

LEGAL DESCRIPTION

HELMAN PLAT  
TRACT I  
2.057 ACRES

BEING A PART OF A 114.197 ACRE TRACT OF LAND OWNED BY RONALD G. HELMAN, ET AL. AS DESCRIBED IN OFFICIAL RECORD VOLUME 386, PAGE 987 (TRACT I) OF THE LOGAN COUNTY DEED RECORDS, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 22, TOWN 1 NORTH, RANGE 8 EAST, MIAMI TOWNSHIP, LOGAN COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing for reference at a railroad spike found at the intersection of the centerlines of State Highway 235 and County Road 255;

thence, North 49°-44'-36" East, 349.45 feet, along the centerline of said State Highway 235 to a P.K. nail set and being the principal place of beginning for the tract herein conveyed;

thence, North 49°-44'-36" East, 240.82 feet, along the centerline of said State Highway 235 to a railroad spike found at the southwest corner of a 1.000 tract of land owned by Gail Stevenson as described in Official Record Volume 317, Page 4;

thence, South 83°-33'-49" East, 384.63 feet, along the south line of said Stevenson tract and the south line of Brenda A. Reese's 2.524 acre tract as described in Official Record Volume 88, Page 798 to a 5/8" x 30" iron rebar with cap set, passing for reference a 1" iron rebar found at 41.23 feet and a 1" iron rebar found at 367.61 feet;

thence, South 03°-25'-10" West, 200.29 feet, to a 5/8" x 30" iron rebar with cap set at the northwest corner of a 2.07 acre tract of land owned by Daniel T. Thornton as described in Official Record Volume 281, Page 782;

thence, North 81°-01'-55" West, 560.89 feet, to the principal place of beginning, passing for reference a 5/8" x 30" iron rebar with cap set at 521.27 feet.

Containing 2.057 acres, more or less, with 0.167 acres, more or less, being existing road right-of-way and all being subject to any legal highways and easements of record.

Bearing of North 49°-44'-36" East, for centerline of State Route 235 was assumed to denote angles only.

The above description was prepared by Thomas L. Coverstone, Ohio Professional Surveyor Number 7100, based on a survey under his direction dated January 13, 1999.

SEAL:

Thomas L. Coverstone  
Thomas L. Coverstone, P.S.

2/08/99  
Date



INDEXED ON MAP  
5343 1D-1

LEGAL DESCRIPTION

HELMAN PLAT  
TRACT II  
2.116 ACRES

BEING A PART OF A 114.197 ACRE TRACT OF LAND OWNED BY RONALD G. HELMAN, ET AL. AS DESCRIBED IN OFFICIAL RECORD VOLUME 386, PAGE 987 (TRACT I) OF THE LOGAN COUNTY DEED RECORDS, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 22, TOWN 1 NORTH, RANGE 8 EAST, MIAMI TOWNSHIP, LOGAN COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing for reference at a railroad spike found at the intersection of the centerlines of State Highway 235 and County Road 255;

thence, North 49°-44'-36" East, 349.45 feet, along the centerline of said State Highway 235 to a P.K. nail set;

thence, South 81°-01'-55" East, 560.89 feet, to a 5/8" x 30" iron rebar with cap set at the northwest corner of a 2.07 acre tract of land owned by Daniel T. Thornton as described in Official Record Volume 281, Page 782 and being the principal place of beginning for the tract herein conveyed;

thence, North 03°-25'-10" East, 200.29 feet, to a 5/8" x 30" iron rebar with cap set in the south line of Brenda A. Reese's 2.524 acre tract as described in Official Record Volume 88, Page 798;

thence, South 83°-33'-49" East, with the south line of said 2.524 acre tract and the south line of Paul Reese's 1.000 acre tract as described in Deed Book Volume 339, Page 129, 483.18 feet, to a railroad spike found at the southeast corner of said 1.000 acre tract, also being the centerline of County Road 255, passing for reference a 3/4" inside diameter iron pipe found at 451.43 feet;

thence, South 25°-34'-08" West, 230.30 feet, along the centerline of said County Road 255 to a railroad spike found at the northeast corner of said Thornton tract;

thence, North 81°-01'-55" West, 397.54 feet, along the north line of said Thornton tract to the principal place of beginning, passing a 5/8" x 30" iron rebar with cap set at 31.30 feet.

Containing 2.116 acres, more or less, with 0.158 acres, more or less, being existing road right-of-way and all being subject to any legal highways and easements of record.

Bearing of North 49°-44'-36" East, for centerline of State Route 235 was assumed to denote angles only.

The above description was prepared by Thomas L. Coverstone, Ohio Professional Surveyor Number 7100, based on a survey under his direction dated January 13, 1999.

SEAL:

Thomas L. Coverstone  
Thomas L. Coverstone, P.S.

