

ANGLE SURVEY

The following described real estate situated in the Township of Liberty, County of Logan, State of Ohio and being a part of the northeast quarter of Section 31, T.4, R.14. B.M.R.S. and being more particularly described as follows:

Beginning at a R. R. Spike set at the southwest corner to Clarence E. Angle's present 9.915 Acre tract, said R. R. Spike being on the centerline of T. R. No. 199 and the east right of way line of U. S. R. No. 68 and being S. 4° 10' E. 74.74 feet from the right of way monument on the east side of U. S. R. No. 68 at Station No. 206 + 00 as shown on Plan # 34114 of Drawer R. in the Logan County Engineer's Office;

Thence with the east right of way line of U. S. R. No. 68, N. 4- 10' W. 336.84 feet to an iron bar set, passing through a right of way monument at Station No. 206 + 00 at 74.74 feet;

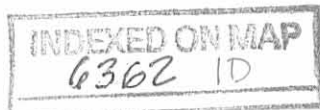
Thence S. 87° 00' E. 392.90 feet to an iron bar set;

Thence S. 1° 08' W. 335.00 feet to a R. R. Spike set in the centerline of T. R. No. 199, passing through an iron bar set at 319.98 feet;

Thence with the centerline of T. R. No. 199, N. 88° 54.2' W. 361.76 feet to the place of beginning, containing 2.881 Acres, more or less.

The above described tract being surveyed out of the southwest corner to a present 9.915 Acre tract in the name of Clarence E. Angle etux, subject however to 10 foot Ohio Bell Telephone Company Right of Way as recorded in Deed Volume 337 page 680 (9-2-1971)

I hereby certify that this is a true and accurate description of a survey made by me on December 6, 1980.



Daniel E. Gilbert, P.S.
Reg. Sur. No. 5402
1041 N. Main St.
Bellefontaine, Ohio 43311

CLARENCE E. ANGLE SURVEY
 SECTION 31 T.4 R.14 B.M.R.S.
 LIBERTY TOWNSHIP
 LOGAN COUNTY, OHIO
 DECEMBER 6, 1980

SCALE: 1" = 50'

N



2.881 ACRES

6362 IP

INDEXED ON MAP

SURVEYED AND PLATTED BY:
 DANIEL E. GILBERT, P.S.
 REG. SUR. NO. 5402
 1041 N. MAIN ST.
 BELLEFONTAINE, OHIO 43311

ANGLE SURVEY

The following described real estate situated in the Township of Liberty, County of Logan, State of Ohio and being a part of the northeast quarter of Section 31, T.4, R.14, B.M.R.S. and being more particularly described as follows:

Beginning at an iron pipe set in the east right of way line of U.S.R. No. 68, that is N. 4° 10' W. 1,045.00 feet from the southwest corner to Clarence Angles' farm and in the centerline of T. R. No. 199 and being 30 feet right of Station No. 215 + 74 as shown on Plan # 3414 of Drawer R in the Logan County Engineers Office;

Thence with the east right of way line of U.S.R. No. 68, N. 4° 10' W. 181.91 feet to an iron pipe set, passing through a broken right of way monument at 26.00 feet;

Thence S. 85° 52' E. 659.71 feet to a point, passing through an iron pipe at 24.00 feet;

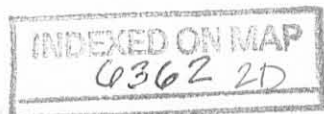
Thence S. 4° 08' W. 180.00 feet to an iron pipe set;

Thence N. 85° 52' W. 633.45 feet to the place of beginning, passing through an iron pipe set at 609.45 feet, containing 2.672 Acres, more or less.

Of the above, there is 0.085 Acres out of a 10.00 Acre tract, 0.045 Acres out of a 6.85 Acre tract and 2.542 Acres out of a 7.13 Acre tract.

Subject, however to a 24.0 foot wide right of way easement retained by the Grantor across the entire front of said tract. Also subject to a Ten Foot right of way easement granted to the Ohio Bell Telephone Co. (Vol. 337 P. 680) and a five foot by ten foot easement for carrier cabinets granted to the Ohio Bell Telephone Co. (Vol. 337 P. 682) at the southwest corner to said tract.

I hereby certify that this is a true and accurate description of said tract as surveyed by me on November 24, 1979.



Daniel E. Gilbert
Daniel E. Gilbert, P.S.
Reg. Sur. No. 5402
1041 N. Main St.
Bellefontaine, Ohio 43311

U.S.R. No. 68



CLARENCE E. ANGLE SURVEY
 SECTION 31 T.4 R.14 B.M.R.S.
 LIBERTY TOWNSHIP
 LOGAN COUNTY, OHIO
 NOVEMBER 24, 1979
 SCALE: 1" = 20'

6362 2P
 INDEXED ON MAP

SURVEYED AND PLATTED BY:
 DANIEL E. GILBERT, P.S.
 REG. SUR. NO. 5402
 1041 N. MAIN ST.
 BELLEFONTAINE, OHIO 43311

1-7-20



APPROVED



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INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

ANGLE

1.321 ACRES

Lying in Section 31, Township 4, Range 14, Between the Miami Rivers Survey, Liberty Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Steven L. Angle, Terry E. Angle aka Terry Evan Angle and Judy A. Angle original 121.2 acre tract as deeded and described in Official Record 934, Page 79, Parcel II, Tract I and being more particularly described as follows:

COMMENCING at an iron rebar set at Station 273+10.00/30.00 feet right (O.D.O.T. Plans LOG-68-5.19) on the easterly right-of-way of U.S. Route 68 (width varies) and the west line of the Steven L. Angle and Tina M. Angle 2.672 acre tract as deeded and described in Volume 386, Page 226;

THENCE, with said easterly right-of-way lines and west lines, the following two (2) courses:

- 1) North 87°30'42" East, a distance of 15.00 feet to an iron rebar set; and
- 2) North 02°29'18" West, a distance of 49.08 feet to an iron rebar set at the **TRUE POINT OF BEGINNING**.

