

30.339 Acres out of Turner's 121.33 acres
Monroe Twp. V.M.S. 4492, Logan County, Ohio
July 17, 1974

Situated in the County of Logan, State of Ohio, and Township of
Monroe, being part of Virginia Military Survey # 4492, beginning
at the intersection of the centerlines of State Route 287 (former
SR 607) with the centerline of Monroe Township Road # 166; thence
with the centerline of said T.R. 166 as recorded in Logan County
Engineer's Field Book #521, page 53, South 27 Degrees 50 Minutes
East 438.50 feet;

thence South 11 Degrees 04 Minutes East 513.50 feet;

thence South 12 Degrees 19 Minutes East 378.00 feet to a point
which is the true beginning point of the description of the centerline
of a 30 foot wide easement:

Thence with the centerline of said easement and parrallel with and
15 feet south of Raymond L. Turner's North line which is also the
south line of Chauncey G. Smucker's 58.00 acres, North 77 Degrees
27 Minutes East 1848.60 feet to an iron pin

Thence North 58 Degrees 22 Minutes 30 Seconds East 77.50 feet to
an iron pin;

Thence North 87 Degrees 10 Minutes 30 Seconds East 133.05 feet to
an iron pin which designates the termination of said 30 foot wide
easement and which is also the beginning point of the following
land description;

Thence South 12 Degrees 59 Minutes East 798.00 feet to an iron pin
set in a fence line;

Thence North 78 Degrees 42 Minutes East 1119.31 feet to a Post;

Thence North 12 Degrees 24 Minutes West 1188.60 feet to a post;

Thence South 77 Degrees 17 Minutes West 1130.95 feet to a post;

Thence South 12 Degrees 59 Minutes East 362.95 feet to the point
of beginning,

Containing 30.339 acres more or less, out of Raymond L. Turner's
121.33 acres as described in Logan County Recorder's Deed Records
Volume 336, Page 479.

INDEXED ON MAP
5606 ID

Surveyed July 17, 1974

By Larry E. Blosser SIT # 1199

Checked By: Cecil E. Heugener

S. 12° 19' E. 303.00
T.R. 166
15.0'
30.0'

CHAUNCEY G. SHUCKER ETUX.
58.50 AC.

RAYMOND L. TURNER

N. 58° 22' 30" E. 77.50
N. 87° 10' 30" E. 133.05

FRANCIS M. WADE ET AL.

S. 77° 17' W. 1130.95

30.339 AC.

S. 12° 59' E. 798.00

N. 12° 24' W. 1188.60

N. 78° 42' E. 1119.31

GEORGIA PAULIE
84.46 AC.

ANNA BELL GRINGS
42.40 AC.



SCALE 1"=200'

A SURVEY OF A 30.339 ACRE TRACT OUT OF
RAYMOND L. TURNER'S 121.33 ACRES IN V.M.S. 4492
MONROE TWP. LOGAN CO. OHIO 7/10/24
SURVEYED BY LARRY E. TLOSSER SIT # 1199

CHECKED BY:

5806 IP

INDEXED ON MAP

1-23-18



APPROVED



EDWARDS SURVEYING

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



LEGAL DESCRIPTION FOR HOMECROFT FARMS 119.900 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Monroe, and being a part of Virginia Military Survey 4492, and being more particularly described as follows:

Beginning for reference at a Railroad Spike found at the intersection of the centerlines of State Route 287 (60' right-of-way) and Township Road 166 (40' right-of-way);

thence with the centerline of Township Road 166 the following three (3) courses:

1. S-29°03'02"-E, 438.19'(feet) to a 5/8" diameter iron bar found;
2. S-12°58'15"-E, 511.75'(feet) to a 3/4" diameter iron pipe found;
3. S-14°01'19"-E, 362.69'(feet) to a Railroad Spike found at the Southwest corner of a 64.70 acre tract conveyed to Joe & Cheryl Smucker by deed recorded in Deed Volume 366, Page 246, Tract I, of the Logan County Deed Records, also being the PRINCIPLE PLACE OF BEGINNING for the tract hereinafter described;

thence N-75°51'30"-E, 1843.67'(feet) to an iron bar set at the Southeast corner of said Smucker's tract, passing for reference an iron bar set on the right-of-way line of Township Road 166 at 20.01'(feet);

thence with the East line of said Smucker's tract, N-14°19'44"-W, 349.25'(feet) to an iron bar set at the Southwest corner of an 82.46 acre tract conveyed to Eric N. & Kay C. Parthemore by deed recorded in Official Record 52, Page 865, of the Logan County Records;

thence with the South line of said Parthemore's tract, N-75°29'24"-E, 1336.50'(feet) to a 5"x5" stone monument found at the Northwest corner of an 88.035 acre tract conveyed to K & B Schoenleben, LLC, by deed recorded in Official Record 1049, Page 20, Tract I, of the Logan County Records;

thence with the bounds of said 88.035 acre tract the following three (3) courses:

1. S-14°08'46"-E, 1718.78'(feet) to an 18" square concrete post found, passing for reference an iron bar set at 1188.60'(feet);
2. N-75°41'08"-E, 1201.89'(feet) to a 6"x5" stone monument found;
3. S-14°25'57"-E, 949.86'(feet) to an 8" diameter stone monument found on the North line of an 88.347 acre tract conveyed to Carl Edward & Laura Jo Anderson by deed recorded in Official Record 1279, Page 360;

thence with the North line of said Anderson's tract, S-76°05'12"-W, 1132.73'(feet) to a 5/8" diameter iron bar found at the Northeast corner of a 63.920 acre tract conveyed to Clinton M. Barger, Trustee, by deed recorded in Official Record 1153, Page 945, Tract II, of the Logan county Records;

thence with the North line of said Barger's tract and with the North line of a 31.985 acre tract conveyed to Frank Giannola & Mary Yardley Giannola by deed recorded in Official Record 404, Page 309, S-75°38'50"-W,

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1265.07'(feet) to an iron bar set at the Southeast corner of a 43 acre tract conveyed to Andrew W. & Kathleen B. Traucht by deed recorded in Official Record 5, Page 354, of the Logan County Records;

thence with the bounds of said Traucht's tract the following four (4) courses:

1. N-14°41'01"-W, 1485.39'(feet) to an iron bar set;
2. S-75°58'25"-W, 83.16'(feet) to an iron bar set;
3. N-14°34'44"-W, 407.88'(feet) to an iron bar set;
4. S-75°58'25"-W, 1860.67'(feet) to a 5/8" diameter iron bar found on the centerline of aforementioned Township Road 166, passing for reference an iron bar set on the right-of-way line of Township Road 166 at 1840.51'(feet);

thence with the centerline of Township Road 166, N-21°15'02"-W, 142.03'(feet) to a 5/8" diameter iron bar found;

thence continuing with the centerline of Township Road 166, N-16°09'43"-W, 269.42'(feet) to the place of beginning.

Containing 119.900 acres, 0.189 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 more accurate description of an 89.991 acre parcel conveyed to Homecroft Farms, LTD, by deed recorded in Official Record 1281, Page 700, Tract I, and a 30.339 acre tract also conveyed to Homecroft Farms, LTD, by deed recorded in Official Record 1281, Page 700, Tract II, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, January 17, 2018. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on the centerline of Township Road 166 per an assumed bearing of N-16°09'43"-W.



A handwritten signature in black ink, appearing to read "W.D. Edwards", written over a horizontal line.

