

6-29-2020

APPROVED



EDWARDS SURVEYING

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



LEGAL DESCRIPTION FOR SHEPARD'S 5.000 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Stokes, and being a part of Virginia Military Survey 12276, and being more particularly described as follows:

Beginning for reference at a Mag Nail found at the intersection of the centerlines of Township Road 266 (40' right-of-way) and State Route 235 (60' right-of-way);

thence with the centerline of State Route 235, S-81°16'01"-W, 1758.68'(feet) to a Mag Nail set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, passing for reference Mag Nails found at 258.60'(feet) and 1347.61'(feet);

thence continuing with the centerline of State Route 235, S-81°16'01"-W, 381.33'(feet) to a Mag Nail set;

thence N-7°45'44"-W, 563.97'(feet) to an iron bar set, passing for reference an iron bar set on the right-of-way line of State Route 235 at 30.00'(feet);

thence N-83°43'34"-E, 402.93'(feet) to an iron bar set;

thence S-5°30'35"-E, 547.46'(feet) to the place of beginning, passing for reference an iron bar set on the right-of-way line of State Route 235 at 517.41'(feet).

Containing 5.000 acres, 0.263 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 59 acre tract conveyed to William L. & Cynthia L. Shepard by deed recorded in Official Record 388, Page 780, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, June 23, 2020. 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 State Route 235 per an assumed bearing of S-81°16'01"-W.

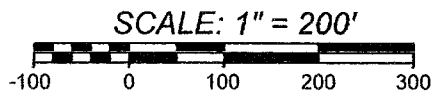
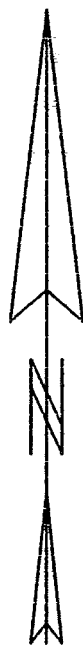
William D. Edwards, P.S. 7574



INDEXED ON MAP
9738

PLAT OF SURVEY

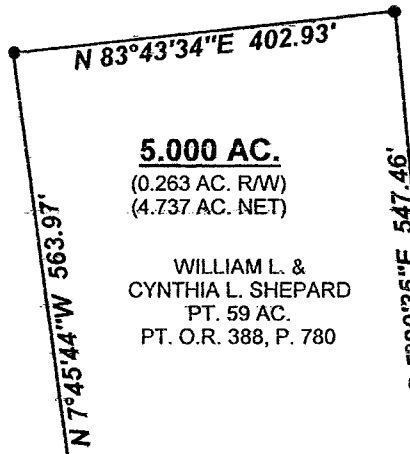
STOKES TOWNSHIP, LOGAN COUNTY, OHIO
 VIRGINIA MILITARY SURVEY 12276



DATE: JUNE 23, 2020

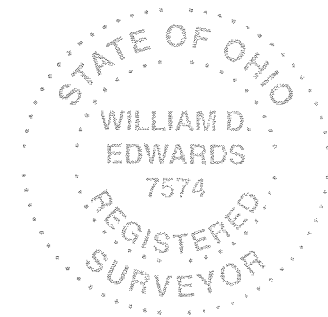
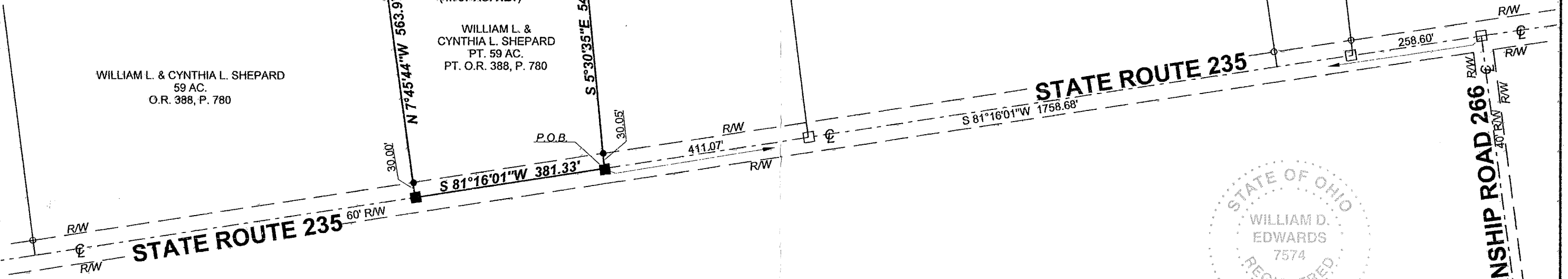
WILLIAM L. & CYNTHIA L. SHEPARD
 59 AC.
 O.R. 388, P. 780

WILLIAM L. & CYNTHIA L. SHEPARD
 59 AC.
 O.R. 388, P. 780



5.000 AC.
 (0.263 AC. R/W)
 (4.737 AC. NET)

WILLIAM L. & CYNTHIA L. SHEPARD
 PT. 59 AC.
 PT. O.R. 388, P. 780



SURVEYED BY: *W.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 STATE ROUTE 235 PER AN ASSUMED BEARING OF S-81°16'01"-W.
 2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY.
 3. THE 5.000 ACRE TRACT SHOWN HEREON CONTAINS AN EXISTING HOUSE AND OUT-BUILDINGS WITH AN ADDRESS OF 11485 STATE RT. 235.

LEGEND

| | |
|-------|---|
| — Δ — | = RAILROAD SPIKE.....FOUND |
| — ○ — | = 5/8" DIA. 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 |

INDEXED ON MAP
 9738

6582.ZAK

4-20-2021



APPROVED



EDWARDS SURVEYING

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



LEGAL DESCRIPTION FOR SHEPARD'S 54.685 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Stokes, and being a part of Virginia Military Survey 12276, and being more particularly described as follows:

Beginning for reference at a Mag Nail found at the intersection of the centerlines of Township Road 266 (40' right-of-way) and State Route 235 (60' right-of-way);

thence with the centerline of State Route 235, S-81°16'01"-W, 1347.61'(feet) to a Mag Nail found at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, also being at the Southwest corner of a 25.447 acre tract conveyed to Richard E. & Vicki L. Powell by deed recorded in Official Record 1270, Page 947 ;

thence continuing with the centerline of State Route 235, S-81°16'01"-W, 411.07'(feet) to a Mag Nail set;

thence N-5°30'35"-W, 547.46'(feet) to an iron bar set, passing for reference an iron bar set on the right-of-way line of State Route 235 at 30.05'(feet);

thence S-83°43'34"-W, 402.93'(feet) to an iron bar set;

thence S-7°45'44"-E, 563.97'(feet) to a Mag Nail set, passing for reference an iron bar set on the right-of-way line of State Route 235 at 533.97'(feet);

thence with the centerline of State Route 235, S-81°16'01"-W, 764.18'(feet) to a P.K. Nail found at a Southeast corner of a 10.137 acre tract conveyed to Thomas Wayne & Kelly Detling by deed recorded in Official Record 602, Page 204;

thence with an East line of the 10.137 acre tract, N-7°02'13"-W, 1699.40'(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 State Route 235 at 30.01'(feet);

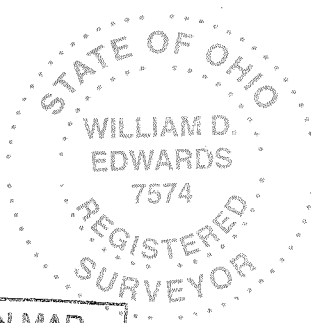
thence with a South line of the 10.137 acre tract and with the South line of a 1145.483 acre tract conveyed to Heintz Agri-Land, LTD, by deed recorded in Official Record 616, Page 815, N-82°55'42"-E, 1544.88'(feet) to a 6" diameter wood post found at the Northwest corner of a 37.471 acre tract conveyed to Joseph G. Altherr by deed recorded in Official Record 1318, Page 577, passing for reference a 5/8" diameter iron bar found at 280.62'(feet);

thence with the West line of the 37.471 acre tract and with the West line of aforementioned Powell's 25.447 acre tract, S-7°25'07"-E, 1654.30'(feet) to the place of beginning, passing for reference a 5/8" diameter iron bar found at 612.63'(feet), and iron bar set at 1614.30'(feet), and the right-of-way line of State Route 235 a 1624.29'(feet).

