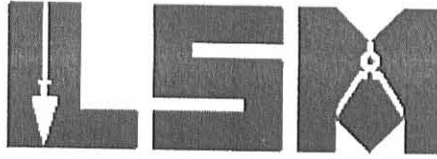


RECID 5-25-07 SMY OK

# Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.  
Bellefontaine OH 43311



Phone: (937) 593-7335  
Fax: (937) 593-7444

## WALBORN, TRUSTEE 11.407 ACRES

Lying in Virginia Military Survey 9878, 10109, 10718, 10719, Monroe Township, Logan County, Ohio.

Being out of the Jean Louise Walborn, Trustee, the Jean Louise Walborn Revocable Living Trust Dated June 17, 2003, 14.426 acre tract and 24.30 acre tract as deeded and described in Official Record 650, Page 333, Parcels 1 and 2 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing at a 1/2 inch iron rod found on the east line of Virginia Military Survey 9878 at the intersection of center-lines of Township Road 178 and County Highway 47.

THENCE, with the center-line of County Highway 47 (60 feet wide), S 42°42'-31"W, a distance of 9.24 feet to a railroad spike set at the TRUE POINT OF BEGINNING.

THENCE, with the center-line of County Highway 47, S 42°42'-31"W, a distance of 1372.02 feet to a railroad spike set.

THENCE, N 10°38'-57"W, a distance of 800.06 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 37.39 feet.

THENCE, with the south line of the Donald O. Lockwood 55.52 acre tract (O.R. 731, Pg. 172, Tract V), N 72°59'-24"E, a distance of 1088.37 feet to a 1-1/4 inch iron pipe found.

THENCE, with the west line of a tract of unknown ownership, S 32°30'-36"E, a distance of 28.17 feet to a 5/8 inch iron rod set.

THENCE, with the west line of the Donald O. Lockwood 0.40 acre tract (O.R. 731, Pg. 172, Tract IV), S 17°13'-28"E, a distance of 76.15 feet to the point of beginning, passing a 5/8 inch iron rod set at 41.54 feet.

Containing 11.407 acres, of which 0.942 acre is within the highway right-of-way.

The basis for bearings is the center-line of County Highway 47, being N 51°23'-00"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on April 16, 2007 and May 23, 2007.



ORIGINAL STAMP IN GREEN

Description prepared by:

William K. Bruce  
Professional Surveyor 7437  
May 23, 2007

4399057

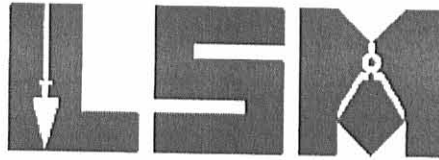


REC'D 5-25-07 8M OK

# Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.  
Bellefontaine OH 43311



Phone: (937) 593-7335  
Fax: (937) 593-7444

## UNKNOWN OWNERSHIP 0.002 ACRE

Lying in Virginia Military Survey 9878, 10109, 10718, 10719, Monroe Township, Logan County, Ohio.

Being a tract of unknown ownership and being more particularly described as follows:

Commencing at a 1/2 inch iron rod found on the east line of Virginia Military Survey 9878 at the intersection of center-lines of Township Road 178 and County Highway 47.

THENCE, with the east line of Virginia Military Survey 9878, N 17°-13'-28"W, a distance of 98.64 feet to a 5/8 inch iron rod set.

THENCE, with the south line of the Donald O. Lockwood 55.52 acre tract (O.R. 731, Pg. 172, Tract V) extended, S 72°-59'-24"W, a distance of 8.00 feet to a point on the west line of the Donald O. Lockwood 0.40 acre tract (O.R. 731, Pg. 172, Tract IV) at the TRUE POINT OF BEGINNING.

THENCE, with the west line of the said 0.40 acre tract, S 17°-13'-28"E, a distance of 27.15 feet to a 5/8 inch iron rod set on the east line of the Jean Louise Walborn, Trustee, the Jean Louise Walborn Revocable Living Trust Dated June 17, 2003, 24.30 acre tract (O.R. 650, Pg. 333, Parcel 2).

