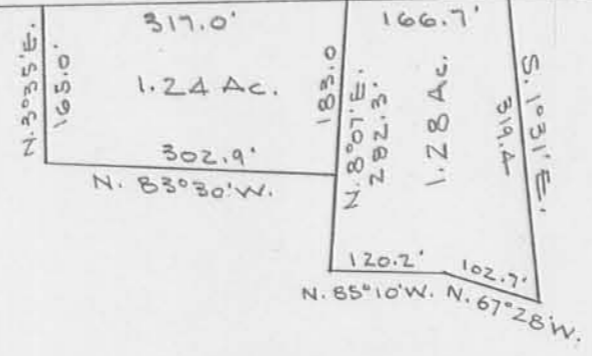


T.R. 199

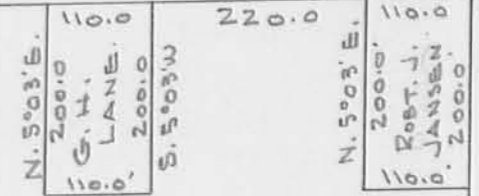
41.1 POLES  
(678.1')

SEC. LINE

N. 89° 3/4' W. 122.7 POLES (2024.6')



557.8'  
N. 86° 47' W.



N. 2° 05' E. 108 POLES (1782.0')

SEC. LINE

ALLEN DE VAULT  
23.87 AC.

S. 2° 05' W.  
93 POLES (1534.5')

ACREAGE  
DEED VOL. 252 PG. 265  
131.95 AC.  
DEDUCT 3.52 AC.  
BAL. = 128.43 AC.

N. 89° 3/4' W.

41.1 POLES  
(678.1')

(495.0')  
30 POLES  
S. 89° 3/4' E.

S. 2° 05' W.  
68.2 POLES (1125.3')

54.75 POLES (903.4')  
N. 2° 05' E.

S. 89° 05' E. 132.8 POLES (2191.2')  
1/4 SEC. LINE

PLAT OF  
FRANK LANE FARM  
SEC. 31 T-4 R-14  
LIBERTY TOWNSHIP  
LOGAN COUNTY, OHIO  
SCALE 1" = 200'

DRAWN BY  
DAN L. DODSON  
REG. SURVEYOR 4270  
FEB. 24, 1972

# Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.  
Bellefontaine OH 43311



Phone: (937) 593-7335  
Fax: (937) 593-7444

## RITTER 30.000 ACRES

Lying in Section 31, Town 4, Range 14, Liberty Township, Logan County, Ohio.

Being out of the Jerome W. Ritter, Trustee of the Jerome W. Ritter Trust dated November 13, 1996, 123.861 acre tract as deeded and described in Official Record 768, Page 899 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a Logan County re-survey monument found in a monument box at the northwest corner of Section 31 on the center-line of Township Road 199.

THENCE, with the west line of Section 31, S 04°-59'-36"W, a distance of 1915.44 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING.

THENCE, S 85°-54'-37"E, a distance of 1797.04 feet to a 5/8 inch iron rod set.

THENCE, S 10°-21'-26"W, a distance of 746.05 feet to a 5/8 inch iron rod set.

THENCE, with the north line of the Warren E. Taylor 109.210 acre tract (O.R. 259, Pg. 248), N 85°-54'-37"W, a distance of 1727.29 feet to a Logan County re-survey monument found on the west line of Section 31 at the southwest corner of the northwest quarter of said Section.

THENCE, with the west line of Section 31 and the east lines of the James D. Barker 34.297 acre tract (O.R. 125, Pg. 969) and the Herbert H. Heater 24 acre tract (O.R. 269, Pg. 835), N 04°-59'-36"E, a distance of 741.68 feet to the point of beginning.

Containing 30.000 acres.

The basis for bearings is the north line of Section 31, being N 86°-48'-07"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, 2009.

Description prepared by:

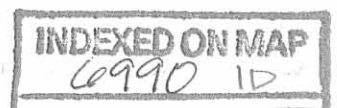


ORIGINAL STAMP IN OFFICE

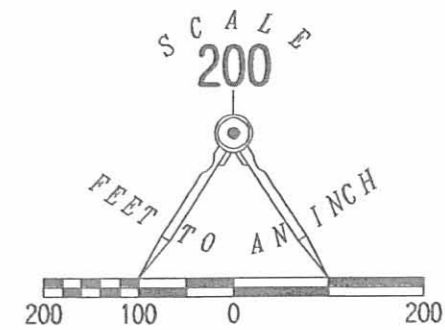
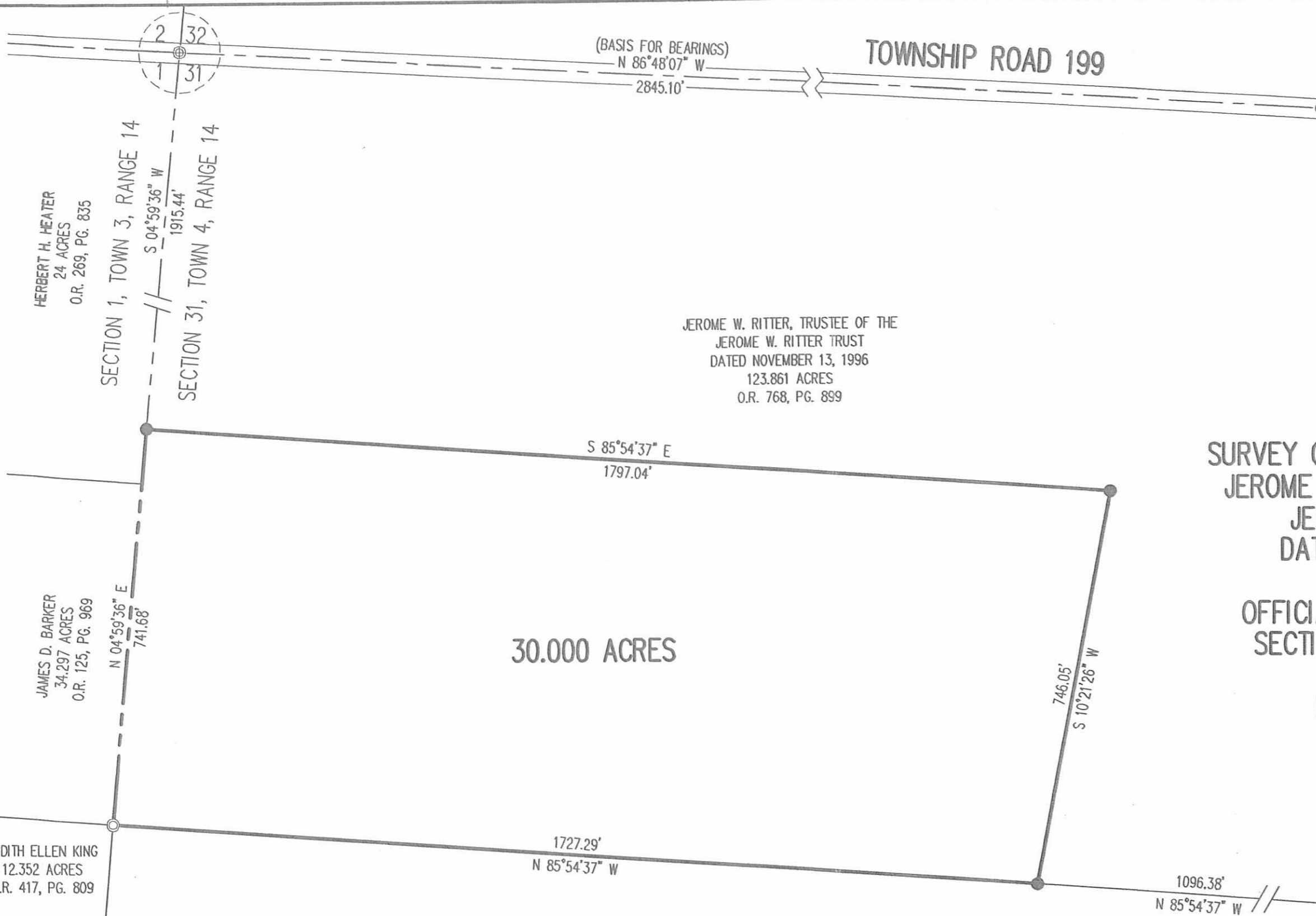
A handwritten signature in cursive script that reads 'William K. Bruce'.

