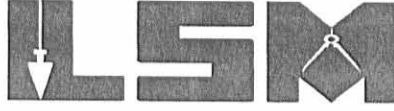


REC'D 1-23-06 SMMak

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1975-2005 - 30 YEARS OF EXCELLENCE

**ROPP
10.601 ACRES**

Lying in Virginia Military Survey 3437, Jefferson Township, Logan County, Ohio.

Being out of the Donald W. Ropp and Carolyn L. Ropp 15.344 acre tract as deeded and described in Official Record 808, Page 404, Exhibit A, Page 1 of 2 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 5/8 inch iron rod found on the intersection of center-lines of Ohio Route 533 and Ohio Route 540.

THENCE, with the center-line of Ohio Route 540 (60 feet wide), S 84°-55'-00"W, a distance of 1111.07 feet to a railroad spike found at the TRUE POINT OF BEGINNING.

THENCE, with the center-line of Ohio Route 540, S 84°-55'-00"W, a distance of 463.42 feet to a MAG nail set.

THENCE, N 5°-04'-17"W, a distance of 127.30 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 30.00 feet.

THENCE, S 83°-49'-32"W, a distance of 8.19 feet to a 5/8 inch iron rod set.

THENCE, N 4°-12'-22"W, a distance of 862.25 feet to a 5/8 inch iron rod set.

THENCE, with the south line of the Barbara J. Dill 85.120 acre tract (Vol. 395, Pg. 362), N 84°-25'-32"E, a distance of 460.53 feet to a 5/8 inch iron rod found.

THENCE, with the west lines of the Charles H. Gillespie 6.879 acre tract (O.R. 669, Pg. 826), the John W. Phillips and Jill R. Macy, Trustees 7.384 acre tract (O.R. 761, Pg. 181) and the Betty A. Davie 1.13 acre tract (O.R. 647, Pg. 904, Parcel I), S 4°-57'-39"E, a distance of 993.27 feet to the point of beginning, passing a 5/8 inch iron rod set at 961.27 feet.

Containing 10.601 acres, of which 0.319 acre is within the highway right-of-way.

The basis for bearings is the center-line of Ohio Route 540 at the intersection with Ohio Route 533, being S 84°-55'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on January 20, 2006.

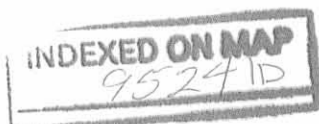


ORIGINAL STAMP IN GREEN

Description prepared by:

Jeffrey I. Lee
Professional Surveyor 6359
January 20, 2006

L-4145



REC'D 1-23-06 SMOCK

BARBARA J. DILL
85.120 ACRES
VOL. 395, PG. 362

DONALD W. ROPP AND
CAROLYN L. ROPP
26.518 ACRES
O.R. 808, PG. 404
EXHIBIT A, PAGE 2 OF 2

VIRGINIA MILITARY SURVEY 3438
VIRGINIA MILITARY SURVEY 3437

10.601 ACRES

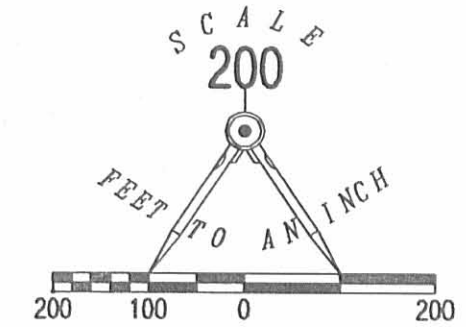
OF WHICH 0.319 ACRE IS WITHIN
THE HIGHWAY RIGHT-OF-WAY

DONALD W. ROPP AND
CAROLYN L. ROPP
15.344 ACRES
O.R. 808, PG. 404
EXHIBIT A, PAGE 1 OF 2

CHARLES H. GILLESPIE
6.879 ACRES
O.R. 669, PG. 826

JOHN W. PHILLIPS AND
JILL R. MACY, TRUSTEES
7.384 ACRES
O.R. 761, PG. 181

BETTY A. DAVIE
1.13 ACRES
O.R. 647, PG. 904
PARCEL I

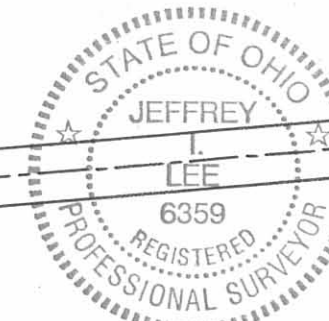


LEGEND:

- ⊗ RAILROAD SPIKE FOUND
- 5/8 INCH IRON ROD FOUND
- 5/8 INCH IRON ROD SET
- ⊙ MAG NAIL SET

SURVEY OF 10.601 ACRES OUT OF THE
DONALD W. ROPP AND
CAROLYN L. ROPP
15.344 ACRE TRACT
OFFICIAL RECORD 808, PAGE 404
EXHIBIT A, PAGE 1 OF 2
VIRGINIA MILITARY SURVEY 3437
JEFFERSON TOWNSHIP
LOGAN COUNTY, OHIO

SURVEYED BY:



Jeffrey L. Lee
JEFFREY L. LEE
PROFESSIONAL SURVEYOR 6359
JANUARY 20, 2006

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ORIGINAL STAMP IN GREEN

KSR D0106 4145016 L-4145-3

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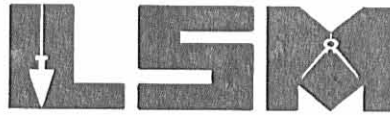
INDEXED ON MAP
9524 IP

DEC'D 11-15-05 SMM/OK

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1975-2005 - 30 YEARS OF EXCELLENCE

**DAVIS, TRUSTEE
52.244 ACRES**

Lying in Virginia Military Surveys 3139 and 3438, Jefferson Township, Logan County, Ohio.

Being out of the John W. Davis, Trustee and Doris H. Davis, Trustee 96.14 acre tract as deeded and described in Official Record 463, Pages 948 and 951 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a MAG nail found at the intersection of the center-line of Ohio Route 540 and the east line of Virginia Military Survey 3438.

THENCE, with the east line of Virginia Military Survey 3438 and the west line of the Gaylon D. Smith 11.213 acre tract (O.R. 790, Pg. 212), S 2°-17'-15"E, a distance of 697.03 feet to a 3/4 inch iron pipe found, passing a 5/8 inch iron rod found at 30.25 feet.

THENCE, with the lines of the James E. Grant 38.30 acre tract (Vol. 353, Pg. 80), the following two courses:

S 85°-57'-51"W, a distance of 295.00 feet to a 5/8 inch iron rod set.

S 3°-57'-56"E, a distance of 440.00 feet to a 5/8 inch iron rod found.

THENCE, with the west line of the Irving L. Hefner 71.181 acre tract (O.R. 752, Pg. 625), S 4°-03'-01"E, a distance of 1041.92 feet to a stone found.

