

REC'D 11-4-94 SWJ ✓ MAP ROOM  
OK

**East Liberty Real Estate Co.  
Survey - Tract "A"**

The following described real estate situated in the Township of Perry, County of Logan, State of Ohio and being a part of Virginia Military Survey No. 4689 and being out of a 63.57 Acre tract in the name of East Liberty Real Estate Co. as recorded in Official Record No. 121 Page 26 (1-29-1991) and being more particularly described as follows:

Beginning at a one inch round iron bar found at the intersection of the centerlines of S. R. No. 347 and C. H. No. 154 and being the northwest corner to said 63.57 Acre tract;

Thence with the centerline of S. R. No. 347, N. 58°38'00" E. 440.01 feet to a R. R. Spike set, (Note: The centerline of S. R. No. 347 is the Basis of Bearing for this survey - N. 58°38'00" E.);

Thence parallel with the centerline of C. H. No. 154, S. 31°04'00" E. 502.30 feet to a 5/8" x 30" Rebar set, passing through a 5/8" x 30" Rebar set at 30.00 feet;

Thence S. 58°56'00" W. 440.00 feet to a R. R. Spike set in the centerline of C. H. No. 154, passing through a 5/8" x 30" Rebar set at 410.00 feet;

Thence with the centerline of C. H. No. 154, N. 31°04'00" W. 500.00 feet to the place of beginning, containing 220,506.00 square feet or 5.062 Acres, more or less.

Of the above described tract, there is 13,200.00 square feet or 0.303 Acres in the right of way of S. R. NO. 347 and 11,750.00 square feet or 0.270 Acres in the right of way of C. H. No. 154.

I hereby certify that this description is the result of a field survey made by me on October 27, 1994.

*Daniel E. Gilbert*

DANIEL E. GILBERT, P.S.  
REG. SUR. NO. 5402  
400 N. PARK ST.  
BELLEFONTAINE, OHIO 43311  
TELEPHONE: 1 (513) 593-1428



INDEXED ON MAP  
8954 1D-1

**East Liberty Real Estate Co.  
Survey - Tract "B"**

The following described real estate situated in the Township of Perry, County of Logan, State of Ohio and being a part of Virginia Military Survey No. 4689 and being out of a 63.57 Acre tract in the name of East Liberty Real Estate Co. as recorded in Official Record No. 121 Page 26 (1-29-1991) and being more particularly described as follows:

Beginning for reference at a one inch round iron bar found at the intersection of the centerlines of S. R. No. 347 and C. H. No. 154 and being the northwest corner to said 63.57 Acre tract, (Note: The centerline of S. R. No. 347 is the Basis of Bearing for this survey - N. 58°38'00" E.);

Thence with the centerline of C. H. No. 154, S. 31°04'00"E. 500.00 feet to a R. R. Spike set for the true place of beginning for this survey;

Thence N. 58°56'00" E. 440.00 feet to a 5/8" x 30" Rebar set, passing through a 5/8" x 30" Rebar set at 30.00 feet;

Thence parallel with the centerline of C. H. No. 154, S. 31°04'00" E. 500.00 feet to a 5/8" x 30" Rebar set;

Thence S. 58°56'00" W. 440.00 feet to a R. R. Spike set in the centerline of C. H. No. 154, passing through a 5/8" x 30" Rebar set at 410.00 feet;

Thence with the centerline of C. H. No. 154, N. 31°04'00" W. 500.00 feet to the true place of beginning, containing 220,000.00 square feet or 5.051 Acres, more or less.

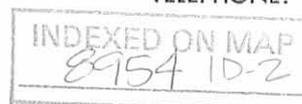
Of the above described tract, there is 12,500.00 square feet or 0.287 Acres in the right of way of C. H. No. 154.

I hereby certify that this description is the result of a field survey made by me on October 27, 1994.



*Daniel E. Gilbert*

DANIEL E. GILBERT, P.S.  
REG. SUR. NO. 5402  
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Received 12-13-94 08:44 AM

MAP ROOM

**East Liberty Real Estate Co.  
Survey - Tract "A"**

The following described real estate situated in the Township of Perry, County of Logan, State of Ohio and being a part of Virginia Military Survey No. 4689 and being out of a 63.57 Acre tract in the name of East Liberty Real Estate Co. as recorded in Official Record No. 121 Page 26 (1-29-1991) and being more particularly described as follows:

Beginning at a one inch round iron bar found at the intersection of the centerlines of S. R. No. 347 and C. H. No. 154 and being the northwest corner to said 63.57 Acre tract;

Thence with the centerline of S. R. No. 347, N. 58°38'00" E. 440.01 feet to a R. R. Spike set, (Note: The centerline of S. R. No. 347 is the Basis of Bearing for this survey - N. 58°38'00" E.);

Thence parallel with the centerline of C. H. No. 154, S. 31°04'00" E. 502.30 feet to a 5/8" x 30" Rebar set, passing through a 5/8" x 30" Rebar set at 30.00 feet;

Thence S. 58°56'00" W. 440.00 feet to a R. R. Spike set in the centerline of C. H. No. 154, passing through a 5/8" x 30" Rebar set at 410.00 feet;

Thence with the centerline of C. H. No. 154, N. 31°04'00" W. 500.00 feet to the place of beginning, containing 220,506.00 square feet or 5.062 Acres, more or less.

Of the above described tract, there is 13,200.00 square feet or 0.303 Acres in the right of way of S. R. NO. 347 and 11,750.00 square feet or 0.270 Acres in the right of way of C. H. No. 154.

I hereby certify that this description is the result of a field survey made by me on October 27, 1994.

*Daniel E. Gilbert*  
DANIEL E. GILBERT, P.S.  
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INDEXED ON MAP  
895# 2D-1

Received 12-13-94 OK GCH

**East Liberty Real Estate Co.  
Survey - Tract "B"**

The following described real estate situated in the Township of Perry, County of Logan, State of Ohio and being a part of Virginia Military Survey No. 4689 and being out of a 63.57 Acre tract in the name of East Liberty Real Estate Co. as recorded in Official Record No. 121 Page 26 (1-29-1991) and being more particularly described as follows:

Beginning for reference at a one inch round iron bar found at the intersection of the centerlines of S. R. No. 347 and C. H. No. 154 and being the northwest corner to said 63.57 Acre tract, (Note: The centerline of S. R. No. 347 is the Basis of Bearing for this survey - N. 58°38'00" E.);

Thence with the centerline of C. H. No. 154, S. 31°04'00"E. 500.00 feet to a R. R. Spike set for the true place of beginning for this survey;

Thence N. 58°56'00" E. 440.00 feet to a 5/8" x 30" Rebar set, passing through a 5/8" x 30" Rebar set at 30.00 feet;

Thence parallel with the centerline of C. H. No. 154, S. 31°04'00" E. 500.00 feet to a 5/8" x 30" Rebar set;

*PLAT HAS WRONG BEARING*

Thence S. 58°56'00" W. 440.00 feet to a R. R. Spike set in the centerline of C. H. No. 154, passing through a 5/8" x 30" Rebar set at 410.00 feet;

Thence with the centerline of C. H. No. 154, N. 31°04'00" W. 500.00 feet to the true place of beginning, containing 220,000.00 square feet or 5.051 Acres, more or less.

Of the above described tract, there is 12,500.00 square feet or 0.287 Acres in the right of way of C. H. No. 154.

I hereby certify that this description is the result of a field survey made by me on October 27, 1994.



*Daniel E. Gilbert*

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INDEXED ON MAP  
8954 2D-2

Received 12-14-94 OKJCH

East Liberty Real Estate Co.  
Survey - Tract "C"

The following described real estate situated in the Township of Perry, County of Logan, State of Ohio and being a part of Virginia Military Survey No. 4689 and being out of a 63.57 Acre tract in the name of East Liberty Real Estate Co. as recorded in Official Record No. 121 Page 26 (1-29-1991) and being more particularly described as follows:

Beginning for reference at a one inch round iron bar found at the intersection of the centerlines of S. R. No. 347 and C. H. No. 154 and being out of the northwesterly side of said 63.57 Acre tract;

Thence with the centerline of S. R. No. 347, N. 58°38'00" E. 440.01 feet to a R. R. Spike set for the true place of beginning, (Note: The centerline of S. R. no. 347 is the Basis of Bearing for this survey - N. 58°38'00" E.);

Thence continuing with the centerline of S. R. No. 347, N. 58°38'00" E. 300.00 feet to a R. R. Spike set;

Thence S 31°04'00" E. 727.57 feet to 5/8" x 30" Rebar set, passing through a 5/8" x 30" Rebar set at 30.00 feet;

Thence S. 58°56'00" W. 300.00 feet to a 5/8" x 30" Rebar set;

Thence N. 31°04'00" W. 726.00 feet to the true place of beginning, passing through 5/8" x 30" Rebar set at 223.70 feet and a 5/8" x 30" Rebar set at 696.00 feet, containing 218,032.685 square feet or 5.005 Acres, more or less.

Of the above described tract, there is 9,000.00 square feet or 0.207 Acres in the right of way of S. R. No. 347.

I hereby certify that this description is the result of a field survey made by me on November 29, 1994.



*Daniel E. Gilbert*

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INDEXED ON MAP  
8954 2D3

Received 12-14-94 OK GCH

East Liberty Real Estate Co.  
Survey - Tract "D"

The following described real estate situated in the Township of Perry, County of Logan, State of Ohio and being a part of Virginia Military Survey No. 4689 and being out of a 63.57 Acre tract in the name of East Liberty Real Estate Co. as recorded in Official Record No. 121 Page 26 (1-29-1991) and being more particularly described as follows:

Beginning for reference at a one inch round iron bar found at the intersection of the centerlines of S. R. No. 347 and C. H. No. 154 and being out of the northwesterly side of said 63.57 Acre tract;

Thence with the centerline of S. R. No. 347, N. 58°38'00" E. 740.01 feet to a R. R. Spike set for the true place of beginning, (Note: The centerline of S. R. No. 347 is the Basis of Bearing for this survey - N. 58°38'00" E.);

Thence continuing with the centerline of S. R. No. 347, N. 58°38'00" E. 300.00 feet to a R. R. Spike set;

Thence S. 31°04'00" E. 729.14 feet to a 5/8" x 30" Rebar set, passing through a 5/8" x 30" Rebar set at 30.00 feet;

Thence S. 58°56'00" W. 300.00 feet to a 5/8" x 30" Rebar set;

Thence N. 31°04'00" W. 727.57 feet to the true place of beginning, passing through a 5/8" x 30" Rebar set at 697.57 feet, containing 218,503.710 square feet or 5.016 Acres, more or less.

Of the above described tract, there is 9,000.00 square feet or 0.207 Acres in the right of way of S. R. No. 347.

I hereby certify that this description is the result of a field survey made by me on November 29, 1994.



*Daniel E. Gilbert*  
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INDEXED ON MAP  
8954 2D-4

Received 12-13-94 OK 904

East Liberty Real Estate Co.  
Survey - Tract "E"

The following described real estate situated in the Township of Perry, County of Logan, State of Ohio and being a part of Virginia Military Survey No. 4689 and being out of a 63.57 Acre tract in the name of East Liberty Real Estate Co. as recorded in Official Record No. 121 Page 26 (1-29-1991) and being more particularly described as follows:

Beginning for reference at a one inch round iron bar found at the intersection of the centerlines of S. R. No. 347 and C. H. No. 154 and being out of the northeasterly corner to said 63.57 Acre tract;

Thence with the centerline of S. R. No. 347, N. 58°38'00" E. 1,040.01 feet to a R. R. Spike set for the true place of beginning, (Note: The centerline of S. R. No. 347 is the Basis of Bearing for this survey - N. 58°38'00" E.);

Thence continuing with the centerline of S. R. No. 347, N. 58°38'00" E. 300.99 feet to a R. R. spike set at the most westerly corner to John A. Raile's present 48.860 Acre tract as described in Official Record No. 33 Page 163 (12-5-1986);

Thence with the line between Raile and East Liberty Real Estate Co. S.31°57'26" E. 730.81 feet to a very large Oak Tree found on this corner, passing through 5/8" x 30" Rebars set at 30.00 feet and 691.81 feet;

Thence S. 58°56'00" W. 312.35 feet to a 5/8" x 30" Rebar set, passing through a 5/8" x 30" Rebar set at 9.00 feet;

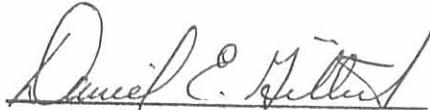
Thence N. 31°04'00" W. 729.14 feet to the true place of beginning, passing through a 5/8" x 30" Rebar set at 699.14, containing 223,850.490 square feet or 5.139 Acres, more less.

