

Philip H. Wilson } 49-539 Feb. 17 - 1872
Jacob Sessler } Part of M. Sur. 14032

Beginning at a stone in center of Bellefontaine &
Kinton road, $\angle$ to M.A. Smith's land.

thence with line of Smith N 59 W 23 P. to a stone.

" " " " N 10 W 52.6 P. to a post.

in center of C. S. & C. R.R.

" with " " C. S. & C. R.R. N. 36 $\frac{1}{2}$ E. 5.5 po. to a post.

" S 59 E. 56.7 po. to a post in said Co. road.

" S 31 $\frac{1}{2}$ W 45.5 " To beginning.

conty 12 acres.

45.50

11.37 $\frac{1}{2}$

10-1

117
19.41
19.46

19.35
19.36
19.37

John Ruble { 73 - 601 Sept. 29, 1888.
R.S. to Anderson } Part M. Sur. 14032

Beginning at a Stone on the N6E of Jacob.
Sessler land (being on West Side of Kenton Pike)

thence N.W. with Sessler's N- 56 7/10 po. to center
of C. S. & C. railroad

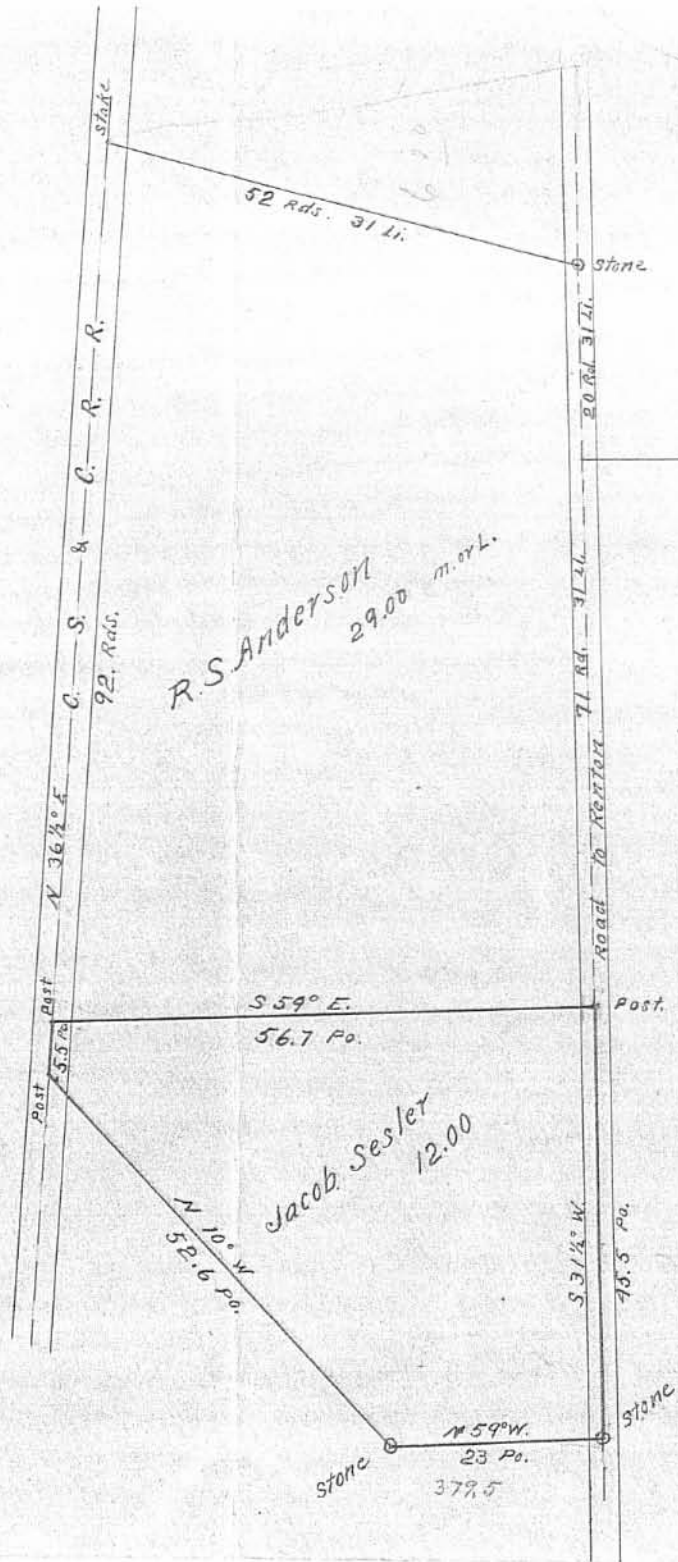
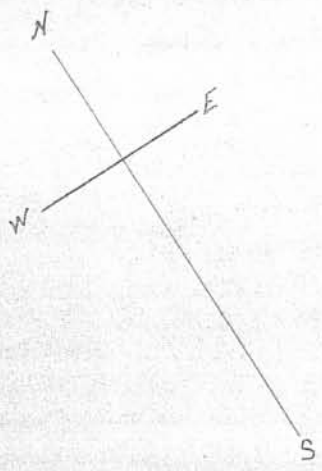
" N. with Center of R.R. 92 rods to a stake

" in an easterly direction 52 sd. 31 li. more or less.

to a Stone in center of Kenton Pike 20 rd. 31 li
N of J. Ringers original SW E.

" S. with center of pike passing Ringers orig. SW E
aforementioned 77 rods. 31 li. to beginning.

Contg 29 A. more or less



LESLIE H. GEESLIN

REGISTERED SURVEYOR NO. 5248

P. O. BOX 274

RUSHSVLVANIA, OHIO 43347

TELEPHONE: (513) 468-2793

CONLEY SURVEY

July, 1982

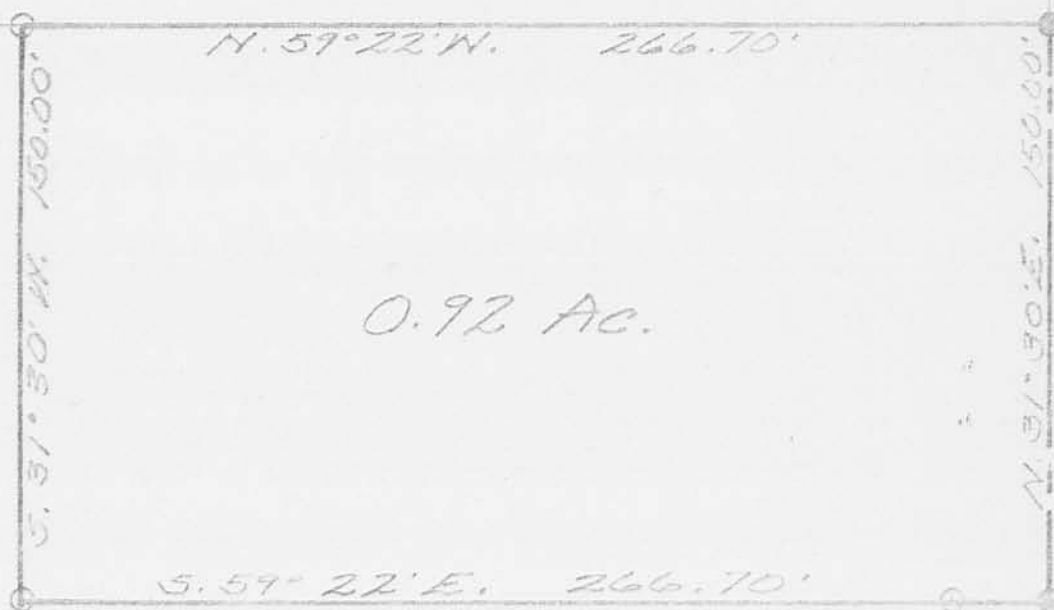
The following described real estate situated in the State of Ohio, County of Logan, Township of Richland, being part of Virginia Military Survey No. 14032 and more particularly described as follows:

Beginning at an iron bar in the centerline of County Highway 102 that is N. $31^{\circ} 30'$ E. 880.50 feet from an iron bar at the southeast corner of Ralph Smith's 5.52 acre tract; thence with said C. H. 102 N. $31^{\circ} 30'$ E. 150.00 feet to an iron bar at the southeast corner of Frank Oberdier's 26.52 acre tract; thence with said Oberdier's south line N. $59^{\circ} 22'$ W. 266.70 feet to an iron bar; thence S. $31^{\circ} 30'$ W. 150.00 feet to an iron bar; thence S. $59^{\circ} 22'$ E. 266.70 feet to the place of beginning.

Containing .0.92 acre more or less.

Reference is hereby made to a plat of this survey on file with the Logan County Engineer.