THENCE, with the north line of the George A. Wackerman 73.33 acre tract (Vol. 318, Pg. 955), S 80°-17'-56"W, a distance of 899.88 feet to a 8 inch wood fence post found, passing a 5/8 inch iron rod set at 897.88 feet.

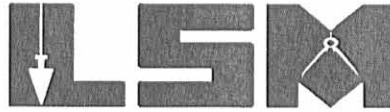
THENCE, with the east line of the Mad River Sportsman's Club, Inc. 109.50 acre tract (O.R. 217, Pg. 208), N 3°-09'-03"W, a distance of 2457.67 feet to a 1/2 inch iron rod found on the center-line of Ohio Route 540, passing 5/8 inch iron rods set at 2.00 feet and 2427.35 feet.

INDEXED ON MAP
9524 2D1

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1975-2005 - 30 YEARS OF EXCELLENCE

THENCE, with the center-line of Ohio Route 540 (60 feet wide), S 84°-50'-49"E, a distance of 1189.32 feet to the point of beginning.

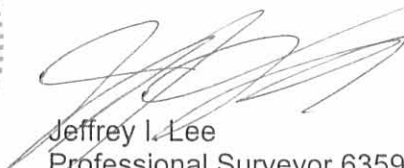
Containing 52.244 acres, of which 0.819 acre is within the highway right-of-way. There are 14.600 acres in Virginia Military Survey 3139 and 37.644 acres in Virginia Military Survey 3438.

The basis for bearings is the center-line of Ohio Route 540 at the intersection with Ohio Route 533, being S 84°-55'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on November 1, 2005.



ORIGINAL STAMP IN GREEN

Description prepared by:


Jeffrey I. Lee
Professional Surveyor 6359
November 1, 2005

L-4145

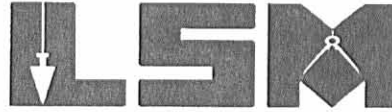
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9524202

REV'D 11-15-05 SMM OK

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1975-2005 - 30 YEARS OF EXCELLENCE

**DAVIS, TRUSTEE
41.862 ACRES**

Lying in Virginia Military Surveys 3437 and 3438, Jefferson Township, Logan County, Ohio.

Being out of the John W. Davis, Trustee and Doris H. Davis, Trustee 96.14 acre tract as deeded and described in Official Record 463, Pages 948 and 951 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 5/8 inch iron rod found on the intersection of center-lines of Ohio Route 533 and Ohio Route 540.

THENCE, with the center-line of Ohio Route 540 (60 feet wide), S 84°-55'-00"W, a distance of 1111.07 feet to a railroad spike found at the TRUE POINT OF BEGINNING.

THENCE, with the center-line of Ohio Route 540, the following two courses:

S 84°-55'-00"W, a distance of 588.21 feet to a 3/8 inch iron rod found at an angle point.

N 84°-50'-49"W, a distance of 626.74 feet to a MAG nail set, passing a MAG nail found on the west line of Virginia Military Survey 3437 and the east line of Virginia Military Survey 3438 at 104.57 feet.

THENCE, with the lines of the Harvey G. Downey 20 acres (Vol. 345, Pg. 758), the following two courses:

The following courses are based upon the original descriptions found in a deed to Ellsworth Roberts in Deed Volume 103, Page 203.

N 3°-36'-32"W, a distance of 1504.89 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 30.35 feet.

N 84°-50'-49"W, a distance of 585.75 feet to a 5/8 inch iron rod set.

THENCE, with the lines of the Timothy E. Tillman and Marcia A. Tillman, Co-Trustees 84.287 acre tract (O.R. 746, Pg. 902), the following two courses:

N 3°-36'-32"W, a distance of 246.88 feet to a stone found.

N 85°-14'-36"E, a distance of 1086.25 feet to a 5/8 inch iron rod set on the west line of Virginia Military Survey 3437 and the east line of Virginia Military Survey 3438.

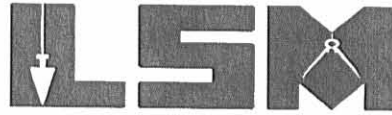
THENCE, with the west line of Virginia Military Survey 3437 and the east line of Virginia Military Survey 3438 and the west line of the Barbara J. Dill 85.120 acre tract (Vol. 395, Pg. 362), S 4°-37'-37"E, a distance of 972.91 feet to a 5/8 inch iron rod set.

REV'D ON 11-15-05
9524203

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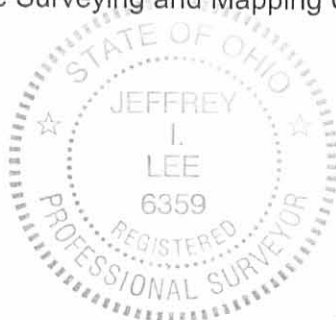
1975-2005 - 30 YEARS OF EXCELLENCE

THENCE, with the south line of the said 85.120 acre tract, N 84°-25'-32"E, a distance of 660.00 feet to a 5/8 inch iron rod found.

THENCE, with the lines of the Charles H. Gillespie 6.879 acre tract (O.R. 669, Pg. 826), the John W. Phillips and Jill R. Macy, Trustees 7.384 acre tract (O.R. 761, Pg. 181) and the Betty A. Davie 1.13 acre tract (O.R. 647, Pg. 904, Parcel I), S 4°-57'-39"E, a distance of 993.27 feet to the point of beginning, passing a 5/8 inch iron rod set at 961.27 feet.

Containing 41.862 acres, of which 0.837 acre is within the highway right-of-way. There are 15.344 acres in Virginia Military Survey 3437 and 26.518 acres in Virginia Military Survey 3438.

The basis for bearings is the center-line of Ohio Route 540 at the intersection with Ohio Route 533, being S 84°-55'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on November 7, 2005.