Of the above described tract, there is 9,030.00 square feet or 0.207 Acres in the right of way of S. R. No. 347.

I hereby certify that this description is the result of a field survey made by me on November 29, 1994.

INDEXED ON MAP  
8954 20-5



  
DANIEL E. GILBERT, P.S.  
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Received 2-24-95 OKG/H

East Liberty Real Estate Co.  
Survey - Tract "F"  
Revised

The following described real estate situated in the Township of Perry, County of Logan, State of Ohio and being a part of Virginia Military Survey No. 4689 and being out of a 63.57 Acre tract in the name of East Liberty Real Estate Co. as recorded in Official Record No. 121 Page 26 (1-29-1991) and being more particularly described as follows:

Beginning for reference at a one inch round iron bar found at the intersection of the centerlines of S. R. No. 347 and C. H. No. 154 and being the northwest corner to said 63.57 Acre tract, (Note: The following described tract being in the middle part of said 63.57 Acre tract);

Thence with the centerline of C. H. No. 154 (which is the southwest line of said 63.57 Acre tract), S. 31°04'00" E. 1,000.00 feet to a R. R. Spike set for the true place of beginning, (Note: The centerline of C. H. No. 154 is the Basis of Bearing for this survey - S. 31°04'00" E.);

Thence N. 58°56'00" E. 440.00 feet to a 5/8" x 30" Rebar set, passing through a 5/8" x 30" Rebar set at 30.00 feet;

Thence N. 31°04'00" W. 276.30 feet to a 5/8" x 30" Rebar set;

Thence N. 58°56'00" E. 912.35 feet to a very large Oak Tree on this corner, passing through 5/8" x 30" Rebars set at 300.00 feet, 600.00 feet and 903.35 feet, (Note: This very large Oak Tree is in the southwest line of John A. Raile's present 48.86 Acre tract as described in Official Record No. 33 Page 163 [12-5-1986]);

Thence with the line between Raile and East Liberty Real Estate Co., S. 31°57'26" E. 133.92 feet to a 5/8" x 30" Rebar set on the north side of OTTER CREEK;

Thence with a line basically on the north side of OTTER CREEK, the following eight courses and distances, S. 58°56'00" W. 49.91 feet to a 5/8" x 30" Rebar set, S. 37°56'00" W. 200.00 feet to a 5/8" x 30" Rebar set, S. 16°56'00" W. 131.00 feet to a 5/8" x 30" Rebar set, S. 10°11'00" W. 142.00 feet to a 5/8" x 30" Rebar set, S. 63°17'00" W. 287.80 feet to a 5/8" x 30" Rebar set, S. 59°13'40" W. 303.15 feet to a 5/8" x 30" Rebar set, S. 49°58'40" W. 160.35 feet to a 5/8" x 30" Rebar set and S. 54°07'36" W. 178.94 feet to a P. K. Nail set in the center of a bridge over OTTER CREEK on the centerline of C. H. No. 154;

Thence with the centerline of C. H. No. 154, N. 31°04'00" W. 140.26 feet to the true place of beginning, containing 334,028.630 square feet or 7.668 Acres, more or less.

Of the above described tract, there is 3,506.50 square feet or 0.080 Acres in the right of way of C. H. No. 154.

I hereby certify that this description is the result of a field survey made by me on November 29, 1994.

INDEXED ON MAP  
89542D-U



*Daniel E. Gilbert*  
DANIEL E. GILBERT, P.S.  
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400 N. PARK ST.  
BELLEFONTAINE, OHIO 43311  
TELEPHONE: 1 (513) 593-1428

**East Liberty Real Estate Co.  
Survey - Tract "G"  
Revised**

The following described real estate situated in the Township of Perry, County of Logan, State of Ohio and being a part of Virginia Military Survey No. 4689 and being out of a 63.57 Acre tract in the name of East Liberty Real Estate Co. as recorded in Official Record No. 121 Page 26 (1-29-1991) and being more particularly described as follows:

Beginning for reference at a one inch round iron bar found at the intersection of the centerlines on S. R. No. 347 and C. H. No. 154 and being the northwest corner to said 63.57 Acre tract, (NOTE: The following described tract being the southeasterly part of said 63.57 Acre tract);

Thence with the centerline of C. H. No. 154 (which is the southwest side of said 63.57 Acre tract), S.  $31^{\circ}04'00''$  E. 1,140.26 feet to a P. K. Nail set in the center of a bridge over OTTER CREEK for the true place of beginning, passing through R. R. Spikes set at 500.00 feet and 1,000.00 feet, (Note: The centerline of C. H. No. 154 is the Basis of Bearing for this survey - S.  $31^{\circ}04'00''$  E.);

Thence with a line basically on the north side of OTTER CRREK, the following eight courses and distances, N.  $54^{\circ}07'36''$  E. 178.94 feet to a 5/8" x 30" Rebar set, N.  $49^{\circ}58'40''$  E. 160.35 feet to a 5/8" x 30" Rebar set, N.  $59^{\circ}13'40''$  E. 303.15 feet to a 5/8" x 30" Rebar set, N.  $63^{\circ}17'00''$  E. 287.80 feet to a 5/8" x 30" Rebar set, N.  $10^{\circ}11'00''$  E. 142.00 feet to a 5/8" x 30" Rebar set, N.  $16^{\circ}56'00''$  E. 131.00 feet to a 5/8" x 30" Rebar set, N.  $37^{\circ}56'00''$  E. 200.00 feet to a 5/8" x 30" Rebar set and N.  $58^{\circ}56'00''$  E. 49.91 feet to a 5/8" x 30" Rebar set in the southwest line of John A. Raile's present 48.86 Acre tract as described in Official Record NO. 33 Page 163 (12-5-1986);

Thence with the line between Raile and East Liberty Real Estate Co., S.  $31^{\circ}57'26''$  E. 1,529.01 feet to a 5/8" x 30" Rebar set in the north right of way line of the old T. & O. C. RR. as shown on Plan R-36 in the Logan County Engineers Office, passing through a 5/8" x 30" Rebar set at 41.70 feet, (Note: A reference 5/8" x 30" Rebar has been set in the centerline of said old railroad grade and being S.  $31^{\circ}57'26''$  E. 38.95 feet from said corner);

Thence with the north right of way line of said old T. & O. C. RR., N.  $89^{\circ}52'19''$  W. 460.32 feet to a Concrete Monument found at the Point of Curvature of said railroad and being known as Concrete Monument

No. 76 of the T.R.C. of Ohio perimeter survey, said monument being N.  $0^{\circ}08'40''$  E. 33.15 feet from a Railroad Rail Monument on end found at P. C. Station No. 346+78.70 of said railroad centerline stationing;

Thence continuing with the north right of way line of said old T. & O. C. RR. on a curve to the left having the following properties: Central Angle -  $7^{\circ}23'02''$  Left, Degree of Curvature -  $0^{\circ}40'00''$  Left, Tangent Distance - 556.70 feet, Radius - 8,627.46 feet, and Length of Arc Distance - 1,111.84 feet and being on a chord the following Bearing and Distance - S.  $86^{\circ}32'51''$  W. 1,111.08 feet to a R. R. Spike set on the centerline of C. H. No. 154 where it intersects the north right of way line of said old T. & O. C. RR., (Note: There is a  $5/8''$  x 30" Rebar set on the east right of way line of C. H. No. 154 where it crosses the north right of way line of said old railroad);

Thence with the centerline of C. H. No. 154, N.  $31^{\circ}04'00''$  W. 492.61 feet to the true place of beginning, passing through a R. R. Spike found at 324.74 feet at Station No. 13+08.13 of the centerline survey of C. H. No. 154, containing 1,295,305.080 square feet or 29.736 Acres, more or less.

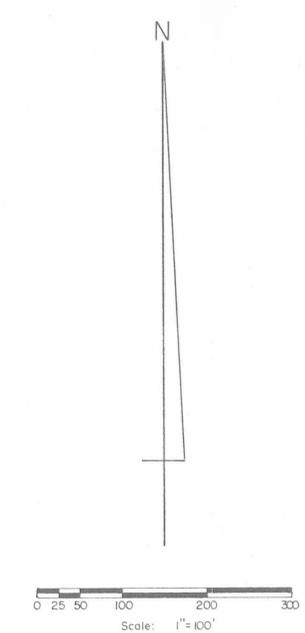
Of the above described tract, there is 12,382.625 square feet or 0.284 Acres in the right of way of C. H. No. 154.

I hereby certify that this description is the result of a field survey made by me on November 29, 1994.



*Daniel E. Gilbert*  
DANIEL E. GILBERT, P.S.  
REG. SUR. NO. 5402  
400 N. PARK ST.  
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INDEXED ON MAP  
0954 2D-B



North R/W Curve Data  
 $\Delta = 75^{\circ}25'02''$  L.I.  
 $D = 9140.14'$   
 $T = 506.20'$   
 $R = 8327.84'$   
 $L = 1411.84'$   
 $E = 1791'$

Deed of Reference:  
 East Liberty Real Estate Co. (S2-112-00-00-031.000).  
 O.R. No. 61, P. 25 (1-23-1891).  
 Total Area Surveyed: 2,730,226,595" or 62,677 Acres.

SYMBOLS:  
 • P.K. Nail Set in Bridge.  
 • R.R. Spikes Set.  
 • 5/8" x 30" Rebars Set.

INDEXED ON MAP  
 89-24 2P

**EAST LIBERTY REAL ESTATE CO SURVEY**  
 V.M.S. No. 4689, Perry Township,  
 Logan County, Ohio.

SCALE: 1" = 100' APPROVED BY: DEG  
 DATE: 11-29-1994 REVISED: 2-1-1995 DEG

*Daniel E. Gilbert*  
 Daniel E. Gilbert, P.S.  
 Reg. Sur. No. 5402

DRAWN BY: DEG  
 REVISIONS: 2-1-1995 DEG  
 DRAWING NUMBER: 094-062



REC'D 5-24-99 SMY OK ✓



# Lee Surveying and Mapping Co., Inc.



Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver Street  
Bellefontaine OH 43311

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

## LINK 5.006 ACRES

Lying in Virginia Military Survey 4689, Perry Township, Logan County, Ohio.

Being all of the The Link Construction Co., Inc., an Ohio Corporation 5.005 acre tract as deeded and described in Official Record 377, Page 236 of the Logan County records of deeds and being more particularly described as follows:

Beginning at a harrow tooth set at the intersection of center-lines of County Highway 10 and County Highway 154.

THENCE, with the center-line of County Highway 10 (60 feet wide), N 58°-38'-00" E, a distance of 440.00 feet to a harrow tooth set at the TRUE POINT OF BEGINNING.

THENCE, with the center-line of County Highway 10, N 58°-38'-00" E, a distance of 299.82 feet to a harrow tooth set.

THENCE, S 31°-07'-37" E, a distance of 727.89 feet to a 5/8 inch iron rod found, passing a 5/8 inch iron rod set at 30.00 feet.

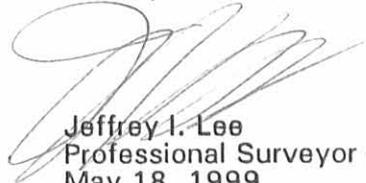
THENCE, S 58°-51'-48" W, a distance of 299.87 feet to a 5/8 inch iron rod set.

THENCE, with the east lines of the Richard W. Radlinks 5.051 acre tract (O.R. 246, Pg. 51, Tract II), and 5.062 acre tract (O.R. 246, Pg. 51, Tract I), N 31°-07'-23" W, a distance of 726.69 feet to the point of beginning, passing a 5/8 inch iron rod set at 696.69 feet.

Containing 5.006 acres of which 0.206 acre is within the highway right-of-way.

The basis for bearings is the center-line of County Highway 10, being N 58°-38'-00" E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on May 17, 1999.