William K. Bruce  
Professional Surveyor 7437  
January 21, 2009

1471019



REID 1-22-09 ESM OLC



LEGEND:

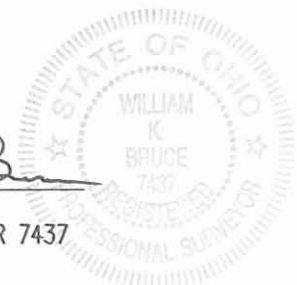
- ⊕ LOGAN COUNTY RE-SURVEY MONUMENT FOUND IN MONUMENT BOX
- ⊙ 6 INCH CONCRETE POST FOUND
- 5/8 INCH IRON ROD SET
- ⊙ LOGAN COUNTY RE-SURVEY MONUMENT FOUND

JEROME W. RITTER, TRUSTEE OF THE  
 JEROME W. RITTER TRUST  
 DATED NOVEMBER 13, 1996  
 123.861 ACRES  
 O.R. 768, PG. 899

**SURVEY OF 30.000 ACRES OUT OF THE  
 JEROME W. RITTER, TRUSTEE OF THE  
 JEROME W. RITTER TRUST  
 DATED NOVEMBER 13, 1996  
 123.861 ACRE TRACT  
 OFFICIAL RECORD 768, PAGE 899  
 SECTION 31, TOWN 4, RANGE 14  
 LIBERTY TOWNSHIP  
 LOGAN COUNTY, OHIO**

SURVEYED BY:

*William K. Bruce*  
 WILLIAM K. BRUCE  
 PROFESSIONAL SURVEYOR 7437  
 JANUARY 20, 2009



COPYRIGHT 2009 BY: STAMP IN GREEN  
**LEE SURVEYING & MAPPING CO., INC.**  
 117 North Madriver Street  
 BELLEFONTAINE, OHIO 43311  
 (937) 593-7335  
 surveys@lsmcinc.us  
 KSS D0109 1471019 L-1471-3

30.000 ACRES

2 WORKING DAYS  
**BEFORE YOU DIG**  
 CALL TOLL FREE **800-362-2764**  
 OHIO UTILITIES PROTECTION SERVICE

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

WARREN E. TAYLOR  
 109.210 ACRES  
 O.R. 259, PG. 248

INDEXED ON MAP  
 6990 1P

REC'D 6-16-09 SMY dk

# Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.  
Bellefontaine OH 43311



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

## RITTER 92.533 ACRES

Lying in Section 31, Town 4, Range 14, Liberty Township, Logan County, Ohio.

Being all of the remainder of the Jerome W. Ritter, Trustee of the Jerome W. Ritter Trust dated November 13, 1996, original 123.861 acre tract as deeded and described in Official Record 768, Page 899 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a Logan County re-survey monument found in a monument box at the northwest corner of Section 31 on the center-line of Township Road 199.

THENCE, with the north line of Section 31 and the center-line of Township Road 199 (40 feet wide), S 86°-48'-07"E, a distance of 678.10 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE, with the north line of Section 31 and the center-line of Township Road 199, S 86°-48'-07"E, a distance of 525.28 feet to a railroad spike found.

THENCE, with the lines of the Timothy W. Berry 1.24 acre tract (Vol. 378, Pg. 3), the following two courses:

S 03°-39'-21"W, a distance of 165.40 feet to a 5/8 inch iron rod found, passing a 5/8 inch iron rod set at 20.00 feet.

S 83°-31'-17"E, a distance of 184.92 feet to a 5/8 inch iron rod found.

THENCE, with the lines of the Robert B. Fulton 2.357 acre tract (O.R. 172, Pg. 863, Tract II), the following six courses:

S 07°-02'-11"W, a distance of 434.97 feet to a 5/8 inch iron rod found.

N 82°-24'-12"E, a distance of 330.68 feet to a 5/8 inch iron rod found.

N 03°-50'-02"E, a distance of 110.69 feet to a 5/8 inch iron rod found.

S 86°-38'-24"E, a distance of 53.25 feet to a 5/8 inch iron rod found.

N 00°-06'-27"E, a distance of 68.82 feet to a 5/8 inch iron rod found.

N 18°-41'-05"W, a distance of 54.04 feet to a 5/8 inch iron rod found.

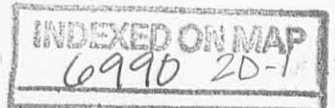
THENCE, with the southeasterly line of the Robert B. Fulton 1.577 acre tract (O.R. 30, Pg. 98), N 54°-18'-10"E, a distance of 23.62 feet to a 5/8 inch iron rod found.

THENCE, with the lines of the Robert B. Fulton 0.915 acre tract (O.R. 172, Pg. 863, Tract I), the following two courses:

S 87°-53'-16"E, a distance of 118.56 feet to a 5/8 inch iron rod found.

N 03°-12'-39"E, a distance of 301.56 feet to a railroad spike found on the north line of Section 31 and the center-line of Township Road 199, passing a 5/8 inch iron rod found at 271.56 feet.

THENCE, with the north line of Section 31 and the center-line of Township Road 199, S 86°-48'-07"E, a distance of 393.80 feet to a MAG nail set.





# Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.  
Bellefontaine OH 43311



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

THENCE, with the west line of the Ronald E. Coy 0.50 acre tract (Vol. 363, Pg. 678), S 04°-54'-10"W, a distance of 200.59 feet to a 5/8 inch iron rod found, passing a 3/4 inch iron pipe found at 20.01 feet.

THENCE, with the south lines of the said 0.50 acre tract, the Ronald E. Coy 0.50 acre tract (Vol. 401, Pg. 269), the R. Michael Householder original 1.00 acre tract (Vol. 401, Pg. 266) and the Raymond M. Householder 0.50 acre tract (Vol. 358, Pg. 56), S 86°-55'-30"E, a distance of 439.73 feet to a 3/4 inch iron pipe found.

THENCE, with the lines of the Sue Ann Smith 32.436 acre tract (O.R. 469, Pg. 113, Parcel III), the following three courses:

S 05°-00'-20"W, a distance of 1582.34 feet to a 5/8 inch iron rod set.

N 86°-48'-07"W, a distance of 495.00 feet to a 5/8 inch iron rod set.

S 05°-05'-37"W, a distance of 909.22 feet to a 5/8 inch iron rod set.

THENCE, with the north lines of the Liberty Golf, Inc., 64.60 acre tract (O.R. 880, Pg. 127, Parcel 2) and the Warren E. Taylor 109.210 acre tract (O.R. 259, Pg. 248), N 85°-54'-37"W, a distance of 458.80 feet to a 5/8 inch iron rod found.

THENCE, with the lines of the James D. Barker 30.000 acre tract (O.R. 939, Pg. 908), the following two courses:

N 10°-21'-26"E, a distance of 746.05 feet to a 5/8 inch iron rod found.

N 85°-54'-37"W, a distance of 1797.04 feet to a 5/8 inch iron rod found on the west line of Section 31.

THENCE, with the west line of Section 31 and the east line of the Herbert H. Heater, 24 acre tract (O.R. 269, Pg. 835), N 04°-59'-36"E, a distance of 380.94 feet to a 5/8 inch iron rod set.

