

**Carl McClure, Jr. et al Trustees  
of the McClure Family Trust  
Survey**

The following described real estate situated in the Township of Monroe, County of Logan, State of Ohio and being a part of Virginia Military Survey No. 5864 and being out of a 70.320 Acre tract in the name of Carl McClure, Jr. et al Trustees of the McClure Family Trust as recorded in Official Record No. 510 Page 273 (7-2-2001) and now being more particularly described as follows:

Beginning at a R. R. Spike found at a corner to said 70.320 Acre tract and the southwest corner to a 4.646 Acre tract in the name of R. Scott Levan et al as recorded in Official Record No. 404 Page 841 (3-25-1999) and being in the centerline of C. H. No. 1 (Ludlow Road) and also being in the Ludlow Line;

Thence with the line between said 70.320 Acre tract and said 4.646 Acre tract, N. 52°37'28" E. 464.36 feet to a 5/8" x 30" Rebar set, passing through a 5/8" Rebar found at 31.80 feet;

Thence S. 37°00'31" E. 50.40 feet to a 5/8" x 30" Rebar set;

Thence S. 12°36'26" W. 449.68 feet to a 5/8" x 30" Rebar set;

Thence S. 19°56'21" W. 366.81 feet to a R. R. Spike set in the centerline of C. H. No. 1 and the Ludlow Line, passing through a 5/8" x 30" Rebar set at 318.02 feet;

Thence with the centerline of C. H. No. 1 and Ludlow Line, N. 18°00'00" W. 569.92 feet to the place of beginning, (Note: The centerline of C. H. No. 1 and Ludlow Line is the Basis of Bearing for this survey - N. 18°00'00" W.), containing 151,734.220 square feet or 3.483 Acres, more or less.

Of the above described tract, there is 16,678.650 Square Feet or 0.383 Acres in the right of way of C. H. No. 1.

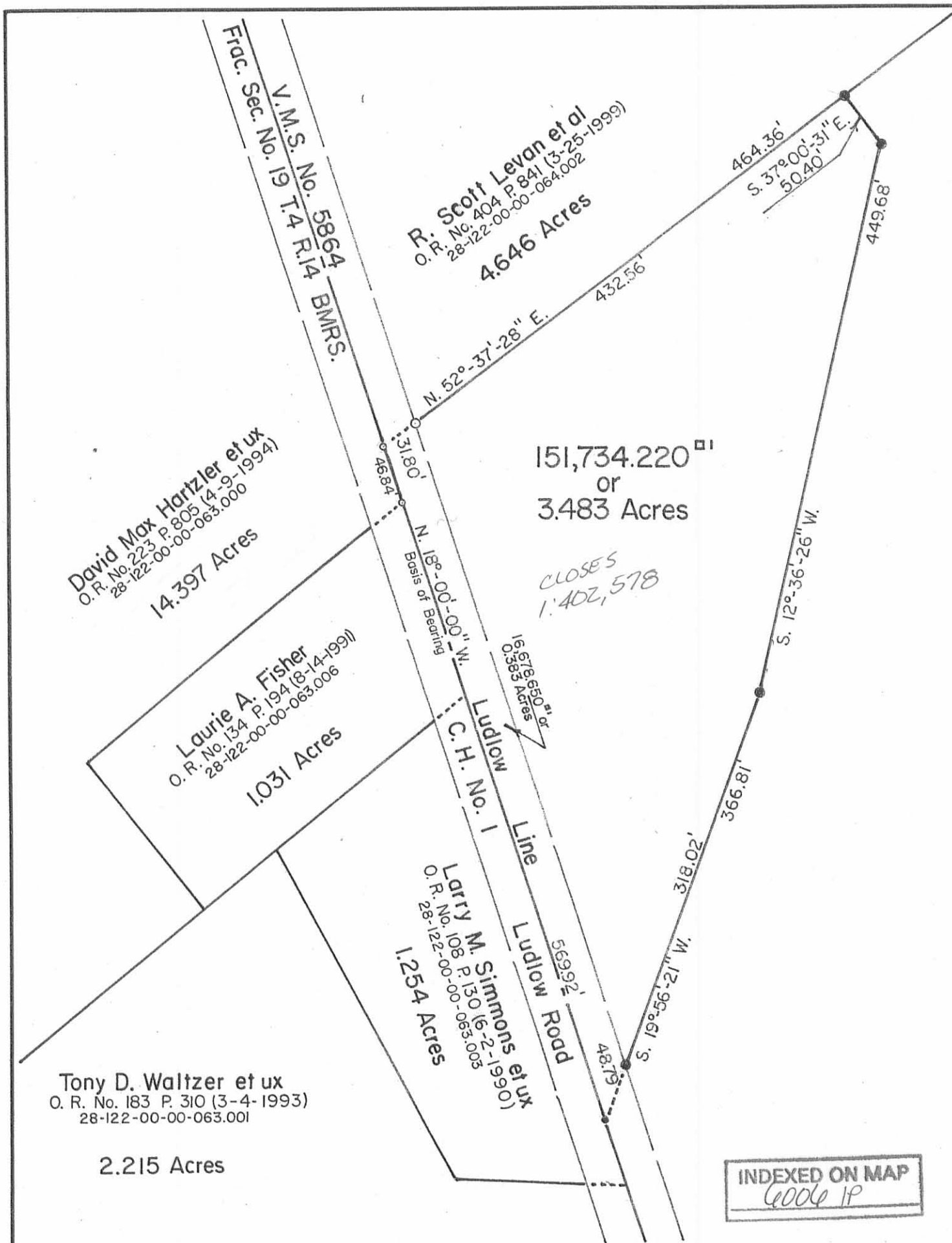
I hereby certify that this description is the result of a field survey made by me on August 11, 2001.



