

(987) 1P

INDEXED ON MAP

McClure survey
Richland Twp
VMS 9949-9950

Field Notes
Book 264
Page 47

1.
T.L. Wright
35.50a

John Dolan
222.59a

Thomas Spencer (hrs)
100a.

T.L. Wright
86a.

9949

9950

Sarah Brownell

44.50a.

11.

10a

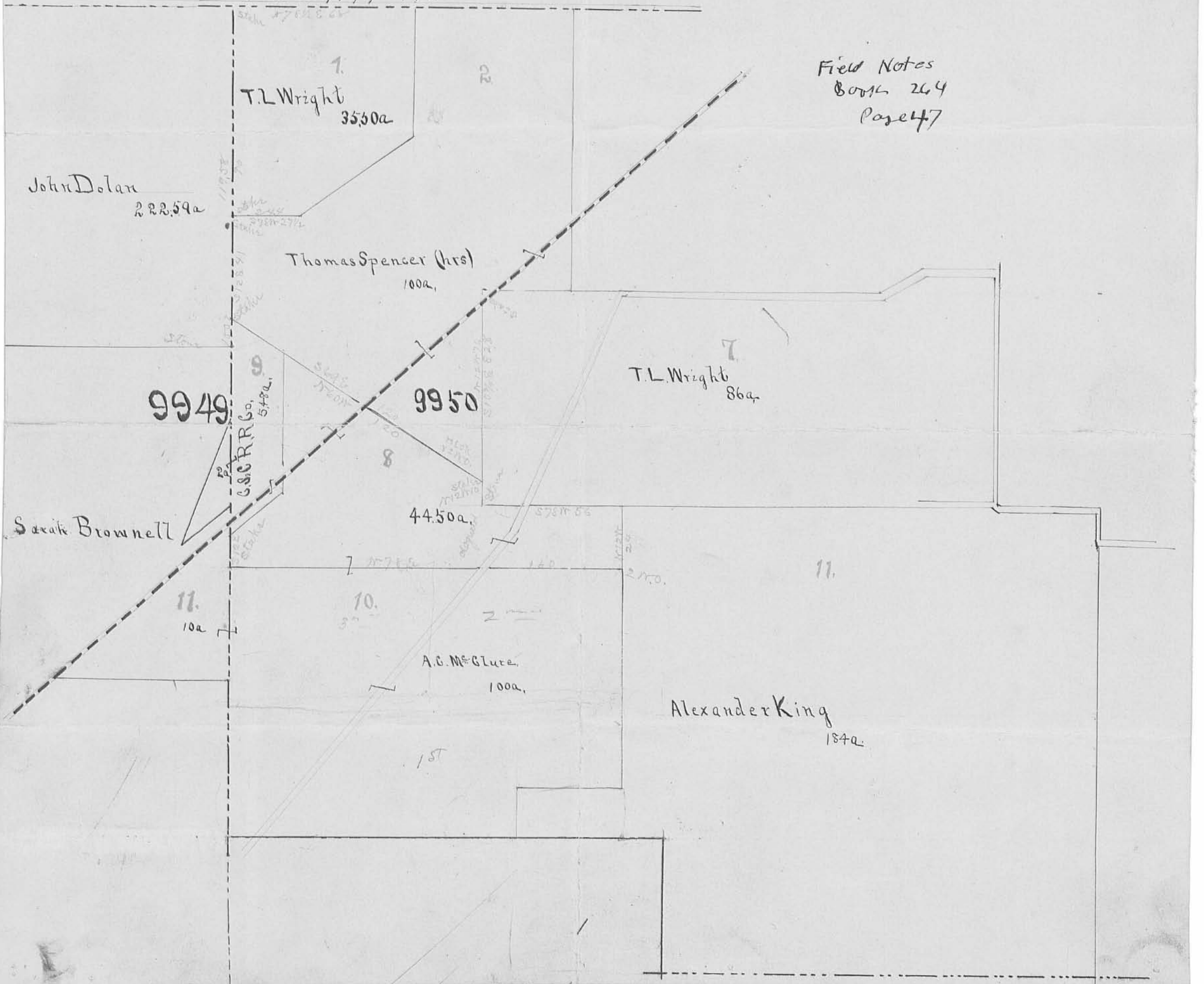
10.

A.C. McClure
100a.

Alexander King
184a.

G.S. R.R. Co.
548a.

1st



Records 3-8-02 original

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

BRETTHAUER 17.111 ACRES

Lying in Virginia Military Surveys 9949 and 9950, Richland Township, Logan County, Ohio.

