

REC'D 2-10-99 SMY DL ✓

Bacon & Associates

Engineering and Surveying

4600 Kitamat Trail

Phone: (419) 999-3756

Lima, Ohio 45805

FAX: (419) 999-2523

DESCRIPTION

(Buildings)

Being a parcel of land in VMS 9988, Richland Township, Logan County, Ohio, more particularly described as follows:

Commencing for reference at an existing 1" iron rod in a monument box at the southeast corner of VMS 9988,
Thence N.0°-00'-00"E. (assumed bearing) on the east line of VMS 9988 also being the centerline of T.R. 49, 1698.17' to an existing
PK nail on the centerline of S.R. 273;
Thence N.86°-27'-28"W. on the centerline of S.R. 273, 637.25' to a set PK nail at the P.C. of a curve to the left;
Thence southwesterly on the centerline of S.R. 273, 236.22' to an existing PK nail at the P.T. of the curve, said curve having a radius
of 2864.93' and a L.C. of N.88°-49'-12"W., 236.15' and a $\Delta = 4^\circ-43'-27''$;
Thence S.88°-49'-05"W. on said centerline, 370.02' to a set PK nail at the POINT OF BEGINNING of the parcel to be described;

Thence S.0°-01'-32"W., 545.12' to a set #5 rebar, passing over a set #5 rebar at 30.00';

Thence S.88°-49'-05"W., 274.00' to a set #5 rebar;

Thence N.1°-11'-00"W., 545.00' to a set PK nail on the centerline of S.R. 273, passing over a set #5 rebar at 515.00';

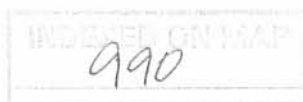
Thence N.88°-49'-05"E. on the centerline of S.R. 273, 285.50' to the POINT OF BEGINNING.

The above-described parcel contains 3.500 acres, more or less of which 0.196 acre is within the R/W of S.R. 273, subject to
all legal highways and easements of record and is part of the Muriel E. Simpson, 101.370 acre parcel described in D.V. 300-151
Tract IV in VMS 9988.

This description is based on an actual field survey by Clayton T. Bacon, Registered Surveyor No. 6179, on 12-29-98.



Clayton T. Bacon



1D-1

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DESCRIPTION

(VMS 9988)

Being a parcel of land in VMS 9988, Richland Township, Logan County, Ohio, more particularly described as follows:

Commencing for reference at an existing 1" iron rod in a monument box at the southeast corner of VMS 9988, Thence N.0°-00'-00"E. (assumed bearing) on the east line of VMS 9988 also being the east line of Steven C. Williams 1.00 acre tract as described in O.R. 91-135 and being the centerline of T.R. 49, 165.00' to a set PK nail at the POINT OF BEGINNING of the parcel to be described;

Thence S.85°-33'-00"W. on the north line of said Williams parcel, 264.00' to a set #5 rebar, passing over a set #5 rebar at 20.00';

Thence S.0°-00'-00"W. on the west line of the Williams parcel, 165.00' to a set #5 rebar on the south line of VMS 9988;

Thence S.85°-33'-00"W. on the north line of the J. Robert Renick, Jr. & Marilyn Renick, 298.34 acre parcel, O.R. 58-130, on an existing fence line 1015.04' to a set #5 rebar;

Thence S.86°-32'-13"W., on the south line of VMS 9988 also being the north line of the Muriel E. Simpson 60.00 acre parcel, O.R. 300-151 Tract V, 1165.48' to a set #5 rebar;

Thence N.0°-25'-20"W. on the east line of the Eldon K. Zimmerman 81.260 acre Tract as described in D.V. 382-104, on an existing fence line 1879.49' to an existing PK nail on the centerline of S.R. 273, passing over an existing 8" wood corner post at 1849.49';

Thence N.88°-49'-05"E. on the centerline of S.R. 273, 925.07' to a set PK nail;

Thence S.1°-11'-00"E., 545.00' to a set #5 rebar, passing over a set #5 rebar at 30.00';

Thence N.88°-49'-05"E., 274.00' to a set #5 rebar;

Thence N.0°-01'-32"E., 545.12' to a set PK nail on the centerline of S.R. 273, passing over a set #5 rebar at 515.12';

Thence N.88°-49'-05"E. on the centerline of S.R. 273, 370.02' to a set PK nail at the P.C. of a curve to the right;

Thence southeasterly on the centerline of S.R., 236.22' to an existing PK nail at the P.T., said curve having a radius of 2864.93' and an L.C. of S.88°-49'-12"E., 236.15', and $\Delta = 4^{\circ}-43'-27''$;

Thence S.86°-27'-28"E. on the centerline of S.R. 273, 637.25' to an existing PK nail at the intersection with the centerline of T.R. 49;

Thence S.0°-00'-00"W. on the east line of VMS 9988 and the centerline of T.R. 49, 1533.17' to the POINT OF BEGINNING.