Description prepared by:

  
Jeffrey I. Lee  
Professional Surveyor 6359  
May 18, 1999

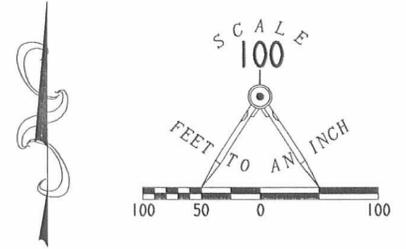


ORIGINAL STAMP IN GREEN L-2742

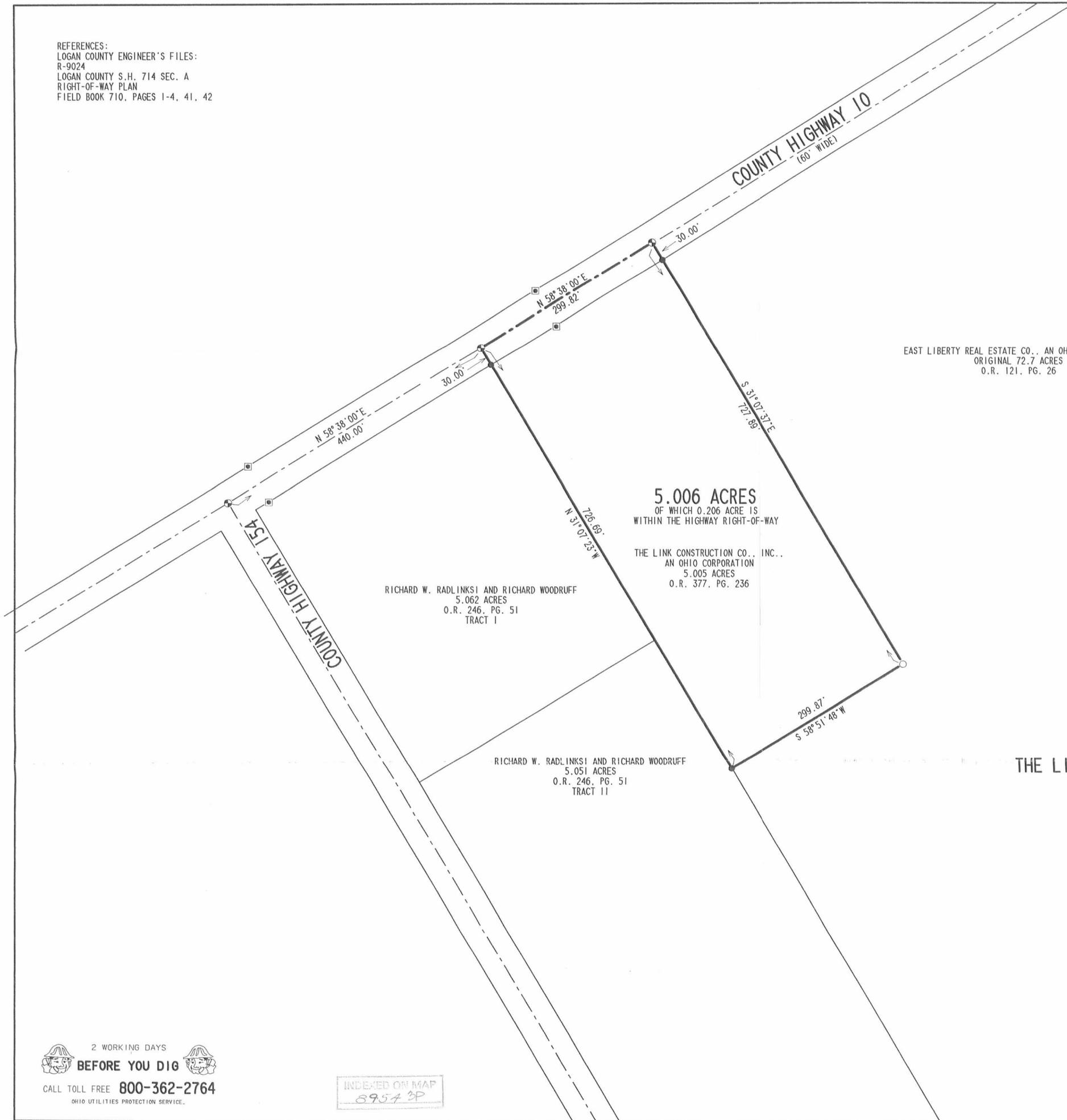
INDEXED ON MAP  
8954 3D

REC'D 5-21-99 SMY CAL ✓

REFERENCES:  
LOGAN COUNTY ENGINEER'S FILES:  
R-9024  
LOGAN COUNTY S.H. 714 SEC. A  
RIGHT-OF-WAY PLAN  
FIELD BOOK 710, PAGES 1-4, 41, 42



- LEGEND
- 5/8" IRON ROD SET
  - 5/8" IRON ROD FOUND
  - ⊗ RAILROAD SPIKE FOUND
  - ▣ CONCRETE RIGHT-OF-WAY MONUMENT FOUND
  - ⊕ HARROW TOOTH SET



EAST LIBERTY REAL ESTATE CO., AN OHIO PARTNERSHIP  
ORIGINAL 72.7 ACRES  
O.R. 121, PG. 26

5.006 ACRES  
OF WHICH 0.206 ACRE IS  
WITHIN THE HIGHWAY RIGHT-OF-WAY

THE LINK CONSTRUCTION CO., INC.,  
AN OHIO CORPORATION  
5.005 ACRES  
O.R. 377, PG. 236

RICHARD W. RADLINKS AND RICHARD WOODRUFF  
5.062 ACRES  
O.R. 246, PG. 51  
TRACT I

RICHARD W. RADLINKS AND RICHARD WOODRUFF  
5.051 ACRES  
O.R. 246, PG. 51  
TRACT II

RETRACEMENT SURVEY OF THE  
THE LINK CONSTRUCTION CO., INC., AN OHIO CORPORATION  
OFFICIAL RECORD 377, PAGE 236  
5.005 ACRE TRACT  
VIRGINIA MILITARY SURVEY 4689  
PERRY TOWNSHIP  
LOGAN COUNTY  
OHIO

SURVEYED BY:

*Jeffrey J. Lee*  
JEFFREY J. LEE  
PROFESSIONAL SURVEYOR 6359  
MAY 17, 1999



ORIGINAL STAMP IN GREEN

COPYRIGHT 1999 BY:  
LEE SURVEYING & MAPPING CO., INC.  
117 North Madriver Street  
BELLEFONTAINE, OHIO 43311  
(937) 593-7335

D-346 LINKLOT L-2742-2

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

INDEXED ON MAP  
8957 3P

12-2-2022



APPROVED

EDWARDS SURVEYING

110 South Main Street  
Urbana, Ohio 43078  
(937) 653-6508



**LEGAL DESCRIPTION FOR JT MOSS PROPERTIES 15.124 ACRE TRACT**

Being situate in the State of Ohio, County of Logan, Township of Perry, and being a part of Virginia Military Survey 4689, and being more particularly described as follows:

Beginning for reference at a Railroad Spike found at the intersection of the centerline of County Road 10 (60' right-of-way) and the existing centerline of County Road 154 (variable width right-of-way), being at Station 29+25 of County Road 10;

Thence with the centerline of County Road 10, N-57°01'18"-E, 465.01'(feet) to a Railroad Spike found at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, also being at the Northeast corner of a 5.062 acre tract conveyed to RHL Real Estate, LLC, by deed recorded in Official Record 765, Page 445, Tract I, passing for reference a 1" diameter iron bar found at on the Original centerline of County Road 154 at Station 29+50 at 25.00'(feet);

Thence continuing with the centerline of County Road 10, N-57°01'18"-E, 600.00'(feet) to a Railroad Spike found at the Northwest corner of a 5.139 acre tract conveyed to Hankins Investments, LLC, by deed recorded in Official Record 1406, Page 3655, Parcel I;

Thence with the West line of the 5.139 acre tract, S-32°40'31"-E, 729.14'(feet) to a 5/8" diameter iron bar found at the Northwest corner of a 1.369 acre tract conveyed to Hankins Investments, LLC, by deed recorded in Official Record 1406, Page 3655, Parcel II, passing for reference a 5/8" diameter iron bar found on the right-of-way line of County Road 10 at 30.00'(feet);

Thence with the West line of the 1.369 acre tract, S-28°51'03"-E, 293.47'(feet) to a 5/8" diameter iron bar found on a North line of a 20.614 acre tract conveyed to Logan County Ohio, Board of Commissioners DBA Logan County Sewer District, by deed recorded in Official Record 1403, Page 4625;

Thence with the bounds of the 20.614 acre tract the following two (2) courses:

1. S-8°34'42"-W, 142.04'(feet) to a 5/8" diameter iron bar found;
2. S-61°38'50"-W, 288.02'(feet) to a 5/8" diameter iron bar found;

Thence continuing with the bounds of the 20.614 acre tract and with a North line of an 8.450 acre tract conveyed to Robinson Investments, LLC, by deed recorded in Official Record 1403, Page 4629, S-57°36'46"-W, 199.57'(feet) to an iron bar set, replacing a disturbed 5/8" diameter iron bar found, at the Southeast corner of a 1.192 acre tract conveyed to RHL Real Estate, LLC, by deed recorded in Official Record 765, Page 445, Tract III, passing for reference a 5/8" diameter iron bar found at 81.36'(feet);

Thence with the East line of the 1.192 acre tract, and with the East line of a 5.051 acre tract conveyed to RHL Real Estate, LLC, by deed recorded in Official Record 765, Page 445, Tract II, and with the East line of aforementioned RHL Real Estate's 5.062 acre tract, N-32°40'28"-W, 1102.86'(feet) to the place of beginning,

passing for reference a 5/8" diameter iron bar found at 376.86'(feet) and a 5/8" diameter iron bar found on the right-of-way line of County Road 10 at 1072.86'(feet).

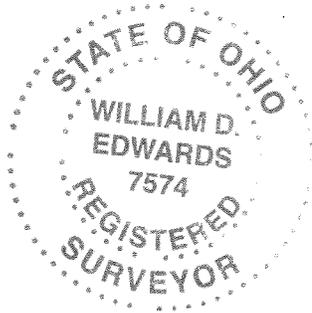
Containing 15.124 acres, 0.413 acre of which is within the Road right-of-way, but being subject to the rights of all legal highways and all easements of record.

Being all of a 5.005 acre tract, a 5.016 acre tract, and a 5.107 acre tract conveyed to JT Moss Properties, LLC, by deed recorded in Official Record 1409, Page 1338, Tracts I, II, & III, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, November 22, 2022. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on the centerline of County Road 10 per an assumed bearing of N-57°01'18"-E.



