

8-8-13



LEGAL DEED DESCRIPTION
TRACT NO. 1
24.649 Acres

Real estate situated in Jefferson Township of Logan County, Ohio; in the Virginia Military Survey Number 12563 and Virginia Military Survey Number 13067; being part of the original 160 acre tract (Tract One) of land owned by Rolling Ridge Company (Deed Record 324, page 716), and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of County Road 10 (60 feet wide) with the southerly terminus of the centerline of Township Road 129 (40 feet wide);

thence with the centerline of said County Road 10, North 84 degrees 32 minutes 01 seconds West, 565.60 feet to an one-half inch diameter iron bar found in a monument box at an angle point in the centerline of said road, said iron bar is referenced as Station 122+25 in Logan County Engineer's Survey Field Book 615, page 15 (passing over a railroad spike found at 376.66 feet on the easterly line of Virginia Military Survey Number 12563 and Virginia Military Survey Number 13067);

thence continuing with the centerline of said County Road 10, North 83 degrees 57 minutes 25 seconds West (reference bearing), 191.84 feet to a P.K. nail found at the southwesterly corner of a 3.106 acre tract of land owned by Gary Zedeker (Official Record 1018, page 475) and being the point of beginning of the land to be described;

thence continuing with the centerline of said County Road 10, North 83 degrees 57 minutes 25 seconds West, 681.59 feet to a railroad spike found at the southeasterly corner of a 3.357 acre tract of land owned by Barbara A. Wright (Official Record 1082, page 676);

thence the following two (2) consecutive courses with the easterly and northerly lines of said Wright 3.357 acre tract:

1. North 06 degrees 02 minutes 35 seconds East, 320.00 feet to an iron pipe set (passing over a five-eighths (5/8) inch diameter iron bar found at 30.00 feet), said iron pipe set bears North 45 degrees 43 minutes 58 seconds West, 0.49 feet from a bent five-eighths (5/8) inch diameter iron bar found;
2. North 83 degrees 56 minutes 01 seconds West, 456.10 feet to a five-eighths (5/8) inch diameter iron bar found on the northwesterly corner thereof and the easterly line of a 9.273 acre tract of land owned by Gary J. and Aura B. Staarmann (Official Record 1086, page 539);

thence with the easterly line of said Staarmann 9.273 acre tract, North 06 degrees 02 minutes 19 seconds East, 674.51 feet to a five-eighths (5/8) inch diameter iron bar found with cap marked "CLAPSADDLE RS #6140" on the northeasterly corner thereof and on a southerly line of a 223.389 acre tract of land owned by Janet L. Crevison, Trustee (Official Record 1040, page 28);

thence with said southerly line of said Crevison 223.389 acre tract, North 81 degrees 33 minutes 50 seconds East, 892.70 feet to a stone found on the point common to a southeasterly corner thereof, the westerly line of a 12.362 acre tract of land owned by James M. and Elaine M. Shafley (Official Record 1107, page 385) and the easterly line of said Virginia Military Survey Number 12563 and Virginia Military Survey Number 13067 (passing over a five-eighths (5/8) inch diameter iron bar found with cap marked "CLAPSADDLE RS #6140" at 891.76 feet), said stone found bears South 22 degrees 14 minutes 15 seconds East, 0.79 feet from a five-eighths (5/8) inch diameter iron bar found with cap marked "CLAPSADDLE RS #6140";

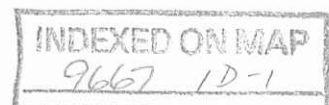
thence with the line common to the westerly line of said Shafley 12.362 acre tract and the easterly line of said Virginia Military Survey Number 12563 and said Virginia Military Survey Number 13067, South 22 degrees 14 minutes 15 seconds East, 577.12 feet to a five-eighths (5/8) inch diameter iron bar found with cap marked "CLAPSADDLE RS #6140" on the northerly corner of said Zedeker 3.106 acre tract;;

thence with the westerly line of said Zedeker 3.106 acre tract, South 06 degrees 02 minutes 45 seconds West, 709.66 feet to the true place of beginning (passing over an iron pipe set at 679.66 feet).

Bearing (North 83 degrees 57 minutes 25 seconds West) assumed from the centerline of County Road 10 as shown on a survey plat by Paul R. Clapsaddle and Associates of a 9.273 acre tract for Rolling Ridge Company, dated August 15, 2006.

The tract as described from an actual field survey performed on or about July 3, 2013, by James A. Page (S-6034) of Page Engineering, Inc. of Marysville, Ohio, contains 24.649 acres, more or less, of which 0.503 acre is within the road right-of-way, subject to all previous easements and rights-of-way of record. All iron pipes set are 3/4" x 30" galvanized pipe with yellow survey caps stamped "PAGE S-6034". The survey is on file in the office of the Logan County Engineer.

James A. Page, PS
S-6034
August 2, 2013
JN 13-25



8-8-13



LEGAL DEED DESCRIPTION
TRACT NO. 2
88.496 Acres

Real estate situated in Jefferson Township of Logan County, Ohio; in the Virginia Military Survey Number 12563 and Virginia Military Survey Number 13067; being part of the original 160 acre tract (Tract One) and all of the 28.6 acre tract (Tract Two) of land owned by Rolling Ridge Company (Deed Record 324, page 716), and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of County Road 10 (60 feet wide) with the southerly terminus of the centerline of Township Road 129 (40 feet wide);

thence with the centerline of said County Road 10, North 84 degrees 32 minutes 01 seconds West, 376.66 feet to a railroad spike found on the point common to the northwesterly corner of a 2.67 acre tract of land owned by William P. Corwin (Official Record 852, page 487) and the easterly line of Virginia Military Survey Number 12563 and Virginia Military Survey Number 13067, and being the point of beginning of the land to be described;

thence South 21 degrees 43 minutes 52 seconds East, 1988.62 feet with the line common to the westerly line of said Corwin 2.67 acre tract, the westerly line of a 26.541 acre tract of land owned by Howard B. and Traci L. Wheeler (Official Record 1074, page 916) and the easterly line of said Virginia Military Survey Number 12563 and Virginia Military Survey Number 13067 to a five-eighths (5/8) inch diameter iron bar found with cap marked "CLAPSADDLE RS #6140" on the point common to the southwest corner of said Wheeler 26.541 acre tract, the southeasterly corner of said Virginia Military Survey Number 12563 and Virginia Military Survey Number 13067, the southwest corner of Virginia Military Survey Number 9372, the northwesterly corner of Virginia Military Survey Number 9198, the northeasterly corner of Virginia Military Survey Number 9370, the northwesterly corner of a 20.94 acre tract of land owned by Gary A. Isbestor (Official Record 771, page 438), and the northeasterly corner of a 99.96 acre tract of land owned by Joyce or Harold Hardin, Trustees (Official Record 327, page 883) (passing over an one-half (1/2) inch diameter iron pipe found at 33.54 feet);

thence South 68 degrees 04 minutes 29 seconds West, 1946.03 feet with the southerly line of said Virginia Military Survey Number 12563 and Virginia Military Survey Number 13067 and the northerly line of said Hardin 99.96 acre tract to a three-fourths (3/4) inch diameter iron pipe found with cap marked "PAGE S-6034" on the southeasterly corner of a 81.863 acre tract of land owned by Jeff Bruns and Mark Bruns (Official Record 1065, page 681);

thence North 07 degrees 33 minutes 58 seconds West 2746.18 feet with the easterly line of said Bruns 81.863 acre tract and the easterly line of a part of the original 111.7 acre tract of land owned by Kathleen K. Barrows (Official Record 144, page 423) to a P.K. nail found on the centerline of said County Road 10 (passing a five-eighths (5/8) inch diameter iron bar found with cap marked "LEE PS 6359" at 1993.46 feet and at 2715.33 feet);

thence with the centerline of said County Road 10, South 84 degrees 12 minutes 28 seconds East, 274.54 feet to an one-half inch diameter iron bar found in a monument box at an angle point in the centerline of said road, said iron bar is referenced as Station 132+00 in Logan County Engineer's Survey Field Book 615, page 15;

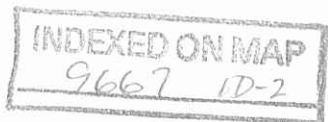
thence continuing with the centerline of said County Road 10, South 83 degrees 57 minutes 25 seconds East (reference bearing), 974.79 feet to an one-half inch diameter iron bar found in a monument box at an angle point in the centerline of said road, said iron bar is referenced as Station 122+25 in Logan County Engineer's Survey Field Book 615, page 15 (passing over a railroad spike found at 101.36 feet and a P.K. nail found at 782.95 feet);

thence continuing with the centerline of said County Road 10, South 84 degrees 32 minutes 01 seconds East, 188.94 feet to the true place of beginning.

Bearing (South 83 degrees 57 minutes 25 seconds East) assumed from the centerline of County Road 10 as shown on a survey plat by Paul R. Clapsaddle and Associates of a 9.273 acre tract for Rolling Ridge Company, dated August 15, 2006.

The tract as described from an actual field survey performed on or about July 3, 2013, by James A. Page (S-6034) of Page Engineering, Inc. of Marysville, Ohio, contains 88.496 acres, more or less, of which 0.922 acre is within the road right-of-way, subject to all previous easements and rights-of-way of record. The survey is on file in the office of the Logan County Engineer.

