

# Part of Mil. Surv No 12272

Corners a, b, c, d, e & f were located and lines connecting same were established by the undersigned Surveyor March 16<sup>th</sup> & 17<sup>th</sup> 1886. Land owners John W. Morris, Milton Patrick & A.S. Blank were present, at time of planting corners, which said corners and lines connecting were duly accepted and acknowledged as the true and lawful boundaries between said several owners. Geo. A. Warden of Springfield authorized surveyor to establish such boundary line as he should find necessary of Warden lands.

### Field Notes

A. Stone, Red Elm 3 inches diam N 87 1/4 E 13 1/2 links, A to B N 79 3/4 E 13.25 chains  
 B. Stone, Elm 18" N 83 3/4 W 16 links B to C N 19 1/4 E 28.04 ch  
 C. Stone in cut road, and 4 bricks, Apple tree 16" S 39 1/4 W 45 1/2 links also Shel. Hickory 28"  
 S 72 W 28 1/2 links. C to D S 79 1/2 W 7 1/2 ch.  
 D. Stone and brick gate in center of road and in east line of "Snodgrass tract". Black Walnut  
 10" S 84 1/2 E 140 3/4 links also Shel. Hick. 24" N 30 1/4 E 67 3/4 links  
 D to E N 19 1/4 E 14.17 ch.  
 A to F N 9 1/2 W 36.79 ch

Surv No 12272  
Cherry's Land  
John Lackey



388  
INDEXED ON MAP

M. Patricks land is 76.43 acres, as per this survey. Contents of all other tracts shown on plat are taken from Auditors Dup.

### Field Notes continued

E. Stone north east corner to "Snodgrass tract" Elm 14" N 18 1/2 E (old mt) 7 links  
 also Elm 12" N 80 3/4 E, live tree 17 1/4 links  
 also Elm 15" S 48 3/4 W 13 links  
 E to F S 80 W. 25.75 ch. pass Red Oak live tree 86 di at 21 1/2 chains  
 F = Stake and stone in willow swamp. Swamp oak 8" (leaves south) N 77 1/2 E  
 53 1/2 links also a willow 8" (leaves north west) S 8 1/2 E 6 links

g = Orig south west corner of Surv in Lewisston Reservoir. This corner found and perpetuated in Feb. 1886. No water then on ground at corner. Original corner trees dead. hickory down ash stump 12' high standing, Ash 20" S 9 1/2 E 20 links, Hickory N 89 1/2 W 20 links. at the corner I drove round Black Walnut stake.  
 h = Stake in prairie corner to V. Pers Survey No 12276, S 7 1/2 W 15.46 ch from co. line at  
 i = Bena Stone monument in Survey and county line  
 j = " " " " county line at corner to Stokes & Richland Townships

Surveyed as shown above March 16<sup>th</sup> & 17<sup>th</sup> 1886  
 By S. A. Buchanan Co. Surv. Co. C.

Richland and Stokes Tps



1-12-2024



**APPROVED**

**LEGAL DESCRIPTION FOR NEWLAND'S 33.000 ACRE TRACT**

Being situate in the State of Ohio, County of Logan, Township of Stokes, and being a part of Virginia Military Survey 12277, and being more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of State Route 235 60'(feet) right-of-way with the west line of Virginia Military Survey 12277;

Thence with the centerline of said State Route 235, N-81°20'07"-E, 1242.40'(feet) to a railroad spike found at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described,;

Thence with the east line of a 23.013 acre tract conveyed to GPR Properties, LLC by deed recorded in Official Record 1260, Page 818, N-21°46'58"-E, 935.71'(feet) to an iron bar set at the northeast corner thereof,

Thence with the north line of said 23.013 acre tract, S-82°16'12"-W, 1686.38'(feet) to a 5/8" iron bar found at the northwest corner thereof and on the east line of a 37.471 acre tract conveyed to Joseph G. Altherr by deed recorded in Official Record 1318, Page 577 and also on the west line of VMS 12277;

Thence with the west line of said VMS 12277, and with the east line of said Altherr, N-6°34'35"-W, 259.63'(feet) to a 5/8" iron bar set;

Thence, N-82°16'12"-E, 2737.82'(feet) to a Mag nail set on the centerline of Township Road 250, 30'(feet) right-of-way, passing for reference a 5/8" iron bar set at 2722.74'(feet);