FRANK OBERDIER
26.52 AC.



978

INDEXED ON MAP

CONLEY SURVEY
WMS. 14032
RICHLAND TOWNSHIP
LOGAN COUNTY, OHIO
JULY, 1982
SCALE: 1"=50'



LEGEND:
● = IRON SPIKE SET
○ = 5/8" IRON BAR SET
⊗ = HARRON TOOTH FD.

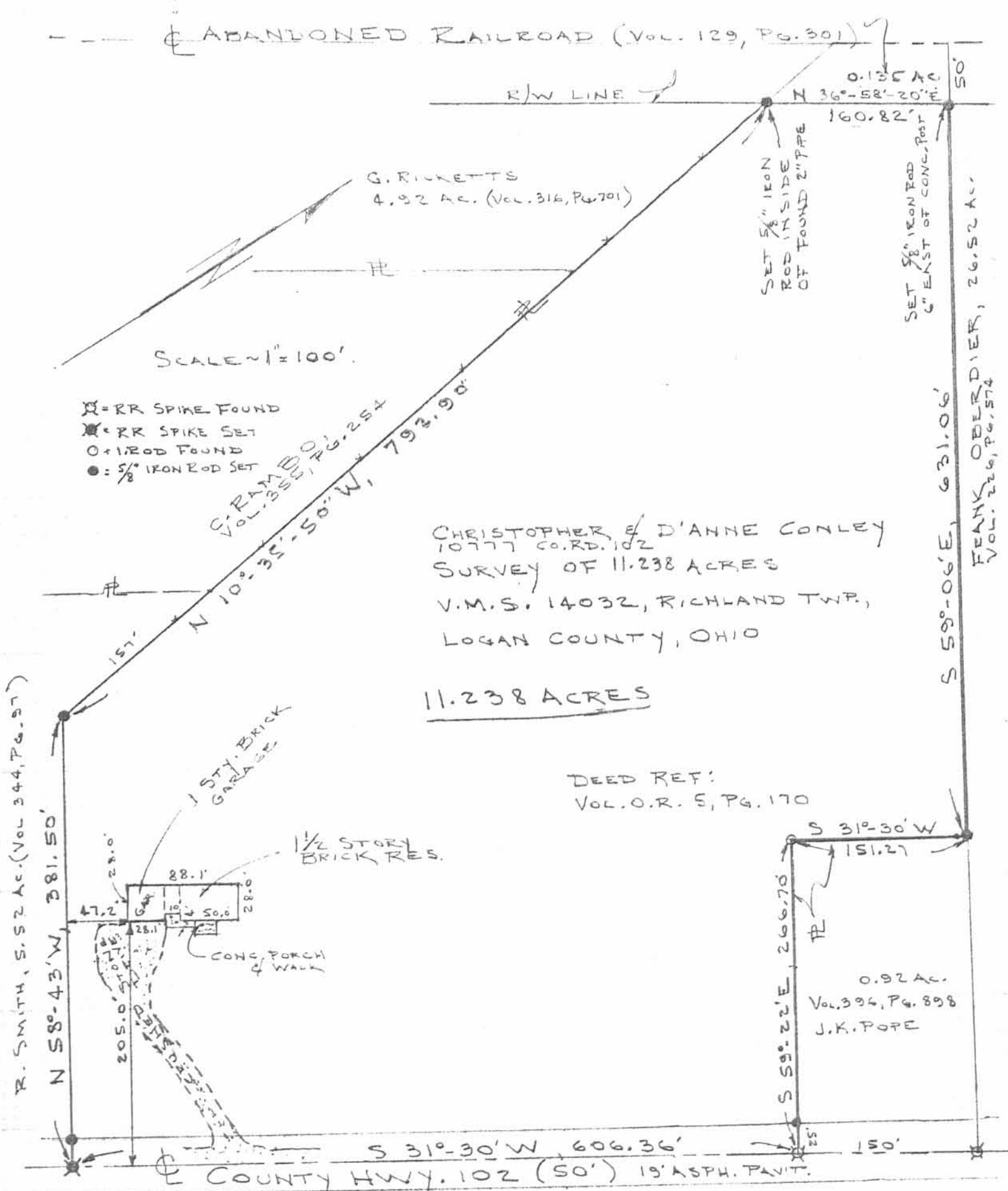
RE. 30.5' WITH
HARRON
5.52 AC.

RE

880.50' HIGHWAY 102 (50')
COUNTY

40.5' C.R. 103

Leslie H. Geeslin 2P
LESLIE H. GEESLIN
PENNSYLVANIA AND



FLOOD PLANE
LOGAN CO. PANEL No. 390772-0050C
ZONE 'C'

INDEXED ON MAP
978 3P

CERTIFICATION

I hereby certify to THE HUNTINGTON MORTGAGE COMPANY and to THE OHIO BAR TITLE INSURANCE COMPANY that the above survey prepared by me entitled "Survey of Conley Property site" was actually made upon the ground and that it and the information, courses and distances shown are correct, that the title line and lines of actual possession are the same, that the size, location and type of buildings and improvements are as shown and all are within the boundary lines of the property, and that there are no easements, encroachments or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon. This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1962.



Clayton M. Lee
Clayton M. Lee
Registered Professional Surveyor NO. 6181
May 21, 1987



Lee Surveying and Mapping Co.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

143 EAST COLUMBUS AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-7335

JEFFREY I. LEE, P.S.

OBERDIER (1.500 ACRES)

Lying in Virginia Military Survey 14032, Richland Township, Logan County, Ohio.

Being out of the Donna M. Oberdier 26.52 acre tract as deeded and described in Official Record 145, Page 777 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning for reference at a 1-1/2" x 1/2" iron bar found at the intersection of center-lines of County Highway 102 (60 feet wide) and County Highway 103 and being Highway Station 16+38.5 (County Engineer's Field Book 589, Page 52).

THENCE, with the center-line of County Highway 102, N 31°-07'-30" E, a distance of 1797.40 feet to a railroad spike found and being Highway Station 34+35.3 (County Engineer's Field Book 589, Page 54).

THENCE, continuing with said center-line N 31°-30'-00" E, a distance of 129.61 feet to a railroad spike set at the **TRUE POINT OF BEGINNING**.

THENCE, N 57°-47'-24" W, a distance of 325.85 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at a distance of 30.00 feet).

THENCE, N 31°-30'-00" E, a distance of 200.54 feet to a 5/8 inch iron rod set.

THENCE, S 57°-47'-24" E, a distance of 325.85 feet to a railroad spike set at the center-line of County Highway 102, passing a 5/8 inch iron rod set at a distance of 295.85 feet.

THENCE, with the center-line of County Highway 102, S 31°-30'-00" W, a distance of 200.54 feet to the point of beginning.

Containing 1.500 acres of which 0.138 acre is within the highway right-of-way.

The basis for bearings is based upon the center-line of County Highway 102 being N 31°-30'-00" E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Company on December 14, 1993.

Description prepared by:

Jeffrey I. Lee
Professional Surveyor 6359
December 16, 1993

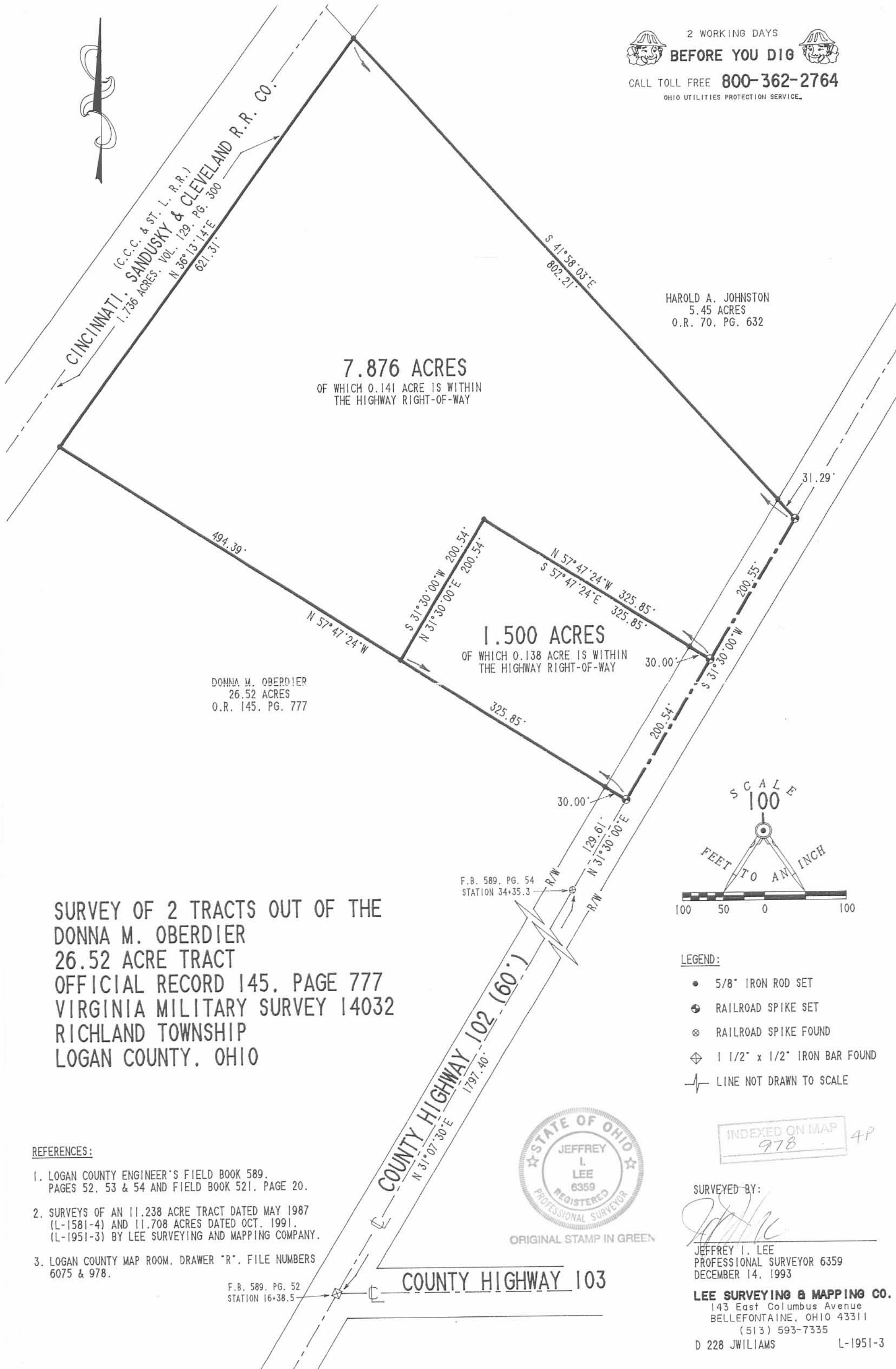


L 1951

ORIGINAL STAMP IN GREEN



4D



7.876 ACRES
OF WHICH 0.141 ACRE IS WITHIN
THE HIGHWAY RIGHT-OF-WAY

HAROLD A. JOHNSTON
5.45 ACRES
O.R. 70, PG. 632

DONNA M. OBERDIER
26.52 ACRES
O.R. 145, PG. 777

1.500 ACRES
OF WHICH 0.138 ACRE IS WITHIN
THE HIGHWAY RIGHT-OF-WAY

**SURVEY OF 2 TRACTS OUT OF THE
DONNA M. OBERDIER
26.52 ACRE TRACT
OFFICIAL RECORD 145, PAGE 777
VIRGINIA MILITARY SURVEY 14032
RICHLAND TOWNSHIP
LOGAN COUNTY, OHIO**

REFERENCES:

1. LOGAN COUNTY ENGINEER'S FIELD BOOK 589,
PAGES 52, 53 & 54 AND FIELD BOOK 521, PAGE 20.
2. SURVEYS OF AN 11.238 ACRE TRACT DATED MAY 1987
(L-1581-4) AND 11.708 ACRES DATED OCT. 1991,
(L-1951-3) BY LEE SURVEYING AND MAPPING COMPANY.
3. LOGAN COUNTY MAP ROOM, DRAWER "R", FILE NUMBERS
6075 & 978.

F.B. 589, PG. 52
STATION 16+38.5



ORIGINAL STAMP IN GREEN

COUNTY HIGHWAY 103

LEGEND:

- 5/8" IRON ROD SET
- ⊕ RAILROAD SPIKE SET
- ⊗ RAILROAD SPIKE FOUND
- ⊕ 1 1/2" x 1/2" IRON BAR FOUND
- LINE NOT DRAWN TO SCALE

INDEXED ON MAP
978

SURVEYED BY:

JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
DECEMBER 14, 1993

LEE SURVEYING & MAPPING CO.
143 East Columbus Avenue
BELLEFONTAINE, OHIO 43311
(513) 593-7335
D 228 JWILIAMS L-1951-3

Received 12-20-93



Lee Surveying and Mapping Co.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

143 EAST COLUMBUS AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-7335

JEFFREY I. LEE, P.S.

OBERDIER (7.876 ACRES)

Lying in Virginia Military Survey 14032, Richland Township, Logan County, Ohio.

Being out of the Donna M. Oberdier 26.52 acre tract as deeded and described in Official Record 145, Page 777 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning for reference at a 1 1/2" x 1/2" iron bar found at the intersection of center-lines of County Highway 102 (60 feet wide) and County Highway 103 and being Highway Station 16 + 38.5 (County Engineer's Field Book 589, Page 52).

THENCE, with the center-line of County Highway 102, N 31°-07'-30" E, a distance of 1797.40 feet to a railroad spike found and being Highway Station 34 + 35.3 (County Engineer's Field Book 589, Page 54).

THENCE, continuing with said center-line N 31°-30'-00" E, a distance of 330.15 feet to a railroad spike set at the **TRUE POINT OF BEGINNING**.

THENCE, N 57°-47'-24" W, a distance of 325.85 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at a distance of 30.00 feet.

THENCE, S 31°-30'-00" W, a distance of 200.54 feet to a 5/8 inch iron rod set.

THENCE, N 57°-47'-24" W, a distance of 494.39 feet to a 5/8 inch iron rod set on southeasterly right-of-way of the Cincinnati, Sandusky and Cleveland Railroad 1.736 acre tract (Vol. 129, Pg. 300).

THENCE, with the southeasterly right-of-way of said railroad, N 36°-13'-14" E, a distance of 621.31 feet to a 5/8 inch iron rod set at the most westerly corner of the Harold A. Johnston 5.45 acre tract (O.R. 70, Pg. 632).

THENCE, with the southerly line of said 5.45 acre tract, S 41°-58'-03" E, a distance of 802.21 feet to a railroad spike set in the center-line of said County Highway 102, passing a 5/8 inch iron rod set at a distance of 770.92 feet.

THENCE, with said center-line, S 31°-30'-00" W, a distance of 200.55 feet to the point of beginning.

Containing 7.876 acres of which 0.141 acre is within the highway right-of-way.

The basis for bearings is based upon the center-line of County Highway 102 being N 31°-30'-00" E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Company on December 14, 1993.

Description prepared by:

Jeffrey I. Lee
Professional Surveyor 6359
December 16, 1993
Rev. December 20, 1993