ORIGINAL STAMP IN GREEN

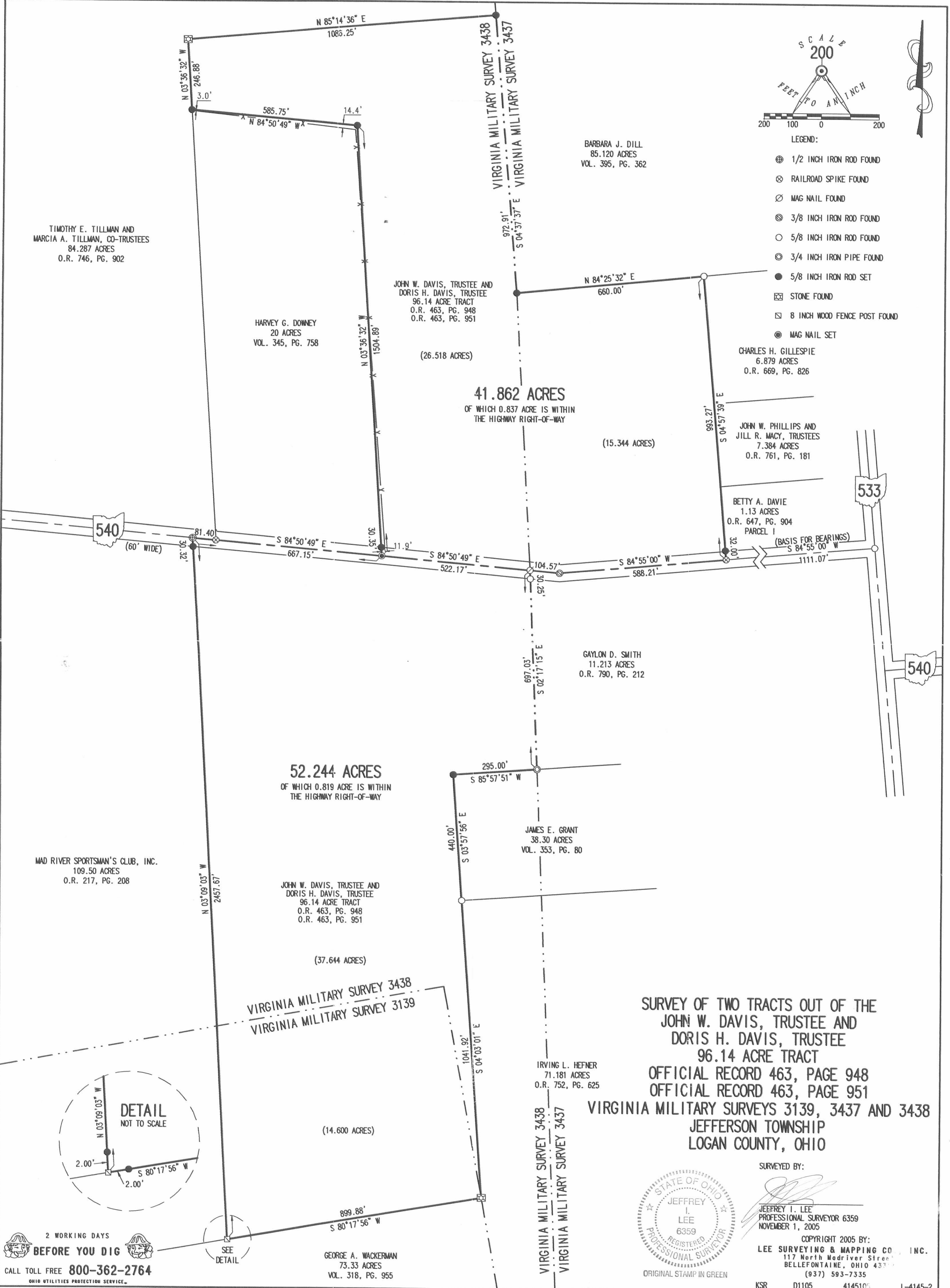
Description prepared by:

A handwritten signature in black ink, appearing to read 'Jeffrey I. Lee'.
Jeffrey I. Lee
Professional Surveyor 6359
November 10, 2005

L-4145

INDEXED ON MAP
952420-4

REC'D 11-15-05 SMM/06



TIMOTHY E. TILLMAN AND
MARCIA A. TILLMAN, CO-TRUSTEES
84.287 ACRES
O.R. 746, PG. 902

HARVEY G. DOWNEY
20 ACRES
VOL. 345, PG. 758

JOHN W. DAVIS, TRUSTEE AND
DORIS H. DAVIS, TRUSTEE
96.14 ACRE TRACT
O.R. 463, PG. 948
O.R. 463, PG. 951

(26.518 ACRES)

41.862 ACRES
OF WHICH 0.837 ACRE IS WITHIN
THE HIGHWAY RIGHT-OF-WAY

(15.344 ACRES)

CHARLES H. GILLESPIE
6.879 ACRES
O.R. 669, PG. 826

JOHN W. PHILLIPS AND
JILL R. MACY, TRUSTEES
7.384 ACRES
O.R. 761, PG. 181

BETTY A. DAVIE
1.13 ACRES
O.R. 647, PG. 904
PARCEL I

(BASIS FOR BEARINGS)
S 84°55'00" W

GAYLON D. SMITH
11.213 ACRES
O.R. 790, PG. 212

52.244 ACRES
OF WHICH 0.819 ACRE IS WITHIN
THE HIGHWAY RIGHT-OF-WAY

JAMES E. GRANT
38.30 ACRES
VOL. 353, PG. 80

MAD RIVER SPORTSMAN'S CLUB, INC.
109.50 ACRES
O.R. 217, PG. 208

JOHN W. DAVIS, TRUSTEE AND
DORIS H. DAVIS, TRUSTEE
96.14 ACRE TRACT
O.R. 463, PG. 948
O.R. 463, PG. 951

(37.644 ACRES)

VIRGINIA MILITARY SURVEY 3438
VIRGINIA MILITARY SURVEY 3139

(14.600 ACRES)

IRVING L. HEFNER
71.181 ACRES
O.R. 752, PG. 625

GEORGE A. WACKERMAN
73.33 ACRES
VOL. 318, PG. 955

SURVEY OF TWO TRACTS OUT OF THE
JOHN W. DAVIS, TRUSTEE AND
DORIS H. DAVIS, TRUSTEE
96.14 ACRE TRACT
OFFICIAL RECORD 463, PAGE 948
OFFICIAL RECORD 463, PAGE 951
VIRGINIA MILITARY SURVEYS 3139, 3437 AND 3438
JEFFERSON TOWNSHIP
LOGAN COUNTY, OHIO

SURVEYED BY:

JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
NOVEMBER 1, 2005

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KSR D1105 4145105 L-4145-2

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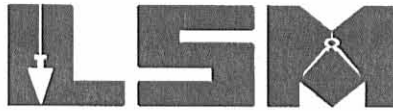
INDEXED ON Map
95242P

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1975-2005 - 30 YEARS OF EXCELLENCE

**DAVIS, TRUSTEE
26.518 ACRES**

Lying in Virginia Military Survey 3438, Jefferson Township, Logan County, Ohio.

Being out of the John W. Davis, Trustee and Doris H. Davis, Trustee 96.14 acre tract as deeded and described in Official Record 463, Pages 948 and 951 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 5/8 inch iron rod found on the intersection of center-lines of Ohio Route 533 and Ohio Route 540.

THENCE, with the center-line of Ohio Route 540 (60 feet wide), the following two courses:

S 84°-55'-00"W, a distance of 1699.28 feet to a 3/8 inch iron rod found at an angle point.

N 84°-50'-49"W, a distance of 104.57 feet to a MAG nail found on the west line of Virginia Military Survey 3437 and the east line of Virginia Military Survey 3438 at the TRUE POINT OF BEGINNING.

THENCE, with the center-line of Ohio Route 540, N 84°-50'-49"W, a distance of 522.17 feet to a MAG nail set.

