Jim Wish
Page 4 of 5
March 10, 2026

LEGAL DESCRIPTION PARCEL "F & G"

Part of the Jason F. & Kristen S. Wish, Co-Trustees et al, Original 200.000 acre parcel of land, with deed referenced in O.R. 1430, Page 4122 and part of the James F. and Susan E. Wish 5.342 acre parcel of land, with deed referenced in O.R. 1395, Page 2488, located in Virginia Military Survey (V.M.S.) #9885, McArthur and Rushcreek Township, Logan County, Ohio, more particularly described as follows:

Commencing at an existing 1" Iron Pin on the centerline of Township Road 57 (60' R/W) at County Engineer's centerline Station 38+07 as referenced in Field Book 559, Page 63, also being the Southeast corner of McArthur Township; thence N 84°-10'-10" E on the centerline of Township Road 57, 219.37' to an existing #5 Rebar at the POINT OF BEGINNING; thence the following courses:

1. N 05°-49'-50" W on the Southwesterly line of said Jason Wish property and Southeasterly line of the Russell T. & Amy S. Strouse property as deeded and described in O.R. 1295, Page 366 (12.804 Acres per deed), 30.00' to an existing #5 Rebar at the Southwesterly corner of said Wish property and Southeasterly corner of said Strouse property;
2. N 84°-10'-10" E on the Northerly line of said Jason Wish property and Southernly line of said Strouse property, 239.90' to an existing #5 Rebar at the Southwesterly corner of said Jason Wish property and Southeasterly corner of said Strouse property, passing a set #5 Rebar at 10.90';
3. N 34°-08'-58" W on the Westerly line of said Jason Wish property and East line of said Strouse property, 1167.88' to an existing #5 Rebar at the Northerly corner of said Strouse property;
4. S 41°-47'-49" W on the Northwesterly line of said Strouse property, 387.38' to an existing #5 Rebar at the Westerly corner of said Strouse property;
5. N 06°-10'-49" W on the Westerly line of the Jason F. & Kristin S. Wish, Co-Trustees et al, property as deeded and described in O.R. 1430, Page 4122 (Original 200.000 acres per deed) and Easterly line of the James F. & Susan E. Wish, Trustees et al, property as deeded and described in O.R. 1395, Page 2503 (118.387 acres per deed), 26.92' to a set #5 Rebar;
6. N 41°-47'-49" E on a new division line, 394.98' to a set #5 Rebar;
7. S 34°-08'-58" E on a new division line, 1227.00' to a set #5 Rebar;
8. S 84°-10'-10" W on a new division line, 253.39' to a set #5 Rebar, passing a set #5 Rebar at 238.61';
9. S 05°-49'-50" E on a new division line, 26.75' to a set #5 Rebar;
10. N 55°-52'-52" W on the on the centerline of Township Road 57, 26.09' to the POINT OF BEGINNING.

The above-described parcel of land contains 0.856 acres (0.382 acres in McArthur Twp and 0.474 acres in Rushcreek Twp), more or less, of which 0.019 acres are occupied by road right-of-way. This parcel is subject to all legal highways and easements of record.

The bearings for this survey are based on the Ohio State Plane North Coordinate System. This legal description and the accompanying plat represent an actual boundary survey completed under the direct supervision of Joshua R. Stephens, P.S. #8899 on March 10, 2026. All markers called for above are in place. All set #5 Rebars, if applicable, are 30" long with an orange "Core Consulting" cap.



INDEXED ON MAP
9741

4-8-26



APPROVED

Jim Wish
Page 5 of 5
March 10, 2026

LEGAL DESCRIPTION PARCEL "H"

Part of the James F. & Susan E. Wish, Trustees 5.342 acre parcel of land, with deed referenced in O.R. 1395, Page 2488, located in Virginia Military Survey (V.M.S.) #9885, Rushcreek Township, Logan County, Ohio, more particularly described as follows:

Commencing at an existing 1" Iron Pin on the centerline of Township Road 57 (60' R/W) at County Engineer's centerline Station 38+07 as referenced in Field Book 559, Page 63, also being the Southeast corner of McArthur Township; thence N 84°-10'-10" E on the centerline of Township Road 57, 219.37' to an existing #5 Rebar; thence S 55°-52'-52" E on the centerline of Township Road 57, 26.09' to a #5 Rebar set at the POINT OF BEGINNING; thence the following courses:

1. N 05°-49'-50" W on a new division line, 16.75' to a point on the North line of said Wish property;
2. N 84°-10'-06" E on the North line of said Wish property and South line of the Jason F. & Kristin S. Wish, Co-Trustees et al property as deeded and described in O.R. 1430, Page 4122 (Original 200.000 acres per deed), 281.50' to a set #5 Rebar, passing a set #5 Rebar at 26.72';
3. S 34°-08'-58" E on a new division line, 11.36' to a set #5 Rebar;
4. S 84°-10'-06" W on a new division line, 266.89' to a set #5 Rebar, passing a set #5 Rebar at 248.23';
5. S 05°-49'-50" E on a new division line, 23.50' to #5 Rebar set on the centerline of Township Road 57;
6. N 55°-52'-52" W on the centerline of Township Road 57, 26.09' to the POINT OF BEGINNING.

The above-described parcel of land contains 0.072 acres, more or less, of which 0.014 acres are occupied by road right-of-way. This parcel is subject to all legal highways and easements of record.

The bearings for this survey are based on the Ohio State Plane North Coordinate System. This legal description and the accompanying plat represent an actual boundary survey completed under the direct supervision of Joshua R. Stephens, P.S. #8899 on March 10, 2026. All markers called for above are in place. All set #5 Rebars, if applicable, are 30" long with an orange "Core Consulting" cap.

INDEXED ON MAP
9741

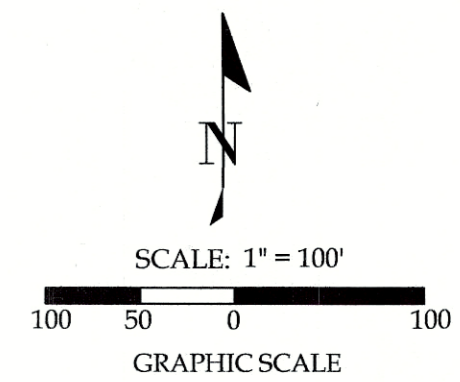


4-8-26

APPROVED

Survey of Pt. of Parcel #40-064-00-00-019-000, Pt. of Parcel #23-064-00-00-018-000 & Pt. of Parcel #40-064-00-00-020-000, located in the Virginia Military Survey (V.M.S.) #9885, McArthur Township & Rushcreek Township, Logan County, Ohio.

Prior Deed Referenced in O.R. 1395, Page 2488 & O.R. 1430, Page 4122



Jason F. & Kristin S. Wish, Co-Trustees et al.
Par. #23-064-00-00-018-000
O.R. 1430, Page 4122
Original 200.000 Acre Tract
(22.686 Acres in McArthur Twp)

James F. & Susan E. Wish, Trustees et al.
Par. #23-064-00-00-016-000
O.R. 1395, Page 2503
118.387 Acres (per deed)

Russell & Amy S. Strouse
Par. #23-064-00-00-016-008
O.R. 1429, Page 66
4.294 Acres (per deed)

Russell T. & Amy S. Strouse
Par. #23-064-00-00-018-001
O.R. 1295, Page 366
Pt. of 12.804 Acres (per deed)