THENCE, with the lines of the Sue Ann Smith 23.87 acre tract (O.R. 469, Pg. 113, Parcel II, Tract I), the following two courses:

S 86°-48'-07"E, a distance of 678.10 feet to a 5/8 inch iron rod set.

N 04°-59'-36"E, a distance of 1534.50 feet to the point of beginning, passing a 5/8 inch iron rod set at 1514.49 feet.

Containing 92.533 acres, of which 0.422 acre is within the highway right-of-way.

The basis for bearings is the north line of Section 31, being S 86°-48'-07"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on June 12, 2009.

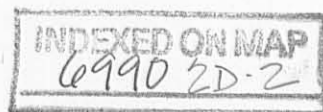


Description prepared by:

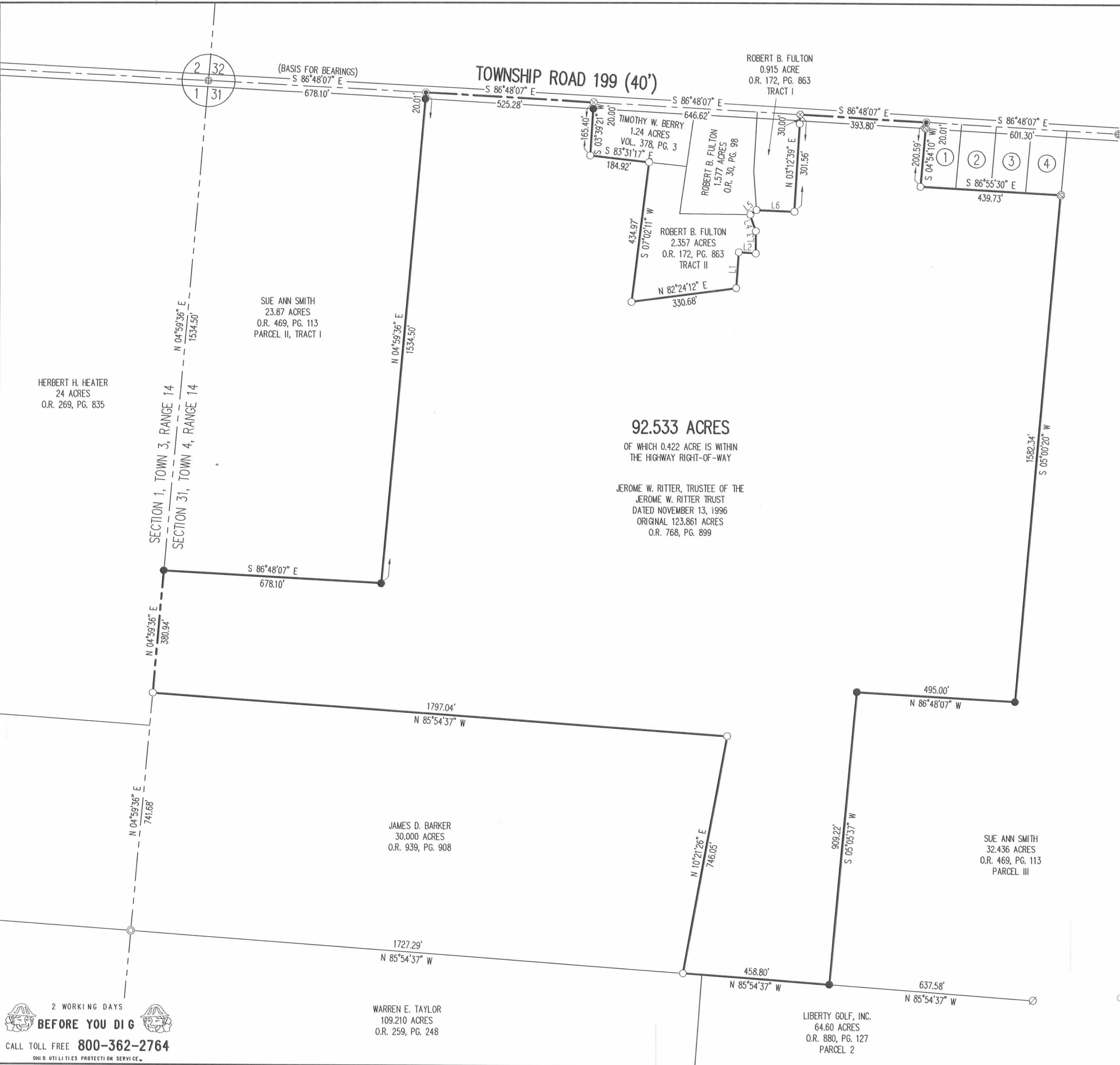
A handwritten signature in black ink that reads 'William K. Bruce'.

William K. Bruce  
Professional Surveyor 7437  
June 15, 2009

1471069



REC'D 6-16-09 S.M.A.

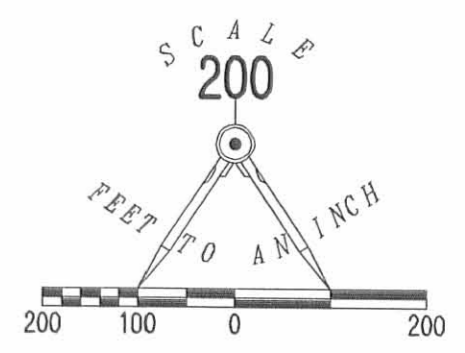


**TOWNSHIP ROAD 199 (40')**

**92.533 ACRES**

OF WHICH 0.422 ACRE IS WITHIN THE HIGHWAY RIGHT-OF-WAY

JEROME W. RITTER, TRUSTEE OF THE JEROME W. RITTER TRUST DATED NOVEMBER 13, 1996 ORIGINAL 123.861 ACRES O.R. 768, PG. 899



- LEGEND:
- ⊕ LOGAN COUNTY RE-SURVEY MONUMENT FOUND IN MONUMENT BOX
  - ⊙ LOGAN COUNTY RE-SURVEY MONUMENT FOUND
  - ⊗ RAILROAD SPIKE FOUND
  - MAG NAIL SET
  - 5/8 INCH IRON ROD FOUND
  - 5/8 INCH IRON ROD SET
  - ⊙ 3/4 INCH IRON PIPE FOUND
  - ⊗ 6 INCH CONCRETE POST FOUND

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 03°50'02" E | 110.69'  |
| L2   | S 86°38'24" E | 53.25'   |
| L3   | N 00°06'27" E | 68.82'   |
| L4   | N 18°41'05" W | 54.04'   |
| L5   | N 54°18'10" E | 23.62'   |
| L6   | S 87°53'16" E | 118.56'  |

**ADJOINERS**

- ① RONALD E. COY  
0.50 ACRE  
VOL. 363, PG. 678
- ② RONALD E. COY  
0.50 ACRE  
VOL. 401, PG. 269
- ③ R. MICHAEL HOUSEHOLDER  
ORIGINAL 1.00 ACRE  
VOL. 401, PG. 266
- ④ RAYMOND M. HOUSEHOLDER  
0.50 ACRE  
VOL. 358, PG. 56

**SURVEY OF THE REMAINDER OF THE JEROME W. RITTER, TRUSTEE OF THE JEROME W. RITTER TRUST DATED NOVEMBER 13, 1996 ORIGINAL 123.861 ACRE TRACT OFFICIAL RECORD 768, PAGE 899 SECTION 31, TOWN 4, RANGE 14 LIBERTY TOWNSHIP LOGAN COUNTY, OHIO**



SURVEYED BY:  
*William K. Bruce*  
WILLIAM K. BRUCE  
PROFESSIONAL SURVEYOR 7437  
JUNE 12, 2009

COPYRIGHT 2009 BY:  
**LEE SURVEYING & MAPPING CO., INC.**  
117 North Madriver Street  
BELLEFONTAINE, OHIO 43311  
(937) 593-7335  
surveys@lsminc.us  
KSS D0609 1471069 L-1471-2

2 WORKING DAYS  
**BEFORE YOU DIG**  
CALL TOLL FREE 800-362-2764  
OHIO UTILITIES PROTECTION SERVICE

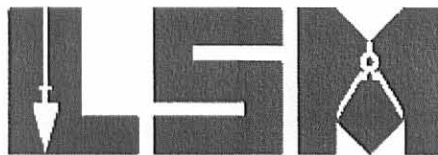
INDEXED ON MAP  
6990 2P

REC'D 11-16-09 SMY OK

# Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.  
Bellefontaine OH 43311



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

## BUNDY 0.086 ACRE

Lying in Section 31, Town 4, Range 14, Liberty Township, Logan County, Ohio.

