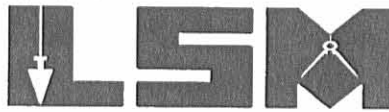


RECID 8-19-04 S.M.R.

Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



Phone: (937) 593-7335
Fax: (937) 593-7444

DETRICK 4.600 ACRES

Lying in Section 3, Town 3, Range 14, Harrison Township, Logan County, Ohio.

Being out of the Barbara A. Detrick 105 acre tract as deeded and described in Volume 401, Page 897, Tract 1 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a concrete monument found in a monument box at the northeast corner of Section 3 on the east line of Harrison Township and on the intersection of center-lines of Township Road 216 and County Highway 11.

THENCE, with the north line of the northeast quarter of Section 3 and the center-line of County Highway 11 (60 feet wide), N 85°-50'-00"W, a distance of 530.37 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE, S 7°-20'-58"W, a distance of 489.04 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 30.05 feet.

THENCE, with the west edge of a waterway, S 44°-34'-04"W, a distance of 42.76 feet to a 5/8 inch iron rod set.

THENCE, N 85°-50'-00"W, a distance of 345.13 feet to a 5/8 inch iron rod set.

THENCE, N 4°-10'-00"E, a distance of 520.85 feet to a mag nail set, passing a 5/8 inch iron rod set at 490.85 feet.

THENCE, with the north line of the northeast quarter of Section 3 and the center-line of County Highway 11, S 85°-50'-00"E, a distance of 400.00 feet to the point of beginning.

Containing 4.600 acres, of which 0.275 acre is within the highway right-of-way.

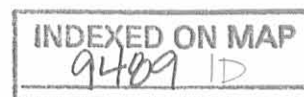
The basis for bearings is the north line of the northeast quarter of Section 3, being S 85°-50'-00"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on August 17, 2004.



ORIGINAL STAMP IN GREEN

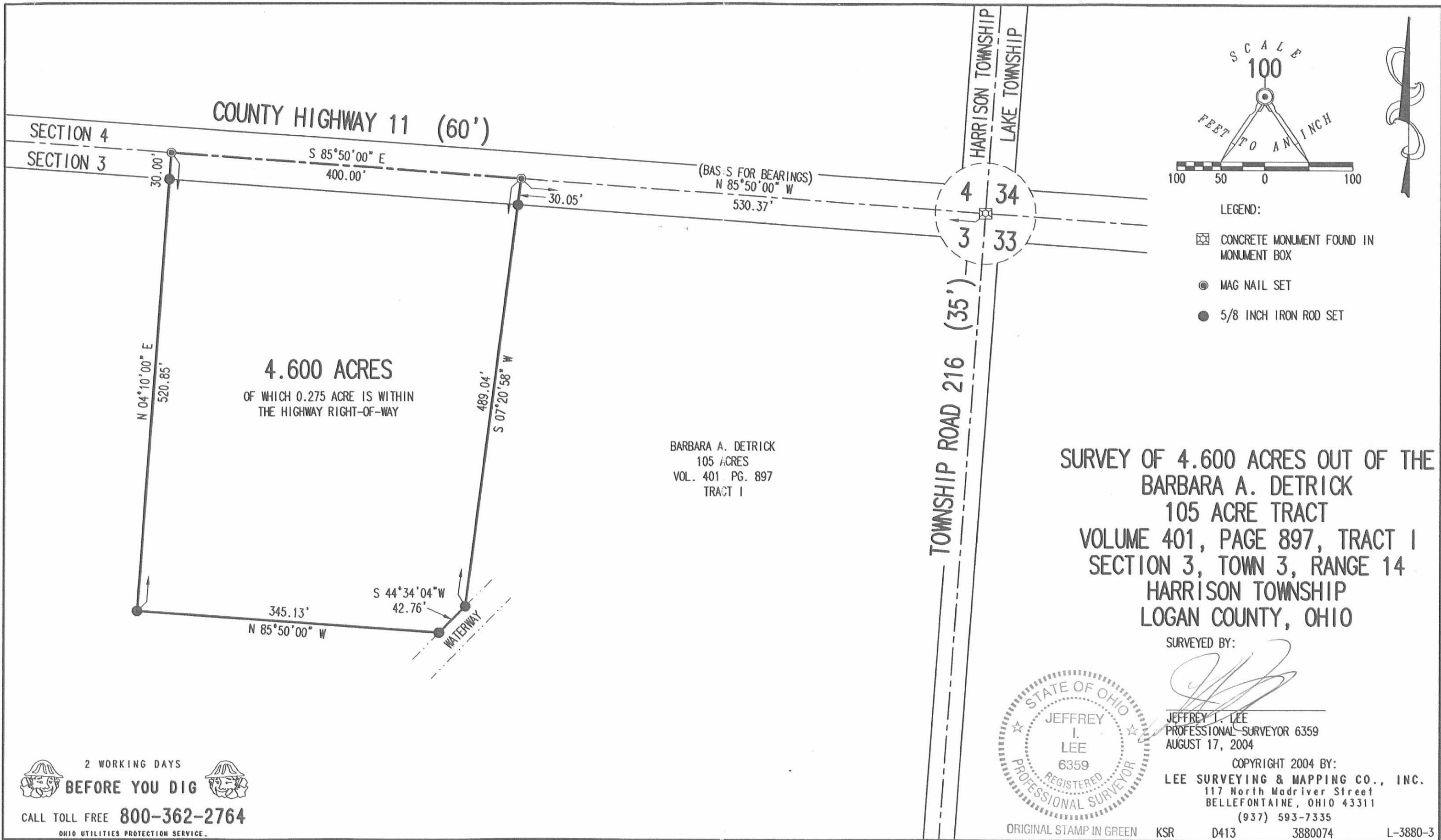
Description prepared by:


Jeffrey I. Lee
Professional Surveyor 6359
August 17, 2004



L-3880

REC'D 8-19-04 SUM



2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE **800-362-2764**
OHIO UTILITIES PROTECTION SERVICE

INDEXED ON MAP
9409 IP

STATE OF OHIO
JEFFREY I. LEE
6359
REGISTERED
PROFESSIONAL SURVEYOR
ORIGINAL STAMP IN GREEN

SURVEYED BY:
[Signature]
JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
AUGUST 17, 2004
COPYRIGHT 2004 BY:
LEE SURVEYING & MAPPING CO., INC.
117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335
KSR D413 3880074 L-3880-3

3-18-25



APPROVED



19541 Delaware County Line Road, Marysville, OH 43040

Phone: 740-666-8902 www.guidewinkle.com

Legal Description

143.138 acres

The following described tract of land is situated in the State of Ohio, Logan County, Harrison Township, Section 3, Town 3, Range 14, being the remainder of Andrew G. and Barbara A. Detrick's 130 acre tract described in Deed Volume 401, page 897 Tract I and Tract II and the remainder of Andrew G. and Barbara Ann Detrick's 34.981 acre tract described in Deed Volume 390, page 552 and being more particularly described as follows:

Beginning at a Monument Box with a disc found at the intersection of the centerlines of (C.R. 11)(Lake Ave.)(60') and T.R. 216 (Troy Rd.)(35'), at the northeast corner of Section 3 and the northeast corner of said 130 acre tract;

Thence **South 05°20'37" West 2654.24 feet**, following the east line of Section 3, the west line of Section 33, Town 4, Range 14, the centerline of T.R. 216 and the east line of said 130 acre tract to a Resurvey Monument found in the east right of way line of T.R. 216, at a southeast corner of said 130 acre tract and in the east line of Section 3, passing a MAG nail found at 2642.70;