Being part of the William E. Bretthauer and Theodore A. Bretthauer, Co-Trustees of the Marjorie A. Bretthauer, Family Trust Dated September 24th, 1998, 50.0 acre Tract IV and all of the 5.48 acre Tract VI and 2.0 acre Tract VI as deeded and described in Official Record 391, Page 847 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a square head bolt found on the center-line of County Highway 39 (50 feet wide) at the southeast corner of the Village of Belle Center 7.99 acre tract (Vol. 198, Pg. 289) and the northeast corner of the said 50.0 are tract.

THENCE, with the south line and south line extended of the said 7.99 acre tract, N 73°-21'-46" W, a distance of 871.61 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING, passing 5/8 inch iron rods set at 25.00 feet and at 768.86 feet.

THENCE, with the west line of the Dayton Power and Light Company 116.500 acre tract, formerly railroad property (O.R. 329, Pg. 713, Parcel 5), S 29°-55'-42" W, a distance of 1651.25 feet to a 5/8 inch iron rod set.

THENCE, with the east line of the Timothy M. Potts, Trustee, 207.660 acre tract (O.R. 444, Pg. 820), N 2°-25'-49" E, a distance of 868.31 feet to a 5/8 inch iron rod set on the east line of Virginia Military Survey 9949.

THENCE, with the east line of Virginia Military Survey 9949, the east line of the said 207.660 acre tract and the east line of the Andrew F. Fulkerson 58.47 acre tract (Vol. 203, Pg. 102), N 16°-00'-02" W, a distance of 908.76 feet to a 5/8 inch iron rod set.

THENCE, with the south line of the Spath Family Limited Partnership 148.062 acre tract (O.R. 394, Pg. 212), S 73°-21'-46" E, a distance of 1082.84 feet to the point of beginning.

Containing 17.111 acres, of which 1.606 acres are in Virginia Military Survey 9949 and 15.505 acres are in Virginia Military Survey 9950.

The basis for bearings is the center-line of County Highway 39 at the southeast corner of the said 7.99 acre tract, being S 17°-59'-59" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on August 30, 2000.

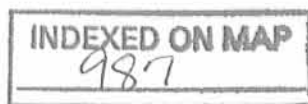
Description prepared by:



ORIGINAL STAMP IN GREEN

Jeffrey I. Lee
Professional Surveyor 6359
March 5, 2002

L-3000



Received 3-8-02 OK/glt

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

BRETTHAUER 144.580 ACRES

Lying in Virginia Military Surveys 9949 and 9950, Richland Township, Logan County, Ohio.

Being part of the William E. Bretthauer and Theodore A. Bretthauer, Co-Trustees of the Marjorie A. Bretthauer, Family Trust Dated September 24th, 1998, 50.0 acre Tract IV and all of the 57 3/4 acre Tract I, 23 1/2 acre Tract II, 19.75 acre Tract III and 10.0 acre Tract V as deeded and described in Official Record 391, Page 847 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a MAG nail set at the intersection of the east line of Virginia Military Survey 9949 and the center-line of County Highway 39.

THENCE, with the center-line of County Highway 39 (50 feet wide), N 16°-06'-24" E, a distance of 469.38 feet to a 5/8 inch iron rod found in a monument box.

THENCE, with the center-line of County Highway 39, N 1°-16'-48" W, a distance of 351.24 feet to a railroad spike found at the TRUE POINT OF BEGINNING.

THENCE, with the center-line of County Highway 39, N 1°-16'-22" W, a distance of 30.94 feet to a railroad spike found.

THENCE with the north line of the Eleanor J. Milroy 0.23 acre tract, (O.R. 140, Pg. 504, Tract II), S 73°-08'-59" W, a distance of 346.63 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 25.95 feet.

THENCE, with the east line of Virginia Military Survey 9949 and the east line of the Eleanor J. Milroy 84.55 acre tract (O.R. 140, Pg. 504, Tract I), N 16°-00'-02" W, a distance of 969.39 feet to a 5/8 inch iron rod set.

THENCE, with the north line of the said 84.55 acre tract and the east line of the Dayton Power and Light Company 116.500 acre tract, formerly railroad property (O.R. 329, Pg. 713, Parcel 5), S 73°-21'-26" W, a distance of 875.72 feet to a 5/8 inch iron rod set.

THENCE, with the east line of the said 116.500 acre tract, N 29°-55'-42" E, a distance of 2608.36 feet to a 5/8 inch iron rod set.

THENCE, with the east line of the said 116.500 acre tract and the south line of the Village of Belle Center 7.99 acre tract (Vol. 198, Pg. 289), S 73°-21'-46" E, a distance of 768.86 feet to a square head bolt found on the center-line of County Highway 39, passing a 5/8 inch iron rod set at 743.86 feet.

THENCE, with the center-line of County Highway 39, N 18°-02'-08" E, a distance of 55.47 feet to a P.K. nail found.

THENCE, with the lines of the Ruth Anne Shroyer 169.566 acre tract (O.R. 86, Pg. 54, Tracts V and VI), the following three (3) courses:

S 16°-47'-09" E, a distance of 239.00 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 43.82 feet.