Containing 54.685 acres, 0.809 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 59 acre tract conveyed to William L. & Cynthia L. Shepard by deed recorded in Official Record 388, Page 780, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, April 13, 2021. 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 State Route 235 per an assumed bearing of S-81°16'01"-W.



William D. Edwards

William D. Edwards, P.S. 7574

INDEXED ON MAP
9735

PLAT OF SURVEY

STOKES TOWNSHIP, LOGAN COUNTY, OHIO

VIRGINIA MILITARY SURVEY 12276



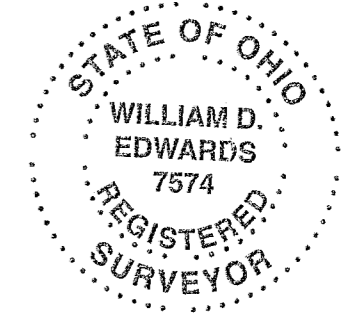
SCALE: 1" = 200'

 DATE: APRIL 13, 2021



NOTE:

1. BEARINGS ARE BASED ON THE CENTERLINE OF STATE ROUTE 235 PER AN ASSUMED BEARING OF S-81°16'01"-W.
2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY.
3. SHEPARD'S 5.000 ACRE TRACT, SHOWN HEREON, WAS SURVEYED OFF JUNE 23, 2020 BY EDWARDS SURVEYING AND HAS NOT YET TRANSFERRED.



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

7-27-2022

APPROVED



EDWARDS SURVEYING

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



LEGAL DESCRIPTION FOR HERRON, BOLES, & MCGUIRE'S 0.681 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Stokes, and being a part of Virginia Military Survey 12276, and being more particularly described as follows:

Beginning for reference at a Mag Nail found at the intersection of the centerlines of Township Road 266 (40' right-of-way) and State Route 235 (60' right-of-way);

thence with the centerline of State Route 235, S-81°16'01"-W, 2560.19'(feet) to a Mag Nail set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, passing for reference Mag Nails found at 258.60'(feet) and 1347.61'(feet), 1758.68'(feet) & 2140.01'(feet);

thence continuing with the centerline of State Route 235, S-81°16'01"-W, 86.00'(feet) to a Mag Nail set;

thence N-7°02'13"-W, 345.00'(feet) to an iron bar set, passing for reference an iron bar set on the right-of-way line of State Route 235 at 30.01'(feet);

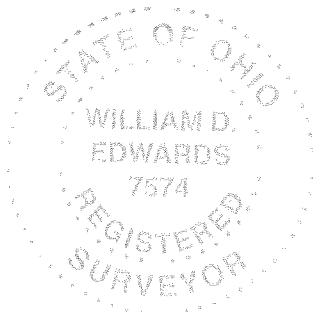
thence N-81°16'01"-E, 86.00'(feet) to an iron bar set;

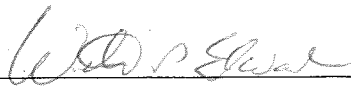
thence S-7°02'13"-E, 345.00'(feet) to the place of beginning, passing for reference an iron bar set on the right-of-way line of State Route 235 at 314.99'(feet).

Containing 0.681 acre, 0.059 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 54.685 acre tract conveyed to Bradley G. & Karla R. Herron, James W. & Georgianna L. Boles, and Michael P. & Tonya M. McGuire, by deed recorded in Official Record 1397, Page 5931, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, July 19, 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 State Route 235 per an assumed bearing of S-81°16'01"-W.





William D. Edwards, P.S. 7574

INDEXED ON MAP
9730

7-27-2022

APPROVED

PLAT OF SURVEY

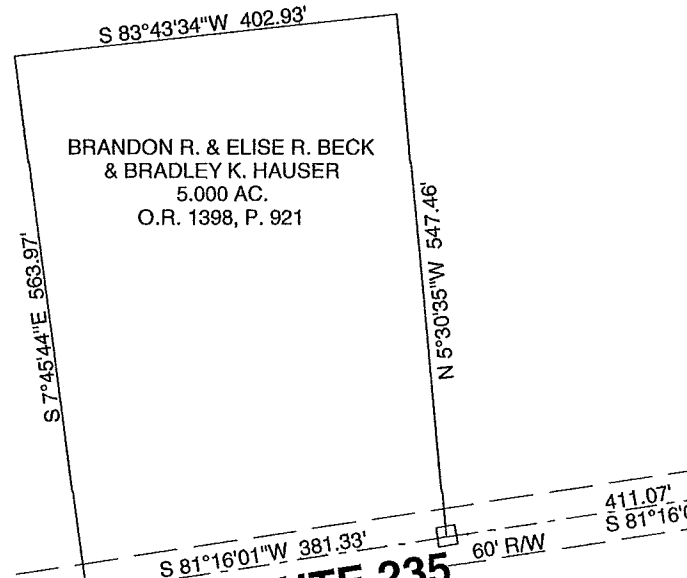
STOKES TOWNSHIP, LOGAN COUNTY, OHIO VIRGINIA MILITARY SURVEY 12276

BRADLEY G. KARLA R. HERRON
JAMES W. & GEORGIANNA L. BOLES
MICHAEL P. & TONYA M. McGUIRE
54.685 AC.
O.R. 1397, P. 5931

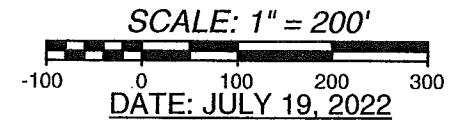
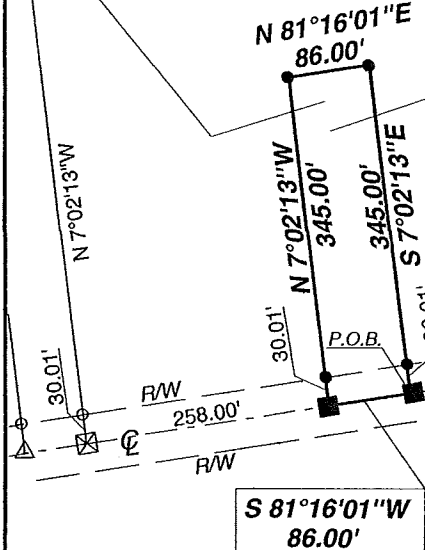
BRADLEY G. KARLA R. HERRON
JAMES W. & GEORGIANNA L. BOLES
MICHAEL P. & TONYA M. McGUIRE
54.685 AC.
O.R. 1397, P. 5931

RICHARD E. & VICKI L. POWELL
25.447 AC.
O.R. 1270, P. 947

BRADLEY G. KARLA R. HERRON
JAMES W. & GEORGIANNA L. BOLES
MICHAEL P. & TONYA M. McGUIRE
PT. 54.685 AC.
PT. O.R. 1397, P. 5931



0.681 AC.
(0.059 AC. R/W)
(0.622 AC. NET)



LEGEND

- = CONCRETE RIGHT-OF-WAY MONUMENT.....FOUND
- = RAILROAD SPIKE.....FOUND
- = 6" DIA. WOOD POST.....FOUND
- = 5/8" DIA. IRON BAR.....FOUND
- = MAG NAIL.....FOUND
- = PK NAIL.....FOUND
- = 1" DIA. IRON PIPE.....FOUND
- = MAG NAIL.....SET at grade
- = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 7574".....SET at grade

NOTE:

1. BEARINGS ARE BASED ON THE CENTERLINE OF STATE ROUTE 235 PER AN ASSUMED BEARING OF S-81°16'01"-W.
2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY.