2/08/99  
Date



INDEXED ON 2/10/99  
5343 1D-2

LEGAL DESCRIPTION

HELMAN PLAT  
TRACT III  
3.334 ACRES

BEING A PART OF A 114.197 ACRE TRACT OF LAND OWNED BY RONALD G. HELMAN, ET AL. AS DESCRIBED IN OFFICIAL RECORD VOLUME 386, PAGE 987 (TRACT I) OF THE LOGAN COUNTY DEED RECORDS, SITUATE IN SECTION 22 AND SECTION 27, TOWN 1 NORTH, RANGE 8 EAST, MIAMI TOWNSHIP, LOGAN COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a railroad spike found at the intersection of centerlines of State Highway 235 and County Road 255;

thence, North 49°-44'-36" East, 349.45 feet, along the centerline of said State Highway 235, to a P.K. nail set;

thence, South 81°-01'-55" East, 280.41 feet, to a 5/8" x 30" iron rebar with cap set, passing for reference a 5/8" x 30" iron rebar with cap set at 39.62 feet;

thence, South 03°-25'-10" West, 317.27 feet, to a P.K. nail set on the centerline of said County Road 255, passing for reference a 5/8" x 30" iron rebar with cap set at 287.25 feet;

thence, North 88°-31'-48" West, 392.29 feet, along the centerline of said County Road 255, to a P.K. nail set;

thence, North 46°-47'-37" West, 181.90 feet, along the centerline of said County Road 255, to the principal place of beginning.

Containing 3.334 acres, more or less, with 2.696 acres, more or less, being in Section 22 and 0.638 acres, more or less, being in Section 27, with 0.614 acres, more or less, being existing road right-of-way and all being subject to any legal highways and easements of record.

Bearing of North 49°-44'-36" East, for centerline of State Route 235 was assumed to denote angles only.

The above description was prepared by Thomas L. Coverstone, Ohio Professional Surveyor Number 7100, based on a survey under his direction dated January 13, 1999.

SEAL:

Thomas L. Coverstone  
Thomas L. Coverstone, P.S.

2/08/99  
Date



5343 1D-3

**LEGAL DESCRIPTION**

HELMAN PLAT  
TRACT IV  
1.916 ACRES

BEING A PART OF A 114.197 ACRE TRACT OF LAND OWNED BY RONALD G. HELMAN, ET AL. AS DESCRIBED IN OFFICIAL RECORD VOLUME 386, PAGE 987 (TRACT I) OF THE LOGAN COUNTY DEED RECORDS, SITUATE IN SECTION 22 AND SECTION 27, TOWN 1 NORTH, RANGE 8 EAST, MIAMI TOWNSHIP, LOGAN COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing for reference at a railroad spike found at the intersection of centerlines of State Highway 235 and County Road 255;

thence, South 46°-47'-37" East, 181.90 feet, along the centerline of said County Road 255 to a P.K. nail set;

thence, South 88°-31'-48" East, 392.29 feet, along the centerline of said County Road 255 to a P.K. nail set and being the principal place of beginning for the tract herein conveyed;

thence, North 03°-25'-10" East, 317.27 feet, to a 5/8" x 30" iron rebar with cap set, passing a 5/8" x 30" iron rebar with cap set at 30.02 feet;

thence, South 81°-01'-55" East, 280.48 feet, to a 5/8" x 30" iron rebar with cap set at the northwest corner of a 2.07 acre tract of land owned by Daniel T. Thornton as described in Official Record Volume 281, Page 782;

thence, South 03°-25'-10" West, 280.65 feet, along the west line of said Thornton tract to a railroad spike found at the southwest corner of said tract, also being the centerline of County Road 255, passing for reference a 5/8" iron pin found at 250.65 feet;

thence, North 88°-31'-48" West, 279.33 feet, along the centerline of said County Road 255, to the principal place of beginning.

Containing 1.916 acres, more or less, with 1.402 acres, more or less, being in Section 22 and with 0.514 acres, more or less, being in Section 27, with 0.192 acres, more or less, being within existing road right-of-way and being subject to all legal highways and easements of record.

Bearing of North 49°-44'-36" East, for centerline of State Route 235 was assumed to denote angles only.

The above description was prepared by Thomas L. Coverstone, Ohio Professional Surveyor Number 7100, based on a survey under his direction dated January 13, 1999.

SEAL:

Thomas L. Coverstone  
Thomas L. Coverstone, P.S.