The above-described parcel contains 97.443 acres, more or less, of which 2.184 acres are within the road R/W of S.R. 273 & T.R. 49, subject to all legal highways and easements of record and is part of the Muriel E. Simpson, 101.370 acre parcel described in D.V. 300-151 (Tract IV) in VMS 9988.

This description is based on an actual field survey by Clayton T. Bacon, Registered Surveyor No. 6179, on 12-29-98.



Clayton T. Bacon



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Bacon & Associates

4600 Kitamat Trail	Engineering and Surveying Phone: (419) 999-3756 FAX: (419) 999-2523	Lima, Ohio 45805
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DESCRIPTION (VMS 9971)

Being a parcel of land in VMS 9971, Richland Township, Logan County, Ohio, more particularly described as follows:

Commencing for reference at an existing 1" iron rod in a monument box at the northeast corner of VMS 9971, Thence S.85°-33'-00"W. on the north line of VMS 9971, also being the north line of the J. Robert Renick, Jr. & Marilyn Renick, 298.34 acre parcel, O.R. 58-130, on an existing fence line 1279.04' to a set #5 rebar at the POINT OF BEGINNING of the parcel to be described;

Thence S.0°-39'-11"E. on the west line of the Renick parcel, 1672.42' to the center of Liggett Ditch, passing over a set #5 rebar at 1,570.00';

Thence S.39°-06'-02"W. on the centerline of Liggett Ditch and the west line of Renick, 239.58' to a point;

Thence S.24°-58'-06"W. on the centerline of Liggett Ditch and the west line of the Renick parcel and the R. Marian Banta 126.024 acre parcel, O.R. 347-082 (Tract III), 1047.79' to a point;

Thence S.37°-31'-58"W. on the centerline of the South Fork of the Great Miami River also being the west line of the R. Marian Banta parcel, 209.78' to a point;

Thence S.88°-05'-55"W. on the north line of the James E. & D. Maxine Stout 16.67 acre Parcel, O.R. 46-519 (Tract III), 824.06' to a set #5 rebar, passing a set #5 rebar at 78.58';

Thence S.0°-50'-05"E. on the west line of the Stout parcel, 97.02' to at set #5 rebar;

Thence S.88°-05'-55"W. on the north side of said Stout parcel, 1101.60' to a set PK nail on the centerline of C.R. 97, passing over a set #5 rebar at 1070.00';

Thence N.21°-48'-22"W. on the centerline of C.R. 97, 21.27' to a set PK nail;

Thence N.88°-05'-55"E. on the south line of James E. & D. Maxine Stout, 34.00 acre parcel, O.R. 46-519 (Tract II), 1089.21' to a set #5 rebar, passing a set #5 rebar at 31.60';

Thence N.0°-50'-05"W. on the east line of said Stout parcel, and the east line of the James E. & D. Maxine Stout 40.50 acre Tract as described in O.R. 46-519 (Tract I) 2162.28' to an existing 14" wood corner post;

Thence S.88°-32'-31"W. on the north line of said Stout parcel, on an existing fence line 1617.25' to an existing #5 rebar;

Thence N.3°-02'-07"W. on the east line of the William N. Price, 8.73 acre parcel, D.V. 406-937, on an existing fence line 848.98' to an existing #5 rebar on the north line of VMS 9971;

Thence N.88°-51'-40"E. on the north line of VMS 9971 and the south line of the Michael R. Elson, etal, 9.516 acre parcel, O.R. 372-459 and south line of the Eldon K. Zimmerman, 81.26 acre parcel, D.B. Volume 382-104, on an existing fence line 1659.32' to a set #5 rebar;

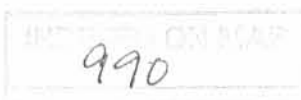
Thence N.88°-58'-44"E. on the north line of VMS 9971 and the south line of the Zimmerman parcel, 415.50' to a set #5 rebar;

Thence N.86°-32'-13"E. on the north line of VMS 9971, and the south line of the Muriel E. Simpson 60.00 acre parcel, D.V. 300-151 (Tract V), on an existing fence line 1165.48' to the POINT OF BEGINNING.