SURVEYED BY:

WILLIAM D. EDWARDS
PROFESSIONAL SURVEYOR No. 7574
110 SOUTH MAIN STREET
URBANA, OHIO 43078
7087.ZAK (937)653-6508

INDEXED ON MAP
9930

8-22-2022

APPROVED



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



LEGAL DESCRIPTION FOR HERRON, BOLES, & MCGUIRE'S 0.681 ACRE TRACT (2)

Being situate in the State of Ohio, County of Logan, Township of Stokes, and being a part of Virginia Military Survey 12276, and being more particularly described as follows:

Beginning for reference at a Mag Nail found at the intersection of the centerlines of Township Road 266 (40' right-of-way) and State Route 235 (60' right-of-way);

thence with the centerline of State Route 235, S-81°16'01"-W, 2732.19'(feet) to a Mag Nail set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, passing for reference Mag Nails found at 258.60'(feet) and 1347.61'(feet), 1758.68'(feet) & 2140.01'(feet) and Mag Nail set at 2560.19'(feet) & 2646.19'(feet);

thence continuing with the centerline of State Route 235, S-81°16'01"-W, 86.00'(feet) to a Mag Nail set;

thence N-7°02'13"-W, 345.00'(feet) to an iron bar set, passing for reference an iron bar set on the right-of-way line of State Route 235 at 30.01'(feet);

thence N-81°16'01"-E, 86.00'(feet) to an iron bar set;

thence S-7°02'13"-E, 345.00'(feet) to the place of beginning, passing for reference an iron bar set on the right-of-way line of State Route 235 at 314.99'(feet).

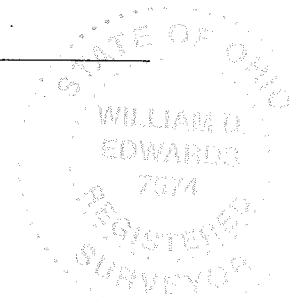
Containing 0.681 acre, 0.059 acre of which is within the Road right-of-way, but being subject to the rights of all legal highways and all easements of record.

Being a part of a 54.685 acre tract conveyed to Bradley G. & Karla R. Herron, James W. & Georgianna L. Boles, and Michael P. & Tonya M. McGuire, by deed recorded in Official Record 1397, Page 5931, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, August 16, 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 State Route 235 per an assumed bearing of S-81°16'01"-W.



William D. Edwards, P.S. 7574



INDEXED ON MAP
9738

8-22-2022

APPROVED



EDWARDS SURVEYING

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



LEGAL DESCRIPTION FOR HERRON, BOLES, & McGUIRE'S 0.681 ACRE TRACT (3)

Being situate in the State of Ohio, County of Logan, Township of Stokes, and being a part of Virginia Military Survey 12276, and being more particularly described as follows:

Beginning for reference at a Mag Nail found at the intersection of the centerlines of Township Road 266 (40' right-of-way) and State Route 235 (60' right-of-way);

thence with the centerline of State Route 235, S-81°16'01"-W, 2646.19'(feet) to a Mag Nail set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, passing for reference Mag Nails found at 258.60'(feet) and 1347.61'(feet), 1758.68'(feet) & 2140.01'(feet) and a Mag Nail set at 2560.19'(feet);

thence continuing with the centerline of State Route 235, S-81°16'01"-W, 86.00'(feet) to a Mag Nail set;

thence N-7°02'13"-W, 345.00'(feet) to an iron bar set, passing for reference an iron bar set on the right-of-way line of State Route 235 at 30.01'(feet);


thence N-81°16'01"-E, 86.00'(feet) to an iron bar set;

thence S-7°02'13"-E, 345.00'(feet) to the place of beginning, passing for reference an iron bar set on the right-of-way line of State Route 235 at 314.99'(feet).

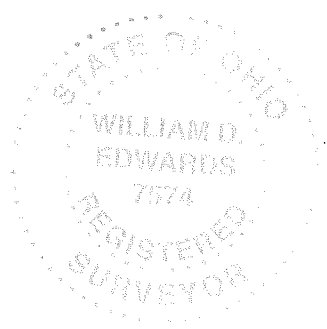
Containing 0.681 acre, 0.059 acre of which is within the Road right-of-way, but being subject to the rights of all legal highways and all easements of record.

Being a part of a 54.685 acre tract conveyed to Bradley G. & Karla R. Herron, James W. & Georgianna L. Boles, and Michael P. & Tonya M. McGuire, by deed recorded in Official Record 1397, Page 5931, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, August 16, 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 State Route 235 per an assumed bearing of S-81°16'01"-W.



William D. Edwards, P.S. 7574



INDEXED ON MAP
9738

8-22-2022

APPROVED

PLAT OF SURVEY

STOKES TOWNSHIP, LOGAN COUNTY, OHIO

VIRGINIA MILITARY SURVEY 12276

THOMAS WAYNE & KELLY DETLING
10.137 AC.
O.R. 602, P. 204

HEINTZ AGRI-LAND, LTD
1145.483 AC.
(438.663 AC. in LOGAN Co.)
O.R. 616, P. 815

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

BRADLEY G. KARLA R. HERRON
JAMES W. & GEORGIANNA L. BOLES
MICHAEL P. & TONYA M. MCGUIRE
54.685 AC.
O.R. 1397, P. 5931

BRADLEY G. KARLA R. HERRON
JAMES W. & GEORGIANNA L. BOLES
MICHAEL P. & TONYA M. MCGUIRE
54.685 AC.
O.R. 1397, P. 5931

BRADLEY G. KARLA R. HERRON
JAMES W. & GEORGIANNA L. BOLES
MICHAEL P. & TONYA M. MCGUIRE
PT. 54.685 AC.
PT. O.R. 1397, P. 5931