THENCE, with the east line of the said 24.30 acre tract, N 32°-30'-36"W, a distance of 28.17 feet to a 1-1/4 inch iron pipe found.

THENCE, with the aforesaid south line of the 55.52 acre tract, N 72°-59'-24"E, a distance of 7.43 feet to the point of beginning.

Containing 0.002 acre.

The basis for bearings is the center-line of County Highway 47, being N 51°-23'-00"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on April 16, 2007 and May 23, 2007.

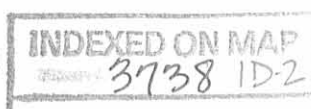


ORIGINAL STAMP IN GREEN

Description prepared by:

William K. Bruce  
Professional Surveyor 7437  
May 23, 2007

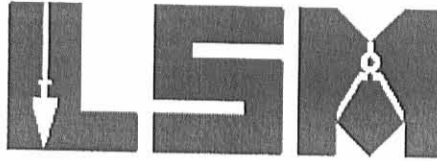
4399057



REC'D 5-25-07 SMY/OK  
**Lee Surveying and Mapping Co., Inc.**

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.  
Bellefontaine OH 43311



Phone: (937) 593-7335  
Fax: (937) 593-7444

**WALBORN VS LOCKWOOD  
0.011 ACRE**

Lying in Virginia Military Survey 9878, 10109, 10718, 10719, Monroe Township, Logan County, Ohio.

Being part of the Jean Louise Walborn, Trustee, the Jean Louise Walborn Revocable Living Trust Dated June 17, 2003, 24.30 acre tract as deeded and described in Official Record 650, Page 333, Parcel 2 and part of the Donald O. Lockwood 0.40 acre tract as deeded and described in Official Record 731, Page 172, Tract IV of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 1/2 inch iron rod found on the east line of Virginia Military Survey 9878 at the intersection of center-lines of Township Road 178 and County Highway 47.

THENCE, with the center-line of County Highway 47 (60 feet wide), S 42°42'-31"W, a distance of 9.24 feet to a railroad spike set.

THENCE, with the west line of said 0.40 acre tract, N 17°13'-28"W, a distance of 76.15 feet to a 5/8 inch iron rod set on the east line of the said 24.30 acre tract, passing a 5/8 inch iron rod set at 34.61 feet.

THENCE, with the east line of the said 24.30 acre tract, S 32°30'-36"E, a distance of 30.35 feet to point.

THENCE, with the east line of Virginia Military Survey 9878, S 17°13'-28"E, a distance of 42.25 feet to the point of beginning.

Containing 0.011 acre.

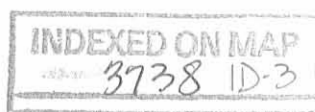
The basis for bearings is the center-line of County Highway 47, being N 51°23'-00"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on April 16, 2007 and May 23, 2007.



Description prepared by:

William K. Bruce  
Professional Surveyor 7437  
May 23, 2007

4399057



REC'D 4-26-07 SMY OK  
**Lee Surveying and Mapping Co., Inc.**

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.  
Bellefontaine OH 43311



Phone: (937) 593-7335  
Fax: (937) 593-7444

**WALBORN VS LOCKWOOD & YODER  
0.005 ACRE**

Lying in Virginia Military Survey 9878, 10109, 10718, 10719, Monroe Township, Logan County, Ohio.

Being part of the Jean Louise Walborn, Trustee, the Jean Louise Walborn Revocable Living Trust Dated June 17, 2003, 24.30 acre tract as deeded and described in Official Record 650, Page 333, Parcel 2 and part of the Donald O. Lockwood 0.40 acre tract as deeded and described in Official Record 731, Page 172, Tract IV and part of the Kenneth E. Yoder and Miriam Yoder 1.68 acre tract as deeded and described in Volume 357, Page 841 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 1/2 inch iron rod found on the east line of Virginia Military Survey 9878 at the intersection of center-lines of Township Road 178 and County Highway 47.