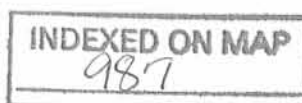
N 72°-38'-56" E, a distance of 970.02 feet to a 5/8 inch iron rod set.

S 16°-36'-12" E, a distance of 1810.05 feet to a 5/8 inch iron rod set.

THENCE, with the lines of the Ruth Anne Shroyer 73.85 acre tract (O.R. 86, Pg. 54, Tract II), the following three (3) courses:

S 72°-16'-32" W, a distance of 693.51 feet to a 6 inch square concrete post found.

S 17°-23'-33" E, a distance of 357.67 feet to a stone with "X" found.



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

S 73°-06'-52" W, a distance of 1645.90 feet to the point of beginning, passing a 5/8 inch iron rod set at 1619.94 feet.

Containing 144.580 acres, of which 3.146 acre are within the highway right-of-way, 8.446 acres are in Virginia Military Survey 9949 and 136.134 acre are in Virginia Military Survey 9950.

The basis for bearings is the center-line of County Highway 39 at the southeast corner of the said 7.99 acre tract, being S 17°-59'-59" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on August 30, 2000.

Description prepared by:

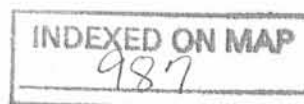
A handwritten signature in black ink, appearing to read 'Jeffrey I. Lee', is written over the typed name.