Being out of the Robert A. Bundy 92.533 acre tract as deeded and described in Official Record 969, Page 289 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a Logan County re-survey monument found in a monument box on the northwest corner of Section 31 on the center-line of Township Road 199.

THENCE, with the north line of Section 31 and the center-line of Township Road 199 (40 feet wide), S 86°-48'-07"E, a distance of 1850.00 feet to a railroad spike found.

THENCE, with the lines of the said 92.533 acre tract, the following six courses:

S 03°-12'-39"W, a distance of 301.56 feet to a 5/8 inch iron rod found, passing a 5/8 inch iron rod found at 30.00 feet.

N 87°-53'-16"W, a distance of 118.56 feet to a 5/8 inch iron rod found.

S 54°-18'-10"W, a distance of 23.62 feet to a 5/8 inch iron rod found.

S 18°-41'-05"E, a distance of 54.04 feet to a 5/8 inch iron rod found.

S 00°-06'-27"W, a distance of 68.82 feet to a 5/8 inch iron rod found.

N 86°-38'-24"W, a distance of 15.12 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING.

THENCE, S 03°-04'-32"W, a distance of 81.55 feet to a MAG nail set.

THENCE, S 56°-54'-44"W, a distance of 49.04 feet to a 5/8 inch iron rod found.

THENCE, with the lines of the Robert B. Fulton 2.357 acre tract (O.R. 172, Pg. 863, Tract II), the following two courses:

N 03°-50'-02"E, a distance of 110.69 feet to a 5/8 inch iron rod found.

S 86°-38'-24"E, a distance of 38.13 feet to the point of beginning.

Containing 0.086 acre.

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

The basis for bearings is the north line of Section 31, being S 86°-48'-07"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on November 10, 2009.



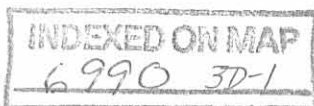
ORIGINAL STAMP IN GREEN

Description prepared by:

*William K. Bruce*

William K. Bruce  
Professional Surveyor 7437  
November 10, 2009

1471119



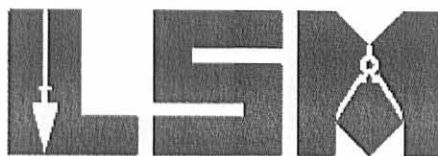


REV'D 11-16-09 SMY/OK

# Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.  
Bellefontaine OH 43311



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

## BUNDY INGRESS/EGRESS EASEMENT

Lying in Section 31, Town 4, Range 14, Liberty Township, Logan County, Ohio.

Being an ingress/egress easement over the Robert A. Bundy 92.533 acre tract as deeded and described in Official Record 969, Page 289 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a Logan County re-survey monument found in a monument box on the northwest corner of Section 31 on the center-line of Township Road 199.

THENCE, with the north line of Section 31 and the center-line of Township Road 199 (40 feet wide), S 86°-48'-07"E, a distance of 1850.00 feet to a railroad spike found.

THENCE, with the lines of the said 92.533 acre tract, the following two courses:

S 03°-12'-39"W, a distance of 301.56 feet to a 5/8 inch iron rod found, passing a 5/8 inch iron rod found at 30.00 feet.

N 87°-53'-16"W, a distance of 118.56 feet to a 5/8 inch iron rod found at the TRUE POINT OF BEGINNING.

THENCE, S 11°-25'-08"E, a distance of 66.31 feet to a MAG nail set.

THENCE, S 00°-06'-27"W, a distance of 148.59 feet to a MAG nail set.

THENCE, S 88°-44'-25"W, a distance of 34.33 feet to a MAG nail set.

THENCE, N 03°-04'-32"E, a distance of 81.55 feet to a 5/8 inch iron rod set.

THENCE, with the lines of the Robert B. Fulton 2.357 acre tract (O.R. 172, Pg. 863, Tract II), the following three courses:

S 86°-38'-24"E, a distance of 15.12 feet to a 5/8 inch iron rod found.

N 00°-06'-27"E, a distance of 68.82 feet to a 5/8 inch iron rod found.

N 18°-41'-05"W, a distance of 54.04 feet to a 5/8 inch iron rod found.

THENCE, with the southeasterly line of the Robert B. Fulton 1.577 acre tract (O.R. 30, Pg. 98), N 54°-18'-10"E, a distance of 23.62 feet to the point of beginning.

The basis for bearings is the north line of Section 31, being S 86°-48'-07"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on November 10, 2009.

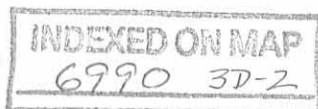
Description prepared by:

William K. Bruce  
Professional Surveyor 7437  
November 10, 2009



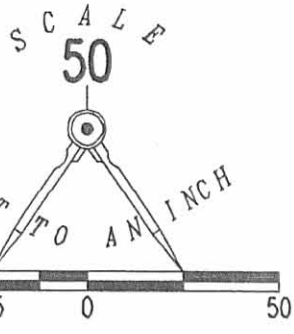
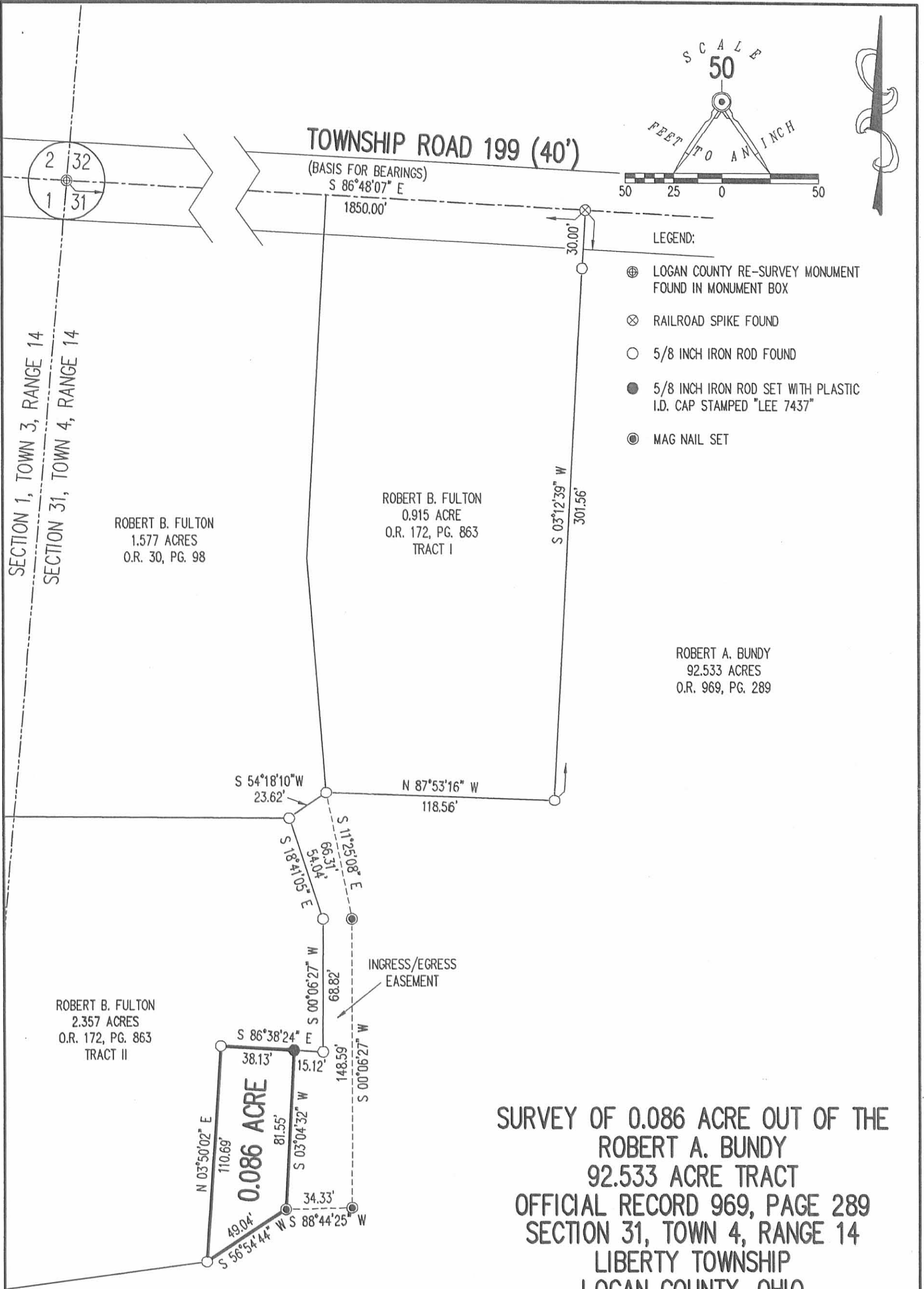
ORIGINAL STAMP IN GREEN