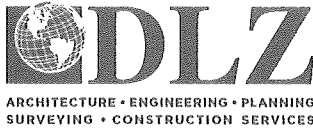
THENCE, continuing with said easterly right-of-way line and the west line of said 121.2 acre tract, **North 02°29'18" West**, a distance of **86.36 feet** to an iron rebar set;

THENCE, with a new division lines through said 121.2 acre tract, the following two (2) courses:

- 1) **South 85°36'49" East**, a distance of **657.17 feet** to an iron rebar set; and
- 2) **South 05°48'47" West**, a distance of **91.08 feet** to an iron rebar set at the northeasterly corner of the Steven L.

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Angle and Tina M. Angle 2.672 acre tract as deeded and described in Volume 386, Page 226;

THENCE **North 85°08'27" West**, with a common line to the remainder of said 121.2 acre tract and said 2.672 acre tract, a distance of **644.59 feet** to the POINT OF BEGINNING;

Containing **1.321 acres**, more or less.

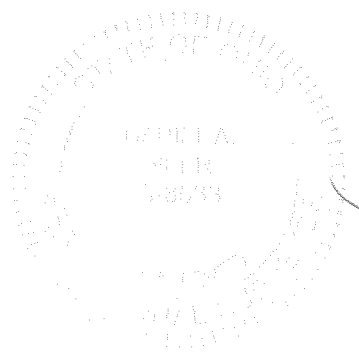
Iron rebar set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "DLZ OHIO INC.".

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

This parcel is to be attached to an adjoining tract of land and is not to be used as a separate and independent parcel.

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 easterly right-of-way line of U.S. Route 68, having a bearing of North 02°29'18" West. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on December 11, 2019.

Description prepared by:




Daniel A. Neer

Professional Surveyor No. 8533

December 12, 2019

1921-2098.00



12-18-19



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INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

ANGLE

2.690 ACRES

Lying in Section 31, Township 4, Range 14, Between the Miami Rivers Survey, Liberty Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Steven L. Angle, Terry E. Angle aka Terry Evan Angle and Judy A. Angle original 10 acre and 70.54 acre tracts as deeded and described in Official Record 934, Page 79, Parcel II, Tract II and Tract III, respectively, and being more particularly described as follows:

COMMENCING at an iron rebar set at Station 273+10.00/30.00 feet right (O.D.O.T. Plans LOG-68-5.19) on the easterly right-of-way of U.S. Route 68 (width varies);

THENCE, with said easterly right-of-way line, South 02°29'18" East, a distance of 131.74 feet to a 1/2 inch iron pipe found at the **TRUE POINT OF BEGINNING**, said pipe being the southwesterly corner of the Steven L. Angle and Tina M. Angle 2.672 acre tract as deeded and described in Volume 386, Page 226;

THENCE, with the south line of said 2.672 acre tract, **South 85°15'23" East**, a distance of **633.34 feet** to an iron rebar set;

THENCE, with a new division line through said 70.54 acre tract, **South 05°48'47" West**, a distance of **187.27 feet** to an iron rebar set;

THENCE, with a new division line through said 70.54 acre and 10 acre tracts, **North 85°36'49" West**, a distance of **605.62 feet** to an iron rebar set on said easterly right-of-way line;

THENCE **North 02°29'18" West**, with said easterly right-of-way line, a distance of **192.54 feet** to the **POINT OF BEGINNING**;

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Containing **2.690 acres**, more or less, of which 1.800 acre is within said 10 acre tract and 0.890 acre is within said 70.54 acre tract.

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.

This parcel is to be attached to an adjoining tract of land and is not to be used as a separate and independent parcel.

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 easterly right-of-way line of U.S. Route 68, having a bearing of North 02°29'18" West. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on December 11, 2019.

Description prepared by:




Daniel A. Neer

Professional Surveyor No. 8533

December 12, 2019

1921-2098.00



2-11-2020



APPROVED



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INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

**ANGLE
INGRESS/EGRESS EASEMENT #1
0.108 ACRE**

Lying in Section 31, Township 4, Range 14, Between the Miami Rivers Survey, Liberty Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being an ingress/egress easement over the Steven L. Angle and Tina M. Angle 2.672 acre tract as deeded and described in Volume 386, Page 226 and being more particularly described as follows:

BEGINNING at an iron rebar set at Station 273+10.00/30.00 feet right (O.D.O.T. Plans LOG-68-5.19) on the easterly right-of-way line of U.S. Route 68 (width varies) and the west line of said 2.672 acre tract;

THENCE, with easterly right-of-way lines of said U.S. 68 and west lines of said 2.672 acre tract, the following two (2) courses:

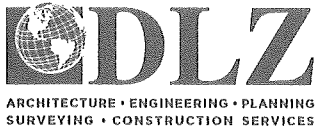
- 1) **North 87°30'42" East**, a distance of **15.00 feet** to an iron rebar set; and
- 2) **North 02°29'18" West**, a distance of **49.08 feet** to an iron rebar set at a corner common to said 2.672 acre tract and the Steven L. Angle, Terry E. Angle aka Terry Evan Angle and Judy A. Angle original 121.2 acre tract as deeded and described in Official Record 934, Page 79, Parcel II, Tract I;

THENCE, with a common line to said 2.672 acre and original 121.2 acre tracts, **South 85°08'27" East**, a distance of 15.12 feet to a point;

THENCE, with the easterly line of said easement, **South 02°-29'-18" East**, a distance of **182.96 feet** to a point on the southerly line of said 2.672 acre tract;

THENCE, with said southerly line, **North 85°15'23" West**, a distance of **30.14 feet** to a 1/2 inch iron pipe found at the

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INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
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southwesterly corner of said 2.672 acre tract and the easterly right-of-way line of said U.S. Route 68;

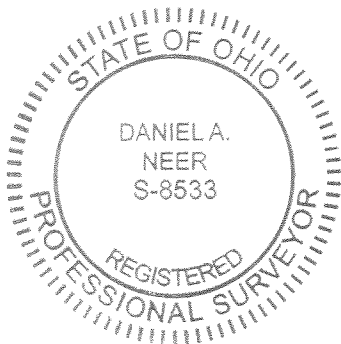
THENCE, with the west line of said 2.672 acre tract and the easterly right-of-way line, **North 02°29'18" West**, a distance of **131.74 feet** to the **POINT OF BEGINNING**;

Containing **0.108 acre**, more or less.

