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

1375-2005 - 30 YEARS OF EXCELLENCE

DYE 57.407 ACRES

Lying in Virginia Military Survey 3229, Monroe Township, Logan County and Wayne Township, Champaign County, Ohio.

Being all of the Kim T. Dye 56.88 acre tract and 0.531 acre tract as deeded and described in Official Record 815, Page 164 of the Logan County Records of Deeds and Official Record 450, Page 1014 of the Champaign County Records of Deeds and being more particularly described as follows:

Commencing on a railroad spike found on the east line of Virginia Military Survey 3229 on the intersection of center-lines of Logan County Highway 28 and Logan County Highway 168 (Mt. Tabor Road).

THENCE, with the center-line of Logan County Highway 168 (60 feet wide), S 74°-56'-41"W, a distance of 1193.49 feet to a railroad spike set at the TRUE POINT OF BEGINNING.

THENCE, with the west lines of the Jerry D. Fowler 1.312 acre tract (O.R. 599, Pg. 964) and the Thomas Keith Smith 38.529 acre tract (O.R. 215, Pg. 376-Logan and O.R. 128, Pg. 890-Champaign), S 21°-21'-00"E, passing into Champaign County, a distance of 1373.02 feet to a 5/8 inch iron rod found, passing a 5/8 inch iron rod set at 30.18 feet.

THENCE, with the southwesterly line of the said 38.529 acre tract, S 66°-57'-22"E, a distance of 311.18 feet to a 5/8 inch iron rod set.

THENCE, with the north line of the Mary Ann Blackburn 67.75 acre tract (Vol. 230, Pg. 77), S 72°-40'-22"W, a distance of 834.90 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod found at 222.90 feet.

THENCE, with the lines of the Frank M. Slemmons 5.85 acre tract (Vol. 214, Pg. 483, Tract III), the following three courses:

N 16° -36'-45"W, a distance of 213.42 feet to a 5/8 inch iron rod set in the remains of an old wood post found.

N 88°-01'-00"W, a distance of 727.00 feet to a 5/8 inch iron rod set.

S 59°-09'-33"W, a distance of 617.03 feet to a 5/8 inch iron rod set.

THENCE, with the east lines of the Jack O. Bishop 41.58 acre tract (O.R. 258, Pg. 1042, Tract II) and the Robert M. Davis, Jr., 7.056 acre tract (O.R. 562, Pg. 244-Logan and O.R. 379, Pg. 824-Champaign), N 16°-18'-14"W, passing into Logan County, a distance of 1328.00 feet to a 1/2 inch iron bar found on the center-line of Logan County Highway 168, passing a 5/8 inch iron rod found at 1298.00 feet.

THENCE, with the center-line of Logan County Highway 168, the following two courses:

N 74°-48'-23"E, a distance of 1516.54 feet to a railroad spike found.

N 74°-56'-41"E, a distance of 245.88 feet to the point of beginning.

Containing 57.407 acres, of which 1.215 acres are within the highway right-of-way. There are 34.326 acres within Logan County and 23.081 acres within Champaign County.

The basis for bearings is the east line of the Kim T. Dye 56.88 acre tract (O.R. 815, Pg. 164-Logan and O.R. 450, Pg. 1014-Champaign), being S 21°-21'-00"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on January 16, 2007.

BRUCE 7437
ORIGINAL STAMP IN GREEN

Description prepared by:

William K. Bruce Professional Surveyor 7437 January 16, 2007

Revised January 22, 2007

4366017

INDEXED ON MAP



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



(>51) 055 0500

LEGAL DESCRIPTION FOR SMITH'S 1.312 ACRE TRACT TRACT 1

Being situate in the State of Ohio, County of Logan, Township of Monroe, and being a part of Virginia Military Survey 3229, and being more particularly described as follows;