THENCE, with the lines of the Harvey G. Downey 20 acres (Vol. 345, Pg. 758), the following two courses:

The following two courses are based upon the original descriptions found in a deed to Ellsworth Roberts in Deed Volume 103, Page 203.

N 3°-36'-32"W, a distance of 1504.89 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 30.35 feet.

N 84°-50'-49"W, a distance of 585.75 feet to a 5/8 inch iron rod set.

THENCE, with the lines of the Timothy E. Tillman and Marcia A. Tillman, Co-Trustees 84.287 acre tract (O.R. 746, Pg. 902), the following two courses:

N 3°-36'-32"W, a distance of 246.88 feet to a stone found.

N 85°-14'-36"E, a distance of 1086.25 feet to a 5/8 inch iron rod set on the west line of Virginia Military Survey 3437 and the east line of Virginia Military Survey 3438.

THENCE, with the west line of Virginia Military Survey 3437 and the east line of Virginia Military Survey 3438 and the west line of the Barbara J. Dill 85.120 acre tract (Vol. 395, Pg. 362), S 4°-37'-37"E, a distance of 972.91 feet to a 5/8 inch iron rod set.

THENCE, with the west line of Virginia Military Survey 3437 and the east line of Virginia Military Survey 3438, S 3°-07'-00"E, a distance of 969.55 feet to the point of beginning, passing a 5/8 inch iron rod set at 939.19 feet.

Containing 26.518 acres, of which 0.360 acre is within the highway right-of-way.

The basis for bearings is the center-line of Ohio Route 540 at the intersection with Ohio Route 533, being S 84°-55'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on November 21, 2005.



Description prepared by:

A handwritten signature in black ink, appearing to read 'Jeffrey I. Lee', is written over the typed name and title.
Jeffrey I. Lee
Professional Surveyor 6359
November 21, 2005

INDEXED ON MAP
95273D-1
ORIGINAL STAMP IN GREEN

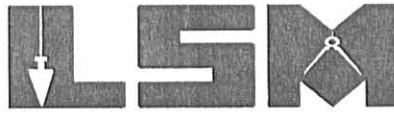
L-4145

Received 11/22/05 via Jeff

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1975-2005 - 30 YEARS OF EXCELLENCE

**DAVIS, TRUSTEE
15.344 ACRES**

Lying in Virginia Military Survey 3437, Jefferson Township, Logan County, Ohio.

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THENCE, with the center-line of Ohio Route 540 (60 feet wide), S 84°-55'-00"W, a distance of 1111.07 feet to a railroad spike found at the TRUE POINT OF BEGINNING.

THENCE, with the center-line of Ohio Route 540, the following two courses:

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N 84°-50'-49"W, a distance of 104.57 feet to a MAG nail found on the west line of Virginia Military Survey 3437 and the east line of Virginia Military Survey 3438.

THENCE, with the west line of Virginia Military Survey 3437 and the east line of Virginia Military Survey 3438, N 3°-07'-00"W, a distance of 969.55 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 30.36 feet.

THENCE, with the south line of the Barbara J. Dill 85.120 acre tract (Vol. 395, Pg. 362), N 84°-25'-32"E, a distance of 660.00 feet to a 5/8 inch iron rod found.

THENCE, with the lines of the Charles H. Gillespie 6.879 acre tract (O.R. 669, Pg. 826), the John W. Phillips and Jill R. Macy, Trustees 7.384 acre tract (O.R. 761, Pg. 181) and the Betty A. Davie 1.13 acre tract (O.R. 647, Pg. 904, Parcel I), S 4°-57'-39"E, a distance of 993.27 feet to the point of beginning, passing a 5/8 inch iron rod set at 961.27 feet.

Containing 15.344 acres, of which 0.477 acre is within the highway right-of-way.

The basis for bearings is the center-line of Ohio Route 540 at the intersection with Ohio Route 533, being S 84°-55'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on November 21, 2005.



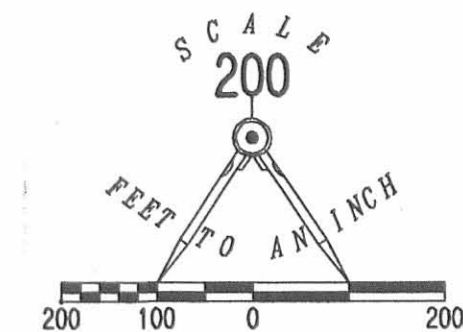
ORIGINAL STAMP IN GREEN

Description prepared by:

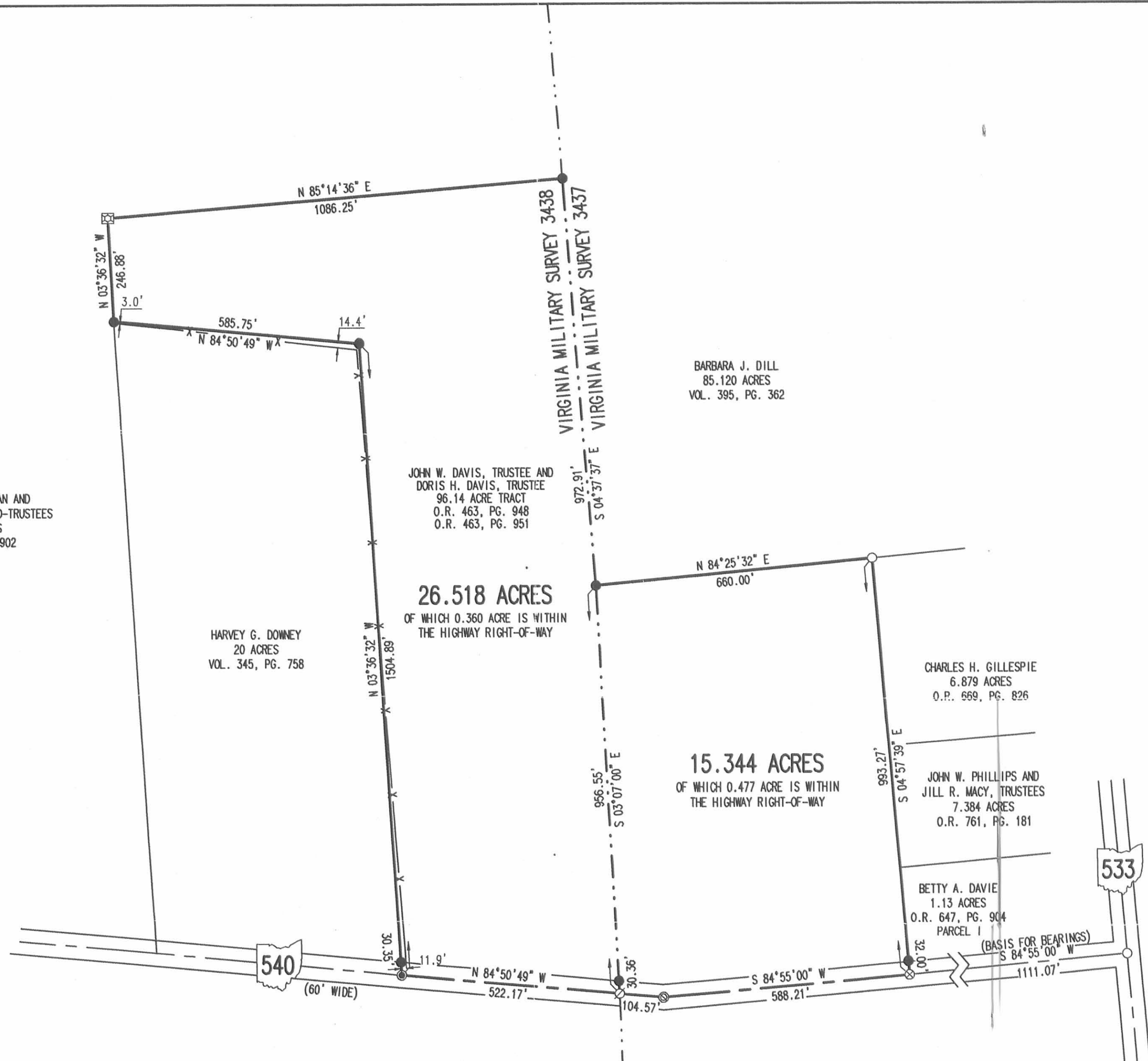
Jeffrey I. Lee
Professional Surveyor 6359
November 21, 2005