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 easterly right-of-way line of U.S. Route 68, having a bearing of North 02°29'18" West. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on December 11, 2019.



Description prepared by:


Daniel A. Neer

Professional Surveyor No. 8533

February 7, 2020

1921-2098.00



2-11-2020



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

ANGLE INGRESS/EGRESS EASEMENT #2 0.071 ACRES

Lying in Section 31, Township 4, Range 14, Between the Miami Rivers Survey, Liberty Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being an ingress/egress easement over the Steven L. Angle, Terry E. Angle aka Terry Evan Angle and Judy A. Angle original 121.2 acre tract as deeded and described in Official Record 934, Page 79, Parcel II, Tract I and being more particularly described as follows:

COMMENCING at an iron rebar set at Station 273+10.00/30.00 feet right (O.D.O.T. Plans LOG-68-5.19) on the easterly right-of-way of U.S. Route 68 (width varies) and the west line of the Steven L. Angle and Tina M. Angle 2.672 acre tract as deeded and described in Volume 386, Page 226;

THENCE, with easterly right-of-way lines of said U.S. 68 and west lines of said 2.672 acre tract, the following two (2) courses:

- 1) **North 87°30'42" East**, a distance of **15.00 feet** to an iron rebar set; and
- 2) **North 02°29'18" West**, a distance of **49.08 feet** to an iron rebar set at the **TRUE POINT OF BEGINNING**.

THENCE, continuing with said easterly right-of-way line and the west line of said 121.2 acre tract, **North 02°29'18" West**, a distance of **86.36 feet** to an iron rebar set;

THENCE, with the north line of said easement, **South 85°36'49" East**, a distance of **85.47 feet** to a point:

THENCE, with easterly lines of said easement, the following two (2) courses:





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- 1) **South 56°05'03" West**, a distance of **81.86 feet** to a point;
and
- 2) **South 02°29'18" East**, a distance of **35.37 feet** to a point
on the northerly line of said 2.672 acre tract;

THENCE **North 85°08'27" West**, with a common line to the remainder of said 121.2 acre tract and said 2.672 acre tract, a distance of **15.12 feet** to the **POINT OF BEGINNING**;

Containing **0.071 acre**, more or less.

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.

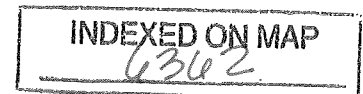
Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010), with the easterly right-of-way line of U.S. Route 68, having a bearing of North 02°29'18" West. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on December 11, 2019.



Description prepared by:

Daniel A. Neer
Professional Surveyor No. 8533
February 7, 2020

1921-2098.00





APPROVED

OCCUPATION NOTE:

NO EVIDENCE OF OCCUPATION ALONG BOUNDARY LINES UNLESS OTHERWISE SHOWN

EASEMENTS:

Ⓐ 10' TELEPHONE EASEMENT VOL. 337, PG. 680

APPROXIMATE LOCATION OF 5'X10'

Ⓑ TELEPHONE EASEMENT VOL. 337, PG. 682

Ⓒ 24' RIGHT-OF-WAY VOL. 386, PG. 226

DEED & SURVEY REFERENCES:

REFERENCE DEEDS SHOWN HEREON

O.D.O.T. PLANS LOG-68-5.19 R/W STA. 273+00 TO STA. 276.+50

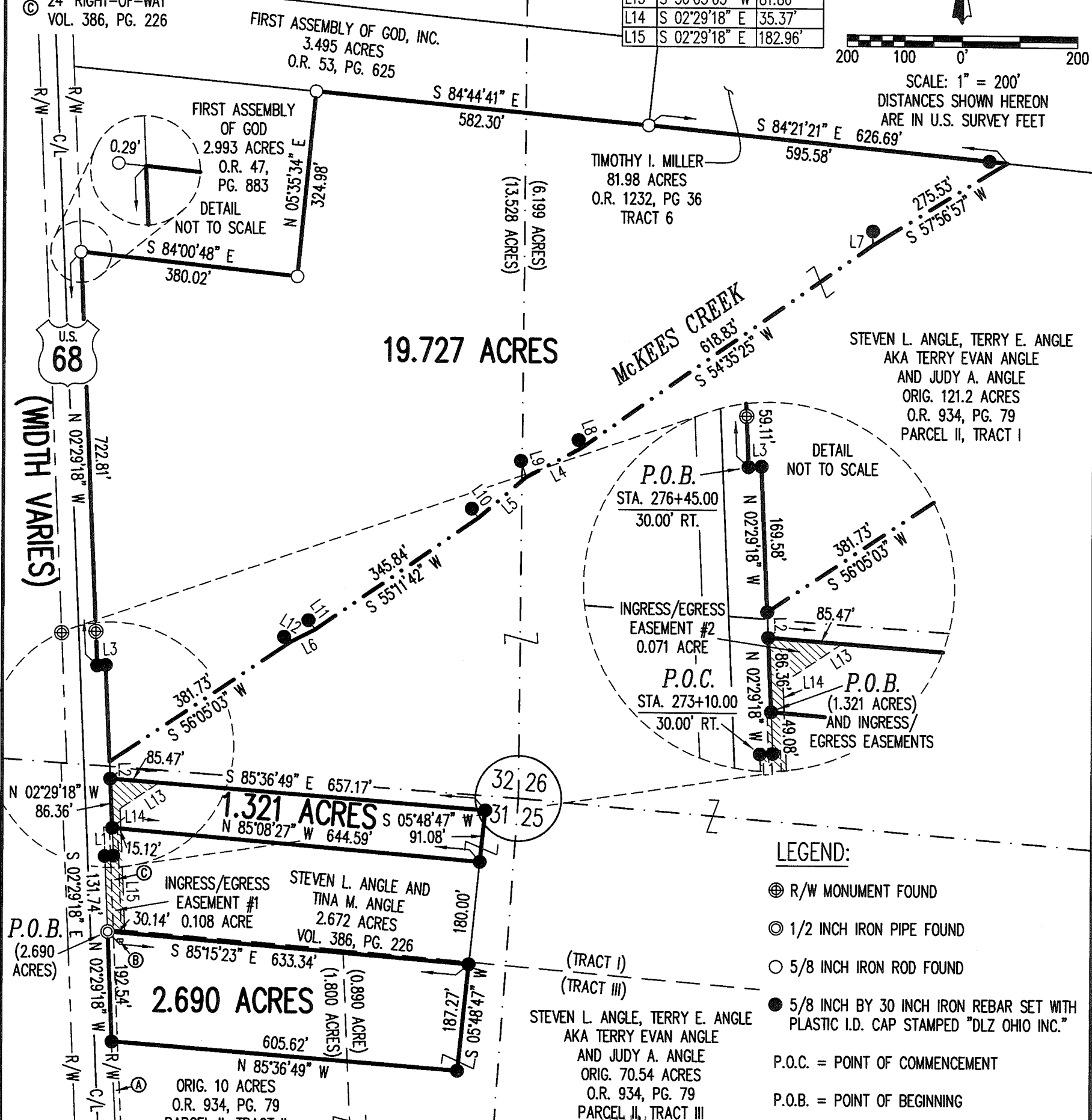
LOGAN COUNTY ENGINEER'S MAP ROOM FILES: 1720, 8240, 6362, 3414 & 1994

LINE	BEARING	DISTANCE
L1	N 87°30'42" E	15.00'
L2	N 02°29'18" W	29.98'
L3	S 87°30'42" W	15.00'
L4	S 61°42'52" W	109.83'
L5	S 49°12'16" W	109.15'
L6	S 62°53'09" W	46.52'
L7	N 01°56'29" E	25.05'
L8	N 20°37'41" W	14.83'
L9	N 17°09'01" W	30.06'
L10	N 35°03'09" W	19.98'
L11	N 36°25'12" W	20.00'
L12	N 58°52'05" W	15.05'
L13	S 56°05'03" W	81.86'
L14	S 02°29'18" E	35.37'
L15	S 02°29'18" E	182.96'



200 100 0' 200

SCALE: 1" = 200'
DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET



LEGEND:

- ⊕ R/W MONUMENT FOUND
- ⊙ 1/2 INCH IRON PIPE FOUND
- 5/8 INCH IRON ROD 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
- R/W = RIGHT-OF-WAY
- C/L = CENTER-LINE
- ORIG. = ORIGINAL

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 EASTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 68, HAVING A BEARING OF N 02°29'18" W.

NOTE:

THIS SURVEY WAS PREPARED IN THE ABSENCE OF A COMPLETE AND ACCURATE TITLE SEARCH AND DOES NOT GUARANTEE TITLE.
THE 1.321 ACRE AND 2.690 ACRE PARCELS ARE TO BE ATTACHED TO ADJOINING TRACTS OF LAND AND ARE NOT TO BE USED AS SEPARATE AND INDEPENDENT PARCELS.



Daniel A. Neer
DANIEL A. NEER
PROFESSIONAL SURVEYOR NO. 8533
DECEMBER 11, 2019

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(937) 593-7335 • www.dlz.com
Project #1921-2098.00

SURVEY OF THREE TRACTS
SECTIONS 31 & 32,
TOWN 4, SECTION 14
BETWEEN THE MIAMI RIVERS SURVEY
LIBERTY TOWNSHIP
LOGAN COUNTY, OHIO

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
KSS			12/11/2019
KSS	ADDITION OF INGRESS/EGRESS EASEMENT		2/7/2020

INDEXED ON MAP
62362

3-25-21
✓ APPROVED



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

ANGLE 8.734 ACRES

Lying in Section 31, Town 4, Range 14, Between the Miami Rivers Survey, Liberty Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Steven L. Angle, Terry E. Angle and Judy A. Angle, original 121.2 acre, original 10 acre and original 70.54 acre tracts as deeded and described in Official Record 934, Page 79, Parcel II, Tracts I, II and III, respectively, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rebar found at Station 273+10.00/30.00 feet right (O.D.O.T. Plans LOG-68-5.19) on the easterly right-of-way line of U.S. Route 68 (width varies);

THENCE, with said right-of-way lines, the following two (2) courses:

1. N 87°-30'-42" E, a distance of 15.00 feet to a 5/8 inch iron rebar found; and
2. N 02°-29'-18" W, passing a 5/8 inch iron rebar found at a distance of 49.08 feet, a total distance of 135.44 feet to a 5/8 inch iron rebar found at a common westerly corner to the remainder of said original 121.2 acre tract and the TKJ HOLDINGS LLC 1.321 acre tract as deeded and described in Official Record 1374, Page 398, Parcel I, at the **TRUE POINT OF BEGINNING**;

THENCE, continuing with said right-of-way line and westerly line of the remainder of said original 121.2 acre tract, **N 02°-29'-18" W**, passing an iron rebar set (for reference) at a distance of 16.59 feet, a total distance of **21.60 feet** to a point on a drainage pipe, on the line common to said Section 31 and Section 32, Town 4, Range 14;

THENCE, with said common Section line and a new division line through the remainder of said original 121.2 acre tract, **S 85°-58'-06" E**, a distance of **715.42 feet** to an iron rebar set at the common Section corner to said Sections 31 and 32 and Sections 25 and 26, Town 4, Range 14;

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3-25-21



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INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
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THENCE, with the common line to said Sections 31 and 25 and a new division line through said original 121.2 acre, and 70.54 acres tracts, **S 03°-57'50" W**, a distance of **1002.73 feet** to an iron rebar set;

THENCE, with a new division line through said original 70.54 acre and 10 acre tracts, **N 85°-20'-17" W**, a distance of **224.86 feet** to a 5/8 inch iron rebar found at a corner common to said remainder of original 10 acre tract and the Darren L. Dixon 2.881 acre tract as deeded and described in Official Record 1389, Page 5575;