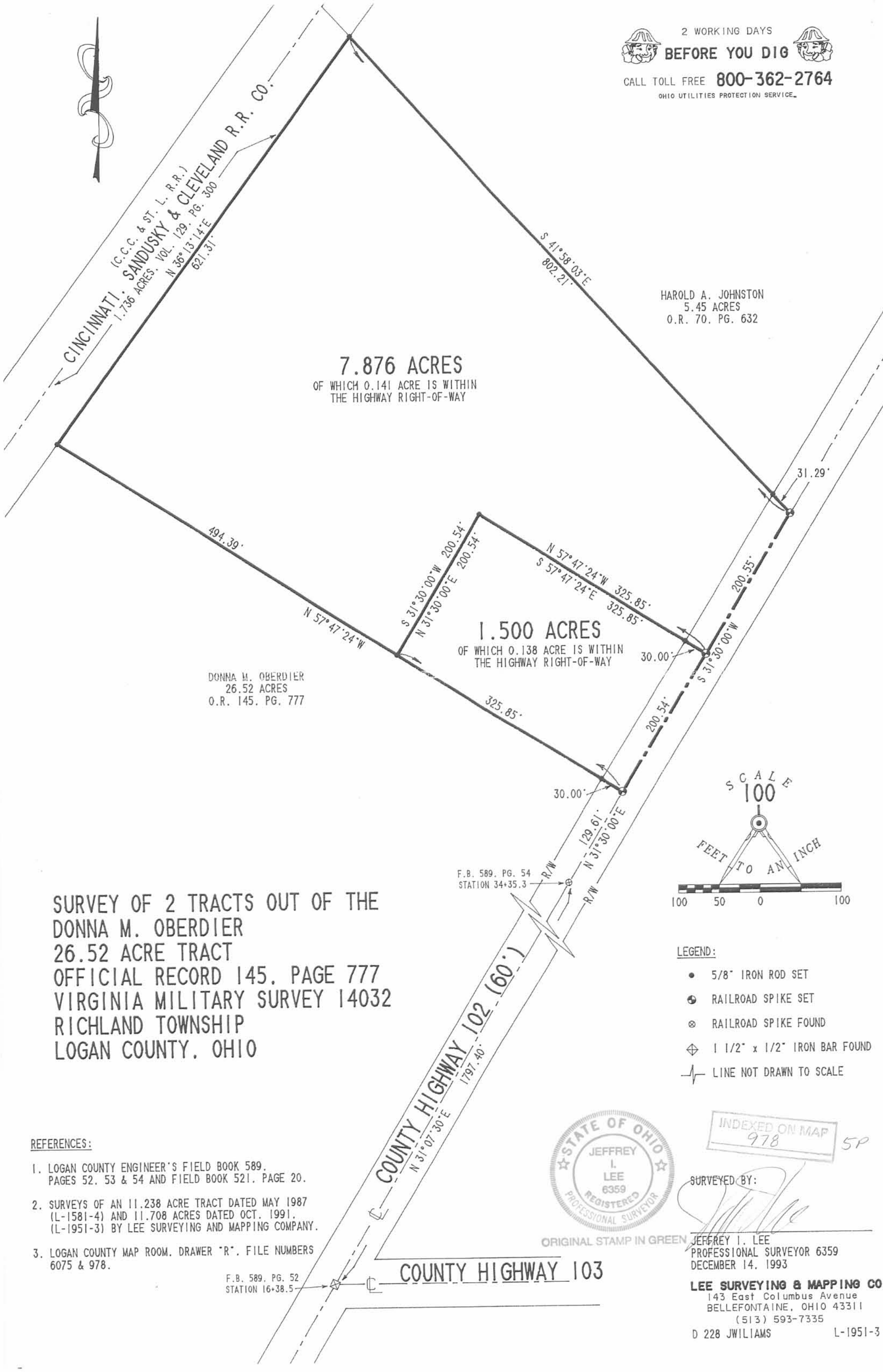


5D

L 1951

ORIGINAL STAMP IN GREEN

CINCINNATI, C.C.C. & ST. L. R.R.
1.736 ACRES, VOL. 129, PG. 300
N 36° 13' 14" E
621.31'



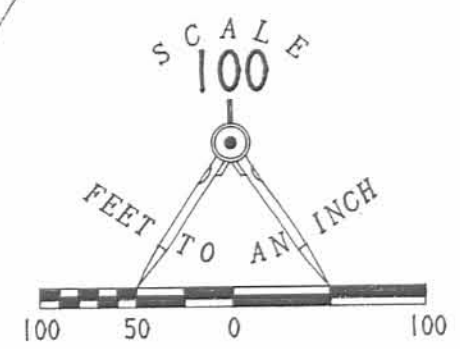
HAROLD A. JOHNSTON
5.45 ACRES
O.R. 70, PG. 632

7.876 ACRES
OF WHICH 0.141 ACRE IS WITHIN
THE HIGHWAY RIGHT-OF-WAY

DONNA M. OBERDIER
26.52 ACRES
O.R. 145, PG. 777

1.500 ACRES
OF WHICH 0.138 ACRE IS WITHIN
THE HIGHWAY RIGHT-OF-WAY

**SURVEY OF 2 TRACTS OUT OF THE
DONNA M. OBERDIER
26.52 ACRE TRACT
OFFICIAL RECORD 145, PAGE 777
VIRGINIA MILITARY SURVEY 14032
RICHLAND TOWNSHIP
LOGAN COUNTY, OHIO**



- LEGEND:**
- 5/8" IRON ROD SET
 - ⊕ RAILROAD SPIKE SET
 - ⊗ RAILROAD SPIKE FOUND
 - ⊠ 1 1/2" x 1/2" IRON BAR FOUND
 - LINE NOT DRAWN TO SCALE

REFERENCES:

1. LOGAN COUNTY ENGINEER'S FIELD BOOK 589, PAGES 52, 53 & 54 AND FIELD BOOK 521, PAGE 20.
2. SURVEYS OF AN 11.238 ACRE TRACT DATED MAY 1987 (L-1581-4) AND 11.708 ACRES DATED OCT. 1991, (L-1951-3) BY LEE SURVEYING AND MAPPING COMPANY.
3. LOGAN COUNTY MAP ROOM, DRAWER "R", FILE NUMBERS 6075 & 978.

F.B. 589, PG. 52
STATION 16+38.5

F.B. 589, PG. 54
STATION 34+35.3



INDEXED ON MAP
978

SURVEYED BY:
Jeffrey I. Lee
JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
DECEMBER 14, 1993

LEE SURVEYING & MAPPING CO.
143 East Columbus Avenue
BELLEFONTAINE, OHIO 43311
(513) 593-7335
D 228 JWILIAMS L-1951-3

COUNTY HIGHWAY 103

COUNTY HIGHWAY 102 (60')

REC'D 9-8-95 SURF OK ✓ MAP ROOM

**Jack L. Williams Survey
Subdivision of a 7.876 Acre Tract
Tract No. I**

The following described real estate situated in the Township of Richland, County of Logan, State of Ohio and being a part of Virginia Military Survey No. 14032 and being out of an original 26.520 Acre tract as described in Official Record No. 145 Page 777 (1-27-1992) in the name of Donna M. Oberdier and being more particularly described as follows:

Beginning at a R. R. Spike found at the most easterly corner to Jack L. Williams' present 1.500 Acre tract as recorded in Official Record No. 216 Page 633 (12-23-1993) and being in the centerline of C. H. No. 102 (Note: The centerline of C. H. No. 102 is the Basis of Bearing for this survey - N. $31^{\circ}30'00''$ E.);

Thence with the northeast side of Williams' present 1.500 Acre tract, N. $57^{\circ}47'24''$ W. 325.85 feet to a $5/8''$ Rebar found at the most northerly corner to said tract, passing through a $5/8''$ Rebar found at 30.00 feet;

Thence parallel with the centerline of C. H. No. 102, N. $31^{\circ}30'00''$ E. 261.83 feet to a $5/8''$ x 30" Rebar set;

Thence S. $41^{\circ}58'03''$ E. 339.87 feet to a R. R. Spike set in the centerline of C. H. No. 102, passing through a $5/8''$ x 30" Rebar set at 308.58 feet;

Thence with the centerline of C. H. No. 102, S. $31^{\circ}30'00''$ W. 169.16 feet to the place of beginning, containing 70,243.850 square feet or 1.613 Acres, more or less.

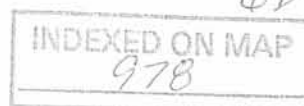
Of the above described tract, there is 5,244.450 square feet or 0.120 Acres in the right of way of C. H. No. 102.

I hereby certify that this description is the result of a field survey made by me on June 20, 1995.



Daniel E. Gilbert

DANIEL E. GILBERT, P.S.
REG. SUR. NO. 5402
400 N. PARK ST.
BELLEFONTAINE, OHIO 43311
TELEPHONE: 1 (513) 593-1428



Jack L. Williams Survey
Subdivision of a 7.876 Acre Tract
Tract No. II

The following described real estate situated in the Township of Richland, County of Logan, State of Ohio and being a part of Virginia Military Survey No. 14032 and being out of an original 26.520 Acre tract as described in Official Record No. 145 Page 777 (1-27-1992) in the name of Donna M. Oberdier and being more particularly described as follows:

Beginning for reference at a R. R. Spike found at the most easterly corner to Jack L. Williams' present 1.500 Acre tract as recorded in Official Record No. 216 Page 633 (12-23-1993) and being in the centerline of C. H. No. 102 (Note: The centerline of C. H. No. 102 is the Basis of Bearing for this survey - N. 31°30'00" E.);

Thence with the centerline of C. H. No. 102, N. 31°30'00" E. 169.16 feet to a R. R. Spike set for the true place of beginning for this survey;

Thence N. 41°58'03" W. 339.87 feet to a 5/8" x 30" Rebar set, passing through a 5/8" x 30" Rebar set at 31.29 feet;

Thence parallel with the centerline of C. H. No. 102, S. 31°30'00" W. 261.83 feet to a 5/8" Rebar found at the most northerly corner to Jack L. Williams' 1.500 Acre tract;

Thence with an extension to the northeast side of said 1.500 Acre tract, N. 57°47'24" W. 477.85 feet to a 5/8" x 30" Rebar set in the northwesterly line of said 26.520 Acre tract and in the southeasterly right of way line of the Cincinnati, Sandusky and Cleveland Railroad Co.s present 1.736 Acre tract as recorded in Deed Volume No. 129 Page 300 (3-17-1925);