Thence with the centerline of said Township Road 250, S-1°43'45"-E, 256.90'(feet) to a stone in monument box found at the northeast corner of a 4.073 acre tract conveyed to Greg and Lori McLain by deed recorded in Official Record 1024, Page 951, Tract I,

Thence with the north line of said McLain, S-82°14'34"-W, 346.41'(feet) to a 5/8" iron bar found at the northwest corner thereof, passing for reference a 5/8" iron bar found at 15.08'(feet);

Thence with the west line of said McLain, and with the west line of a 1.433 acre tract conveyed to said McLains by deed recorded in Official Record 1024, Page 951, Tract II, S-7°17'11"-E, 799.95'(feet) to a Mag nail found at the southwest corner of said 1.433 acre tract, and on the centerline of State Route 235, passing for reference a 5/8" iron bar found at 769.94'(feet),

Thence with the centerline said State Route 235, S-81°23'25"-W, 276.71'(feet) to a Mag nail set;

Thence continuing with the centerline of said State Route 235, S-81°20'07"-W, 861.59'(feet) to the place of beginning, passing for reference a railroad spike found at 329.53'(feet);

Containing 33.000 acres, being subject to the rights of all legal highways and all easements of record.

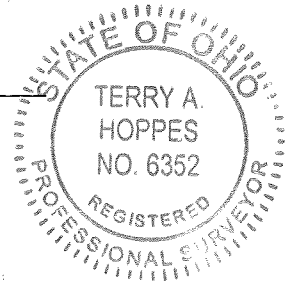
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Being part of a 93.32 acre tract conveyed to JBNewland No. 1, LTD by deed recorded in Official Record 420, Page 938, Tract 3, and all of a 12.5 acre tract and all of a 1.5 acre tract conveyed to JBNewland No. 1, LTD by deed recorded in Official Record 420, Page 938, Tract 1 and Tract 2, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by Terry A. Hoppes, Professional Surveyor No. 6352, January 10, 2024. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on Ohio State Plane Coordinates, NAD 1983, North Zone, resulting in a bearing for the centerline of State Route 235 of S-81°20'07"-W.



Terry A. Hoppes, P.S. No. 6352



INDEXED ON MAP  
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1-12-2024



**APPROVED**

**LEGAL DESCRIPTION FOR NEWLAND'S 76.441 ACRE TRACT**

Being situate in the State of Ohio, County of Logan, Township of Stokes, and being a part of Virginia Military Survey 12277, and being more particularly described as follows:

**BEGINNING** at a 5/8" iron bar found at the intersection of the line between Logan County and Hardin County with the west line of Virginia Military Survey 12277;

Thence with the line between Logan County and Hardin County, S-84°42'58"-E, 2855.13'(feet) to a stone in monument box found, passing for reference a 5/8" iron bar found at 2829.93'(feet) and an iron bar set at 2840.02'(feet),

Thence with the centerline of Township Road 250, 30'(feet) right-of-way, S-1°43'45"-E, 880.11'(feet) to a Mag nail set;

Thence, S-82°16'12"-W, 2737.82'(feet) to an iron bar set on the east line of a 37.471 acre tract conveyed to Joseph G. Altherr by deed recorded in Official Record 1318, Page 577 and also on the west line of VMS 12277, passing for reference an iron bar set at 15.08'(feet);

Thence with the west line of said VMS 12277, and with the east line of said Altherr, N-6°34'35"-W, 506.11'(feet) to a 5/8" iron bar found at the northeast corner of said Altherr;

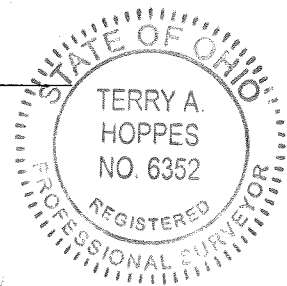
Thence continuing with the west line said VMS 12277, and with the east line of a 1145.483 acre tract conveyed to Heintz Agri-Land, LTD. by deed recorded in Official Record 616, Page 815, N-5°35'21"-W, 1012.94'(feet) to the place of beginning.

Containing 76.441 acres, being subject to the rights of all legal highways and all easements of record.