Thence **North 84°54'14" West 224.22 feet**, following a south line of said 130 acre tract and the north line of Daniel S. Pulfer's 1.00 acre tract (O.R. 942, Page 138), passing at 16.33 feet a ¾" iron pin found marking the northeast corner of said Pulfer's 1.00 acre tract, passing at 17.58 feet a 1" iron pin found in the centerline of said T.R. 216, passing at 35.08 feet a 5/8" iron pin found at the west right of way line of T.R. 216, to an iron pin set in the south line of said 130 acre tract, the northwest corner of said Pulfer's 1.00 acre tract and at the northeast corner of said 34.981 acre tract;

Thence **South 05°27'14" West 210.58 feet**, following the west line of said Pulfer's 1.00 acre tract and the east line of said 34.981 acre tract to a ¾" iron pin found at the southwest corner of said Pulfer's 1.00 acre tract and at the northeast corner of Tyler David Railey's 1.00 acre tract (O.R. 1409, page 1851);

Thence **South 05°24'14" West 241.53 feet**, following the east line of said 34.981 acre tract, the west line of said Railey's 1.00 acre tract, passing at 208.35 feet a 5/8" iron pin found at the northwest corner of Gregory M. and Tina M. Williams' 0.50 acre Tract I (O.R. 163, page 217) to a 5/8" iron pin found at a southeast corner of said 34.981 acre tract, a point in the west line of said 0.50 acre tract and a northeast corner of Gregory M. and Tina M. Williams' 2.354 acre Tract II (O.R. 163, page 217);

Thence **North 84°41'24" West 277.09 feet**, following the north line of said 2.354 acre tract and the south line of said 34.981 acre tract to an iron pin set at an east corner of said 34.981 acre tract and the northwest corner of said 2.354 acre tract;

Thence **South 05°21'33" West 235.76 feet**, following the west line of said 2.354 acre tract and the east line of said 34.981 acre tract to an iron pin set at the southwest corner of said 2.354 acre tract, a southeast corner of said 34.981 acre tract and a point in the north line of Cody S. and Abigail D. Lyons' 9.520 acre tract (O.R. 1402, page 4461);

Thence **North 84°43'37" West 829.35 feet**, following the north line of said 9.520 acre tract and the south line of the remainder of said 34.981 acre tract to a 5/8" iron pin found at the northwest corner of said 9.520 acre tract, the southwest corner of the remainder of said 34.981 acre tract and a point in the east line of John C. Losey Jr.'s 58.443 acre Tract I (O.R. 1422, page 3220);

Thence **North 05°11'49" East 683.97 feet**, following a west line of said 34.981 acre tract and the east line of said 58.443 acre tract to a 2" angle iron found at the northwest corner of said 34.981 acre tract, the northeast corner of said 58.443 acre tract and a point in the south line of said 130 acre tract;

Thence **North 84°36'28" West 1330.75 feet**, following the south line of said 130 acre tract and the north line of said 58.443 acre tract, to a $\frac{5}{8}$ " iron pin found at the southwest corner of said 130 acre tract, the northwest corner of said 58.443 acre tract and the southeast corner of Wesley Miller Trustee's 141.62 acre tract (O.R. 1304, page 853);

Thence **North 05°05'36" East 685.53 feet**, following the west line of said 130 acre tract and the east line of said 141.62 acre tract to an iron pin set at an east corner of said 141.62 acre tract and a west corner of said 130 acre tract;

Thence **South 84°54'24" East 683.35 feet**, following a north line of said 130 acre tract and a south line of said 141.62 acre tract to an iron pin set at an east corner of said 141.62 acre tract and a west corner of said 130 acre tract;

Thence **North 05°21'56" East 1971.42 feet**, following the west line of said 130 acre tract and the east line of said 141.62 acre tract passing at 1941.42 feet an iron pin set to a MAG nail set at the northeast corner of said 141.62 acre tract, the northwest corner of said 130 acre tract, in the centerline of C.R. 11 and in the north line of Section 3;