*Daniel E. Gilbert*  
DANIEL E. GILBERT, P.S.  
REG. SUR. NO. 5402  
~~400 N. PARK ST.~~ 513 N. MAD RIVER ST.  
BELLEFONTAINE, OHIO 43311  
TELEPHONE: 1 (937) 593-1428  
937

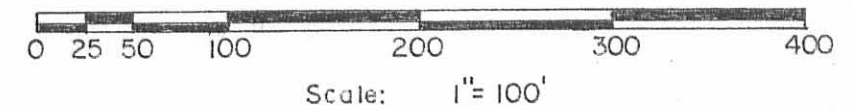
INDEXED ON MAP  
*6606* ID

REC'D 8-16-01 SWM OK



Carl McClure, Jr. et al Trustees  
The McClure Family Trust  
O. R. No. 510 Pages 273-276 (7-2-2001)  
28-122-00-00-066.000

70.320 Acres  
- 3.483 Acres  
66.837 Acres



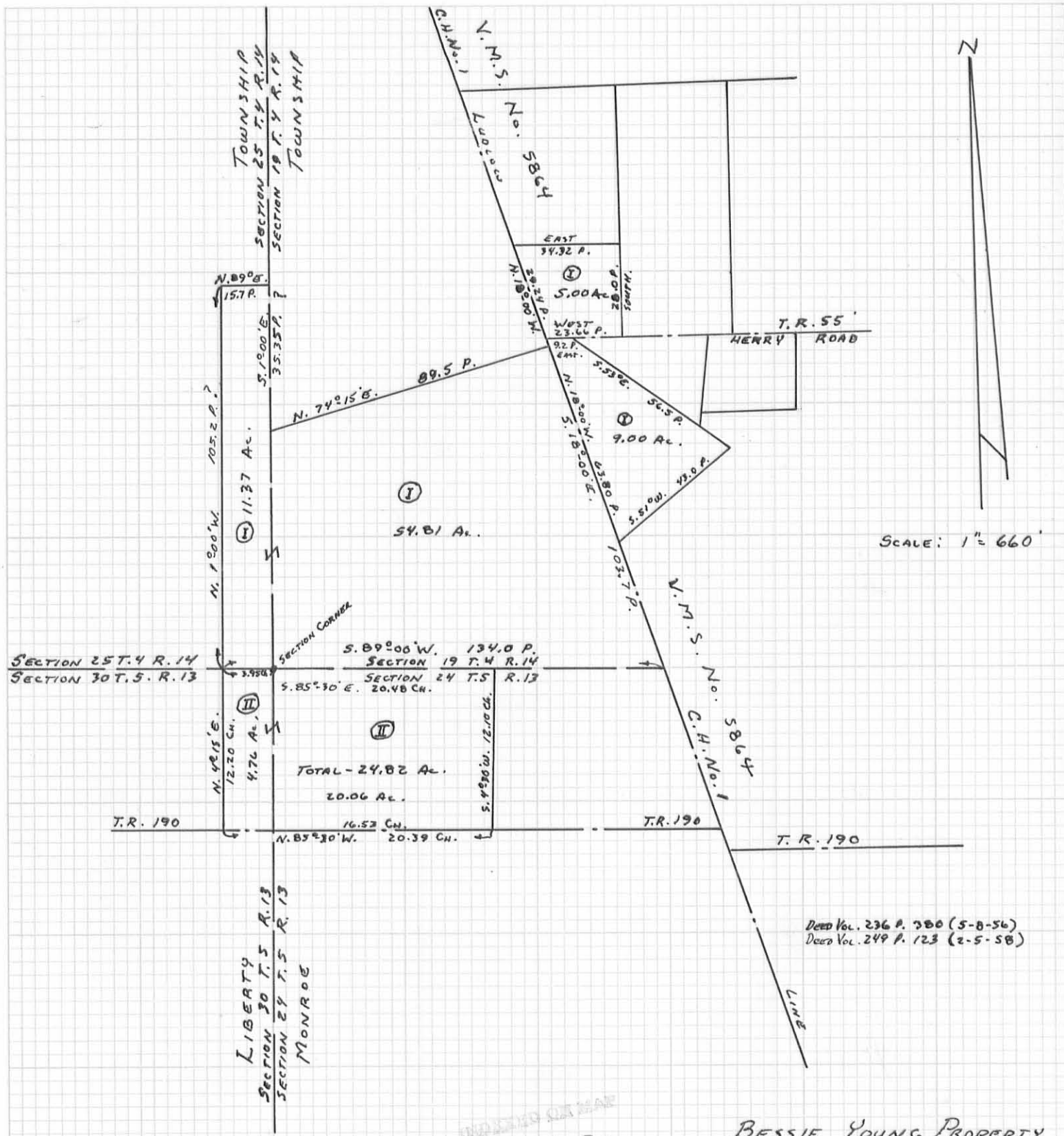
- SYMBOLS:
- - R. R. Spikes Fd.
  - - R. R. Spike Set.
  - - 5/8" Rebar Fd.
  - - 5/8" x 30" Rebars Set. (Capped).



INDEXED ON MAP  
6006 IP

Carl McClure, Jr. et al Trustees of the McClure Family Trust Survey  
V. M. S. No. 5864, Monroe Township,  
Logan County, Ohio.

SCALE: 1" = 100'	APPROVED BY:	DRAWN BY: DEG
DATE: 8-11-2001		REVISED:
 Daniel E. Gilbert, P.S. Reg. Sur. No. 5402		DRAWING NUMBER: 2001-023



Scale: 1" = 660'

Deed Vol. 236 P. 380 (5-8-56)  
Deed Vol. 249 P. 123 (2-5-58)

INDEXED ON MAP  
6006 2P

BESSIE YOUNG PROPERTY  
LIBERTY-MONROE TOWNSHIPS  
LOGAN COUNTY, OHIO  
MARCH 1977

DRAWN BY:  
DANIEL E. GILBERT, P.S.  
REG. SUR. No. 5402

8-20-14

 **APPROVED**

**CARL McCLURE SURVEY**  
**1.570 ACRES**  
**August 13, 2014**

The following described 1.570 acre tract of land is situated in Virginia Military Survey 5864, Monroe Township, Logan County, Ohio and being part of Carl McClure, Jr. and Sylvia R. McClure, Trustee's 70.320 acre tract described in Official Record Volume 510, page 273, said 1.570 acre tract more particularly described as follows:

Beginning at a magnetic nail found in the centerline of Township Road 190 (40 feet wide) and in the south line of V.M.S. 5864, said nail also at the northeast corner of V.M.S. 9793, the northwest corner of V.M.S. 10853, the southeast corner of said 70.320 acre tract and the southwest corner of a 20.965 acre tract conveyed to Marjorie M. Strayer (1/2 interest) transfer on death to Charles L. Strayer and Larry A. Strayer by Official Record Volume 951, page 875, Douglas Strayer (1/4 interest) by Official Record Volume 891, page 848 and Claudia J. Smiley and Dallas G. Smiley, Trustee's (1/4 interest) by Official Record Volume 934, page 658;