1471119





REC'D 11-16-09 *SMY*



**SURVEY OF 0.086 ACRE OUT OF THE  
ROBERT A. BUNDY  
92.533 ACRE TRACT  
OFFICIAL RECORD 969, PAGE 289  
SECTION 31, TOWN 4, RANGE 14  
LIBERTY TOWNSHIP  
LOGAN COUNTY, OHIO**

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



SURVEYED BY:  
*William K. Bruce*  
WILLIAM K. BRUCE  
PROFESSIONAL SURVEYOR 7437  
NOVEMBER 10, 2009

COPYRIGHT 2009 BY:  
**LEE SURVEYING & MAPPING CO., INC.**  
117 North Madriver Street  
BELLEFONTAINE, OHIO 43311  
(937) 593-7335  
surveys@lsminc.us  
KSS D1109 1471119 L-1471-3

2 WORKING DAYS  
**BEFORE YOU DIG**  
CALL TOLL FREE **800-362-2764**  
OHIO UTILITIES PROTECTION SERVICE.

**INDEXED ON MAP**  
6990 3P

ORIGINAL STAMP IN GREEN

5-7-19



APPROVED

# Lee Surveying and Mapping Co.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.  
Bellefontaine OH 43311  
www.lee-surveying.com



Phone: (937) 593-7335  
Fax: (937) 593-7444  
surveys@lee-surveying.com

## BB WHITE STAR LLC 2.022 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 BB White Star LLC, 92.447 acre tract as deeded and described in Official Record 1120, Page 731 and being more particularly described as follows:

**COMMENCING** at a Logan County re-survey monument found in a monument box at the northeast corner of the northwest quarter of Section 31 and being on the center-line of Township Road 199 (40 feet wide);

THENCE, with the common line to said Section 31 and Section 32 and said center-line, N 86°-45'-37" W, a distance of 839.29 feet to a MAG nail set at the **TRUE POINT OF BEGINNING**;

THENCE, with new division lines through said 92.447 acre tract, the following four (4) courses:

- 1) **S 03°-13'-00" W**, passing an iron rod set at a distance of 20.00 feet, a total distance of **289.25 feet** to an iron rod set;
- 2) **S 31°-31'-34" W**, a distance of **170.30 feet** to an iron rod set;
- 3) **S 68°-45'-38" W**, a distance of **185.63 feet** to a MAG nail set; and
- 4) **S 88°-48'-09" W**, a distance of **34.33 feet** to a MAG nail found at the southeast corner of the Anna F. Fulton, Trustee, 0.086 acre tract as deeded and described in Official Record 1246, Page 001, Tract IV;

THENCE, with a line common to said 92.447 acre tract and the said 0.086 acre tract, N 03°-09'-45" E, a distance of **81.47 feet** to a 5/8 inch iron rod found on an easterly line of the Anna F. Fulton, Trustee, 2.357 acre tract as deeded and described in Official Record 1246, Page 001, Tract III;

THENCE, with lines common to said 92.447 acre and 2.357 acre tracts, the following three (3) courses:

- 1) **S 87°-00'-32" E**, a distance of **15.12 feet** to a 5/8 inch iron rod found (I.D. cap stamped "LEE PS 6359");
- 2) **N 00°-11'-26" E**, a distance of **68.87 feet** to a 5/8 inch iron rod found; and
- 3) **N 19°-04'-14" W**, a distance of **54.22 feet** to a 5/8 inch iron rod found at a southeast corner of the Anna F. Fulton, Trustee, 1.577 acre tract as deeded and described in Official Record 1246, Page 001, Tract I;

THENCE, with the line common to said 92.447 acre and 1.577 acre tract, N 54°-56'-03" E, a distance of **23.94 feet** to a 5/8 inch iron rod found at the southwest corner of the Anna F. Fulton, Trustee, 0.915 acre tract as deeded and described in Official Record 1246, Page 001, Tract II;

THENCE, with lines common to said 92.447 acre and 0.915 acre tracts, the following two (2) courses:

- 1) **S 87°-39'-21" E**, a distance of **118.55 feet** to a 5/8 inch iron rod found (I.D. cap stamped "LEE PS 6359"); and
- 2) **N 03°-13'-50" E**, passing a 5/8 inch iron rod found at a distance of 271.70 feet, a total distance of **301.57 feet** to a railroad spike found on the said common line to said Sections 31 and 32 and said center-line;

INDEXED ON MAP  
6990

# Lee Surveying and Mapping Co.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.  
Bellefontaine OH 43311  
www.lee-surveying.com



Phone: (937) 593-7335  
Fax: (937) 593-7444  
surveys@lee-surveying.com

THENCE, with said common Section line and center-line,  
S 86°-47'-00" E, a distance of 155.73 feet to the POINT OF BEGINNING.

Containing 2.022 acre, more or less, of which 0.072 acre is within the  
highway right-of-way.

Iron rods set, where indicated, are 30 inches in length, 5/8 inch in  
diameter with a plastic I.D. cap stamped "P.S. 8533".

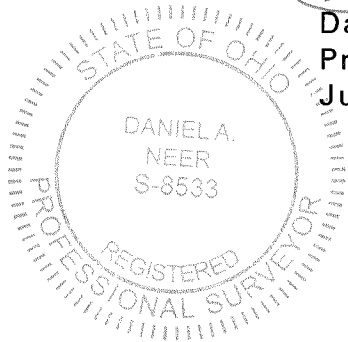
Property is subject to any and all previous easements and rights-of-way  
of record.

The basis for bearings, described herein, is the center-line of Township  
Road 199 (O.R. 1246, Pg. 001), being S 86°-47'-00" E. Distances are expressed  
in U.S. Survey Feet. All other measurements are from angles and distances  
measured in a field survey by Lee Surveying and Mapping Co. on June 20,  
2019.

Description prepared by:

A handwritten signature in black ink, appearing to read 'Dan Neer', is written over the printed name.

