

Received 9-13-88

Lee Surveying and Mapping Co.



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

855 EAST SANDUSKY AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.
JEFFREY I. LEE, P.S.

PENN CENTRAL CORPORATION TO SNAPP

Lying in the Village of Huntsville, V.M.S. 9904, McArthur Township, Logan County, Ohio.

Being that property as occupied by the Penn Central Corporation lying between the northeast line of Lima Street to the south line of Napoleon Street in the said Village of Huntsville and being more particularly described as follows:

Beginning at a chiseled mark with drill hole set in concrete on the south line of Napoleon Street, a distance of 311.37 feet, westerly, with said south street line, from the centerline of Fruit Street, marking the northeast corner of this survey.

THENCE, with the east line of the railroad, S 15°-25'-24" W, a distance of 765.29 feet to a 5/8" iron rod set on the northeast line of Lima Street.

THENCE, with said northeast line of Lima Street, N 9°-05'-45" W, a distance of 180.71 feet to a 5/8" iron rod (set).

THENCE, parallel to and 75 feet distant from the east line of this survey, N 15°-25'-24" E, a distance of 397.70 feet to a 5/8" iron rod set at the northeast corner of the Ward Lot (O.R. 39, Page 400).

THENCE, with the north line of said Ward lot, N 73°-24'-55" W, a distance of 25.00 feet to a 5/8" iron rod set on the southeast corner of the Huntsville Bank property.

THENCE, with the east line of said bank property, N 15°-25'-24" E, a distance of 205.00 feet to a 5/8" iron rod set on the south line of Napoleon Street.

THENCE, with said south street line, S 73°-24'-55" E, a distance of 100.01 feet to the point of beginning.

Containing 1.295 acres (56,410 square feet)

This description prepared from an actual field survey.
Basis for bearings: Napoleon Street = S 73°-24'-55" E.

Prepared by:

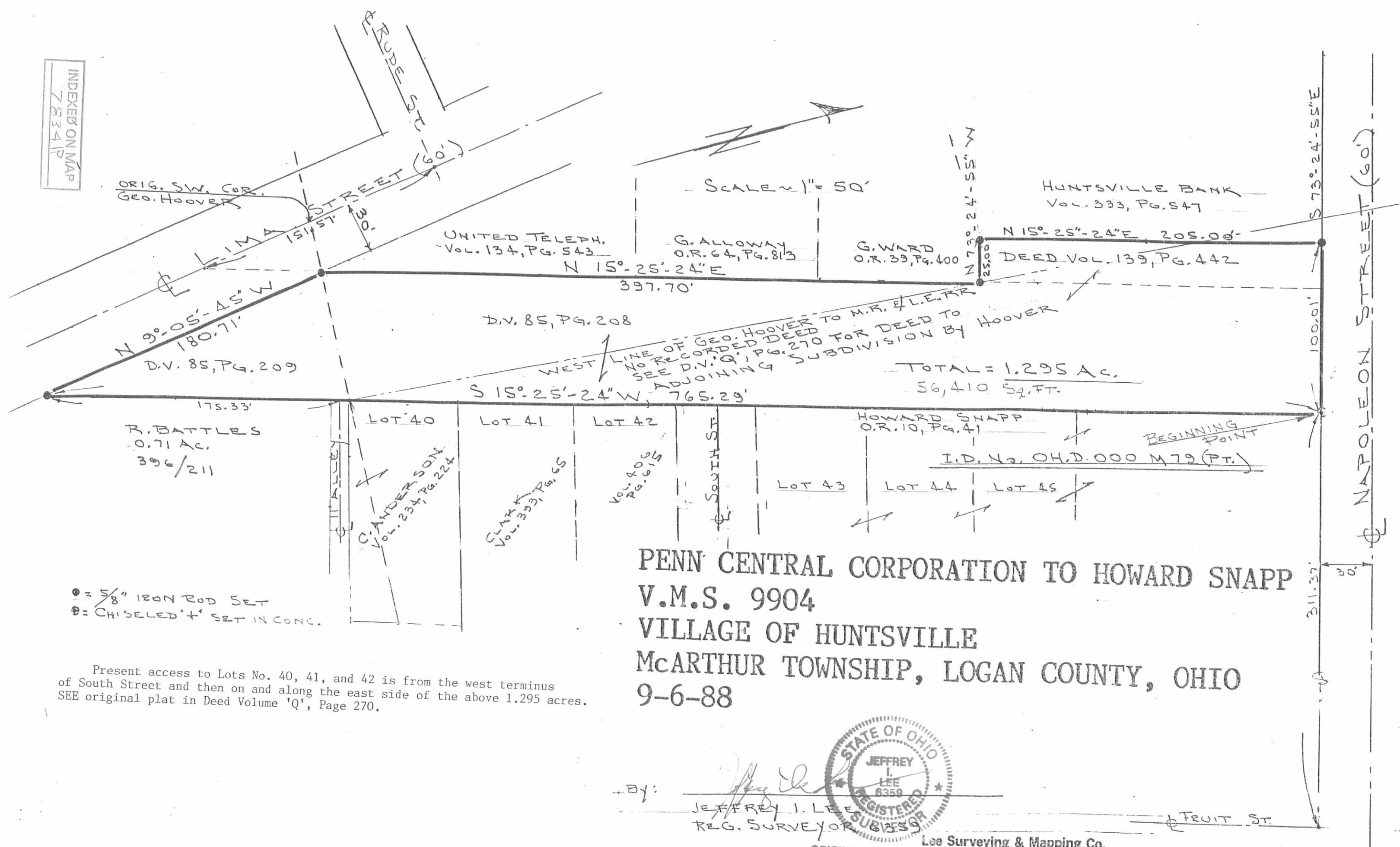
Clayton M. Lee
Clayton M. Lee

Registered Professional Surveyor No. 6181
September 13, 1988



INDEXED ON MAP
7834 ID

INDEXER ON MAP
Z 8341P



● = 5/8" IRON ROD SET
⊕ = CHISELED '+' SET IN CONC.

Present access to Lots No. 40, 41, and 42 is from the west terminus of South Street and then on and along the east side of the above 1.295 acres. SEE original plat in Deed Volume 'Q', Page 270.

PENN CENTRAL CORPORATION TO HOWARD SNAPP
V.M.S. 9904
VILLAGE OF HUNTSVILLE
MCARTHUR TOWNSHIP, LOGAN COUNTY, OHIO
9-6-88

By: Jeffrey I. Lee
REG. SURVEYOR



Lee Surveying & Mapping Co.
ORIGINAL STAMP IN GREEN
855 E. Sandusky Ave.
BELLEFONTAINE, OHIO 43311
(513) 593-5780

L-1679-2

3-27-10

Lee Surveying and Mapping Co.

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117 N. Madriver St.
Bellefontaine OH 43311



Phone: (937) 593-7335
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surveys@lsminc.us

DAYTON POWER AND LIGHT COMPANY 2.126 ACRES

Lying in Virginia Military Surveys 9904 and 9929, Village of Huntsville, McArthur Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Dayton Power and Light Company remainder of an original 119.43 acre tract as deeded and described in Official Record 329, Page 713, Parcel 5 and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found at the intersection of the north right-of-way line of Napoleon Street (60 feet wide) with the previous center-line of the C.C.C. & St. L Railroad (Penn Central), said point being on the south line of the Larry E. Kussmaul 1.582 acre tract as deeded and described in Official Record 789, Page 566;

THENCE, with said north right-of-way line of Napoleon Street and south line of said 1.582 acre tract, S 70°-58'-02" E, a distance of 49.93 feet to a 5/8 inch iron rod found on the southeast corner of said tract;