Thence **North 86°03'29" West 152.00 feet**, following the centerline of Township Road 190, the south line of V.M.S. 5864, the north line of V.M.S. 9793 and the south line of said 70.320 acre tract, to a magnetic nail set;

Thence **North 3°35'06" East 450.00 feet**, departing from the centerline of Township Road 190 and the north line of V.M.S. 9793, entering V.M.S. 5864 and said 70.320 acre tract, passing an iron bar set at 20.00 feet, to an iron bar set;

Thence **South 86°03'29" East 152.00 feet** to an iron bar set in the west line of said 20.965 acre tract and in the east line of said 70.320 acre tract;

Thence **South 3°35'06" West 450.00 feet**, following the west line of said 20.965 acre tract and the east line of said 70.320 acre tract, passing a 5/8 inch iron bar found at 430.00 feet, to the **place of beginning, containing 1.570 acres**, more or less, and subject to all valid easements and restrictions of record.

Of the above-described 1.570 acre tract of land, 0.070 acre is within the road right-of-way of Township Road 190.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of August 2014. Iron pins 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 Township Road 190 (40 feet wide) bearing North 86°03'29" West.

Description prepared by: George A. Blackburn 8-13-2014  
George A. Blackburn, R.S. #7873  
12125 Green Street, Middleburg, Ohio 43336 (937) 666-5605

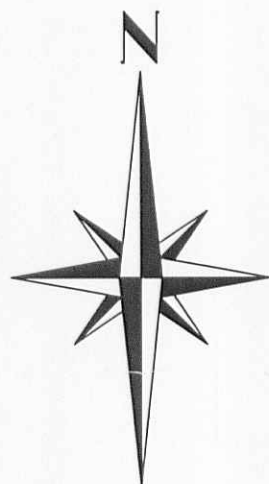


8-20-14

**APPROVED**

# PLAT OF SURVEY IN VIRGINIA MILITARY SURVEY 5864 MONROE TOWNSHIP, LOGAN COUNTY, OHIO

Carl McClure, Jr. and  
Sylvia R. McClure, Trustee's  
70.320 acres  
O.R. 510, pg. 273



### LEGEND

- MAGNETIC NAIL FOUND
- MAGNETIC NAIL SET
- 5/8" IRON BAR FOUND
- 5/8" IRON BAR SET

**1.570 Acres**

Marjorie M. Strayer (1/2 interest)  
transfer on death to Charles L. Strayer  
and Larry A. Strayer  
by O.R. 951, pg. 875  
Douglas Strayer (1/4 interest)  
by O.R. 891, pg. 848  
Claudia J. Smiley and Dallas G.  
Smiley, Trustee's (1/4 interest)  
by O.R. 934, pg. 658  
20.965 acres

Carl McClure, Jr. and  
Sylvia R. McClure, Trustee's  
70.320 acres  
O.R. 510, pg. 273

Part of Carl McClure, Jr. and  
Sylvia R. McClure, Trustee's  
70.320 acres  
O.R. 510, pg. 273

(0.070 Acre)

V.M.S. 5864  
C/L  
V.M.S. 9793

(Basis of Bearing)  
N86°03'29"W  
152.00'

V.M.S. 5864  
C/L  
V.M.S. 10853

TOWNSHIP ROAD 190 (40')

PLACE OF BEGINNING  
NORTHEAST CORNER  
OF V.M.S. 9793

V.M.S. 10853  
C/L  
V.M.S. 9793



I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND THAT MONUMENTS WERE PLACED AS INDICATED HEREON.

*George A. Blackburn* 8-13-2014  
GEORGE A. BLACKBURN, R.S. 7873

BLACKBURN SURVEYING  
12125 GREEN STREET  
MIDDLEBURG, OHIO 43336  
(937) 597-2700

DATE: 8/13/2014  
SCALE: 1" = 50'  
FILE: McClure 8-14  
F.B. 20, PG. 1

PLAT PREPARED FOR  
CARL McCLURE, Jr. and SYLVIA R. McCLURE

Sheet  
1  
of  
1

INDEXED ON MAP  
6004 3P

2-17-15

APPROVED



EDWARDS SURVEYING

110 South Main Street  
Urbana, Ohio 43078  
(937) 633-6508



**LEGAL DESCRIPTION FOR McCLURE'S 3.000 AC. TRACT**

Being situate in the State of Ohio, County of Logan, Township of Monroe, and being a part of Virginia Military Survey 5864, and being more particularly described as follows:

Beginning for reference at a Harrow Tooth found at the intersection of the centerlines of Township Road 190, (40' right-of-way) and County Road 1 (60' right-of-way);

Thence with the centerline of County Road 1, N-14°17'02"-W, 592.11'(feet) to a Mag Nail set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described;

thence continuing with the centerline of County Road 1 the following two (2) courses:

1. N-14°17'02"-W, 311.68'(feet) to a Railroad Spike found;
2. N-13°57'55"-W, 49.15'(feet) to a Railroad Spike found at the Southwest corner of a 3.483 acre tract conveyed to Gregory K. and Kathy J. Miller by Deed recorded in Official Record 937, page 656 of the Logan County Records;

thence with the South side of said Miller's 3.483 acre tract the following two (2) courses:

1. N-23°58'26"-E, 366.81'(feet) to a 5/8" diameter iron bar found, passing for reference a 5/8" diameter iron bar found on the right-of-way line of County Road 1 at 48.79'(feet);
2. N-16°38'31"-E, 29.23'(feet) to an iron bar set;

thence S-14°17'02"-E, 723.34'(feet) to an iron bar set;

thence S-87°14'08"-W, 247.41'(feet) to the place of beginning, passing for reference an iron bar set on the right-of-way line of County Road 1 at 216.79'(feet).

Containing 3.000 acres, 0.264 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.

**ALSO:** an easement for ingress and egress, 20.00'(feet) in width, described as follows;

Beginning at a Mag Nail set on the centerline of County Road 1 at the Southwest corner of the previously described 3.000 acre tract, said Mag Nail set being N-14°17'02"-W, 592.11'(feet) from a Harrow Tooth found at the intersection of the centerlines of Township Road 190 (40' right-of-way) and County Road 1 (60' right-of-way);

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6006 4D-1



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



thence with the South line of said 3.000 acre tract, N-87°14'08"-E, 247.41'(feet) to an iron bar set, passing for reference an iron bar set on the right-of-way line of County Road 1 at 30.62'(feet);

thence S-14°17'02"-E, 20.41'(feet) to a point;

thence S-87°14'08"-W, 247.41'(feet) to a point on the centerline of County Road 1, passing for reference the right-of-way line of County Road 1 at 216.79'(feet);

thence with the centerline of County Road 1, N-14°17'02"-W, 20.41'(feet) to the place of beginning.

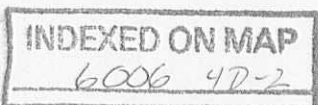
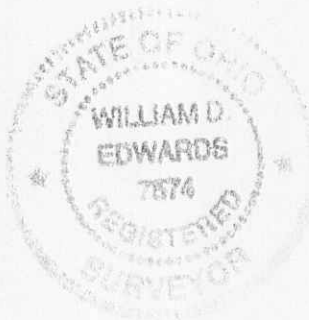
Containing 0.114 acre, 0.014 acre of which is within the Road right-of-way, but being subject to the rights of all legal highways and all easements of record.

Being a part of a 70.320 acre tract conveyed to Carl McClure Jr., and Sylvia R. McClure, Trustees, by Deed recorded in Official Record 510, page 273 of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, February 3, 2015. 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 County Road 1 per an assumed bearing of N-14°17'02"-W.