Daniel A. Neer  
Professional Surveyor No. 8533  
June 27, 2019



14710519

INDEXED ON MAP

6990

5-7-19  
APPROVED

# Lee Surveying and Mapping Co.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.  
Bellefontaine OH 43311  
www.lee-surveying.com



Phone: (937) 593-7335  
Fax: (937) 593-7444  
surveys@lee-surveying.com

## BB WHITE STAR LLC 20.00 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 20.00 feet wide ingress/egress easement over part of the BB White Star LLC, 92.447 acre tract as dedeed and described in Official Record 1120, Page 731 and being more particularly described as follows:

**COMMENCING** at a Logan County re-survey monument found in a monument box at the northeast corner of the northwest quarter of Section 31 and being on the center-line of Township Road 199 (40 feet wide);

THENCE, with the common line to said Section 31 and Section 32 and said center-line, N 86°-45'-37" W, a distance of 737.86 feet to a point at the **TRUE POINT OF BEGINNING**;

THENCE, with the center-line of said easement over part of said 92.447 acre tract, the following five (5) courses:

- 1) S 00°-08'-22" W, a distance of 227.23 feet to a point;
- 2) S 13°-33'-55" W, a distance of 54.05 feet to a point;
- 3) S 41°-33'-55" W, a distance of 43.63 feet to a point;
- 4) S 81°-46'-40" W, a distance of 38.96 feet to a point; and
- 5) N 86°-51'-44" W, a distance of 56.38 feet to the terminus of said easement.

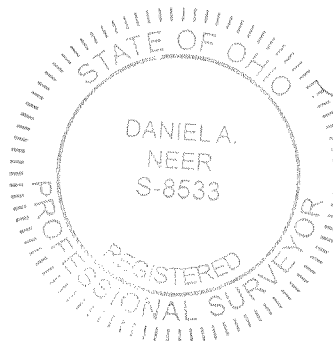
Containing 0.193 acre, more or less.

The sidelines of said easement to be shortened or prolonged to meet at angle point intersections.

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

The basis for bearings, described herein, is the center-line of Township Road 199 (O.R. 1246, Pg. 001), being S 86°-47'-00" E. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by Lee Surveying and Mapping Co. on June 20, 2019.

Description prepared by:



*Daniel A. Neer*  
Daniel A. Neer  
Professional Surveyor No. 8533  
June 27, 2019

14710519

INDEXED ON MAP  
6990





3-7-19  
APPROVED

# Lee Surveying and Mapping Co.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.  
Bellefontaine OH 43311  
www.lee-surveying.com



Phone: (937) 593-7335  
Fax: (937) 593-7444  
surveys@lee-surveying.com

## BB WHITE STAR LLC 10.00 FEET WIDE UTILITY 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 10.00 feet wide utility easement over part of the BB White Star LLC, 92.447 acre tract as deeded and described in Official Record 1120, Page 731 and being more particularly described as follows:

**COMMENCING** at a Logan County re-survey monument found in a monument box at the northeast corner of the northwest quarter of Section 31 and being on the center-line of Township Road 199 (40 feet wide);

THENCE, with the common line to said Section 31 and Section 32 and said center-line, N 86°-45'-37" W, a distance of 839.29 feet to a MAG nail set;

THENCE, S 03°-13'-00" W, a distance of 20.00 feet to an iron rod set on the south right-of way line of said Road;

THENCE, with said right-of-way, N 86°-47'-00" W, a distance of 107.08 feet to a point at the **TRUE POINT OF BEGINNING**;

THENCE, with the center-line of said easement over part of said 92.447 acre tract, the following two (2) courses:

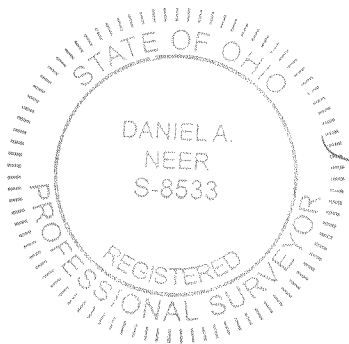
- 1) S 00°-12'-22" E, a distance of 254.83 feet to a point; and
- 2) S 03°-35'-40" W, a distance of 152.85 feet to the terminus of said easement.

Containing 0.094 acre, more or less.

The sidelines of said easement to be shortened or prolonged to meet at angle point intersections.

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

The basis for bearings, described herein, is the center-line of Township Road 199 (O.R. 1246, Pg. 001), being S 86°-47'-00" E. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by Lee Surveying and Mapping Co. on June 20, 2019.



Description prepared by:

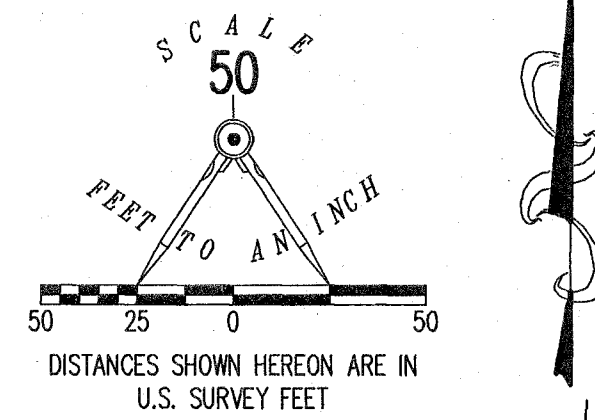
*Daniel A. Neer*  
Daniel A. Neer  
Professional Surveyor No. 8533  
June 27, 2019

14710519



**ACCESS MANAGEMENT NOTE:**

TOWNSHIP ROAD 199 IS CLASSIFIED AS A LOCAL ROAD.  
 MINIMUM DRIVE SPACING IS 250'  
 MINIMUM STOPPING SIGHT DISTANCE IS >495 (55 MPH)  
 NO NEW DRIVE IS BEING REQUESTED AT THIS TIME



**LEGEND:**

- ⊙ LOGAN COUNTY RE-SURVEY MONUMENT FOUND IN A MONUMENT BOX
- ⊗ RAILROAD SPIKE FOUND
- ⊙ MAG NAIL FOUND
- MAG NAIL SET
- 5/8 INCH IRON ROD FOUND
- 5/8 INCH BY 30. INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "P.S. 8533"
- ⊞ ELECTRIC TRANSFORMER
- ⊕ TELEPHONE PEDESTAL
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- R/W = RIGHT-OF-WAY
- C/L = CENTER-LINE

**NOTE:**

NO EVIDENCE OF OCCUPATION ALONG BOUNDARY LINES UNLESS OTHERWISE SHOWN.