James A. Page, PS
S-6034
August 2, 2013
JN 13-25



8-8-13

 **APPROVED**

LEGAL DEED DESCRIPTION
TRACT NO. 3
20.806 Acres

Real estate situated in Perry Township of Logan County, Ohio; in the Virginia Military Survey Number 9372; being part of the original 160 acre tract (Tract One) of land owned by Rolling Ridge Company (Deed Record 324, page 716), and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of County Road 10 (60 feet wide) with the southerly terminus of the centerline of Township Road 129 (40 feet wide);

thence with the centerline of said County Road 10, South 84 degrees 32 minutes 01 second East, 245.62 feet to a five-eighths (5/8) inch diameter iron bar found with cap marked "D.E. GILBERT LS-5402" on an angle point in said road;

thence continuing with the centerline of said County Road 10, South 63 degrees 06 minutes 12 seconds East, 812.40 feet to a railroad spike found thereon and on the southwesterly corner of a 6.818 acre tract of land owned by Michael E. and Kathy G. Graham (Official Record 433, page 514);

thence continuing with the centerline of said County Road 10, South 63 degrees 08 minutes 33 seconds East, 60.79 feet to a pony spike set thereon and on the point common to the northeasterly corner of a 26.541 acre tract of land owned by Michael Howard B. and Traci L. Wheeler (Official Record 1074, page 916), and the easterly line of Jefferson Township and the westerly line to Perry Township and being the point of beginning of the land to be described;

thence continuing with the centerline of said County Road 10, South 63 degrees 08 minutes 33 seconds East, 1392.33 feet to a P.K. nail found thereon and on the point common to the most northerly corner of a 20.94 acre tract of land owned by Gary A. Isbestor (Official Record 771, page 438), and the southerly line of said Virginia Military Survey Number 9372, (passing over a P.K. nail found at 760.92 feet);

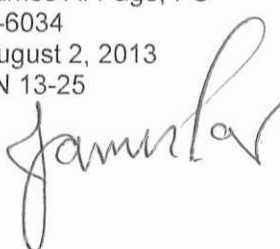
thence with the northerly line of said Isbestor 20.94 acre tract and the southerly line of said Virginia Military Survey Number 9372, South 68 degrees 08 minutes 12 seconds West, 1732.33 feet to a five-eighths (5/8) inch diameter iron bar found with cap marked "CLAPSADDLE RS #6140" on the point common to the northerly line of said Isbestor 20.94 acre tract and the township line between said Jefferson Township and said Perry Township (passing a five-eighths (5/8) inch diameter iron bar found with cap marked "CLAPSADDLE RS #6140" at 39.94 feet);

thence North 16 degrees 00 minutes 35 seconds East 1325.54 feet with the line common to the easterly line of said Jefferson Township, the westerly line of said Perry Township and the easterly line of said Wheeler 26.541 acre tract to the place of beginning (passing over a five-eighths (5/8) inch diameter iron bar found with cap marked "CLAPSADDLE RS #6140" at 1295.38 feet (being 0.15 feet east of the herein described property line) and a P.K. nail found at 1324.98 feet)

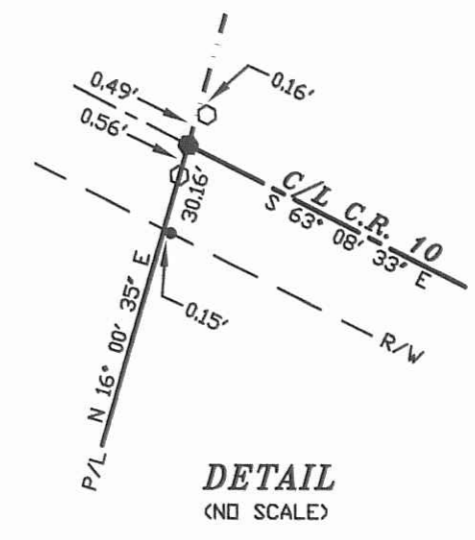
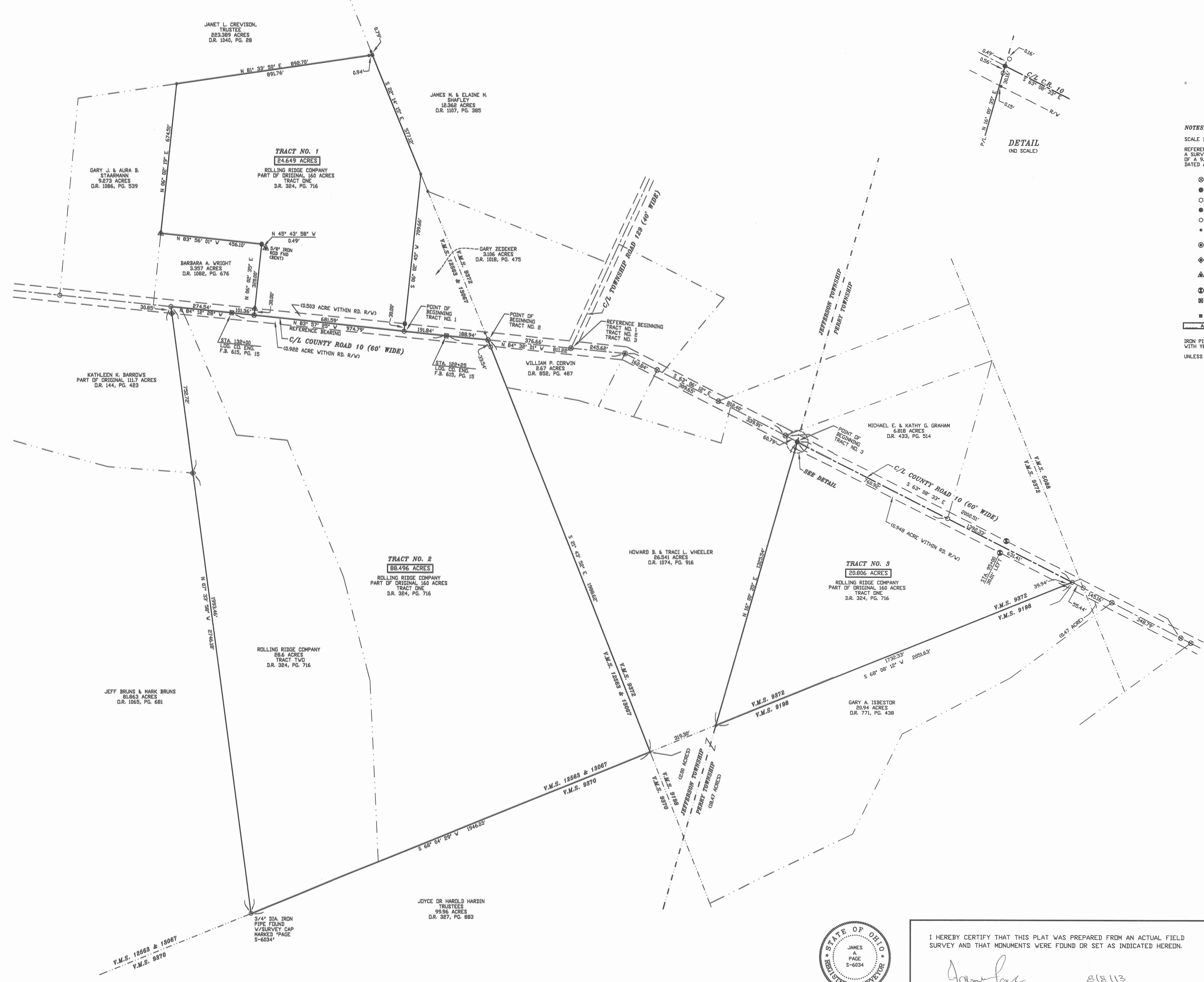
Bearing (South 83 degrees 57 minutes 25 seconds East) assumed from the centerline of County Road 10 as shown on a survey plat by Paul R. Clapsaddle and Associates of a 9.273 acre tract for Rolling Ridge Company, dated August 15, 2006.

The tract as described from an actual field survey performed on or about July 3, 2013, by James A. Page (S-6034) of Page Engineering, Inc. of Marysville, Ohio, contains 20.806 acres, more or less, of which 0.948 acre is within the road right-of-way, subject to all previous easements and rights-of-way of record. The survey is on file in the office of the Logan County Engineer.

James A. Page, PS
S-6034
August 2, 2013
JN 13-25



INDEXED ON MAP
9667 1D-3



NOTES:
SCALE 1" = 200'

REFERENCE BEARING N 83° 57' 25" W ASSUMED FROM A SURVEY PLAT BY PAUL R. CLAPSADLE AND ASSOC. OF A 9273 ACRE TRACT FOR ROLLING RIDGE COMPANY, DATED AUGUST 15, 2006.

- ⊗ RAILROAD SPIKE FOUND
- PONY SPIKE SET
- P.K. NAIL FOUND
- IRON PIPE SET
- 1/2" DIAMETER IRON PIPE FOUND (UNLESS DENOTED OTHERWISE)
- 5/8" DIAMETER IRON BAR FOUND WITH CAP MARKED "CLAPSADLE RS#6140"
- 5/8" DIAMETER IRON BAR FOUND WITH CAP MARKED "DE GILBERT LS-5402"
- 5/8" DIAMETER IRON BAR FOUND WITH CAP MARKED "LEE PS 6359"
- ▲ 5/8" DIAMETER IRON BAR FOUND WITH NO CAP
- ⊕ CONCRETE R/W MONUMENT FOUND
- ⊕ 1/2" DIAMETER IRON BAR FOUND IN MONUMENT BOX
- STONE FOUND
- ▭ ACRES DENOTES AREA OF THIS SURVEY

IRON PIPES SET ARE 3/4" X 30' GALVANIZED PIPE WITH YELLOW I.D. CAPS STAMPED "PAGE S-6034". UNLESS DENOTED OTHERWISE HEREON

BOUNDARY SURVEY FOR: ROLLING RIDGE COMPANY	
L.B.	V.M.S. 12563 & 13067, AND V.M.S. 9372 JEFFERSON TOWNSHIP & PERRY TOWNSHIP, LOGAN COUNTY, OHIO
7/26/13	
REVISIONS	Page Engineering, Inc. 112 East Fifth Street • Marysville, Ohio 43040 PH. (937) 644-1272 FAX (937) 644-3272
	AUTOCAD 13-25.DWG CD #2013 13-25

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND THAT MONUMENTS WERE FOUND OR SET AS INDICATED HEREIN.



James A. Page
JAMES A. PAGE PS-6034 DATE 8/11/13

INDEXED ON MAP 9/6/13 L.P.

