



### LEGAL DESCRIPTION FOR SHULTZ'S 125.527 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Bloomfield, and being a part of Fractional Section 25, Town 2, Range 8 East, Congress Lands west of the Miami River, and being more particularly described as follows:

Beginning for reference at a PK nail found at the southwest corner of Fractional Section 25, Town 2, Range 8 East, and on the centerline of Township Road 58, variable width right-of-way;

Thence with the west line of said Section, N-0°20'49"-E, 1248.63'(feet) to an iron bar set at the northwest corner of a 15.005 acre tract conveyed to WIZ Holdings LLC. by deed recorded in Official Record 1418, Page 3271, Parcel III, at the **PRINCIPLE PLACE OF BEGINNING** for the hereinafter described tract;

Thence continuing with the west line of said Section, N-0°20'49"-E, 1985.87'(feet) to an iron bar set at the southwest corner of a 200.074 acre tract conveyed to Timothy and Debra Knief by deed recorded in Official Record 119, Page 486;

Thence with the south line of said 200.074 acre tract, S-89°17'00"-E, 3759.13'(feet) to an iron bar set on the west bank of the Great Miami River;

Thence with the west bank of said River, S-19°55'06"-W, 471.79'(feet) to an iron bar set;

Thence continuing with the west bank of said River, S-9°20'31"-W, 551.85'(feet) to a 5/8" iron bar found at the northeast corner of a 39.507 acre tract conveyed to Howard A. and Delores M. Whitehead by deed recorded in Official Record 1077, Page 987, Tract III;

Thence with the north line of said Whitehead, N-89°11'58"-W, 1605.21'(feet) to a 2.5"x 2.5" angle iron post found at the northwest corner thereof;

Thence with the west line of said Whitehead, S-3°59'30"-W, 1021.61'(feet) to a 16" dia. concrete post found at the southwest corner thereof, and at the northeast corner of a 24.263 acre tract conveyed to WIZ Holdings, LLC., by deed recorded in Official Record 1418, Page 3266, Parcel II;

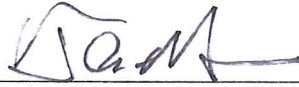
Thence with the north line of said 24.263 acre tract, and with the north line of a 4.157 acre tract conveyed to Joel Claybaugh by deed recorded in Official Record 1246, Page 782, and with the north line of the above mentioned 15.005 acre tract, N-88°34'18"-W, 1844.96'(feet) to the place of beginning, passing for reference a 5/8" iron bar found at the northeast corner of said 4.157 acre tract at 727.32'(feet);

Containing 125.527 acres, being subject to the rights of all legal highways and all easements of record.

Being all of the 80 acre tract and all of the 40 acre tract conveyed to Susan B. Shultz, Trustee by deed recorded in Official Record 1024, Page 902, Tracts I and II of the Logan County Records.



The foregoing description prepared by and in accordance with a survey by Terry A. Hoppes, Professional Surveyor No. 6352, July 8, 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 west line of Fractional Section 25 of N-0°20'49"-E.