2/08/99  
Date



INDEXED ON MAP  
5343 ID-4

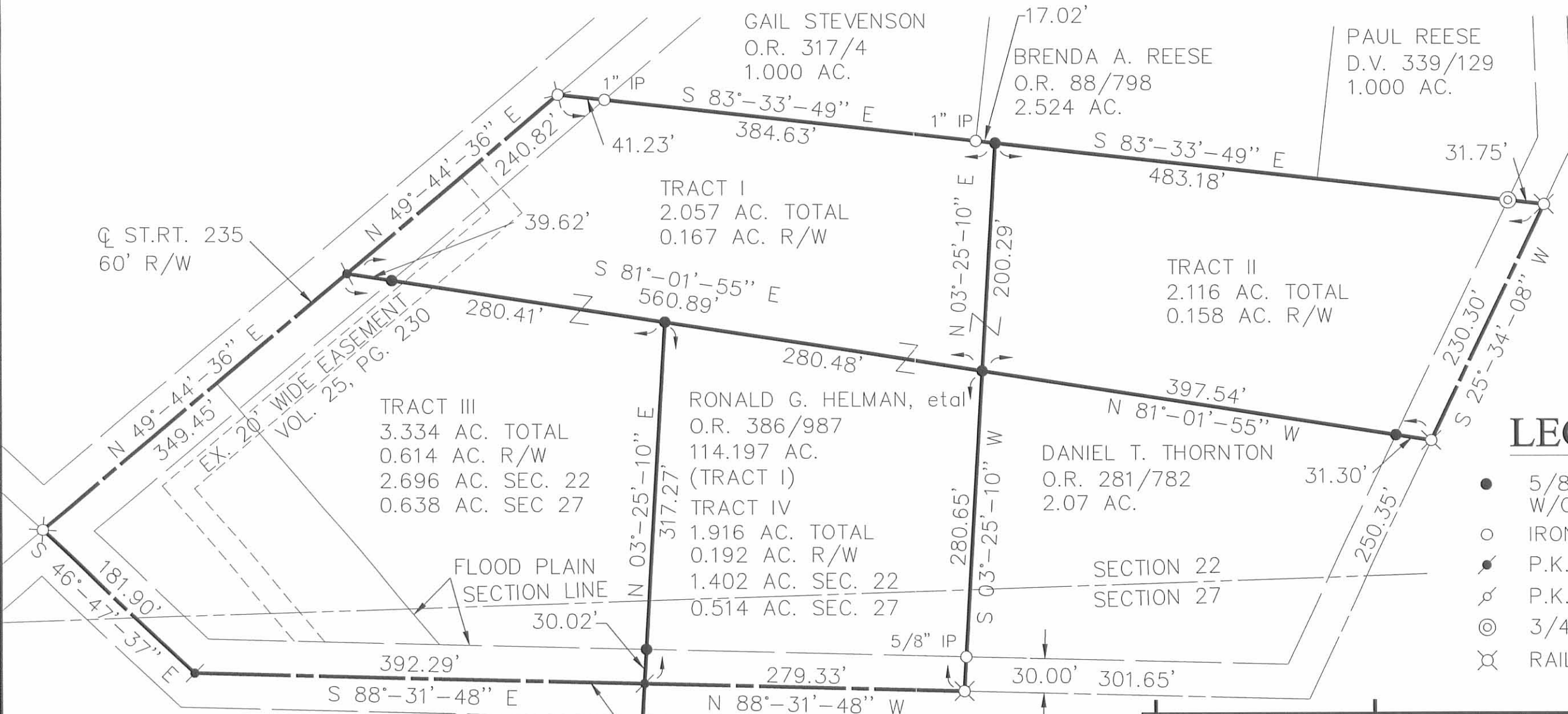
REV'D 2-9-99 SMY OK ✓

# HELMAN PLAT

9.423 TOTAL ACREAGE    22&27 SECTION    1 N TOWNSHIP    8 E RANGE    MIAMI TOWNSHIP    LOGAN, OHIO COUNTY



BEARINGS ARE ASSUMED  
SCALE 1" = 100'



## LEGEND

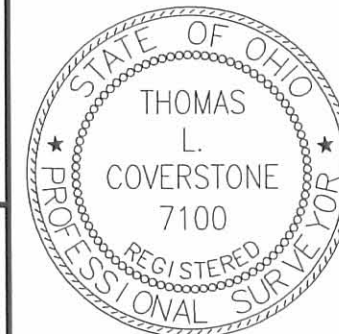
- 5/8" X 30" IRON REBAR W/CAP TO BE SET
- IRON PIN FOUND
- ⊙ P.K. NAIL SET
- ⊕ P.K. NAIL FOUND
- ⊗ 3/4" IRON PIPE FOUND
- ⊗ RAILROAD SPIKE FOUND

NOTE:  
STATE HIGHWAY 235 RIGHT OF WAY RECORDS WERE USED TO ESTABLISH THE CENTERLINE OF ST. RT. 235.

5343 IP

*Thomas L. Coverstone*  
THOMAS L. COVERSTONE, P.S. #7100

1/12/99  
DATE



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date: 01-12-99	drawn by: jmk	job number: LOMI9802
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MARTHA J. DAVIDSON SURVEY  
JUNE 3, 1989

The following described tract is situated in the State of Ohio, County of Logan, Township of Miami and is part of Section 22, Town 1, Range 8 of the Between the Miami Rivers Survey. Said tract is part of Martha J. Davidson's Tract V as described in Official Records Volume 79, Page 322 and is more fully described as follows:

Commencing at a 5/8 inch diameter iron bar set to replace a 1 inch diameter iron pipe found bent in the center of County Highway No. 255, said pipe being Station 16+63.3 as shown in Field Book No. 699, Page 74;

Thence North-1-04'-35"-East (this bearing is the basis of bearing and is assumed, all other bearings are from angles and distances measured in this field survey) 208.52 feet with the center of County Highway No. 255 to a railroad spike set at the northeast corner of Brenda A. Reese's 1.434 acre tract as described in Deed Book Volume 398, Page 380, said railroad spike being the place of beginning for this description;

Thence South-88-00'-30"-West 385.13 feet with the north line of said Reese's tract to a 5/8 inch diameter iron bar found, passing a 5/8 inch diameter iron bar set at 30.04 feet;

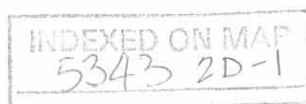
Thence South-81-27'-06"-West 116.50 feet with the north line of said Reese tract to a 1 inch diameter iron bar found in the northeast corner of Gail E. Stevenson's 1.00 acre tract as described in Deed Book Volume 349, Page 374;

Thence North-80-19'-33"-West 230.76 feet with the north line of said Stevenson's tract to a railroad spike set in the center of State Highway No. SR 235 as shown on Drawing L-19, ICH 27, Section Quincy, Sheet 2, passing a 1 inch diameter iron bar found at 189.53 feet;

Thence North-53-02'-00"-East 293.40 feet with the center of State Highway No. SR 235 to a railroad spike set;

Thence South-84-35'-34"-East 497.98 feet to a railroad spike set in the center of County Highway No. 255, passing a 5/8 inch diameter iron bar set at 44.47 feet and a 5/8 inch diameter iron bar set at 467.89 feet;

Thence South-1-04'-35"-West 137.61 feet with the center of County Highway No. 255 to the place of beginning.