BRANDON R. & ELISE R. BECK
& BRADLEY K. HAUSER
5.000 AC.
O.R. 1398, P. 921

RICHARD E. & VICKI L. POWELL
25.447 AC.
O.R. 1270, P. 947

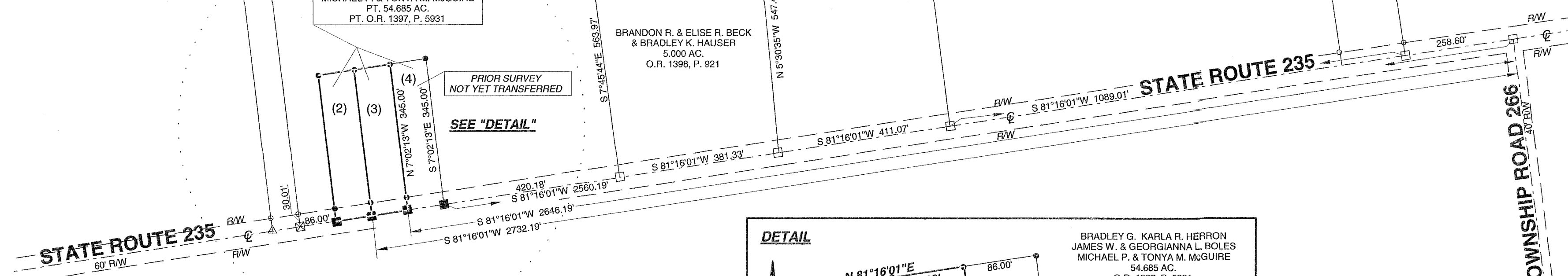


DATE: AUGUST 16, 2022

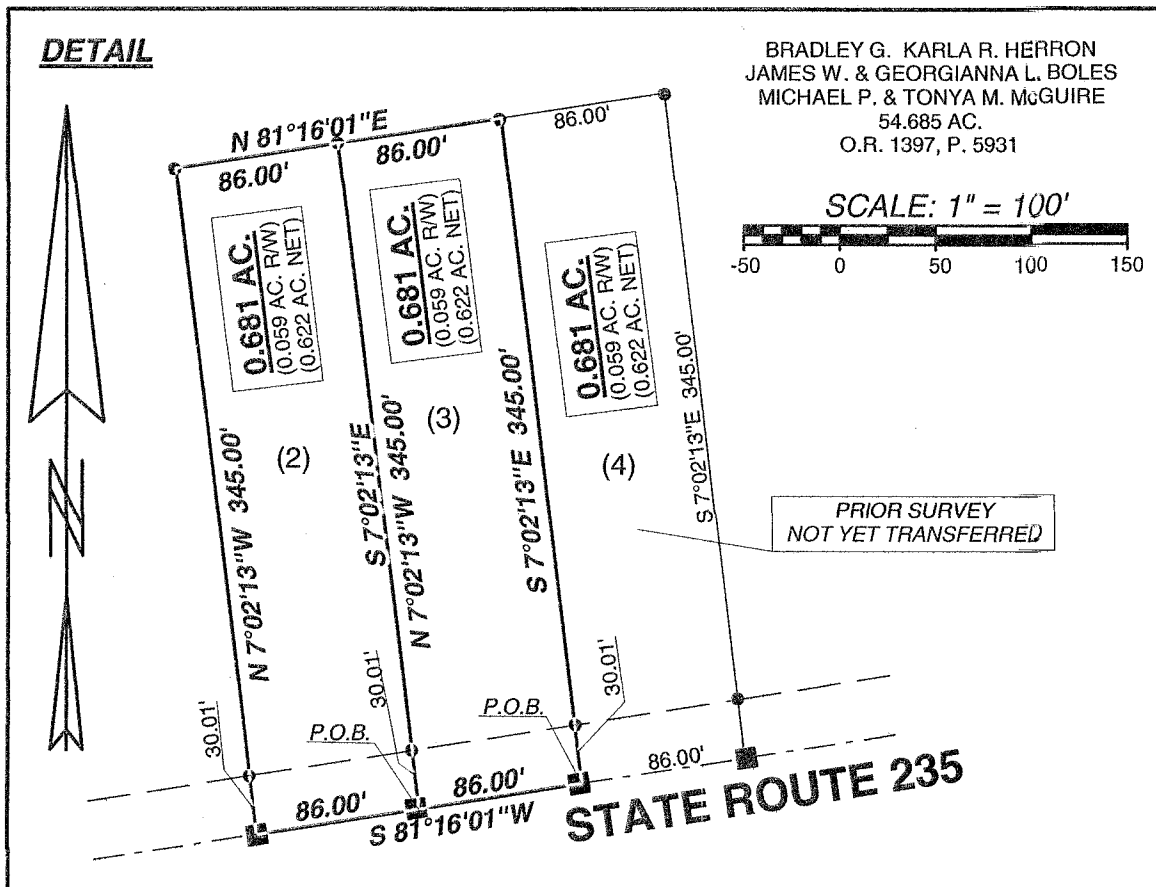


NOTE:

1. BEARINGS ARE BASED ON THE CENTERLINE OF STATE ROUTE 235 PER AN ASSUMED BEARING OF S-81°16'01"-W.
2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY.
3. "(_)" INDICATES OWNERS PARCEL I.D. NUMBER.

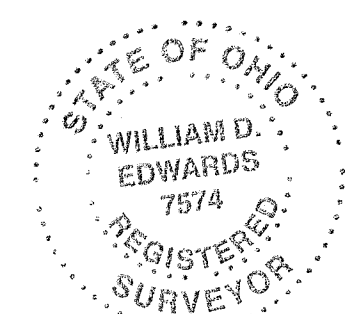


PRIOR SURVEY NOT YET TRANSFERRED
SEE "DETAIL"



LEGEND

- = CONCRETE RIGHT-OF-WAY MONUMENT.....FOUND
- = RAILROAD SPIKE.....FOUND
- = 6" DIA. WOOD POST.....FOUND
- = 5/8" DIA. IRON BAR.....FOUND
- = MAG NAIL.....FOUND
- = PK NAIL.....FOUND
- = 1" DIA. IRON PIPE.....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

APPROVED

THOMAS WAYNE DETLING
AND KELLY DETLING
OR 602, PG. 204
10.137 AC. TR.
PIN: 43-005-00-00-004-003

HEINTZ AGRI-LAND LTD.
OR 616, PG. 815
1145.483 AC. TR.
PIN: 43-005-00-00-004-000

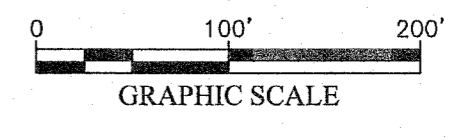
PROPOSED 11.918 ACRE PARCEL
(0.0592 ACRES BEING IN ROAD RIGHT-OF-WAY)

CURRENT OWNER AND REMAINING PROPERTY:
BRADLEY G. HERRON AND KARLA R. HERRON, (60% INTEREST)
JAMES W. BOLES AND GEORGIANNA BOLES (20% INTEREST)
MICHAEL P. MCGUIRE AND TONYA MCGUIRE (20% INTEREST)
O.R. 1397, PG. 5931
54.685 AC. TR.
PIN: 43-005-00-00-006-001

DEAN A. WENZ
O.R. 1409, PG. 806
0.681 AC. TR.
PIN: 43-005-00-00-006-002

WILLIAM A. & CONNIE J. HAKES ET AL
O.R. 1409, PG. 809
0.681 AC. TR.
PIN: 43-005-00-00-006-003

MARK & LAURA ELFORD, ET AL
O.R. 1409, PG. 2274
0.681 AC. TR.
PIN: 43-005-00-00-006-004



LEGEND

| | |
|-----------|---------------------------|
| ————— | PROPERTY LINES (SUBJECT) |
| - - - - - | PROPERTY LINES (ADJACENT) |
| — R/W — | ROAD RIGHT-OF-WAY |
| — C/L — | ROAD CENTERLINE |

- ⊙ IRON REBAR FOUND
- ⊙ 5/8"x30" IRON REBAR SET CAPPED "SAM LLC"
- ⊙ MAG NAIL FOUND
- ⊙ MAG NAIL SET
- ⊙ STATE OF OHIO RIGHT-OF-WAY MONUMENT
- ⊙ 1" IRON ROD FOUND
- ⊙ 6" FENCE POST

ABBREVIATIONS

| | |
|--------|------------------------------|
| (M) | MEASURED |
| (R) | RECORD |
| O.R. | OFFICIAL RECORD |
| PG. | PAGE |
| AC. | ACRE |
| TR. | TRACT |
| P.O.C. | POINT OF COMMENCEMENT |
| P.O.B. | POINT OF BEGINNING |
| PIN | PARCEL IDENTIFICATION NUMBER |

SURVEY NOTES:

OCCUPATION NOTE:
NO EVIDENCE OF OCCUPATION ALONG BOUNDARY LINES UNLESS OTHERWISE SHOWN.