THENCE, with the east line of Virginia Military Survey 9878, N 17°-13'-28"W, a distance of 42.25 feet to the point on the east line of the said 24.30 acre tract.

THENCE, with the east line of the said 24.30 acre tract, S 32°-30'-36"E, a distance of 30.35 feet to a point.

THENCE, with the east line of the said 0.40 acre tract, S 17°-13'-28"E, a distance of 8.41 feet to a point on the center-line of County Highway 47.

THENCE, with the center-line of County Highway 47, S 43°-03'-56"W, a distance of 9.21 feet to the point of beginning.

Containing 0.005 acre.

The basis for bearings is the center-line of County Highway 47, being N 51°-23'-00"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on April 16, 2007.



ORIGINAL STAMP IN GREEN

Description prepared by:

William K. Bruce  
Professional Surveyor 7437  
April 17, 2007

4399047

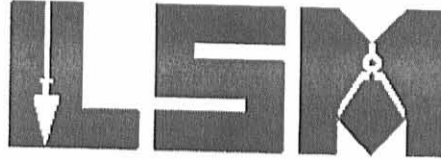


REC'D 4-26-07 SMY ak

# Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.  
Bellefontaine OH 43311



Phone: (937) 593-7335  
Fax: (937) 593-7444

## WALBORN VS YODER 8.365 SQUARE FEET

Lying in Virginia Military Survey 9878, 10109, 10718, 10719, Monroe Township, Logan County, Ohio.

Being part of the Jean Louise Walborn, Trustee, the Jean Louise Walborn Revocable Living Trust Dated June 17, 2003, 24.30 acre tract as deeded and described in Official Record 650, Page 333, Parcel 2 and part of the Kenneth E. Yoder and Miriam Yoder 1.68 acre tract as deeded and described in Volume 357, Page 841 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing at a 1/2 inch iron rod found on the east line of Virginia Military Survey 9878 at the intersection of center-lines of Township Road 178 and County Highway 47.

THENCE, with the center-line of County Highway 47 (60 feet wide), N 43°03'-56"E, a distance of 9.21 feet to a point on the east line of the Donald O. Lockwood 0.40 acre tract (O.R. 731, Pg. 172, Tract IV) at the TRUE POINT OF BEGINNING.

THENCE, with the east line of the said 0.40 acre tract, N 17°13'-28"W, a distance of 8.41 feet to a point on the east line of the said 24.30 acre tract.

THENCE, with the east line of the said 24.30 acre tract, S 32°30'-36"E, a distance of 7.54 feet to a point on the center-line of County Highway 47.

THENCE, with the center-line of County Highway 47, S 43°03'-56"W, a distance of 2.29 feet to the point of beginning.

Containing 8.365 Square Feet.

The basis for bearings is the center-line of County Highway 47, being N 51°23'-00"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on April 16, 2007.



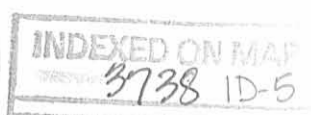
ORIGINAL STAMP IN GREEN

Description prepared by:

A handwritten signature in black ink that reads 'William K. Bruce'.

