

**JAKE AND CHARNELL COIL SURVEY
3.168 ACRES
September 26, 2006**

The following described 3.168 acre tract of land is situated in Virginia Military Survey 4995, Perry Township, Logan County, Ohio and being part of Jake Coil Jr. and Charnell Coil's 77.20 acre tract described in Official Record Volume 843, page 679, said 3.168 acre tract more particularly described as follows:

Beginning for reference at a 5/8 inch iron pin found at County Road 2 (50 feet wide) centerline Station 361+27.5 as referenced in Logan County Engineer's field book 579, page 73, said iron pin marking an angle point in the centerline of County Road 2 and being in the south line of V.M.S. 4995 and in the north line of V.M.S. 12103;

Thence North 54°38'48" West 709.82 feet, following the centerline of County Road 2, the south line of V.M.S. 4995, and the north line of V.M.S. 12103, to a 7/8 inch iron pin found at centerline Station 354+17 as referenced on page 73 of said Logan County Engineer's field book 579, said iron pin also at the southeast corner of said 77.20 acre tract and at the southwest corner of John Y. Seiling, Trustee's Tract 1, 47.34 acres, described in Official Record Volume 47, page 754, said iron pin marking the **place of beginning**;

Thence **North 54°38'48" West 54.95 feet**, continuing along the centerline of County Road 2, the south line of V.M.S. 4995, the north line of V.M.S. 12103, and following the south line of said 77.20 acre tract, to a 5/8 inch iron pin found at centerline Station 353+62.5 as referenced on page 73 of said Logan County Engineer's field book 579;

Thence **North 55°00'00" West 160.05 feet**, continuing along the centerline of County Road 2, the south line of V.M.S. 4995, the north line of V.M.S. 12103, and the south line of said 77.20 acre tract, to a magnetic nail set;

Thence **North 35°41'29" East 641.93 feet**, departing from the centerline of County Road 2 and the north line of V.M.S. 12103, entering V.M.S. 4995 and said 77.20 acre tract, passing an iron pin set at 25.00 feet, to an iron pin set;

Thence **South 55°00'00" East 215.00 feet** to an iron pin set in the west line of said 47.34 acre tract and in the east line of said 77.20 acre tract;

Thence **South 35°41'29" West 642.27 feet**, following the west line of said 47.34 acre tract and the east line of said 77.20 acre tract, passing an iron pin set at 617.27 feet, to the **place of beginning, containing 3.168 acres**, more or less, and subject to all valid easements and restrictions of record.

Of the above-described 3.168 acre tract of land, 0.123 acre is within the road right-of-way of County Road 2.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of September 2006. 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 County Road 2 (50 feet wide) bearing North 55°00'00" West.