**DEED & SURVEY REFERENCES:**

VOL. 257, PG. 388  
 O.R. 1120, PG. 731  
 O.R. 1246, PG. 001

LOGAN COUNTY ENGINEER'S MAP  
 ROOM FILE: 5119, 6524 AND 6990

**BASIS FOR BEARINGS:**

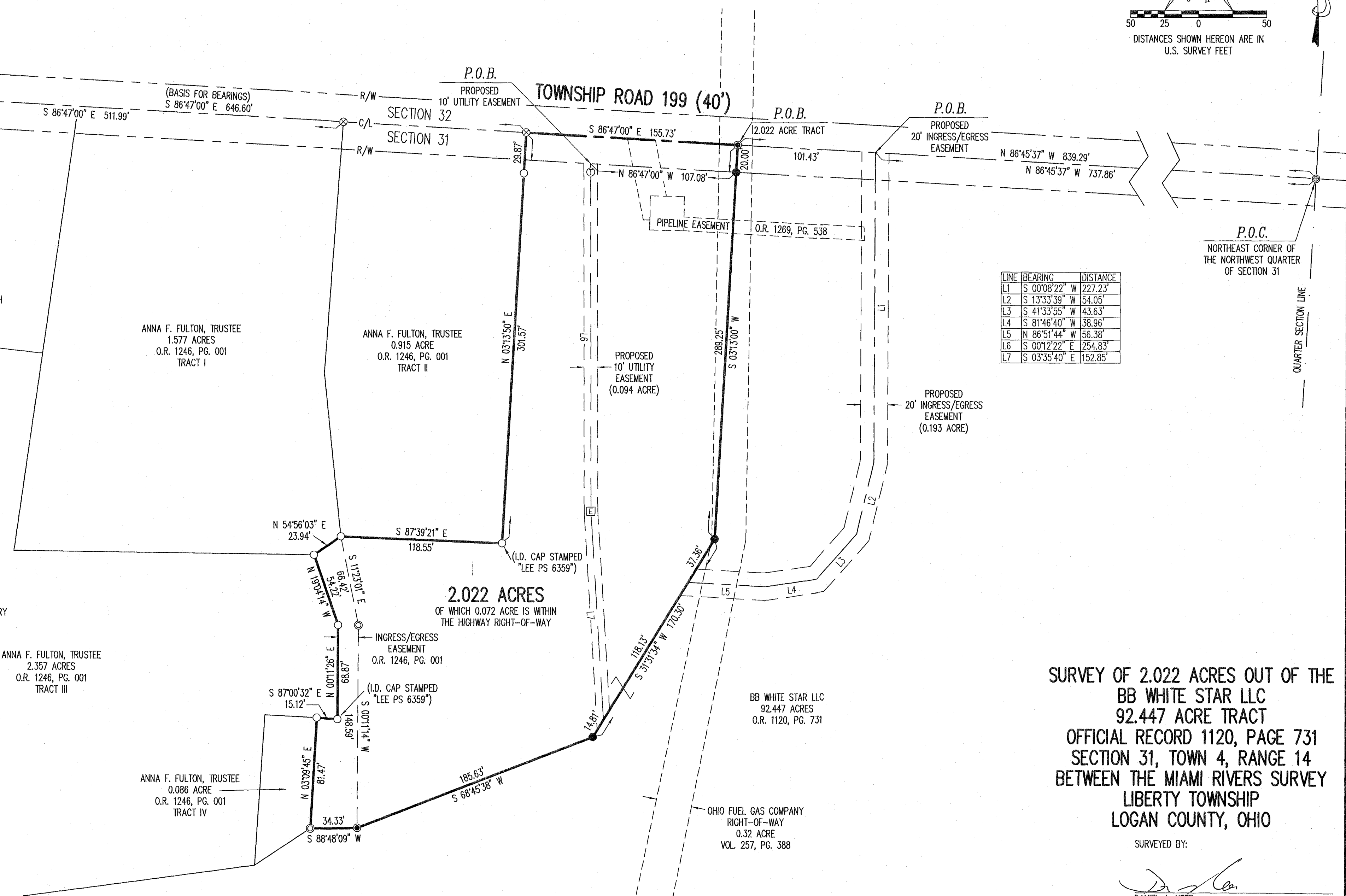
THE BASIS FOR BEARINGS, SHOWN HEREON, IS THE CENTER-LINE OF TOWNSHIP ROAD 199 (O.R. 1246, PG. 001), BEING S 86°47'00"E.

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

2 WORKING DAYS  
**BEFORE YOU DIG**

CALL TOLL FREE **800-362-2764**

OHIO UTILITY PROTECTION SERVICE



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 00°08'22" W | 227.23'  |
| L2   | S 13°33'39" W | 54.05'   |
| L3   | S 41°33'55" W | 43.63'   |
| L4   | S 81°46'40" W | 38.96'   |
| L5   | N 86°51'44" W | 56.38'   |
| L6   | S 00°12'22" E | 254.83'  |
| L7   | S 03°35'40" E | 152.85'  |

**SURVEY OF 2.022 ACRES OUT OF THE  
 BB WHITE STAR LLC  
 92.447 ACRE TRACT  
 OFFICIAL RECORD 1120, PAGE 731  
 SECTION 31, TOWN 4, RANGE 14  
 BETWEEN THE MIAMI RIVERS SURVEY  
 LIBERTY TOWNSHIP  
 LOGAN COUNTY, OHIO**

SURVEYED BY:

DANIEL A. NEER  
 PROFESSIONAL SURVEYOR NO. 8533  
 JUNE 20, 2019

COPYRIGHT 2019 BY:  
**LEE SURVEYING & MAPPING CO.**  
 117 North Wadriver Street  
 BELLEFONTAINE, OHIO 43311  
 (937) 593-7335  
 WWW.LEE-SURVEYING.COM  
 surveys@lee-surveying.com  
 KSS D0519 14710519 L-1471-2

6-2-2022

✓ APPROVED



INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
UNMATCHED CLIENT SERVICE

**BUNDY FAMILY BURIAL PLOT  
0.032 ACRE**

Situate in the State of Ohio, Logan County, Liberty Township and lying in Section 31, Town 4, Range 14, Between the Miami Rivers Survey, and being out of the 92.447 acres as conveyed to BB White Star LLC by deed of record in Official Record 1120, Page 731 (all records referenced herein refer to the Logan County Records of Deeds) and being more particularly described as follows:

**COMMENCE** at a Logan County re-survey monument found in a monument box at the northeast quarter Section corner of Section 31 (Logan County Engineer's Field Book 660, Page 5) on the center-line of Township Road 199 (40 feet wide);

THENCE, North 86°-48'-07" West, a distance of 2166.97 feet, with said Section line and center-line, to a magnetic nail found at a northerly corner common to said 92.447 acre tract and that 23.87 acres as conveyed to Melissa J. Schaub by deed of record in Official Record 1259, Page 541, Parcel II;

THENCE, South 04°-59'-36" West, a distance of 1420.32 feet, with the common line to said 92.447 acre and 23.87 acre tracts, to a point;

THENCE, South 85°-00'-24" East, a distance of 435.60 feet, with a line through said 92.447 acre tract, to a 5/8 inch iron rebar set (I.D. cap stamped "DLZ OHIO INC.") at the **TRUE POINT OF BEGINNING**;

THENCE, through said 92.447 acre tract, the following four (4) courses:

South 78°-41'-26" East, a distance of 31.00 feet to a 5/8 inch iron rebar set (I.D. cap stamped "DLZ OHIO INC.");

South 11°-18'-34" West, a distance of 45.00 feet to a 5/8 inch iron rebar set (I.D. cap stamped "DLZ OHIO INC.");

North 78°-41'-26" West, a distance of 31.00 feet to a 5/8 inch iron rebar set (I.D. cap stamped "DLZ OHIO INC."); and

North 11°-18'-34" East, a distance of 45.00 feet to the **POINT OF BEGINNING**.

INDEXED ON MAP  
6990

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



INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
UNMATCHED CLIENT SERVICE

Containing 0.032 acre, more or less.

The bearings in the above description are based on an assumed bearing of South 86°-48'-07" East, for the center-line of Township Road 199, as shown on a plat of survey by William K. Bruce, P.S. 7437, Entitled "Survey of the remainder of the Jerome W. Ritter, Trustee of the Jerome W. Ritter Trust, dated November 13, 1996, original 123.861 acre tract", dated June 12, 2009.

All rebar set are 5/8 inch in diameter and 30 inches in length, with a yellow cap stamped "DLZ OHIO INC."

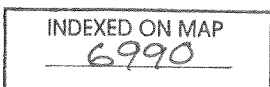
I certify that this description is based upon a survey conducted under my direct supervision in November, 2021 and that it and the information contained herein are true and correct to the best of my knowledge.



DLZ Ohio, Inc.