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



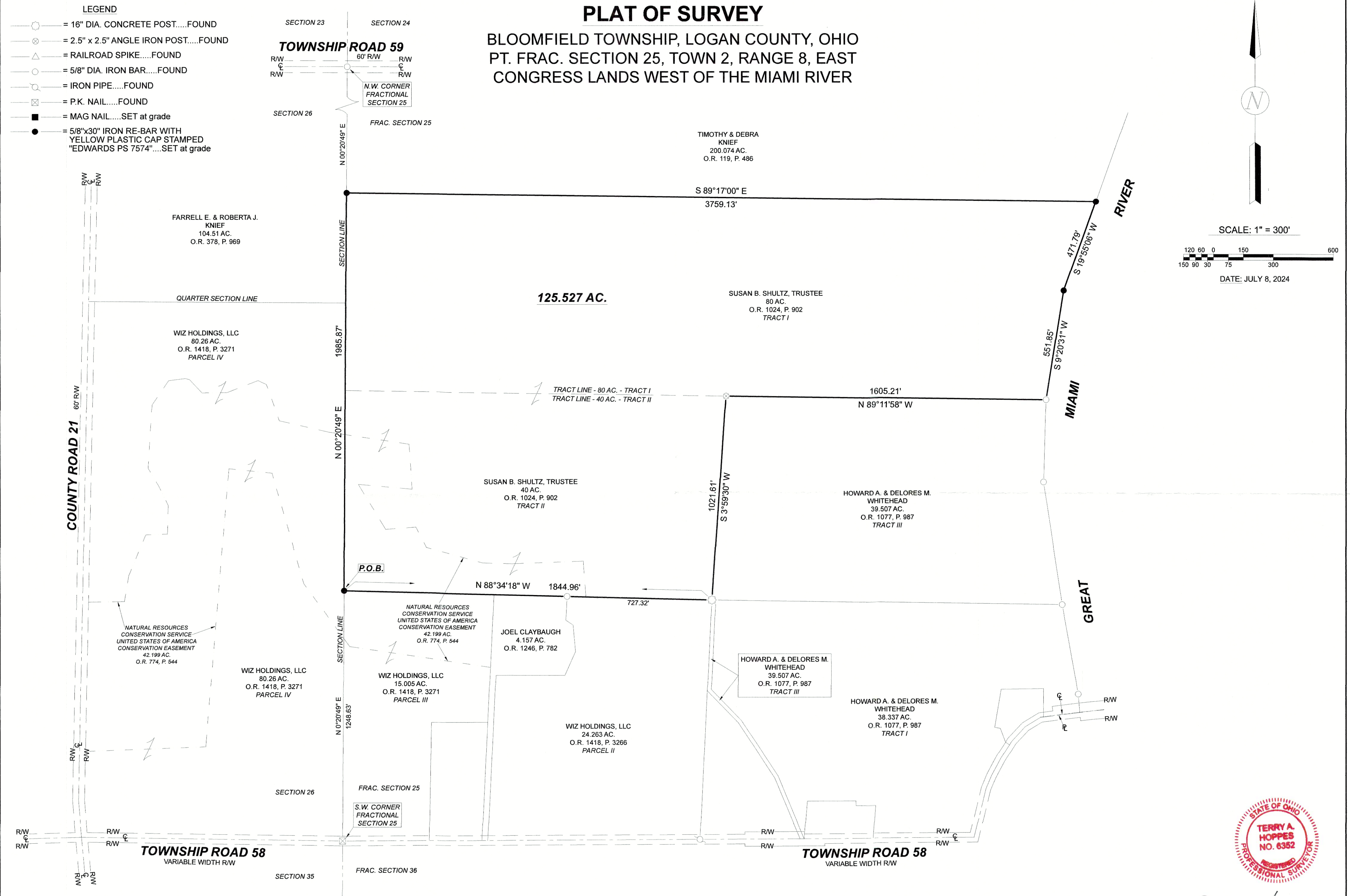
INDEXED ON MAP  
9759



- LEGEND
- = 16" DIA. CONCRETE POST.....FOUND
  - ⊗ = 2.5" x 2.5" ANGLE IRON POST.....FOUND
  - △ = RAILROAD SPIKE.....FOUND
  - = 5/8" DIA. IRON BAR.....FOUND
  - = IRON PIPE.....FOUND
  - ⊠ = P.K. NAIL.....FOUND
  - = MAG NAIL.....SET at grade
  - = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 7574".....SET at grade

# PLAT OF SURVEY

BLOOMFIELD TOWNSHIP, LOGAN COUNTY, OHIO  
PT. FRAC. SECTION 25, TOWN 2, RANGE 8, EAST  
CONGRESS LANDS WEST OF THE MIAMI RIVER



NOTE:

- BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATES, NAD 1983, NORTH ZONE, RESULTING IN A BEARING FOR THE WEST LINE OF FRACTIONAL SECTION 25 OF N-0°20'49"-E.
- REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, PLATS OF SURVEYS IN THE VICINITY, COUNTY TAX AND AERIAL MAPS, L-66 ROAD PLANS.