Being part of a 93.32 acre tract conveyed to JBNewland No. 1, LTD by deed recorded in Official Record 420, Page 938, Tract 3, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by Terry A. Hoppes, Professional Surveyor No. 6352, January 10, 2024. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on Ohio State Plane Coordinates, NAD 1983, North Zone, resulting in a bearing for the centerline of State Route 235 of S-81°20'07"-W.

Terry A. Hoppes, P.S. No. 6352



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1-12-2024

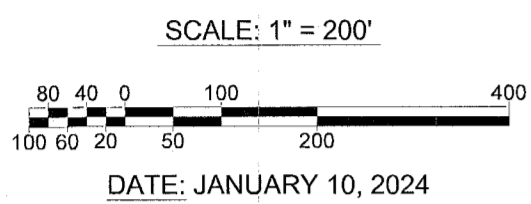
APPROVED

# PLAT OF SURVEY

STOKES TOWNSHIP, LOGAN COUNTY, OHIO  
VIRGINIA MILITARY SURVEY 12277

### LEGEND

- = 5/8" DIA. IRON BAR (UNLESS OTHERWISE NOTED).....FOUND
- = 1 1/4" DIA. IRON PIPE.....FOUND
- △ = RAILROAD SPIKE.....FOUND
- ⊠ = STONE IN MONUMENT BOX.....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



HEINTZ AGRI-LAND, LTD.  
PT. 1145.483 AC.  
O.R. 616, P. 815

JOSEPH G. ALTHERR  
37.471 AC.  
O.R. 1318, P. 577

**76.441 AC.**  
(0.304 AC. R/W)  
(76.137 AC. NET)

JBNEWLAND No. 1, LTD.  
93.32 AC.  
PT. O.R. 420, P. 938  
TRACT 3

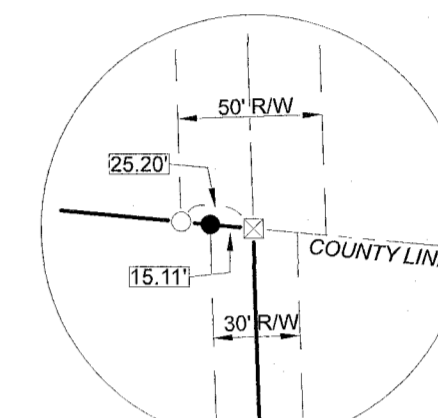
JBNEWLAND No. 1, LTD.  
93.32 AC.  
PT. O.R. 420, P. 938  
TRACT 3

**33.000 AC.**  
(0.864 AC. R/W)  
(32.136 AC. NET)

JBNEWLAND No. 1, LTD.  
12.5 AC.  
O.R. 420, P. 938  
TRACT 1

GREG & LORI  
McLAIN  
4.073 AC.  
O.R. 1024, P. 951  
TRACT I

GREG & LORI  
McLAIN  
1.433 AC.  
O.R. 1024, P. 951  
TRACT II



### NOTES:

- BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATES, NAD 1983, NORTH ZONE, RESULTING IN A BEARING FOR THE CENTERLINE OF STATE ROUTE 235 OF S-81°20'07"-W.
- REFERENCES USED: DEEDS OF SUBJECT PREMISES AND ADJOINERS, COUNTY TAX AND AERIAL MAPS, PLATS OF SURVEYS IN THE VICINITY, STATE ROUTE 235 RIGHT-OF-WAY PLANS (L-17), FIELD BOOK 479, PAGE 30; FIELD BOOK 479, PAGE 44; FIELD BOOK 588, PAGE 41.
- ACCESS MANAGEMENT REQUIREMENTS:
  - TOWNSHIP ROAD 250 IS CLASSIFIED AS A LOCAL ROAD
  - MINIMUM DRIVE SPACING = 250'
  - MINIMUM INTERSECTION SPACING = 250'
  - MINIMUM SIGHT STOPPING DISTANCE IS >495'
- NO ACCESS POINTS PROPOSED AT THIS TIME.



SURVEYED BY:

TERRY A. HOPPES  
PROFESSIONAL SURVEYOR No. 6352  
B. EDWARDS SURVEYING, LLC  
110 SOUTH MAIN STREET  
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INDEXED ON MAP  
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JOHN 318

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