Samuel L. Stiltner  
Professional Surveyor No. 8364

2021-2171.00



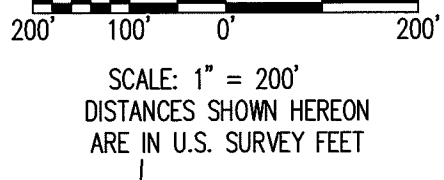
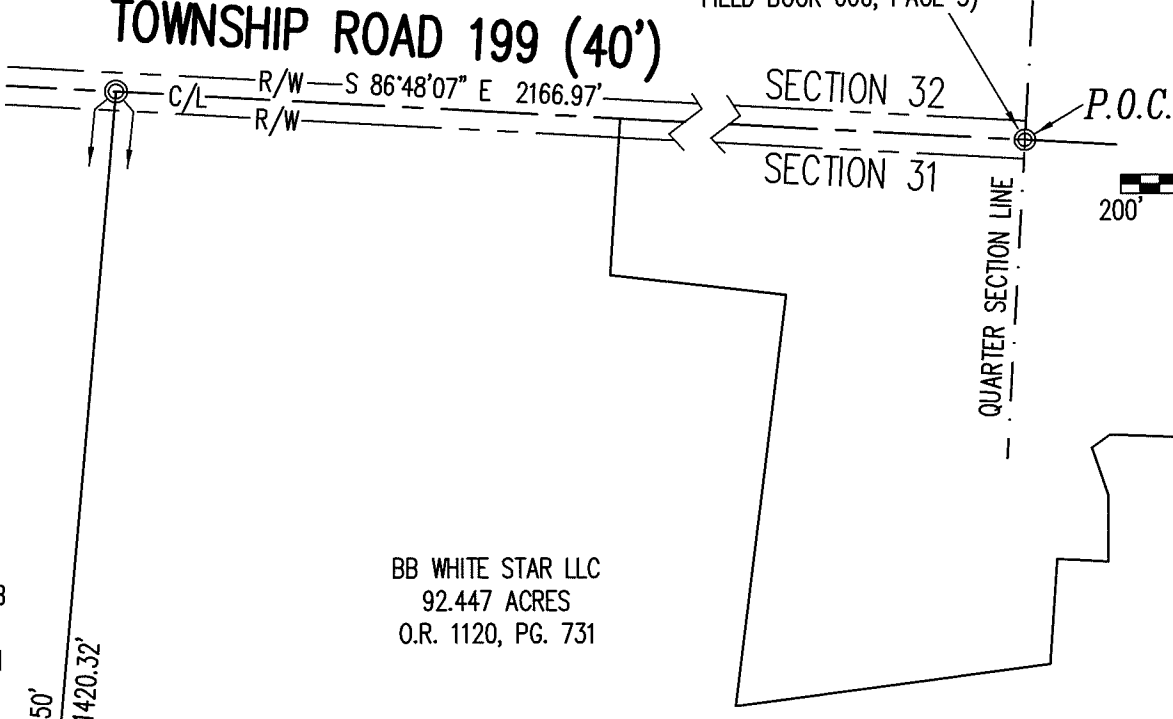


**APPROVED**

**SURVEY OF BUNDY FAMILY BURIAL PLOT**

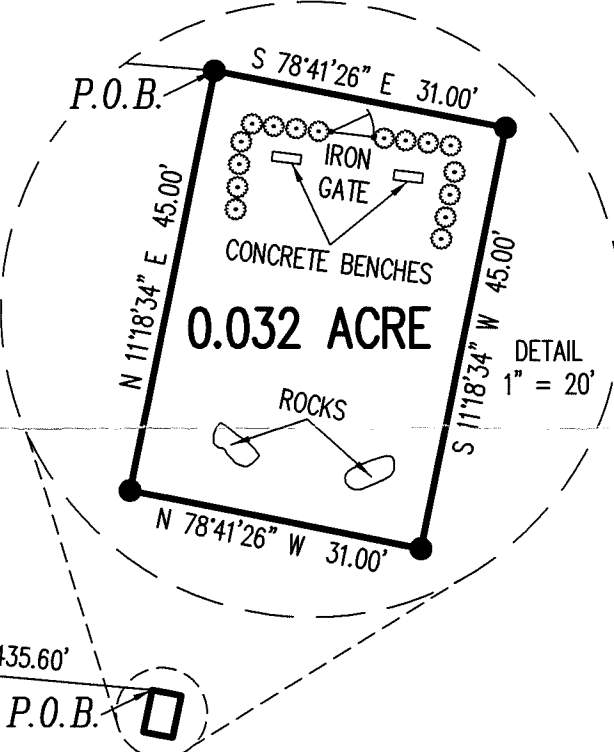
SECTION 31, TOWN 4, RANGE 14  
 BETWEEN THE MIAMI RIVERS SURVEY  
 LIBERTY TOWNSHIP  
 LOGAN COUNTY, OHIO

(NORTHEAST QUARTER SECTION CORNER  
 OF SECTION 31 (LOGAN COUNTY ENGINEER'S  
 FIELD BOOK 660, PAGE 5))



MELISSA J. SCHAUB  
 23.87 ACRES  
 O.R. 1259, PG. 541  
 PARCEL II

BB WHITE STAR LLC  
 92.447 ACRES  
 O.R. 1120, PG. 731



**LEGEND:**

- ⊕ LOGAN COUNTY RE-SURVEY MONUMENT FOUND IN MONUMENT BOX
- ⊙ MAG NAIL FOUND
- 5/8 INCH IRON REBAR FOUND
- 5/8 INCH BY 30 INCH IRON REBAR SET WITH YELLOW I.D. CAP STAMPED "DLZ OHIO INC."
- R/W = RIGHT-OF-WAY
- C/L = CENTER-LINE
- O.R. = OFFICIAL RECORD
- PG. = PAGE
- ⊙ = SHRUB

**DEED & SURVEY REFERENCES:**

DEED REFERENCE SHOWN HEREON.  
 LOGAN COUNTY ENGINEER'S MAP ROOD FILES:  
 6990, 5119, 1439, 7178, 2913 & 2621

**OCCUPATION NOTE:**

NO EVIDENCE OF OCCUPATION ALONG BOUNDARY LINES UNLESS OTHERWISE SHOWN.

**BASIS FOR BEARINGS:**

THE BASIS OF BEARINGS, SHOWN HEREON, IS AN ASSUMED BEARING FOR THE CENTER-LINE OF TOWNSHIP ROAD 199, BEING A BEARING OF S 86°48'07" E, AS SHOWN ON A PLAT OF SURVEY BY WILLIAM K. BRUCE, P.S. 7437, ENTITLED "SURVEY OF THE REMAINDER OF THE JEROME W. RITTER, TRUSTEE OF THE JEROME W. RITTER TRUST, DATED NOVEMBER 13, 1996, ORIGINAL 123.861 ACRE TRACT", DATED JUNE 12, 2009.



**CERTIFICATION:**

THIS PLAT WAS PREPARED BY DLZ OHIO, INC. AND IS A TRUE AND ACCURATE REPRESENTATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, OF A SURVEY MADE BY THE SAME IN NOVEMBER, 2021.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE POLICY; ALL OWNERSHIP SHOWN IS BASED UPON RECORD DATA ACQUIRED AT THE TIME OF SURVEY, NO GUARANTEE IS PLACED UPON ACTUAL OWNERSHIP OF ANY PROPERTY.

EASEMENTS MAY EXIST ON SUBJECT PROPERTY THAT WOULD BE REVEALED IN A TITLE EXAMINATION.

*Samuel L. Stiltner 5/19/2022*  
 SAMUEL L. STILTNER  
 PROFESSIONAL SURVEYOR NO. 8364  
 MAY, 2022

COPYRIGHT 2022 BY:  
  
 117 N. Madriver Street • Bellefontaine, OH 43311  
 (937) 593-7335 • www.dlz.com  
 Project #2121-2171.00

| DRAWN BY: | DESCRIPTION | REV. NO. | DATE      |
|-----------|-------------|----------|-----------|
| KSS       |             |          | 5-19-2022 |
|           |             |          |           |
|           |             |          |           |
|           |             |          |           |

INDEXED ON MAP  
 6990