The above-described parcel contains 127.843 acres, more or less, of which 0.0145 acres are within the R/W of C.R. 97, subject to all legal highways and easements of record and is all of the Muriel E. Simpson 23.45 acre tract (Tract I), 5 acre tract (Tract II), 8.52 acre tract (Tract III), 60 acre tract (Tract V) and 40.93 acre tract (Tract VI) as all are described in D.V. 300-151 in VMS 9971, Parcel No.36-021-00-00-012.000.

A bearing of N.0°-00'-00"E. was assumed for the centerline of T.R. 49 (east line of VMS 9988).

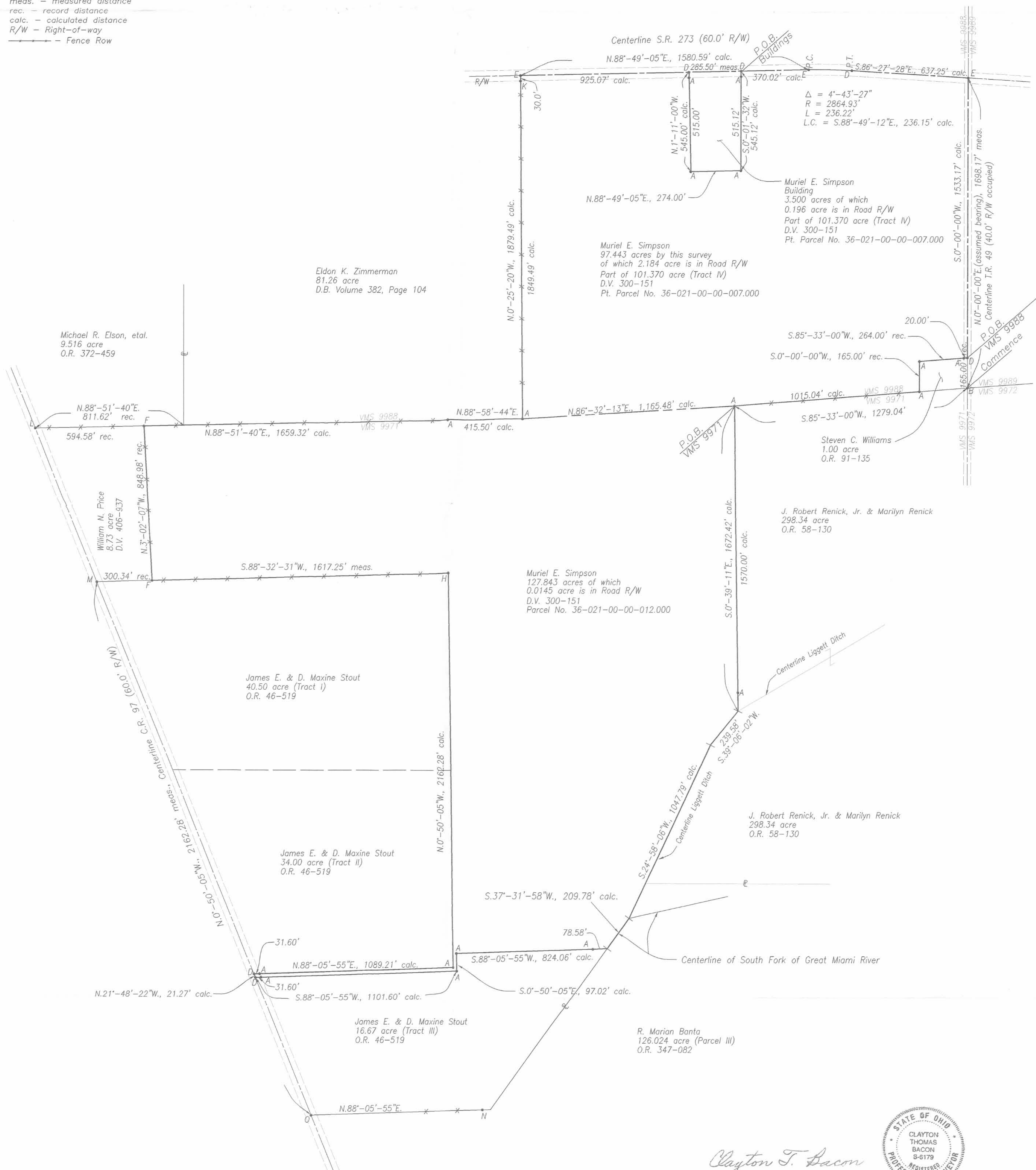
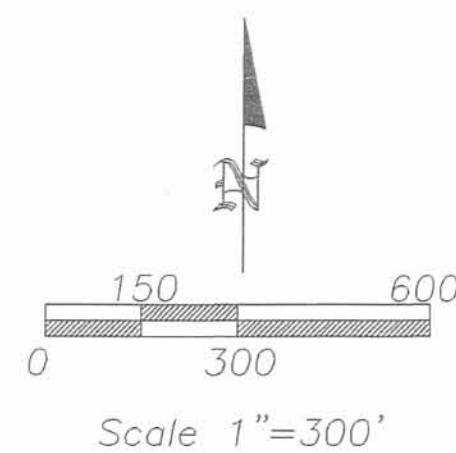
This description is based on an actual field survey by Clayton T. Bacon, Registered Surveyor No. 6179, on 12-29-98.