William D. Edwards, P.S. 7574



12-2-2022

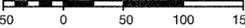
APPROVED

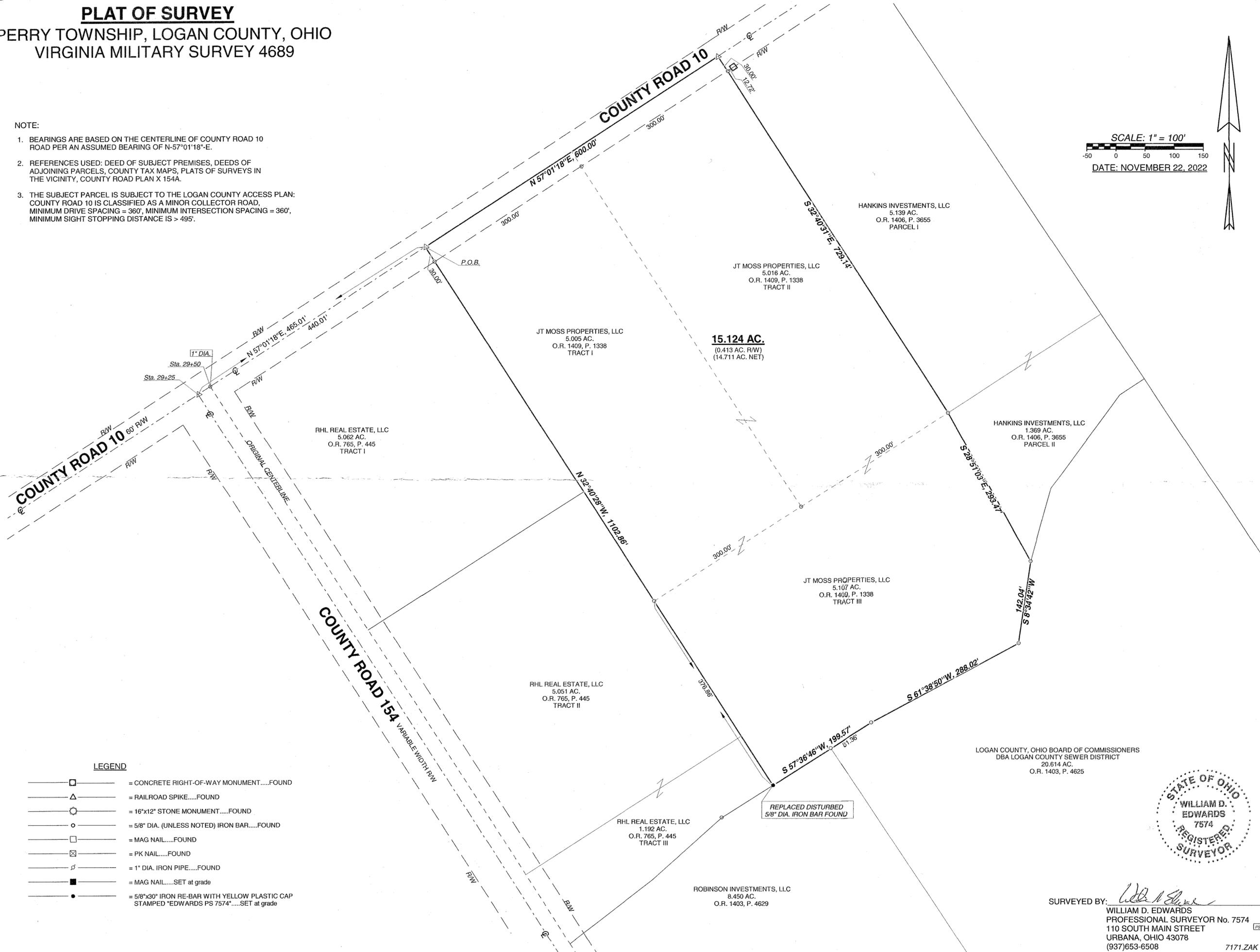
# PLAT OF SURVEY

## PERRY TOWNSHIP, LOGAN COUNTY, OHIO VIRGINIA MILITARY SURVEY 4689

### NOTE:

1. BEARINGS ARE BASED ON THE CENTERLINE OF COUNTY ROAD 10 ROAD PER AN ASSUMED BEARING OF N-57°01'18"-E.
2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY, COUNTY ROAD PLAN X 154A.
3. THE SUBJECT PARCEL IS SUBJECT TO THE LOGAN COUNTY ACCESS PLAN: COUNTY ROAD 10 IS CLASSIFIED AS A MINOR COLLECTOR ROAD, MINIMUM DRIVE SPACING = 360', MINIMUM INTERSECTION SPACING = 360', MINIMUM SIGHT STOPPING DISTANCE IS > 495'.

SCALE: 1" = 100'  
  
 DATE: NOVEMBER 22, 2022



### LEGEND

-  = CONCRETE RIGHT-OF-WAY MONUMENT.....FOUND
-  = RAILROAD SPIKE.....FOUND
-  = 16"x12" STONE MONUMENT.....FOUND
-  = 5/8" DIA. (UNLESS NOTED) IRON BAR.....FOUND
-  = MAG NAIL.....FOUND
-  = PK NAIL.....FOUND
-  = 1" DIA. IRON PIPE.....FOUND
-  = MAG NAIL.....SET at grade
-  = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED 'EDWARDS PS 7574'.....SET at grade



SURVEYED BY:   
 WILLIAM D. EDWARDS  
 PROFESSIONAL SURVEYOR No. 7574  
 110 SOUTH MAIN STREET  
 URBANA, OHIO 43078  
 (937)653-6508

INDEXED ON MAP  
 8794

7171.ZAK

Subdivision of Richard W. Radlinski's  
present 7.668 Acre tract - Tract A.  
Keep

The following described real estate situated in the Township of Perry, County of Logan, State of Ohio and being a part of Virginia Military Survey No. 4689 and being a part of a 7.668 Acre tract in the name of Richard W. Radlinski et al as recorded in Official Record No. 500 Page 106 (5-7-2001) and now being more particularly described as follows:

Beginning at a point in the original property line which was the the centerline of C. H. No. 154 and is now in the center of a side ditch on the relocated C. H. No. 154 and being the southwest corner to a 5.051 Acre tract (Tract No. II) in the name of Richard W. Radlinski et al as recorded in Official Record No. 246 Page 51 (12-9-1994) and being the northwest corner to said 7.668 Acre tract;

Thence with the line between said 5.051 Acre tract and said 7.668 Acre tract, N. 58°56'00" E. 440.02 feet to a 5/8" x 30" Rebar found at the southeast corner to said 5.051 Acre tract, passing through a 5/8" x 30" Rebar found at 30.00 feet;

Thence S. 31°04'00" E. 100.84 feet to a 5/8" x 30" Rebar set in the south line of said 7.668 Acre tract and in the north line of a 29.736 Acre tract in the name of Gary D. Baker et ux as recorded in Official Record No. 250 Page 468 (2-25-1995);

Thence with the line between said 7.668 Acre tract and said 29.736 Acre tract, S. 59°13'40" W. 103.30 feet to a 5/8" x 30" Rebar found at an angle in said line;

Thence continuing with the line between said 7.668 Acre tract and said 29.736 Acre tract, S. 49°58'40" W. 160.35 feet to a 5/8" x 30" rebar found at an angle in said line;

Thence continuing with the line between said 7.668 Acre tract and said 29.736 Acre tract, S. 54°07'36" W. 178.94 feet to a point in the original property line which was the centerline of said C. H. No. 154 and being in the center of OTTER CREEK;

Thence with the original property line and the original centerline of C. H. No. 154, N. 31°04'00" W. 140.26 feet to the place of beginning, containing 51,928.930 square feet or 1.192 Acres, more or less. (Note: This line is the Basis of Bearing for this survey - N. 31°04'00" W.).

Of the above described real estate, there is 3,506.50 square feet or 0.080 Acres in the right of way of C. H. No. 154.

I hereby certify that this description is the result of a field survey made by me on June 18, 2002.



*Daniel E. Gilbert P.S.*  
DANIEL E. GILBERT, P.S.  
REG. SUR. NO. 5402  
513 N. MADRIVER ST  
BELLEFONTAINE, OHIO 43311-2214  
TELEPHONE: 1 (937) 593-1428

INDEXED ON MAP  
8954 4B-1

**Subdivision of Richard W. Radlinski's  
present 7.668 Acre tract - Tract B.  
To: Link Construction Co., Inc.**

The following described real estate situated in the Township of Perry, County of Logan, State of Ohio and being a part of Virginia Military Survey No. 4689 and being a part of a 7.668 Acre tract in the name of Richard W. Radlinski et al a recorded in Official Record No. 500 Page 106 (5-7-2001) and now being more particularly described as follows:

Beginning at a 5/8" x 30" Rebar found at the southwest corner to a 5.005 Acre tract in the name of Link Construction Co., Inc. as recorded in Official Record No. 377 Page 236 (8-21-1998) and being in the east line of Richard W. Radlinski et al 5.051 Acre tract (Tract II) as recorded in Official Record No. 246 Page 51 (12-9-1994);

Thence with the south line of said 5.005 Acre tract and the south line of a present 5.016 Acre tract in the name of Link Construction Co., Inc. as recorded in Official Record No. 413 Page 54 (6-1-1999), N. 58°56'00" E. 599.99 feet to a 5/8" x 30" Rebar found at the southeast corner to said 5.016 Acre tract, passing through a 5/8" x 30" Rebar found at the southeast corner to said 5.005 Acre tract and the southwest corner to said 5.016 Acre tract at 300.00 feet, said first described point being the southwest corner to a 5.139 Acre tract (Tract III) in the name of Carl J. Rosebrook, Trustee as recorded in Official Record No. 444 Page 788 (2-28-2000). (Note: This line is the Basis of Bearing for this survey - N. 58°56'00" E.);

Thence S. 27°15'11" E. 293.90 feet to a 5/8" x 30" Rebar found in the south line of said 7.668 Acre tract and the north line of a 29.736 Acre tract in the name of Gary D. Baker et ux as recorded in Official Record No. 250 Page 468 (2-25-1995) and being an angle point in said line;

Thence with the south line of said 7.668 Acre tract and the north line of said 29.736 Acre tract, S. 10°11'00" W. 142.00 feet to a 5/8" x 30" Rebar found at an angle in said line;

Thence continuing with the south line of said 7.668 Acre tract and the north line of said 29.736 Acre tract, S. 63°17'00" W. 287.80 feet to a 5/8" x 30" Rebar found at an angle in said line;

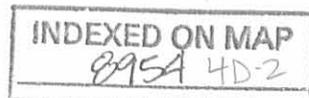
Thence continuing with the south line of said 7.668 Acre tract and the north line of said 29.736 Acre tract, S. 59°13'40" W. 199.85 feet to a 5/8" x 30" rebar set;

Thence N. 31°04'00" W. 377.14 feet to the place of beginning, passing through a 5/8" x 30" Rebar found at the southeast corner to said 5.051 Acre tract at 100.84 feet, containing 222,448.070 square feet or 5.107 Acres, more or less.

I hereby certify that this description is the result of a field survey made by me on June 18, 2002.



*Daniel E. Gilbert, P.S.*  
DANIEL E. GILBERT, P.S.  
REG. SUR. NO. 5402  
513 N. MADRIVER ST  
BELLEFONTAINE, OHIO 43311-2214  
TELEPHONE: 1 (937) 593-1428



Subdivision of Richard W. Radlinski's  
present 7.668 Acre tract - Tract C.  
To: Carl J. Rosebrook, Trustee.

The following described real estate situated in the Township of Perry, County of Logan, State of Ohio and being a part of Virginia Military Survey No. 4689 and being a part of 7.668 Acre tract in the name of Richard W. Radlinski et al as recorded in Official Record No. 500 Page 106 (5-7-2001) and now being more particularly described as follows:

Beginning at a 48 Inch diameter Oak Tree found at the northeast corner to said 7.668 Acre tract and being the southeast corner to a 5.139 Acre tract (Tract III) in the name of Carl J. Rosebrook, Trustee as recorded in Official Record No. 444 Page 788 (2-28-2001) and being in the west line of a 110.570 Acre tract in the name of John A. Raile et ux as recorded in Official Record No. 33 Page 163 (12-5-1986);

Thence with the east line of said 7.668 Acre tract and the west line of said 110.570 Acre tract, S.  $31^{\circ}57'26''$  E. 133.92 feet to a 5/8" x 30" Rebar found at the southeast corner to said 7.668 Acre tract and the northeast corner to a 29.736 Acre tract in the name of Gary D. Baker et ux as recorded in Official Record No. 250 Page 468 (2-25-1995);

Thence with the line between said 7.668 Acre tract and said 29.736 Acre tract, S.  $58^{\circ}56'00''$  W. 49.91 feet to a 5/8" x 30" Rebar found at an angle in said line;

Thence continuing with the line between said 7.668 Acre tract and said 29.736 Acre tract, S.  $37^{\circ}56'00''$  W. 200.00 feet to a 5/8" x 30" Rebar found at an angle in said line;

Thence continuing with the line between said 7.668 Acre tract and said 29.736 Acre tract, S.  $16^{\circ}56'00''$  W. 131.00 feet to a 5/8" x 30" Rebar found at an angle in said line;

Thence N.  $27^{\circ}15'11''$  W. 293.90 feet to a 5/8 x 30" Rebar found at the southwest corner to said 5.139 Acre tract and the southeast corner to a 5.016 Acre tract in the name of Link Construction Co., Inc. as recorded in Official Record No. 413 Page 54 (6-1-1999);

Thence with the south line of said 5.139 Acre tract and the north line of said 7.668 Acre tract, N.  $58^{\circ}56'00''$  E. 312.35 feet to the place of beginning, passing through a 5/8" x 30" Rebar found at 303.25 feet, containing 59,652.230 square feet or 1.369 Acres, more or less.