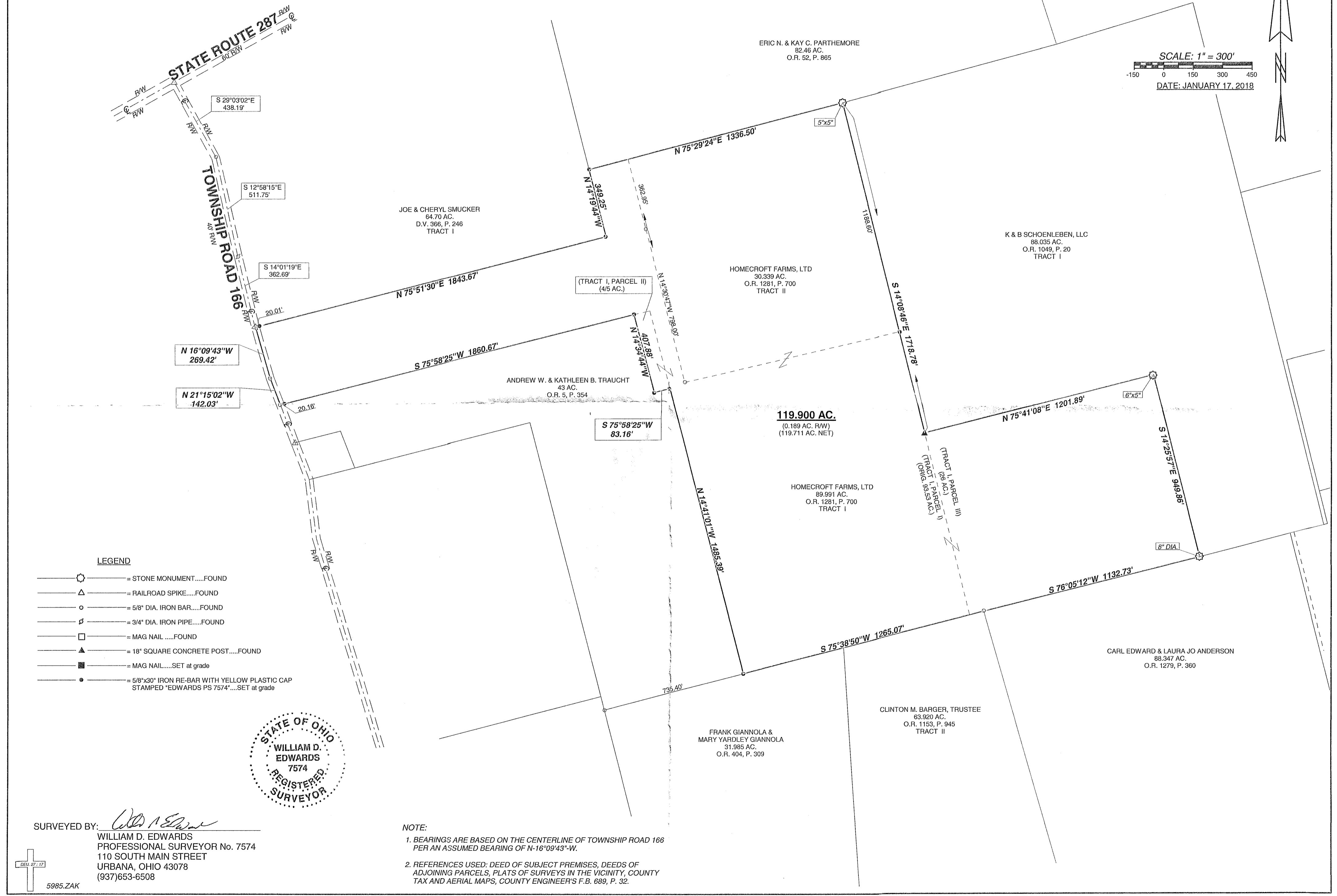
William D. Edwards, P.S. 7574

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PLAT OF SURVEY

MONROE TOWNSHIP, LOGAN COUNTY, OHIO

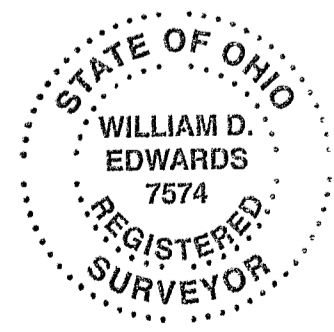
VIRGINIA MILITARY SURVEY 4492



SCALE: 1" = 300'
 -150 0 150 300 450
 DATE: JANUARY 17, 2018

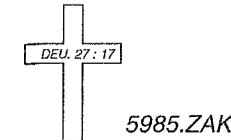
LEGEND

- = STONE MONUMENT.....FOUND
- = RAILROAD SPIKE.....FOUND
- = 5/8" DIA. IRON BAR.....FOUND
- = 3/4" DIA. IRON PIPE.....FOUND
- = MAG NAIL.....FOUND
- = 18" SQUARE CONCRETE POST.....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: *William D. Edwards*
 WILLIAM D. EDWARDS
 PROFESSIONAL SURVEYOR No. 7574
 110 SOUTH MAIN STREET
 URBANA, OHIO 43078
 (937)653-6508

NOTE:
 1. BEARINGS ARE BASED ON THE CENTERLINE OF TOWNSHIP ROAD 166 PER AN ASSUMED BEARING OF N-16°09'43"-W.
 2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, PLATS OF SURVEYS IN THE VICINITY, COUNTY TAX AND AERIAL MAPS, COUNTY ENGINEER'S F.B. 689, P. 32.