Clayton T. Bacon

LEGEND

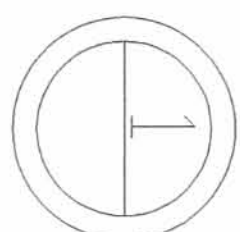
A - Set #5 rebar, 30" long w/ yellow I.D. cap, inscribed Bacon & Assoc. P.S. #6179
 B - Existing 1" iron rod in Monument Box
 D - Set PK nail
 E - Existing PK nail
 F - Existing #5 rebar
 G - Existing railroad tie corner post
 H - existing 1 1/4" wood corner post
 J - Existing 1" rod
 K - Existing 8" wood corner post
 L - Existing stone in monument box
 M - Existing 3/4" threaded rod
 N - Existing 3" x 6" wood corner post
 O - Existing 1-1/4" square Rod
 meas. - measured distance
 rec. - record distance
 calc. - calculated distance
 R/W - Right-of-way
 --- Fence Row



Clayton T. Bacon
 Clayton T. Bacon, Reg. Sur. #6179



This plat represents an actual field survey performed on 12-29-98.



Revisions: mreicherderfer 2-5-99

File: 314-98

Drawn: mreicherderfer Date: 1-5-99

Spencer - Simpson
 VMS 9988 & VMS 9971
 Richland Twp., Logan County, Ohio

Bacon & Associates
 4600 Kitamat Trail Lima, Ohio 45805
 Office: (419) 999-3756 - Fax: (419) 999-2523

Hoover Durr April 14th 86

D. S. Thompson }
J. R. Bridge } Chen Drown

Line A. Start at S r < 35 a.

20 links north. or $80\frac{3}{4}$ a

8.85 pass 20 links or of stone or r < 8 a.

19.16 stone or < 8 a 942 or 10

Simmons Line

37.17 Gall 20 links north of stone in

E line Durr on E line or r < 8 a

mit stone B, Oak 4' or 4 7/8 or 3 1 lks

Also Black Oak 2.4' S 35 1/2 a 12 8 lks

See Scott Survey 990

DRAWER TR

Rickland Twp

N.M.S. 9971

Line B. Start at stone or < 8 a.

with E line 8 a E / or line W. Simons line

S 7 3/4 a 6.50 cross Mi River

7.75 set stake for < 1 ch S of stone

mit

Line C Start at S 2 < 8 a

S 80 3/4 or

10.32 ch set stake on west of
Luggeth Hitch

Line D Start at r < 8 a

or 7 3/4 or

7.75 ch stone or < 8 a

Line E or 80 3/4 a 10.31 to S 8 a

Line 2, with E line from

E of Elm Horn 25a

25 8 1/4 W

7.02 Stone SE of Orr Scott

Orr & Horn 25a

Line 2 Start at Stone SE of Scott
and Orr & Horn 25a

3, 80 9/4 W 21.00

Thence 25 8 1/4 W 15 links to cut
of old fence corner and line Scott &
Horn, thence with line
Scott & Horn

16.12 Stone Orr & Horn E of Orr
Dimple 5a

Line 2 Start at Stone Orr & Horn 25a
3 7 3/4 E 8.08 Stone Orr & Horn

North line 5a = 6.18

E 1 5a = 8.08

OFFICE OF
County Commissioners

LOGAN COUNTY

Bellefontaine, Ohio

H. G. BECHTEL
CLERK OF BOARD

April 14, 1949

COUNTY ENGINEER:

Below is a copy of a resolution adopted by the Board of County Commissioners of Logan County, Ohio, at a hearing on April 2, 1949, and recorded in Commissioners Journal Vol. 1-B Page 552.

