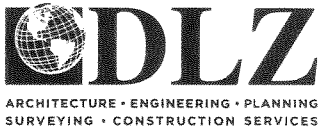


7-27-20
APPROVED



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

**WILLOBY
TRACT II
0.052 ACRE**

Lying in Section 22, Town 3, Range 14, Harrison Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Benjamin L. Willoby and Terri L. Willoby 72.41 acre tract of land as deeded and described in Official Record 172, Page 665, and being more particularly described as follows:

COMMENCING at a stone found in a monument box at the centerline intersection of Township Road 31 (40 feet wide) and Township Road 206, also being at the common corner to the northwest corner of the southwest quarter of said Section 22 and the northwest corner of the Ryan J. Sanders and Kristin N. Sanders 3.353 acre tract of land as deeded and described in Official Record 1266, Page 533 and the southwest corner of the northwest quarter of said Section 22 and the southwest corner of the Sharon L. Bickford and Darrell L. Stotler 3.592 acre tract of land as deeded and described in Official Record 868, Page 173;

THENCE, South 85°-07'-57" East, with the common line to said southwest and northwest quarters of Section 22 and said 3.592 acre and 3.353 acre tracts, passing a 5/8 inch iron rebar found at a distance of 30.18 feet, a total distance of 790.14 feet to a 5/8 inch iron rebar found (I.D. cap stamped "LSM") at the northeast corner of said 3.353 acre tract and a northerly corner of the remainder of said 72.41 acre tract and being the **TRUE POINT OF BEGINNING**;

THENC, South 85°-07'-57" East, with the common line to the southerly line of said 3.592 acre tract and the northerly line of said 72.41 acre tract, passing a 5/8 inch iron rebar found at a distance of 35.73 feet, a total distance of **85.73 feet** to a point in a creek and being the southwesterly corner to the Jerilu Farm LLC 98.777 acre tract as deeded and described in Official Record 1258, Page 522, Parcel Three;

THENCE, South 44°-16'-16" West, with a new division line through said 72.41 acre tract, a distance of **68.99 feet** to a 5/8 inch iron rebar found (I.D. cap stamped "LSM") at an easterly corner to said 3.353 acre tract;

INDEXED ON MAP
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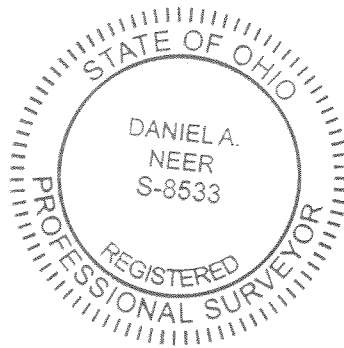
THENCE, **North 33°-19'-29" West**, along a common line to an easterly line of said 3.353 acre tract and a westerly line of the remainder of said 72.41 acre tract, a distance of **67.82 feet** to the **POINT OF BEGINNING**.

Containing **0.052 acre**, 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). Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on July 13, 2020.



Description prepared by:

Daniel A. Neer
Professional Surveyor No. 8533
July 13, 2020

2021-2084.00

7-27-20



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

WILLOBY TRACT I 1.167 ACRES

Lying in Section 22, Town 3, Range 14, Harrison Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Benjamin L. Willoby and Terri L. Willoby 72.41 acre tract of land as deeded and described in Official Record 172, Page 665, and being more particularly described as follows:

COMMENCING at a stone found in a monument box at the centerline intersection of Township Road 31 (40 feet wide) and Township Road 206, also being at the common corner to the northwest corner of the southwest quarter of said Section 22 and the northwest corner of the Ryan J. Sanders and Kristin N. Sanders 3.353 acre tract of land as deeded and described in Official Record 1266, Page 533 and the southwest corner of the northwest quarter of said Section 22 and the southwest corner of the Sharon L. Bickford and Darrell L. Stotler 3.592 acre tract of land as deeded and described in Official Record 868, Page 173;

THENCE, South 85°-07'-57" East, with the common line to said southwest and northwest quarters of Section 22 and said 3.592 acre and 3.353 acre tracts, passing a 5/8 inch iron rebar found at a distance of 30.18 feet, a total distance of 790.14 feet to a 5/8 inch iron rebar found (I.D. cap stamped "LSM") at the northeast corner of said 3.353 acre tract and a northerly corner of the remainder of said 72.41 acre tract;

THENCE, South 33°-19'-29" East, along a common line to an easterly line of said 3.353 acre tract and a westerly line of the remainder of said 72.41 acre tract, a distance of 67.82 feet to a 5/8 inch iron rebar found (I.D. cap stamped "LSM") and being the **TRUE POINT OF BEGINNING**;