(Note: This line is the Basis of Bearing for this survey - N.  $58^{\circ}56'00''$  E.).

I hereby certify that this description is the result of a field survey made by me on June 18, 2002.



*Daniel E. Gilbert P.S.*  
DANIEL E. GILBERT, P.S.  
REG. SUR. NO. 5402  
513 N. MADRIVER ST  
BELLEFONTAINE, OHIO 43311-2214  
TELEPHONE: 1 (937) 593-1428

INDEXED ON MAP  
02954 40-3



INDEXED ON MAP  
2/14/04

REFERENCE DEED: Richard W. Radlinski et al. O.R. No. 500 P. 106 (6-7-2001). 32-112-00-00-031.000

SYMBOLS:  
 ● - 5/8" x 30" Rebars Fd.  
 ○ - 5/8" x 30" Rebar Set.

Subdivision of Richard W. Radlinski's present 7.668 Acre Tract, V.M.S. No. 4689, Perry Township, Logan County, Ohio.

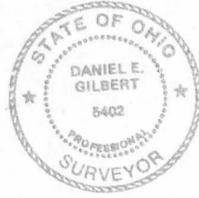
SCALE: 1" = 100'	APPROVED BY:	DRAWN BY: DEG
DATE: 6-18-2002		REVISED:

Daniel E. Gilbert, P.S.  
 Daniel E. Gilbert, P.S.  
 Reg. Sur. No. 5402

DRAWING NUMBER: 2002-012

To whom it may concern:

I, Daniel E. Gilbert, P.S., Reg. Sur. No. 5402, do hereby certify to The Huntington National Bank and the Ohio Bar Title Insurance Co. that on October 10, 1995, I personally located the improvements as shown on the accompanying plat and that I did not find any encroachments.

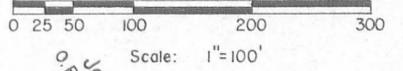


*Daniel E. Gilbert*  
 Daniel E. Gilbert, P.S.  
 Reg. Sur. No. 5402  
 400 N. Park St.  
 Bellefontaine, Ohio  
 43311-2448  
 Phone: 1 (513) 593-1428

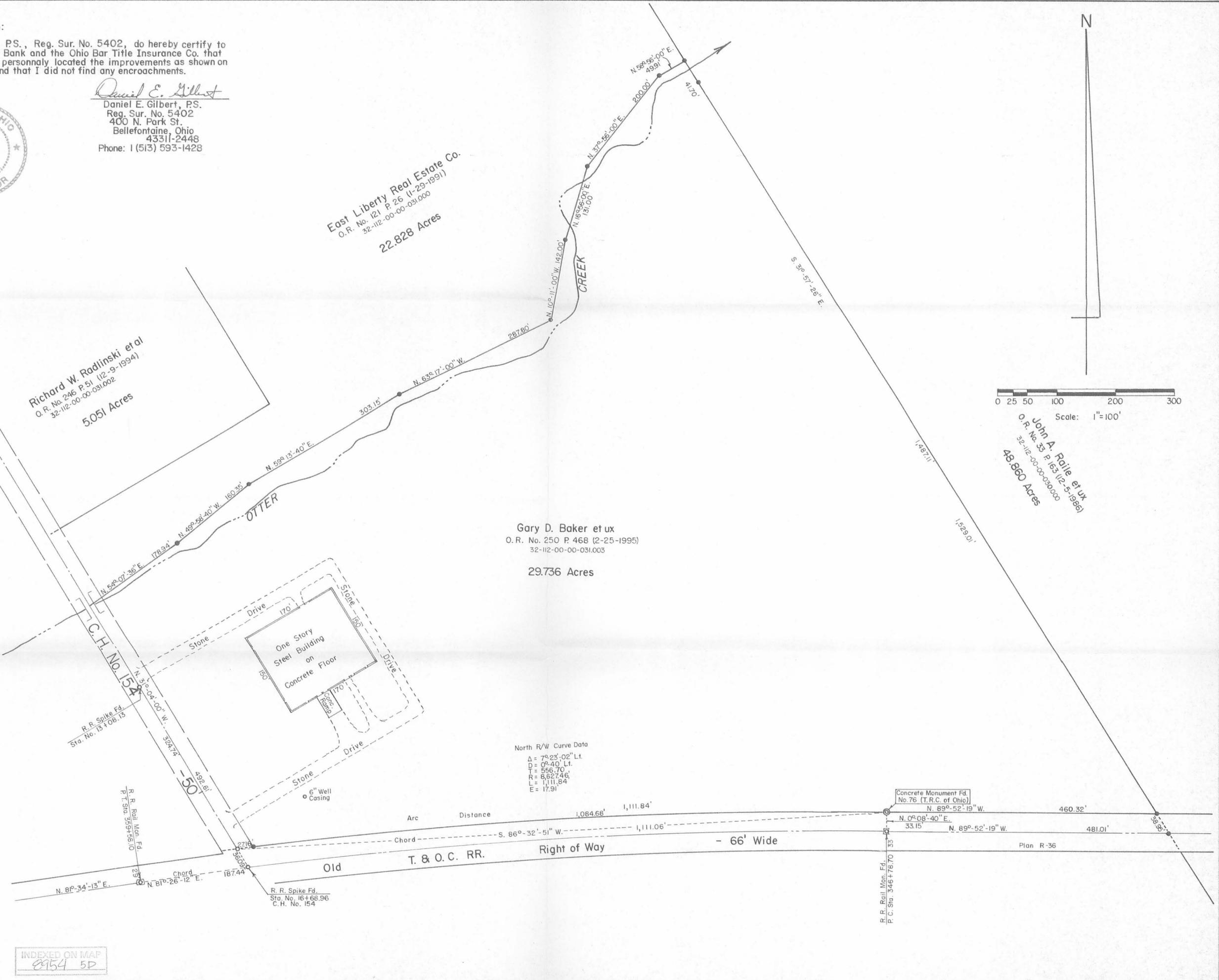
East Liberty Real Estate Co.  
 O.R. No. 121 P. 26 (1-29-1991)  
 32-112-00-00-031.000  
 22.828 Acres

Richard W. Radlinski et al  
 O.R. No. 246 P. 51 (12-9-1994)  
 32-112-00-00-031.002  
 5.051 Acres

Gary D. Baker et ux  
 O.R. No. 250 P. 468 (2-25-1995)  
 32-112-00-00-031.003  
 29.736 Acres



John A. Rajic et ux  
 O.R. No. 35 P. 153 (12-5-1986)  
 32-112-00-00-030.000  
 48.860 Acres



North R/W Curve Data  
 Δ = 7° 23' 02" Lt.  
 D = 0° 40' Lt.  
 T = 556.70'  
 R = 6,627.46'  
 L = 1,111.84'  
 E = 17.91'

Gary D. Baker et ux - Mortgage Inspection Survey  
 V.M.S. No. 4689, Perry Township,  
 Logan County, Ohio.  
*Daniel E. Gilbert*  
 Daniel E. Gilbert, P.S.  
 Reg. Sur. No. 5402  
 DATE: 10-10-1995  
 SCALE: 1" = 100'  
 APPROVED BY: [Signature]  
 DRAWN BY: DEG  
 REVISION: [Blank]  
 INDEXED ON MAP  
 8954 5D  
 DRAWING NUMBER  
 095-053

10-4-21  
✓ APPROVED

### LEGAL DESCRIPTION

SITUATED IN V.M.S. 4689, PERRY TOWNSHIP, LOGAN COUNTY, OHIO AND BEING PART OF THE HONDA DEVELOPMENT AND MANUFACTURING OF AMERICA, LLC. 3136.368 ACRE TRACT AS DESCRIBED IN OFFICIAL RECORD 1396, PAGE 5562, PARCEL 1 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Commencing for reference at a railroad spike found at the intersection of the centerline of County Road 154 and County Road 10;

thence, South  $32^{\circ}40'24''$  East, 1423.91 feet, along the centerline of County Road 154 to a point;

thence, on a curve to the right with a radius of 572.96 feet, an arc distance of 241.22 feet, a delta angle of  $24^{\circ}07'20''$ , and a chord bearing South  $20^{\circ}36'44''$  East, 239.45 feet, along the centerline of County Road 154 to a point;

thence, South  $08^{\circ}33'04''$  East, 33.54 feet, along the centerline of County Road 154 to a point on the north right-of-way line of State Route 347;

thence, North  $79^{\circ}56'57''$  East, 123.22 feet, along the north right-of-way line of State Route 347 to a concrete monument found on the east right-of-way line of County Road 154;

thence, North  $32^{\circ}40'24''$  West, 9.63 feet, along the east right-of-way line of County Road 154 to a concrete monument found and being the principal place of beginning of the tract herein described;

thence, North  $32^{\circ}40'24''$  West, 82.83 feet, along the east right-of-way line of County Road 154 to an iron pin with cap set on the south line of a 29.736-acre tract of land owned by CKP Properties, LLC. as described in Official Record 1199, Page 696;

thence, on a curve to the right with a radius of 8627.46 feet, an arc distance of 1084.46 feet, a delta angle of  $07^{\circ}12'07''$ , and a chord bearing North  $85^{\circ}01'24''$  East, 1083.75 feet, along the south line of said 29.736-acre CKP Properties tract to an iron pin with cap set;

thence, North  $88^{\circ}30'47''$  East, 460.32 feet, along the south line of said CKP Properties tract to an iron pin with cap set on the west line of a 110.57-acre tract of land owned by John A. Raile and Linda L. Raile as described in Official Record 33, Page 163;

thence, South  $33^{\circ}35'57''$  East, 241.00 feet, along the west line of said 110.57-acre Raile tract and the west line of a 4.581-acre tract of land owned by John A. Raile and Linda L. Raile as described in Official Record 835, Page 71 to an iron pin with cap set on the north right-of-way line of State Route 347;

INDEXED ON MAP  
8954

thence, North 86°35'36" West, 4.54 feet, along the north right-of-way line of State Route 347 to an iron pin with cap set;

thence, South 80°52'40" West, 138.29 feet, along the north right-of-way line of State Route 347 to a concrete monument found;

thence, North 86°35'36" West, 921.94 feet, along the north right-of-way line of State Route 347 to an iron pin with cap set;

thence, North 87°05'45" West, 151.57 feet, along the north right-of-way line of State Route 347 to an iron pin with cap set;

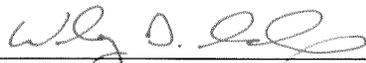
thence, on a curve to the left with a radius of 2924.79 feet, an arc distance of 416.37 feet, a delta angle of 08°09'24", and a chord bearing South 87°49'42" West, 416.02 feet, along the north line of State Route 347 to the principal place of beginning.

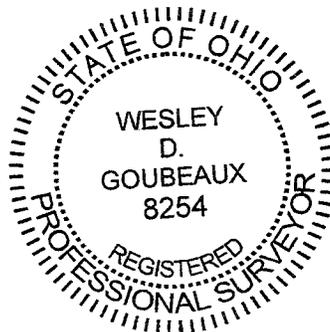
Containing 5.523 acres more or less and all being subject to any legal highways and easements of record.

The bearings are based on NAD 83 CORS 2011 adjustment, Ohio South Zone, ODOT VRS CORS Network.

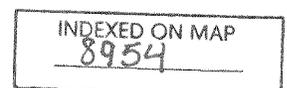
The above description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254, based on a field survey performed under his direct supervision and dated September 15, 2021.

All iron pins set are 5/8" x 30" rebar with caps reading "CHOICE ONE ENGR-WDG PS 8254."