Jeffrey I. Lee
Professional Surveyor 6359
March 5, 2002



ORIGINAL STAMP IN GREEN

L-3000



2D3

ANDREW F. FULKERSON
AND RUTH E. FULKERSON
58.47 ACRES
VOL. 203, PG. 102

SPATH FAMILY LIMITED PARTNERSHIP
148.062 ACRES
O.R. 394, PG. 212

VILLAGE OF BELLE CENTER
7.99 ACRES
VOL. 198, PG. 289

TIMOTHY M. POTTS, TRUSTEE
OF THE TIMOTHY M. POTTS
DECLARATION OF TRUST
207.660 ACRES
OR 444, PG. 820

5.48 ACRES
O.R. 391, PG. 847
TRACT VI

2 ACRES
O.R. 391, PG. 847
TRACT VI

DAYTON POWER AND LIGHT COMPANY
116.500 ACRES
O.R. 329, PG. 713
PARCEL 5

ELEANOR J. MILROY,
ROBERT J. MILROY
AND INARA B. MILROY
84.55 ACRES
O.R. 140, PG. 504
TRACT I

ELEANOR J. MILROY,
ROBERT J. MILROY
AND INARA B. MILROY
0.23 ACRE
O.R. 140, PG. 504
TRACT II

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

TOWNSHIP ROAD 100

RICHLAND TOWNSHIP
VIRGINIA MILITARY SURVEY 9950
VIRGINIA MILITARY SURVEY 9930
McARTHUR TOWNSHIP

17.111 ACRES

50 ACRES
O.R. 391, PG. 847
TRACT IV

50 ACRES
O.R. 391, PG. 847
TRACT IV

144.580 ACRES
OF WHICH 3.146 ACRES ARE WITHIN
THE HIGHWAY RIGHT-OF-WAY

COUNTY HIGHWAY 39 (50' R/W)
(BASIS FOR BEARINGS)
N 7° 50' 59" E

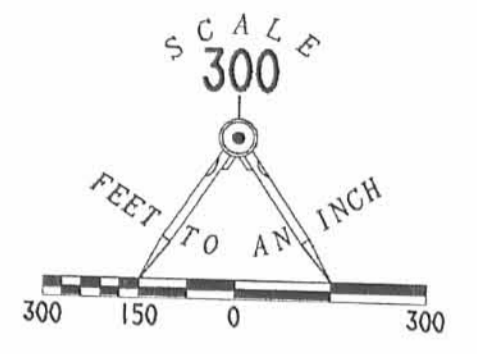
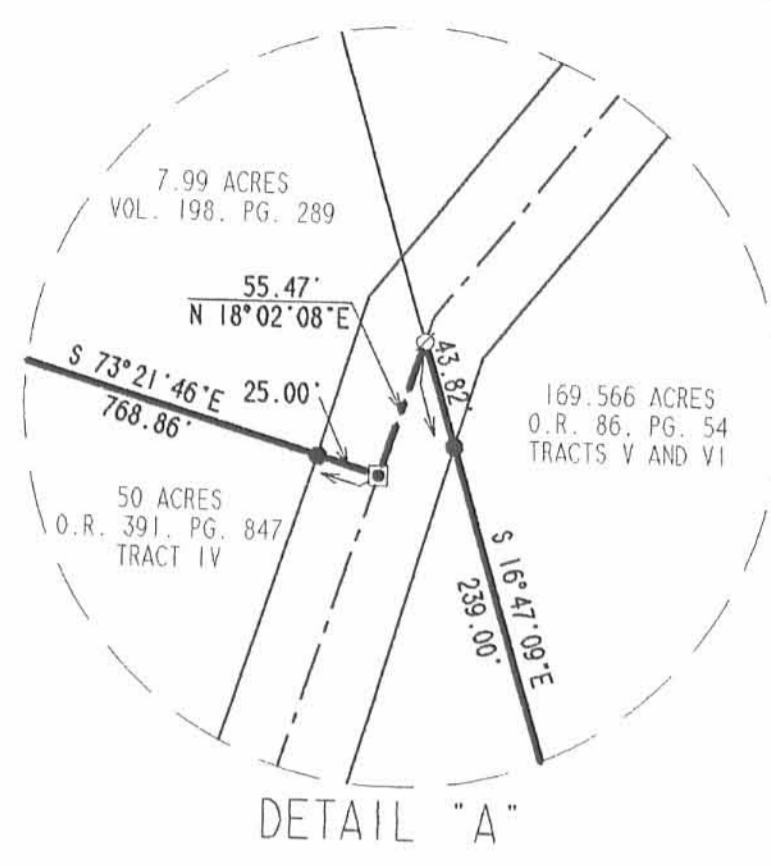
VIRGINIA MILITARY SURVEY 9950
VIRGINIA MILITARY SURVEY 9949

19.75 ACRES
O.R. 391, PG. 847
TRACT III

57 3/4 ACRES
O.R. 391, PG. 847
TRACT I

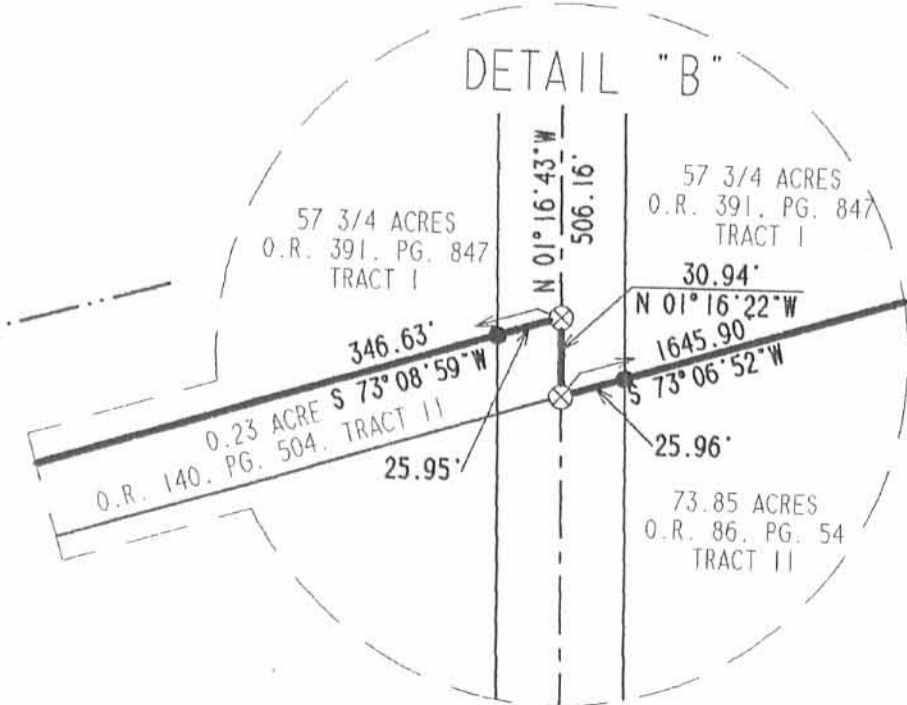
23 1/2 ACRES
O.R. 391, PG. 847
TRACT II

RUTH ANNE SHROYER,
ROBERT J. MILROY,
JANE ELLEN BENNETT,
AND ELEANOR JEAN MILROY
73.85 ACRES
O.R. 86, PG. 54
TRACT II



- LEGEND
- 5/8 INCH IRON ROD SET
 - ⊙ MAG NAIL SET
 - ⊠ SQUARE HEAD BOLT FOUND
 - ⊗ PK NAIL FOUND
 - ⊗ RAILROAD SPIKE FOUND
 - ⊠ STONE FOUND WITH "X"
 - ⊠ 6 INCH SQUARE CONCRETE POST
 - ⊙ 1/4 INCH AXLE FOUND IN A MONUMENT BOX
 - 5/8 INCH IRON ROD FOUND IN A MONUMENT BOX