Beginning for reference at a railroad spike found 0.3' (foot) below grade at the intersection of the centerlines of County Road 28 (50' right-of way) and County Road 168 (60' right-of-way:

thence with the centerline of County Road 168 S-68°51'57"-W, 665.33' (feet) to a railroad spike found 0.4' (foot) below grade;

thence continuing with the centerline of County Road 168 S-69°00'00"-W, 378.29' (feet) to a Mag nail set at the PRINCIPLE PLACE OF BEGINNING for the tract hereinafter described, passing for reference a Mag nail set at 78.29' (feet) and also passing for reference a Mag nail set at 228.29' (feet);

thence S-27°21'07"-E, 383.94' (feet) to an iron bar set, passing for reference an iron bar set on the right-of-way line of County Road 168 at 30.19' (feet);

thence S-69°26'53"-W, 150.14' (feet) to an iron bar set on the East line of a 56.880 acre tract conveyed to Norman J. Dye by Deed recorded in Deed Volume 318, Page 676 of the Logan County Deed Records, also being the West line of a 38.529 acre tract conveyed to Thomas K. Smith by Deed recorded in Official Record 215, Page 376 of the Logan County Records, of which the herein described parcel is a part of;

thence with the East line of said Dye's 56.880 acre tract and the West line of said Smith's 38.529 acre tract, N-27°21'07"-W, 382.76' (feet) to a Mag nail set on the aforementioned centerline of County Road 168, passing for reference an iron bar set on the right-of-way line of County Road 168 at 352.57' (feet);

thence with the centerline of County Road 168 N-69°00'00"-E, 150.00' (feet) to the place of beginning.

Containing 1.312 acres, 0.103 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 38.529 acre tract conveyed to Thomas K. Smith by Deed recorded in Official Record 215, Page 376 of the Logan County Records.

The foregoing description prepared by and in accordance with a Survey by William D. Edwards, Professional Surveyor No. 7574, December 17, 2001. 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 County Road 168 per an assumed bearing of S-69°00'00"-W.

William D. Edwards

Professional Surveyor No. 7574



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



LEGAL DESCRIPTION FOR SMITH'S 1.316 ACRE TRACT TRACT 2

Being situate in the State of Ohio, County of Logan, Township of Monroe, and being a part of Virginia Military Survey 3229, and being more particularly described as follows;

Beginning for reference at a railroad spike found 0.3' (foot) below grade at the intersection of the centerlines of County Road 28 (50' right-of way) and County Road 168 (60' right-of-way:

thence with the centerline of County Road 168 S-68°51'57"-W, 665.33' (feet) to a railroad spike found 0.4' (foot) below grade;

thence continuing with the centerline of County Road 168 S-69°00'00"-W, 228.29' (feet) to a Mag nail set at the PRINCIPLE PLACE OF BEGINNING for the tract hereinafter described, passing for reference a Mag nail set at 78.29' (feet);

thence S-27°21'07"-E, 385.12' (feet) to an iron bar set, passing for reference an iron bar set on the right-of-way line of County Road 168 at 30.19' (feet);

thence S-69°26'53"-W, 150.14' (feet) to an iron bar set;

thence N-27°21'07"-W, 383.94' (feet) to a Mag nail set on the centerline of aforementioned County Road 168, passing for reference an iron bar set on the right-of-way line of County Road 168 at 353.75' (feet);

thence with the centerline of County Road 168 N-69°00'00"-E, 150.00' (feet) to the place of beginning.

Containing 1.316 acres, 0.103 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 38.529 acre tract conveyed to Thomas K. Smith by Deed recorded in Official Record 215, Page 376 of the Logan County Records.

The foregoing description prepared by and in accordance with a Survey by William D. Edwards, Professional Surveyor No. 7574, December 17, 2001. 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 County Road 168 per an assumed bearing of S-69°00'00"-W.

WILLIAM D.

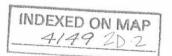
EDWARDS

7574

OSTERED

William D. Edwards

Professional Surveyor No. 7574





EDWARDS SURVEYING 110 SOUTH MAIN STREET URBANA, OHIO 43078



(937) 653-6508

LEGAL DESCRIPTION FOR SMITH'S 1.320 ACRE TRACT TRACT 3

Being situate in the State of Ohio, County of Logan, Township of Monroe, and being a part of Virginia Military Survey 3229, and being more particularly described as follows;