BASIS FOR BEARINGS:
BEARINGS AND DISTANCES, SHOWN HEREON, WERE DERIVED FROM GPS OBSERVATIONS BASED ON GRID NORTH, OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011), U.S. SURVEY FEET.

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

REFERENCE DOCUMENTS:

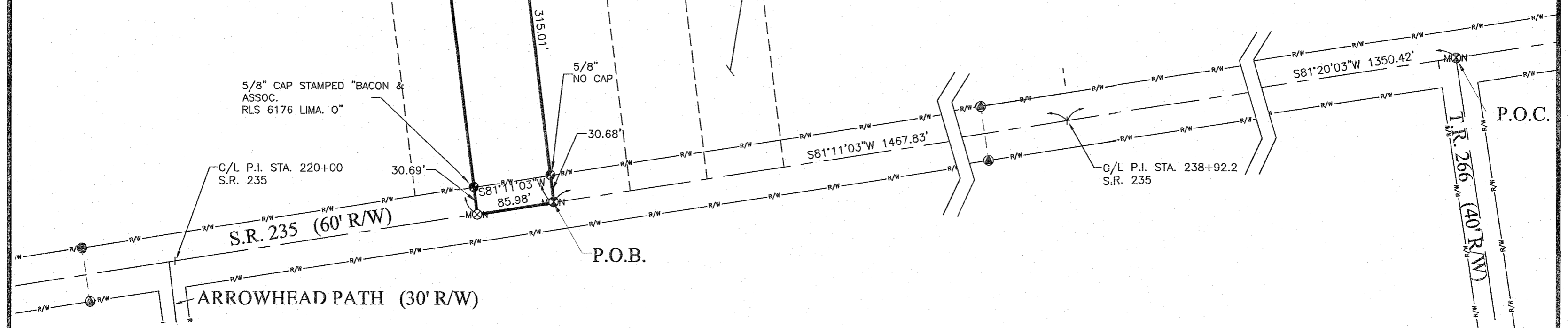
- DEEDS:**
- O.R. 1397, PG. 5931
 - O.R. 602, PG. 204
 - O.R. 616, PG. 815
 - O.R. 1409, PG. 806

- ROAD PLANS:**
- LOG_235_18.36_24.79

- SURVEYS:**
- 9738
 - 1104
 - J-035
 - J-034
 - J-053



Derrick Daily
DERRICK JAMES DAILY
PROFESSIONAL SURVEYOR No. 8819
DATE: 11/28/2022



929 Eastwind Drive, Suite 201
Westerville, Ohio 43081
Ofc: 614.899.0079
Fax: 914.899.3175
email: info@sam.biz

INDEXED ON MAP
9738

| | |
|-------------|---------------------------------|
| PROJECT: | AES-OHIO CHIPPEWA SUBSTATION |
| JOB NUMBER: | 74885 |
| DATE: | 11/22/2022 |
| SCALE: | 1"=100' |
| SURVEYOR: | DAILY |
| TECHNICIAN: | BJH |
| DRAWING: | 74885-BDY |
| TRACT ID: | 43-005-00-00-006-001 |
| PARTYCHIEF: | CR |
| FIELDBOOKS: | |

STOKES TOWNSHIP
LOGAN COUNTY, OHIO
VIRGINIA MILITARY SURVEY 12276

SHEET 1 OF 1



APPROVED



EDWARDS SURVEYING

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



LEGAL DESCRIPTION FOR HERRON, BOLES, & MCGUIRE – EASEMENT – 0.729 AC.

Being situate in the State of Ohio, County of Logan, Township of Stokes, and being a part of Virginia Military Survey 12276, and being an easement, 60.00'(feet) in width, for ingress and egress, and being more particularly described as follows:

Beginning for reference at a Mag Nail found at the intersection of the centerlines of Township Road 266 (40' right-of-way) and State Route 235 (60' right-of-way);

thence with the centerline of State Route 235, S-81°16'01"-W, 2500.19'(feet) to a Mag Nail set at the **PRINCIPLE PLACE OF BEGINNING** for the easement hereinafter described;

thence continuing with the centerline of State Route 235, S-81°16'01"-W, 60.00'(feet) to a Mag Nail found at the Southeast corner of a 0.681 acre tract conveyed to Mark & Laura Elford by deed recorded in Official Record 1409, Page 2274, passing for reference Mag Nail set at 56.00'(feet) and 58.00'(feet);

thence with the East line of Elford's 0.681 acre tract and the East line thereof projected, N-7°02'13"-W, 567.00'(feet) to a point, passing for reference a 5/8" diameter iron bar found on the right-of-way line of State Route 235 at 30.01'(feet) and a 5/8" diameter iron bar found at 345.00'(feet);

thence N-81°16'01"-E, 60.00'(feet) to an iron bar set, passing for reference an iron bar set at 4.00'(feet);

thence S-7°02'13"-E, 567.00'(feet) to the place of beginning.

Containing 0.729 acre, 0.039 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 54.685 acre tract conveyed to Bradley G. & Karla R. Herron, James W. & Georgianna L. Boles, and Michael P. & Tonya M. McGuire, by deed recorded in Official Record 1397, Page 5931, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, January 4, 2023. 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 State Route 235 per an assumed bearing of S-81°16'01"-W.



William D. Edwards

William D. Edwards, P.S. 7574

INDEXED ON MAP
9738



APPROVED



EDWARDS SURVEYING

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



LEGAL DESCRIPTION FOR HERRON, BOLES, & MCGUIRE'S 0.635 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Stokes, and being a part of Virginia Military Survey 12276, and being more particularly described as follows:

Beginning for reference at a Mag Nail found at the intersection of the centerlines of Township Road 266 (40' right-of-way) and State Route 235 (60' right-of-way);

thence with the centerline of State Route 235, S-81°16'01"-W, 2556.19'(feet) to a Mag Nail set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, passing for reference a Mag Nail set at 2500.19'(feet);

thence continuing with the centerline of State Route 235, S-81°16'01"-W, 2.00'(feet) to a Mag Nail set;

thence N-7°02'13"-W, 465.00'(feet) to an iron bar set, passing for reference an iron bar set on the right-of-way line of State Route 235 at 30.01'(feet);

thence S-81°16'01"-W, 260.00'(feet) to an iron bar set on an East line of an 11.918 acre tract conveyed to The Dayton Power and Light Company by deed recorded in Official Record 1411, Page 1122;

thence with an East line of the 11.918 acre tract, N-7°02'13"-W, 102.00'(feet) to an iron bar set;

thence N-81°16'01"-E, 262.00'(feet) to an iron bar set;

thence S-7°02'13"-E, 567.00'(feet) to the place of beginning, passing for reference an iron bar set on the right-of-way line of State Route 235 at 536.99'(feet).

Containing 0.635 acre, 0.001 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, including, but not limited to, an ingress-egress easement off of the entire East side of the herein described tract.

Being a part of a 54.685 acre tract conveyed to Bradley G. & Karla R. Herron, James W. & Georgianna L. Boles, and Michael P. & Tonya M. McGuire, by deed recorded in Official Record 1397, Page 5931, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, January 4, 2023. 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 State Route 235 per an assumed bearing of S-81°16'01"-W.