THENCE, with the east line of said 1.582 acre tract, N 18°-21'-51" E, a distance of 637.56 feet to a 5/8 inch iron rod found at the northwest corner of the Charles M. Bland, Sr., 0.911 acre tract as deeded and described in Official Record 301, Page 266 and on a southerly line of the Roger Dean Rollins and Melissa Marie Rollins 21.139 acre tract as deeded and described in Official Record 274, Page 755;

THENCE, with lines common to said 1.582 acre tract and said 21.139 acre tract, the following two (2) courses:

(1) N 69°-51'-14" W, a distance of 17.19 feet to a 15 inch concrete post found; and

(2) N 18°-35'-13" E, a distance of 51.98 feet to a 5/8 inch iron rod found at the **TRUE POINT OF BEGINNING**, said point being the northeast corner of said 1.582 acre tract and a southeast corner of said 119.43 acre tract;

THENCE, with a common line to said 1.582 acre tract and said 119.43 acre tract, N 62°-28'-41" W, a distance of 83.72 feet to a 5/8 inch iron rod found at the northwest corner of said 1.582 acre tract, a southwest corner of said 119.43 acre tract and on the east line of the Steven Hall and Nancy A. Hall 1.75 acre tract as deeded and described in Volume 387, Page 840;

THENCE, with the west line of the said 119.43 acre tract and east lines of said 1.75 acre tract, the Harry A. Ricks, Jr. and Phyllis K. Ricks original 2 acre tract as deeded and described in Volume 317, Page 281, the Mid-Western Consultant and Medical Services, Inc., 4.11 acre tract as deeded and described in Official Record 7, Page 104, the Richard D. Meese and Cynthia J. Meese 4.010 acre tract as deeded and described in Official Record 1086, Page 868, Tract I and the Roger J. Schulze and Treva A. Schulze, Trustees, 96.17 acre tract as deeded and described in Official Record 756, Page 646, Tract IV, N 18°-35'-13" E, a distance of 1094.69 feet to a 5/8 inch iron rod set, passing 15 inch concrete posts at distances of 413.98 feet, 420.48 feet, 834.89 feet and 893.17 feet;

INDEXED ON MAP
1034

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THENCE, with a division line through said 119.43 acre tract, N 84°-26'-40" E, a distance of 90.63 feet to a 5/8 inch iron rod set at the northwest corner of said 21.139 acre tract and a southwest corner of said 96.17 acre tract and on the east line of said 119.43 acre tract, referenced by a 15 inch concrete post found bearing N 84°-26'-40" E, a distance of 753.40 feet, and being at the northeast corner of said 21.139 acre tract;

THENCE, with the common line to said 119.43 acre tract and said 21.139 acre tract, S 18°-35'-13" W, a distance of 1144.76 feet to the **POINT OF BEGINNING.**

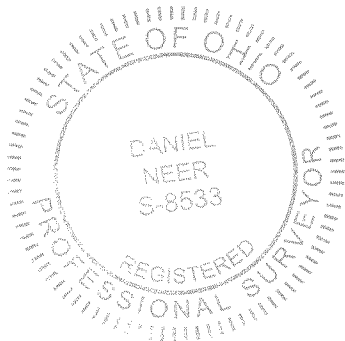
Containing 2.126 acres, more or less, of which there are 1.578 acres within Virginia Military Survey 9904 in the Village of Huntsville and 0.548 acre within Virginia Military Survey 9929.

Iron rods set, where indicated, are 30 inches in length, 5/8 inch in diameter with an orange plastic I.D. cap stamped "L-8533."

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

The basis for bearings, described herein, is the north right-of-way line of Napoleon Street, being S 70°-58'-02"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co. on February 12, 2018, revised March 22, 2018.

Description prepared by:



Daniel A. Neer
Professional Surveyor No. 8533
March 26, 2018

63350118REV

INDEXED ON MAP
7034

3-27-18

APPROVED

2 WORKING DAYS
BEFORE YOU DIG

CALL TOLL FREE **800-362-2764**
OHIO UTILITIES PROTECTION SERVICE

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

BASIS FOR BEARINGS:

THE BASIS FOR BEARINGS SHOWN HEREON IS THE NORTH RIGHT-OF-WAY LINE OF NAPOLEON STREET, BEING S 70°58'02" E.