Thence **South 84°38'04" East 1052.52 feet**, following the centerline of C.R. 11, the north line of Section 3 and the north line of said 130 acre tract to a MAG nail found at a north corner of the remainder of said 130 acre tract and the northwest corner of Thomas D. and Rachel B. Moreland's 4.600 acre tract (O.R. 791, page 642);

Thence **South 05°21'56" West 520.85 feet**, following an east line of the remainder of said 130 acre tract and the west line of said 4.600 acre tract passing at 30.11 feet a $\frac{5}{8}$ " iron pin found, to a $\frac{5}{8}$ " iron pin found at a north corner of the remainder of said 130 acre tract and a southwest corner of said 4.600 acre tract;

Thence **South 84°38'04" East 345.12 feet**, following a north line of the remainder of said 130 acre tract and the south line of said 4.600 acre tract to a $\frac{5}{8}$ " iron pin found at the southeast corner of said 4.600 acre tract;

Thence **North 45°45'57" East 42.76 feet**, following the south line of said 4.600 acre tract to a $\frac{5}{8}$ " iron pin found at a southeast corner of said 4.600 acre tract;

Thence **North 08°32'54" East 489.04 feet**, following the east line of said 4.600 acre tract passing at 458.98 feet a $\frac{5}{8}$ " iron pin found, to an MAG nail found at a north corner of the remainder of said 130 acre tract, a northeast corner of said 4.600 acre tract, the centerline of C.R. 11 and in the north line of Section 3;

Thence **South 84°38'04" East 530.27 feet**, following the centerline of C.R. 11, the north line of Section 3 and the north line of said 130 acre tract to the **point of beginning**, containing **143.138 acres**, more or less, with 1.084 acres within C.R. 11 right of way and 1.060 acres within T.R. 216 right of way. Subject to all valid easements and restrictions of record.

I, Timothy L. Guider, hereby certify that this description was prepared from an actual field survey made by me or under my supervision during the month of February 2025 and that monuments were set or found as indicated herein. Iron pins set are $\frac{5}{8}$ " x 30" reinforcing rods with caps marked "GUIDER S 7752". Basis of bearings are based on the Ohio State Plane Coordinate System, North Zone, NAD83