12-9-16

APPROVED

SURVEY FOR BRS LAND HOLDINGS, LLC

12.198 Acres

October 30, 2016

The following described 12.198 acre tract is situated in the State of Ohio, County of Logan, Township of Jefferson, and V.M.S. 12563 & 13067, being part of BRS Land Holdings, LLC's 24.649 acre tract described in Official Record 1136, page 446, and said 12.198 acre tract being more particularly described as follows:

Beginning for reference at a railroad spike found in the centerline of County Road 10 and at the south terminus of the centerline of Township Road 129;

Thence North 84°32'20" West (assumed bearing) 565.57 feet, following the centerline of County Road 10, passing at 376.66 feet a railroad spike found in the west line of V.M.S. 9372 and in the east line of V.M.S. 12563 & 13067, to a 1/2 inch iron pin found in a monument box and referenced as Sta. 122+25 in Logan County Engineer field book 615, page 15;

Thence North 83°57'25" West 191.87 feet, following the centerline of County Road 10, to a magnetic nail found at the southwest corner Gary Zedeker's 3.106 acre tract described in Official Record 1018, page 475 and at the southeast corner of said 24.649 acre tract, said magnetic nail marking the *place of beginning*;

Thence *North 83°57'25" West 281.53 feet*, following the centerline of County Road 10 and the south line of said 24.649 acre tract, to a magnetic nail set;

Thence *North 14°56'47" West 1184.78 feet*, departing from the centerline of County Road 10 and entering said 24.649 acre tract, passing at 32.13 feet an iron pin set, to an iron pin set in the south line of Imogene L. Clapsaddle, Trustee's 223.389 acre tract described in Official Record 608, page 397 and in the north line of said 24.649 acre tract;

Thence *North 81°33'40" East 446.66 feet*, following a south line of said 223.389 acre tract and the north line of said 24.649 acre tract, passing at 445.78 feet a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS 6140", to a stone found in the west line of V.M.S. 9372, in the west line of James M. Shafley, etux' 12.362 acre tract described in Official Record 1107, page 385, and at the northeast corner of said 24.649 acre tract;

Thence *South 22°14'20" East 577.13 feet*, following the west line of V.M.S. 9372, the east line of V.M.S. 12563 & 13067, the west line of said 12.362 acre tract, and the east line of said 24.649 acre tract, to a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS 6140" at the north corner of said 3.106 acre tract;

Thence *South 6°02'35" West 709.63 feet*, following the west line of said 3.106 acre tract and an east line of said 24.649 acre tract, passing at 679.63 feet a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS 6140", to the *place of beginning, containing 12.198 acres*, more or less, and being subject to all valid easements and restrictions of record.

Of the above described 12.198 acre tract, 0.201 acre is within the right of way of County Road 10.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of October 2016. Bearings indicated herein are based on an assumed meridian with all others based on angles turned. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS #6140".

ATTEST: Paul R. Clapsaddle
Paul R. Clapsaddle, R.S. #6140
19019 West Darby Road
Marysville, Ohio 43040
(937) 747-2599



INDEXED ON MAP
9667 ZD

12-9-14

APPROVED

SURVEY FOR BRS LAND HOLDINGS, LLC

State of Ohio, County of Logan,
Township of Jefferson, V.M.S. 12563 & 13067

NOTES:

Reference deeds are shown hereon
Bearings indicated hereon are based on
an assumed meridian with all others
based on angles turned

Imogene L. Clapsaddle, Trustee
223.389 acres
O.R. 608, Pg. 397

James M. Shafley, et ux
12.362 acres
Pg. 385
O.R. 1107,

Elaine M. Shafley, Et/ff
11.738 Acres
Pg. 375
O.R. 906,

Trena L. Drumm
6.963 Acres
Pg. 297
O.R. 899,

Gary Zedeker
3.106 acres
Pg. 475
O.R. 1018,

Gary J. Staarmann
9.273 acres
O.R. 1086, Pg. 539

BRS Land Holdings, LLC
24.649 acres
O.R. 1136, Pg. 446

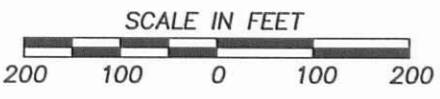
12.198 Acres
Part of BRS Land Holdings, LLC's
24.649 acre tract
described in
O.R. 1136, Pg. 446

Jessica L. Cooney
3.357 acres
O.R. 1154, Pg. 183

Sta. 132+00
Log. Co. Eng.
F.B. 615, pg. 15

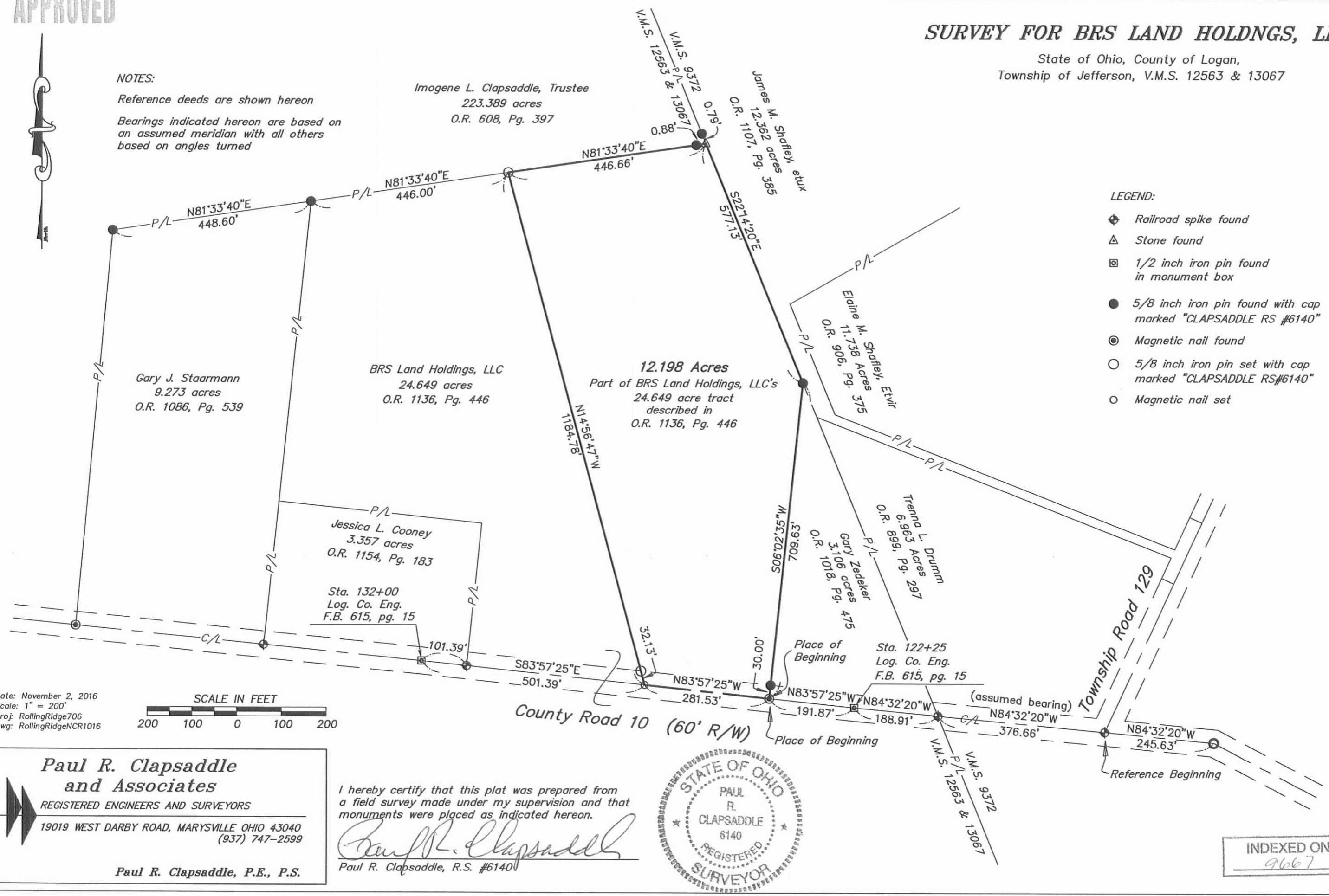
Sta. 122+25
Log. Co. Eng.
F.B. 615, pg. 15

Date: November 2, 2016
Scale: 1" = 200'
Proj: RollingRidge706
Dwg: RollingRidgeNCR1016



LEGEND:

- ◆ Railroad spike found
- ▲ Stone found
- ▣ 1/2 inch iron pin found in monument box
- 5/8 inch iron pin found with cap marked "CLAPSADDLE RS #6140"
- ⊙ Magnetic nail found
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"
- Magnetic nail set



Paul R. Clapsaddle and Associates

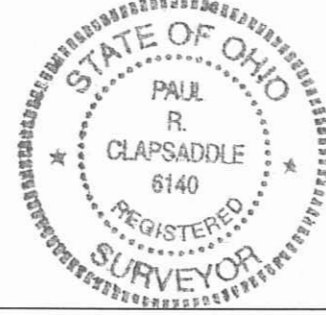
REGISTERED ENGINEERS AND SURVEYORS

19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040
(937) 747-2599

Paul R. Clapsaddle, P.E., P.S.

I hereby certify that this plat was prepared from
a field survey made under my supervision and that
monuments were placed as indicated hereon.

Paul R. Clapsaddle
Paul R. Clapsaddle, R.S. #6140



INDEXED ON MAP
9667 2P



SURVEY FOR BRS LAND HOLDINGS, LLC
12.449 Acres
November 10, 2016

The following described 12.449 acre tract is situated in the State of Ohio, County of Logan, Township of Jefferson, V.M.S. 12563 & 13067, being part of BRS Land Holdings, LLC's 24.649 acre tract described in Official Record 1136, page 446, and said 12.449 acre tract being more particularly described as follows:

Beginning for reference at a railroad spike found in the centerline of County Road 10 and at the south terminus of the centerline of Township Road 129;

Thence North $84^{\circ}32'20''$ West (assumed bearing) 565.57 feet, following the centerline of County Road 10, passing at 376.66 feet a railroad spike found in the west line of V.M.S. 9372 and in the east line of V.M.S. 12563 & 13067, to a $\frac{1}{2}$ inch iron pin found in a monument box and referenced as Sta. 122+25 in Logan County Engineer field book 615, page 15;

Thence North $83^{\circ}57'25''$ West 473.40 feet, following the centerline of County Road 10 and passing at 191.87 feet a magnetic nail found at the southwest corner of Gary Zedeker's 3.106 acre tract described in Official Record 1018, page 475 and at the southeast corner of said 24.649 acre tract, thereafter following the south line of said 24.649 acre tract, to a magnetic nail set and marking the *place of beginning*;

Thence *North $83^{\circ}57'25''$ West 400.00 feet*, following the centerline of County Road 10 and the south line of said 24.649 acre tract, to a railroad spike found at the southeast corner of Jessica L. Cooney's 3.357 acre tract described in Official Record 1154, page 183;

Thence *North $6^{\circ}02'15''$ East 320.00 feet*, departing from the centerline of said Road, following a west line of said 24.649 acre tract and the east line of said 3.357 acre tract, passing at 30.00 feet a $\frac{5}{8}$ inch iron pin found, to a $\frac{3}{4}$ inch iron pipe found with cap marked "PAGE S-6034";

Thence *North $83^{\circ}56'37''$ West 456.10 feet*, following a south line of said 24.649 acre tract and the north line of said 3.357 acre tract, to a $\frac{5}{8}$ inch iron pin found in the east line of Gary J. Staarmann's 9.273 acre tract described in Official Record 1086, page 539;

Thence *North $6^{\circ}02'10''$ East 674.53 feet*, following a west line of said 24.649 acre tract and the east line of said 9.273 acre tract, to a $\frac{5}{8}$ inch iron pin found with cap marked "CLAPSADDLE RS 6140" in a south line of Imogene L. Clapsaddle, Trustee's 223.389 acre tract described in Official Record 608, page 397;

Thence *North $81^{\circ}33'40''$ East 446.00 feet*, following the north line of said 24.649 acre tract and a south line of said 223.389 acre tract, to an iron pin set;

Thence *South $14^{\circ}56'47''$ East 1184.78 feet*, crossing said 24.649 acre tract and passing at 1152.65 feet an iron pin set, to the *place of beginning, containing 12.449 acres*, more or less, and being subject to all valid easements and restrictions of record.