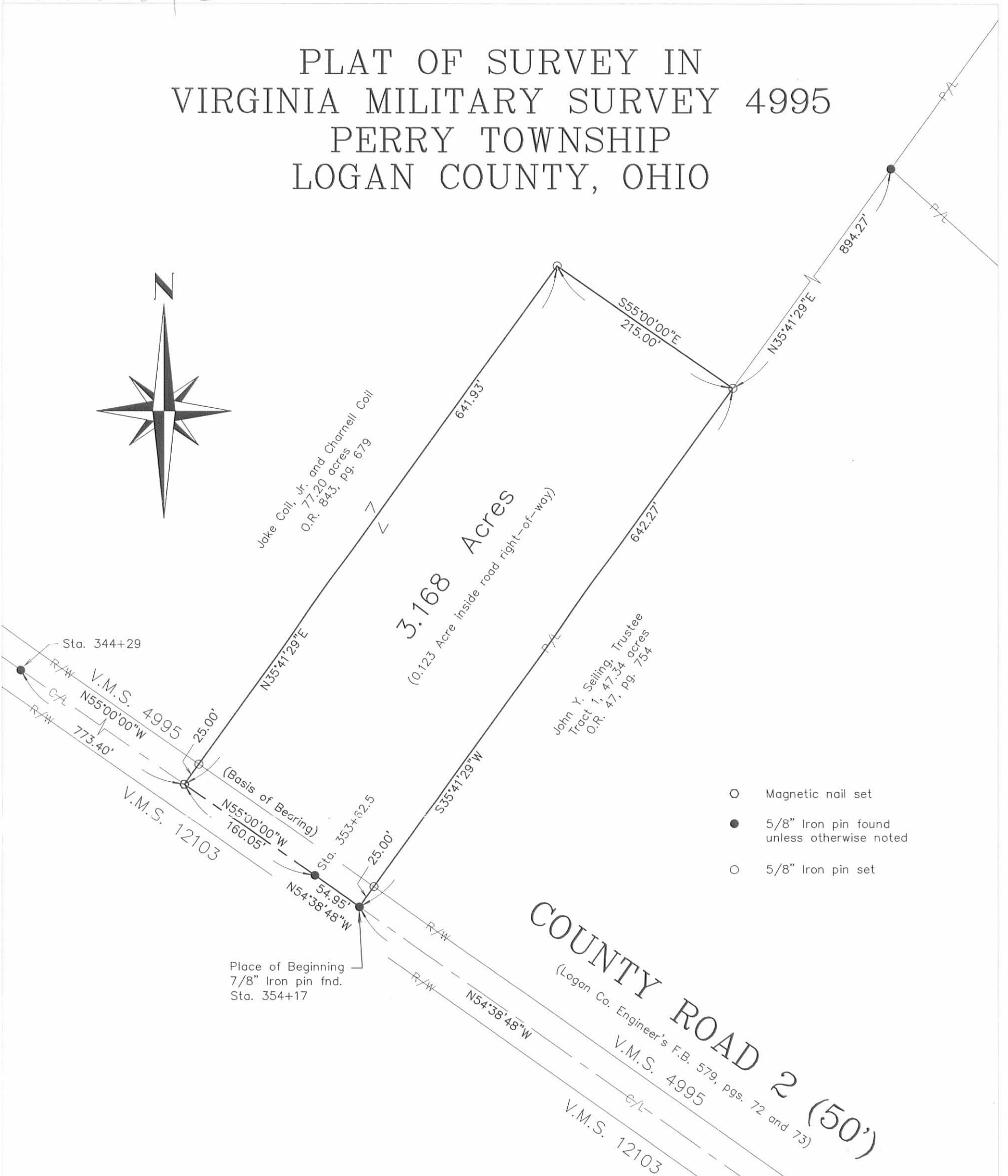
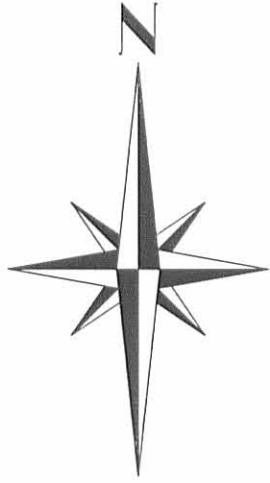
Description prepared by:

George A. Blackburn 9/26/06

George A. Blackburn, R.S. #7873
12125 Green Street
Middleburg, Ohio 43336
(937) 666-5605



PLAT OF SURVEY IN
 VIRGINIA MILITARY SURVEY 4995
 PERRY TOWNSHIP
 LOGAN COUNTY, OHIO



- Magnetic nail set
- 5/8" Iron pin found unless otherwise noted
- 5/8" Iron pin set

COUNTY ROAD 2 (50')
 (Logan Co. Engineer's F.B. 579, pgs. 72 and 73)
 V.M.S. 4995

SURVEY FOR JAKE AND CHARNELL COIL

Being a 3.168 acre tract split out of Jake Coil, Jr. and Charnell Coil's 77.20 acre tract described in Official Record Volume 843, page 679.



Reference Beginning
 Sta. 361+27.5



BLACKBURN SURVEYING

12125 GREEN STREET
 MIDDLEBURG, OHIO 43336
 (937) 666-5605

Filename: Coil 9-06
 Scale: 1" = 100'
 Date: 9/26/06
 F.B. 14, pg. 62

I hereby certify that this plat was prepared from an actual field survey and that monuments were placed as indicated hereon.

