

REC'D 4-10-98 smy ok ✓

**SURVEY FOR ROBERT D. DEVORE  
1.500 ACRES  
APRIL 8, 1998**

The following described tract of land is situated in the State of Ohio, County of Logan, Township of Zane, V.M.S. 9657 & 9740, being part of Robert Earl Devore's 145.59 acre tract described in Official Record Volume 142, page 799 and being more particularly described as follows:

Beginning for reference at a 5/8" iron pin found at the intersection of the centerline of Township Road #177 (50 feet wide) with the east line of said V.M.S. 9657 & 9740, said iron pin being at an angle point in said Township Road #177 and marking the northeast corner of said 145.59 acre tract;

Thence **North 74°34'36" West (assumed bearing) 502.71 feet**, departing from the east line of said V.M.S. 9657 & 9740, following the centerline of Township Road #177 and the north line of said 145.59 acre tract, to a PK nail set and marking the **place of beginning**;

Thence **South 15°25'24" West 326.70 feet**, departing from the centerline of Township Road #177 and entering said 145.59 acre tract, passing at 25.00 feet an iron pin set, to an iron pin set;

Thence **North 74°34'36" West 200.00 feet** to an iron pin set;

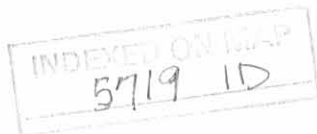
Thence **North 15°25'24" East 326.70 feet**, passing at 301.70 feet an iron pin set, to a PK nail set in the centerline of Township Road #177 and in the north line of said 145.59 acre tract;

Thence **South 74°34'36" East 200.00 feet**, following the centerline of Township Road #177 and the north line of said 145.59 acre tract, to the **place of beginning, containing 1.500 acres**, more or less, and subject to all valid easements and restrictions of record.

Of the above described 1.500 acre tract, 0.115 acre is within the road right of way of Township Road #177.

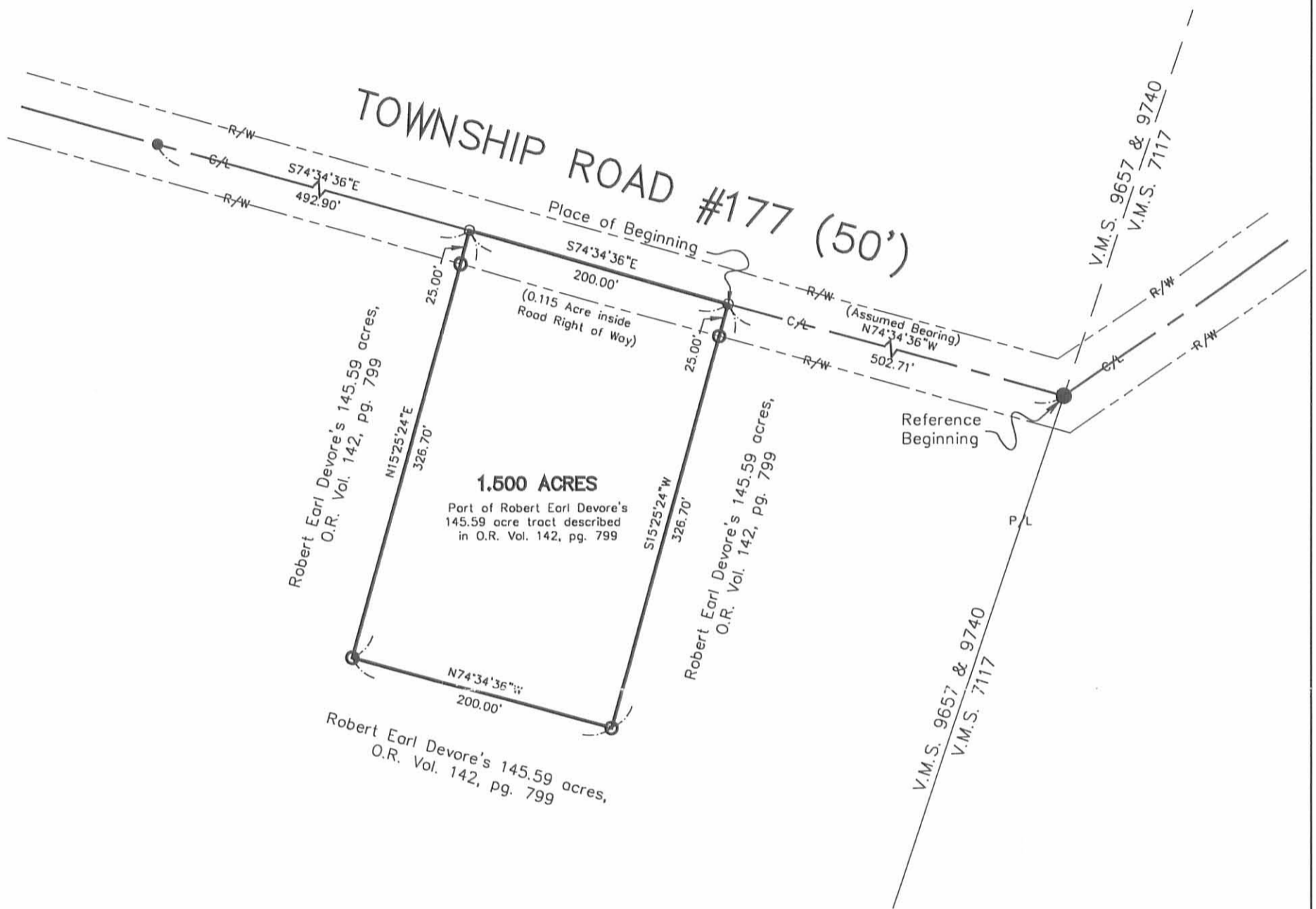
The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873 during the month of April 1998. Iron pins set are 5/8" by 30" reinforcing rods with caps marked "BLACKBURN RS #7873." Bearings indicated hereon are based on an assumed meridian and are to denote angles only.