Of the above described 12.449 acre tract, 0.272 acre is within the right of way of County Road 10.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of November 2016. Bearings indicated herein are based on an assumed meridian with all others based on angles turned. Iron pins set are $\frac{5}{8}$ inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS #6140".

ATTEST: Paul R. Clapsaddle
Paul R. Clapsaddle, R.S. #6140
19019 West Darby Road, Marysville, Ohio 43040
(937) 747-2599

INDEXED ON MAP
9667 3D



APPROVED

Survey For BRS Land Holdings, LLC

State of Ohio, County of Logan,
Township of Jefferson, V.M.S. 12563 & 13067

NOTES:

Reference deeds are shown hereon

Bearings indicated hereon are based on an assumed meridian with all others based on angles turned

Imogene L. Clapsaddle, Trustee
223.389 acres
O.R. 608, Pg. 397

Gary J. Staarmann
9.273 acres
O.R. 1086, Pg. 539

12.449 Acres
Part of BRS Land Holdings, LLC's
24.649 acre tract described in
O.R. 1136, Pg. 446
(0.272 acre in R/W)

BRS Land Holdings, LLC
24.649 acres
O.R. 1136, Pg. 446

Jessica L. Cooney
3.357 acres
O.R. 1154, Pg. 183

Sta. 132+00
Log. Co. Eng.
F.B. 615, pg. 15

Gary Zedeker
3.106 Acres
Pg. 475
O.R. 1018

Sta. 122+25
Log. Co. Eng.
F.B. 615, pg. 15

Date: November 10, 2016
Scale: 1" = 200'
Proj: RollingRidge706
Dwg: RollingRidge102116

LEGEND:

- ◆ Railroad spike found
- △ Stone found
- ⊠ 1/2 inch iron pin found in monument box
- 3/4 inch iron pipe found with cap marked "PAGE S-6034"
- 5/8 inch iron pin found with cap marked "CLAPSADDLE RS 6140" (unless otherwise noted)
- ⊙ Magnetic nail found
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS 6140"
- Magnetic nail set



I hereby certify that this plat was prepared from a field survey made under my supervision and that monuments were placed as indicated hereon.

Paul R. Clapsaddle
Paul R. Clapsaddle, R.S. #6140

Paul R. Clapsaddle and Associates

REGISTERED ENGINEERS AND SURVEYORS

19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040
(937) 747-2599

Paul R. Clapsaddle, P.E., P.S.

INDEXED ON MAP

9/16/17 3P

3-19-2021



LEGAL DEED DESCRIPTION
BRS LAND HOLDINGS LLC
88.483 ACRES

Real estate situated in Jefferson Township of Logan County, Ohio; in the Virginia Military Survey number 12563 & 13067; being a more recent description of the 88.496 acre tract of BRS Land Holdings LLC (Official Record 1136, page 449); and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the centerline intersection of County Road 10 (60' R/W) and Township Road 129.

Thence South 84 deg.-48'-48" West, 376.65 feet along said centerline of County Road 10 to a survey nail found on the westerly line of V.M.S. 9372 and the easterly line of said V.M.S. 12563 & 13067. Also being the northwesterly corner of the 2.67 acre tract of Matthew A. Turner (Official Record 1222, page 375) and the TRUE POINT OF BEGINNING.

Thence South 32 deg.-23'-10" East, 1988.40 feet along said V.M.S. line and the westerly lines of said 2.67 acre tract and the 26.541 acre tract of Howard B. and Traci L. Wheeler (Official Record 1074, page 916), (passing over a 3/4" iron pipe found at 33.46 feet) to a 5/8" iron rod found at the northeasterly corner of V.M.S. 9370 and the northwesterly corner of V.M.S. 9198 at the northeasterly corner of the 99.96 acre tract of The Joyce and Harold Hardin Trust (Official Record 327, page 882).

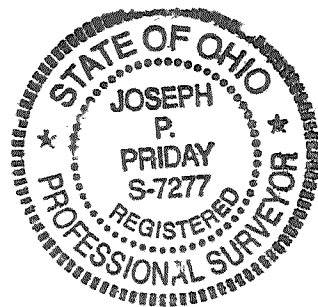
Thence South 57 deg.-25'-07" West, 1945.95 feet along the northerly lines of said V.M.S. 9370 and said 99.96 acre tract to a 3/4" iron pipe found at the southeasterly corner of the 81.863 acre tract of Jeff Bruns and Mark Bruns (Official Record 961, page 539 & Official Record 1065, page 681).

Thence North 18 deg.-13'-15" West, 2745.96 feet along the easterly lines of said 81.863 acre tract and the 12.785 acre tract of Jeffrey J. and Kathleen K. Barrows, Trustees (Official Record 1392, page 5346), (passing over a 5/8" iron rod found at 2715.11 feet) to a survey nail found in said centerline of County Road 10.

Thence with three consecutive courses of said centerline of County Road 10:

- 1) North 85 deg.-08'-56" East, 274.55 feet to a 1/2" iron rod found within a monument box at station 132+00 (Field Book 615, page 15).
- 2) North 85 deg.-23'-03" East, 974.72 feet to a 1/2" iron rod found within a monument box at station 122+25.
- 3) North 84 deg.-48'-48" East, 188.94 feet to the TRUE POINT OF BEGINNING.

Bearings are based on the State Plane Coordinate System, North zone, NAD 1983. The tract as described from an actual field survey performed on or about February 12, 2021, by Registered Surveyor, Joseph P. Priday (S-7277), contains **88.483 acres**, more or less, subject to all previous easements and rights-of-way of record. The plat of survey is on file in the Map Room of the Logan County Engineer.



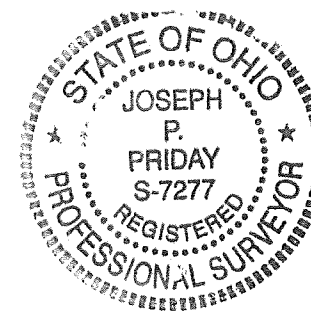
3-19-2021

APPROVED

PLAT OF SURVEY FOR:
BRS LAND HOLDINGS LLC
JEFFERSON TOWNSHIP
LOGAN COUNTY, OHIO
V.M.S. 12563 & 13067

NOTES:

- 1) SURVEY NAIL FOUND
- 2) RAILROAD SPIKE FOUND
- 3) 5/8" IRON ROD FOUND
- 4) 1/2" IRON ROD IN MONUMENT BOX FND
- 5) 3/4" IRON PIPE FOUND
- 6) BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983



Joseph P. Priday

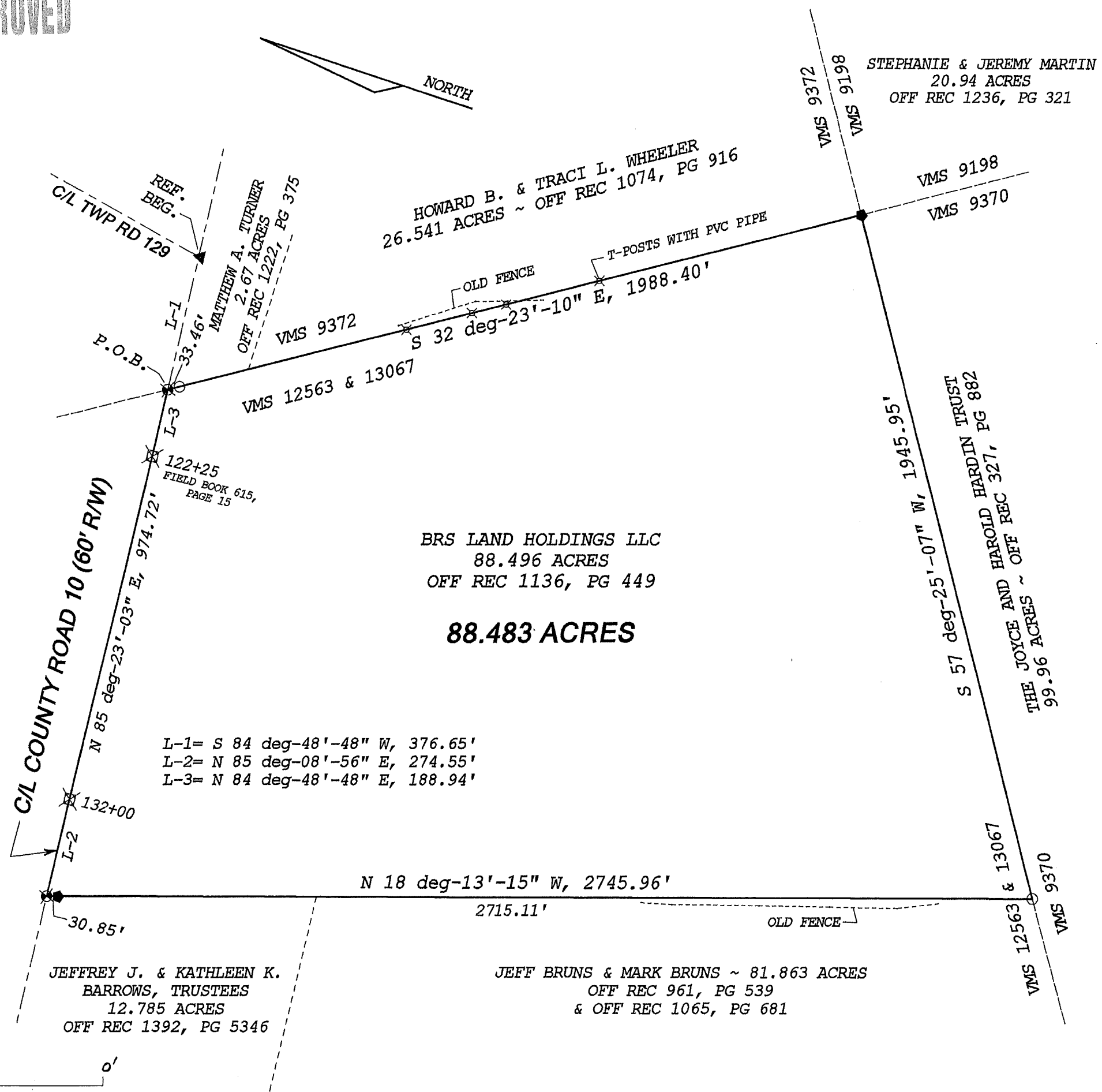
JOSEPH P. PRIDAY (S-7277)
FEB. 12, 2021 JN 21-02

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND MONUMENTS WERE SET AS INDICATED.