SURVEYED BY:   
TERRY A. HOPPES  
PROFESSIONAL SURVEYOR No. 6352  
B. EDWARDS SURVEYING, LLC  
110 SOUTH MAIN STREET  
URBANA, OHIO 43078  
(937)653-6508



4-11-2025



APPROVED

# LEGAL DESCRIPTION FOR WIZ HOLDINGS, LLC 0.578 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Bloomfield, and being a part of Fractional Section 25, Town 2, Range 8 East, Congress Lands west of the Miami River, and being more particularly described as follows:

Beginning for reference at a PK nail found at the southwest corner of Fractional Section 25, Town 2, Range 8 East, and on the centerline of Township Road 58, variable width right-of-way;

Thence with the west line of said Section, N-0°20'49"-E, 2694.17' (feet) to an iron bar set at the northeast corner of an 80.26 acre tract conveyed to WIZ Holdings, LLC by deed recorded in Official Record 1418, Page 3271, Parcel IV, at the **PRINCIPLE PLACE OF BEGINNING** for the hereinafter described tract;

Thence continuing with the west line of said Section, N-0°20'49"-E, 540.33' (feet) to an iron bar found at the southwest corner of a 200.074 acre tract conveyed to FRT Knief, LLC by deed recorded in Official Record 1420, Page 4046;

Thence with the south line of said 200.074 acre tract, S-89°17'00"-E, 43.34' (feet) to an iron bar set;

Thence with a new tract line, S-0°20'11"-E, 540.17' (feet) to an iron bar set;

Thence, N-89°33'41"-W, 49.78' (feet) to the place of beginning.

Containing 0.578 acre, being subject to the rights of all legal highways and all easements of record.

Being part of a 125.527 acre tract conveyed to WIZ Holdings, LLC by deed recorded in Official Record 1420, Page 5816, of the Logan County Records.

The above described 0.578 acre tract is to be attached to an adjoining parcel.

The foregoing description prepared by and in accordance with a survey by Terry A. Hoppes, Professional Surveyor No. 6352, March 19, 2025. 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 west line of Fractional Section 25 of N-0°20'49"-E.

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



4-11-2025



APPROVED

**LEGAL DESCRIPTION FOR WIZ HOLDINGS, LLC 124.949 ACRE TRACT**

Being situate in the State of Ohio, County of Logan, Township of Bloomfield, and being a part of Fractional Section 25, Town 2, Range 8 East, Congress Lands west of the Miami River, and being more particularly described as follows:

Beginning for reference at a PK nail found at the southwest corner of Fractional Section 25, Town 2, Range 8 East, and on the centerline of Township Road 58, variable width right-of-way;

Thence with the west line of said Section, N-0°20'49"-E, 1248.63'(feet) to an iron bar found at the northwest corner of a 15.005 acre tract conveyed to WIZ Holdings LLC. by deed recorded in Official Record 1418, Page 3271, Parcel III, at the **PRINCIPLE PLACE OF BEGINNING** for the hereinafter described tract;

Thence continuing with the west line of said Section, N-0°20'49"-E, 1445.54' (feet) to an iron bar set at the northeast corner of an 80.26 acre tract conveyed to WIZ Holdings, LLC by deed recorded in Official Record 1418, Page 3271, Parcel IV;

Thence with a new tract line, S-89°33'41"-E, 49.78' (feet) to an iron bar set;

Thence, N-0°20'11"-W, 540.17' (feet) to an iron bar set on the south line of a 200.074 acre tract conveyed to FRT Knife, LLC by deed recorded in Official Record 1420, Page 4046;

Thence with the south line of said 200.074 acre tract, S-89°17'00"-E, 3715.79' (feet) to an iron bar found on the west bank of the Great Miami River;