George A. Blackburn 9/26/06
 George A. Blackburn, R.S. 7873

INDEXED ON MAP
 9550 1P



APPROVED



EDWARDS SURVEYING

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



LEGAL DESCRIPTION FOR RYAN FARMS 0.537 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Perry, and being a part of Virginia Military Survey 4995, and being more particularly described as follows:

Beginning for reference at a 5/8" diameter iron bar found on the centerline of County Road 2 (50' right-of-way) at centerline station 361+27.5 per the Logan County Engineer's Field Book 579, Pages 72 and 73;

thence with the centerline of County Road 2, N-55°14'06"-W, 709.82'(feet) to a 7/8" diameter iron bar found at the Southeast corner of a 3.168 acre tract conveyed to Bruce and Amber R. Thomas by Deed recorded in Official Record 1195, Page 892, also being the Southwest corner of a 43.193 acre tract conveyed to Cronkleton Land, LLC, by Deed recorded in Official Record 1169, Page 481, of the Logan County Records;

thence with the West line of said Cronkleton's tract, N-35°06'07"-E, 642.27'(feet) to a 5/8" diameter iron bar found at the Northeast corner of said Thomas' 3.168 acre tract, being 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 2 at 25.00'(feet);

thence N-55°35'22"-W, 215.00'(feet) to an iron bar set at the Northwest corner of said Thomas' 3.168 acre tract;

thence N-82°13'19"-E, 85.56'(feet) to an iron bar set;

thence N-37°01'22"-E, 78.82'(feet) to an iron bar set;

thence S-60°22'26"-E, 150.33'(feet) to an iron bar set on the West line of aforementioned Cronkleton's 43.193 acre tract;

thence with the West line of said Cronkleton's tract, S-35°06'07"-W, 148.75'(feet) to the place of beginning.

Containing 0.537 acre but being subject to the rights of all legal highways and all easements of record.

Being a part of a 77.20 acre tract conveyed to Ryan Farms, LLC, by Deed recorded in Official Record 1146, Page 937, of the Logan County Records.

The herein described 0.537 acre tract is to be attached to an adjoining parcel and is not to be used as a separate and independent parcel.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, March 28, 2017. 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 2 per an assumed bearing of N-55°14'06"-W.