William K. Bruce  
Professional Surveyor 7437  
April 17, 2007

4399047





REV'D 5-25-07 SMJ/DC

**DETAIL**  
NOT TO SCALE

DONALD O. LOCKWOOD  
0.40 ACRE  
O.R. 731, PG. 172  
TRACT IV

KENNETH E. YODER  
AND MIRIAM YODER  
1.68 ACRES  
VOL. 357, PG. 841

DONALD O. LOCKWOOD  
53 ACRES  
O.R. 731, PG. 172  
TRACT III

LLOYD M. LOCKWOOD  
38 ACRES  
VOL. 352, PG. 839  
TRACT IV

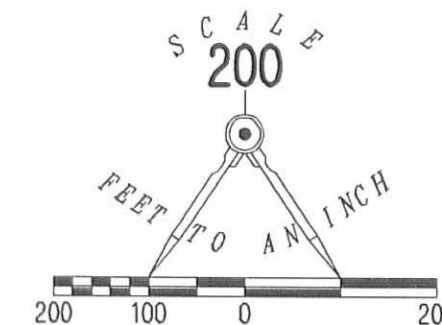
LLOYD M. LOCKWOOD  
6.82 ACRES  
VOL. 352, PG. 839  
TRACT V

KENNETH E. YODER  
AND MIRIAM YODER  
1.68 ACRES  
VOL. 357, PG. 841

DONALD O. LOCKWOOD  
55.52 ACRES  
O.R. 731, PG. 172  
TRACT V

JEAN LOUISE WALBORN, TRUSTEE,  
THE JEAN LOUISE WALBORN REVOCABLE  
LIVING TRUST DATED JUNE 17, 2003  
24.30 ACRES  
O.R. 650, PG. 333  
PARCEL 2

JEAN LOUISE WALBORN, TRUSTEE,  
THE JEAN LOUISE WALBORN REVOCABLE  
LIVING TRUST DATED JUNE 17, 2003  
14.426 ACRES  
O.R. 650, PG. 333  
PARCEL 1



- LEGEND:
- ⊕ RAILROAD SPIKE SET
  - ⊙ 1/2 INCH IRON ROD FOUND
  - 5/8 INCH IRON ROD SET
  - 5/8 INCH IRON ROD FOUND
  - ⊕ 1-1/4 INCH IRON PIPE FOUND
  - ⊗ 10 INCH WOOD POST FOUND

LINE	BEARING	DISTANCE
L1	S 32°30'36" E	7.54'
L2	S 32°30'36" E	30.35'
L3	S 32°30'36" E	30.35'
L4	S 32°30'36" E	28.17'
L5	S 17°13'28" E	8.41'
L6	S 17°13'28" E	42.25'
L7	S 17°13'28" E	56.39'
L8	S 17°13'28" E	76.15'
L9	S 17°13'28" E	27.15'

COUNTY HIGHWAY 47 (60')

TOWNSHIP ROAD 178

COUNTY HIGHWAY 47 (60')

TOWNSHIP ROAD 178

11.407 ACRES  
OF WHICH 0.942 ACRE IS WITHIN  
THE HIGHWAY RIGHT-OF-WAY

**SURVEY OF 11.407 ACRES OUT OF THE  
JEAN LOUISE WALBORN, TRUSTEE, THE  
JEAN LOUISE WALBORN REVOCABLE  
LIVING TRUST DATED JUNE 17, 2003  
14.426 ACRE TRACT AND  
24.30 ACRE TRACT  
OFFICIAL RECORD 650, PAGE 333  
PARCELS 1 AND 2  
VIRGINIA MILITARY SURVEY  
9878, 10109, 10718, 10719  
MONROE TOWNSHIP  
LOGAN COUNTY, OHIO**

SURVEYED BY:  
*William K. Bruce*



WILLIAM K. BRUCE  
PROFESSIONAL SURVEYOR 7437  
APRIL 16, 2007  
REVISED MAY 23, 2007  
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**LEE SURVEYING & MAPPING CO., INC.**  
117 North Madriver Street  
BELLEFONTAINE, OHIO 43311  
(937) 593-7335  
surveys@lsmcinc.us

2 WORKING DAYS  
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CALL TOLL FREE 800-362-2764  
OHIO UTILITIES PROTECTION SERVICE.

INDEXED ON MAP  
3738 1P

KSR D0507 4399057 L-4399-2

Willits - Walborn Survey Monroe Township Nov. 1964 24.30 acres.

The following described land in Monroe Township, Logan County, Ohio

and being in V.M.S. 9878  
10109  
10718  
10719

Beginning at an iron in the center of County Highway Number 47 and in the center of County Highway Number 178.