Thence with the west bank of said River, S-19°55'06"-W, 471.79'(feet) to an iron bar found;

Thence continuing with the west bank of said River, S-9°20'31"-W, 551.85'(feet) to a 5/8" iron bar found at the northeast corner of a 39.507 acre tract conveyed to Howard A. and Delores M. Whitehead by deed recorded in Official Record 1077, Page 987, Tract III;

Thence with the north line of said Whitehead, N-89°11'58"-W, 1605.21' (feet) to a 2.5"x 2.5" angle iron post found at the northwest corner thereof;

Thence with the west line of said Whitehead, S-3°59'30"-W, 1021.61'(feet) to a 16" dia. concrete post found at the southwest corner thereof, and at the northeast corner of a 24.263 acre tract conveyed to WIZ Holdings, LLC., by deed recorded in Official Record 1418, Page 3266, Parcel II;

Thence with the north line of said 24.263 acre tract, and with the north line of a 4.157 acre tract conveyed to Joel Claybaugh by deed recorded in Official Record 1246, Page 782, and with the north line of the above mentioned 15.005 acre tract, N-88°34'18"-W, 1844.96'(feet) to the place of beginning, passing for reference a 5/8" iron bar found at the northeast corner of said 4.157 acre tract at 727.32'(feet);

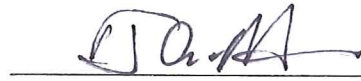
Containing 124.949 acres, being subject to the rights of all legal highways and all easements of record.

INDEXED ON MAP  
9759

Being part of a 125.527 acre tract conveyed to WIZ Holdings, LLC by deed recorded in Official Record 1420, Page 5816, of the Logan County Records.

The above described 124.949 acre tract is to be attached to an adjoining parcel.

The foregoing description prepared by and in accordance with a survey by Terry A. Hoppes, Professional Surveyor No. 6352, March 19, 2025. 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 west line of Fractional Section 25 of N-0°20'49"-E.



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





4-11-2025



# LEGEND

- = 16" DIA. CONCRETE POST.....FOUND
- ⊗— = 2.5" x 2.5" ANGLE IRON POST.....FOUND
- △— = RAILROAD SPIKE.....FOUND
- = 5/8" DIA. IRON BAR.....FOUND
- = IRON PIPE.....FOUND
- ⊠— = P.K. NAIL.....FOUND
- = MAG NAIL.....SET at grade
- = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 7574".....SET at grade

SECTION 23 SECTION 24

## TOWNSHIP ROAD 59

R/W C R/W C R/W C R/W C

N.W. CORNER FRACTIONAL SECTION 25

SECTION 26 FRAC. SECTION 25

S 89°17'00" E 43.34'

(N) S 0°20'49" E 540.33'

540.17'

N 0°20'49" E 540.33'

(S) N 89°33'41" W(E) 49.78'

1445.54'

N 0°20'49" E 2694.17'

N 0°20'49" E 1248.63'