IN THE MATTER OF THE VACATION OF
COUNTY HIGHWAY No. 38

Mr. Outland moved the adoption of the following
RESOLUTION

WHEREAS, this being the day fixed for the hearing on the petition to vacate a portion of County Highway No. 38 in Richland Township, the matter came on to be heard; and

WHEREAS, said Board having viewed the proposed improvement and considered all the facts and conditions pertaining to same, were unanimous in their opinion that said improvement would be in the best interest of the general public; therefore, be it

RESOLVED, that said portion of County Highway No. 38, described as follows, be declared vacated:

Parcel No. 1- F. O. Simpson

All of the property to be vacated in that part of the right-of-way of the old County Highway No. 38 lying between Stations 162+00 and 164+04.3, bounded on the north by the south right-of-way line of S.H. No. 593, on the east by County Highway No. 49 and on the south and west by F.O. Simpson's land, containing approximately 0.05 acres.

Parcel No. 2- William Ramsey

All of the property to be vacated is that part of the right-of-way of the old County Highway No. 38 lying between Stations 164+04.3 and 168+00, bounded on the north by the south right-of-way line of S.H. No. 593, on the west by County Highway No. 49 and on the south and east by William Ramsey's land containing approximately 0.18 acres.

All that highway to be vacated is the abandoned portion of County Highway No. 38 adjacent to County Highway No. 49 which was not appropriated as right-of-way by the State of Ohio Department of Highways as shown on the Department of Highways Right-of-way plans on file in Drawer L-File 13 in the office of the Logan County Engineer.

Mr. Hostetler seconded the resolution and the roll being called on its adoption, the vote resulted as follows:

Mr. Outland, yea; Mr. Hostetler, yea; Mr. Webber, yea;

The President declared the motion carried and the resolution adopted.

H. G. Bechtel Clerk

INDEXED ON MAP
990

2-10-25



APPROVE



**HOWBERT
SURVEYING**

LLC
8477 MERICLE ROAD
FORT JENNINGS, OHIO 45844
419-863-0289

**Description
97.469 Acres**

- Situated in Virginia Military Survey 9988, Richland Township, Logan County, Ohio, being all of a 97.443 acre tract heretofore conveyed to Heintz Agri-Land LTD., as recorded in Official Record Volume 616, Page 807, of said County Deed Records and being more particularly described as follows;
- Commencing southeast corner of V.M.S. 9988, being a monument box found in the centerline of Township Road 49 (40' R/W);
- Thence along the centerline of Township Road 49 and the east line of VMS 9988, N.05°11'59"W., a distance of 165.00 feet to a pk nail found at the northeast corner of a 1.000 acre tract conveyed to Steven C. Williams recorded in Official Record Volume 91, Page 135, being the *Principal Point of Beginning*;
- Thence running along said 1.000 acre tract on the following two (2) courses and distances:
1. S.80°21'01"W., a distance of 264.00 feet to 5/8" iron pin found, passing a 5/8" iron pin found at 20.00 feet;
 2. S.05°11'59"E., a distance of 165.00 feet to a 5/8" iron pin found in the north line of a 130.233 acre tract conveyed to Farmland Reserve Inc. as recorded in Official Record Volume 1351, Page 210 (Tract I);
- Thence on the north line of said tract, S.80°21'01"W., a distance of 1015.00 feet to a 5/8" iron pin found at the northwest corner of said 130.233 acre tract;
- Thence on the north line of a 127.843 acre tract conveyed to Farmland Reserve Inc. as recorded in Official Record Volume 1393, Page 43, S.81°32'02"W., a distance of 1165.17 feet to a 5/8" iron pin found at the southeast corner of a 56.039 acre tract conveyed to Douglas E. Zimmerman as recorded in Official Record Volume 934, Page 19;
- Thence on the east line of said 56.039 acre tract, N.05°37'19"W., a distance of 1878.66 feet to a pk nail found in the centerline of a State Route 273 (60' R/W), passing a wood post found at 1848.66 feet;
- Thence along said centerline, N.83°42'11"E., a distance of 925.11 feet to a pk nail found at the northwest corner of a 3.500 acre tract conveyed to William and Lois Heintz as recorded in Official Record Volume 438, Page 814;
- Thence running along said 3.500 acre tract on the following three (3) courses and distances:
1. S.06°17'55"E., a distance of 545.00 feet to 5/8" iron pin found, passing a 5/8" iron pin found at 30.00 feet;
 2. N.83°42'08"E., a distance of 274.00 feet to a 5/8" iron pin found;
 3. N.05°05'25"W., a distance of 545.12 feet to pk nail found in the centerline of State Route 273, passing a 5/8" iron pin found at 515.12 feet;