William D. Edwards

Professional Surveyor No. 7574

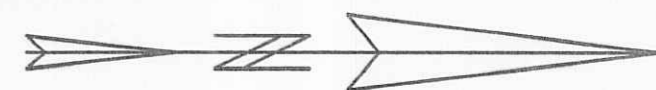


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APPROVED

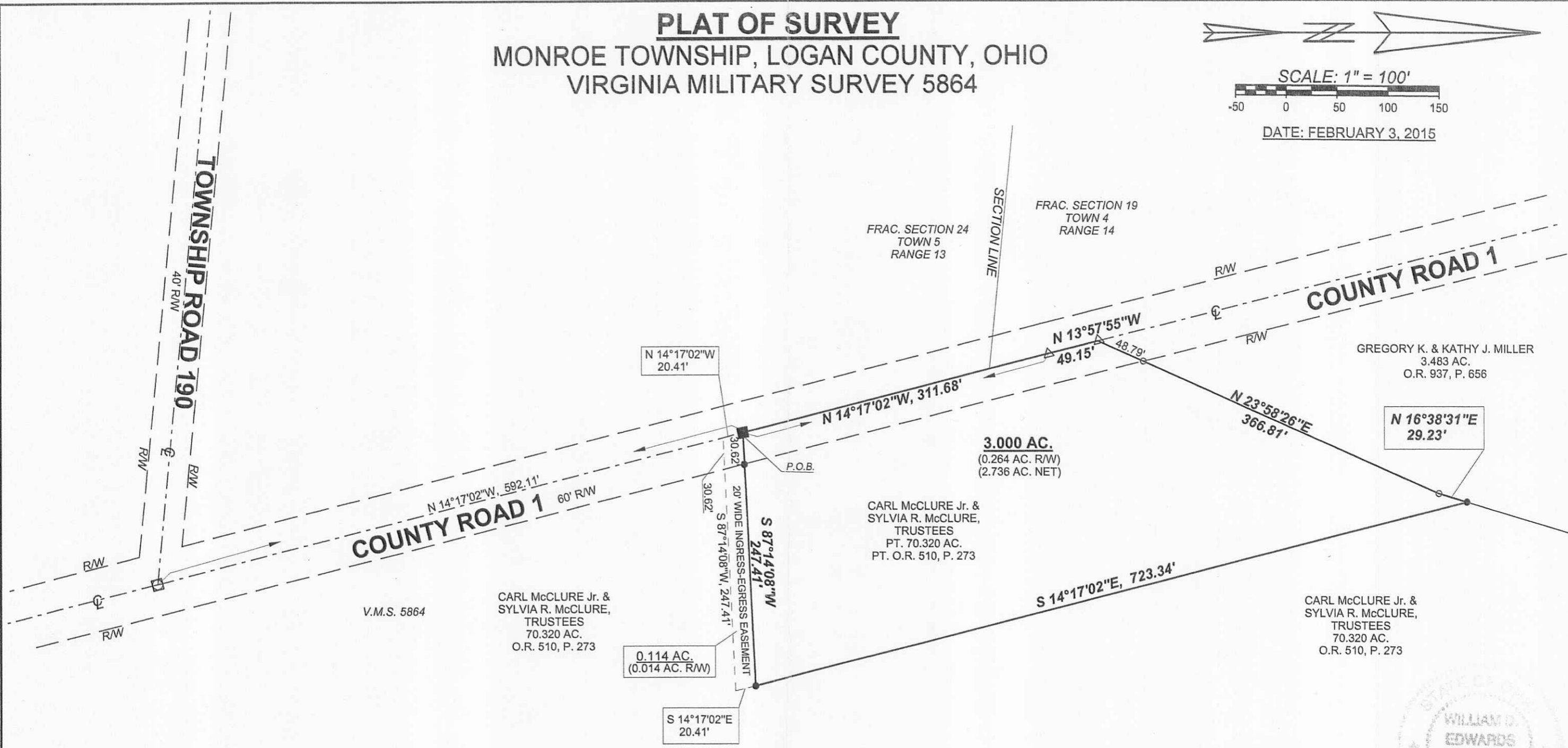
# PLAT OF SURVEY

MONROE TOWNSHIP, LOGAN COUNTY, OHIO  
VIRGINIA MILITARY SURVEY 5864



SCALE: 1" = 100'  
-50 0 50 100 150

DATE: FEBRUARY 3, 2015



### LEGEND

- △— = RAILROAD SPIKE.....FOUND
- = 5/8" DIA. IRON BAR.....FOUND
- = HARROW TOOTH.....FOUND
- = MAG NAIL .....FOUND
- ⊗— = STONE MONUMENT.....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

### NOTE:

1. BEARINGS ARE BASED ON THE CENTERLINE OF COUNTY ROAD 1 PER AN ASSUMED BEARING OF N-14°17'02"-W.
2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX AND AERIAL MAPS, PLATS OF SURVEYS IN THE VICINITY.
3. AN EASEMENT, 20' IN WIDTH, FOR INGRESS AND EGRESS, IS TO BE USED WITH THE 3.000 AC. TRACT SHOWN HEREON. SAID EASEMENT CONTAINS AN EXISTING GRAVEL DRIVE AND CONTAINS 0.114 AC..