Beginning for reference at a railroad spike found 0.3' (foot) below grade at the intersection of the centerlines of County Road 28 (50' right-of way) and County Road 168 (60' right-of-way:

thence with the centerline of County Road 168 S-68°51'57"-W, 665.33' (feet) to a railroad spike found 0.4' (foot) below grade;

thence continuing with the centerline of County Road 168 S-69°00'00"-W, 78.29' (feet) to a Mag nail set at the PRINCIPLE PLACE OF BEGINNING for the tract hereinafter described;

thence S-27°21'07"-E, 386.31' (feet) to an iron bar set, passing for reference an iron bar set on the right-of-way line of County Road 168 at 30.19' (feet);

thence S-69°26'53"-W, 150.14' (feet) to an iron bar set;

thence N-27°21'07"-W, 385.12' (feet) to a Mag nail set on the centerline of aforementioned County Road 168, passing for reference an iron bar set on the right-of-way line of County Road 168 at 354.93' (feet);

thence with the centerline of County Road 168 N-69°00'00"-E, 150.00' (feet) to the place of beginning.

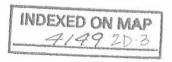
Containing 1.320 acres, 0.103 acre of which is within the road right-of-way, but being subject to the rights of all legal highways and all easements of record.

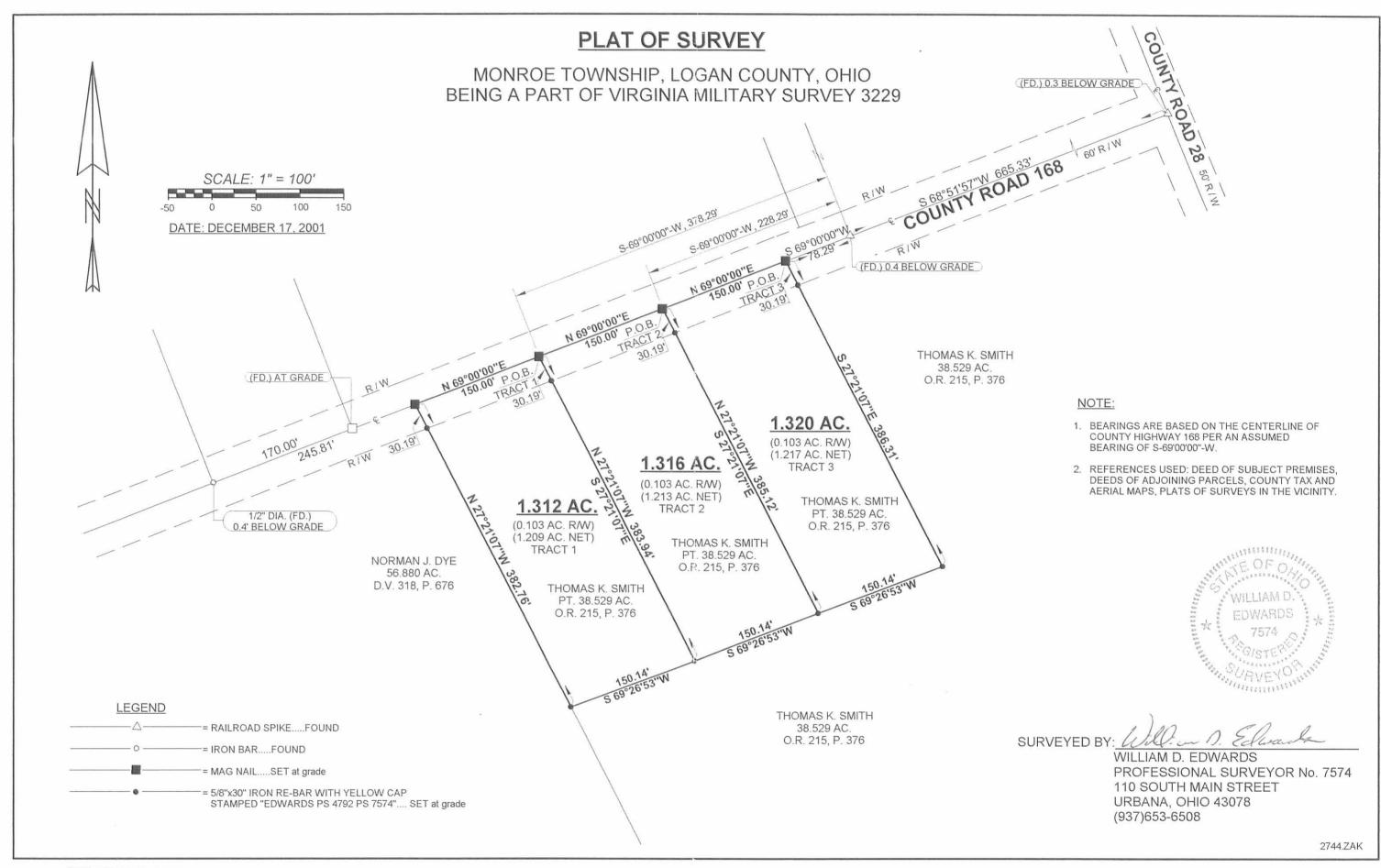
Being a part of a 38.529 acre tract conveyed to Thomas K. Smith by Deed recorded in Official Record 215, Page 376 of the Logan County Records.