THENCE, with a common line to said remainder of original 10 acre tract and said 2.881 acre tract, **N 85°-20'-17" W**, a distance of **393.06 feet** to a 5/8 inch iron rebar found on the easterly right-of-way line of said Highway;

THENCE, with said easterly right-of-way line, **N 02°-29'-18" W**, a distance of **519.39 feet** to a 5/8 inch iron rebar found at a westerly corner common to said remainder of original 10 acre tract and the TKJ HOLDINGS LLC, 2.690 acre tract as deeded and described in Official Record 1374, Page 398, Parcel II;

THENCE, with lines common to said remainder of original 10 acre, said 70.54 acre tracts and said 2.690 acre tract, **S 85°-36'-49" E**, a distance of **605.62 feet** to a 5/8 inch iron rebar found;

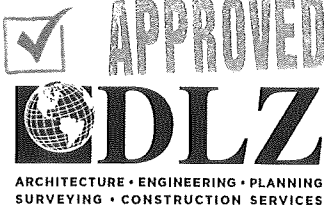
THENCE, with the easterly line of said 2.690 acre tract, **N 05°-48'-47" E**, a distance of **187.27 feet** to a 5/8 inch iron rebar found at a corner common to said 2.690 acre tract and the TKJ HOLDINGS LLC, 2.655 acre tract as deeded and described in Official Record 1374, Page 397, Parcel III and being on a westerly line of the remainder of said original 70.54 acre tract;

THENCE, with the easterly line common to said 2.655 acre tract and westerly lines of said remainder of original 121.2 acre and 70.54 acre tracts, **N 05°-48'-47" E**, a distance of **180.00 feet** to a 5/8 inch iron rebar found at a corner common to said 2.655 acre and 1.321 acre tracts and on the westerly line of said remainder of original 70.54 acre tract;

THENCE, with lines common to said 1.321 acre tract and said remainder of original 70.54 acre tract, the following two (2) courses:

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INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
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1. **N 05°-48'-47" E**, a distance of **91.08 feet** to a 5/8 inch iron rebar found;
and
2. **N 85°-36'-49" W**, a distance of **657.17 feet** to the **POINT OF BEGINNING**.

Containing **8.734 acres**, more or less, of which 0.757 acre is out of said original 121.2 acre tract, 4.897 acres out of said original 10 acre tract and 3.080 acre out of said original 70.54 acre tract.

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.

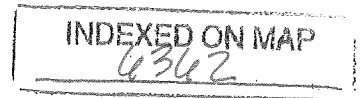
Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010), with the easterly right-of-way line of U.S. Route 68, having a bearing of N 02°-29'-18" W. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ Ohio, Inc. on March 16, 2021.



Description prepared by:

Daniel A. Neer
Professional Surveyor No. 8533
March 17, 2021

2121-2034.00

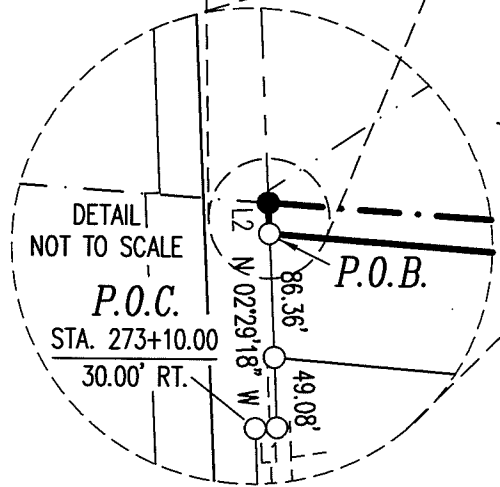
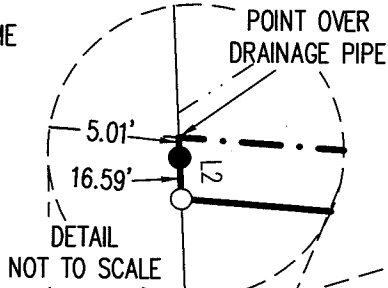


3-25-21
APPROVED

LEGEND:

- ⊕ RIGHT-OF-WAY MONUMENT FOUND
- ⊙ 1/2 INCH IRON PIPE 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
 R/W = RIGHT-OF-WAY
 C/L = CENTER-LINE
 ORIG. = ORIGINAL
 O.R. = OFFICIAL RECORD
 PG. = PAGE
 VOL. = VOLUME



LINE	BEARING	DISTANCE
L1	N 87°30'42" E	15.00'
L2	N 02°29'18" W	21.60'

EASEMENT:

- Ⓐ 10' TELEPHONE EASEMENT
VOL. 337, PG. 680

DEED & SURVEY REFERENCES:

REFERENCE DEEDS SHOWN HEREON

O.D.O.T. PLANS LOG-68-5.19
 R/W STA. 273+00 TO STA. 276.+50

LOGAN COUNTY ENGINEER'S MAP ROOM
 FILES: 1720, 8240, 6362, 3414 & 1994

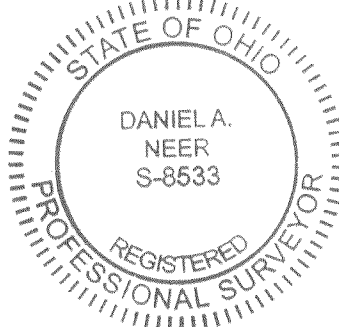
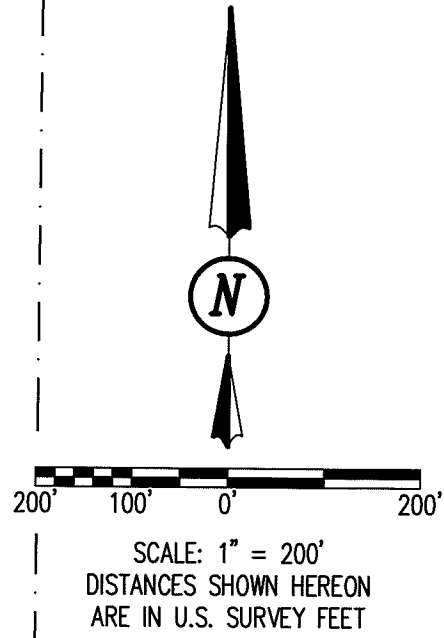
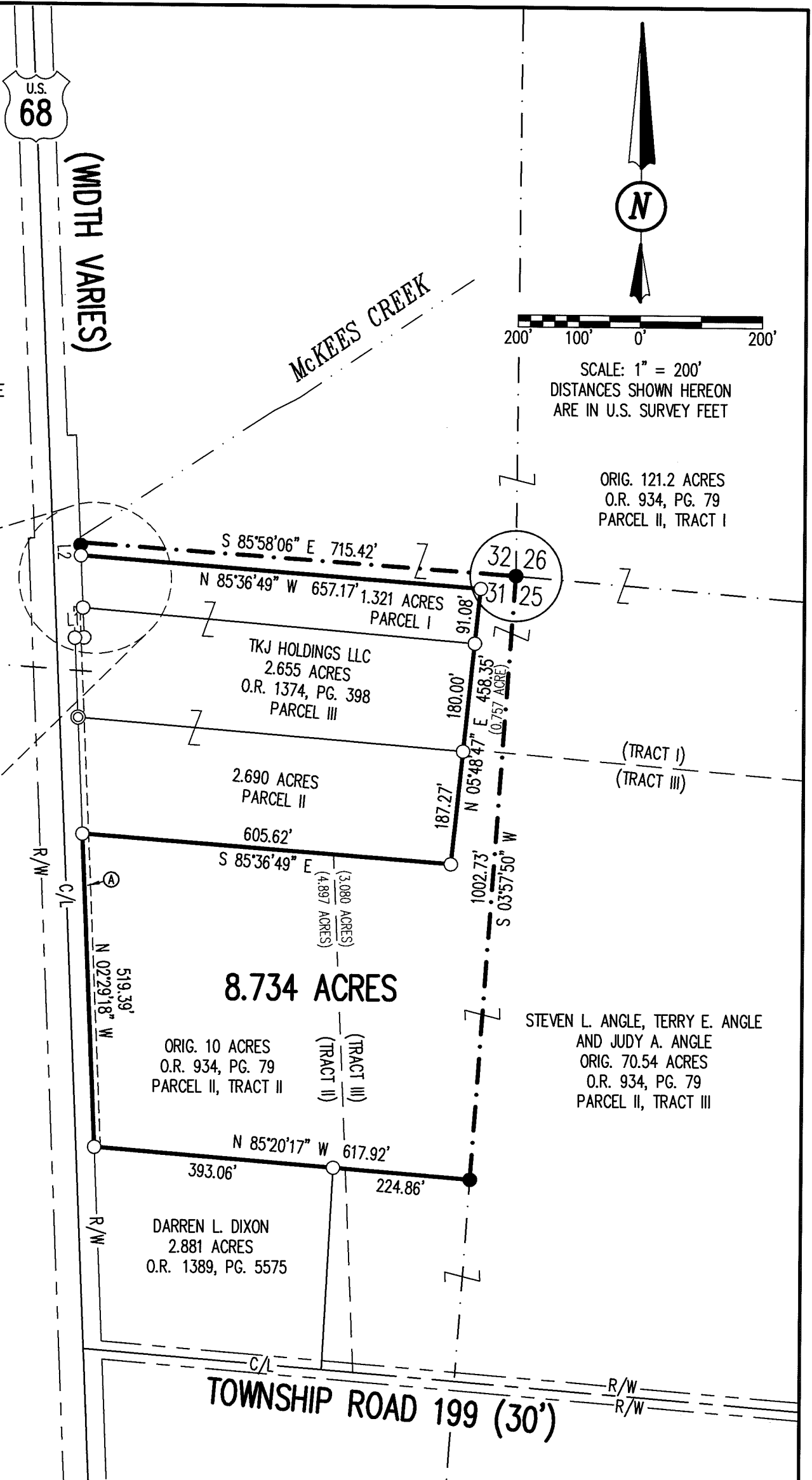
OCCUPATION NOTE:

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 EASTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 68, HAVING A BEARING OF N 02°29'18" W.

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



Daniel A. Neer
 DANIEL A. NEER
 PROFESSIONAL SURVEYOR NO. 8533
 MARCH 16, 2021

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 (937) 593-7335 • www.dlz.com
 Project #2121-2034.00

SURVEY OF 8.734 ACRES
 SECTION 31, TOWW 4, RANGE 14
 BETWEEN THE MIAMI RIVERS SURVEY
 LIBERTY TOWNSHIP
 LOGAN COUNTY, OHIO

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
KSS			3/17/2021

INDEXED ON MAP
6362

4-14-21
APPROVED



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

TKJ HOLDINGS LLC 1.688 ACRES

Lying in Section 31, Town 4, Range 14, Between the Miami Rivers Survey, Liberty Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the TKJ HOLDINGS LLC, 2.655 acre tract as deeded and described in Official Record 1374, Page 398, Parcel III and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rebar found at Station 273+10.00/30.00 feet right (O.D.O.T. Plans LOG-68-5.19) on the easterly right-of-way line of U.S. Route 68 (width varies) and the westerly line of the said 2.655 acre tract;

THENCE, with said easterly right-of-way line and westerly line, S 02°-29'-18" E, a distance of 71.25 feet to an iron rebar set at the **TRUE POINT OF BEGINNING**;

THENCE, with new division lines through said 2.655 acre tract, the following two (2) courses:

1. **S 85°-15'-23" E**, a distance of **350.09 feet** to an iron rebar set; and
2. **N 04°-44'-37" E**, a distance of **120.56 feet** to an iron rebar set on the line common to said 2.655 acre tract and the TKJ HOLDINGS LLC, 1.321 acre tract as deeded and described in Official Record 1374, Page 398, Parcel I;

THENCE, with said common line, **S 85°-08'-27" E**, a distance of **294.23 feet** to a 5/8 inch iron rebar found at the easterly corner common to said 2.655 acre and 1.321 acre tracts, being on the westerly line of the Steven L. Angle, Terry E. Angle and Judy A. Angle remainder of original 121.2 acre tract as deeded and described in Official Record 934, Page 79, Parcel II, Tract I;