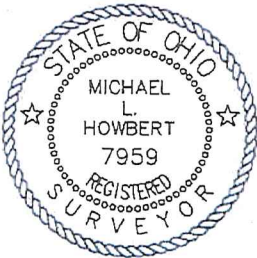
Thence running along said centerline on the following three (3) courses and distances:

1. N.83°42'11"E., a distance of 375.16 feet to pk nail found;
2. On a curve to the right having a radius of 2864.93 feet (chord bearing N.86°03'53"E., a chord distance of 236.11 feet having a delta angle of 4°43'24") an arc distance of 236.18 feet to a pk nail found;
3. N.88°25'35"E., a distance of 632.02 feet to pk nail found at the intersection of the centerline of State Route 273 with the centerline of Township Road 49;

thence on said centerline of Township Road 49 and the east line of VMS 9988, S.05°11'59"E., a distance of 1533.17 feet to the **Point of Beginning**;

Containing 97.469 acres, more or less of which 1.893 acre lie in Road Right of Way and being subject to all legal highways, rights-of-way, easements, restrictions, covenants, and/or conditions of record.

The above description based on a survey prepared by Michael L. Howbert, Registered Professional Surveyor No. 7959, in February of 2025. The basis of bearing is based on Ohio North State Plane Grid, NAD 83, Adjustment 2011.




Michael L. Howbert, P.S.

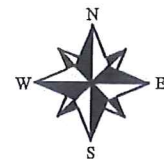


APPROVED 2-7-25

PLAT OF SURVEY FOR HEINTZ

SITUATED IN:
VMS 9988
RICHLAND TOWNSHIP,
LOGAN COUNTY, OHIO

NORTH AND BEARING
SYSTEM BASED ON
OHIO NORTH STATE
PLANE GRID, NAD 83
ADJ. 2011.



S.R. 273 (60' R/W)

3.500 ACRES

0.196 AC. R/W
WILLIAM AND LOIS HEINTZ
O.R. 438, PG. 814
3.500 AC.

DOUGLAS E. ZIMMERMAN
O.R. 934, PG. 19
56.039 AC.

97.469 ACRES

1.893 AC. R/W
HEINTZ AGRI-LAND LTD
O.R. 616, PG. 807
97.443 AC.

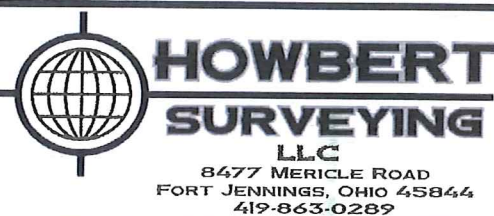
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2864.93'	236.18'	236.11'	N86°03'53"E	4°43'24"

LEGEND:

- ⊙ MAG NAIL FOUND
- ⊙ PK NAIL FOUND
- △ SPIKE FOUND
- ◇ WOOD POST FOUND
- MONUMENT BOX FOUND
- 5/8" IRON PIN FOUND
- MAG NAIL SET
- 5/8" IRON PIN W/ CAP SET

NOTES:

FOUND MONUMENTATION IN GOOD CONDITION
UNLESS OTHERWISE NOTED.
DATA SOURCES INCLUDE DOCUMENTS CITED.
A TITLE SEARCH IS RECOMMENDED TO DETERMINE
EASEMENTS, RESTRICTIONS, AND/OR OTHER
ENCUMBRANCES AFFECTING THE PROPERTY
SHOWN HEREON.

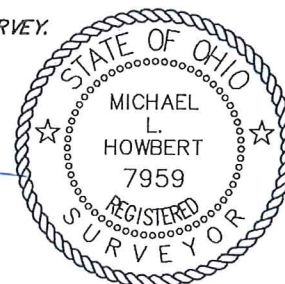


DATE: 2/6/25
CLIENT: HEINTZ
JOB #: 985-10-22

REV.:
SCALE: 1" = 300'
CHK:

THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY.

MICHAEL L. HOWBERT
REGISTERED PROFESSIONAL
SURVEYOR NO. 7959 IN OHIO
FEBRUARY 6, 2025



0 150 300 600
SCALE 1"=300'

INDEXED ON MAP
0990