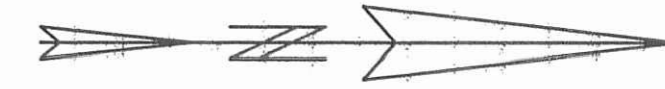
William D. Edwards, P.S. 7574



INDEXED ON MAP
9550 2D

PLAT OF SURVEY

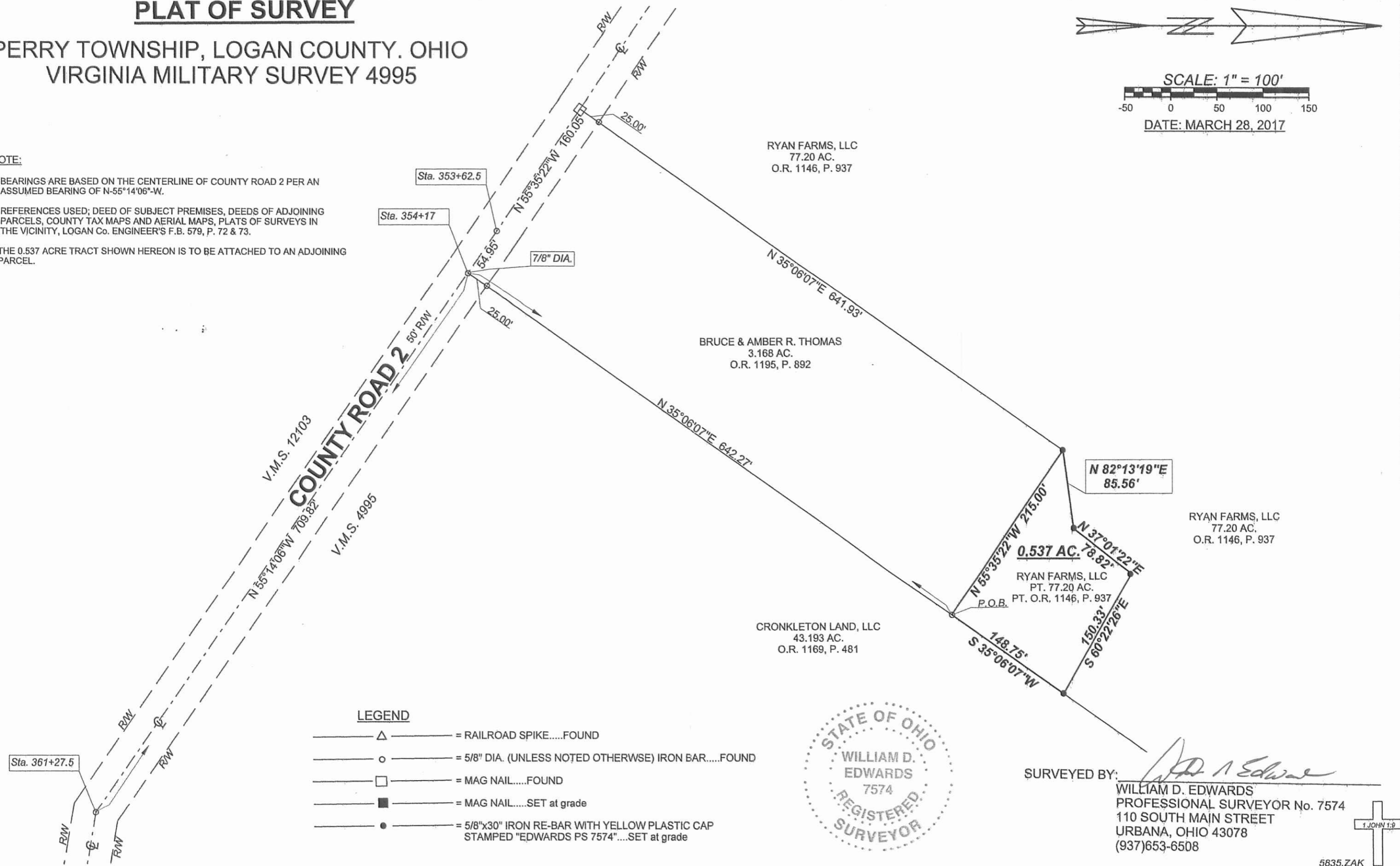
PERRY TOWNSHIP, LOGAN COUNTY, OHIO
VIRGINIA MILITARY SURVEY 4995








SCALE: 1" = 100'
-50 0 50 100 150
DATE: MARCH 28, 2017

NOTE:


1. BEARINGS ARE BASED ON THE CENTERLINE OF COUNTY ROAD 2 PER AN ASSUMED BEARING OF N-55°14'06"-W.
2. REFERENCES USED; DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS AND AERIAL MAPS, PLATS OF SURVEYS IN THE VICINITY, LOGAN Co. ENGINEER'S F.B. 579, P. 72 & 73.
3. THE 0.537 ACRE TRACT SHOWN HEREON IS TO BE ATTACHED TO AN ADJOINING PARCEL.



LEGEND

-  = RAILROAD SPIKE.....FOUND
-  = 5/8" DIA. (UNLESS NOTED OTHERWISE) IRON BAR.....FOUND
-  = MAG NAIL.....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
PROFESSIONAL SURVEYOR No. 7574
110 SOUTH MAIN STREET
URBANA, OHIO 43078
(937)653-6508

INDEXED ON MAP
9550 2P

5835.ZAK

3-18-20



APPROVED



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

**RYAN FARMS LLC
25.000 ACRES**

Lying in Virginia Military Survey 4995, Perry Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Ryan Farms LLC 77.20 acre tract as deeded and described in Official Record 1146, Page 937 and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found at an angle point in the center-line of County Highway 2 (50 feet wide) at Station 361+27.5 (Logan County Engineer's Field Book 579, Page 73);