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10-10-2023



APPROVED

EDWARDS SURVEYING

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



LEGAL DESCRIPTION FOR PARTHMORE'S 22.520 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Monroe, and being a part of Virginia Military Survey 4492, and being more particularly described as follows:

Beginning for reference at a Railroad Spike found at the intersection of the centerlines of State Route 287 (60' right-of-way) and Township Road 166 (40' right-of-way), being at Station 72+15.3 per County Engineer's field book 689, Page 32;

Thence with the centerline of Township Road 166 the following three (3) courses:

1. S-29°03'02"-E, 438.19'(feet) to a 1" diameter iron bar found at Station 67+75.0, passing for reference a Mag Nail found at 120.82'(feet);
2. S-12°58'15"-E, 511.75'(feet) to a ¾" diameter iron pipe found, passing for reference a Mag Nail found at 165.46'(feet);
3. S-14°01'19"-E, 362.69'(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 58.383 acre tract conveyed to Christopher Smucker by deed recorded in Official Record 1415, Page 3546, Tract I;

Thence N-75°51'30"-E, 1843.67'(feet) to an iron bar set at the Southeast corner of the 58.383 acre tract, passing for reference a 5/8" diameter iron bar found on the right-of-way line of Township Road 166 at 20.01'(feet);

Thence with the East line of the 58.383 acre tract, N-14°19'44"-W, 349.25'(feet) to a 5/8" diameter iron bar found at the Southwest corner of an 82.46 acre tract conveyed to Eric N. & Kay C. Parthemore by deed recorded in Official Record 52, Page 865;

Thence with the South line of the 82.46 acre tract, N-75°29'24"-E, 205.69'(feet) to an iron bar set;

Thence S-14°30'47"-E, 1160.95'(feet) to a 5/8" diameter iron bar found;

Thence S-67°45'58"-W, 82.55'(feet) to a 5/8" diameter iron bar found at a corner of a 43 acre tract conveyed to Allen W. & Kathleen B. Traucht by deed recorded in Official Record 5, Page 354;

Thence with the bounds of the 43 acre tract the following three (3) courses:

1. S-75°58'25"-W, 83.16'(feet) to a 6" diameter wood post found, passing for reference an iron bar set at 78.16'(feet);
2. N-14°34'44"-W, 407.88'(feet) to an iron bar set;
3. S-75°58'25"-W, 1860.67'(feet) to a 5/8" diameter iron bar found on the centerline of aforementioned Township Road 166, passing for reference a 5/8" diameter iron bar found on the right-of-way line of Township Road 166 at 1840.51'(feet);

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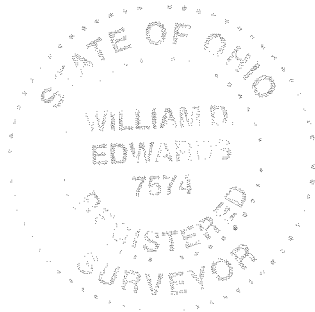
Thence with the centerline of Township Road 166 the following two (2) courses:

1. N-21°15'02"-W, 142.03'(feet) to a 5/8" diameter iron bar found;
2. N-16°09'43"-W, 269.42'(feet) to the place of beginning.

Containing 22.520 acres, 0.189 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 119.900 acre tract conveyed to Eric N. Parthemore by deed recorded in Official Record 1296, Page 940, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, September 7, 2023. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on the centerline of Township Road 166 per an assumed bearing of S-29°03'02"-E.



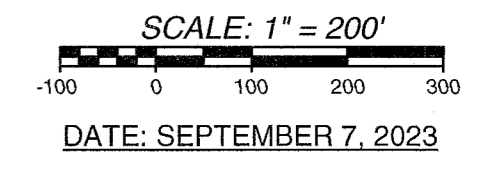
A handwritten signature in cursive script, appearing to read "W.D. Edwards", written over a horizontal line.