Said description is based upon a field survey performed on June 3, 1989 and contains 2.524 acres taken from Martha J. Davidson's 5.036 acre Tract V also known as Permanent Parcel No. 25-116-00-00-027.

*Leslie H. Geeslin*  
\_\_\_\_\_  
LESLIE H. GEESLIN  
REG. NO. 5248



INDEXED ON MAP  
5343 2D 2

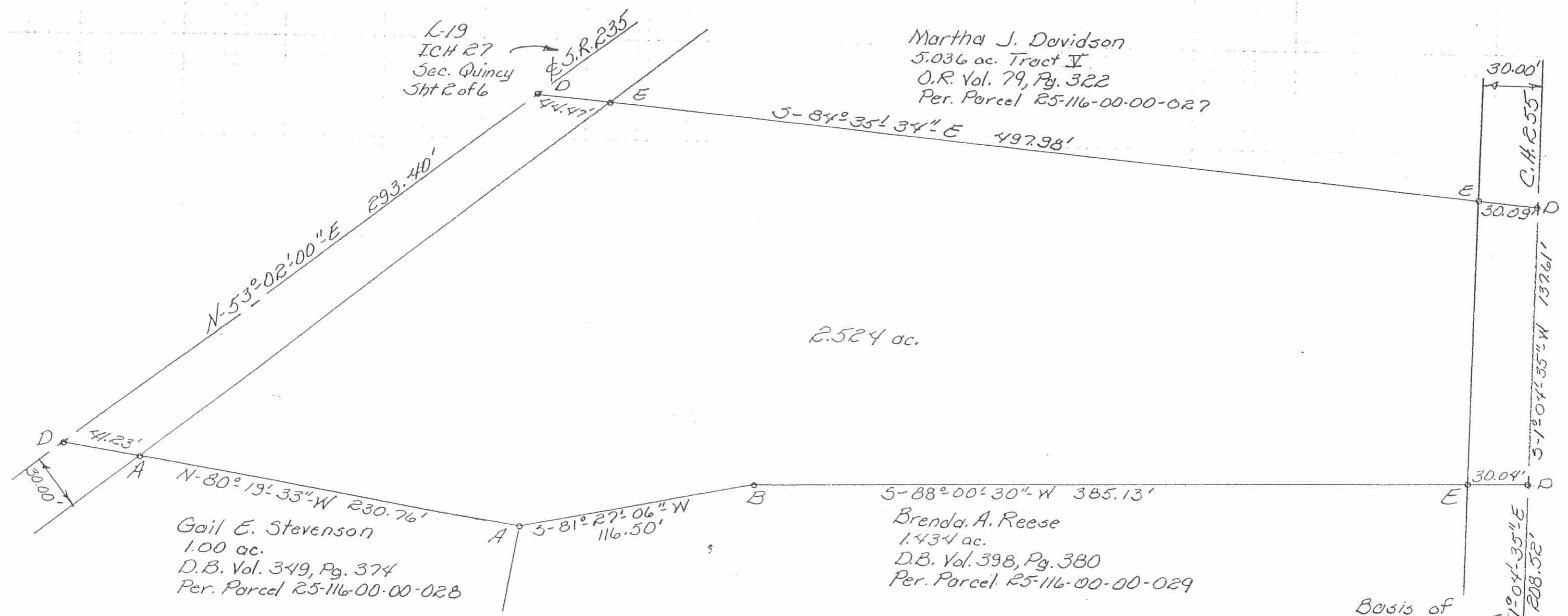
L-19  
ICH 27  
Sec. Quincy  
Sht 2 of 6

Martha J. Davidson  
5.036 ac. Tract V  
O.R. Vol. 79, Pg. 322  
Per. Parcel 25-116-00-00-027

Gail E. Stevenson  
1.00 ac.  
D.B. Vol. 349, Pg. 374  
Per. Parcel 25-116-00-00-028

Brenda A. Reese  
1.434 ac.  
D.B. Vol. 398, Pg. 380  
Per. Parcel 25-116-00-00-029

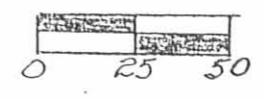
2.524 ac.



Legend:

- A = 1"  $\phi$  iron bar found
- B = 5/8"  $\phi$  iron bar found
- C = 1"  $\phi$  iron pipe found bent, replaced with 5/8" iron bar set
- D = R.R. Spike Set
- E = 5/8"  $\phi$  iron bar set

Survey of  
2.524 ac. tract taken  
from Martha J.  
Davidson's 5.036 ac.  
Tract V, Sec. 22,  
Town 1, Range 8, BMRS,  
Miami Twp., Logan Co.,  
Ohio  
June 3, 1989  
Scale: 1" = 50'



INDEXED ON MAP  
5343 2P



*Leslie H. Geeslin*  
Leslie H. Geeslin  
Reg. # 5248  
Rushsylvania, Oh.