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



# SURVEY FOR ROBERT D. DEVORE

State of Ohio, County of Logan, Township of  
Zane, V.M.S. 9657 & 9740, being part of  
Robert Earl Devore's 145.59 acre tract described  
in Official Record Volume 142, page 799.



Reference deeds shown hereon.

Bearings indicated hereon are based on an assumed meridian with all others based on angles turned.

- PK Nail set
- Railroad spike found
- 5/8" Iron pin found
- 5/8" Iron pin set with cap marked "Blackburn R.S. #7873"

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

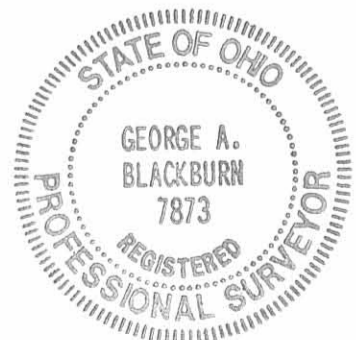
*George A. Blackburn*  
George A. Blackburn, R.S. #7873



**BLACKBURN SURVEYING**  
12125 Green Street  
Middleburg, Ohio 43336  
(937) 666-5605

George A. Blackburn, R.S.

Filename: Devor498.dwg  
Scale: 1" = 100'  
Date: 4/8/98  
F.B. 2, pg. 1



INDEXED ON MAP  
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DEVORE SURVEY

(August 14, 1974)

The following described tract of land is situated in the State of Ohio, County of Logan, Township of Zane, V.M.S. No. 7117, 9657, 9679, and 9740, being all of Delphos E. and Florence E. DeVore's 148.18 acre tract described in Logan County Recorder's Deed Record Volume 151, Page 439, being more particularly described as follows:

Commencing at a stone at a point of deflection in the centerline of Zane Township Road No. 177(T.R. No. 177), referenced in Logan County Engineer's Field Book No. 599, Page 34, as Sta. 23 + 76, said point being on the northwest-erly line of V.M.S. 7117 and at the northwest corner of Florence E. DeVore's 109.77 acre tract, said point also being the PLACE of BEGINNING,

thence following the northwest line of DeVore's 109.77 acre tract, S 18°-55' W, 493.00 feet to a wood corner post,

thence continuing along the westerly lines of Florence E. DeVore's 109.77 acre tract and Frank Slemmons' 162.45 acre tract, S 33°-15' E, 3194.00 feet to a stone on the centerline of County Road No. 44(C.R. No. 44), also being the southwest corner of Slemmons' 162.45 acre tract,

thence following the centerline of C.R. No. 44, S 56°-25' W, 1485.00 feet to a point at the southeast corner of Carleton R. Yoder's 54.41 acre tract,

thence following the easterly line of Yoder's 54.41 acre tract, N 33°-35' W, 2475.00 feet to a wood corner post at the southeast corner of Lee R. DeVore's 65.94 acre tract,

thence following the easterly line of DeVore's 65.94 acre tract, N 18°-44' W, 2370.16 feet to an iron pipe on the centerline of T.R. No. 177,

thence following the centerline of T.R. No. 177, N 81°-02' E, 528.00 feet to a hub,

thence continuing along the same centerline, S 71°-05' E, 1326.00 feet to the PLACE of BEGINNING.

The above described tract contains 145.59 acres of which approximately 22.5 acres is in V.M.S. No. 9679, 35.59 acres is in V.M.S. No. 9657 & 9740, and 87.50 acres is in V.M.S. No. 7117.

ATTEST:

Paul R. Chas. Saddle, Jr.  
R.S. # 5-6140

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DEVORE SURVEY I

(August 14, 1974)

The following described tract of land is situated in the State of Ohio, County of Logan, Township of Zane, V.M.S. No. 7117, being all of Florence E. DeVore's 109.77 acre tract described in Logan County Recorder's Deed Record Volume 324, Page 433, being more particularly described as follows:

Commencing at a stone at a point of deflection in the centerline of Zane Township Road No. 177 (T.R. No. 177), referenced in Logan County Engineer's Field Book No. 599, Page 34, as Sta. 23 + 76, said point being on the northwest-erly line of V.M.S. 7117 and at the northeast corner of Florence E. DeVore's 137.98 acre tract, said stone being the PLACE of BEGINNING,

thence following the northeast line of DeVore's 137.98 acre tract, S 18°-55' W, 493.00 feet to a wood corner post,

thence continuing along the easterly line of DeVore's 137.98 acre tract, S 33°-15' E, 1395.20 feet to a wood corner post at the northwest corner of Frank Slemmons' 162.45 acre tract,

thence following the northerly line of Slemmons' 162.45 acre tract, N 59°-10' E, 2764.99 feet to a wood corner post at the southwest corner of Frank Slemmons' 18.12 acre tract,

thence following the westerly line of Slemmons' 18.12 acre tract, N 31°-31' W, 1721.64 feet to a R.R. spike on the centerline of T.R. No. 177,

thence following the centerline of T.R. No. 177, S 58°-30' W, 955.09 feet to a hub marking a deflection in said roadway,

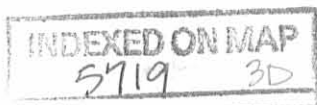
thence continuing along said roadway centerline, S 59°-15' W, 1472.00 feet to the PLACE of BEGINNING.