L-4145

INDEXED ON MAP
9524 3D-2



- LEGEND:
- ⊗ RAILROAD SPIKE FOUND
 - ⊗ MAG NAIL FOUND
 - ⊗ 3/8 INCH IRON ROD FOUND
 - 5/8 INCH IRON ROD FOUND
 - 5/8 INCH IRON ROD SET
 - ⊗ STONE FOUND
 - ⊗ MAG NAIL SET



TIMOTHY E. TILLMAN AND
MARCIA A. TILLMAN, CO-TRUSTEES
84.287 ACRES
O.R. 746, PG. 902

HARVEY G. DOWNEY
20 ACRES
VOL. 345, PG. 758

JOHN W. DAVIS, TRUSTEE AND
DORIS H. DAVIS, TRUSTEE
96.14 ACRE TRACT
O.R. 463, PG. 948
O.R. 463, PG. 951

BARBARA J. DILL
85.120 ACRES
VOL. 395, PG. 362

26.518 ACRES
OF WHICH 0.360 ACRE IS WITHIN
THE HIGHWAY RIGHT-OF-WAY

15.344 ACRES
OF WHICH 0.477 ACRE IS WITHIN
THE HIGHWAY RIGHT-OF-WAY

CHARLES H. GILLESPIE
6.879 ACRES
O.P. 669, PG. 826

JOHN W. PHILLIPS AND
JILL R. MACY, TRUSTEES
7.384 ACRES
O.R. 761, PG. 181

BETTY A. DAVIE
1.13 ACRES
O.R. 647, PG. 904
PARCEL I

SURVEY OF TWO TRACTS OUT OF THE
JOHN W. DAVIS, TRUSTEE AND
DORIS H. DAVIS, TRUSTEE
96.14 ACRE TRACT
OFFICIAL RECORD 463, PAGE 948
OFFICIAL RECORD 463, PAGE 951
VIRGINIA MILITARY SURVEYS 3139, 3437 AND 3438
JEFFERSON TOWNSHIP
LOGAN COUNTY, OHIO



SURVEYED BY:
Jeffrey L. Lee
JEFFREY L. LEE
PROFESSIONAL SURVEYOR 6359
NOVEMBER 21, 2005

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95243P



9-1-20
APPROVED



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

JEWELL, WHITAKER, OPPY, OPPY, DEVER AND DEVER

5.018 ACRES

Lying in Virginia Military Survey 3438, Jefferson Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Lee Jewell (1/6 interest), Amanda Whitaker (1/6 interest), Victoria Oppy (1/6 interest), Steve Oppy (1/6 interest), Dan Dever (1/6 interest) and Cathy Dever (1/6 interest), 52.244 acre tract, as deeded and described in Official Record 1389, Page 1375 and being more particularly described as follows:

COMMENCING at a point at the intersection of the line common to said Virginia Military Survey 3438 and Virginia Military Survey 3437 and the center-line of Ohio Route 540 (60 feet wide), being a corner common to said 52.244 acre tract and the Gaylon D. Smith and Kimberly A. Smith, 11.213 acre tract, as deeded and described in Official Record 790, Page 212, said point being referenced by a MAG nail found (bent N 84°-56'-03" W, a distance of 0.20');

THENCE, with said center-line of Ohio Route 540, N 84°-56'-03" W, passing said MAG nail found at a distance of 0.20 feet, a MAG nail set at a distance of 300.00 feet, a total distance of 450.00 feet to a MAG nail set at the **TRUE POINT OF BEGINNING**;

THENCE, with new division lines through said 52.244 acre tract, the following three (3) courses:

1. **S 02°-34'-25" E**, passing an iron rebar set at a distance of 30.27 feet, a total distance of **766.57 feet** to an iron rebar set;
2. **S 68°-50'-57" W**, passing an iron rebar set at a distance of 104.65 feet, a total distance of **274.70 feet** to an iron rebar set; and
3. **N 03°-00'-53" W**, passing an iron rebar set at a distance of 859.66 feet, a total distance of **889.96 feet** to a MAG nail set on the center-line of said Ohio Route 540;

THENCE, with said center-line, **S 84°-56'-03" E**, a distance of **269.63 feet** to the **POINT OF BEGINNING**.



Containing 5.018 acres, more or less, of which 0.186 acre is within the highway right-of-way.

Iron rebar set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "DLZ OHIO INC."

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

Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010), with the center-line of Ohio Route 540, having a bearing of S 84°-56'-03" E. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on August 21, 2020.

Description prepared by:



D. Neer
Daniel A. Neer

Professional Surveyor No. 8533

August 25, 2020

2021-2100.00





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9-1-20



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

JEWELL, WHITAKER, OPPI, OPPI, DEVER AND DEVER

5.333 ACRES

Lying in Virginia Military Survey 3438, Jefferson Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Lee Jewell (1/6 interest), Amanda Whitaker (1/6 interest), Victoria Oppy (1/6 interest), Steve Oppy (1/6 interest), Dan Dever (1/6 interest) and Cathy Dever (1/6 interest), 52.244 acre tract, as deeded and described in Official Record 1389, Page 1375 and being more particularly described as follows:

COMMENCING at a point at the intersection of the line common to said Virginia Military Survey 3438 and Virginia Military Survey 3437 and the center-line of Ohio Route 540 (60 feet wide), being a corner common to said 52.244 acre tract and the Gaylon D. Smith and Kimberly A. Smith, 11.213 acre tract, as deeded and described in Official Record 790, Page 212, said point being referenced by a MAG nail found (bent N 84°-56'-03" W, a distance of 0.20');