RETRACEMENT SURVEY OF
ALL OF THE WILLIAM E. BRETTHAUER AND
THEODORE A. BRETTHAUER, CO-TRUSTEES OF THE
MARJORIE A. BRETTHAUER
FAMILY TRUST DATED SEPTEMBER 24TH, 1998, TRACTS
IN OFFICIAL RECORD 391, PAGE 847
VIRGINIA MILITARY SURVEY 9949 AND 9950
RICHLAND TOWNSHIP
LOGAN COUNTY, OHIO



STATE OF OHIO
JEFFREY I. LEE
6359
REGISTERED PROFESSIONAL SURVEYOR
AUGUST 30, 2000

SURVEYED BY:
JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
AUGUST 30, 2000

COPYRIGHT 2000 BY:
LEE SURVEYING & MAPPING CO., INC.
117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335

D 386 BRETT

L-3000-2
INDEXED ON MAP
787

A. C. McClure

J. L. Ferguson
Hiram Conklin } ch cr

Measured from \angle to McClure
in west line 9900 -
at 2000 set stake -

at 3575 set stake in line of
J. L. Wright fence

On line between Spencer
and McClure 5638
(random line)

At 578 set stake \angle for
McClure and R.R.

at 1713 C. & V.B.R.R.
" 1900 set stake.
" 30.12

Came out 65 south of \angle
set 42' 2" north at 19 -
" 12' 6" " 578 set stake

Survey April 29, 1890

Line B. — with J. L. Wright
west line $88\frac{1}{2}$ W
from stone to old fence line -
at 2.00 set stake for \angle
to McClure & Spencer -
set stone at this \angle -

Correct line between Spencer
& McClure

65	
19	
585	
65	
30) 1235	
41 - 16	

5.78	
15	
2890	
3468	
30) 37570	12.5
50	

1713	
578	
1135	
50	
1085	

75	
60	
157	

see map
Hamer
R.

987

INDEXED ON MAP

Description of 22.766 Acres

Survey for Ron Spencer Real Estate

Dated May 7, 2011

Being part of V.M.S. #9949 and #9950, and being part of a 116.50 acre tract (Parcel No. 5) of land, now or formerly owned by Dayton Power and Light Company, O.R. 329, page 713, (said tract being part of the former C.C.C. & St. Louis Railway), Richland Township, Logan County, State of Ohio and being more particularly described as follows:

Commencing at an existing County Highway Monument (5/8 inch dia. Iron pin with 1 inch metal cap) located at the intersection of the centerline of County Road 39 with the centerline of Township Road 100 and South Line of V.M.S. #9949 and South Line of Richland Township;

Thence along the centerline of Township Road 100 and said South V.M.S. and Township Line South 79 deg. 52 min. 00 sec. West (bearing based on angles turned from Township Road 100 centerline bearing North 79 deg. 52 min. 00 sec. East, referenced in Commissioners Journal F, page 514, Road Record 3, pages 74-75, on a survey by Daniel E. Gilbert, dated 10/1/1991), for a distance of 2368.33 feet to a Survey (MAG) Spike set at the Southeast corner of hereinafter described 22.766 acre tract, said point being on the East Line of aforesaid original 116.50 acre tract (Parcel No. 5), and said point being the Southwest corner of an original 84.55 acre tract of land (Tract I), now or formerly owned by Eleanor J. Milroy, et al, O.R. 140, page 504, and the point of beginning.

Thence continuing along the centerline of Township Road 100 and said South V.M.S. And Township Line **South 79 deg. 52 min. 00 sec. West** for a distance of **122.41 feet** to a Survey (MAG) Spike set at the Southwest corner of said 22.766 acre tract, said point being the Southeast corner of a 40.389 acre tract of land, (Tract I and II), now or formerly owned by James E. Duff, et al, O.R. 1023, page 437 (passing over a survey nail set on the centerline of aforesaid former railroad main track at a distance of 55.71 feet);

Thence along the West Line of aforesaid original 116.50 acre tract (Parcel 5) and West Line of said 22.766 acre tract, and East Line of said 40.389 acre tract, along a **01 deg. 00 min. 00 sec.** Curve to the right, having a Delta Angle of 16 deg. 09 min. 08 sec., having a radius of 5789.65 feet, for an arc distance of **1632.16 feet**, having a chord which bears North 23 deg. 41 min. 58 sec. East for a distance of 1626.76 feet to a 6 inch dia. Concrete post found at the point of tangency, said point being at the Northeast corner of aforesaid 40.389 acre tract (passing over a 6 inch dia. Concrete post found at a distance of 24.40 feet);

Thence along the South Line of a 207.660 acre tract of land, now or formerly owned by James L. Dutton, et al, O.R. 1022, page 193; **South 66 deg. 37 min. 22 sec. East** for a distance of **10.11 feet** to a 6 inch dia. Concrete post found at a point of curvature, said point being the Southeast corner of said 207.660 acre tract of land;