Thence with the center of said County Highway Number 44 S,  $42^{\circ}$  - 51' W. 1373.7 feet to an iron.

Thence turning  $126^{\circ}$  - 45' to the right and measuring N.  $10^{\circ}$  - 24' W. 333.60 feet to an iron.

Thence turning  $95^{\circ}$  - 39' to the left and measuring S.  $73^{\circ}$  - 57' W. 1208.40 feet to an iron in the center of County Highway Number 165.

Thence turning  $84^{\circ}$  - 44' to the right and measuring with the center line of said County Highway Number 165 N.  $21^{\circ}$  - 19' W. 445.50 feet to an iron.

Thence turning  $94^{\circ}$  - 30' to the right and measuring with the south line of a 57.27 acre tract in the name of Leon Burry N.  $73^{\circ}$  - 11' E. 2375.50 feet to an iron in ~~the~~ west line of a 46.30 acre tract in the name of Ivan F. Brugler.

Thence turning  $74^{\circ}$  - 30' to the right and measuring with the west line of said Brugler 46.30 acre tract S.  $32^{\circ}$  - 19' E. 96.00 feet to an iron in the center of said County Highway Number 47.

Thence turning  $75^{\circ}$  - 10' to the right and measuring along the center of said County Highway Number 47 S.  $42^{\circ}$  - 51' W. 11.50 feet to the place of beginning.

The above described tract contains 24.30 acres.

A right of way one rod wide along the east side of the above described 24.30 acre tract is granted for egress and ingress to the Leon Burry 57.27 acre tract.

cc

Logan County Engineer.



3738 2D-1

INDEXED ON MAP

Willits - Walborn Survey Monroe Township Nov. 1964 15.82 Acres.

The following described land in Monroe Township, Logan County, Ohio

and being in V.M.S. 9878  
10109  
10718  
10719

Beginning at an iron in the center of County Highway Number 47 and in the center of County Highway Number 165

Thence with the center of said County Highway Number 165 N.  $34^{\circ} - 55'$  W. 439.65 feet to an iron.

~~Thence turning  $95^{\circ} - 16'$  to the right and measuring N.  $73^{\circ} - 57'$  E. 1208.40 feet to an iron.~~

Thence turning  $13^{\circ} - 36'$  to the right and measuring along the center line of said County Highway Number 165 N.  $21^{\circ} - 19'$  W. 393.50 feet to an iron.

Thence turning  $95^{\circ} - 16'$  to the right and measuring N.  $73^{\circ} - 57'$  E. 1208.40 feet to an iron in the present fence line.

Thence turning  $95^{\circ} - 39'$  to the right and measuring S.  $10^{\circ} - 24'$  E. 333.60 feet to an iron in the center of County Highway Number 47. The last described line follows the present fence line,

Thence turning  $53^{\circ} - 15'$  to the right and measuring along the center line of County Highway Number 47 S.  $42^{\circ} - 51'$  W. 410.50 feet to an iron.

Thence turning  $8^{\circ} - 45'$  to the right and again measuring along the center line of County Highway Number 47 S.  $51^{\circ} - 36'$  W. 698.00 feet to the place of beginning.

The above described tract contains 15.82 acres.