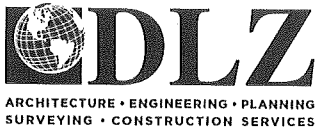
THENCE, with said center-line of Ohio Route 540, N 84°-56'-03" W, passing said MAG nail found at a distance of 0.20 feet, MAG nails set at distances of 300.00 feet and 450.00 feet, a total distance of 719.63 feet to a MAG nail set at the **TRUE POINT OF BEGINNING**;

THENCE, with new division lines through said 52.244 acre tract, the following three (3) courses:

1. **S 03°-00'-53" E**, passing an iron rebar set at a distance of 30.30 feet, a total distance of **889.96 feet** to an iron rebar set;
2. **N 78°-53'-42" W**, a distance of **272.01 feet** to an iron rebar set; and
3. **N 03°-13'-23" W**, passing an iron rebar set at a distance of 831.18 feet, a total distance of **861.50 feet** to a MAG nail set on the center-line of said Ohio Route 540;

THENCE, with said center-line, **S 84°-56'-03" E**, a distance of **269.61 feet** to the **POINT OF BEGINNING**.

INDEXED ON MAP
9524



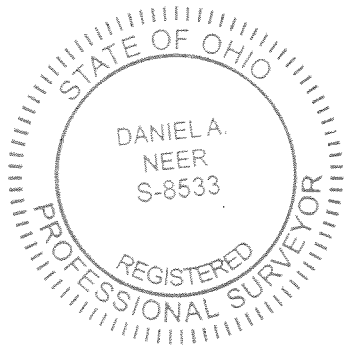
INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

Containing 5.333 acres, more or less, of which 0.186 acre is within the highway right-of-way.

Iron rebar set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "DLZ OHIO INC."

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

Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010), with the center-line of Ohio Route 540, having a bearing of S 84°-56'-03" E. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on August 21, 2020.



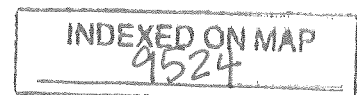
Description prepared by:

Daniel A. Neer

Professional Surveyor No. 8533

August 25, 2020

2021-2100.00



9-1-20



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INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

JEWELL, WHITAKER, OPPY, OPPY, DEVER AND DEVER

14.208 ACRES

Lying in Virginia Military Surveys 3139 and 3438, Jefferson Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Lee Jewell (1/6 interest), Amanda Whitaker (1/6 interest), Victoria Oppy (1/6 interest), Steve Oppy (1/6 interest), Dan Dever (1/6 interest) and Cathy Dever (1/6 interest), 52.244 acre tract, as deeded and described in Official Record 1389, Page 1375 and being more particularly described as follows:

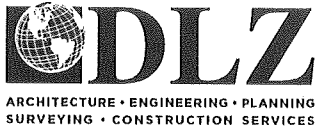
COMMENCING at a point at the intersection of the line common to said Virginia Military Survey 3438 and Virginia Military Survey 3437 and the center-line of Ohio Route 540 (60 feet wide), being a corner common to said 52.244 acre tract and the Gaylon D. Smith and Kimberly A. Smith, 11.213 acre tract, as deeded and described in Official Record 790, Page 212, said point being referenced by a MAG nail found (bent N 84°-56'-03" W, a distance of 0.20');

THENCE, with said center-line of Ohio Route 540, N 84°-56'-03" W, passing said MAG nail found at a distance of 0.20 feet, MAG nails set at distances of 300.00 feet, 450.00 feet and 719.63 feet, a total distance of 989.24 feet to a MAG nail set at the **TRUE POINT OF BEGINNING**;

THENCE, with new division lines through said 52.244 acre tract, the following five (5) courses:

1. **S 03°-13'-23" E**, passing an iron rebar set at a distance of 30.32 feet, a total distance of **861.50 feet** to an iron rebar set;
2. **S 78°-53'-42" E**, a distance of **272.01 feet** to an iron rebar set;
3. **N 68°-50'-57" E**, a distance of **170.05 feet** to an iron rebar set;
4. **S 04°-02'-42" E**, a distance of **738.28 feet** to an iron rebar set; and
5. **N 89°-45'-30" W**, a distance of **634.91 feet** to an iron rebar set on a line common to said 52.244 acre tract and the Mad River Sportsman's Club, Inc., 109.50 acre tract, as deeded and described in Official Record 217, Page 208;

INDEXED ON MAP
9524



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

THENCE, with said common line, **N 03°-13'-37" W**, passing a 5/8 inch iron rod found at a distance of 1575.12 feet, a total distance of **1605.14 feet** to a 1/2 inch iron rebar found on the center-line of said Ohio Route 540;

THENCE, with said center-line, **S 84°-56'-03" E**, a distance of **200.01 feet** to the **POINT OF BEGINNING**.

Containing 14.208 acres, more or less, of which 0.138 acre is within the highway right-of-way. There are 14.199 acres within Virginia Military Survey 3438 and 0.009 acre within Virginia Military Survey 3139.

Iron rebar set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "DLZ OHIO INC."

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

Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010), with the center-line of Ohio Route 540, having a bearing of S 84°-56'-03" E. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on August 21, 2020.



Description prepared by:

D. Neer
Daniel A. Neer

Professional Surveyor No. 8533

August 25, 2020

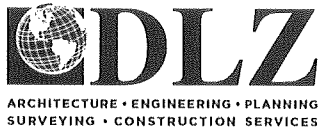
2021-2100.00



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INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

JEWELL, WHITAKER, OPPI, OPPI, DEVER AND DEVER

4.901 ACRES

Lying in Virginia Military Survey 3438, Jefferson Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Lee Jewell (1/6 interest), Amanda Whitaker (1/6 interest), Victoria Oppy (1/6 interest), Steve Oppy (1/6 interest), Dan Dever (1/6 interest) and Cathy Dever (1/6 interest), 52.244 acre tract, as deeded and described in Official Record 1389, Page 1375 and being more particularly described as follows:

BEGINNING at a point at the intersection of the line common to said Virginia Military Survey 3438 and Virginia Military Survey 3437 and the center-line of Ohio Route 540 (60 feet wide), being a corner common to said 52.244 acre tract and the Gaylon D. Smith and Kimberly A. Smith, 11.213 acre tract, as deeded and described in Official Record 790, Page 212, said point being referenced by a MAG nail found (bent N 84°-56'-03" W, a distance of 0.20');

THENCE, with said common line to Virginia Military Surveys 3438 and 3437 and the common line to said 52.244 acre and 11.213 acre tracts, **S 02°-22'-26" E**, passing a 5/8 inch iron rebar found at a distance of 30.25 feet, a total distance of **697.05 feet** to a 1/2 inch iron pipe found on the north line of the Eric Karn, 38.30 acre tract, as deeded and described in Official Record 1266, Page 810;

THENCE, with a common line to said 52.244 acre and 38.30 acre tracts, **S 85°-55'-29" W**, a distance of **295.03 feet** to a 5/8 inch iron rebar found (I.D. cap stamped "LEE") at a corner common to said 52.244 acre and 38.30 acre tracts;

THENCE, with a new division line through said 52.244 acre tract, **N 02°-34'-20" W**, passing an iron rebar set at a distance of 714.39 feet, a total distance of **744.66 feet** to a MAG nail set on the center-line of said Ohio Route 540;

THENCE, with said center-line, **S 84°-56'-03" E**, a distance of **300.00 feet** to the **POINT OF BEGINNING**.