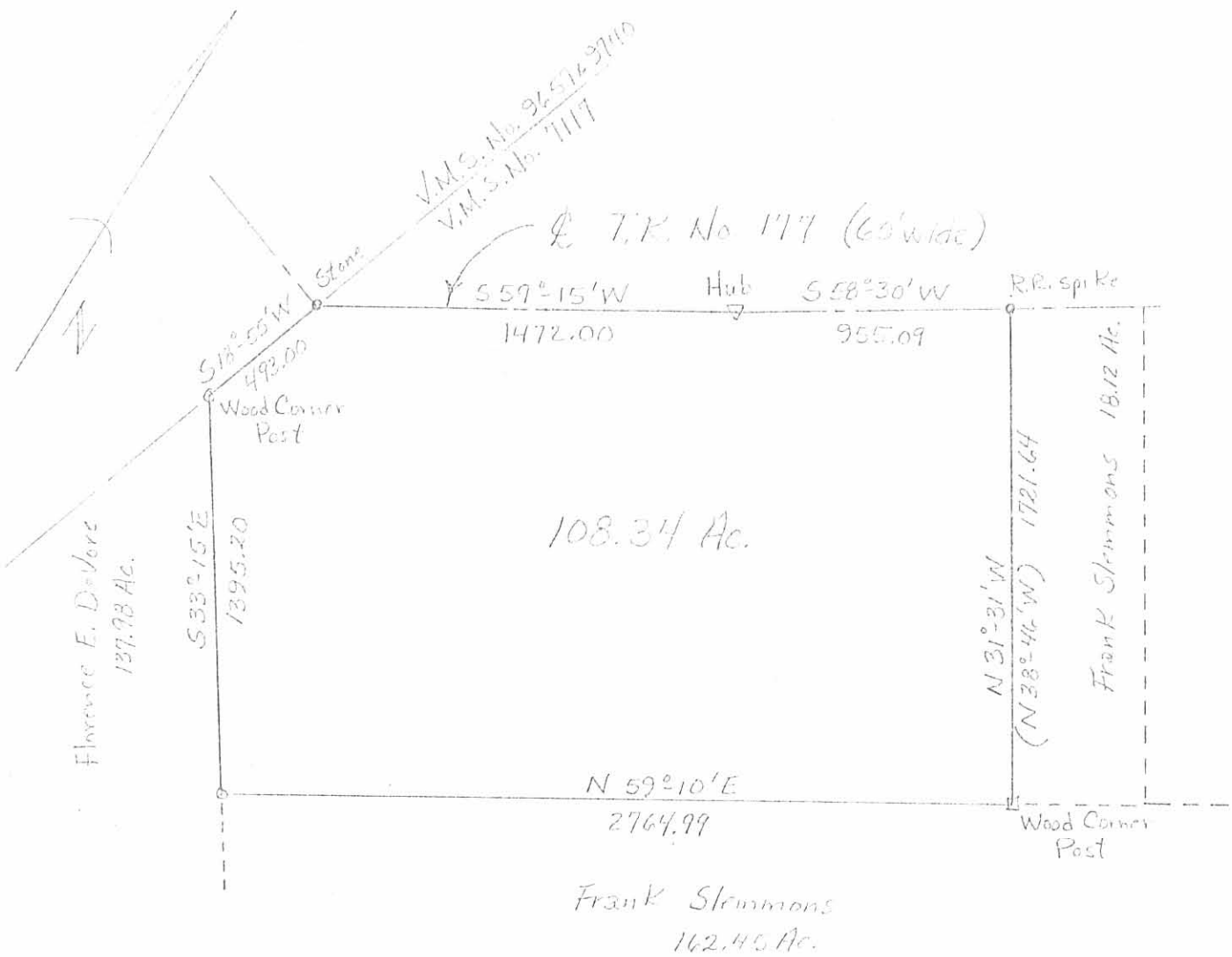
The above described tract of land contains 108.34 acres all of which is in V.M.S. No. 7117 and of which 1.67 acre is dedicated for highway purposes.

ATTEST: \_\_\_\_\_

*Paul A. Chappelle*

R.S. # 5-6140





Scale: 1" = 600'

Date: 8/14/74

Drawing No. 74-00130

Drawn By:

Paul R. Clapsaddle

R.S. # S-6140

Ref. F.B. 599, Page 32-35

DEVORE SURVEY I

State of Ohio

County of Logan

Township of Zone

V.M.S. No. 7117

(5719) 3P

INDEXED ON MAP

ATTEST:

Paul R. Clapsaddle  
 R.S. # S-6140

2-22-2024



**APPROVED**

**DESCRIPTION OF SURVEY FOR  
DEVORE FAMILY FARMS, LLC  
1.142 ACRES  
February 13, 2024**

The following described 1.142 acre tract of land is situated in Virginia Military Survey 7117, Zane Township, Logan County, Ohio and being part of Devore Family Farms, LLC's Exhibit "A", Tract V (144.09 acres) described in Official Record Volume 1089, page 311, said 1.142 acre tract of land more particularly described as follows:

Beginning for reference at a 5/8 inch iron bar found inside a monument box in the centerline of County Road 44 (60 feet wide) and in the south line of V.M.S. 7117 and at the southwest corner of said 144.09 acre tract and at the southeast corner of Frank M. Slemmons, Trustee's Exhibit "A" (53.41 acres) described in Official Record Volume 1392, page 4618;

Thence North 57°35'48" East 876.74 feet, following the centerline of County Road 44, the south line of V.M.S. 7117 and the south line of said 144.09 acre tract, to a magnetic nail set and marking the **place of beginning**;

Thence **North 32°24'12" West 134.50 feet**, departing from the centerline of County Road 44, entering V.M.S. 7117 and entering said 144.09 acre tract, passing an iron bar set at 30.00 feet, to an iron bar set;

Thence **North 57°35'48" East 132.06 feet** to an iron bar set;

Thence **North 25°06'43" East 69.21 feet** to an iron bar set;

Thence **North 57°35'48" East 134.27 feet** to an iron bar set;

Thence **South 32°24'12" East 171.67 feet**, passing an iron bar set at 141.67 feet, to a magnetic nail set in the centerline of County Road 44, in the south line of V.M.S. 7117 and in the south line of said 144.09 acre tract;

Thence **South 57°35'48" West 324.71 feet**, following the centerline of County Road 44, the south line of V.M.S. 7117 and the south line of said 144.09 acre tract, to the **place of**

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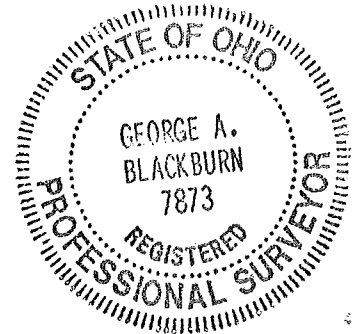
**beginning, containing 1.142 acres** more or less and subject to all valid easements and restrictions of record.