PRIDAY SURVEYING INC
P.O. BOX 192
MARYSVILLE, OHIO 43040
937-642-3400

INDEXED ON MAP
9667

500 ft 0'





LEGAL DEED DESCRIPTION
BRS LAND HOLDINGS LLC
5.002 ACRES

Real estate situated in Jefferson Township of Logan County, Ohio; in the Virginia Military Survey number 12563 & 13067; being part of the 88.496 acre tract of BRS Land Holdings LLC (Official Record 1136, page 449); and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the centerline intersection of County Road 10 (60' R/W) and Township Road 129.

Thence with two consecutive courses of said centerline of County Road 10:

- 1) South 84 deg.-48'-48" West, 565.59 feet (passing over a survey nail found at 376.65 feet) to a ½ inch iron rod found in a monument box.
- 2) South 85 deg.-23'-03" West, 849.27 feet to a mag nail set, being the TRUE POINT OF BEGINNING.

Thence South 18 deg.-13'-15" East, 559.84 feet (passing over an iron rod set at 30.87 feet) to an iron rod set.

Thence South 85 deg.-13'-22" West, 400.00 feet to an iron rod set on the easterly line of the 12.785 acre tract of Jeffrey J. and Kathleen K. Barrows, Trustees (Official Record 1392, page 5346.

Thence North 18 deg.-13'-15" West, 559.84 feet along said easterly line (passing over a 5/8" iron rod found at 528.99 feet) to a survey nail found in said centerline of County Road 10.

Thence with two consecutive courses of said centerline of County Road 10:

- 1) North 85 deg.-08'-56" East, 274.55 feet to a 1/2" iron rod found within a monument box at station 132+00 (Field Book 615, page 15).
- 2) North 85 deg.-23'-03" East, 125.45 feet to the TRUE POINT OF BEGINNING.

Bearings are based on the State Plane Coordinate System, North zone, NAD 1983. The tract as described from an actual field survey performed on or about June 23, 2021, by Registered Surveyor, Joseph P. Friday (S-7277), contains **5.002 acres**, more or less, subject to all previous easements and rights-of-way of record. All iron rods set are 5/8" x 30" with plastic I.D. caps. The plat of survey is on file in the Map Room of the Logan County Engineer.



INDEXED ON MAP
9667

7-1-2021

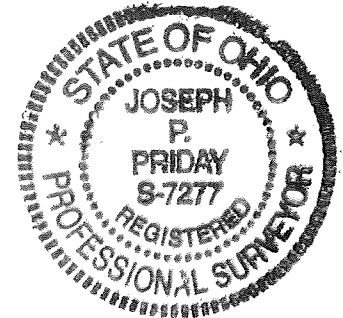
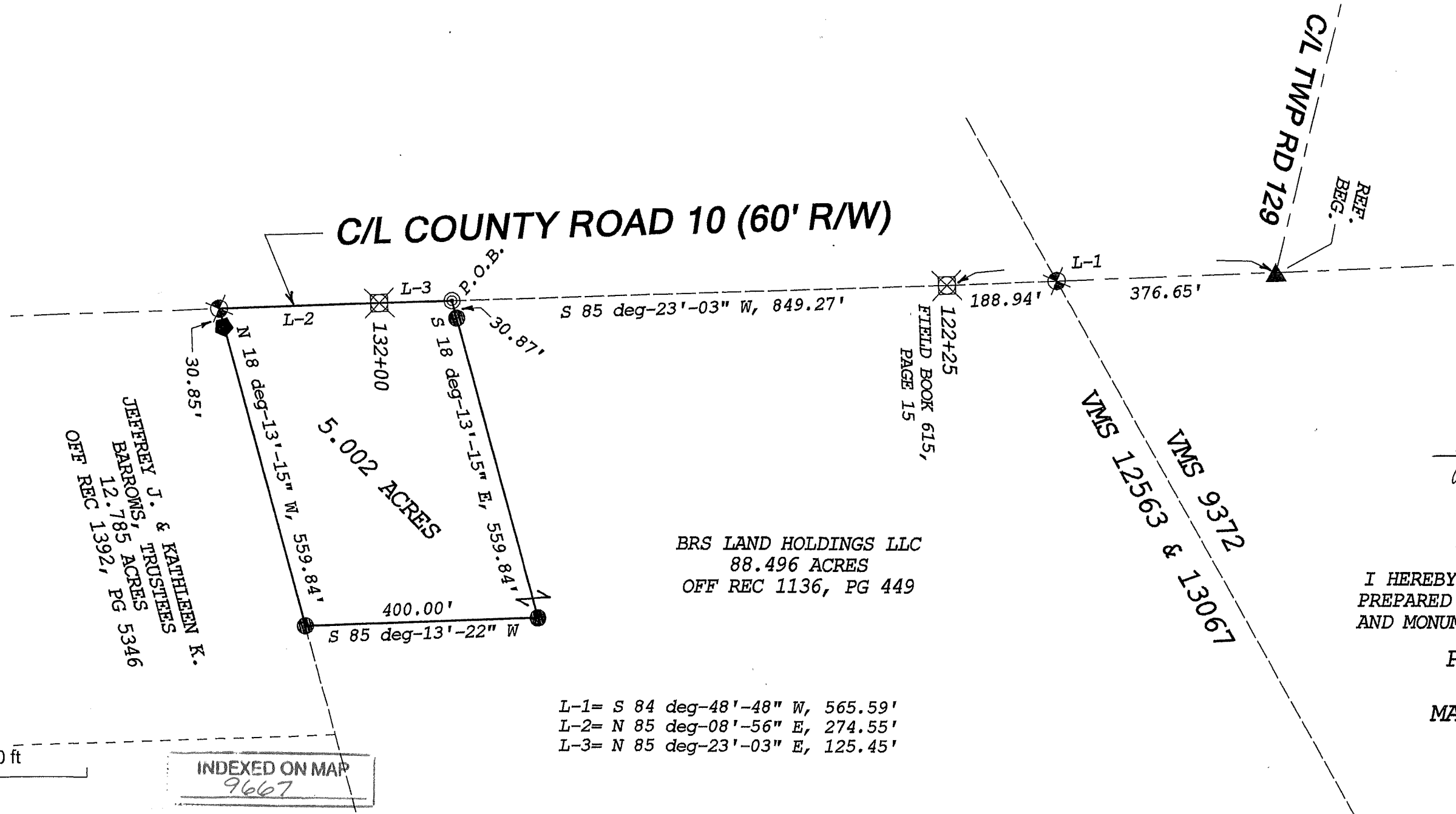
APPROVED

PLAT OF SURVEY FOR:
BRS LAND HOLDINGS LLC
JEFFERSON TOWNSHIP
LOGAN COUNTY, OHIO
V.M.S. 12563 & 13067

NOTES:

- 1) SURVEY NAIL FOUND
- 2) RAILROAD SPIKE FOUND
- 3) 5/8" IRON ROD FOUND
- 4) 1/2" IRON ROD IN MOUNUMENT BOX FOUND
- 5) 3/4" IRON PIPE FOUND
- 6) MAG NAIL SET
- 7) 5/8" X 30" IRON ROD WITH PLASTIC I.D. CAP SET
- 8) BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983

NORTH



Joseph P. Priday

JOSEPH P. PRIDAY (S-7277)
JUNE 23, 2021 JN 21-02

I HEREBY CERTIFY THAT THIS PLAT WAS
PREPARED FROM AN ACTUAL FIELD SURVEY
AND MONUMENTS WERE SET AS INDICATED.

PRIDAY SURVEYING INC
P.O. BOX 192
MARYSVILLE, OHIO 43040
937-642-3400

BRS LAND HOLDINGS LLC
88.496 ACRES
OFF REC 1136, PG 449

L-1= S 84 deg-48'-48" W, 565.59'
L-2= N 85 deg-08'-56" E, 274.55'
L-3= N 85 deg-23'-03" E, 125.45'

6-15-2025



LEGAL DEED DESCRIPTION
BRS LAND HOLDINGS LLC
18.511 ACRES

Real estate situated in Jefferson Township of Logan County, Ohio; in the Virginia Military Survey number 12563 & 13067; being part of the original 88.496 acre tract of BRS Land Holdings LLC (Official Record 1136, page 449); and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the centerline intersection of County Road 10 (60' R/W) and Township Road 129.

Thence South 84 deg.-48'-48" West, 376.65 feet along said centerline of County Road 10 to a survey nail found on the westerly line of V.M.S. 9372 and the easterly line of said V.M.S. 12563 & 13067. Also being the northwesterly corner of the 2.67 acre tract of Jeffrey D. Mitten (Official Record 1404, page 3237) and the TRUE POINT OF BEGINNING.

Thence South 32 deg.-23'-10" East, 1988.40 feet along said V.M.S. line and the westerly lines of said 2.67 acre tract and the 26.541 acre tract of Howard B. and Traci L. Wheeler (Official Record 1074, page 916), (passing over a 3/4" iron pipe found at 33.46 feet) to a 5/8" iron rod found at the northeasterly corner of V.M.S. 9370 and the northwesterly corner of V.M.S. 9198 at the northeasterly corner of the 99.96 acre tract of The Joyce and Harold Hardin Trust (Official Record 327, page 883).

Thence South 57 deg.-25'-07" West, 591.11 feet along the northerly lines of said V.M.S. 9370 and said 99.96 acre tract to an iron rod set.

Thence North 30 deg.-11'-13" West, 1163.54 feet to an iron rod set.

Thence North 64 deg.-30'-55" East, 364.54 feet to an iron rod set.

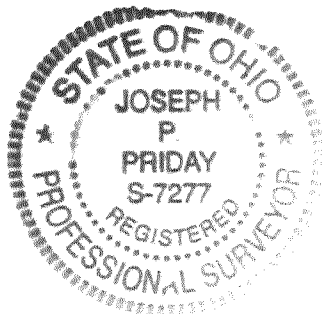
Thence North 31 deg.-23'-54" West, 958.04 feet (passing over an iron rod set at 924.43 feet) to a 1/2" iron rod found in a monument box on the centerline of said County Road 10 at station 122+25.