SECTION 26

SECTION 25

SECTION 35

FRAC. SECTION 36

S.W. CORNER FRACTIONAL SECTION 25

SECTION 26

SECTION 25

SECTION 24

SECTION 23

SECTION 22

SECTION 21

SECTION 20

SECTION 19

SECTION 18

SECTION 17

SECTION 16

SECTION 15

SECTION 14

SECTION 13

SECTION 12

SECTION 11

SECTION 10

SECTION 9

SECTION 8

SECTION 7

SECTION 6

SECTION 5

SECTION 4

SECTION 3

SECTION 2

SECTION 1

SECTION 0

SECTION -1

SECTION -2

SECTION -3

SECTION -4

SECTION -5

SECTION -6

SECTION -7

SECTION -8

SECTION -9

SECTION -10

SECTION -11

SECTION -12

SECTION -13

SECTION -14

SECTION -15

SECTION -16

SECTION -17

SECTION -18

SECTION -19

SECTION -20

SECTION -21

SECTION -22

SECTION -23

SECTION -24

SECTION -25

SECTION -26

SECTION -27

SECTION -28

SECTION -29

SECTION -30

SECTION -31

SECTION -32

SECTION -33

SECTION -34

SECTION -35

SECTION -36

SECTION -37

SECTION -38

SECTION -39

SECTION -40

SECTION -41

SECTION -42

SECTION -43

SECTION -44

SECTION -45

## PLAT OF SURVEY

BLOOMFIELD TOWNSHIP, LOGAN COUNTY, OHIO  
PT. FRAC. SECTION 25, TOWN 2, RANGE 8, EAST  
CONGRESS LANDS WEST OF THE MIAMI RIVER

FRT KNIEF, LLC  
200.074 AC.  
O.R. 1420, P. 4046

S 89°17'00" E  
3715.79'

FRD KNIEF, LLC  
104.51 AC.  
O.R. 734, P. 591

P.O.B.  
0.578 AC.

0.578 AC.  
WIZ HOLDINGS, LLC  
PT. 125.527 AC.  
O.R. 1420, P. 5816

WIZ HOLDINGS, LLC  
80.26 AC.  
O.R. 1418, P. 3271  
PARCEL IV

124.949 AC.

WIZ HOLDINGS, LLC  
PT. 125.527 AC.  
O.R. 1420, P. 5816

NATURAL RESOURCES  
CONSERVATION SERVICE  
UNITED STATES OF AMERICA  
CONSERVATION EASEMENT  
42.199 AC.  
O.R. 774, P. 544

WIZ HOLDINGS, LLC  
80.26 AC.  
O.R. 1418, P. 3271  
PARCEL IV

WIZ HOLDINGS, LLC  
15.005 AC.  
O.R. 1418, P. 3271  
PARCEL III

NATURAL RESOURCES  
CONSERVATION SERVICE  
UNITED STATES OF AMERICA  
CONSERVATION EASEMENT  
42.199 AC.  
O.R. 774, P. 544

JOEL CLAYBAUGH  
4.157 AC.  
O.R. 1246, P. 782

WIZ HOLDINGS, LLC  
24.263 AC.  
O.R. 1418, P. 3266  
PARCEL II

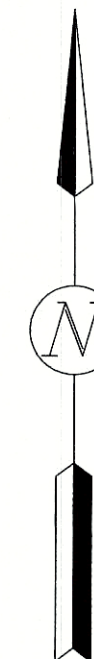
HOWARD A. & DELORES M.  
WHITEHEAD  
39.507 AC.  
O.R. 1077, P. 987  
TRACT III

HOWARD A. & DELORES M.  
WHITEHEAD  
38.337 AC.  
O.R. 1077, P. 987  
TRACT I

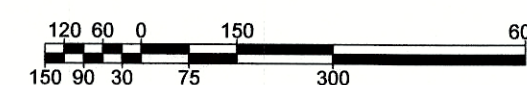
MIAMI RIVER

MIAMI

GREAT



SCALE: 1" = 300'



DATE: MARCH 19, 2025

### NOTE:

- BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATES, NAD 1983, NORTH ZONE, RESULTING IN A BEARING FOR THE WEST LINE OF FRACTIONAL SECTION 25 OF N-0°20'49"-E.
- REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, PLATS OF SURVEYS IN THE VICINITY, COUNTY TAX AND AERIAL MAPS, L-66 ROAD PLANS.
- THE 0.578 AC. TRACT AND THE 124.949 AC. TRACT SHOWN HEREON ARE TO BE ATTACHED TO AN ADJOINING PARCEL.

SURVEYED BY:

TERRY A. HOPPE  
PROFESSIONAL SURVEYOR No. 6352  
B. EDWARDS SURVEYING, LLC  
110 SOUTH MAIN STREET  
URBANA, OHIO 43078  
(937)653-6508  
wesurvey@woh.rr.com 7471A.DWG



INDEXED ON MAP  
9759