The road right-of-way of County Road 44 (60 feet wide) contains 0.223 acres more or less.

The above description was prepared from an actual field survey made by Blackburn Surveying, LLC, George A. Blackburn, Registered Surveyor # 7873, during the month of February 2024. 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 County Road 44 bearing South 57°35'48" West and derived from GPS observations based on Ohio State Plane Coordinate System, North Zone (NAD83), Geoid Model 2018.

Description prepared by: *George A. Blackburn 2-13-2024*

George A. Blackburn, RS # 7873  
6879 State Route 287  
West Liberty, Ohio 43357  
(937) 465-0424



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**DESCRIPTION OF SURVEY FOR  
DEVORE FAMILY FARMS, LLC  
20 FEET WIDE INGRESS – EGRESS EASEMENT  
February 13, 2024**

The following described 20 feet wide Ingress and Egress easement is situated in Virginia Military Survey 7117, Zane Township, Logan County, Ohio and being over Devore Family Farms, LLC's Exhibit "A", Tract V (144.09 acres) described in Official Record Volume 1089, page 311, said easement more particularly described as follows:

Beginning for reference at a 5/8 inch iron bar found inside a monument box in the centerline of County Road 44 (60 feet wide) and in the south line of V.M.S. 7117 and at the southwest corner of said 144.09 acre tract and at the southeast corner of Frank M. Slemmons, Trustee's Exhibit "A" (53.41 acres) described in Official Record Volume 1392, page 4618;

Thence North 57°35'48" East 1031.78 feet, following the centerline of County Road 44, the south line of V.M.S. 7117 and the south line of said 144.09 acre tract, to a point marking the **place of beginning**;

Thence **North 31°18'54" West 80.47 feet**, departing from the centerline of County Road 44, entering V.M.S. 7117 and entering said 144.09 acre tract, to a point;

Thence **North 54°02'18" West 47.67 feet** to a point;

Thence **North 67°53'06" West 11.95 feet** to an iron bar set;

Thence **North 25°06'43" East 20.03 feet** to a point;

Thence **South 67°53'06" East 13.33 feet** to a point;

Thence **South 54°02'18" East 54.12 feet** to a point;

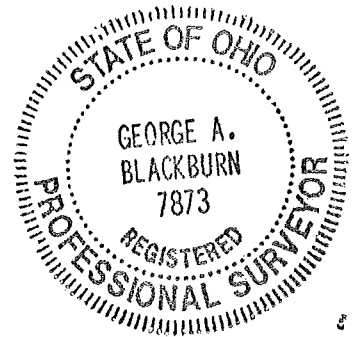
Thence **South 31°18'54" East 84.11 feet** to a point in the centerline of County Road 44, in the south line of V.M.S. 7117 and in the south line of said 144.09 acre tract;



Thence **South 57°35'48" West 20.00 feet**, following the centerline of County Road 44, the south line of V.M.S. 7117 and the south line of said 144.09 acre tract, to the **place of beginning** and subject to all valid easements and restrictions of record.

The above description was prepared from an actual field survey made by Blackburn Surveying, LLC, George A. Blackburn, Registered Surveyor # 7873, during the month of February 2024. 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 County Road 44 bearing South 57°35'48" West and derived from GPS observations based on Ohio State Plane Coordinate System, North Zone (NAD83), Geoid Model 2018.

Description prepared by: *George A. Blackburn 2-13-2024*  
George A. Blackburn, RS # 7873  
6879 State Route 287  
West Liberty, Ohio 43357  
(937) 465-0424



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**DESCRIPTION OF SURVEY FOR  
DEVORE FAMILY FARMS, LLC  
137.699 ACRES  
February 13, 2024**

The following described 137.699 acre tract of land is situated in Virginia Military Surveys 7117, 9657 – 9740 and 9679, Zane Township, Logan County, Ohio and being part of Devore Family Farms, LLC's Exhibit "A", Tract V (144.09 acres) and part of Tract VII, original 54.17 acre tract (60.553 acres total in Tract VII) described in Official Record Volume 1089, page 311, said 137.699 acre tract of land more particularly described as follows:

Beginning at a 5/8 inch iron bar found inside a monument box in the centerline of County Road 44 (60 feet wide) and in the south line of V.M.S. 7117 and at the southwest corner of said 144.09 acre tract and at the southeast corner of Frank M. Slemmons, Trustee's Exhibit "A" (53.41 acres) described in Official Record Volume 1392, page 4618;

Thence **North 33°08'59" West 2459.27 feet**, departing from the centerline of County Road 44, following the east line of said 53.41 acre tract and the west line of said 144.09 acre tract, crossing V.M.S. 7117 and entering V.M.S. 9657 – 9740, passing an iron bar set at 30.00 feet, to an iron bar set at the southeast corner of said 60.553 acre tract;

Thence **South 80°25'28" West 644.53 feet**, following the north line of said 53.41 acre tract and the south line of said 60.553 acre tract, leaving V.M.S. 9657 – 9740 and entering V.M.S. 9679, to an iron bar set at the northeast corner of Jerry L. Welty's and Jodi Welty's 12.853 acre tract described in Official Record Volume 1404, page 2096;

Thence **South 80°45'24" West 409.70 feet**, following the north line of said 12.853 acre tract and the south line of said 60.553 acre tract, to an iron bar set at the southeast corner of Don N. Preston's and Twyla K. Preston's Exhibit "A" (6.245 acres) described in Official Record Volume 99, page 274;

Thence **North 17°45'30" West 557.45 feet**, departing from the north line of said 12.853 acre tract, following the east line of said 6.245 acre tract and the west line of said 60.553 acre tract, to an iron bar set;

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Thence **South 80°38'05" West 128.17 feet**, following the north line of said 6.245 acre tract and a south line of said 60.553 acre tract, to a 5/8 inch iron bar found at the southeast corner of Don N. Preston's and Twyla K. Preston's Exhibit "A" (2.881 acres) described in Official Record Volume 99, page 274;