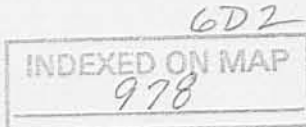
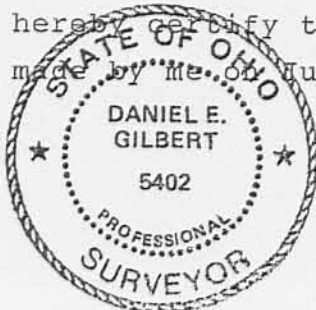
Thence with the northwesterly line of said 26.520 Acre tract and the southeasterly right of way line of said railroad, N. 36°13'14" E. 420.30 feet to a 5/8" Rebar found at the most northerly corner to said 26.520 Acre tract and the most westerly corner to Harold A. Johnston's present 5.450 Acre tract as recorded in Official Record No. 70 Page 632 (9-6-1988);

Thence with the easterly line of said 26.520 Acre tract and the westerly line of said 5.450 Acre tract, S. 41°58'03" E. 802.21 feet to a R. R. Spike found in the centerline of C. H. No. 102 and being the most easterly corner to said 26.520 Acre tract and the most southerly corner to said 5.450 Acre tract, passing through a 5/8" x 30" Rebar set at 462.34 feet and a 5/8" Rebar found at 770.92 feet;

Thence with the centerline of C. H. No. 102, S. 31°30'30" W. 31.29 feet to the true place of beginning, containing 175,351.710 square feet or 4.025 Acres, more or less.

Of the above described tract, there is 900.00 square feet or 0.021 Acres in the right of way of C. H. No. 102.

I hereby certify that this description is the result of a field survey made by me on June 20 1995.



Daniel E. Gilbert
 DANIEL E. GILBERT, P.S.
 REG. SUR. NO. 5402
 400 N. PARK ST.
 BELLEFONTAINE, OHIO 43311
 TELEPHONE: 1 (513) 593-1428

REC'D 9-8-95 8M OK ✓

**Jack L. Williams Survey
Subdivision of a 7.876 Acre Tract
Tract No. III**

The following described real estate situated in the Township of Richland, County of Logan, State of Ohio and being a part of Virginia Military Survey No. 14032 and being out of an original 26.520 Acre tract as described in Official Record No. 145 Page 777 (1-27-1992) in the name of Donna M. Oberdier and being more particularly described as follows:

Beginning for reference at a R. R. Spike found at the most easterly corner to Jack L. Williams' present 1.500 Acre tract as recorded in Official Record No. 216 Page 633 (12-23-1993) and being in the centerline of C. H. No. 102 (Note: The centerline of C. H. No. 102 is the Basis of Bearing for this survey - N. 31°30'00" E.);

Thence with the northeast side of Williams' present 1.500 Acre tract, N. 57°47'24" W. 325.85 feet to a 5/8" Rebar found at the most northerly corner to said tract, passing through a 5/8" Rebar found at 30.00 feet for the true place of beginning;

Thence with the northwesterly side of said 1.500 Acre tract, S. 31°30'00" W. 200.54 feet to a 5/8" Rebar found at the most westerly corner to said 1.500 Acre tract;

Thence with an extension of the westerly line of said 1.500 Acre tract, N. 57°47'24" W. 494.39 feet to a 5/8" Rebar found in the northwesterly side of said 26.520 Acre tract and in the southeasterly right of way line of the Cincinnati, Sandusky and Cleveland Railroad Co.s present 1.736 Acre tract as recorded in Deed Volume No. 129 Page 300 (3-17-1925);

Thence with the northwesterly line of said 26.520 Acre tract and the southeasterly right of way line of said railroad, N. 36°13'14" E. 201.01 feet to a 5/8" x 30" Rebar set;

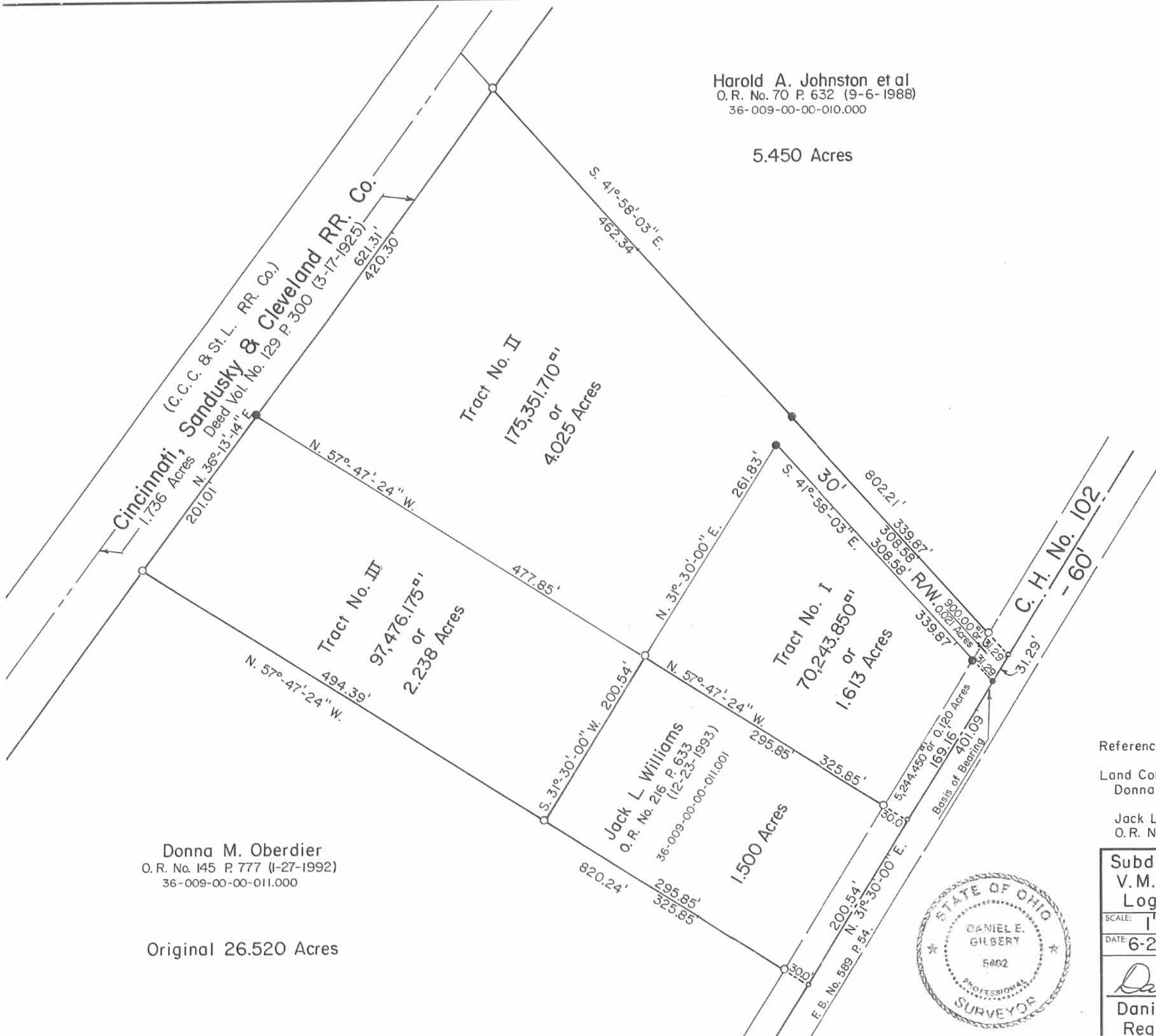
Thence with an extension of the northeast side of said 1.500 Acre tract, S. 57°47'24" E. 477.85 feet to the true place of beginning, containing 97,476.175 square feet or 2.238 Acres, more or less.

I hereby certify that this description is the result of a field survey made by me on June 20, 1995.



Daniel E. Gilbert

DANIEL E. GILBERT, P.S.
REG. SUR. NO. 5402
400 N. PARK ST.
BELLEFONTAINE, OHIO 43311
TELEPHONE: 1 (513) 593-1428



Harold A. Johnston et al
O.R. No. 70 P. 632 (9-6-1988)
36-009-00-00-010.000

5.450 Acres

0 25 50 100 200 300 400
Scale: 1" = 100'

INDEXED ON MAP
978

Reference:

Land Contract - 7.876 Acres.
Donna M. Oberdier
to
Jack L. Williams
O.R. No. 216 P. 522 (12-23-1993)

Symbols:

- - R. R. Spike Set.
- - R. R. Spikes Fd.
- - 5/8" Rebars Fd.
- - 5/8" x 30" Rebars Set.