LEGEND:

- ⊙ 15 INCH CONCRETE POST FOUND
 - 5/8 INCH IRON ROD FOUND
 - △ 2 INCH ANGLE IRON FOUND
 - 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "L-8533"
- R/W = RIGHT-OF-WAY
C/L = CENTER-LINE
CORP. = CORPORATION

RICHARD D. MEESE AND CYNTHIA J. MEESE
4.010 ACRES
O.R. 1086, PG. 868
TRACT I

V.M.S. 9929
V.M.S. 9904

MID-WESTERN CONSULTANT AND MEDICAL SERVICES, INC.
4.11 ACRES
O.R. 7, PG. 104

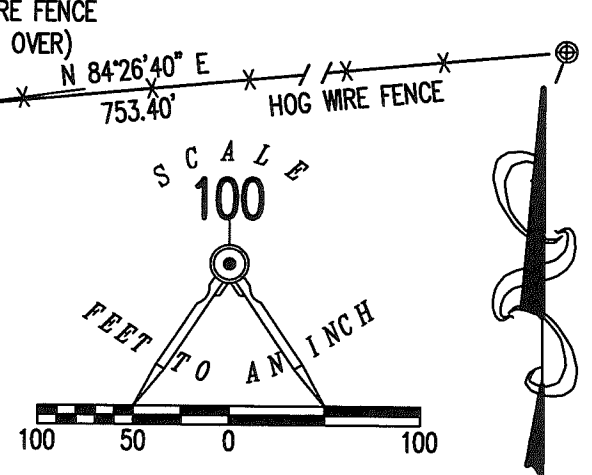
HARRY A. RICKS, JR. AND PHYLLIS K. RICKS
ORIGINAL 2 ACRES
VOL. 317, PG. 281

STEVEN HALL AND NANCY A. HALL
1.75 ACRES
VOL. 387, PG. 840

CHARLES M. BLAND, SR.
0.911 ACRE
O.R. 301, PG. 266

ROGER DEAN ROLLINS AND MELISSA MARIE ROLLINS
21.139 ACRES
O.R. 274, PG. 755

ROGER J. SCHULZE AND TREVA A. SCHULZE, TRUSTEES
96.17 ACRES
O.R. 756, PG. 646
TRACT IV



SURVEY REFERENCES: — HUNTSVILLE COPR. LINE

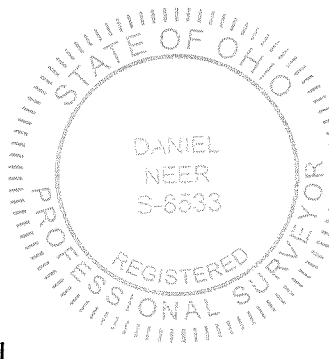
- REFERENCE IS MADE TO A PLAT OF SURVEY BY DAN L. DODSON, P.S. 4270, ENTITLED "SURVEY OF R.R. PROPERTY HUNTSVILLE, OHIO", UNDATED.
- REFERENCE IS MADE TO A PLAT OF SURVEY BY DANIEL E. GILBERT, P.S. 5402, ENTITLED "McCORMICK SURVEY", DATED MARCH, 1974.
- REFERENCE IS MADE TO A PLAT OF SURVEY BY DAN L. DODSON, P.S. 4270, ENTITLED "SURVEY FOR THE VILLAGE OF HUNTSVILLE", DATED JULY, 1976.
- REFERENCE IS MADE TO A PLAT OF SURVEY BY DANIEL E. GILBERT, P.S. 5402, ENTITLED "SMITH SURVEYS", DATED FEBRUARY 18, 1977.
- REFERENCE IS MADE TO A PLAT OF SURVEY BY DANIEL E. GILBERT, P.S. 5402, ENTITLED "SCHLUMBOHM PROPERTY", DATED APRIL 7, 1977.
- REFERENCE IS MADE TO A PLAT OF SURVEY BY DANIEL E. GILBERT, P.S. 5402, ENTITLED "MUSSMAUL SURVEY", DATED JUNE 2, 1984.
- REFERENCE IS MADE TO A PLAT OF SURVEY BY DANIEL E. GILBERT, P.S. 5402, ENTITLED "PENN CENTRAL CORPORATION TO LARRY KUSSMAUL SURVEY", DATED FEBRUARY 15, 1986.
- REFERENCE IS MADE TO A PLAT OF SURVEY BY JEFFREY I. LEE, P.S. 6359, ENTITLED "PENN CENTRAL CORPORATION TO HOWARD SNAPP", DATED SEPTEMBER 6, 1988.