The foregoing description prepared by and in accordance with a Survey by William D. Edwards, Professional Surveyor No. 7574, December 17, 2001. 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 County Road 168 per an assumed bearing of S-69°00'00"-W.

William D. Edwards

Professional Surveyor No. 7574





INDEXED ON MAP 4149 2P The following described real estate situated in Virginia Military Survey No. 3229, in Monroe Township, Logan County, Ohio and Wayne Township, Champaign County, Ohio and being further described as follows:

Beginning at a Stone at the northwest corner of said tract, also being the northeast corner of Jack Bishop's 56.64 Ac. tract and being in the center of C. H. No. 168 (Logan County); thence N. 74° 45' E. 1764.4 feet, with the center of C.H. No. 168, to an iron bar; thence S. 21° 21' E. 1577.6 feet, passing the County Line at 1197.6 feet, to an iron bar in the south line of said Kent tract and the north line of Emma L. Crowner tract; thence S. 72° 59' W. 612.0 feet, with the line between Kent and Crowner to a wood corner post and in the line of Wayne Blankenship; thence N. 17° 01' W. 191.4 feet to a wood corner post, the northeast corner of said Blankenship; thence the following two courses and distances with Blankenships line, N. 88° 01' W. 727.0 feet to a hub; thence S. 56° 54' W. 630.0 feet to a wood corner post, said post being a northerly interior corner of Wayne Blankenship's property and in the east line of Jack Bishop's tract; thence N. 16° 29' W. 1328.0 feet, with said Bishop's line to a stone in the road, being the place of beginning, passing a County Line Stone at 858.0 feet, containing 56.88 Ac., more or less. Of the 56.88 acres there being 34.19 Acres in Logan County and 22.69 Acres in Champaign County.

Also a perpetual easement for ingress and egress leading from C.H. NO. 28 (Logan County) on a $16\frac{1}{2}$ foot lane along the south side of Kents remaining acreage.

This tract surveyed from the west part of Lelan Kents 95.94 Acre tract as recorded in Vol. 283 Page 33 of the Logan County Deed Records.

Lelan Kent Survey (Small Tract)

The following described real estate situated in Virginia Military Survey No. 3229, in Wayne Township, Champaign County, Ohio and further described as follows:

Beginning at apoint, the southeast corner to Lelan Kent's 95.94 Acre tract and in the center of C. H. No. 28 (Logan County) and being the northeast corner to Emma L. Crowner's 67.75 Acre tract; thence S. 72° 59' W. 829.1 feet with Kent's and Crowner's Line to a wood corner post for the true place of beginning; thence continuing S. 72° 59' W. 222.9 feet to an iron bar at the southeast corner of a 56.88 acre tract as surveyed on November 10, 1967; thence N. 21° 21' W. 202.7 feet with the east line of said 56.88 acre tract to an iron bar on the south side of a lane; thence S. 66° 34' 30" E. 312.3 feet to the place of beginning, containing 0.531 Acres, more or less.