Thence North 84 deg.-48'-48" East, 188.94 feet along said centerline to the TRUE POINT OF BEGINNING.

Bearings are based on the State Plane Coordinate System, North zone, NAD 1983. The tract as described from an actual field survey performed on or about June 05, 2023, by Registered Surveyor, Joseph P. Priday (S-7277), contains **18.511 acres**, more or less, subject to all previous easements and rights-of-way of record. All iron rods set are 5/8" x 30" with plastic I.D. caps stamped "Priday". The plat of survey is on file in the Map Room of the Logan County Engineer.

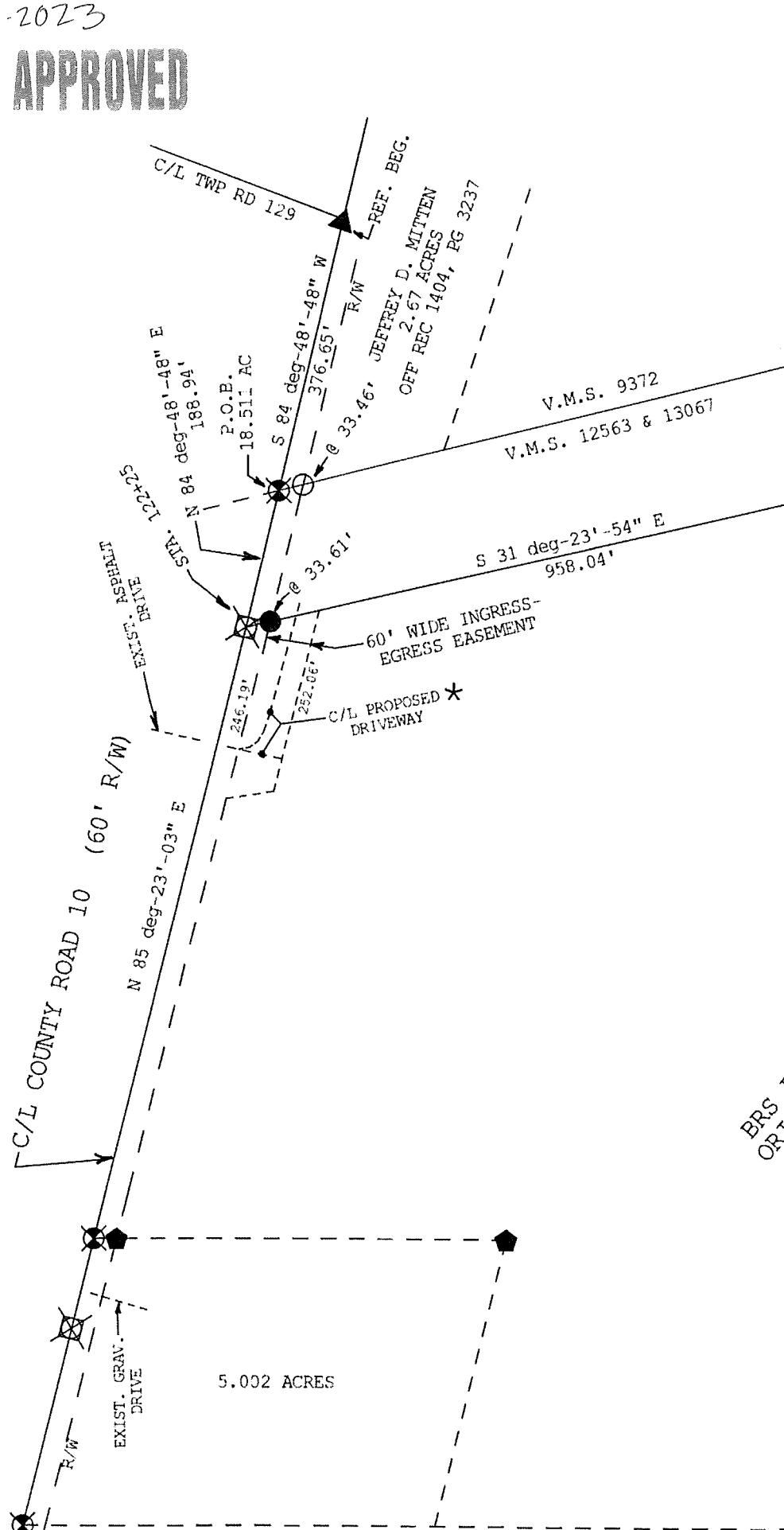
The above described tract shall be benefited by a 60 foot wide ingress-egress easement (as delineated on the plat of survey) which runs along the southerly right-of-way of County Road 10. The easement shall provide driveway access to said County Road 10.

Joseph P. Priday (S-7277)
Priday Surveying, Inc.
P.O. Box 192
Marysville, Ohio 43040



6-15-2023

APPROVED



INDEXED ON MAP
[Signature]

PLAT OF SURVEY FOR:
BRS LAND HOLDINGS LLC
JEFFERSON TOWNSHIP
LOGAN COUNTY, OHIO
V.M.S. 12563 & 13067

CR 10 IS CLASSIFIED AS A LOCAL ROAD.
MINIMUM DRIVEWAY SPACING IS 250'.
MINIMUM DRIVEWAY TO INTERSECTION SPACING IS 250'.
MINIMUM SIGHT DISTANCE IS >495'.

* PROPOSED DRIVEWAY IN LINE WITH EXISTING ASPHALT DRIVEWAY HAS THE BEST SIGHT DISTANCE. THE 60' WIDE INGRESS-EGRESS EASEMENT SHALL PROVIDE DRIVEWAY ACCESS TO THE 18.511 ACRE TRACT.

- NOTES:
- 1) SURVEY NAIL FOUND, MAG NAIL SET
 - 2) RAILROAD SPIKE FOUND
 - 3) 5/8" IRON ROD FOUND
 - 4) 1/2" IRON ROD FOUND IN MONUMENT BOX
 - 5) 3/4" IRON PIPE FOUND
 - 6) 5/8" X 30" IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "PRIDAY"
 - 7) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983



[Signature of Joseph P. Priday]

JOSEPH P. PRIDAY (S-7277)
JUNE 05, 2023 JN 21-02-23

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND MONUMENTS WERE SET AS INDICATED.

PRIDAY SURVEYING INC
P.O. BOX 192
MARYSVILLE, OHIO 43040
937-642-3400

200 ft
SCALE 1" = 200'

155642
 APPROVED

LEGAL DEED DESCRIPTION
BRS LAND HOLDINGS LLC
5.820 ACRES

Real estate situated in Jefferson Township of Logan County, Ohio; in the Virginia Military Survey number 12563 & 13067; being part of the original 88.496 acre tract of BRS Land Holdings LLC (Official Record 1136, page 449); and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the centerline intersection of County Road 10 (60' R/W) and Township Road 129.

Thence South 84 deg.-48'-48" West, 376.65 feet along said centerline of County Road 10 to a survey nail found on the westerly line of V.M.S. 9372 and the easterly line of said V.M.S. 12563 & 13067.

Thence South 84 deg.-48'-48" West, 188.94 feet continuing along said centerline of County Road 10 to a ½" iron rod found in a monument box at station 122+25.

Thence South 85 deg.-23'-03" West, 508.25 feet continuing along said centerline of County Road 10 to a mag nail set at the northwesterly corner of a 4.432 acre tract (surveyed this date), being the TRUE POINT OF BEGINNING.

Thence South 33 deg.-04'-38" East, 1063.05 feet along the westerly line of said 4.432 acre tract (passing over an iron rod set at 34.12 feet) to an iron rod set.

Thence North 66 deg.-00'-37" West, 566.16 feet to an iron rod set.

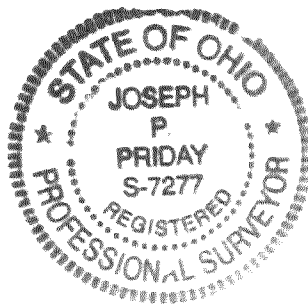
Thence North 27 deg.-32'-18" West, 720.39 feet (passing over an iron rod set at 687.82 feet) to a mag nail set in said centerline of County Road 10.

Thence North 85 deg.-23'-03" East, 271.02 feet along said centerline to the TRUE POINT OF BEGINNING.

Bearings are based on the State Plane Coordinate System, North zone, NAD 1983. The tract as described from an actual field survey performed on or about June 30, 2023, by Registered Surveyor, Joseph P. Priday (S-7277), contains **5.820 acres**, more or less, subject to all previous easements and rights-of-way of record. All iron rods set are 5/8" x 30" with plastic I.D. caps stamped "Priday". The plat of survey is on file in the Map Room of the Logan County Engineer.



Joseph P. Priday (S-7277)
Priday Surveying, Inc.
P.O. Box 192
Marysville, Ohio 43040



INDEXED ON MAP
9/6/27



LEGAL DEED DESCRIPTION
BRS LAND HOLDINGS LLC
6.003 ACRES

Real estate situated in Jefferson Township of Logan County, Ohio; in the Virginia Military Survey number 12563 & 13067; being part of the original 88.496 acre tract of BRS Land Holdings LLC (Official Record 1136, page 449); and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the centerline intersection of County Road 10 (60' R/W) and Township Road 129.

Thence South 84 deg.-48'-48" West, 376.65 feet along said centerline of County Road 10 to a survey nail found on the westerly line of V.M.S. 9372 and the easterly line of said V.M.S. 12563 & 13067.

Thence South 84 deg.-48'-48" West, 188.94 feet continuing along said centerline of County Road 10 to a 1/2" iron rod found in a monument box at station 122+25, being the TRUE POINT OF BEGINNING.

Thence South 31 deg.-23'-54" East, 958.04 feet along a westerly line of an 18.511 acre tract (surveyed 06-05-2023), (passing over a 5/8" iron rod found at 33.61 feet) to a 5/8" iron rod found.

Thence South 64 deg.-30'-55" West, 302.94 feet along a northerly line of said 18.511 acre tract to an iron rod set on the southeasterly corner of a 4.432 acre tract (surveyed this date).

Thence North 26 deg.-45'-19" West, 1039.85 feet along the easterly line of said 4.432 acre tract (passing over an iron rod set at 1007.46 feet) to a mag nail set in said centerline of County Road 10.

Thence North 85 deg.-23'-03" East, 243.25 feet along said centerline to the TRUE POINT OF BEGINNING.

Bearings are based on the State Plane Coordinate System, North zone, NAD 1983. The tract as described from an actual field survey performed on or about June 30, 2023, by Registered Surveyor, Joseph P. Priday (S-7277), contains **6.003 acres**, more or less, subject to all previous easements and rights-of-way of record. All iron rods set are 5/8" x 30" with plastic I.D. caps stamped "Priday". The plat of survey is on file in the Map Room of the Logan County Engineer.