THENCE, with said center-line, N 55°-13'-52" W, a distance of 764.62 feet to a point at the southerly corner common to the Cronkleton Land LLC, 43.193 acre tract as deeded and described in Official Record 1169, Page 481 and the Bruce Thomas and Amber R. Thomas 3.168 acre tract as deeded and described in Official Record 1195, Page 892;

THENCE, with the northwesterly line of said 43.193 acre tract and the southeasterly lines of said 3.168 acre tract and the Bruce Thomas and Amber R. Thomas 0.537 acre tract as deeded and described in Official Record 1270, Page 489, N 35°-06'-05" E, passing a 5/8 inch iron rod found (I.D. cap stamped "BLACKBURN RS 7873") at a distance of 25.40 feet, a total distance of 791.05 feet to a 5/8 inch iron rod found at the **TRUE POINT OF BEGINNING**, being a corner common to the remainder of said 77.20 acre and 0.537 acre tracts;

THENCE, with a common line to the remainder of said 77.20 acre and 0.537 acre tracts, N 60°-20'-22" W, a distance of 150.30 feet to a 5/8 inch iron rod found (I.D. cap stamped "EDWARDS PS7574");

THENCE, with new division lines through said 77.20 acre tract, the following five (5) courses:

- 1) N 67°-19'-09" W, a distance of 84.20 feet to an iron rebar set;
- 2) N 31°-40'-08" E, a distance of 448.10 feet to an iron rebar set;
- 3) N 64°-54'-21" W, a distance of 410.93 feet to an iron rebar set;
- 4) N 41°-29'-46" W, a distance of 372.24 feet to an iron rebar set; and

INDEXED ON MAP
9550

117 N Madriver St, Bellefontaine, OH 43311 | OFFICE 937.593.7335 | ONLINE WWW.DLZ.COM

5) **N 31°-46'-44" E**, a distance of **672.26 feet** to an iron rebar set on the common line to said 77.20 acre tract and the Terry D. Riley, Sr. and Gladys M. Riley 73.90 acre tract as deeded and described in Volume 385, Page 284 (first description);

THENCE, with said common line, **S 78°-04'-48" E**, a distance of **1157.91 feet** to a 5/8 inch iron rod found on a corner common to said 77.20 acre tract and the Four Henry LLC 87.725 acre tract as deeded and described in Official Record 1141, Page 884;

THENCE, with a line common to said 77.20 acre and 87.725 acre tracts, **S 35°-06'-05" W**, a distance of **811.17 feet** to a 5/8 inch iron rod found at the north corner of said 43.193 acre tract;

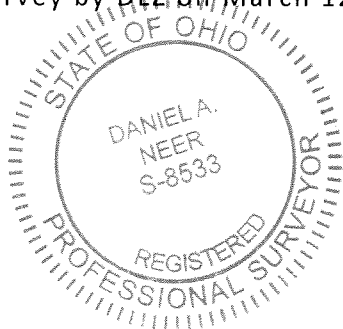
THENCE, with a line common to said 77.20 acre and 43.193 acre tract, **S 35°-06'-05" W**, a distance of **745.57 feet** to the **POINT OF BEGINNING**.

Containing **25.000 acres**, more or less.

Iron rebar set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "DLZ OHIO INC."

Property is subject to any and all previous easements and rights-of-way of record.

Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010), with the center-line of County Highway 2, having a bearing of N 55°-13'-52" W. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on March 12, 2020.



Description prepared by:

D. Neer
Daniel A. Neer

Professional Surveyor No. 8533

March 12, 2020

2021-2027.00



DEED & SURVEY REFERENCES:

REFERENCE DEEDS ARE SHOWN HEREON

LOGAN COUNTY ENGINEER'S
 FIELD BOOK 579, PAGE 73

LOGAN COUNTY ENGINEER'S MAP ROOM
 FILES 9550, 8480, 3303 AND 1975

NOTE:

THIS PARCEL IS TO BE ATTACHED TO AN ADJOINING
 TRACT OF LAND AND IS NOT TO BE USED AS A
 SEPARATE AND INDEPENDENT PARCEL.