Thence along the West Line of aforesaid original 116.50 acre tract (Parcel 5) and west Line of said 22.766 acre tract, and East Line of said 207.660 acre tract along a **01 deg. 00 min. 00 sec.** Curve to the right, having a Delta Angle of 05 deg. 01 min. 46 sec., having a radius of 5779.65 feet, for an arc distance of **507.35 feet**, having a chord which bears North 34 deg. 18 min. 18 sec. East for a distance of 507.19 feet to an iron pin set at the point of tangency;

Thence continuing along said common Line **North 34 deg. 57 min. 22 sec. East** for a distance of **1518.01 feet** to an iron pin set at the Southeast corner of a 2 acre tract of land (Tract VI), now or formerly owned by William E. Bretthauer, Co-Trustee, et al, O.R. 391, page 847;

Thence along the Easterly Line of said 2 acre tract, and then along the Easterly Line of a 5.48 acre tract (Tract VI), and across an original 50 acre tract (Tract IV), now or formerly owned by William E. Bretthauer, Co-Trustee, et al, O.R. 391, page 847, and West Line of aforesaid 116.50 acre tract (Parcel 5) and West Line of said 22.766 acre tract, **North 35 deg. 25 min. 56 sec. East** for a distance of **1651.25 feet** to a 5/8 inch dia. iron pin found at an angle point, said point being

INDEXED ON MAP
987 3D-1

on the South Line of a 149.042 acre tract of land, now or formerly owned by Spath Family Ltd. Partnership, O.R. 394, page 212, (passing over the East Line of V.M.S. #9949 at a distance of 382.10 feet);

Thence along said common property Line **South 67 deg. 51 min. 32 sec. East** for a distance of **18.50 feet** to an iron pin set at the Southeast corner of said 149.042 acre tract;

Thence along the West Line of aforesaid 116.50 acre tract (Parcel 5) and West Line of said 22.766 acre tract and East Line of said 149.042 acre tract **North 35 deg. 46 min. 44 sec. East** for a distance of **1742.18 feet** to an iron pin set at an angle point;

Thence continuing along said common property line **North 25 deg. 55 min. 03 sec. West** for a distance of **18.17 feet** to an iron pin set;

Thence continuing along the West Line of aforesaid 116.50 acre tract (Parcel 5) and West Line of said 22.766 acre tract, and East Line of said 149.042 acre tract **North 35 deg. 25 min. 56 sec. East** for a distance of **2313.23 feet** to a survey (MAG) spike set on the centerline of County Road 96 (passing over an iron pin set at a distance of 2269.30 feet);

Thence along the centerline of County Road 96 **North 78 deg. 29 min. 13 sec. East** for a distance of **127.44 feet** to a survey (MAG) spike set at the Northeast corner of aforesaid 22.766 acre tract (passing over a survey nail set on the centerline of said former railroad main track at a distance of 73.23 feet);

Thence along the East Line of aforesaid 116.50 acre tract (Parcel 5) and East Line of said 22.766 acre tract **South 35 deg. 25 min. 56 sec. West** for a distance of **43.93 feet** to an iron pin set on the South Right-of-Way Line of County Road 96;

Thence along said Right-of-Way Line **North 78 deg. 29 min. 13 sec. East** for a distance of **19.04 feet** to an iron pin set on the East Line of aforesaid 116.50 acre tract (Parcel 5) and East Line of said 22.766 acre tract, said point being on the Northwest corner of a 0.25 acre tract of land, (Tract V), now or formerly owned by Glenn M. Hinkle, O.R. 391, page 433;

Thence along said East Line and West Line of said 0.25 acre tract, and then along the West Line of an original 9.72 acre tract (Tract II), then along the West Line of an original 8.20 acre tract (Tract III) and then along the West Line of a 1.460 acre tract (Tract I), all tracts now or formerly owned by Glenn M. Hinkle, O.R. 391, page 433, **South 35 deg. 25 min. 56 sec. West** for a distance of **1281.32 feet** to a 6 inch dia. Concrete post found;

Thence continuing along the East Line of said 116.50 acre tract (Parcel 5) and East Line of said 22.766 acre tract and West Line of a 21.09 acre tract (Tract I), now or formerly owned by Inara B. Milroy, et al, O.R. 358, page 278, **South 35 deg. 13 min. 35 sec. West** for a distance of **1151.92 feet** to a 6 inch dia. Concrete post found at the Southwest corner of said 21.09 acre tract;

Thence along the common property line between said 116.50 acre tract (Parcel 5) and said 22.766 acre tract and a 138.000 acre tract of land, now or formerly owned by Eleanor Jean Milroy, O.R. 883, page 410, **North 25 deg. 55 min. 03 sec. West** for a distance of **18.17 feet** to a 6 inch dia. Concrete post found at the Northwest corner of said 138.000 acre tract;