Subdivision of a 7.876 Acre Tract - Jack L. Williams,
V.M.S. No. 14032, Richland Township,
Logan County, Ohio.

SCALE: 1" = 100'
DATE: 6-20-1995

APPROVED BY:

DRAWN BY DEG
REVISED 9-8-1995

Daniel E. Gilbert
Daniel E. Gilbert, P.S.
Req. Sur. No. 5402

DRAWING NUMBER
095-024

HP-2083

REC'D 9-29-97 SWY OK ✓

T.C. Hubbell Surveying, Inc.



3755 TR 25
Ada, Ohio 45810
419-634-9516

DESCRIPTION

Job # 2083

9-10-97

Revised: 9-26-97

Being a parcel of land situated in Virginia Military Survey 14032, Richland Township, Logan County, Ohio, being all of the Betty Johnston 5.450 acre tract, as described in O.R. 288, pg. 514, (parcel # 36-009-00-00-010), in the Logan County Recorders Office and being further described as follows:

Commencing for reference at a 1/2" steel peg found at the intersection of the centerlines of County Rd. 103 with County Road 102, (60 foot Right of Way).

Thence N. $31^{\circ}09'28''$ E. along the centerline of Co. Rd. 102, for 1927.03 feet to a railroad spike found, said R.R. Spike referred to in survey drawing R-978 as found in the Logan County Tax Map Office.

Thence N. $31^{\circ}30'00''$ E., along the centerline of Co. Rd. 102, for 401.09 feet to a R.R. spike found for the point of beginning of the parcel to be described, said R.R. spike referenced by survey drawing R-978, passing at 200.54 feet, a R.R. spike found, referenced in survey drawing R-978, this point of beginning being the northeast corner of the Walter W. Hefner 25.020 acre tract as referenced by survey drawing R-978 and recorded in O.R. 286, Pg. 734, (parcel # 36-009-00-00-011):

(1) Thence from this point of beginning, N. $41^{\circ}58'03''$ W., along the north line of the referenced Hefner 25.020 acres, for 802.21 feet to a 1" steel pipe found on the east line of the Dayton Power & Light Co. 119.43 acre tract, O.R. 329, Pg. 713, (parcel # 36-009-00-00-029), passing at 31.29 feet a 5/8" rebar found-

(2) Thence N. $35^{\circ}57'23''$ E., along the east line of referenced Dayton Power and Light Co. 119.43 acres, for 335.42 feet to a 4" square concrete post found-

(3) Thence S. $41^{\circ}53'33''$ E., along the south line of the John S. Hall Sr., Trustee of the John S. Hall Sr. Trust, 12.01 acre tract, O.R. 113, Pg. 842, (parcel # 36-009-00-00-008), for 775.33 feet to a Mag. Nail set on the centerline of Co. Rd. 102 (60.00 foot R.O.W.), passing at 744.03 feet a 1/2" iron pin with plasticap stamped "C.C.P. # 7839", set-

(4) Thence S. $31^{\circ}30'00''$ W., along the centerline of Co. Rd. 102 (60.00 foot R.O.W.), for 341.08 feet to the point of beginning.

Containing in all 5.929 acres surveyed, 0.235 acres lying within the right of way of C.R. 102 (60' in width), subject however to all legal easements and rights of way.

Note; This plat and description prepared from an actual field survey, all bearings refer to the centerline of C.R. 102 as referenced in survey drawing R-978 as being N. $31^{\circ}30'00''$ E.



C.C.P.
Craig C. Perry
Reg. Surveyor # 7839

INDEXED ON MAP
978

7D

**T.C. Hubbell
Surveying, Inc.**



3755 TR 25
Ada, Ohio 45810
419-634-9516

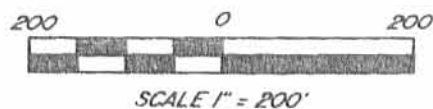
PLAT OF A SURVEY
IN VMS 14032
RICHLAND TOWNSHIP
LOGAN COUNTY, OHIO

SURVEY MADE FOR D. SCHWEIMER
9-8-97

REVISED FOR
TAX MAP OFFICE
9-26-97



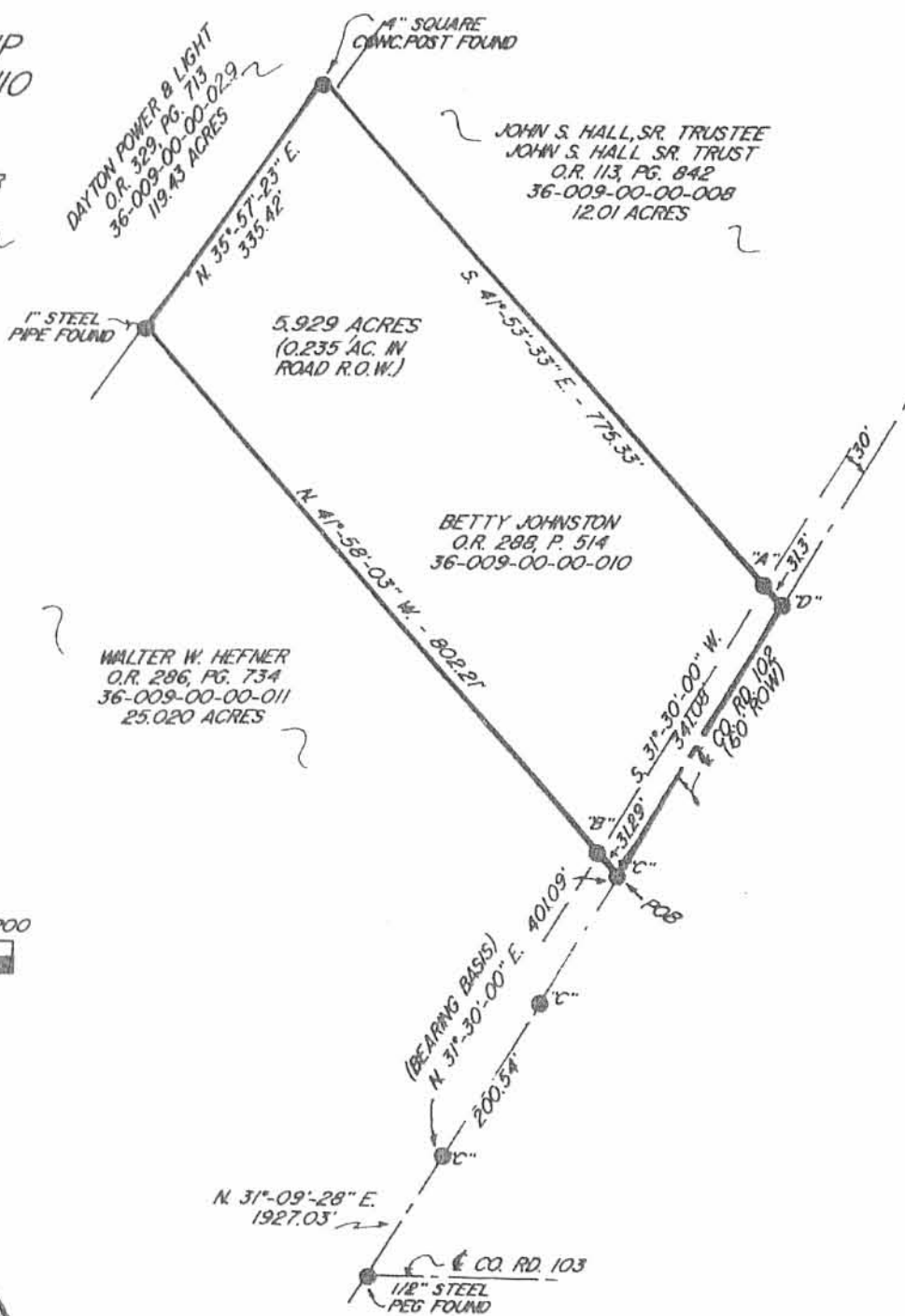
PRIOR DEED:
OR VOL. 288, PG. 514



"A" = 1/2" IRON PIN SET
 "B" = 5/8" IRON PIN FOUND
 "C" = RAILROAD SPIKE FOUND
 "D" = MAG NAIL SET



C. C. PERRY
REG. SURVEYOR # 7839



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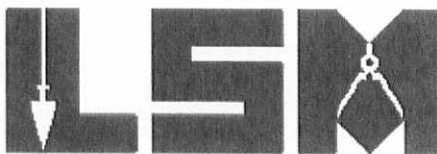
APPROVED

2-3-17

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
surveys@lsminc.us

HEFNER 1.725 ACRES

Lying in Virginia Military Survey 14032, Richland Township, Logan County, Ohio.