INDEXED ON MAP
9524

Containing 4.901 acres, more or less, of which 0.207 acre is within the highway right-of-way.

Iron rebar set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "DLZ OHIO INC."

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

Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010), with the center-line of Ohio Route 540, having a bearing of S 84°-56'-03" E. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on August 21, 2020.



Description prepared by:

Daniel A. Neer
Daniel A. Neer

Professional Surveyor No. 8533

August 25, 2020

2021-2100.00





APPROVED

9-1-20



ARCHITECTURE • ENGINEERING • PLANNING
SURVEYING • CONSTRUCTION SERVICES

INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

JEWELL, WHITAKER, OPPY, OPPY, DEVER AND DEVER

22.781 ACRES

Lying in Virginia Military Surveys 3438 and 3139, Jefferson Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Lee Jewell (1/6 interest), Amanda Whitaker (1/6 interest), Victoria Oppy (1/6 interest), Steve Oppy (1/6 interest), Dan Dever (1/6 interest) and Cathy Dever (1/6 interest), 52.244 acre tract, as deeded and described in Official Record 1389, Page 1375 and being more particularly described as follows:

COMMENCING at a point at the intersection of the line common to said Virginia Military Survey 3438 and Virginia Military Survey 3437 and the center-line of Ohio Route 540 (60 feet wide), being a corner common to said 52.244 acre tract and the Gaylon D. Smith and Kimberly A. Smith, 11.213 acre tract, as deeded and described in Official Record 790, Page 212, said point being referenced by a MAG nail found (bent N 84°-56'-03" E, a distance of 0.20 feet);

THENCE, with said center-line of Ohio Route 540, N 84°-56'-03" W, passing said MAG nail bent at a distance of 0.20 feet, a total distance of 300.00 feet to a MAG nail set at the **TRUE POINT OF BEGINNING**;

THENCE, with a new division line through said 52.244 acre tract, **S 02°-34'-20" E**, passing an iron rebar set at a distance of 30.27 feet, a total distance of **744.66 feet** to a 5/8 inch iron rebar found (I.D. cap stamped "LEE") at a corner common to said 52.244 acre tract and the Eric Karn, 38.30 acre tract, as deeded and described in Official Record 1266, Page 810;

THENCE, with a common line to said 52.244 acre and 38.30 acre tracts, **S 04°-02'-29" E**, a distance of **440.38 feet** to a 5/8 inch iron rebar found (I.D. cap stamped "Blackburn") at a corner common to said 52.244 acre and 38.30 acre tracts and the Irving L. Hefner and Mary L. Hefner, 71.181 acre tract, as deeded and described in Official Record 752, Page 625;

THENCE, with the common line to said 52.244 acre and 71.181 acre tracts, **S 04°-07'-44" E**, a distance of **1041.64 feet** to a stone found, corner common to said 52.244 acre and 71.181 acre tracts and the George A. Wackerman and Diana M. Wackerman, 73.33 acre tract, as deeded and described in Volume 318, Page 957;

THENCE, with the line common to said 52.244 acre and 73.33 acre tracts, **S 80°-13'-20" W**, passing a 5/8 inch iron rebar found at a distance of 897.89 feet (I.D. cap stamped "LEE"), a total distance of **899.96 feet** to an 8 inch wood fence post found at a corner common to said 52.244 acre tract and the Mad River Sportsman's Club, Inc., 109.50 acre tract, as deeded and described in Official Record 217, Page 208;

THENCE, with the common line to said 52.244 acre and 109.50 acre tracts, **N 03°-13'-37" W**, passing a 5/8 inch iron rebar found at a distance of 2.01 feet, a total distance of **852.25 feet** to an iron rebar set;

THENCE, with new division lines through said 52.244 acre tract, the following four (4) courses:

1. **S 89°-45'-30" E**, a distance of **634.91 feet** to an iron rebar set;

INDEXED ON MAP
9524

2. **N 04°-02'-42" W**, a distance of **738.28 feet** to an iron rebar set;
3. **N 68°-50'-57" E**, a distance of **104.65 feet** to an iron rebar set; and
4. **N 02°-34'-25" W**, passing an iron rebar set at a distance of 736.30 feet, a total distance of **766.57 feet** to a MAG nail set on the center-line of said Ohio Route 540;

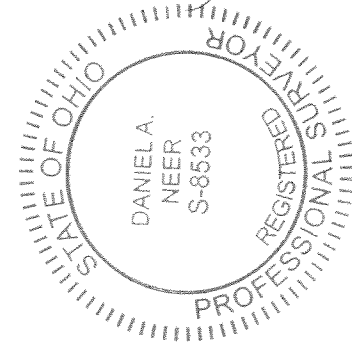
THENCE, with said center-line, **S 84°-56'-03" E**, a distance of **150.00 feet** to the **POINT OF BEGINNING**.

Containing 22.781 acres, more or less, of which 0.103 acre is within the highway right-of-way. There are 8.190 acres within Virginia Military Survey 3438 and 14.591 acres within Virginia Military Survey 3139.

Iron rebar set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "DLZ OHIO INC."

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

Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010), with the center-line of Ohio Route 540, having a bearing of **S 84°-56'-03" E**. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on August 21, 2020.



Description prepared by:

Daniel A. Neer
Daniel A. Neer

Professional Surveyor No. 8533

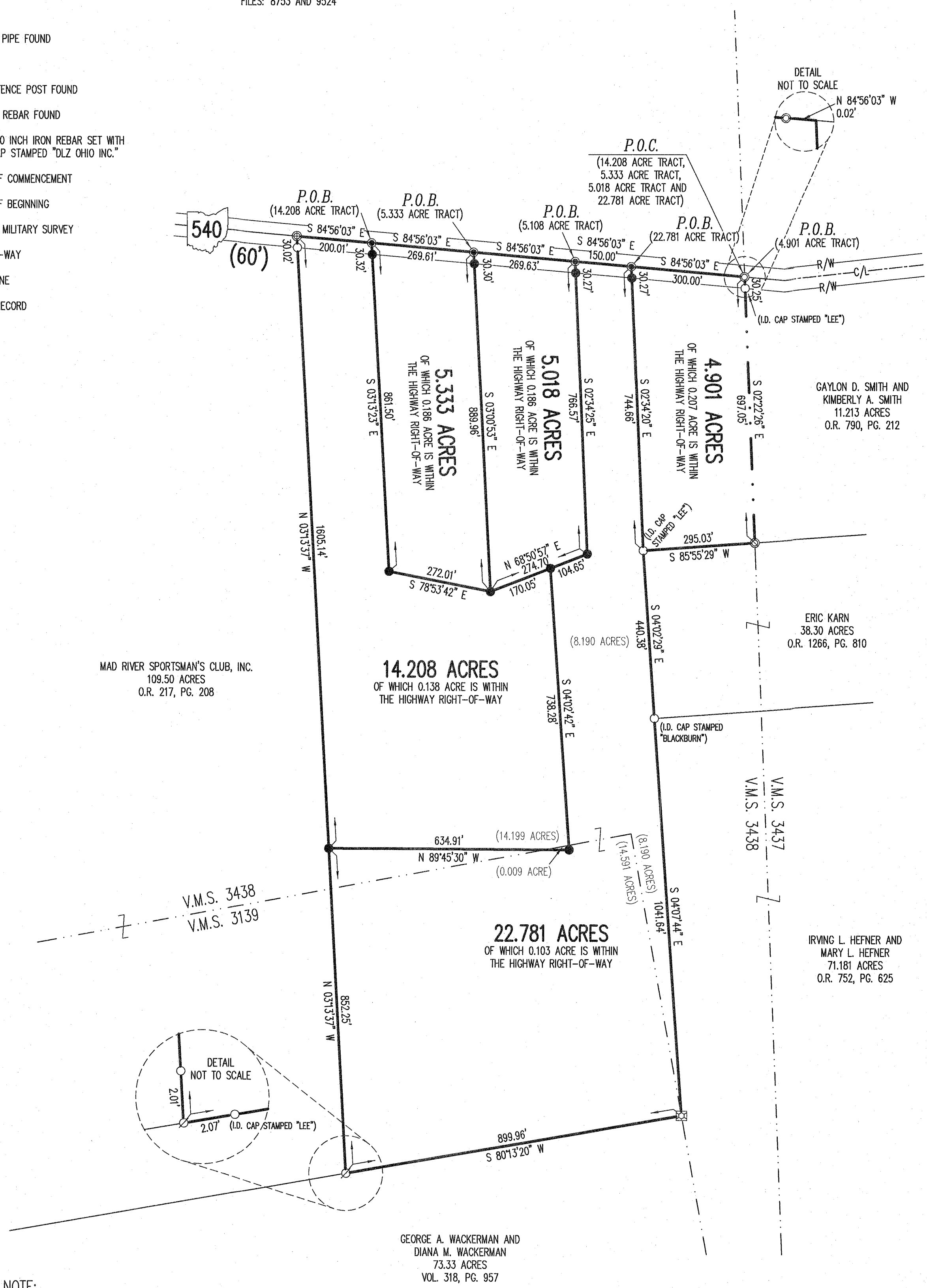
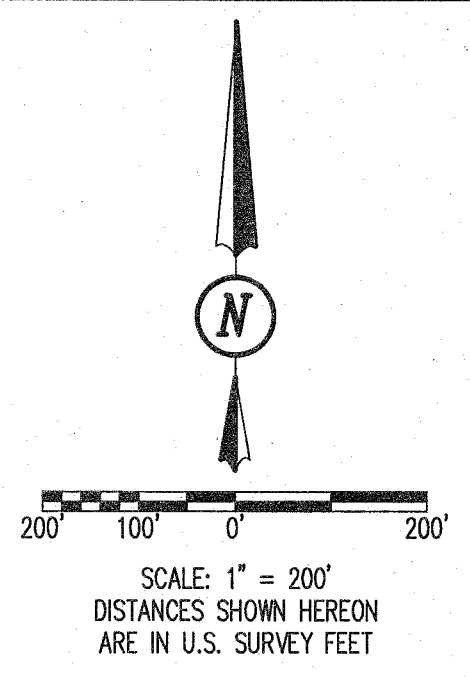
August 25, 2020

2021-2100.00

INDEXED ON MAP
9524

- LEGEND:**
- ⊙ 1/2 INCH IRON REBAR FOUND
 - ⊙ MAG NAIL FOUND
 - ⊙ MAG NAIL SET
 - ⊙ 1/2 INCH IRON PIPE FOUND
 - ⊠ STONE FOUND
 - ⊘ 8 INCH WOOD FENCE POST FOUND
 - 5/8 INCH IRON REBAR FOUND
 - 5/8 INCH BY 30 INCH IRON REBAR SET WITH PLASTIC I.D. CAP STAMPED "DLZ OHIO INC."
- P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 V.M.S. = VIRGINIA MILITARY SURVEY
 R/W = RIGHT-OF-WAY
 C/L = CENTER-LINE
 O.R. = OFFICIAL RECORD
 PG. = PAGE
 VOL. = VOLUME

DEED & SURVEY REFERENCES:
 REFERENCE DEEDS SHOWN HEREON.
 LOGAN COUNTY ENGINEER'S MAP ROOM
 FILES: 8753 AND 9524

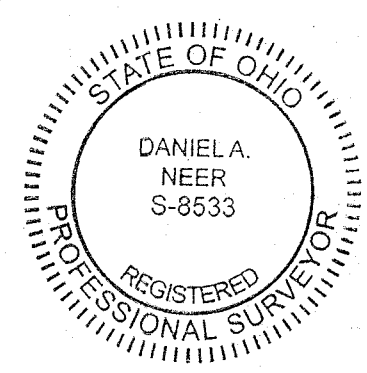


OCCUPATION NOTE:
 NO EVIDENCE OF OCCUPATION ALONG BOUNDARY LINES UNLESS OTHERWISE SHOWN

BASIS FOR BEARINGS:
 BEARINGS AND DISTANCES, SHOWN HEREON, ARE DERIVED FROM GPS OBSERVATIONS BASED ON GRID NORTH, OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011, EPOCH 2010), WITH THE CENTER-LINE OF OHIO ROUTE 540, HAVING A BEARING OF S 84°56'03\"/>

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

SURVEY OF FIVE TRACTS OUT OF THE:
 LEE JEWELL (1/6 INTEREST), AMANDA WHITAKER (1/6 INTEREST), VICTORIA OPPI (1/6 INTEREST), STEVE OPPI (1/6 INTEREST), DAN DEVER (1/6 INTEREST) AND CATHY DEVER (1/6 INTEREST)
 52.244 ACRE TRACT
 OFFICIAL RECORD 1389, PAGE 1375
 VIRGINIA MILITARY SURVEYS 3139 AND 3438
 JEFFERSON TOWNSHIP
 LOGAN COUNTY, OHIO



D. A. Neer
 DANIEL A. NEER
 PROFESSIONAL SURVEYOR NO. 8533
 AUGUST 21, 2020

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 117 N. Madriver Street • Bellefontaines, OH 43311
 (937) 593-7335 • www.dlz.com
 Project #2021-2100.00

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
KSS			8/25/2020

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