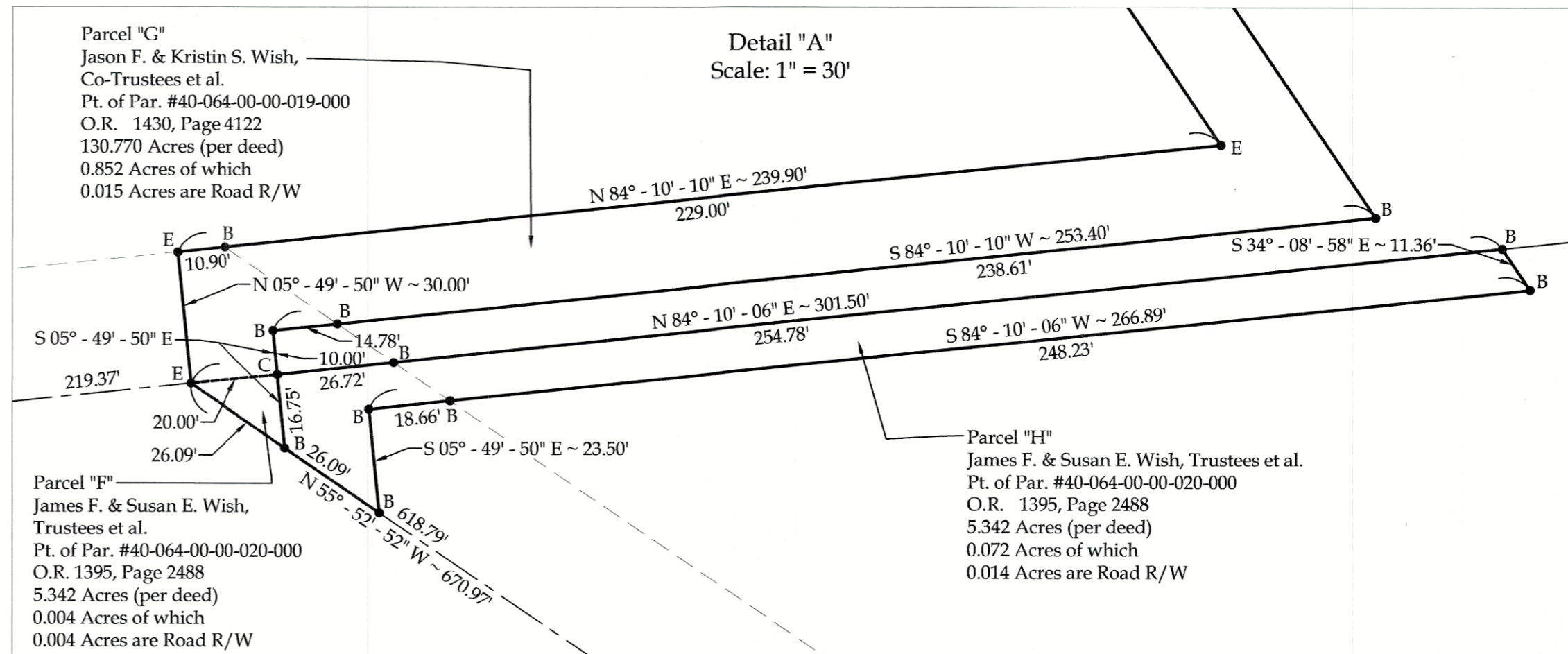
(9.314 Acres in McArthur Twp)

Russell T. & Amy S. Strouse
Par. #40-064-00-00-019-001
O.R. 1295, Page 366
Pt. of 12.804 Acres (per deed)

(3.490 Acres in Rushcreek Twp)

Jason F. & Kristin S. Wish, Co-Trustees et al.
Par. #40-064-00-00-019-000
O.R. 1430, Page 4122
Original 200.000 Acre Tract
(130.770 Acres in Rushcreek Twp)

James F. & Susan E. Wish, Trustees et al.
Par. #40-064-00-00-020-000
O.R. 1395, Page 2488
5.342 Acres (per deed)



- Legend**
- A = Set Mag Nail
 - B = Set #5 Rebar
 - C = Unmonumented Point of Interest
 - D = Existing Mag Nail at the Intersection of the centerline of County Road 57 and Westerly line of V.M.S. #9885
 - E = Existing #5 Rebar
 - F = Existing 1" Iron Pin at County Engineer's centerline Station 38+07 as referenced in Field Book 559, Page 63, also being the Southeast corner of McArthur Township
 - G = Existing #5 Rebar at County Engineer's centerline Station 8+87.8 as referenced in Field Book 559, Page 36

Basis of Bearings:
The Ohio State Plane North Coordinate System.

Note:
All distances shown are measured unless otherwise noted. All set #5 Rebar's, if applicable, are 30" long with an orange plastic "Core Consulting" Cap



This plat and accompanying legal description represent an actual boundary survey completed under my direct supervision on March 10, 2026.

Joshua R. Stephens
Joshua R. Stephens, P.S. #8899

CORE CONSULTING
A Division of Materials Testing, Inc.

201 N. Broadway St.
Spencerville, OH 45887
Phone/Fax: 419-647-6163

CLIENT: Jim Wish

SURVEYED BY: T.K.K.	DATE: 3-10-2026	DRAWN BY: A.J.M.	CHECKED BY: J.R.S.
SCALE: 1" = 100'	PAGE: 1	OF: 1	PAGES: 5

INDEXED ON MAP
9741