The above described tract shall be subject to a 60 foot wide ingress-egress easement along the southerly right-of-way of County Road 10 to provide driveway access to said 18.511 acre and 4.432 acre tracts, as delineated on the plat of survey.

Joseph P. Priday (S-7277)
Priday Surveying, Inc.
P.O. Box 192
Marysville, Ohio 43040





APPROVED

LEGAL DEED DESCRIPTION
INGRESS-EGRESS EASEMENT
MORLEY PROPERTY

Ingress-Egress Easement situated in Jefferson Township of Logan County, Ohio; in the Virginia Military Survey number 12563 & 13067; being part of the 5.002 acre tract of Jamie and Matthew Morley (Official Record 1406, page 5047); and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the centerline intersection of County Road 10 (60' R/W) and Township Road 129.

Thence South 84 deg.-48'-48" West, 565.59 feet along said centerline of County Road 10 to a 1/2" iron rod found in a monument box at station 122+25.

Thence South 85 deg.-23'-03" West, 849.27 feet continuing along said centerline of County Road 10 to a survey nail found at the northeasterly corner of said 5.002 acre tract.

Thence South 18 deg.-13'-15" East, 30.87 feet along the easterly line of said 5.002 acre to an iron rod found on the southerly right-of-way line of said County Road 10, marking the True Point of Beginning of the easement.

Thence South 18 deg.-13'-15" East, 61.73 feet continuing along said easterly line to a point.

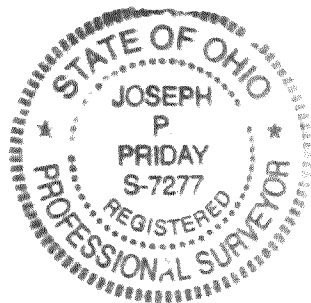
Thence South 85 deg.-23'-03" West, 128.00 feet to a point.

Thence North 01 deg.-58'-46" West, 60.06 feet to a point on said southerly right-of-way line of County Road 10.

Thence North 85 deg.-23'-03" East, 110.72 feet along said southerly right-of-way line to the True Point of Beginning.

Bearings are based on the State Plane Coordinate System, North zone, NAD 1983. The Easement as described from an actual field survey performed on or about June 30, 2023, by Registered Surveyor, Joseph P. Priday (S-7277), subject to all previous easements and rights-of-way of record. All iron rods set are 5/8" x 30" with plastic I.D. caps stamped "Priday". The plat of survey is on file in the Map Room of the Logan County Engineer.

Joseph P. Priday (S-7277)
Priday Surveying, Inc.
P.O. Box 192
Marysville, Ohio 43040



INDEXED ON MAP
9/6/23



APPROVED

LEGAL DEED DESCRIPTION
BRS LAND HOLDINGS LLC
4.432 ACRES

Real estate situated in Jefferson Township of Logan County, Ohio; in the Virginia Military Survey number 12563 & 13067; being part of the original 88.496 acre tract of BRS Land Holdings LLC (Official Record 1136, page 449); and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the centerline intersection of County Road 10 (60' R/W) and Township Road 129.

Thence South 84 deg.-48'-48" West, 376.65 feet along said centerline of County Road 10 to a survey nail found on the westerly line of V.M.S. 9372 and the easterly line of said V.M.S. 12563 & 13067.

Thence South 84 deg.-48'-48" West, 188.94 feet continuing along said centerline of County Road 10 to a 1/2" iron rod found in a monument box at station 122+25.

Thence South 85 deg.-23'-03" West, 243.25 feet continuing along said centerline of County Road 10 to a mag nail set at the northwesterly corner of a 6.003 acre tract (surveyed this date), being the TRUE POINT OF BEGINNING.

Thence South 26 deg.-45'-19" East, 1039.85 feet along the westerly line of said 6.003 acre tract (passing over an iron rod set at 32.39 feet) to an iron rod set on a northerly line of an 18.511 acre tract (surveyed 06-05-2023).

Thence South 64 deg.-30'-55" West, 61.60 feet along said northerly line to a 5/8" iron rod found at a northwesterly corner of said 18.511 acre tract.

Thence North 66 deg.-00'-37" West, 105.59 feet to an iron rod set on the southeasterly corner of a 5.820 acre tract (surveyed this date).

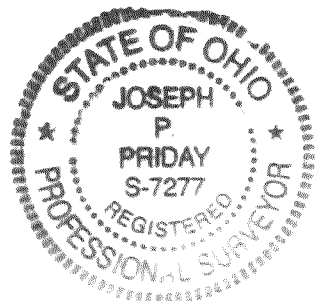
Thence North 33 deg.-04'-38" West, 1063.05 feet along the easterly line of said 5.820 acre tract (passing over an iron rod set at 1028.93 feet) to a mag nail set in said centerline of County Road 10.

Thence North 85 deg.-23'-03" East, 265.00 feet along said centerline to the TRUE POINT OF BEGINNING.

Bearings are based on the State Plane Coordinate System, North zone, NAD 1983. The tract as described from an actual field survey performed on or about June 30, 2023, by Registered Surveyor, Joseph P. Priday (S-7277), contains 4.432 acres, more or less, subject to all previous easements and rights-of-way of record. All iron rods set are 5/8" x 30" with plastic I.D. caps stamped "Priday". The plat of survey is on file in the Map Room of the Logan County Engineer.

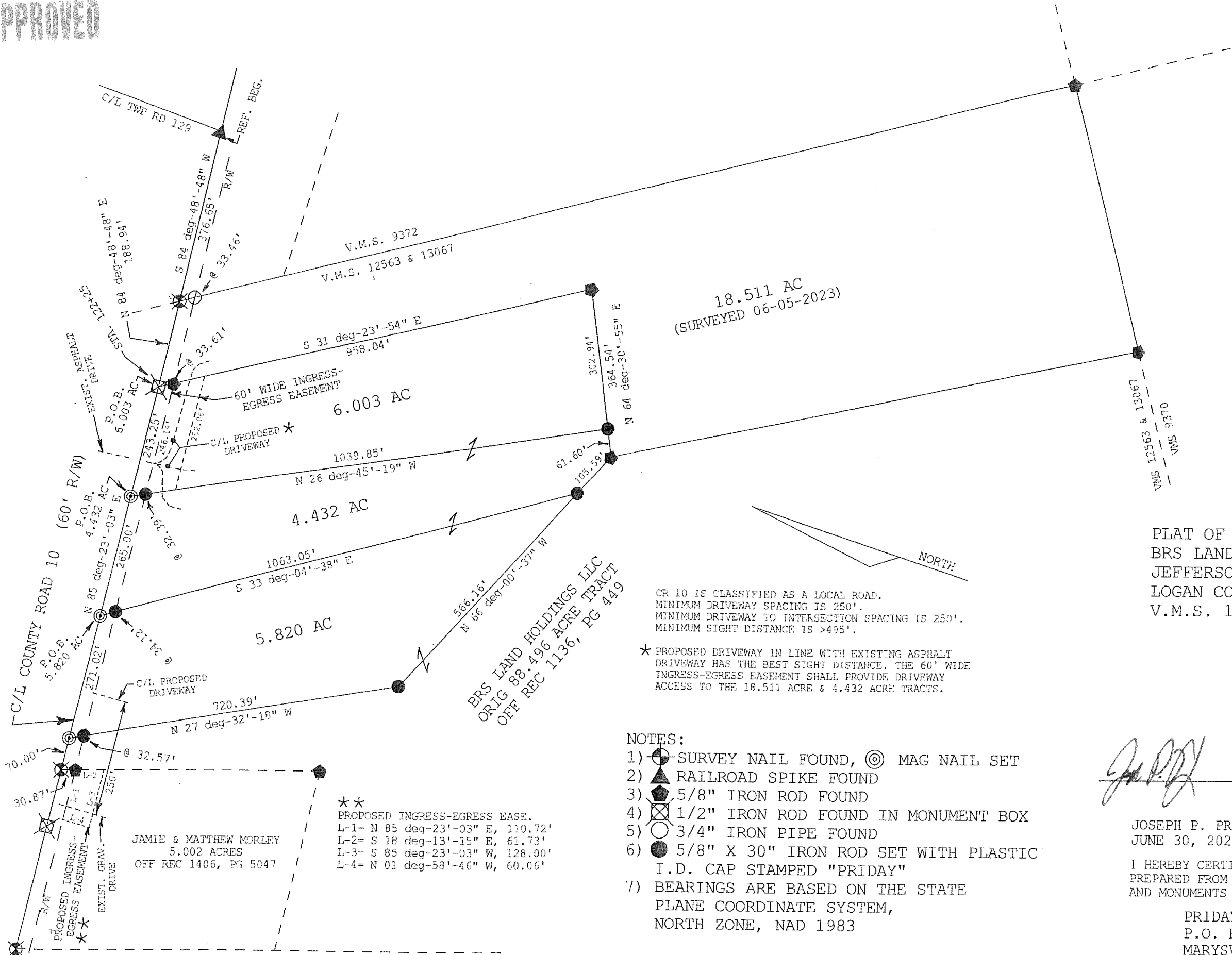
The above described tract shall be benefited by a 60 foot wide ingress-egress easement (as delineated on the plat of survey) which runs along the southerly right-of-way of County Road 10 at the frontage of said 6.003 acre tract. The easement shall provide driveway access to said County Road 10.

Joseph P. Priday (S-7277)
Priday Surveying, Inc.
P.O. Box 192
Marysville, Ohio 43040



INDEXED ON MAP
9/6/27

 **APPROVED**










18.511 AC
(SURVEYED 06-05-2023)

PLAT OF SURVEY FOR:
BRS LAND HOLDINGS LLC
JEFFERSON TOWNSHIP
LOGAN COUNTY, OHIO
V.M.S. 12563 & 13067

CR 10 IS CLASSIFIED AS A LOCAL ROAD.
MINIMUM DRIVEWAY SPACING IS 250'.
MINIMUM DRIVEWAY TO INTERSECTION SPACING IS 250'.
MINIMUM SIGHT DISTANCE IS >495'.

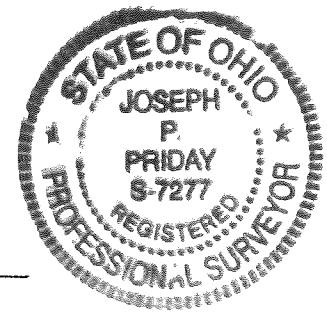
* PROPOSED DRIVEWAY IN LINE WITH EXISTING ASPHALT DRIVEWAY HAS THE BEST SIGHT DISTANCE. THE 60' WIDE INGRESS-EGRESS EASEMENT SHALL PROVIDE DRIVEWAY ACCESS TO THE 18.511 ACRE & 4.432 ACRE TRACTS.