William D. Edwards

William D. Edwards, P.S. 7574



APPROVED



EDWARDS SURVEYING

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



LEGAL DESCRIPTION FOR HERRON, BOLES, & McGUIRE'S 0.732 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Stokes, and being a part of Virginia Military Survey 12276, and being more particularly described as follows:

Beginning for reference at a Mag Nail found at the intersection of the centerlines of Township Road 266 (40' right-of-way) and State Route 235 (60' right-of-way);

thence with the centerline of State Route 235, S-81°16'01"-W, 2558.19'(feet) to a Mag Nail set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, passing for reference Mag Nails set at 2500.19'(feet) & 2556.19'(feet);

thence continuing with the centerline of State Route 235, S-81°16'01"-W, 2.00'(feet) to a Mag Nail found at the Southeast corner of a 0.681 acre tract conveyed to Mark & Laura Elford by deed recorded in Official Record 1409, Page 2274;

thence with the East line of Elford's 0.681 acre tract, N-7°02'13"-W, 345.00'(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 State Route 235 at 30.01'(feet);

thence with the North line of Elford's tract, the North line of a 0.681 acre tract conveyed to William A. & Connie J. Hakes, and with the North line of a 0.681 acre tract conveyed to Dean A. Wenz by deed recorded in Official Record 1409, Page 806, S-81°16'01"-W, 258.00'(feet) to a 5/8" diameter iron bar found on an East line of an 11.918 acre tract conveyed to The Dayton Power and Light Company by deed recorded in Official Record 1411, Page 1122, passing for reference 5/8" diameter iron bars found at 86.00'(feet) and 172.00'(feet);

thence with an East line of the 11.918 acre tract, N-7°02'13"-W, 120.00'(feet) to an iron bar set;

thence N-81°16'01"-E, 260.00'(feet) to an iron bar set;

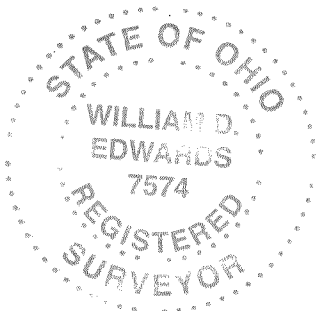
thence S-7°02'13"-E, 465.00'(feet) to the place of beginning, passing for reference an iron bar set on the right-of-way line of State Route 235 at 434.99'(feet).

Containing 0.732 acre, 0.001 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, including, but not limited to, an ingress-egress easement off of the entire East side of the herein described tract.

Being a part of a 54.685 acre tract conveyed to Bradley G. & Karla R. Herron, James W. & Georgianna L. Boles, and Michael P. & Tonya M. McGuire, by deed recorded in Official Record 1397, Page 5931, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, January 4, 2023. 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 State Route 235 per an assumed bearing of S-81°16'01"-W.

William D. Edwards, P.S. 7574

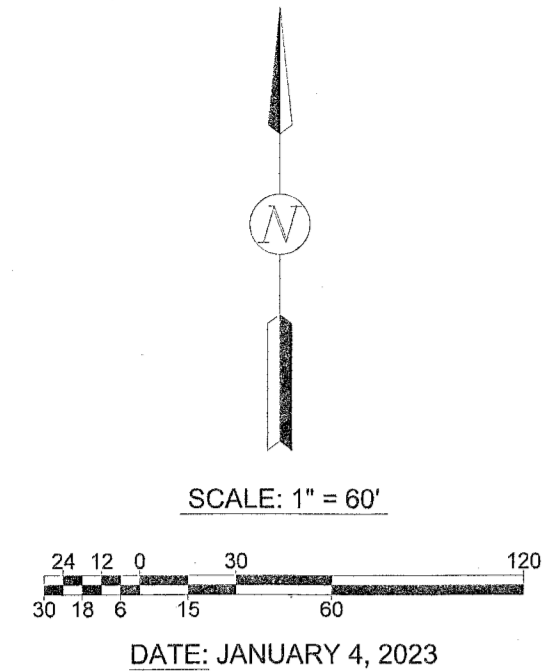


INDEXED ON MAP
9738

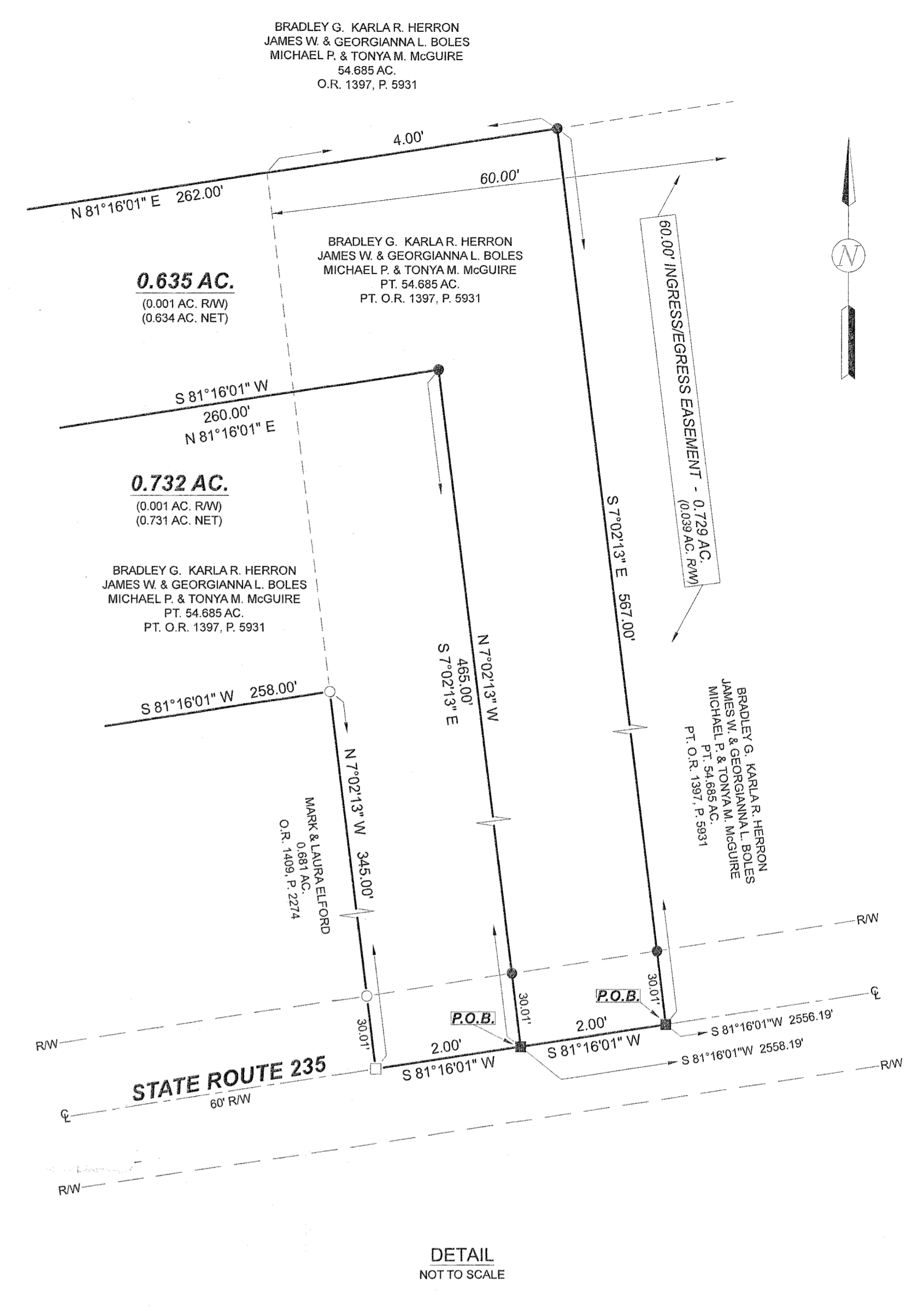
APPROVED

PLAT OF SURVEY

STOKES TOWNSHIP, LOGAN COUNTY, OHIO
VIRGINIA MILITARY SURVEY 12276



- LEGEND**
- = 5/8" DIA. IRON BAR (UNLESS OTHERWISE NOTED).....FOUND
 - △ = RAILROAD SPIKE.....FOUND
 - ⊠ = P.K. NAIL.....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: *W.D. Edwards*
WILLIAM D. EDWARDS
PROFESSIONAL SURVEYOR No. 7574
110 SOUTH MAIN STREET
URBANA, OHIO 43078
(937)653-6508

- NOTES:**
1. BEARINGS ARE BASED ON THE CENTERLINE OF STATE ROUTE 235 PER AN ASSUMED BEARING OF S-81°16'01"-W.
 2. REFERENCES USED: DEEDS OF SUBJECT PREMISES AND ADJOINERS, COUNTY TAX AND AERIAL MAPS, PLATS OF SURVEYS IN THE VICINITY.