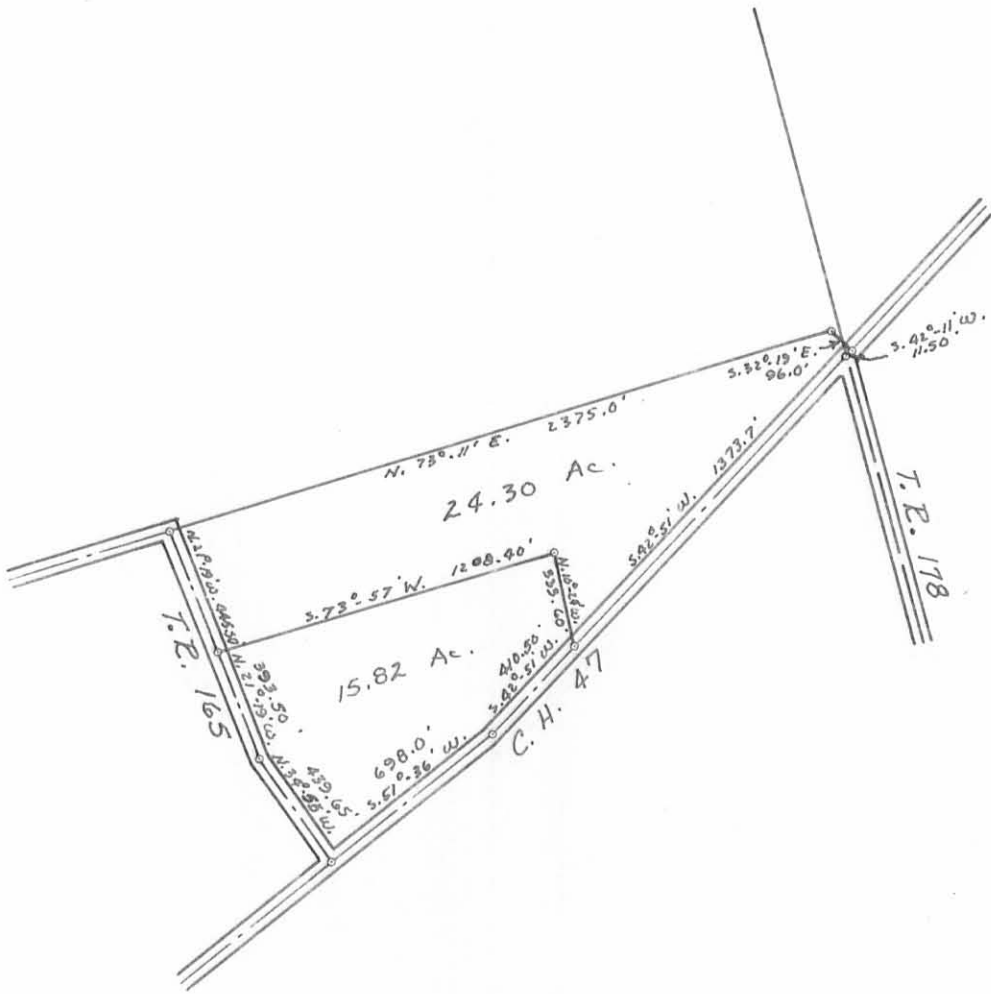
cc  
Logan County Engineer



3738-2D-2

INDEXED ON MAR





WILLITS - WALBORN SURVEY  
 V.M.S. 9878-10109-10718-10719  
 MONROE TOWNSHIP  
 LOGAN COUNTY, OHIO  
 SURVEYED BY F.F. WRIGHT - 1964  
 SCALE: 1" = 660'

3738 2P

INDEXED ON MAP

DRAWN BY D.E.G.  
 12/30/64

6-1-2021



APPROVED



EDWARDS SURVEYING

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



**LEGAL DESCRIPTION FOR WALBORN'S 1.536 ACRE TRACT**

Being situate in the State of Ohio, County of Logan, Township of Monroe, and being a part of Virginia Military Survey 9878, 10109, 10718, 10719, and being more particularly described as follows:

Beginning for reference at a 1/2" diameter iron bar found on the East line of V.M.S. 9878 at the intersection of the centerlines of Township Road 178 and County Road 47;

thence with the centerline of County Road 47, S-43°29'32"-W, 9.24'(feet) to a Railroad Spike found at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, also being at the Southwest corner of a 0.011 acre tract conveyed to Donald O. Lockwood by deed recorded in Official Record 875, Page 122;

thence continuing with the centerline of County Road 47 (60' right-of-way), S-43°29'32"-W, 320.11'(feet) to a Mag Nail set;

thence N-40°54'54"-W, 291.45'(feet) to an iron bar set on the South line of a 55.52 acre tract conveyed to Donald O. Lockwood by deed recorded in Official Record 731, Page 172, Tract V, passing for reference an iron bar set on the right-of-way line of County Road 47 at 30.14'(feet);