OCCUPATION NOTE:

NO EVIDENCE OF OCCUPATION ALONG
 BOUNDARY LINES UNLESS OTHERWISE SHOWN

BASIS FOR BEARINGS:

BEARINGS AND DISTANCES, SHOWN HEREON,
 ARE DERIVED FROM GPS OBSERVATIONS
 BASED ON GRID NORTH, OHIO STATE PLANE
 COORDINATE SYSTEM, NORTH ZONE, NAD83
 (2011, EPOCH 2010), WITH THE CENTER-LINE
 OF COUNTY HIGHWAY 2, HAVING A BEARING
 OF N 55°13'52" W.

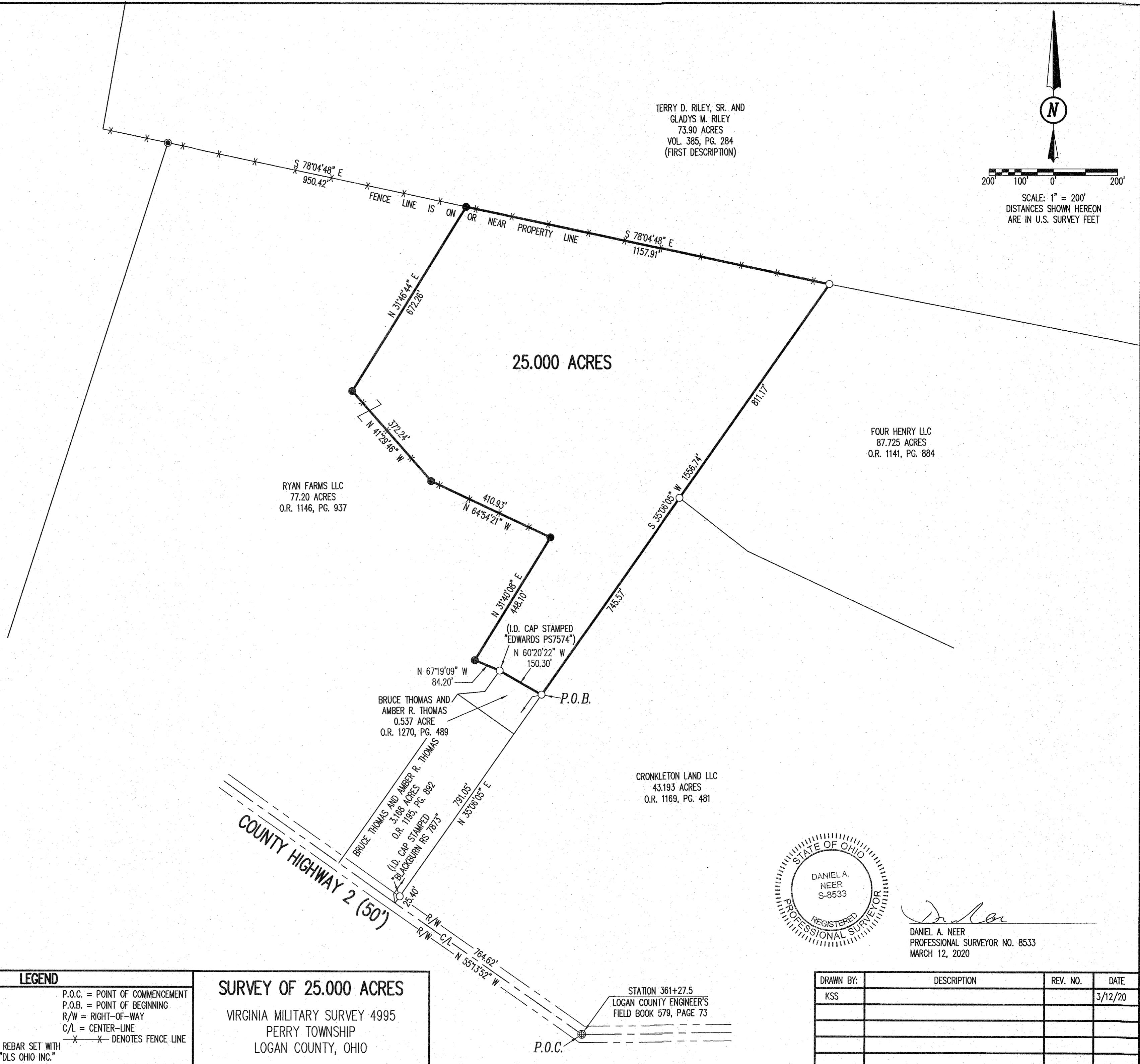
THIS SURVEY WAS PREPARED IN THE
 ABSENCE OF A COMPLETE AND ACCURATE
 TITLE SEARCH AND DOES NOT GUARANTEE
 TITLE.