- NOTES:
- 1)  SURVEY NAIL FOUND,  MAG NAIL SET
 - 2)  RAILROAD SPIKE FOUND
 - 3)  5/8" IRON ROD FOUND
 - 4)  1/2" IRON ROD FOUND IN MONUMENT BOX
 - 5)  3/4" IRON PIPE FOUND
 - 6)  5/8" X 30" IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "PRIDAY"
 - 7) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983

**
PROPOSED INGRESS-EGRESS EASE.
L-1= N 85 deg-23'-03" E, 110.72'
L-2= S 18 deg-13'-15" E, 61.73'
L-3= S 85 deg-23'-03" W, 128.00'
L-4= N 01 deg-58'-46" W, 60.00'

JAMIE & MATTHEW MORLEY
5.002 ACRES
OFF REC 1406, PG 5047

BRS LAND HOLDINGS LLC
ORIG 88.496 ACRE TRACT
OFF REC 1136, PG 449

JOSEPH P. PRIDAY (S-7277)
JUNE 30, 2023 JN 21-02-23

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND MONUMENTS WERE SET AS INDICATED.

PRIDAY SURVEYING INC
P.O. BOX 192
MARYSVILLE, OHIO 43040
937-642-3400

200 ft
SCALE 1" = 200'

INDEXED ON MAP


10-30-23



**Description of 5.001 Acres
Dated October 06, 2023 for Howard Wheeler**

Being part of V.M.S. # 9372, and being part of a 20.806 acre tract, now or formerly owned by Howard & Traci Wheeler, Official Record 1330, page 809, and being part of PN 32-110-00-00-024-000, Perry Township, Logan County, State of Ohio and being more particularly described as follows:

Commencing at a monument box found with a 1 inch dia. iron pin found located at the intersection of the centerline of County Road 129 (40' R/W) with the centerline of County Road 10 (60' R/W);

Thence along the centerline of County Road 10 North 84 deg. 51 min. 50 sec. East for a distance of 245.48 feet to a 5/8 inch dia. iron pin found;

Thence continuing along said centerline the following courses and distances:

South 73 deg. 45 min. 25 sec. East for a distance of 812.39 feet to a railroad spike found;

South 73 deg. 47 min. 51 sec. East for a distance of 770.64 feet to a survey nail set, said point being the northwest corner of hereinafter described 5.001 acre tract, and the true point of beginning;

Thence continuing along said centerline **South 73 deg. 47 min. 51 sec. East** for a distance of **682.64 feet** to a survey nail found;

Thence along grantor's common line with a 20.94 acre tract, now or formerly owned by Stephanie & Jeremy Martin, Official Record 1236, page 321, PN 32-110-00-00-023-000, **South 57 deg. 29 min. 11 sec. West** for a distance of **849.34 feet** to an iron pin set (passing over a 5/8 inch dia. iron pin found at a distance of 40.08 feet);

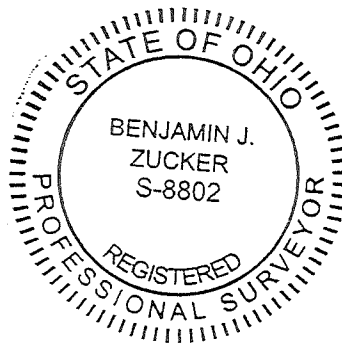
Thence crossing grantor's tract **North 5 deg. 21 min. 34 sec. East** for a distance of **649.84 feet** to a survey nail set (passing over an iron pin set at a distance of 619.29 feet) and the true place of beginning.

Containing **5.001 acres**, more or less, of which 0.459 acres, more or less, is contained in the right-of-way of County Road 10, and subject to legal highways, easements, restrictions and agreements of record. This description prepared from a survey performed by Benjamin J. Zucker, Registered Professional Surveyor 8802, and dated October 06, 2023. All 5/8 inch dia. Iron pins set have a plastic identity cap with the inscription "Fox Surveying Co."

Prior Deed, O.R. 1330, page 809

Basis of bearings, NAD 83 Ohio State Plane Coors. (North Zone), centerline of County Road 10, South 73 deg. 47 min. 51 sec. East


Benjamin J. Zucker, P.S. 8802



10-06-23
Date of Survey
Job No. 23181

INDEXED ON MAP
9/26/23

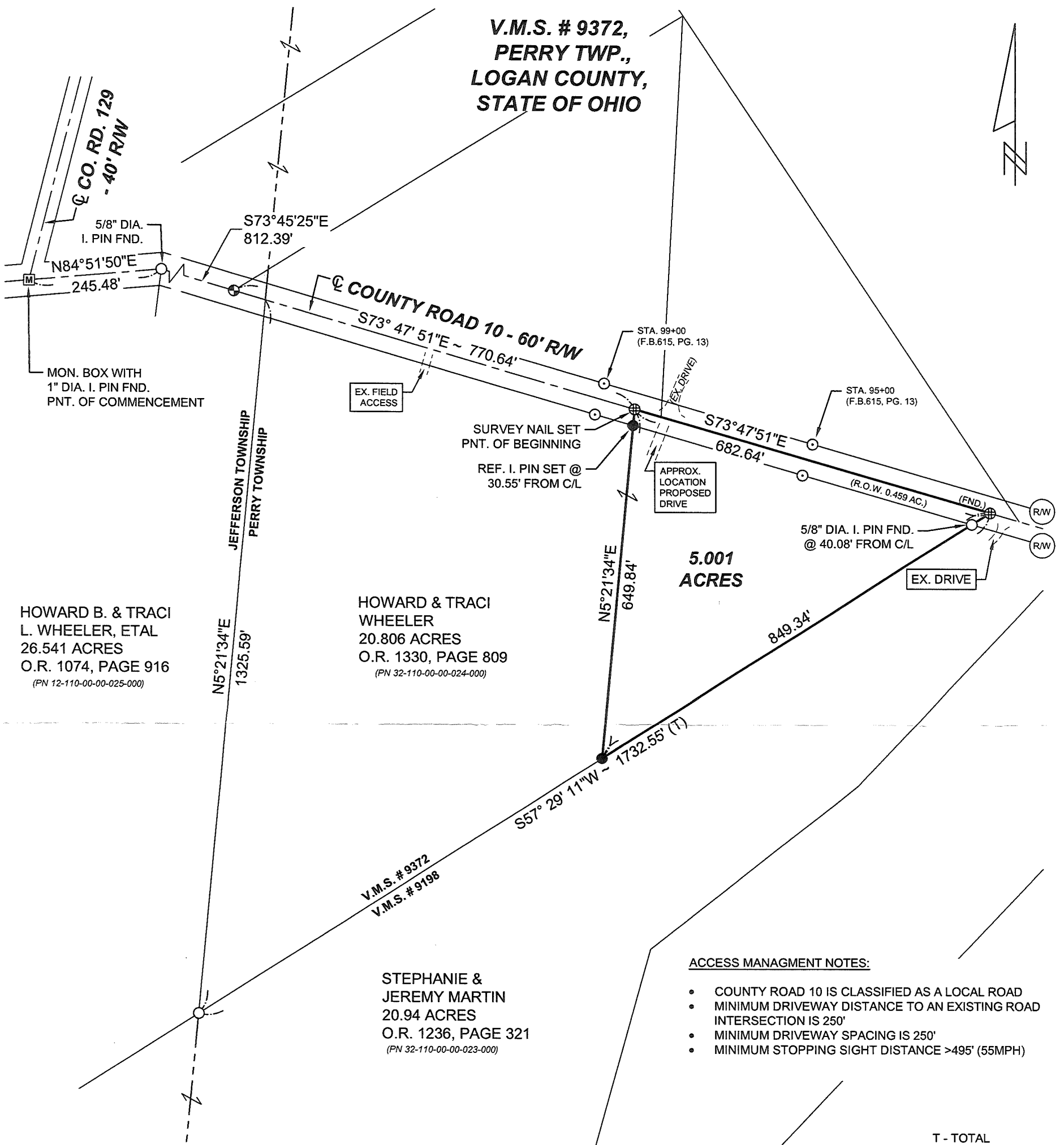


PLAT OF SURVEY

THIS SURVEY WAS PERFORMED AT THE REQUEST OF: HOWARD WHEELER

106 S. Elm St. P.O. Box 133,
Prospect, Ohio, 43342
office@foxsurveyingohio.com
Ph: (740)-494-2028

**V.M.S. # 9372,
PERRY TWP.,
LOGAN COUNTY,
STATE OF OHIO**



HOWARD B. & TRACI
L. WHEELER, ETAL
26.541 ACRES
O.R. 1074, PAGE 916
(PN 12-110-00-00-025-000)

HOWARD & TRACI
WHEELER
20.806 ACRES
O.R. 1330, PAGE 809
(PN 32-110-00-00-024-000)

STEPHANIE &
JEREMY MARTIN
20.94 ACRES
O.R. 1236, PAGE 321
(PN 32-110-00-00-023-000)

- ACCESS MANAGEMENT NOTES:**
- COUNTY ROAD 10 IS CLASSIFIED AS A LOCAL ROAD
 - MINIMUM DRIVEWAY DISTANCE TO AN EXISTING ROAD INTERSECTION IS 250'
 - MINIMUM DRIVEWAY SPACING IS 250'
 - MINIMUM STOPPING SIGHT DISTANCE >495' (55MPH)

T - TOTAL

REFERENCE MATERIALS	LEGEND
① R - 9667 (JEFFERSON TWP.) ② R - 1790 ③ ④ ⑤ Official Record: 1330, page 809 Basis of Bearing: NAD83 OH. ST. PLANE COORS. (N. ZONE) C/L OF C.R. 10 - S 73°47'51"E	Scale 1" = 200 feet ● R.R spike fnd. ○ 5/8" dia. iron pin fnd. ⊕ Survey nail set ⊗ Survey (MAG) spike set □ Stone found ⊞ Monument Box found ○ State hwy RW monument fnd. ● 5/8" dia. iron pin set with a plastic cap stamped " FOX SURVEYING CO"

CERTIFICATION

I hereby certify that this plat is a true and correct representation of a survey performed under my responsible direction and supervision and is correct to the best of my knowledge.

Benjamin J. Zucker
Benjamin J. Zucker, Reg. P.S. No. 8802

Date of Survey: 10-06-2023

INDEXED ON MAP
9/26/23