Thence **North 14°58'56" West 237.91 feet**, departing from the north line of said 6.245 acre tract, following the east line of said 2.881 acre tract and the west line of said 60.553 acre tract, to a 5/8 inch iron bar found;

Thence **North 08°15'03" West 126.66 feet**, following the east line of said 2.881 acre tract and the west line of said 60.553 acre tract, to a 5/8 inch iron bar found;

Thence **North 29°39'49" West 513.32 feet**, entering said 60.553 acre tract, to an iron bar set;

Thence **North 76°06'44" East 834.74 feet** to an iron bar set;

Thence **South 57°31'13" East 658.64 feet** to an iron bar set;

Thence **South 23°03'02" East 176.46 feet**, leaving said 60.553 acre tract and entering said 144.09 acre tract, to an iron bar set;

Thence **South 76°02'24" East 309.13 feet**, leaving V.M.S. 9679 and re-entering V.M.S. 9657 – 9740, to an iron bar set;

Thence **North 81°11'16" East 243.74 feet** to an iron bar set;

Thence **South 68°41'56" East 305.99 feet** to an iron bar set in the west line of V.M.S. 7117 and in the east line of V.M.S. 9657 – 9740;

Thence **North 21°18'04" East 134.09 feet**, following the west line of V.M.S. 7117 and the east line of V.M.S. 9657 – 9740, to an iron bar set;

Thence **North 04°50'20" East 453.22 feet**, departing from the west line of V.M.S. 7117 and re-entering V.M.S. 9657 – 9740, to an iron bar set;

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Thence **North 48°36'13" East 280.01 feet** to an iron bar set in the west line of V.M.S. 7117 and in the east line of V.M.S. 9657 – 9740 and at an angle point in the west line of Devore Family Farms, LLC's Exhibit "A", Tract VI (108.34 acres) described in Official Record Volume 1089, page 311;

Thence **South 32°06'31" East 3195.60 feet**, departing from the east line of V.M.S. 9657 – 9740 and crossing V.M.S. 7117, following the west line of said 108.34 acre tract, the west line of Shawn Michael Slemmons' 101.065 acre tract described in Official Record Volume 1139, page 3 and the east line of said 144.09 acre tract, passing iron bars set at 1422.80 feet and at 3165.60 feet, to a magnetic nail set in the centerline of County Road 44 and in the south line of V.M.S. 7117;

Thence **South 57°35'48" West 269.10 feet**, following the centerline of County Road 44, the south line of V.M.S. 7117 and the south line of said 144.09 acre tract, to a magnetic nail set;

Thence **North 32°24'12" West 171.67 feet**, departing from the centerline of County Road 44, entering V.M.S. 7117 and entering said 144.09 acre tract, passing an iron bar set at 30.00 feet, to an iron bar set;

Thence **South 57°35'48" West 134.27 feet** to an iron bar set;

Thence **South 25°06'43" West 69.21 feet** to an iron bar set;

Thence **South 57°35'48" West 132.06 feet** to an iron bar set;

Thence **South 32°24'12" East 134.50 feet**, passing an iron bar set at 104.50 feet, to a magnetic nail set in the centerline of County Road 44, in the south line of V.M.S. 7117 and in the south line of said 144.09 acre tract;

Thence **South 57°35'48" West 876.74 feet**, following the centerline of County Road 44, the south line of V.M.S. 7117 and the south line of said 144.09 acre tract, to the **place of beginning, containing 137.699 acres** more or less and subject to all valid easements and restrictions of record.

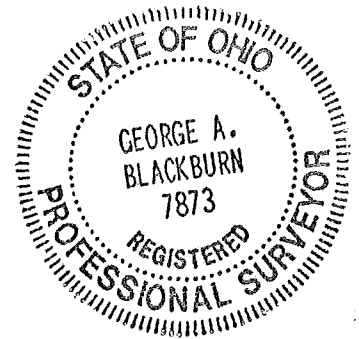
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Of the above described 137.699 acre tract of land, 36.681 acres are part of V.M.S. 9679 and 11.663 acres are part of V.M.S. 9657 – 9740 and 89.355 acres are part of V.M.S. 7117. There are 101.860 acres out of said 144.09 acre tract and 35.839 acres out of said original 54.17 acre tract.

The road right-of-way of County Road 44 (60 feet wide) contains 0.789 acres more or less.

The above description was prepared from an actual field survey made by Blackburn Surveying, LLC, George A. Blackburn, Registered Surveyor # 7873, during the month of February 2024. 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 County Road 44 bearing South 57°35'48" West and derived from GPS observations based on Ohio State Plane Coordinate System, North Zone (NAD83), Geoid Model 2018.

Description prepared by: *George A. Blackburn 2-13-2024*  
George A. Blackburn, RS # 7873  
6879 State Route 287  
West Liberty, Ohio 43357  
(937) 465-0424



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2-22-2024



**APPROVED**

**DESCRIPTION OF SURVEY FOR  
DEVORE FAMILY FARMS, LLC  
109.992 ACRES  
February 13, 2024**

The following described 109.992 acre tract of land is situated in Virginia Military Survey 7117, Zane Township, Logan County, Ohio and being all of Devore Family Farms, LLC's exhibit "A", Tract VI (108.34 acres) described in Official Record Volume 1089, page 311, said 109.992 acre tract of land more particularly described as follows:

Beginning at a ¾ inch iron bar found at Township Road 177 (60 feet wide) centerline Station 23+76 as shown on page 34 of Logan County Engineer's field book 599, said iron bar being in the west line of V.M.S. 7117 and in the east line of V.M.S. 9657 – 9740 and at the northeast corner of Devore Family Farms, LLC's exhibit "A", Tract V (144.09 acres) described in Official Record Volume 1089, page 311 and at the northwest corner of said 108.34 acre tract, said iron bar marking the **place of beginning**;