3-27-23

APPROVED



EDWARDS SURVEYING

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



LEGAL DESCRIPTION FOR HBM DEVELOPMENT'S 0.602 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Stokes, and being a part of Virginia Military Survey 12276, and being more particularly described as follows:

Beginning for reference at a Mag Nail found at the intersection of the centerlines of Township Road 266 (40' right-of-way) and State Route 235 (60' right-of-way);

thence with the centerline of State Route 235, S-81°16'01"-W, 2554.19'(feet) to a Mag Nail set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, passing for reference a Mag Nail set at 2552.19'(feet);

thence continuing with the centerline of State Route 235, S-81°16'01"-W, 2.00'(feet) to a Mag Nail found at a Southeast corner of a 0.635 acre tract conveyed to Jeff & Jill S Lencke by deed recorded in Official Record 1411, Page 5733;

thence with the East line of the 0.635 acre tract, N-7°02'13"-W, 567.00'(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 State Route 235 at 30.01'(feet);

thence with the North line of the 0.635 acre tract, S-81°16'01"-W, 262.00'(feet) to a 5/8" diameter iron bar found on an East line of an 11.918 acre tract conveyed to The Dayton Power and Light Company by deed recorded in Official Record 1411, Page 1122;

thence with an East line of the 11.918 acre tract, N-7°02'13"-W, 95.00'(feet) to an iron bar set;

thence N-81°16'01"-E, 264.00'(feet) to an iron bar set;

thence S-7°02'13"-E, 662.00'(feet) to the place of beginning, passing for reference an iron bar set on the right-of-way line of State Route 235 at 631.99'(feet).

Containing 0.602 acre, 0.001 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, including, but not limited to, an ingress-egress easement off of the entire East side of the herein described tract.

Being a part of a 39.357 acre tract conveyed to HBM Development LLC by deed recorded in Official Record 1412, Page 2003, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, March 21, 2023. 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 State Route 235 per an assumed bearing of S-81°16'01"-W.

William D. Edwards

William D. Edwards, P.S. 7574

INDEXED ON MAP
9730



3-27-23

APPROVED



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



LEGAL DESCRIPTION FOR HBM DEVELOPMENT'S 0.610 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Stokes, and being a part of Virginia Military Survey 12276, and being more particularly described as follows:

Beginning for reference at a Mag Nail found at the intersection of the centerlines of Township Road 266 (40' right-of-way) and State Route 235 (60' right-of-way);

thence with the centerline of State Route 235, S-81°16'01"-W, 2552.19'(feet) to a Mag Nail set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described;

thence continuing with the centerline of State Route 235, S-81°16'01"-W, 2.00'(feet) to a Mag Nail set;

thence N-7°02'13"-W, 662.00'(feet) to an iron bar set, passing for reference a 5/8" diameter iron bar set on the right-of-way line of State Route 235 at 30.01'(feet);

thence S-81°16'01"-W, 264.00'(feet) to an iron bar set on an East line of an 11.918 acre tract conveyed to The Dayton Power and Light Company by deed recorded in Official Record 1411, Page 1122;

thence with an East line of the 11.918 acre tract, N-7°02'13"-W, 95.00'(feet) to an iron bar set;

thence N-81°16'01"-E, 266.00'(feet) to an iron bar set;

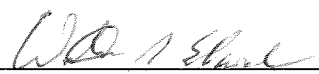
thence S-7°02'13"-E, 757.00'(feet) to the place of beginning, passing for reference an iron bar set on the right-of-way line of State Route 235 at 726.99'(feet).

Containing 0.610 acre, 0.001 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, including, but not limited to, an ingress-egress easement off of the entire East side of the herein described tract.

Being a part of a 39.357 acre tract conveyed to HBM Development LLC by deed recorded in Official Record 1412, Page 2003, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, March 21, 2023. 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 State Route 235 per an assumed bearing of S-81°16'01"-W.




William D. Edwards, P.S. 7574

INDEXED ON MAP
9738



APPROVED



EDWARDS SURVEYING

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



LEGAL DESCRIPTION-HBM DEVELOPMENT - EASEMENT - 0.262 AC.

Being situate in the State of Ohio, County of Logan, Township of Stokes, and being a part of Virginia Military Survey 12276, and being an easement, 60.00'(feet) in width, for ingress and egress, and being more particularly described as follows:

Beginning for reference at a Mag Nail found at the intersection of the centerlines of Township Road 266 (40' right-of-way) and State Route 235 (60' right-of-way);

thence with the centerline of State Route 235, S-81°16'01"-W, 2500.19'(feet) to a Mag Nail found at the Southeast corner of an existing 60.00'(feet) wide easement;

thence with the East line of the existing ingress-egress easement, N-7°02'13"-W, 567.00'(feet) to a 5/8" diameter iron bar found at the **PRINCIPLE PLACE OF BEGINNING** for the easement hereinafter described, passing for reference the right-of-way line of State Route 235 at 30.01'(feet);

thence with the North line of the existing easement, S-81°16'01"-W, 60.00'(feet) to a point on the North line of a 0.635 acre tract conveyed to Jeff & Jill S. Lencke by deed recorded in Official Record 1411, Page 5733, passing for reference a 5/8" diameter iron bar found at the Northeast corner of Lencke's 0.635 acre tract at 56.00'(feet);

thence N-7°02'13"-W, 190.00'(feet) to a point;

thence N-81°16'01"-E, 60.00'(feet) to an iron bar set, passing for reference an iron bar set at 8.00'(feet);

thence S-7°02'13"-E, 190.00'(feet) to the place of beginning.

Containing 0.262 acre but being subject to the rights of all legal highways and all easements of record.

Being a part of a 39.357 acre tract conveyed to HBM Development LLC by deed recorded in Official Record 1412, Page 203, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, March 21, 2023. 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 State Route 235 per an assumed bearing of S-81°16'01"-W.