By: JKC

Basis of Bearing

Sta. 16+63.3  
F.B. 699, P. 47



DODSON - COOK SURVEY

The following described real estate situated in the Township of Miami, County of Logan, State of Ohio and being a part of Section No. 22, Town 1, Range 8 and being more particularly described as follows:

Beginning at a R. R. Spike in the centerline of C. H. No. 255 at the northeast corner to Paul N. Reese's present 1.00 Acre tract and also being a southeast corner to Howard C. Dodson's present 6.47 Acre tract;

Thence with the north<sup>line</sup> of Reese's tract, N. 88° 43' W. 200.00 feet to an iron pipe at the northwest corner to Reese's tract, passing through an iron pipe at the west side of C. H. No. 255 at 30.00 feet;

Thence with Reese's west line, S. 8° 39' W. 193.20 feet to an iron bar in the north line of Stephen Hubbell's tract at the southwest corner to Reese's tract;

Thence with Hubbell's north line, N. 80° 17' W. 300.52 feet to an iron bar at the southeast corner to Gail Edward Stevenson's present 1.00 Acre tract;

Thence with Stevenson's east line, N. 9° 43' E. 145.51 feet to an iron bar at Stevenson's northeast corner;

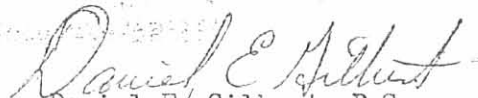
Thence N. 81° 17' E. 116.52 feet to an iron bar;

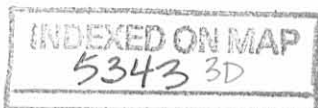
Thence N. 88° 07' E. 386.54 feet to a R. R. Spike in the centerline of C. H. No. 255, passing through an iron bar at the west side of C. H. No. 255 at 356.50 feet;

Thence with the centerline of C. H. No. 255, S. 1° 17' W. 38.00 feet to the place of beginning, containing 62,466.74 square feet or 1.434 Acres, more or less.

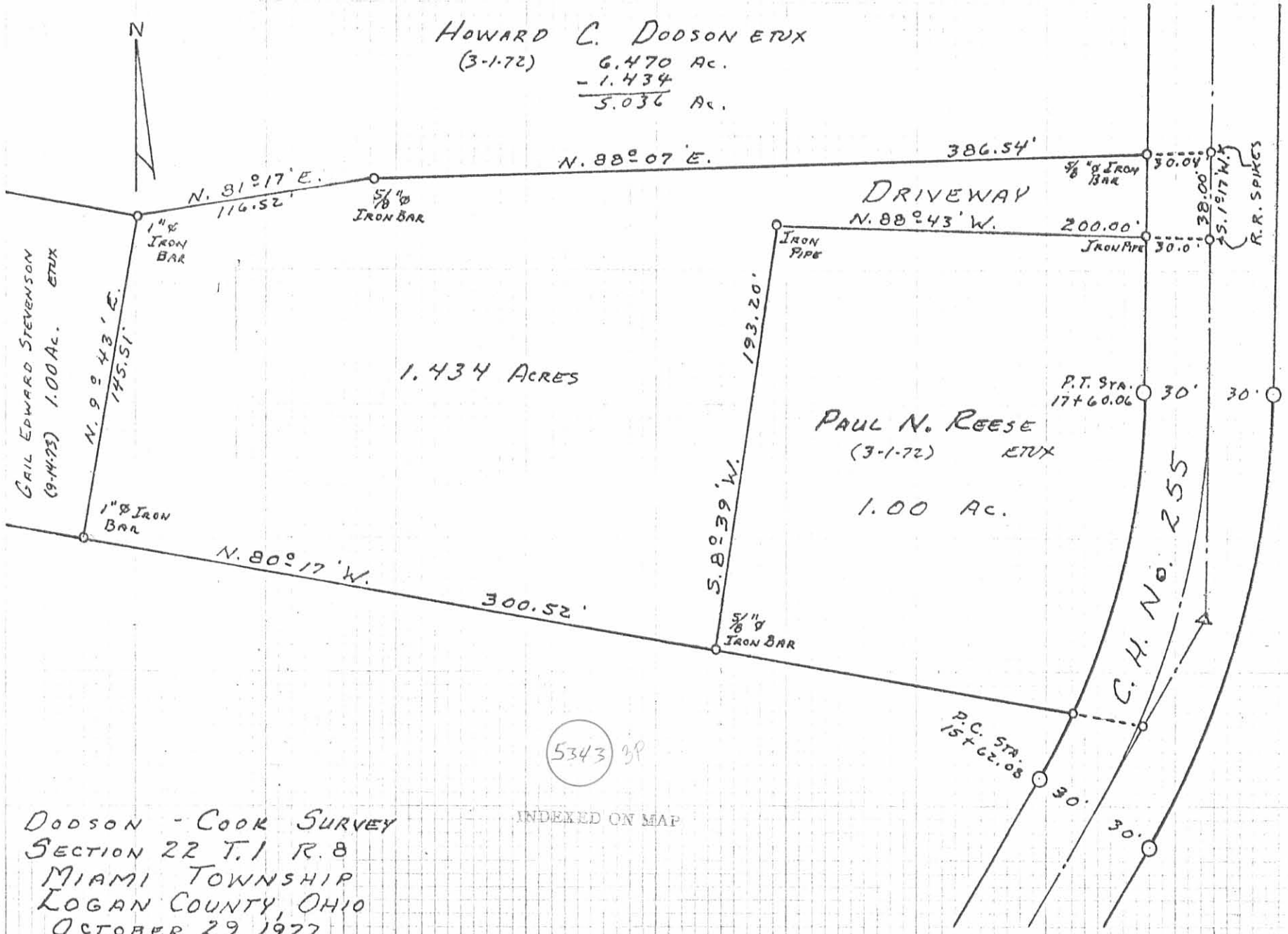
The above described tract being surveyed off the south side of Howard C. Dodson's present 6.47 Acre tract.