Thence **North 58°05'29" East 1471.38 feet**, following the centerline of Township Road 177 and the north line of said 108.34 acre tract, entering V.M.S. 7117, to a magnetic spike set at centerline Station 38+48 as shown on page 34 of said field book 599;

Thence **North 57°21'26" East 955.10 feet**, continuing along the centerline of Township Road 177 and the north line of said 108.34 acre tract, to a railroad spike found at the northwest corner of Frank Slemmons' 18.34 acre tract described in Deed Volume 349, page 774;

Thence **South 32°39'03" East 1720.46 feet**, departing from the centerline of Township Road 177, following the west line of said 18.34 acre tract and the east line of said 108.34 acre tract, passing a 5/8 inch iron bar found at 30.00 feet, to an iron bar set in the remains of a 10 inch wood corner post found in the north line of Frank M. Slemmons' Tract VII (57.55 acres) described in Official Record Volume 189, page 444;

Thence **South 57°55'13" West 2836.54 feet**, following the north line of said 57.55 acre tract, the north line of Shawn Michael Slemmons' 101.065 acre tract described in Official Record Volume 1139, page 3 and the south line of said 108.34 acre tract, to an iron bar set in the east line of said 144.09 acre tract;

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Thence **North 32°06'31" West 1422.80 feet**, following the east line of said 144.09 acre tract and the west line of said 108.34 acre tract, to an iron bar set in the west line of V.M.S. 7117 and in the east line of V.M.S. 9657 – 9740;

Thence **North 21°18'04" East 490.50 feet**, following the west line of V.M.S. 7117, the east line of V.M.S. 9657 – 9740, the east line of said 144.09 acre tract and the west line of said 108.34 acre tract, passing an iron bar set at 460.46 feet, to the **place of beginning, containing 109.992 acres** more or less and subject to all valid easements and restrictions of record.

The road right-of-way of Township Road 177 (60 feet wide) contains 1.681 acres more or less.

The above description was prepared from an actual field survey made by Blackburn Surveying, LLC, George A. Blackburn, Registered Surveyor # 7873, during the month of February 2024. 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 Township Road 177 bearing North 58°05'29" East and derived from GPS observations based on Ohio State Plane Coordinate System, North Zone (NAD83), Geoid Model 2018.

Description prepared by:

 2-13-2024

George A. Blackburn, RS # 7873  
6879 State Route 287  
West Liberty, Ohio 43357  
(937) 465-0424



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**DESCRIPTION OF SURVEY FOR  
DEVORE FAMILY FARMS, LLC  
66.289 ACRES  
February 13, 2024**

The following described 66.289 acre tract of land is situated in Virginia Military Surveys 9657 – 9740 and 9679, Zane Township, Logan County, Ohio and being part of Devore Family Farms, LLC’s exhibit “A”, Tract V (144.09 acres) and Tract VII (60.553 acres total) described in Official Record Volume 1089, page 311, said 64.755 acre tract of land more particularly described as follows:

Beginning at a 3/4 inch iron bar found at Township Road 177 (60 feet wide) centerline Station 23+76 as shown on page 34 of Logan County Engineer’s field book 599, said iron bar being in the west line of V.M.S. 7117 and in the east line of V.M.S. 9657 – 9740 and at the northwest corner of Devore Family Farms, LLC’s exhibit “A”, Tract VI (108.34 acres) described in Official Record Volume 1089, page 311 and at the northeast corner of said 144.09 acre tract;

Thence **South 21°18’04” West 490.50 feet**, departing from the centerline of Township Road 177, following the west line of V.M.S. 7117, the east line of V.M.S. 9657 – 9740, the west line of said 108.34 acre tract and the east line of said 144.09 acre tract, passing an iron bar set at 30.04 feet, to an iron bar set;

Thence **South 48°36’13” West 280.01 feet**, departing from the west line of V.M.S. 7117 and the west line of said 108.34 acre tract, entering V.M.S. 9657 – 9740 and entering said 144.09 acre tract, to an iron bar set;

Thence **South 4°50’20” West 453.22 feet** to an iron bar set in the west line of V.M.S. 7117 and in the east line of V.M.S. 9657 - 9740;

Thence **South 21°18’04’ West 134.09 feet**, following the west line of V.M.S. 7117 and the east line of V.M.S. 9657 – 9740, to an iron bar set;

Thence **North 68°41’56” West 305.99 feet**, departing from the west line of V.M.S. 7117 and re-entering V.M.S. 9657 – 9740, to an iron bar set;

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Thence **South 81°11'16" West 243.74 feet** to an iron bar set;

Thence **North 76°02'24" West 309.13 feet**, leaving V.M.S. 9657 – 9740 and entering V.M.S. 9679, to an iron bar set;

Thence **North 23°03'02" West 176.46 feet**, leaving said 144.09 acre tract and entering said 60.553 acre tract, to an iron bar set;

Thence **North 57°31'13" West 658.64 feet** to an iron bar set;

Thence **South 76°06'44" West 834.74 feet** to an iron bar set;

Thence **South 29°39'49" East 513.32 feet** to a 5/8 inch iron bar found at the northeast corner of Don N. Preston's and Twyla K. Preston's Exhibit "A" (2.881 acres) described in Official Record Volume 99, page 274;

Thence **South 80°48'37" West 365.47 feet**, following the north line of said 2.881 acre tract and a south line of said 60.553 acre tract, passing a 5/8 inch iron bar found at 340.29 feet, to an iron bolt found in the centerline of County Road 15 (50 feet wide), in the west line of V.M.S. 9679 and in the east line of V.M.S. 3230;

Thence **North 16°54'16" West 766.07 feet**, following the centerline of County Road 15, the west line of V.M.S. 9679, the east line of V.M.S. 3230 and the west line of said 60.553 acre tract, to a 7/8 inch iron bar found at an angle point in the centerline of State Route 287 (60 feet wide) and at the easternmost point in the centerline of County Road 41, said iron bar at Station 300+49 as shown on Highway Plan L-25;