THENCE, North 44°-16'-16" East, with a new division line through said 72.41 acre tract, a distance of **68.99 feet** to a point in a creek and at the common southerly corner to said 3.592 acre tract and the Jerilu Farm LLC 98.777 acre tract as deeded and described in Official Record 1258, Page 522, Parcel Three, and on said common line to the northwest and southwest quarters of said Section 22, said point referenced by a 5/8

INDEXED ON MAP
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INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

inch iron rebar found bearing North 85°-07'-57" West, a distance of 50.00 feet;

THENCE, **South 85°-08'-32" East**, with said common quarter section line and a southerly line of said 98.777 acre and tract and a northerly line of said 72.41 acre tract, a distance of **233.89 feet** to a 5/8 inch iron rebar set;

THENCE, with new division lines through said 72.41 acre tract, the following two (2) courses:

- 1) **South 12°-47'-44" East**, a distance of **183.66 feet** to an iron rebar set; and
- 2) **North 85°-08'-01" West**, a distance of **309.64 feet** to a 5/8 inch iron rebar found (I.D. cap stamped "LSM") at the southeast corner of said 3.353 acre tract;

THENCE, **North 06°-11'-16" West**, with a common line to the easterly line of said 3.353 acre tract and a westerly line of the remainder of said 72.41 acre tract, a distance of **123.96 feet** to the **POINT OF BEGINNING**.

Containing **1.167 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). Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on July 13, 2020.



Description prepared by:


Daniel A. Neer
Professional Surveyor No. 8533
July 13, 2020

2021-2084.00

DEED & SURVEY REFERENCES:

REFERENCE DEEDS SHOWN HEREON.

LOGAN COUNTY ENGINEER'S MAPROOM FILES:

- 5094, 5250, 8355, 8973 & 9057

SURVEY NOTE:

THESE PARCELS ARE TO BE ATTACHED TO ADJOINING TRACTS AND NOT TO BE USED AS SEPARATE, INDEPENDENT PARCELS.

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).

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

TOWNSHIP ROAD 206

TOWNSHIP ROAD 31 (40')

SECTION 28
SECTION 22

P.O.C.

NW CORNER OF THE SW QUARTER

(I.D. CAP STAMPED "LSM")

QUARTER SECTION LINE

S 85°07'57" E
790.14'

RYAN J. SANDERS AND
KRISTIN N. SANDERS
3.353 ACRES
O.R. 1266, PG. 533

SHARON L. BICKFORD AND
DARRELL L. STOTLER
3.592 ACRES
O.R. 868, PG. 173

JERILU FARM LLC
O.R. 1258, PG. 522
98.777 ACRES
PARCEL THREE

P.O.B. S 85°07'57" E
TRACT II-0.052 ACRE 35.73' 50.00'

0.052 ACRE

(I.D. CAP STAMPED "LSM")

N 33°19'29" W
67.82'

P.O.B. N 06°11'16" W
TRACT I-1.167 ACRES 123.96'

N 44°16'16" E
68.99'
(I.D. CAP STAMPED "LSM")

1.167 ACRES

(I.D. CAP STAMPED "LSM")

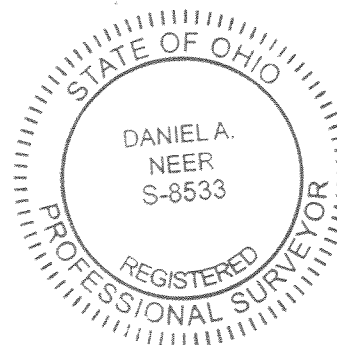
N 85°08'01" W
309.64'

BENJAMIN L. WILLOBY
AND TERRI L. WILLOBY
72.41 ACRES
O.R. 172, PG. 665


EDGE OF TREE LINE







SCALE: 1" = 100'
DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET



D. Neer
 DANIEL A. NEER
 PROFESSIONAL SURVEYOR NO. 8533
 JULY 13, 2020

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 117 N. Madriver Street • Bellefontaine, OH 43311
 (937) 593-7335 • www.dlz.com
 Project #2021-2084.00

LEGEND	
	STONE FOUND IN MONUMENT BOX
	MAG NAIL FOUND
	5/8 INCH IRON ROD FOUND
	5/8 INCHx30 INCH IRON ROD SET (I.D. CAP STAMPED "DLZ OHIO INC.")
R/W	= RIGHT-OF-WAY
C/L	= CENTERLINE
O.R.	= OFFICIAL RECORD
PG.	= PAGE
P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING

PLAT OF SURVEY
 SECTION 22, TOWN 3, RANGE 14
 BETWEEN THE MIAMI RIVERS SURVEY
 HARRISON TOWNSHIP
 LOGAN COUNTY, OHIO

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
DAN			7/21/20

INDEXED ON MAP
 5250