I hereby certify that this is a true and accurate description of a survey made by me on October 29, 1977.

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



HOWARD C. DODSON ETUX  
 (3-1-72) 6.470 Ac.  
 - 1.434  
 -----  
 5.036 Ac.



DODSON - COOK SURVEY  
 SECTION 22 T.1 R.8  
 MIAMI TOWNSHIP  
 LOGAN COUNTY, OHIO  
 OCTOBER 29, 1977

SCALE: 1" = 60'

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

ALBANY & GUIDE LINE " 10 5801  
 10 2 10 TO THE INCH  
 KEUFFEL & ESSER CO.  
 MAP 1814

25-116-00-00-027

# Lee Surveying and Mapping Co.



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

855 EAST SANDUSKY AVENUE  
BELLEFONTAINE, OHIO 43311

(513) 593-5780

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

## CAUV SURVEY (HOWARD DODSON)

MAP NO. 116-00  
PARCEL NO. 00-27 (88.056 acres).  
SECTION 22, T-1, R-8, MIAMI TOWNSHIP  
LOGAN COUNTY, OHIO

### COMMERCIAL AREA

Beginning at a point on the east line of Section 22, lying north along said section line a distance of 50 feet from the southeast corner of said section (North bank of the Great Miami River).

THENCE, S 31°-20' W, a distance of 84 feet to the said north bank.

THENCE, with said north bank, S 59° W, a distance of 70 feet.

THENCE, N 12° E, a distance of 160 feet.

THENCE, N 89° E, a distance of 70 feet to the east line of Section 22.

THENCE, with said east section line, S 0°-30' E, a distance of 50 feet to the point of beginning. Containing 0.217 acres.

### BREAKDOWN

COMMERCIAL=	0.22	acre
WOODED AREA=	4.8	acres
IN HIGHWAYS+	<u>4.28</u>	acres
TOTAL=	9.3	acres

Leaving 78.75 acres of tillable land and pasture.

PREPARED FROM AERIAL PHOTO AND FIELD EXPLORATION BY:

*Clayton M. Lee*

Clayton M. Lee  
Reg. Surveyor No. 6181  
1-19-84



ORIGINAL STAMP IN GREEN

INDEXED ON MAP  
5343 4D-1

25-116-80-80 026

# Lee Surveying and Mapping Co.



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

855 EAST SANDUSKY AVENUE  
BELLEFONTAINE, OHIO 43311

(513) 593-5780

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

CAUV SURVEY (HOWARD DODSON)

MAP NO. 116-00  
PARCEL NO. 00-26 (78.23 acres).  
SECTION 23, T-1, R-8, MIAMI TOWNSHIP  
LOGAN COUNTY, OHIO

COMMERCIAL AREA

Beginning at a point on the west line of said Section 23, lying north along said section-line a distance of 50 feet from the southwest corner of said section (North bank of the Great Miami River).

THENCE, with said section line, N 0°-30' W, a distance of 50 feet.

THENCE, N 53° E, a distance of 732 feet.

THENCE, N 82° E, a distance of 300 feet.

THENCE, N 39°-30' E, a distance of 200 feet.

THENCE, N 71°-30' E, a distance of 220 feet.

THENCE, N 0°-30' W, a distance of 110 feet.

THENCE, N 89°-30' E, a distance of 100 feet to the east line of said Parcel No. 00-26.

THENCE, with said east line, S 0°-30' E, a distance of 230 feet to the north bank of the Great Miami River (South section line).

THENCE, with said north bank the following 4 bearings and distances:

S 61°-35' W, 677 feet.

S 58° W, 335 feet.

S 72° W, 250 feet.

S 56° W, 170 feet.

THENCE, N 63° W, 65 feet to the point of beginning. Containing 5.65 acres.

BREAK-DOWN

Commercial= 5.65 acres.

Wooded area= 13 acres.

In highways= 1.35 acres

Total= 20.0 acres

Leaving 58.2 acres of tillable land and pasture.

PREPARED FROM AERIAL PHOTO AND FIELD EXPLORATION BY:

*Clayton M. Lee*

Clayton M. Lee  
Reg. Surveyor No. 6181  
1-17-84

INDEXED ON MAP  
5343 4D-2



ORIGINAL STAMP IN GREEN  
L-1089-A

INDEXED ON MAP  
5343 4P

26.52 AC.  
88.056 AC.  
MAP No. 116  
PARCEL No. 27

BREAK-DOWN  
COMMERCIAL = 0.22 AC.  
WOODED = 4.8 AC.  
IN HIGHWAYS = 4.28 AC.