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117 N. Madriver Street - Bellefontaine, OH 43311
 (937) 593-7335 • www.dlz.com
 Project #2021-2027.00

LEGEND	
⊕ 1/2 INCH IRON ROD FOUND	P.O.C. = POINT OF COMMENCEMENT
⊙ WOOD CORNER POST FOUND	P.O.B. = POINT OF BEGINNING
○ 5/8 INCH IRON ROD FOUND	R/W = RIGHT-OF-WAY
● 5/8 INCH BY 30 INCH IRON REBAR SET WITH PLASTIC I.D. CAP STAMPED "DLS OHIO INC."	C/L = CENTER-LINE
	-X-X- DENOTES FENCE LINE

SURVEY OF 25.000 ACRES
 VIRGINIA MILITARY SURVEY 4995
 PERRY TOWNSHIP
 LOGAN COUNTY, OHIO

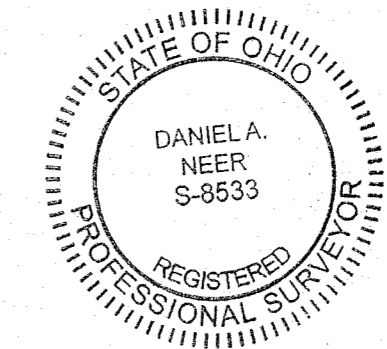
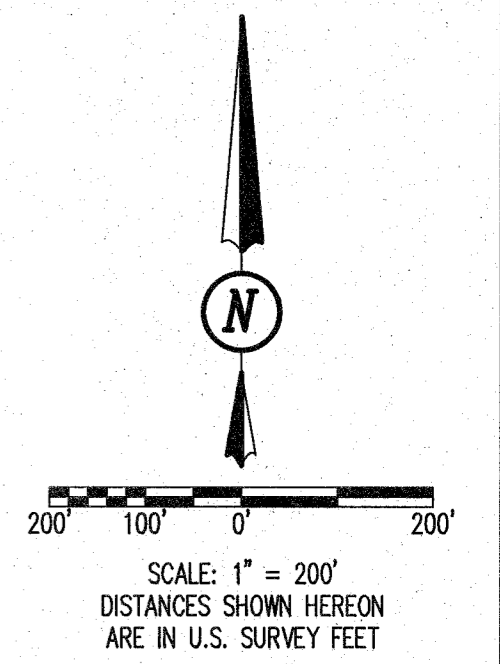


TERRY D. RILEY, SR. AND
 GLADYS M. RILEY
 73.90 ACRES
 VOL. 385, PG. 284
 (FIRST DESCRIPTION)

RYAN FARMS LLC
 77.20 ACRES
 O.R. 1146, PG. 937

FOUR HENRY LLC
 87.725 ACRES
 O.R. 1141, PG. 884

CRONKLETON LAND LLC
 43.193 ACRES
 O.R. 1169, PG. 481



Daniel A. Neer
 DANIEL A. NEER
 PROFESSIONAL SURVEYOR NO. 8533
 MARCH 12, 2020

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
KSS			3/12/20

INDEXED ON MAP
 4550