William D. Edwards

William D. Edwards, P.S. 7574

INDEXED ON MAP
9730

3-30-2023

APPROVED



EDWARDS SURVEYING

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



LEGAL DESCRIPTION – HBM DEVELOPMENT – DRAINAGE EASEMENT

Being situate in the State of Ohio, County of Logan, Township of Stokes, and being a part of Virginia Military Survey 12276, and being an easement for drainage, said drainage easement being more particularly described as follows:

Beginning for reference at a Mag Nail found at the intersection of the centerlines of Township Road 266 (40' right-of-way) and State Route 235 (60' right-of-way);

thence with the centerline of State Route 235, S-81°16'01"-W, 2560.19'(feet) to a Mag Nail found at the Southeast corner of a 0.681 acre tract conveyed to Mark & Laura Elford by deed recorded in Official Record 1409, Page 2274, passing for reference Mag Nails set at 2558.19.19'(feet) & 2556.19'(feet), and Mag Nails set at 2554.19'(feet) & 2552.19'(feet);

thence with the East line of the 0.681 acre tract, N-7°02'13"-W, 345.00'(feet) to a 5/8" diameter iron bar found at the **PRINCIPLE PLACE OF BEGINNING** for the easement hereinafter described, passing for reference a 5/8" diameter iron bar found on the right-of-way line of State Route 235 at 30.01'(feet);

thence with the North line of Elford's tract, the North line of a 0.681 acre tract conveyed to William A. & Connie J. Hakes by deed recorded in Official Record 1409, Page 809, and with the North line of a 0.681 acre tract conveyed to Dean A. Wenz by deed recorded in Official Record 1409, Page 806, S-81°16'01"-W, 258.00'(feet) to a 5/8" diameter iron bar found on an East line of an 11.918 acre tract conveyed to The Dayton Power and Light Company by deed recorded in Official Record 1411, Page 1122, passing for reference 5/8" diameter iron bars found at 86.00'(feet) and 172.00'(feet);

thence with an East line of the 11.918 acre tract, N-7°02'13"-W, 15.01'(feet) to a point;

thence N-81°16'01"-E, 258.00'(feet) to a point;

thence S-7°02'13"-E, 15.01'(feet) to the place of beginning.

Containing 0.089 acre but being subject to the rights of all legal highways and all easements of record.

Being a part of a 0.732 acre tract conveyed to HBM Development LLC, by deed recorded in Official Record 1412, Page 1996, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, March 21, 2023. 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 State Route 235 per an assumed bearing of S-81°16'01"-W.



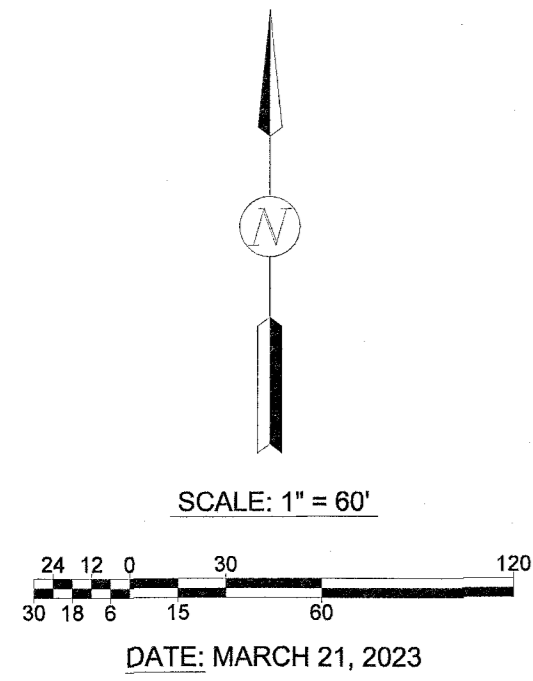
William D. Edwards

William D. Edwards, P.S. 7574

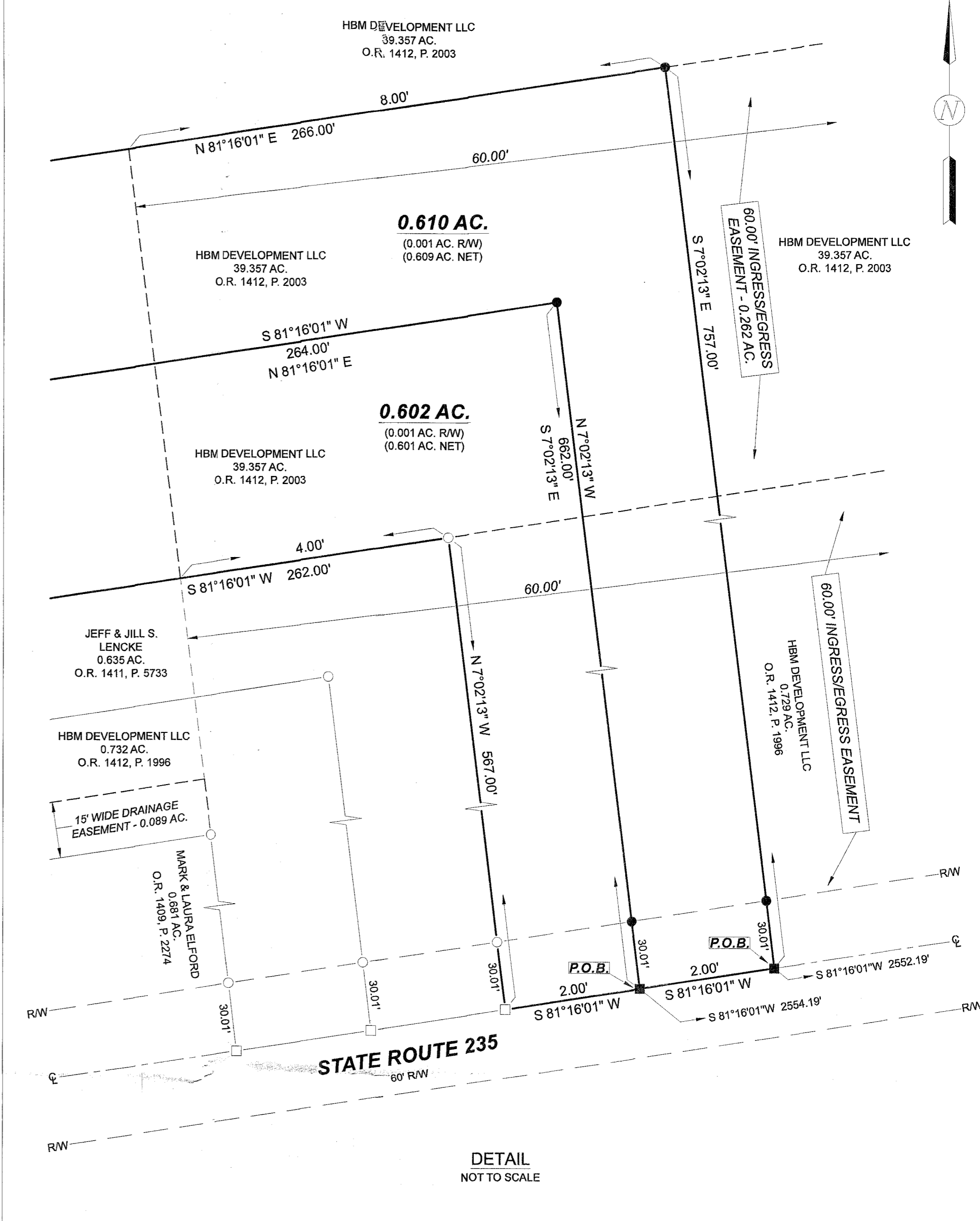
INDEXED ON MAP
9738

PLAT OF SURVEY

STOKES TOWNSHIP, LOGAN COUNTY, OHIO
VIRGINIA MILITARY SURVEY 12276



- LEGEND**
- = 5/8" DIA. IRON BAR.....FOUND
 - △ = RAILROAD SPIKE.....FOUND
 - ⊠ = P.K. NAIL.....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: *W.D. Edwards*
WILLIAM D. EDWARDS
PROFESSIONAL SURVEYOR No. 7574
110 SOUTH MAIN STREET
URBANA, OHIO 43078
(937)653-6508

- NOTES:**
1. BEARINGS ARE BASED ON THE CENTERLINE OF STATE ROUTE 235 PER AN ASSUMED BEARING OF S-81°16'01"-W.
 2. REFERENCES USED: DEEDS OF SUBJECT PREMISES AND ADJOINERS, COUNTY TAX AND AERIAL MAPS, PLATS OF SURVEYS IN THE VICINITY.