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

5397.zak

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6006 4P





APPROVED



EDWARDS SURVEYING

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



**LEGAL DESCRIPTION FOR McCLURE'S 5.517 ACRE TRACT**

Being situate in the State of Ohio, County of Logan, Township of Monroe, and being a part of Virginia Military Survey 5864, and being more particularly described as follows:

Beginning for reference at a Harrow Tooth found at the intersection of the centerlines of Township Road 190, (40' right-of-way), to the West, and County Road 1 (60' right-of-way);

thence with the centerline of County Road 1, N-14°17'02"-W, 592.11'(feet) to a Mag Nail found at the Southwest corner of a 3.000 acre tract conveyed to James E. Riley III & Kimannette F. Barnes by deed recorded in Official Record 1176, Page 726;

thence N-87°14'08"-E, 247.41'(feet) to a 5/8" diameter iron bar found at the Southeast corner of the 3.000 acre tract and at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, passing for reference a 5/8" diameter iron bar found on the right-of-way line of County Road 1 at 30.62'(feet);

thence with the East line of the 3.000 acre tract, N-14°17'02"-W, 723.34'(feet) to an iron bar set on a Southeasterly line of a 3.483 acre tract conveyed to Sylvia R. McClure by Deed recorded in Official Record 1404, Page 4289, Tract I;

thence with the bounds of the 3.483 acre tract the following two (2) courses:

1. N-16°38'31"-E, 420.45'(feet) to an iron bar set;
2. N-32°55'28"-W, 50.96'(feet) to an iron bar set on the South line of a 4.646 acre tract conveyed to R. Scott LeVan & Kelli D. Quay by deed recorded in Official Record 404, Page 841 from which a 5/8" diameter iron bar found bears S-14°45'19"-W, 5.55'(feet);

thence with the South line of the 4.646 acre tract, N-56°36'28"-E, 170.26'(feet) to an iron bar set at the Southwest corner of a 2.080 acre tract conveyed to Samuel Z. & Courtney L. Baker by deed recorded in Official Record 1299, Page 744;

thence with the South line of the 2.080 acre tract, N-88°22'30"-E, 83.90'(feet) to an iron bar set;

thence S-3°34'52"-W, 1242.07'(feet) to an iron bar set;

thence S-87°14'08"-W, 62.76'(feet) to the place of beginning.

Containing 5.517 acres but being subject to the rights of all legal highways and all easements of record.

Being a part of a 63.837 acre tract conveyed to Sylvia R. McClure by Deed recorded in Official Record 1404, Page 4289, Tract II, of the Logan County Records.

The herein described tract is to be attached to an adjoining parcel and is not to be used as a separate and independent tract.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, February 14, 2022. 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 County Road 1 per an assumed bearing of N-14°17'02"-W.