THENCE, with the easterly line of said 2.655 acre tract and the westerly lines of said remainder of original 121.2 acre tract and the Steven L. Angle, Terry E. Angle and Judy A. Angle remainder of original 70.54 acre tract as deeded and described in Official Record 934, Page 79, Parcel II, Tract III, **S 05°-48'-47" W**, a distance of **180.00 feet** to a 5/8 inch iron rebar found at the easterly corner common to said 2.655 acre tract and the TKJ

INDEXED ON MAP

6362

117 N Madriver St, Bellefontaine, OH 43311 | OFFICE 937.593.7335 | ONLINE WWW.DLZ.COM

Akron Bellefontaine Bridgeville Burns Harbor Chicago Cincinnati Cleveland Columbus Detroit Flint Fort Wayne Indianapolis Joliet
Kalamazoo Lansing Lexington Louisville Madison Melvindale Munster Muskegon Pittsburgh Port Huron Saint Joseph South Bend Toledo
Waterford



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

HOLDINGS LLC, 2.690 acre tract as deeded and described in Official Record 1374, Page 398, Parcel II;

THENCE, with the line common to said 2.655 acre and 2.690 acre tracts, **N 85°-15'-23" W**, a distance of **633.34 feet** to a 1/2 inch iron pipe found on said easterly right-of-way line and westerly corner common to said 2.655 acre and 2.690 acre tracts;

THENCE, with said easterly right-of-way line and westerly line of said 2.665 acre tract, **N 02°-29'-18" W**, a distance of **60.48 feet** to the **POINT OF BEGINNING**.

Containing **1.688 acres**, more or less.

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 easterly right-of-way line of U.S. Route 68, having a bearing of N 02°-29'-18" W. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ Ohio, Inc. on March 29, 2021.

Description prepared by:



2121-2042.00





4-14-21

APPROVED



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

**TKJ HOLDINGS LLC
60 FEET WIDE INGRESS/EGRESS EASEMENT**

Lying in Section 31, Town 4, Range 14, Between the Miami Rivers Survey, Liberty Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being a 60 feet wide ingress/egress easement over part of the TKJ HOLDINGS LLC, 2.655 acre tract as deeded and described in Official Record 1374, Page 398, Parcel III and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rebar found at Station 273+10.00/30.00 feet right (O.D.O.T. Plans LOG-68-5.19) on the easterly right-of-way line of U.S. Route 68 (width varies) and the westerly line of the said 2.655 acre tract;

THENCE, with said easterly right-of-way line and westerly line, S 02°-29'-18" E, a distance of 71.25 feet to an iron rebar set at the **TRUE POINT OF BEGINNING**;

THENCE, with said easement lines through said 2.655 acre tract, the following two (2) courses:

1. S 85°-15'-23" E, a distance of 350.09 feet to an iron rebar set; and
2. S 04°-44'-37" W, a distance of 60.00 feet to a point on a line common to said 2.655 acre tract and the TKJ HOLDINGS LLC, 2.690 acre tract as deeded and described in Official Record 1374, Page 398, Parcel II;

THENCE, with the line common to said 2.655 acre and 2.690 acre tracts, N 85°-15'-23" W, a distance of 342.47 feet to a 1/2 inch iron pipe found on said easterly right-of-way line and westerly corner common to said 2.655 acre and 2.690 acre tracts;

THENCE, with said easterly right-of-way line and westerly line of said 2.665 acre tract, N 02°-29'-18" W, a distance of 60.48 feet to the **POINT OF BEGINNING**.

INDEXED ON MAP
6362

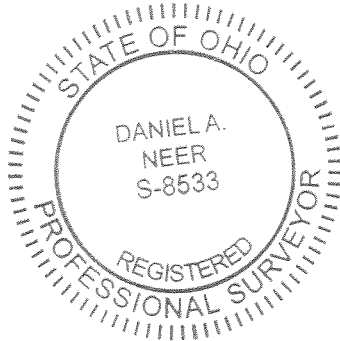
Containing **0.477 acre**, more or less.

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 easterly right-of-way line of U.S. Route 68, having a bearing of N 02°-29'-18" W. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ Ohio, Inc. on March 29, 2021.

Description prepared by:



Daniel A. Neer
Professional Surveyor No. 8533
April 1, 2021

2121-2042.00

INDEXED ON MAP
6362



LEGEND:

- ⊙ 1/2 INCH IRON PIPE 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
R/W = RIGHT-OF-WAY
C/L = CENTER-LINE
ORIG. = ORIGINAL
O.R. = OFFICIAL RECORD
PG. = PAGE
VOL. = VOLUME

EASEMENT:

- Ⓐ 10' TELEPHONE EASEMENT VOL. 337, PG. 680

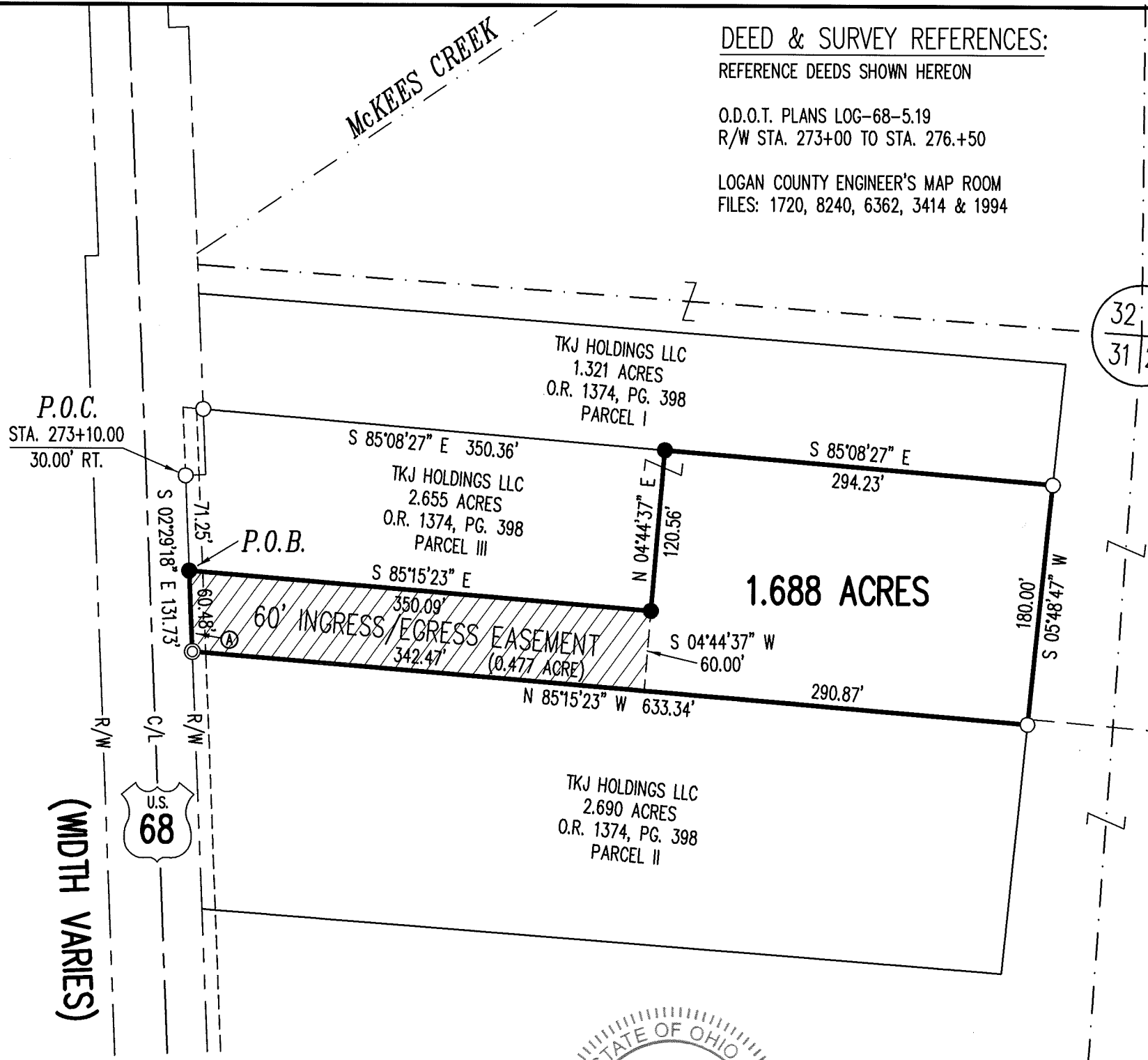
OCCUPATION NOTE:

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BASIS FOR BEARINGS:

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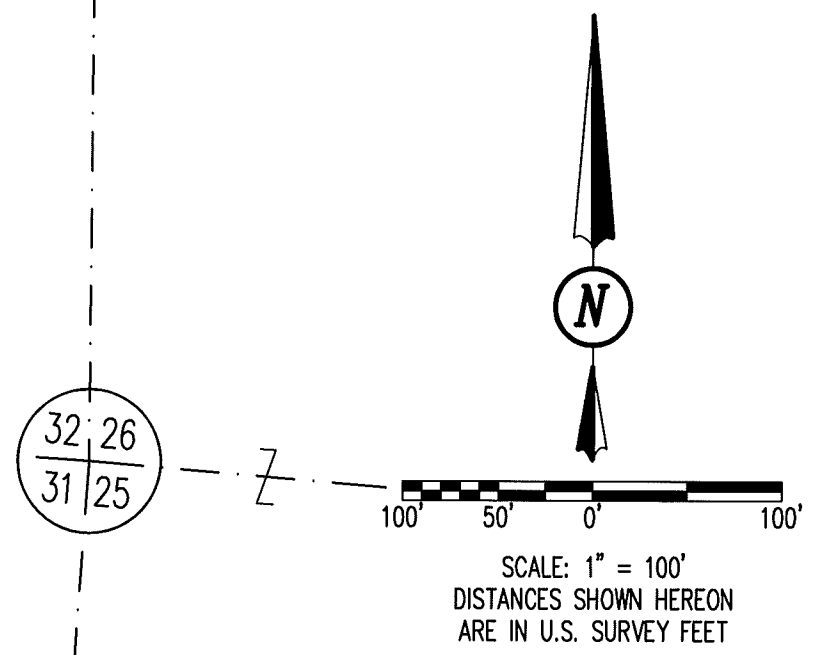
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DEED & SURVEY REFERENCES:
REFERENCE DEEDS SHOWN HEREON

O.D.O.T. PLANS LOG-68-5.19
R/W STA. 273+00 TO STA. 276.+50

LOGAN COUNTY ENGINEER'S MAP ROOM
FILES: 1720, 8240, 6362, 3414 & 1994



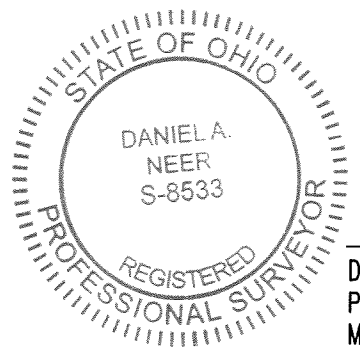
STEVEN L. ANGLE, TERRY E. ANGLE
AND JUDY A. ANGLE
ORIG. 121.2 ACRES
O.R. 934, PG. 79
PARCEL II, TRACT I

STEVEN L. ANGLE, TERRY E. ANGLE
AND JUDY A. ANGLE
ORIG. 70.54 ACRES
O.R. 934, PG. 79
PARCEL II, TRACT III

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Project #2121-2042.00

SURVEY OF 1.688 ACRES
SECTION 31, TOWW 4, RANGE 14
BETWEEN THE MIAMI RIVERS SURVEY
LIBERTY TOWNSHIP
LOGAN COUNTY, OHIO



Daniel A. Neer

DANIEL A. NEER
PROFESSIONAL SURVEYOR NO. 8533
MARCH 29, 2021

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
KSS			4/1/2021

INDEXED ON MAP
6362