Thence **North 45°02'06" East 1095.55 feet**, following the centerline of State Route 287 and the northwesterly line of said 60.553 acre tract, to a 3/4 inch iron bar found at the intersection of the centerline of Township Road 177 and at the northwest corner of Jean A. Devore's and Camilla F. Aukerman's 2.911 acre tract described in Official Record Volume 362, page 465;

Thence **South 43°12'48" East 381.55 feet**, departing from the centerline of State Route 287 and the centerline of Township Road 177, following the west line of said 2.911

acre tract and an east line of said 60.553 acre tract, passing a 5/8 inch iron bar found at 36.12 feet, to an iron bar set;

Thence **North 65°04'36" East 382.75 feet**, following the south line of said 2.911 acre tract and a north line of said 60.553 acre tract, to a 5/8 inch iron bar found in the west line of said 144.09 acre tract;

Thence **North 17°17'17" West 143.25 feet**, following the east line of said 2.911 acre tract and the west line of said 144.09 acre tract, to a 5/8 inch iron bar found;

Thence **North 44°45'07" West 88.33 feet**, departing from the west line of said 144.09 acre tract, following the east line of said 2.911 acre tract and a west line of said 60.553 acre tract, to a railroad spike found in the centerline of Township Road 177;

Thence **North 80°40'19" East 539.47 feet**, following the centerline of Township Road 177, the north line of said 60.553 acre tract and the north line of said 144.09 acre tract, passing a 3/4 inch iron bar found at 41.11 feet, to an iron bar set at Station 10+50 as referenced on page 33 of Logan County Engineer's field book 599;

Thence **South 71°33'32" East 619.77 feet**, following the centerline of Township Road 177 and the north line of said 144.09 acre tract, leaving V.M.S. 9679 and re-entering V.M.S. 9657 – 9740, to a magnetic nail set at the northwest corner of Robert D. Devore's 1.500 acre tract described in Official Record Volume 361, page 181;

Thence **South 18°25'55" West 326.66 feet**, departing from the centerline of Township Road 177, following the west line of said 1.500 acre tract and an east line of said 144.09 acre tract, passing a 5/8 inch iron bar found at 25.12 feet, to a 5/8 inch iron bar found;

Thence **South 71°33'32" East 200.00 feet**, following the south line of said 1.500 acre tract and a north line of said 144.09 acre tract, to a 5/8 inch iron bar found;

Thence **North 18°25'55" East 326.66 feet**, following the east line of said 1.500 acre tract and a west line of said 144.09 acre tract, passing a 5/8 inch iron bar found at 301.62 feet, to a magnetic nail set in the centerline of Township Road 177;

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Thence **South 71°33'32" East 502.71 feet**, following the centerline of Township Road 177 and the north line of said 144.09 acre tract, to the **place of beginning, containing 66.289 acres** more or less and subject to all valid easements and restrictions of record.

Of the above described 66.289 acre tract of land, 47.651 acres are part of V.M.S. 9679 and 18.638 acres are part of V.M.S. 9657 – 9740.

There are 39.817 acres out of said 144.09 acre tract and 26.472 acres out of said 60.553 acre tract (which is all of the remainder of said original 9.42 acre tract (6.303 acres), part of the original 54.17 acre tract (11.169 acres) and all of the 9.0 acre tract (9.0 acres).

The road right-of-way of State Route 287 (60 feet wide), County Road 15 (50 feet wide) and Township Road 177 (60 feet wide) contain a total of 2.317 acres more or less.

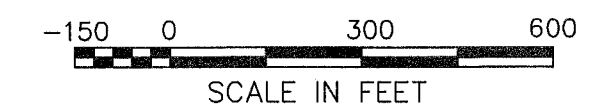
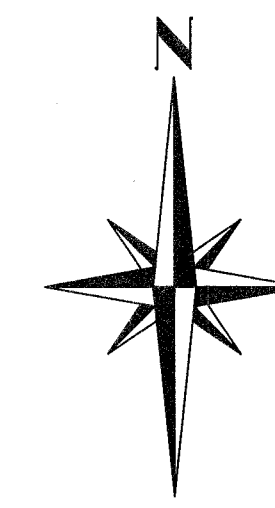
The above description was prepared from an actual field survey made by Blackburn Surveying, LLC, George A. Blackburn, Registered Surveyor # 7873, during the month of February 2024. Iron bars set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS # 7873." Bearings indicated herein are based on the centerline of Township Road 177 bearing South 71°33'32" East and derived from GPS observations based on Ohio State Plane Coordinate System, North Zone (NAD83), Geoid Model 2018.

Description prepared by: *George A. Blackburn* *2-13-2024*  
George A. Blackburn, RS # 7873  
6879 State Route 287  
West Liberty, Ohio 43357  
(937) 465-0424



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# PLAT OF SURVEY IN VIRGINIA MILITARY SURVEYS 7117, 9657 - 9740 AND 9679 ZANE TOWNSHIP, LOGAN COUNTY, OHIO



**LEGEND**

- Railroad spike found unless otherwise noted
- Magnetic nail found
- Magnetic nail set unless otherwise noted
- 5/8" Iron bar found unless otherwise noted
- 5/8" Iron bar set
- △ Stone found
- Iron bolt found
- P.O.B. Place of Beginning

**ACCESS MANAGEMENT REGULATIONS:**

Township Road 177, County Road 15 and County Road 44 are classified as local roads. Minimum driveway spacing is  $\geq 250'$ . Minimum stopping sight distance is  $\geq 495'$  (55 MPH). Driveway not requested at the time of this survey.

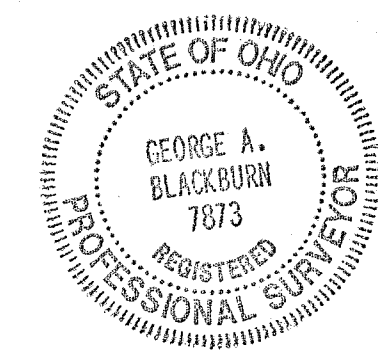
Bearings shown hereon are derived from GPS observations based on Ohio State Plane Coordinate System, North (NAD-83); Geoid Model 2018.