Being out of the Walter W. Hefner, Penny L. Hefner and Frank W. Hefner, 17.888 acre tract as deeded and described in Official Record 945, Page 571 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a 1-1/2 inch by 1/2 inch iron bar found on the intersection of the center-lines of County Highway 102 and County Highway 103 at Station 16+38.5 (Logan County Engineer's Field Book 589, Page 52).

THENCE, with the center-line of County Highway 102 (60 feet wide), N 31°-07'-30"E, a distance of 1685.23 feet to a MAG nail set at the TRUE POINT OF BEGINNING, passing a railroad spike found at 1073.98 feet.

THENCE, N 63°-01'-32"W, a distance of 264.21 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 30.08 feet.

THENCE, N 18°-11'-14"E, a distance of 274.15 feet to a 5/8 inch iron rod found.

THENCE, with the southwesterly line of the Scott E. Williams 1.500 acre tract (O.R. 355, Pg. 244), S 57°-47'-23"E, a distance of 325.75 feet to a railroad spike found on the center-line of County Highway 102, passing a 5/8 inch iron rod found at 295.74 feet.

THENCE, with the center-line of County Highway 102, the following two courses:

S 31°-28'-40"W, a distance of 129.58 feet to a railroad spike found at Station 34+35.3 (Logan County Engineer's Field Book 589, Pg. 54).

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S 31°-07'-30"W, a distance of 112.33 feet to the point of beginning.

Containing 1.725 acres, of which 0.168 acre is within the highway right-of-way.

Property is subject to any and all previous easements and rights-of-way of record.

The basis for bearings is the center-line of County Highway 102, north of the intersection with County Highway 103, being N 31°-07'-30"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on January 31, 2017.

Description prepared by:



Jeffrey I. Lee
Professional Surveyor 6359
February 1, 2017

62130117

ORIGINAL STAMP IN GREEN

INDEXED ON MAP
970 8D-2



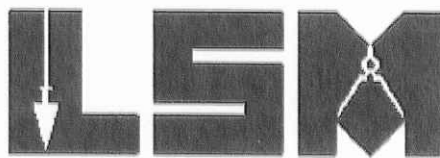
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2-3-17

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117 N. Madriver St.
Bellefontaine OH 43311



Phone: (937) 593-7335
Fax: (937) 593-7444
surveys@lsmine.us

HEFNER 15.337 ACRES

Lying in Virginia Military Survey 14032, Richland Township, Logan County, Ohio.

Being out of the Walter W. Hefner, Penny L. Hefner and Frank W. Hefner, 17.888 acre tract as deeded and described in Official Record 945, Page 571 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a 1-1/2 inch by 1/2 inch iron bar found on the intersection of the center-lines of County Highway 102 and County Highway 103 at Station 16+38.5 (Logan County Engineer's Field Book 589, Page 52).

THENCE, with the center-line of County Highway 102 (60 feet wide), N 31°-07'-30"E, a distance of 1073.98 feet to a railroad spike found at the TRUE POINT OF BEGINNING.

THENCE, with the northeasterly lines of the James D. Patton, Trustee and Judith A. Patton, Trustee, 0.92 acre tract (O.R. 992, Pg. 497), and the Christopher Conley 10.94 acre tract (O.R. 5, Pg. 170), N 59°-27'-20"W, a distance of 897.67 feet to a 5/8 inch iron rod found, passing a 5/8 inch iron rod set at 30.00 feet.

THENCE, with the southeasterly line of the Dayton Power and Light Company 119.43 acre tract (O.R. 329, Pg. 713, Parcel No. 5), N 36°-13'-52"E, a distance of 881.75 feet to a 1-1/2 inch iron pipe found.

THENCE, with the southwesterly line of the Scott E. Williams 2.238 acre tract (O.R. 473, Pg. 399), S 57°-44'-07"E, a distance of 494.35 feet to a 5/8 inch iron rod found.

THENCE, S 18°-11'-14"W, a distance of 274.15 feet to a 5/8 inch iron rod set.

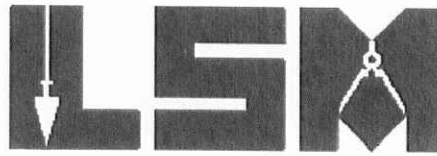
THENCE, S 63°-01'-32"E, a distance of 264.21 feet to a MAG nail set on the center-line of County Highway 102, passing a 5/8 inch iron rod set at 234.13 feet.

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Lee Surveying and Mapping Co., Inc.

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Bellefontaine OH 43311



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Fax: (937) 593-7444
surveys@lsmcinc.us

THENCE, with the center-line of County Highway 102,
S 31°-07'-30"W, a distance of 611.25 feet to the point of beginning.

Containing 15.337 acres, of which 0.420 acre is within the highway
right-of-way.

Property is subject to any and all previous easements and rights-of-way
of record.

The basis for bearings is the center-line of County Highway 102, north of
the intersection with County Highway 103, being N 31°-07'-30"E, and all
other bearings are from angles and distances measured in a field survey by Lee
Surveying and Mapping Co., Inc. on January 31, 2017.



Description prepared by:

[Signature]
Jeffrey I. Lee
Professional Surveyor 6359
February 1, 2017

62130117

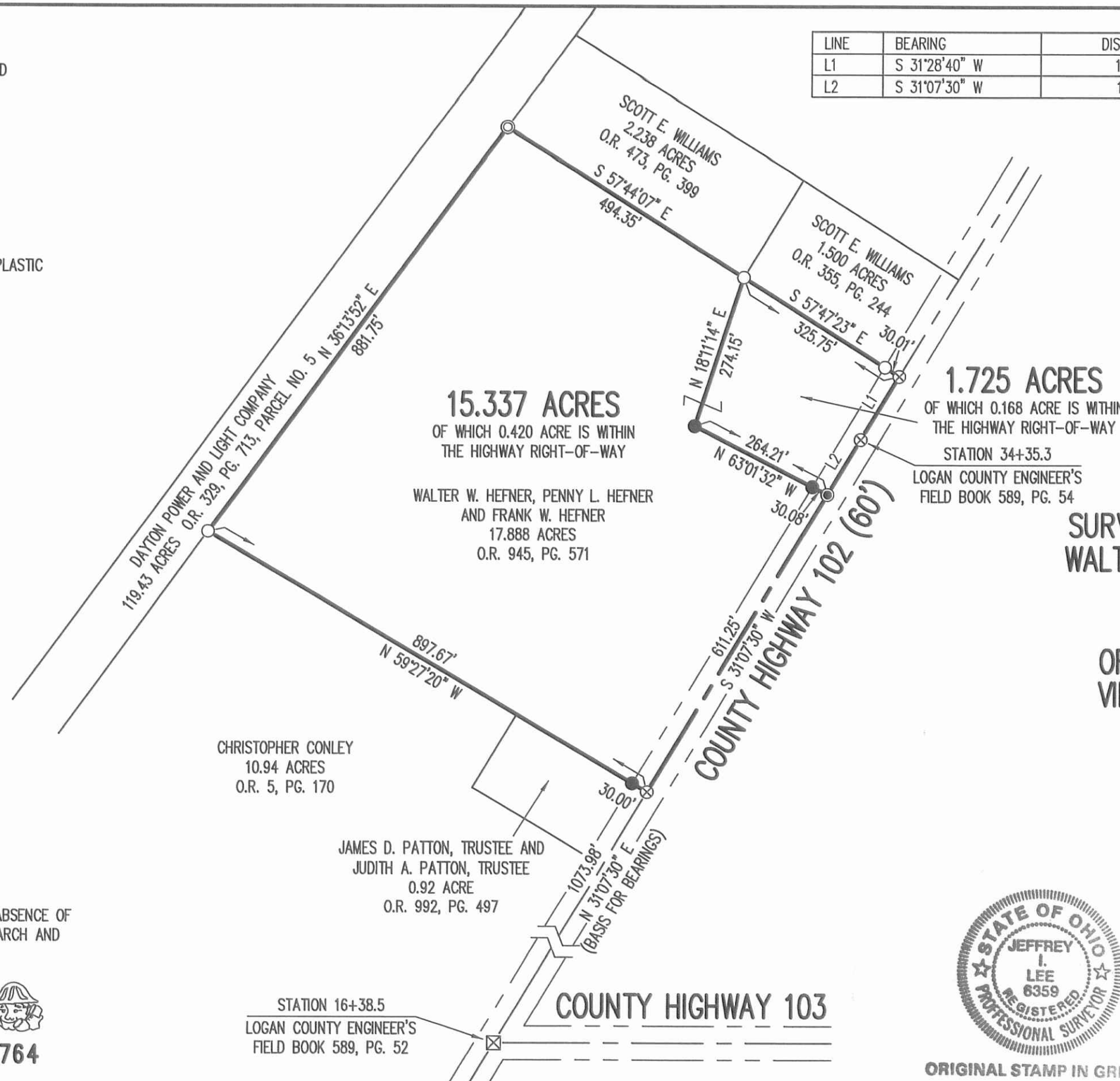
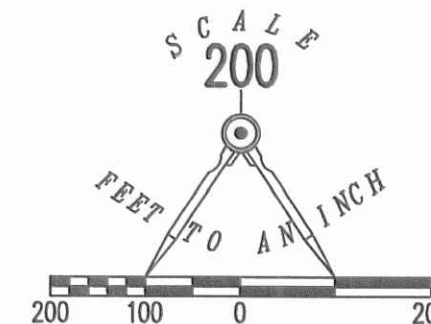
ORIGINAL STAMP IN GREEN