thence with the South line of the 55.52 acre tract, N-73°46'23"-E, 390.42'(feet) to a 1.25" diameter iron pipe found at the Northwest corner of a 0.002 acre tract, ownership unknown;

thence with the West line of the 0.002 acre tract, S-31°29'40"-E, 28.24'(feet) to a 5/8" diameter iron bar found at the Northwest corner of aforementioned Lockwood's 0.011 acre tract;

thence with the West line of the 0.011 acre tract, S-16°27'34"-E, 76.15'(feet) to the place of beginning, passing for reference a 5/8" diameter iron bar found on the right-of-way line of County Road 47 at 41.55'(feet).

Containing 1.536 acres, 0.225 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.

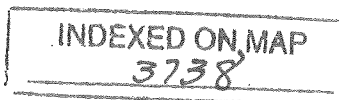
Being a part of an 11.407 acre tract conveyed to Dustin Lee Walborn by deed recorded in Official Record 875, Page 118, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, May 21, 2021. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS7574". Bearings are based on the centerline of County Road 47 per an assumed bearing of S-43°29'32"-W.



*William D. Edwards*

William D. Edwards, P.S. 7574

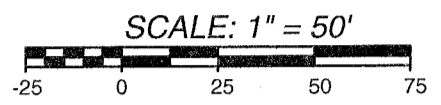


6-1-2021

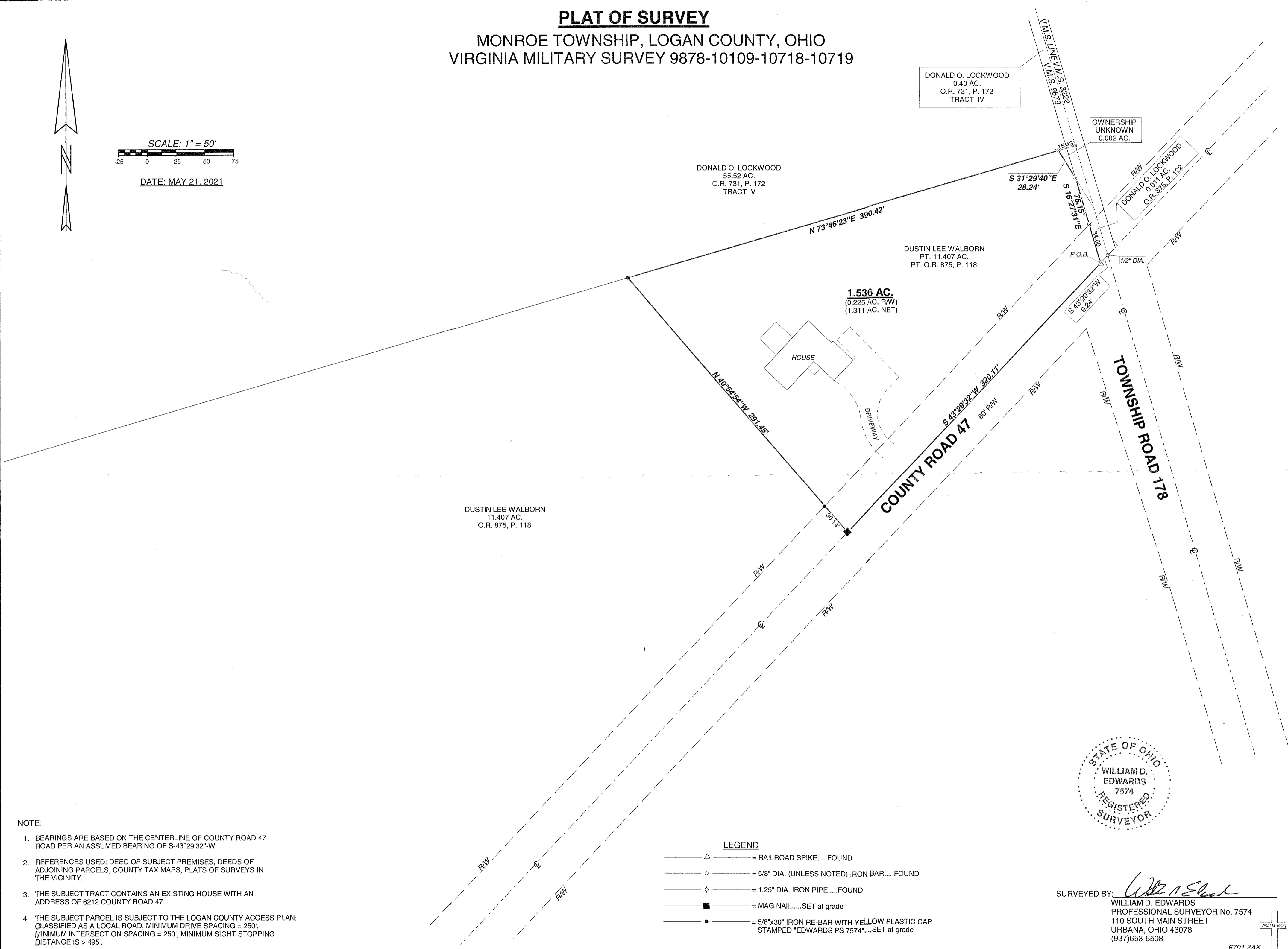
APPROVED

# PLAT OF SURVEY

MONROE TOWNSHIP, LOGAN COUNTY, OHIO  