William D. Edwards, P.S. 7574

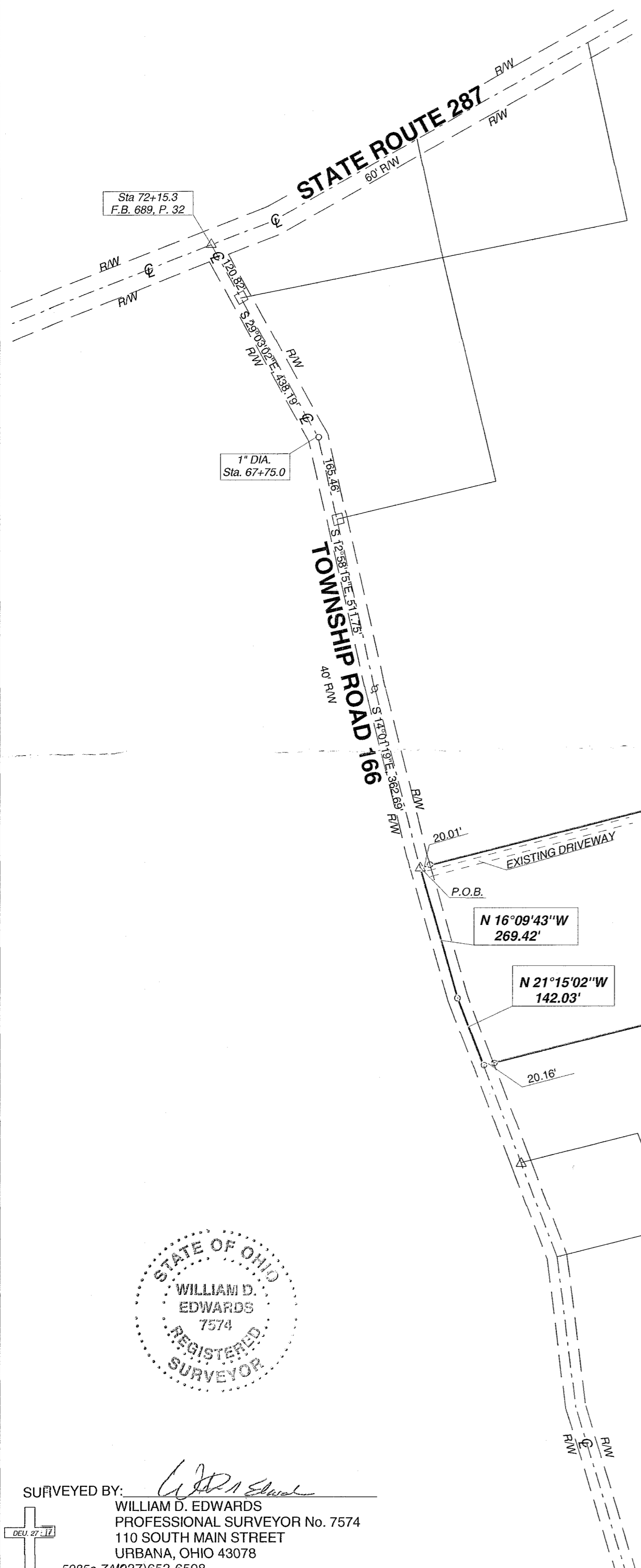
INDEXED ON MAP
5606

PLAT OF SURVEY

MONROE TOWNSHIP, LOGAN COUNTY, OHIO
 VIRGINIA MILITARY SURVEY 4492



- NOTE:
- BEARINGS ARE BASED ON THE CENTERLINE OF TOWNSHIP ROAD 166 ROAD PER AN ASSUMED BEARING OF S-29°03'02"-E.
 - REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY, COUNTY ENGINEER'S FIELD BOOK 689, PAGE 32.
 - THE SUBJECT PARCEL IS SUBJECT TO THE LOGAN COUNTY ACCESS PLAN: TOWNSHIP ROAD 166 IS CLASSIFIED AS LOCAL ROADS, MINIMUM DRIVE SPACING = 250', MINIMUM INTERSECTION SPACING = 250', MINIMUM SIGHT STOPPING DISTANCE IS > 495'.



CHRISTOPHER SMUCKER
 58.383 AC.
 O.R. 1415, P. 3546
 TRACT I

ERIC N. & KAY C. PARTHEMORE
 82.46 AC.
 O.R. 52, P. 885

ERIC N. PARTHEMORE
 119.900 AC.
 O.R. 1296, P. 940

22.520 AC.
 (0.189 AC. R/W)
 (22.331 AC. NET)

ERIC N. PARTHEMORE
 PT. 119.900 AC.
 PT. O.R. 1296, P. 940

ALLEN W. & KATHLEEN B. TRAUCHT
 43 AC.
 O.R. 5, P. 354



SURVEYED BY:
 WILLIAM D. EDWARDS
 PROFESSIONAL SURVEYOR No. 7574
 110 SOUTH MAIN STREET
 URBANA, OHIO 43078
 5985a.ZA(037)653-6508

- LEGEND
- = STONE MONUMENT.....FOUND
 - = RAILROAD SPIKE.....FOUND
 - = 5/8" DIA. (UNLESS NOTED) IRON BAR.....FOUND
 - = 3/4" DIA. IRON PIPE.....FOUND
 - = MAG NAILFOUND
 - = 6" DIA. WOOD POST.....FOUND
 - = MAG NAIL.....SET at grade
 - = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 7574".....SET at grade