INDEXED ON MAP
978 BD-4

LEGEND:

- ☒ 1-1/2" X 1/2" IRON BAR FOUND
- ⊗ RAILROAD SPIKE FOUND
- MAG NAIL SET
- ◎ 1-1/2" IRON PIPE FOUND
- 5/8 INCH IRON ROD FOUND
- 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM"

LINE	BEARING	DISTANCE
L1	S 31°28'40" W	129.58'
L2	S 31°07'30" W	112.33'



**SURVEY OF TWO TRACTS OUT OF THE
WALTER W. HEFNER, PENNY L. HEFNER
AND FRANK W. HEFNER
17.888 ACRE TRACT
OFFICIAL RECORD 945, PAGE 571
VIRGINIA MILITARY SURVEY 14032
RICHLAND TOWNSHIP
LOGAN COUNTY, OHIO**

SURVEYED BY:

JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
JANUARY 31, 2017

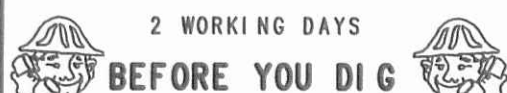


ORIGINAL STAMP IN GREEN

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117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335
WWW.LSMINC.US
surveys@lsminc.us

KSS D0117 62130117 L-6213-3

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



CALL TOLL FREE 800-362-2764

OHIO UTILITIES PROTECTION SERVICE

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978 6P

12-5-2024



APPROVED



19541 Delaware County Line Road, Marysville, OH 43040

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

Legal Description

5.701 acres

The following described tract of land is situated in the State of Ohio, Logan County, Richland Township, VMS 14032, being part of Dayton Power and Light Company's original 119.43 acre tract described in Official Record 329, page 713, Parcel 5 and being more particularly described as follows:

Commencing at a 1" by 1 1/2" iron bar found marking the intersection of the centerline of County Road 103 with the centerline of County Road 102(60');

Thence North 34°52'04" East 1074.04 feet, following the centerline of County Road 102, to a railroad spike found marking the southwest corner of Todd G. and April M. Phillips Trustees' 15.337 acre tract (O.R. 1412, page 2462);

Thence North 55°44'33" West 897.69 feet, following the south line of said 15.337 acre tract, to a 5/8" iron pin found in the east line of said 119.43 acre tract, marking the northeast corner of Christopher and D'Anne Conley's 10.94 acre tract (O.R. 5, page 170), said iron pin marking the **point of beginning**;

Thence **South 40°22'19" West 160.46 feet**, following the south line of said 119.43 acre tract and the north line of said 10.94 acre tract, to a 5/8" iron pin found marking the northeast corner of Rodney and Paula Wood's 2.90 acre tract (O.R. 204, page 37);

Thence **North 07°11'51" West 131.69 feet**, following the east line of said 2.90 acre tract, to an iron pin set in the east line of Heartlight Properties LLC's 162.702 acre tract (O.R. 1294, page 623);

Thence following the west line of said 119.43 acre tract and the east line of said 162.702 acre tract the following courses:

North 40°08'56" East 206.13 feet, to a 5/8" iron pin found;

South 81°46'58" West 7.36 feet, to a 5/8" iron pin found;

North 40°08'24" East 1817.57 feet, to a 5/8" iron pin found in the west line of Robert and Eleanor Troyer Farms LLC's 1.085 acre tract (O.R. 1044, page 903, Tract X);

Thence **South 06°30'30" East 16.03 feet**, following the west line of said 1.085 acre tract and an east line of said 119.43 acre tract, to a 5/8" iron pin found;

Thence **North 39°47'43" East 400.42 feet**, following the west line of said 119.43 acre tract and the east line of said 1.085 acre tract, passing at 398.48 feet a 5/8" iron pin found, to a point in the Logan/Hardin County line and marking the northwest corner of said 119.43 acre tract;

Thence **South 84°40'51" East 123.56 feet**, following the Logan/Hardin County line and the north line of said 119.43 acre tract to an iron pin set in the west line of Tracy M. Baker's 14 acre tract (O.R. 744, page 618);

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Thence **South 39°47'44" West 572.01 feet**, following the east line of said 119.43 acre tract and the west line of said 14 acre tract, to a 6" by 6" concrete post found in the north line of Shelley L. Scott's 5.929 acre tract (O.R. 339, page 300);

Thence **North 38°05'09" West 19.80 feet**, following the west line of said 119.43 acre tract and the east line of said 5.929 acre tract, to a 6" by 6" concrete post found;

Thence **South 39°46'05" West 336.51 feet**, following the east line of said 119.43 acre tract and the west line of said 5.929 acre tract, to a 1 ½" iron pipe found marking the northwest corner of Joseph M. Ostrander's 5.638 acre tract (O.R. 1071, page 105);

Thence **South 39°53'34" West 420.30 feet**, following the east line of said 119.43 acre tract and the west line of said 5.638 acre tract, to a ⅝" iron pin found marking the northwest corner of Scott E. Williams 2.238 acre tract (O.R. 473, page 399);

Thence **South 39°56'56" West 1082.20 feet**, following the east line of said 119.43 acre tract, the west line of said 2.238 acre tract and the west line of said 15.337 acre tract, to the *point of beginning*, containing **5.701 acres**, more or less. 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 December 2024 and that monuments were set or found as indicated herein. Iron pins set are ⅝" x 30" reinforcing rods with caps marked "GUIDER S 7752". Basis of Bearing: State Plane Coordinate System, Ohio North Zone, NAD83.

Timothy L. Guider

Timothy L. Guider R.S. #7752



Date: 12/3/24
Job #24206-5.701

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12-5-2024



APPROVED

Plat of Survey

Guider Winkle Partners, Inc.

State of Ohio, Logan County, Richland Township, VMS 14032

Robert & Eleanor Troyer Farms, LLC
1.085 ac. O.R. 1044, pg. 903, Tract X

Hardin County
S84°40'51"E 2777.12'
Logan County

Heartlight Properties, LLC
162.702 ac.
O.R. 1294, pg. 623

5.701 ac.

Dayton Power & Light
Company 119.43 ac.
O.R. 329, pg. 713
Parcel #5

Todd G. & April M. Phillips,
Trustees 15.337 ac.
O.R. 1412, pg. 2462

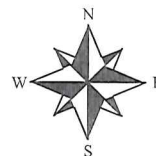
Christopher & D'Anne
Conley, 10.94 ac.
O.R. 5, pg. 170

Tracy M. Baker
14 ac.
O.R. 744, pg. 618

Joseph M. Ostrander
5.638 ac.
O.R. 1071, pg. 105

Scott E. Williams
2.238 ac.
O.R. 473, pg. 399

County Road 102 (60')



SCALE : 1" = 400'

Legend

- ⊙ - 1 1/2" Iron pipe found
- - 6"x6" Concrete post found
- - 1" x 1 1/2" Iron bar found
- ✕ - Railroad spike found
- - 5/8" Iron pin found
- - 5/8" x 30" Iron pin set with cap marked "GUIDER S 7752"

LINE	BEARING	DISTANCE
L1	S40°22'19"W	160.46'
L2	N07°11'51"W	131.69'
L3	S81°46'58"W	7.36'
L4	S06°30'30"E	16.03'
L5	S84°40'51"E	123.56'
L6	N38°05'09"W	19.80'
L7	N39°47'43"E	1.94'

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.
19541 Delaware County Line Road
Marysville, Ohio 43040
(740)-666-8902

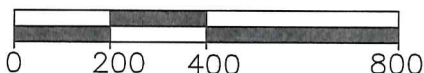
12/3/24
Date

Job#24206

Basis of Bearing

State Plane Coordinate System
Ohio North Zone, NAD83

Scale in Feet



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