VIRGINIA MILITARY SURVEY 9878-10109-10718-10719



DATE: MAY 21, 2021



DONALD O. LOCKWOOD  
0.40 AC.  
O.R. 731, P. 172  
TRACT IV

DONALD O. LOCKWOOD  
55.52 AC.  
O.R. 731, P. 172  
TRACT V

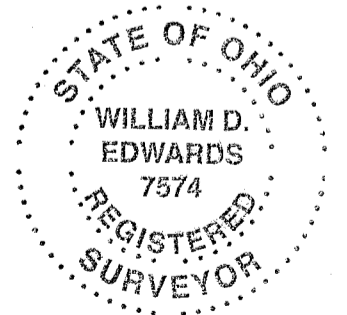
DUSTIN LEE WALBORN  
PT. 11.407 AC.  
PT. O.R. 875, P. 118

1.536 AC.  
(0.225 AC. R/W)  
(1.311 AC. NET)

DUSTIN LEE WALBORN  
11.407 AC.  
O.R. 875, P. 118

OWNERSHIP  
UNKNOWN  
0.002 AC.

DONALD O. LOCKWOOD  
0.011 AC.  
O.R. 875, P. 182



- NOTE:
1. BEARINGS ARE BASED ON THE CENTERLINE OF COUNTY ROAD 47 ROAD PER AN ASSUMED BEARING OF S-43°29'32"-W.
  2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY.
  3. THE SUBJECT TRACT CONTAINS AN EXISTING HOUSE WITH AN ADDRESS OF 6212 COUNTY ROAD 47.
  4. THE SUBJECT PARCEL IS SUBJECT TO THE LOGAN COUNTY ACCESS PLAN: CLASSIFIED AS A LOCAL ROAD, MINIMUM DRIVE SPACING = 250', MINIMUM INTERSECTION SPACING = 250', MINIMUM SIGHT STOPPING DISTANCE IS > 495'.

**LEGEND**

—△—	= RAILROAD SPIKE.....FOUND
—○—	= 5/8" DIA. (UNLESS NOTED) IRON BAR.....FOUND
—◇—	= 1.25" 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: *W.D. Edwards*  
 WILLIAM D. EDWARDS  
 PROFESSIONAL SURVEYOR No. 7574  
 110 SOUTH MAIN STREET  
 URBANA, OHIO 43078  
 (937)653-6508

INDEXED ON MAP  
3738