Timothy L. Guider

Timothy L. Guider R.S. #7752



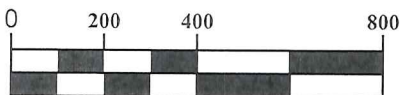
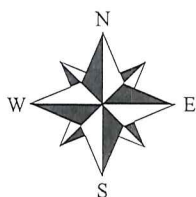
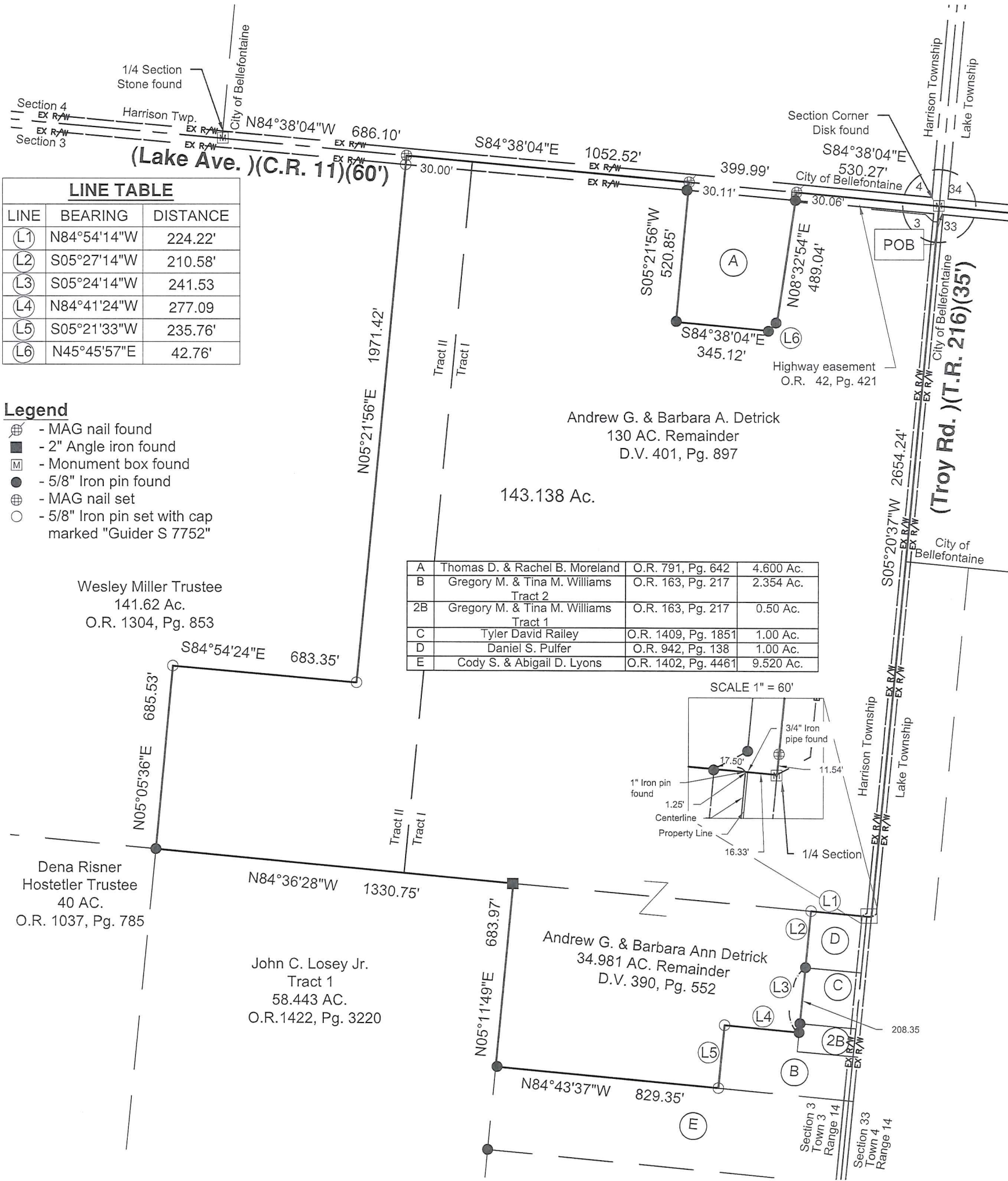
Date: 2/26/25
Job#: 25026-143.138



APPROVED

Plat of Survey Guider Winkle Partners, Inc.

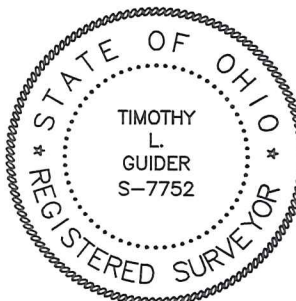
STATE OF OHIO, LOGAN COUNTY, HARRISON
TOWNSHIP, SECTION 3, TOWN 3, RANGE 14



1 inch = 400 feet

Basis of Bearing
State Plane Coordinate
System Ohio North Zone, NAD83

Flood Hazard Information
Based on Firm 39091C0282E
Effective 11/30/2023, is in Flood
Zone "X".



Surveyor's Certification:

I hereby certify that this plat is an accurate representation of a field survey made by me and is correct to the best of my knowledge.

Timothy L. Guider

Timothy L. Guider R.S. #7752
Guider Winkle Partners, Inc.
19550 Delaware County Line Road
Marysville, OH 43040
(740) 666-8902

02/26/2025

Date

Job # 24026

INDEXED ON MAP
9489