  
Wesley D. Goubeaux, PS #8254

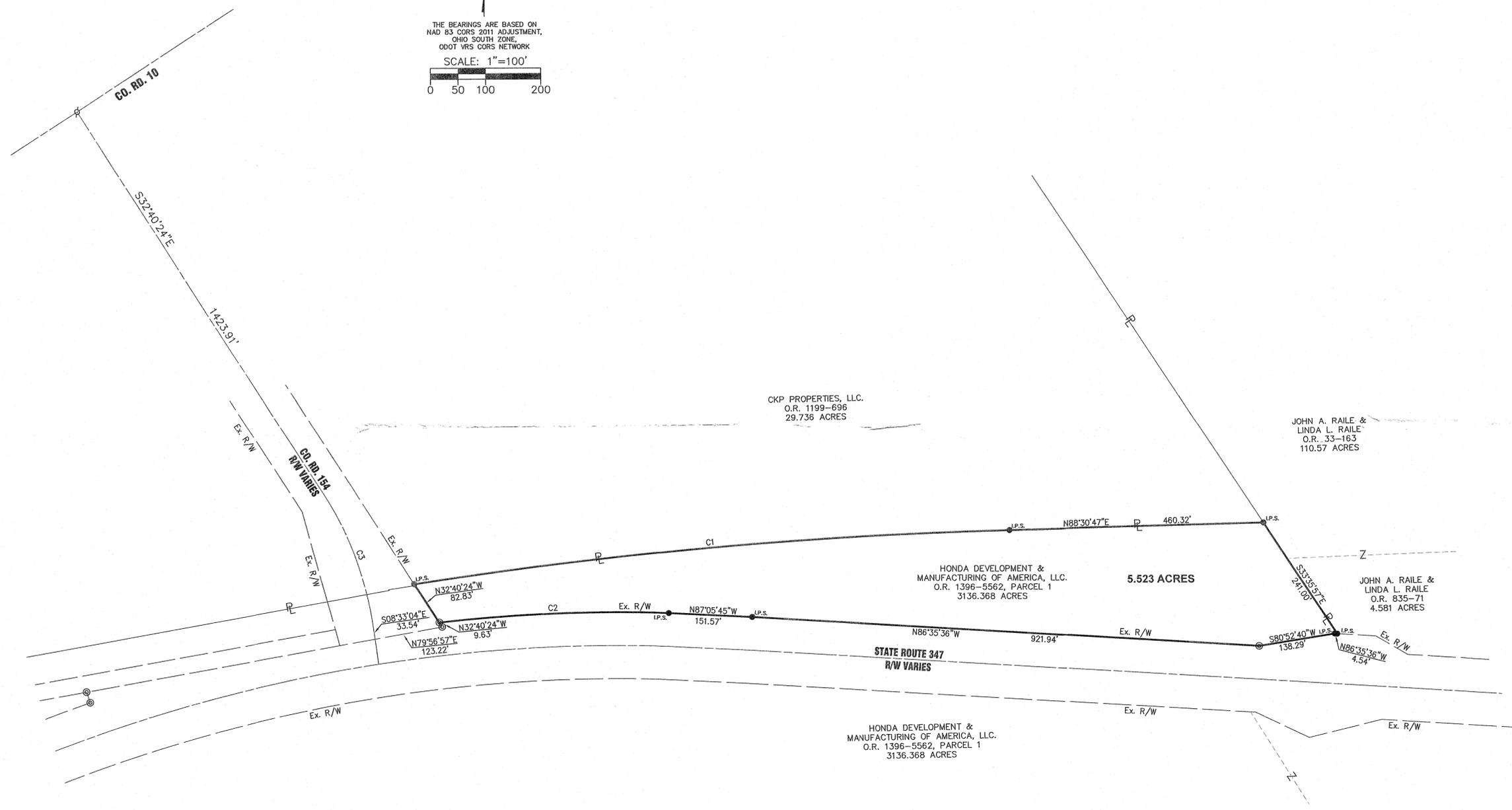
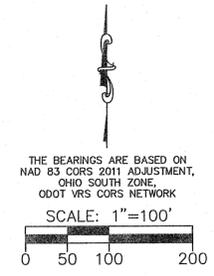


10/01/2021  
Date



# HONDA SURVEY

SITUATED IN V.M.S. 4689, PERRY TOWNSHIP, LOGAN COUNTY, OHIO



CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD	
				LENGTH	BEARING
C1	8627.46'	7°12'07"	1084.46'	1083.75'	N85°01'24"E
C2	2924.79'	8°09'24"	416.37'	416.02'	S87°49'42"W
C3	572.96'	24°07'20"	241.22'	239.45'	S20°36'44"E

- LEGEND**
- I.P.S. 5/8" X 30" REBAR W/CAP SET
  - ⊗ RAILROAD SPIKE FOUND
  - ⊙ CONCRETE MONUMENT FOUND

*Wesley D. Goubeaux*  
 WESLEY D. GOUBEAUX, P.S. #8254  
 DATE: 10/1/2021

	<b>ChoiceOne</b> Engineering	DATE: 09-15-2021
		DRAWN BY: RMF
		JOB NUMBER: LOGPER1901
		SHEET NUMBER: 1 OF 1

SIDEY, OHIO 937-497-0300  
LOVELAND, OHIO 513.239.8554  
www.CHOICEONEENGINEERING.com

12-20-21  
✓ APPROVED

### LEGAL DESCRIPTION

SITUATED IN V.M.S. 4689, PERRY TOWNSHIP, LOGAN COUNTY, OHIO AND BEING PART OF A 29.736-ACRE TRACT OF LAND OWNED CKP PROPERTIES, LLC. AS DESCRIBED IN OFFICIAL RECORD 1199, PAGE 696, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Commencing for reference at a railroad spike found at the intersection of the centerline of County Road 154 and County Road 10;

thence, South 32°40'23" East, 1139.87 feet, along the centerline of County Road 154 to a point;

thence, North 57°19'36" East, 24.94 feet, to an iron pin with cap set at the southwest corner of a 1.192-acre tract of land owned by RHL Real Estate, LLC. as described as Tract III in Official Record 765, Page 445 and being the principal place of beginning of the tract herein conveyed;

thence, North 52°30'43" East, 178.94 feet, along the south line of said RHL Real Estate tract to an iron pin with cap set;

thence, North 48°21'46" East, 160.35 feet, along the south line of said RHL Real Estate tract to an iron pin with cap set;

thence, North 57°36'46" East, 221.56 feet, along the south line of said RHL Real Estate tract to an iron pin found on the south line of a 5.107-acre tract of land owned by Link Construction Co., Inc. as described in Official Record 585, Page 72;

thence, South 33°34'26" East, 810.36 feet, to an iron pin found on the north line of a 3136.368-acre tract owned by Honda Development and Manufacturing of America, LLC. as described in Official Record 1396, Page 5562 as Parcel 1;

thence, on a curve to the left with a radius of 8627.46 feet, an arc distance of 635.36 feet, a delta angle of 04°13'10", and a chord bearing South 83°21'04" West, 635.22 feet, along the north line of said Honda Development and Manufacturing of America tract to an iron pin with cap set;

thence, North 32°41'39" West, 492.66 feet, to the principal place of beginning.

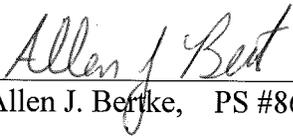
Containing 8.450 acres more or less with 0.286 acres more or less being within existing road right-of-way and all being subject to any legal highways and easements of record.

The bearings are based on NAD 83 CORS 2011 adjustment, Ohio North Zone, ODOT VRS CORS Network.

INDEXED ON MAP  
8954

The above description was prepared by Allen J. Bertke, Ohio Professional Surveyor Number 8629, based on a field survey performed under his direct supervision and dated December 13, 2021.

All iron pins set are 5/8" x 30" rebar with caps reading "CHOICE ONE ENGR-AJB PS 8629."

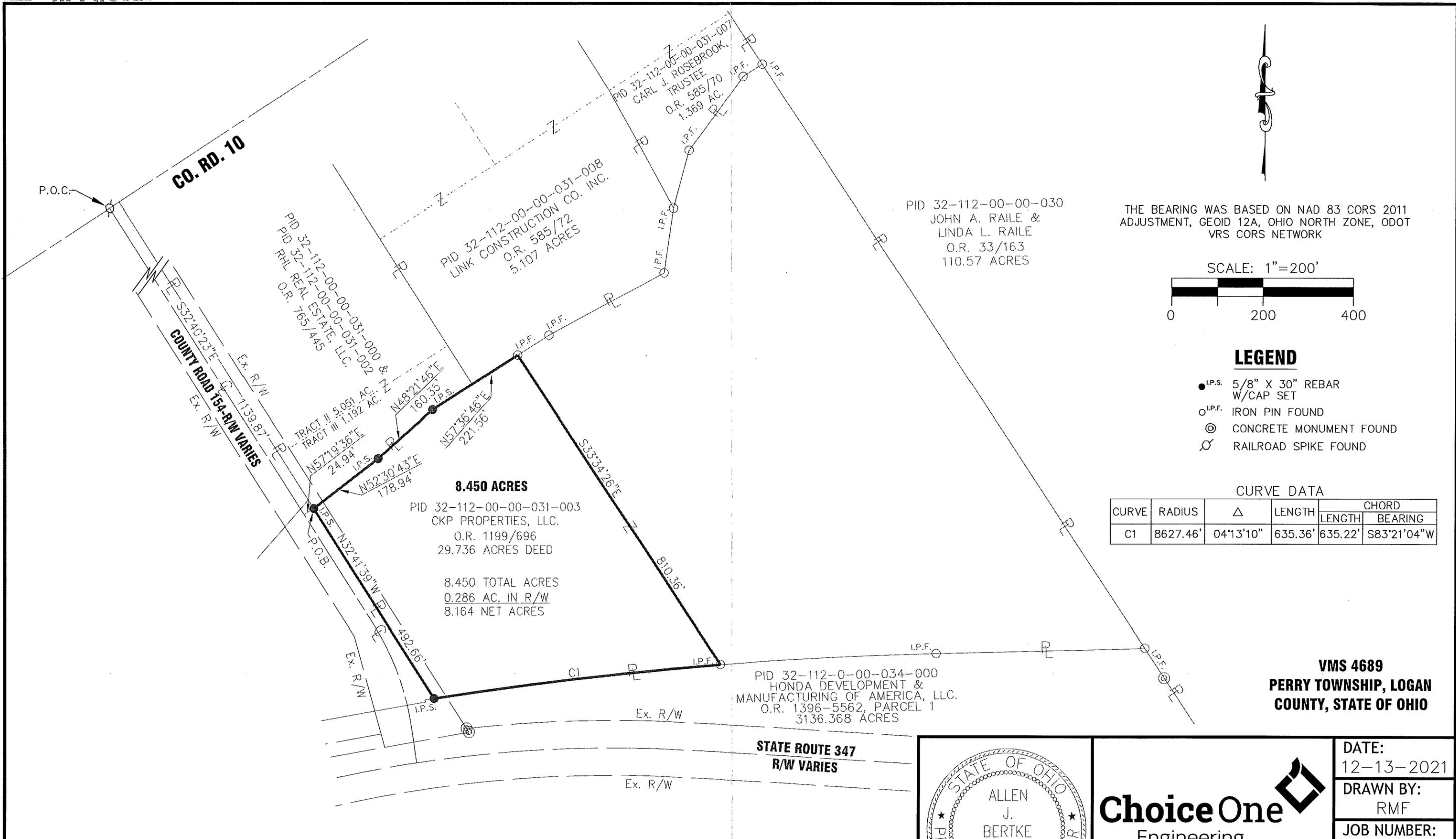
  
Allen J. Bertke, PS #8629



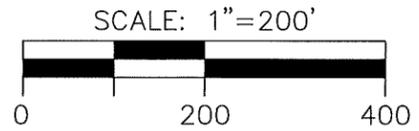
12/13/2021  
Date

INDEXED ON MAP  
8954

12-20-21  
**APPROVED**



THE BEARING WAS BASED ON NAD 83 CORS 2011 ADJUSTMENT, GEOID 12A, OHIO NORTH ZONE, ODOT VRS CORS NETWORK



**LEGEND**

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- ⊙ CONCRETE MONUMENT FOUND
- ⚡ RAILROAD SPIKE FOUND

**CURVE DATA**

CURVE	RADIUS	Δ	LENGTH	CHORD	
				LENGTH	BEARING
C1	8627.46'	04°13'10"	635.36'	635.22'	S83°21'04"W

**8.450 ACRES**  
 PID 32-112-00-00-031-003  
 CKP PROPERTIES, LLC.  
 O.R. 1199/696  
 29.736 ACRES DEED  
 8.450 TOTAL ACRES  
 0.286 AC. IN R/W  
 8.164 NET ACRES