Bearings based on the south line of V.M.S. 7117 and the centerline of County Road 44 bearing South 57°35'48" West.

This survey was prepared using the information found in the current instruments of conveyance (shown hereon) and without a complete and accurate title search. A title search is recommended to determine the existence of easements, restrictions and/or encumbrances that may affect the property.

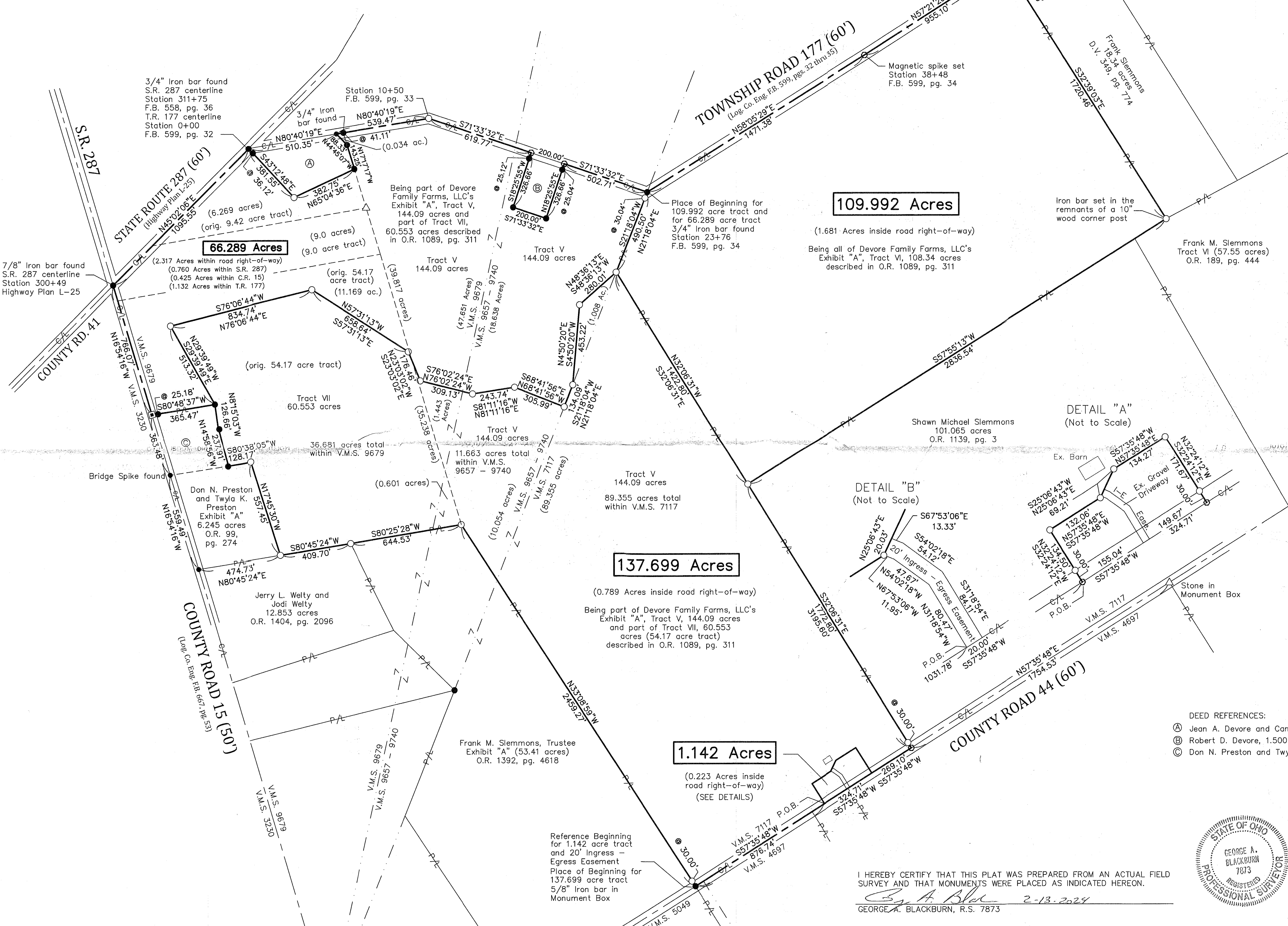
**DEED REFERENCES:**

- ① Jean A. Devore and Camilla F. Aukerman, 2,911 acres, O.R. 362, pg. 465.
- ② Robert D. Devore, 1,500 acres, O.R. 361, pg. 181.
- ③ Don N. Preston and Twyla K. Preston, Exhibit "A", 2,881 acres, O.R. 99, pg. 274.



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

*George A. Blackburn*  
 GEORGE A. BLACKBURN, R.S. 7873 2-13-2024



**109.992 Acres**  
 (1.681 Acres inside road right-of-way)  
 Being all of Devore Family Farms, LLC's Exhibit "A", Tract VI, 108.34 acres described in O.R. 1089, pg. 311

**137.699 Acres**  
 (0.789 Acres inside road right-of-way)  
 Being part of Devore Family Farms, LLC's Exhibit "A", Tract V, 144.09 acres and part of Tract VII, 60.553 acres (54.17 acre tract) described in O.R. 1089, pg. 311

**1.142 Acres**  
 (0.223 Acres inside road right-of-way) (SEE DETAILS)

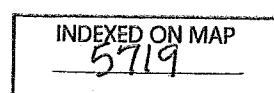
Reference Beginning for 1.142 acre tract and 20' Ingress-Egress Easement  
 Place of Beginning for 137.699 acre tract  
 5/8" Iron bar in Monument Box

BLACKBURN SURVEYING, LLC  
 6879 STATE ROUTE 287  
 WEST LIBERTY, OHIO 43357  
 (937) 465-0424

DATE : 2/13/2024  
 SCALE : 1" = 300'  
 FILE: Jean Devore 1-24

REVISIONS	DATE	BY

PLAT PREPARED FOR DEVORE FAMILY FARMS, LLC



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 OF 1