Thence along the East Line of said 116.50 acre tract (Parcel 5) and East Line of said 22.766 acre tract and West Line of said 138.000 acre tract **South 35 deg. 25 min. 56 sec. West** for a distance of **584.23 feet** to a 6 inch dia. Concrete post found at an angle point;

Thence along the common property line between said 116.50 acre tract (Parcel 5) and said 22.766 acre tract and said 138.000 acre tract **North 78 deg. 03 min. 06 sec. East** for a distance of **22.23 feet** to a 6 inch dia. Concrete post found;

Thence continuing along the East Line of said 116.50 acre tract (Parcel 5) and East Line of said 22.766 acre tract and West Line of said 138.000 acre tract, and the along the West Line of a 7.99



acre tract of land, now or formerly owned by Village of Belle Center, Ohio, Deed Vol. 198, page 289,

South 36 deg. 14 min. 45 sec. West for a distance of **1115.55 feet** to a 15 inch by 15 inch concrete post found at the Southwest corner of said 7.99 acre tract;

Thence continuing along the East Line of said 116.50 acre tract (Parcel 5) and East Line of said 22.766 acre tract, and then along the West Line of a 144.580 acre tract of land, now or formerly owned by William E. Bretthauer, Co-Trustee, et al, O.R. 579, page 25, **South 35 deg. 21 min. 21 sec. West** for a distance of **2610.57 feet** to a 6 inch dia. Concrete post found at an angle point, said point being a Southwest corner of said 144.580 acre tract (passing over the West Line of V.M.S. #9950 at a distance of 1391.39 feet);

Thence along the common property line between said 116.50 acre tract (Parcel 5), said 22.766 acre tract and said 144.580 acre tract **North 78 deg. 38 min. 53 sec. East** for a distance of **37.54 feet** to a 6 inch dia. Concrete post found at the Northwest corner of aforesaid 84.55 acre tract of land, now or formerly owned by Eleanor J. Milroy, et al;

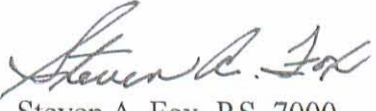
Thence along the East Line of said 116.50 acre tract (Parcel 5) and East Line of said 22.766 acre tract and West Line of said 84.55 acre tract **South 33 deg. 05 min. 15 sec. West** for a distance of **1759.57 feet** to an iron pin set at a point of curvature;

Thence continuing along said common Line along a **01 deg. 00 min. 00 sec.** Curve to the left, having a Delta Angle of 09 deg. 02 min. 39 sec., having a radius of 5679.65 feet, for an arc distance of **896.53 feet**, having a chord which bears South 20 deg. 40 min. 56 sec. West for a distance of 895.60 feet to a survey (MAG) spike set on the centerline of Township Road 100 and South Line of V.M.S. 9949 and South Line of Richland Township and the place of beginning.

Containing 10.919 acres, more or less, in V.M.S. #9949, and 11.847 acres, more or less, in V.M.S. #9950, of which 0.046 acre, more or less, is in Township Road 100 Right-of-Way, and 0.088 acre, more or less, in County Road 96 Right-of-Way for a total of **22.766 acres**, more or less, conveyed by this description and subject to legal highways, easements, restrictions and agreements of record. This description prepared from a survey performed by Steven A. Fox, Registered Professional Surveyor 7000, and dated May 7, 2011. All 5/8 inch dia. iron pins set are 30 inches long and have a yellow plastic identity cap with the inscription "Fox Surveying Co."

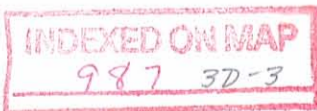
Prior Deed, O.R. 329, page 713

Basis of bearings, Survey by Daniel E. Gilbert, dated 10/1/1991, centerline of Township Road 100, North 79 deg. 52 min. 00 sec. East, referenced in Commissioners Journal F, page 514, Road Record 3, pages 74-75, all others based on angles turned.


Steven A. Fox, P.S. 7000
Fox Surveying Company, Inc.
106 S. Elm Street
PO Box 133
Prospect, OH 43342