PID 32-112-0-00-034-000  
 HONDA DEVELOPMENT &  
 MANUFACTURING OF AMERICA, LLC.  
 O.R. 1396-5562, PARCEL 1  
 3136.368 ACRES

**VMS 4689**  
**PERRY TOWNSHIP, LOGAN**  
**COUNTY, STATE OF OHIO**

INDEXED ON MAP  
 8959

*Allen J. Bertke*  
 ALLEN J. BERTKE, P.S. #8629  
 12-14-2021  
 DATE



**ChoiceOne** Engineering

SIDNEY, OHIO 937.497.0200  
 LOVELAND, OHIO 513.239.8554

www.CHOICEONEENGINEERING.com

DATE: 12-13-2021
DRAWN BY: RMF
JOB NUMBER: LOGPER1901
SHEET NUMBER 1 OF 1

1-14-2022



### LEGAL DESCRIPTION

SITUATED IN V.M.S. 4689, PERRY TOWNSHIP, LOGAN COUNTY, OHIO AND BEING PART OF A 29.736-ACRE TRACT OF LAND OWNED CKP PROPERTIES, LLC. AS DESCRIBED IN OFFICIAL RECORD 1199, PAGE 696, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Commencing for reference at a railroad spike found at the intersection of the centerline of County Road 154 and County Road 10;

thence, South 32°40'23" East, 1139.87 feet, along the centerline of County Road 154 to a point;

thence, North 57°19'36" East, 24.94 feet, to an iron pin with cap set at the southwest corner of a 1.192-acre tract of land owned by RHL Real Estate, LLC. as described as Tract III in Official Record 765, Page 445 and being the principal place of beginning of the tract herein conveyed;

thence, North 52°30'43" East, 178.94 feet, along the south line of said RHL Real Estate tract to an iron pin with cap set;

thence, North 48°21'46" East, 160.35 feet, along the south line of said RHL Real Estate tract to an iron pin with cap set;

thence, North 57°36'46" East, 221.56 feet, along the south line of said RHL Real Estate tract to an iron pin found on the south line of a 5.107-acre tract of land owned by Link Construction Co., Inc. as described in Official Record 585, Page 72;

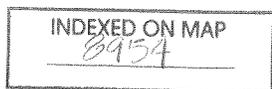
thence, South 33°34'26" East, 810.36 feet, to an iron pin found on the north line of a 3136.368-acre tract owned by Honda Development and Manufacturing of America, LLC. as described in Official Record 1396, Page 5562 as Parcel 1;

thence, on a curve to the left with a radius of 8627.46 feet, an arc distance of 635.36 feet, a delta angle of 04°13'10", and a chord bearing South 83°21'04" West, 635.22 feet, along the north line of said Honda Development and Manufacturing of America tract to an iron pin with cap set;

thence, North 32°41'39" West, 492.66 feet, to the principal place of beginning.

Containing 8.450 acres more or less with 0.286 acres more or less being within existing road right-of-way and all being subject to any legal highways and easements of record.

The bearings are based on NAD 83 CORS 2011 adjustment, Ohio North Zone, ODOT VRS CORS Network.



The above description was prepared by Allen J. Bertke, Ohio Professional Surveyor Number 8629, based on a field survey performed under his direct supervision and dated December 13, 2021.

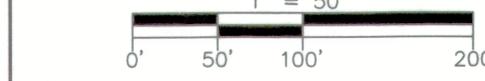
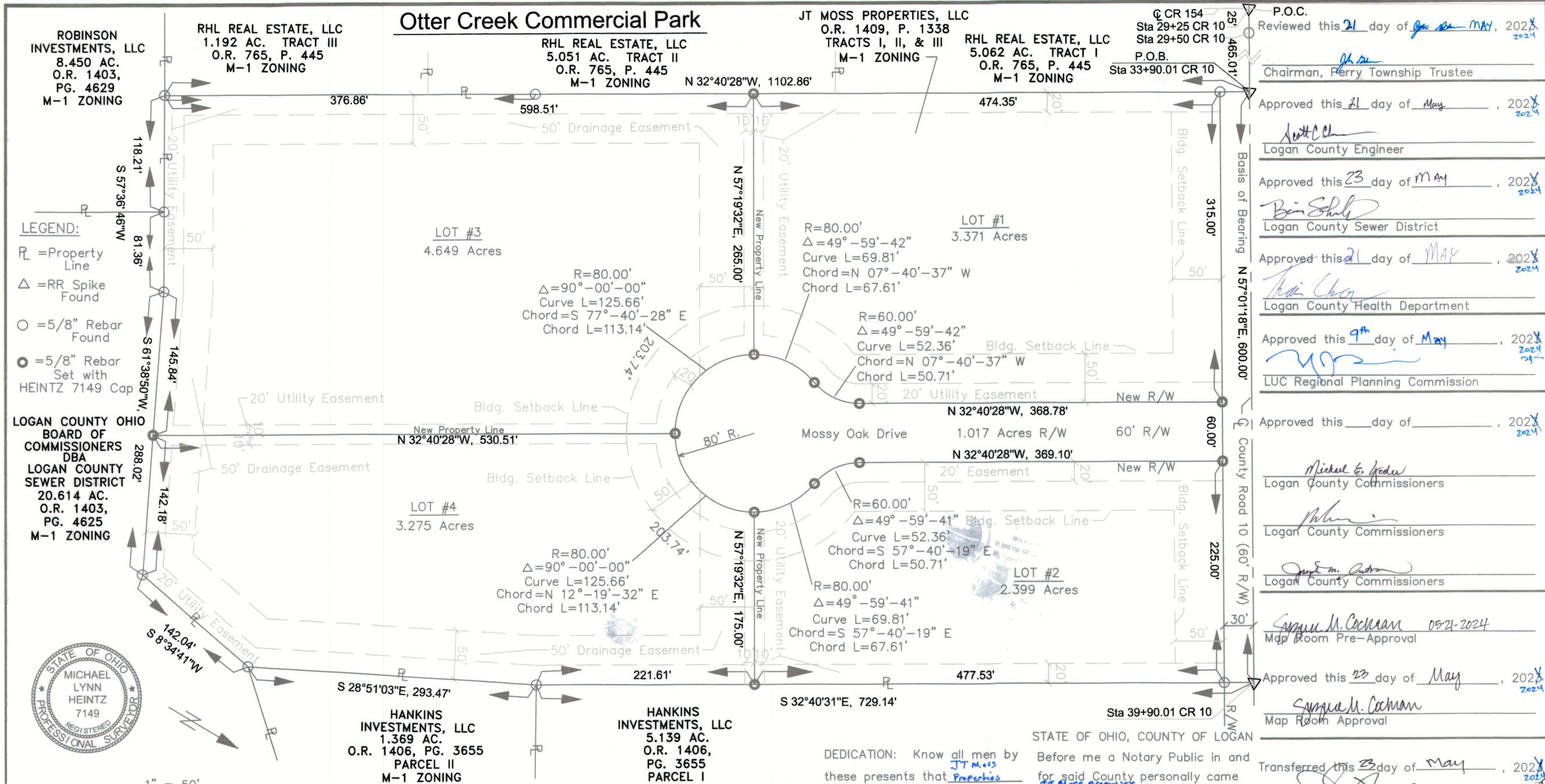
All iron pins set are 5/8" x 30" rebar with caps reading "CHOICE ONE ENGR-AJB PS 8629."

*Allen J. Bertke*  
Allen J. Bertke PS #8629



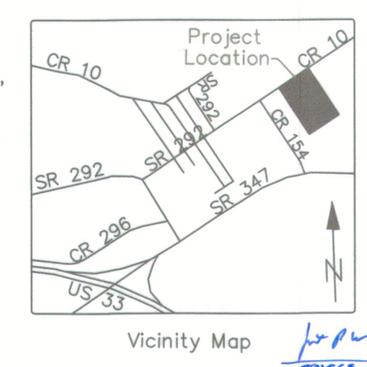
12/13/2021  
Date

INDEXED ON MAP  
8954



**SURVEYOR'S CERTIFICATE:** The accompanying plat represents a subdivision of land in VMS #4689, Perry Township, Logan County, Ohio. All measurements are in feet and decimals of a foot. All measurements on curves are arc distances. The subdivision contains 15.124 acres. Existing right-of-way along CR 10 is 0.413 acres and new right-of-way of Mossy Oak Drive is 1.017 acres leaving 13.694 acres net. I hereby certify that the accompanying plat is a correct representation of Otter Creek Commercial Park based on a survey by William D. Edwards, PS #7574, dated 11/22/2022 and that all monumentation was found or will be set prior to the sale of each lot.

*Michael L. Heintz*  
 Michael L. Heintz, P.S. #7149  
 12-20-23  
 Date



**DEDICATION:** Know all men by these presents that JT Moss Properties owner of the land indicated on the accompanying plat, has authorized the platting thereof and do hereby dedicate the streets, easements, and right-of-way to the Public forever.

*[Signature]*  
 Member

STATE OF OHIO, COUNTY OF LOGAN  
 Before me a Notary Public in and for said County personally came JT Moss Properties JEFF DEMOSS who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes therein expressed. In witness whereof I have set my hand and affixed my official seal 9th day May 2024

By *Keim Chapman*  
 05/09/2024

P.O.C. Reviewed this 21 day of May, 2024  
*[Signature]*  
 Chairman, Perry Township Trustee

Approved this 21 day of May, 2024  
*[Signature]*  
 Logan County Engineer

Approved this 23 day of MAY, 2024  
*[Signature]*  
 Logan County Sewer District

Approved this 21 day of MAY, 2024  
*[Signature]*  
 Logan County Health Department

Approved this 9th day of May, 2024  
*[Signature]*  
 LUC Regional Planning Commission

Approved this \_\_\_ day of \_\_\_, 2024  
*[Signature]*  
 Logan County Commissioners

*[Signature]*  
 Logan County Commissioners

*[Signature]*  
 Logan County Commissioners

*[Signature]* 05-21-2024  
 Map Room Pre-Approval

Approved this 23 day of May, 2024  
*[Signature]*  
 Map Room Approval

Transferred this 23 day of May, 2024  
*[Signature]*  
 Logan County Auditor

Recorded in Plat Cabinet B Slide 161B-162A

Received for Record at 2:54 o'clock P. m

this 24th day of May, 2024  
*[Signature]*  
 Logan County Recorder

*Patricia W. Myer*  
 Patricia W. Myer, Recorder

Michael L. Heintz, P.E., P.S.  
 231 Sandpiper Place  
 Sidney, Ohio 45365  
 Ph. 937-710-3310  
 mikeheintz@gmail.com

**HEINTZ ENGINEERING, LLC**

**JT MOSS PROPERTIES**  
 10331 Scott Road Sidney, Ohio 45365  
 937-539-0664

**SUBDIVISION PLAT**  
 Property Development dwg  
 ISSUE DATE: 12/20/23  
 REVISION DATE: \_\_\_\_\_

1

INDEXED ON MAP  
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J-338

**LEGAL DESCRIPTION FOR JT MOSS PROPERTIES 15.124 ACRE TRACT**

Being situate in the State of Ohio, County of Logan, Township of Perry, and being a part of Virginia Military Survey 4689, and being more particularly described as follows:

Beginning for reference at a Railroad Spike found at the intersection of the centerline of County Road 10 (60' right-of-way) and the existing centerline of County Road 154 (variable width right-of-way), being at Station 29+25 of County Road 10;

Thence with the centerline of County Road 10, N-57°01'18"-E, 465.01'(feet) to a Railroad Spike found at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, also being at the Northeast corner of a 5.062 acre tract conveyed to RHL Real Estate, LLC, by deed recorded in Official Record 765, Page 445, Tract I, passing for reference a 1" diameter iron bar found at on the Original centerline of County Road 154 at Station 29+50 at 25.00'(feet);

Thence continuing with the centerline of County Road 10, N-57°01'18"-E, 600.00'(feet) to a Railroad Spike found at the Northwest corner of a 5.139 acre tract conveyed to Hankins Investments, LLC, by deed recorded in Official Record 1406, Page 3655, Parcel I;