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6006

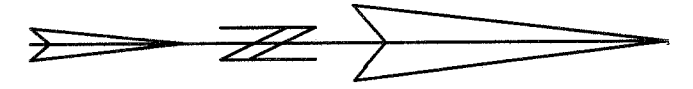


*William D. Edwards*

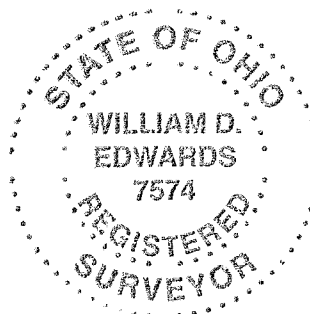
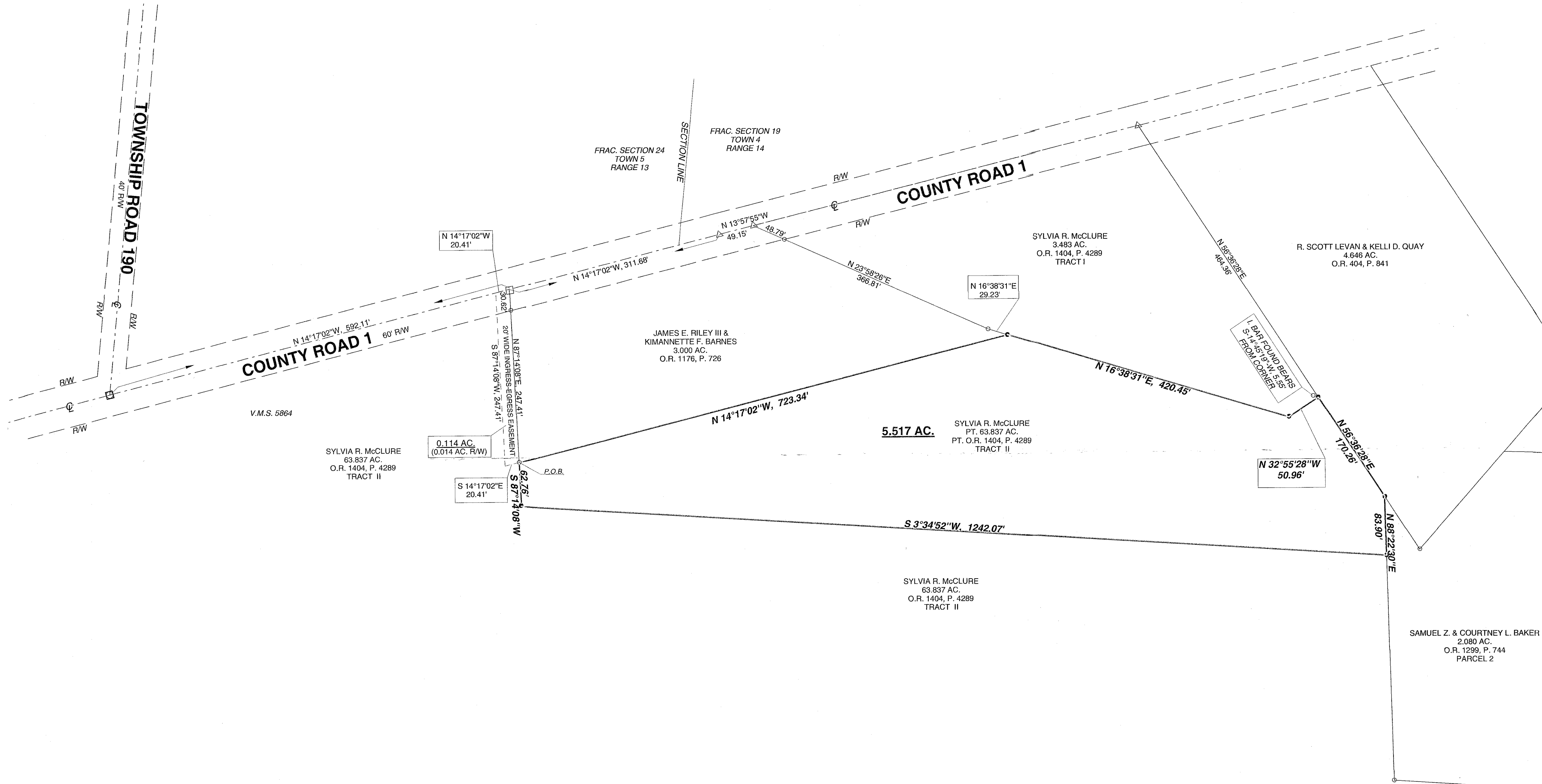
William D. Edwards, P.S. 7574

# PLAT OF SURVEY

## MONROE TOWNSHIP, LOGAN COUNTY, OHIO VIRGINIA MILITARY SURVEY 5864



SCALE: 1" = 100'  
-50 0 50 100 150  
DATE: FEBRUARY 14, 2022



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 COUNTY ROAD 1 PER AN ASSUMED BEARING OF N-14°17'02"-W.
2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX AND AERIAL MAPS, PLATS OF SURVEYS IN THE VICINITY.
3. THE 5.517 ACRE TRACT SHOWN HEREON IS TO BE ATTACHED TO AN ADJOINING PARCEL.

### LEGEND

- △ = RAILROAD SPIKE.....FOUND
- = 5/8" DIA. IRON BAR.....FOUND
- = HARROW TOOTH.....FOUND
- = MAG NAIL .....FOUND
- ⊙ = STONE MONUMENT.....FOUND
- = MAG NAIL.....SET at grade
- = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 7574".....SET at grade