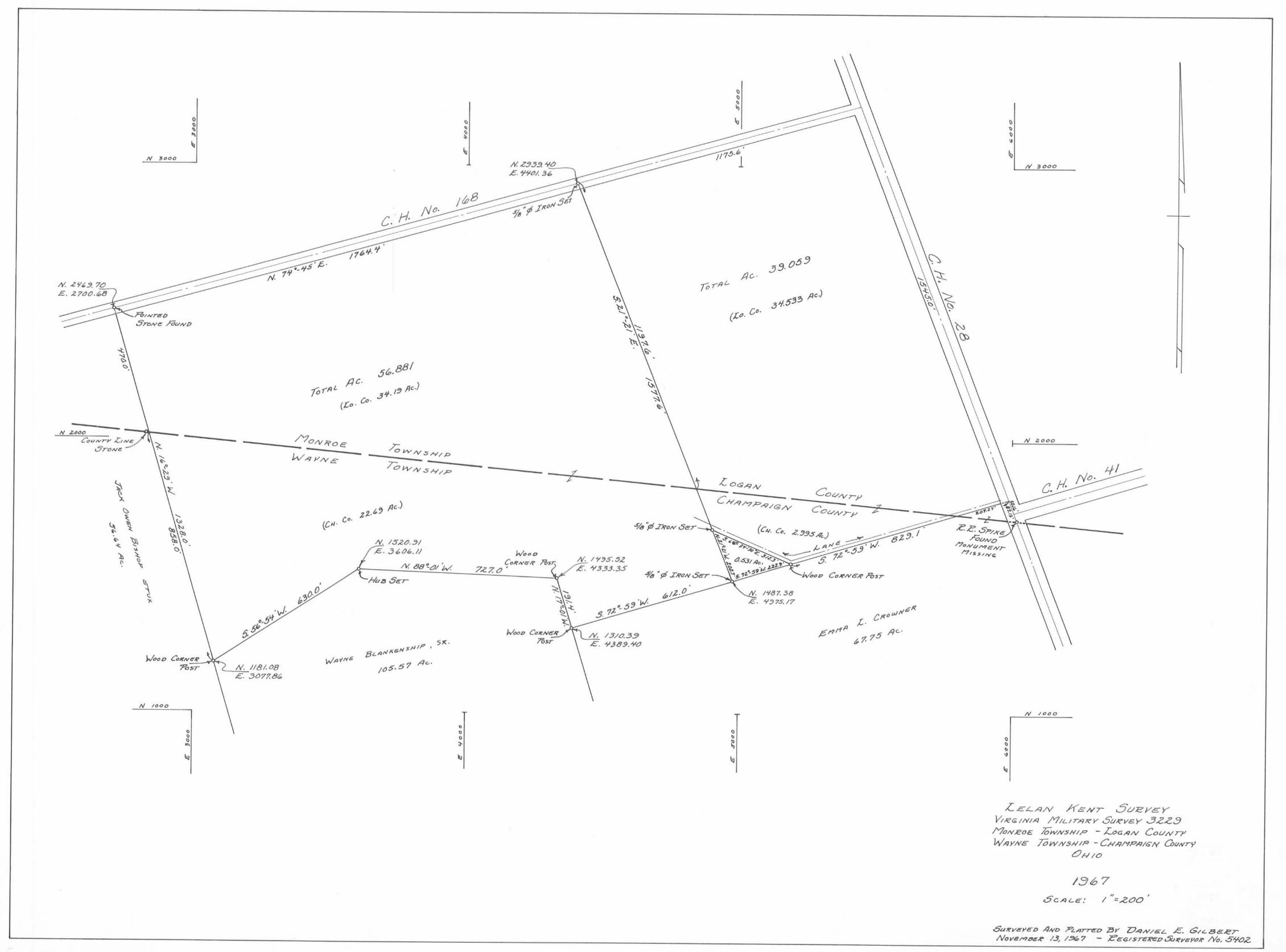
Also a perpetual easement for ingress and egress leading from C. H. No. 28 (Logan County) on a $16\frac{1}{2}$ foot lane along the south hide of Kent's remaining acreage.

This tract surveyed from a portion of Lelan Kent's 95.94 Ac. tract as recorded in Vol. 283 Page 33 of the Logan County Deed Records.

I hereby certify that the two surveys above were made on November 4 and November 10, 1967 by me.