9.3 AC  
88.056  
- 9.3  
78.75 TILLABLE  
4 PASTURE

78.23 AC.  
MAP No. 116  
PARCEL No. 26

VOL. 391, PG. 721  
(PART 4)  
80 ACRES (ORIG.)  
78.23 AC (PARC. 26)

BREAK-DOWN  
COMMERCIAL = 5.65 AC.  
WOODED = 13.0 AC.  
IN HIGHWAYS = 1.35  
20 AC.

78.23 AC.  
- 20  
58.23 AC  
TILLABLE  
& PASTURE

VOL. 391  
PG. 721  
(PART 3)  
10 ACRES

VOL. 391  
PG. 721  
(PART 2)  
8 AC.

VOL. 391, PG. 721  
(PART 1)  
41.5 ACRES

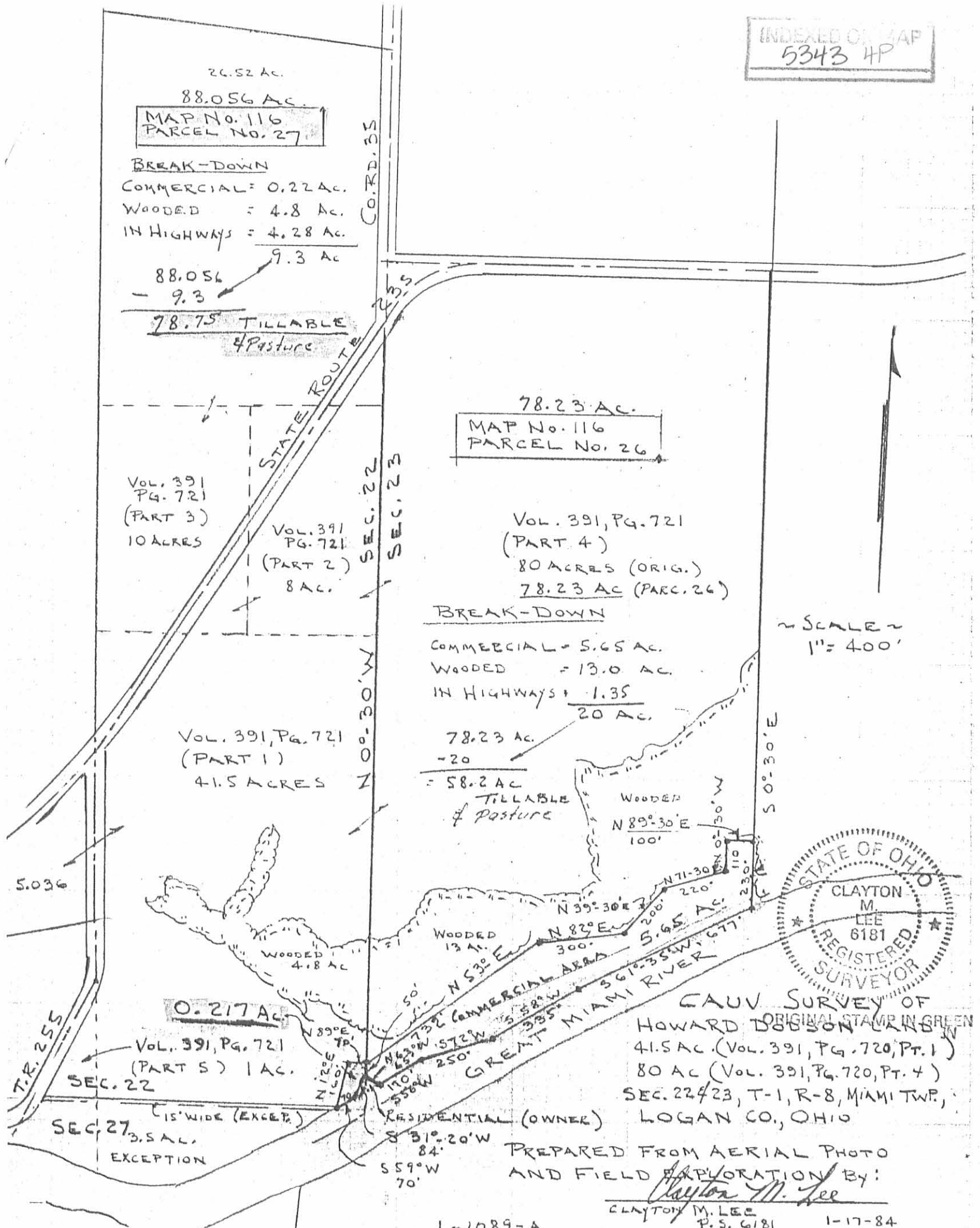
SCALE  
1" = 400'



CAUV SURVEY OF  
HOWARD DOBSON LAND IN GREEN  
41.5 AC. (VOL. 391, PG. 720, PT. 1)  
80 AC. (VOL. 391, PG. 720, PT. 4)  
SEC. 22 & 23, T-1, R-8, MIAMI TWP.,  
LOGAN CO., OHIO

PREPARED FROM AERIAL PHOTO  
AND FIELD EXPLORATION BY:

*Clayton M. Lee*  
CLAYTON M. LEE  
P.S. 6181



DODSON-STEVENSON SURVEY

The following described real estate situated in Section 22, Town 1, Range 8 E., Miami Township, Logan County, Ohio and being more particularly described as follows:

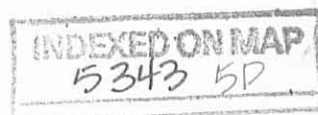
Beginning at a railroad spike in the centerline of S.R.235 at the southwest corner of Howard C. Dodson's 7.47 acre tract; thence with said centerline N.53°02'E. 200.0 feet to a point; thence S.80°17'E. 230.76 feet to an iron bar; thence S.9°43'W. 145.51 feet to an iron bar in the south line of said Dodson's 7.47 acre tract; thence with said south line N.80°17'W. 367.97 feet to the place of beginning, passing a 1" iron bar in the right-of-way line at 326.74 feet.