- REFERENCE IS MADE TO A PLAT OF SURVEY BY DANIEL E. GILBERT, P.S. 5402, ENTITLED "GORDON FARMS, INC. SURVEYS (TRACT III)", DATED OCTOBER 10, 1991.
- REFERENCE IS MADE TO A PLAT OF SURVEY BY LESLIE H. GEESLIN, P.S. 5248, ENTITLED "SURVEY OF 3.352 ACRE TRACT", DATED JULY 23, 1993.
- REFERENCE IS MADE TO A PLAT OF SURVEY BY WILLIAM D. EDWARDS, P.S. 7574, ENTITLED "PLAT OF SURVEY", DATED MARCH 24, 2003.
- REFERENCE IS MADE TO A PLAT OF SURVEY BY WILLIAM K. BRUCE, P.S. 7437, ENTITLED "RETRACEMENT SURVEY OF THE RICHARD D. MEESE AND CYNTHIA J. MEESE", DATED MARCH 12, 2012.

DEED REFERENCES:

- VOL. 317, PG. 281
- VOL. 387, PG. 840
- O.R. 7, PG. 104
- O.R. 274, PG. 755
- O.R. 301, PG. 266
- O.R. 329, PG. 713
- O.R. 756, PG. 646
- O.R. 789, PG. 566
- O.R. 1086, PG. 868

SURVEY OF 2.126 ACRES OUT OF THE DAYTON POWER AND LIGHT COMPANY ORIGINAL 119.43 ACRE TRACT OFFICIAL RECORD 329, PAGE 713, PARCEL 5 VIRGINIA MILITARY SURVEYS 9904 & 9929 VILLAGE OF HUNTSVILLE McARTHUR TOWNSHIP LOGAN COUNTY, OHIO

SURVEYED BY:



D. A. Neer
DANIEL A. NEER
PROFESSIONAL SURVEYOR NO. 8533
FEBRUARY 12, 2018
REVISED MARCH 22, 2018

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KSS D0118 63350118REV L-6335-3

INDEXED ON MAP
7934

NOTE:
THIS PARCEL IS TO BE ATTACHED TO AN ADJOINING TRACT OF LAND AND IS NOT TO BE USED AS A SEPARATE AND INDEPENDENT PARCEL.

P.O.C. — 49.93' — R/W
S 70°58'02" E
(BASIS FOR BEARINGS) (60')
NAPOLEON STREET — C/L

LARRY E. KUSSMAUL
1.582 ACRES
O.R. 789, PG. 566

P.O.B.
N 18°35'13" E
51.98'
N 69°51'14" W
17.19'

DAYTON POWER AND LIGHT COMPANY
ORIGINAL 119.43 ACRES
O.R. 329, PG. 713, PARCEL 5

N 18°35'13" E 1094.69'
414.41'
2.126 ACRES
1144.76'
S 18°35'13" W

(0.548 ACRE)
(1.578 ACRES)

HOG WIRE FENCE (LAID OVER)
N 84°26'40" E 753.40'
HOG WIRE FENCE

90.63'

201.52'

58.28'

6.50'

413.98'

83.72'

N 18°35'13" E

N 62°28'41" W

N 18°21'51" E

637.56'