Daniel E. Gilbert Reg. Sur. No. 5402

(4149) 31





TOM SMITH SURVEY 35.340 ACRES November 19, 2013

The following described 35.340 acre tract of land is situated in Virginia Military Survey 3229, Monroe Township, Logan County and Wayne Township, Champaign County, Ohio and being all of the remainder of Thomas Keith Smith's and Nancy Jean Smith's original 38.529 acre tract described in Logan County Official Record Volume 215, page 376 and in Champaign County Official Record Volume 128, page 890, said 35.340 acre tract of land more particularly described as follows:

Beginning at a railroad spike found at the intersection of the centerline of Logan County Road 28 (50 feet wide) with the centerline of Logan County Road 168 (60 feet wide), said spike also in the east line of V.M.S. 3229, the west line of V.M.S. 3230 and at the northeast corner of said original 38.529 acre tract;

Thence **South 17°25'00" East 1524.24 feet**, following the centerline of Logan County Road 28, the east line of V.M.S. 3229, the west line of V.M.S. 3230, and the east line of said original 38.529 acre tract, to a magnetic nail set at the northeast corner of Blackburn Family Investments LLC's 68.75 acre, Tract I, described in Champaign County Official Record Volume 495, page 2245;

Thence South 71°22'03" West 827.04 feet, departing from the centerline of Logan County Road 28 and the west line of V.M.S. 3230, entering V.M.S. 3229, following the north line of said 68.75 acre tract and the south line of said original 38.529 acre tract, leaving Monroe Township, Logan County and entering Wayne Township, Champaign County, passing an iron bar set at 25.01 feet, to a 5/8 inch iron bar found at the east corner of Kim T. Dye's 0.531 acre tract described in Logan County Official Record Volume 815, page 164 and in Champaign County Official Record Volume 450, page 1014;

Thence North 68°15'54" West 310.97 feet, departing from the north line of said 68.75 acre tract, following the north line of said 0.531 acre tract and the south line of said original 38.529 acre tract, to a 5/8 inch iron bar found in the east line of Kim T. Dye's 56.88 acre tract described in Logan County Official Record Volume 815, page 164 and in Champaign County Official Record Volume 450, page 1014;

Thence North 22°39'49" West 990.16 feet, following the east line of said 56.88 acre tract and the west line of said original 38.529 acre tract, leaving Wayne Township, Champaign County and re-entering Monroe Township, Logan County, to a 5/8 inch iron bar found at the southwest corner of Jerry D. Fowler's and Hilda Fowler's 1.312 acre tract described in Logan County Official Record Volume 599, page 964, said 1.312 acre tract formerly part of said original 38.529 acre tract;

Thence North 74°09'20" East 450.27 feet, departing from the east line of said 56.88 acre tract, following the south line of said 1.312 acre tract, the south line of Jay E.

Thomas' and Angela L. Thomas' 1.316 acre tract described in Logan County Official Record Volume 806, page 548 (said 1.316 acre tract formerly part of said original 38.529 acre tract), the south line of Kenneth W. Kuehl's 1.320 acre, Tract III, described in Official Record Volume 630, page 107 (said 1.320 acre tract formerly part of said original 38.529 acre tract) and a north line of the remainder of said original 38.529 acre tract, passing 5/8 inch iron bars found at 150.07 feet and at 300.21 feet, to a 5/8 inch iron bar found;

Thence North 22°39'00" West 386.31 feet, following the east line of said 1.320 acre tract and a west line of the remainder of said original 38.529 acre tract, passing a 5/8 inch iron bar found at 356.17 feet, to a magnetic nail found in the centerline of Logan County Road 168;

Thence North 73°40'34" East 78.29 feet, following the centerline of Logan County Road 168 and the north line of said original 38.529 acre tract, to a railroad spike found;

Thence North 73°33'58" East 665.50 feet, following the centerline of Logan County Road 168 and the north line of said original 38.529 acre tract, to the place of beginning, containing 35.340 acres, more or less, and subject to all valid easements and restrictions of record.

Of the above-described 35.340 acre tract of land, 32.260 acres are within Monroe Township, Logan County, 3.080 acres are within Wayne Township, Champaign County, and 1.369 acres are within the road right-of-way of Logan County Road 28 and Logan County Road 168.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of November 2013. Iron bars 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 Logan County Road 28 (50 feet wide) bearing South 17°25'00" East.

Description prepared by:

George A Blackburn, R.S. #7873

12125 Green Street

Middleburg, Ohio 43336

(937) 666-5605