Containing 1.00 acres more or less.

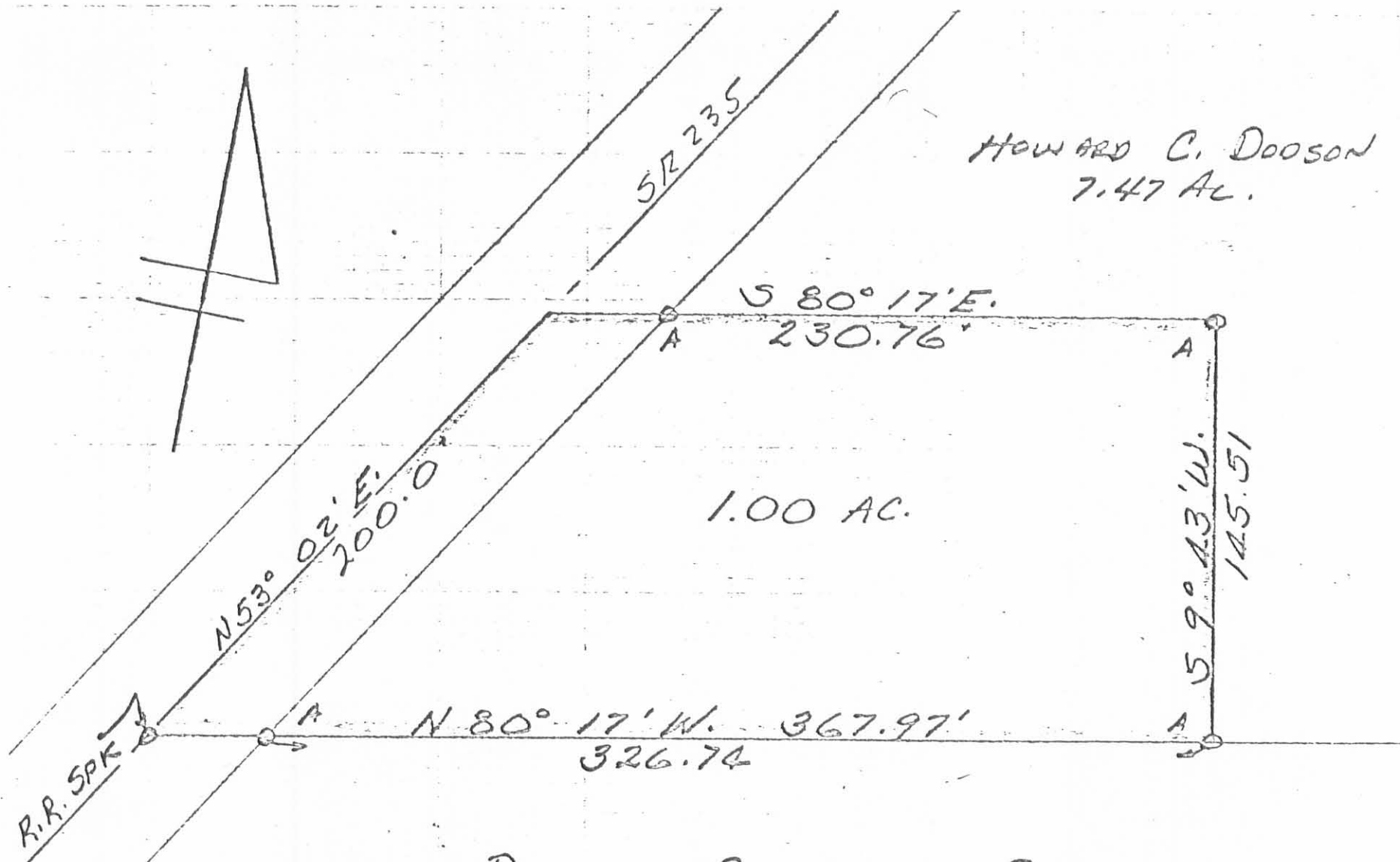
The above described 1.00 acre being in the southwest corner of Howard C. Dodson's 7.47 acre tract.

I hereby certify that the above is a true and accurate description of a survey made by me.

Leslie H. Geeslin  
Registered Surveyor 5248



HOWARD C. DODSON  
7.47 AC.



1.00 AC.

DODSON-STEVENSON SURVEY  
JULY, 1973

SEC. 22-T. 1-R. 8E.  
MIAMI TOWNSHIP  
LOGAN COUNTY, OHIO

A = 1"  $\phi$  BAR

5343 5P

INDEXED ON MAP

LESLIE H. GEESELMAN  
REG. SURVEYOR 52