Thence with the West line of the 5.139 acre tract, S-32°40'31"-E, 729.14'(feet) to a 5/8" diameter iron bar found at the Northwest corner of a 1.369 acre tract conveyed to Hankins Investments, LLC, by deed recorded in Official Record 1406, Page 3655, Parcel II, passing for reference a 5/8" diameter iron bar found on the right-of-way line of County Road 10 at 30.00'(feet) and a 5/8" diameter iron bar set at 485.77' (feet);

Thence with the West line of the 1.369 acre tract, S-28°51'03"-E, 293.47'(feet) to a 5/8" diameter iron bar found on a North line of a 20.614 acre tract conveyed to Logan County Ohio, Board of Commissioners DBA Logan County Sewer District, by deed recorded in Official Record 1403, Page 4625;

Thence with the bounds of the 20.614 acre tract the following two (2) courses:

1. S-8°34'41"-W, 142.04'(feet) to a 5/8" diameter iron bar found;
2. S-61°38'50"-W, 288.02'(feet) to a 5/8" diameter iron bar found passing a 5/8" diameter iron bar set at 142.18' (feet);

Thence continuing with the bounds of the 20.614 acre tract and with a North line of an 8.450 acre tract conveyed to Robinson Investments, LLC, by deed recorded in Official Record 1403, Page 4629, S-57°36'46"-W, 199.57'(feet) to an iron bar found at the Southeast corner of a 1.192 acre tract conveyed to RHL Real Estate, LLC, by deed recorded in Official Record 765, Page 445, Tract III, passing for reference a 5/8" diameter iron bar found at 81.36'(feet);

Thence with the East line of the 1.192 acre tract, and with the East line of a 5.051 acre tract conveyed to RHL Real Estate, LLC, by deed recorded in Official Record 765, Page 445, Tract II, and with the East line of aforementioned RHL Real Estate's 5.062 acre tract, N-32°40'28"-W, 1102.86'(feet) to the place of beginning, passing for reference a 5/8" diameter iron bar found at 376.86'(feet), a 5/8" diameter rebar found at 620.27'(feet), and a 5/8" diameter iron bar found on the right-of-way line of County Road 10 at 1072.86'(feet).

Containing 15.124 acres, 0.413 acre of which is within the right-of-way of CR 10, 1.017 acre within the right-of-way of Mossy Oak Drive leaving 13.694 acres net and being subject to the rights of all legal highways and all easements of record.

Being all of a 5.005 acre tract, a 5.016 acre tract, and a 5.107 acre tract conveyed to JT Moss Properties, LLC, by deed recorded in Official Record 1409, Page 1338, Tracts I, II, & III, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, PS #7574, on November 22, 2022. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "HEINTZ PS 7149". Bearings are based on the centerline of County Road 10 per an assumed bearing of N-57°01'18"-E.

*Michael L. Heintz* 12-20-23  
Michael L. Heintz, P.S. 7149

**PROTECTIVE COVENANTS FOR OTTER CREEK COMMERCIAL PARK:**

All lots within this subdivision shall be known and described as commercial/industrial lots and are to be used for commercial/industrial purposes only. No building or structure shall be erected for any other use or purpose.

Lots #1 and #2 shall have no direct vehicular or driveway access to County Road 10.

The drainage easements indicated on the plat shall be for the detention and transport of surface and storm waters for the benefit of all lot owners. All of these drainage areas and items shall be maintained by the owner of the lot on which they are located. This includes, but is not limited to mowing and maintaining lawns, clearing all debris, cleaning sediment that may accumulate over time, etc. The site design for Lots #3 and #4 must maintain positive drainage from the end of the cul-de-sac to the detention basin.

Easements shown on the plat around the cul-de-sac are for are for the construction, operation, maintenance, repair, replacement, or removal of water, gas, sanitary sewer, storm sewer, electric, telephone, or other utility lines or services and for the express privilege or removing any obstruction to the free use of said utilities and for providing of ingress or egress over the property for such purpose.

All utility lines such as telephone or power shall be installed underground. All service drops and exterior lighting feeder lines shall be installed underground. All transformers shall be pad mounted or mounted below grade.

If lot line adjustments are made within the subdivision, a ten foot wide utility easement shall be established along both sides of a new side lot line and along the rear lot line. Also a twenty foot building setback line shall be established on both sides of said new side lot line and along the rear lot line.

No lots in this subdivision shall be used for any unlawful purpose or in any way which would constitute a legal nuisance to other property owners in said subdivision, as a discotheque, dance hall, or night club, as a massage parlor, funeral parlor, bingo parlor, car wash, or any use which emits a strong, unusual, offensive, or obnoxious odor, fumes, dust, or vapors, or any sound which can be heard outside of any buildings in said subdivision. Lot use also may not include a second-hand store, mobile home or trailer park, junk yard, dry cleaners, adult bookstore or establishment exhibiting materials or devices which are adjudicated to be pornographic by a court of competent jurisdiction. Lot use may not include pool halls, billiard hall, topless bar or other establishment exhibiting nude or partially nude persons including body paint, gun range, bar or tavern, or any use which creates fire, explosives, or other hazards. Service oriented businesses such as electric, plumbing, or HVAC companies, or other businesses that provide a service to the community or other businesses are permitted.

All buildings are to be steel structures. No pole barns are permitted. All buildings are to be properly maintained, free of rust, peeling paint, etc. with landscaping neat and trimmed, kept in a manner deemed attractive to the average person.

Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

The restrictions above shall be for the benefit of all of the lot owners in Otter Creek Commercial Park. Enforcement of these restrictions shall be by proceedings at law or equity against any person or persons violating or attempting to violate any restriction, either to restrain any violation or to recover damages including attorney fees and court costs resulting from said violation.

The covenants and restrictions shall run with the land and shall be binding until January 1, 2032, at which time said covenants and restrictions shall be automatically renewed for successive ten year periods.

All easements and rights-of-way provided for public services or utilities. No permanent structures, plantings, etc. shall be permitted in the easement or right-of-way areas.



Michael L. Heintz, P.E., P.S.  
231 Sandpiper Place  
Sidney, Ohio 45365  
Ph. 937-710-3310  
mikeheintz0@gmail.com

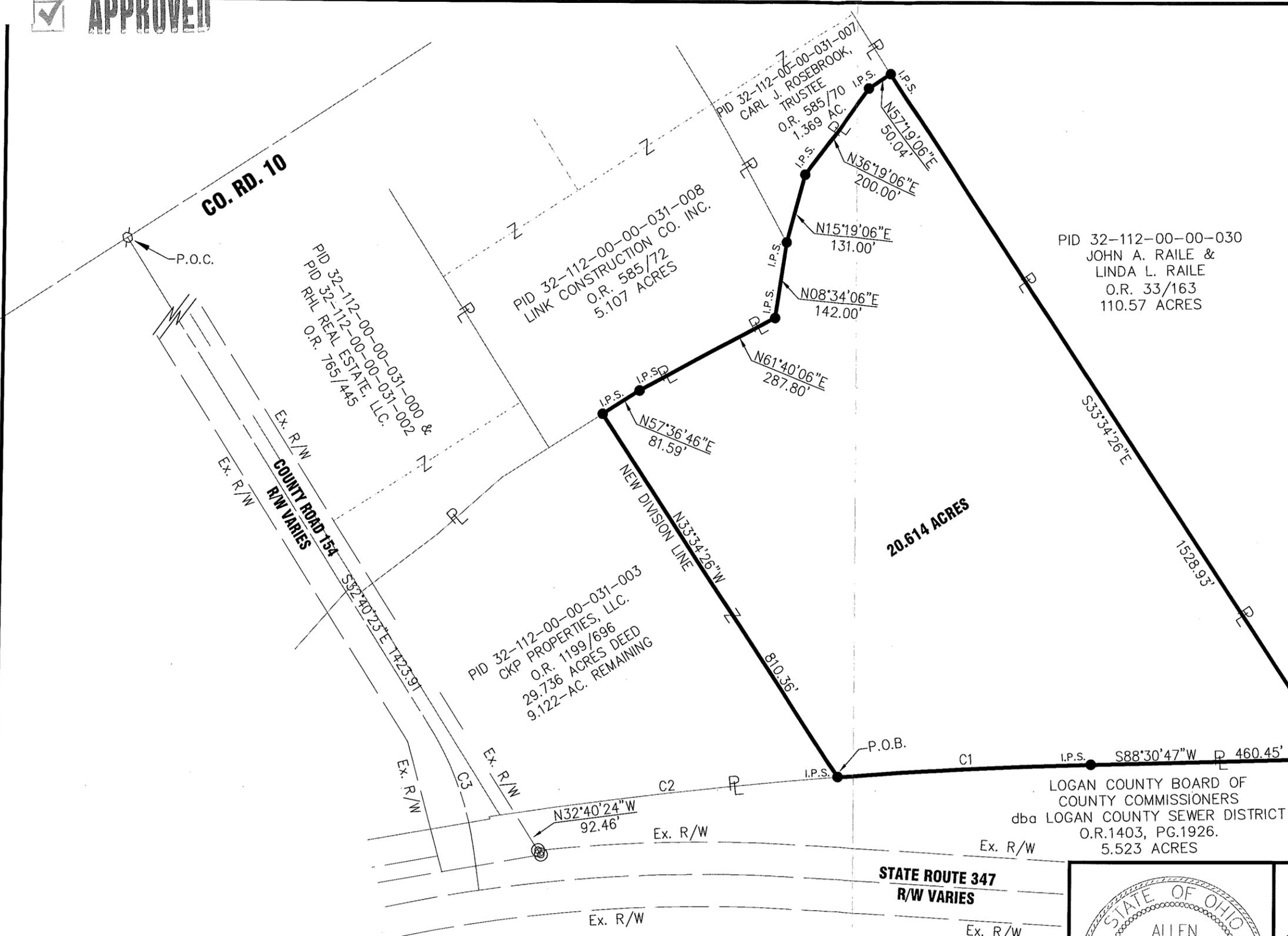


JT MOSS PROPERTIES  
10331 Scott Road Sidney, Ohio 45365  
937-539-0664

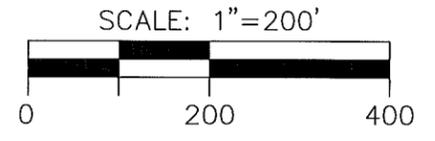
LEGAL DESCRIPTION & PROTECTIVE COVENANTS  
PropertyDevelopment.dwg  
ISSUE DATE: 12/20/23  
REVISION DATE: -----

1-14-2022

APPROVED



THE BEARING WAS BASED ON NAD 83 CORS 2011 ADJUSTMENT, GEOID 12A, OHIO NORTH ZONE, ODOT VRS CORS NETWORK



**LEGEND**

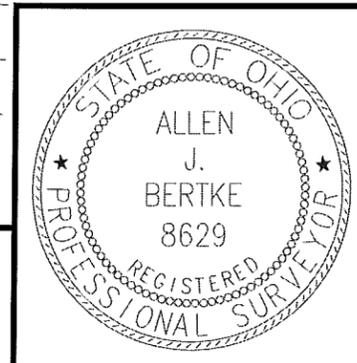
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- I.P.F. IRON PIN FOUND
- ⊙ C.M.F. CONCRETE MONUMENT FOUND
- ⌵ R.S.F. RAILROAD SPIKE FOUND

**CURVE DATA**

CURVE	RADIUS	Δ	LENGTH	CHORD	
				LENGTH	BEARING
C1	8627.46'	03°09'48"	476.35'	476.29'	S87°02'34"W
C2	8627.46'	04°02'19"	608.11'	607.99'	N83°26'30"E
C3	572.96'	24°07'20"	241.22'	239.45'	S20°36'44"E

**VMS 4689**  
**PERRY TOWNSHIP, LOGAN COUNTY, STATE OF OHIO**

*Allen J. Bertke*  
 ALLEN J. BERTKE, P.S. #8629  
 DATE 1-11-2022



**ChoiceOne** Engineering

SIDNEY, OHIO 937.497.0200  
 LOVELAND, OHIO 513.239.8554

www.CHOICEONEENGINEERING.com

DATE: 12-29-2021
DRAWN BY: RMF
JOB NUMBER: LOGPER1901
SHEET NUMBER 1 OF 1

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