May 7, 2011
Date of Survey
Job No. 1150



REV'D 6-9-11 SAM/OK

V.M.S. # 9949
V.M.S. # 9950
RICHLAND TWP.,
LOGAN COUNTY,
STATE OF OHIO

V.M.S. ACREAGE
 10.919 AC. - V.M.S. # 9949
 11.847 AC. - V.M.S. # 9950

AUDITOR'S PARCELS INCLUDED IN SURVEY

PART OF DAYTON POWER & LIGHT COMPANY,
 116.50 AC. (PARCEL 5), O.R. 329/713

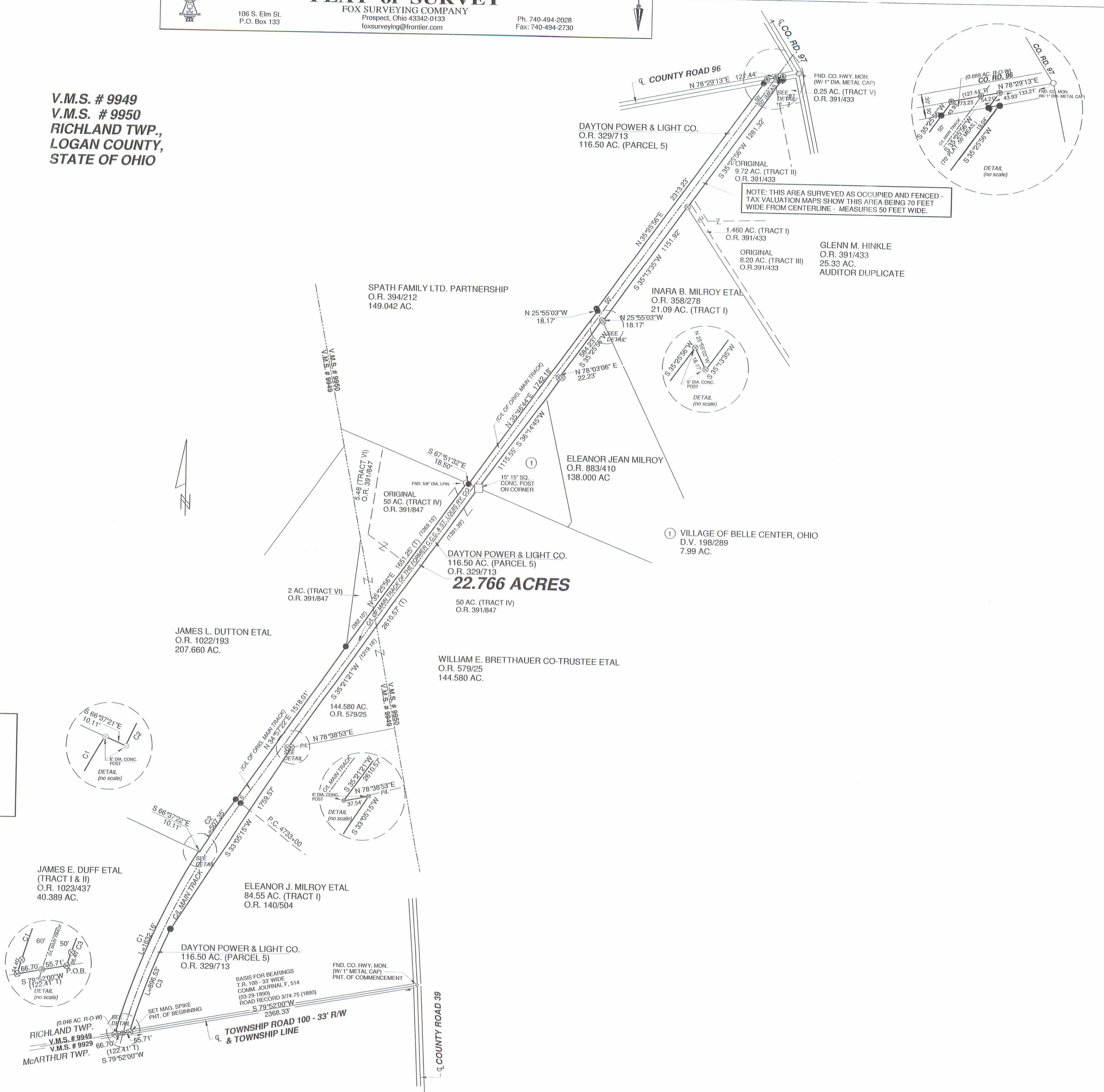
#360210000044000 (5.430 AC.)
 #360350000034000 (5.520 AC.)
 #370350000035000 (3.560 AC.)
 #370350000036000 (11.420 AC.)

CENTERLINE OF FORMER MAIN TRACK

$\Delta = 20^\circ 54' 24''$
 $Dc = 1^\circ 00' 00''$
 $R = 5729.65$
 $L = 2090.68$
 $T = 1057.09$
 $CH. N 26^\circ 21' 59'' E$
 2079.10 - (C/L TWP. RD. 100)

$N 35^\circ 25' 56'' E \sim 7292.29'$ (C/L CO. RD. 96)

CURVE DATA (Dc = 1' 00" 00")					
Curve	Delta Angle	Radius	Arc	Tangent	Chord
1	16° 09' 08"	5789.65	1632.16	821.53	1626.76
2	5° 10' 146"	5779.65	507.35	253.84	507.19
3	9° 10' 239"	5679.65	896.53	449.20	895.60



* NOTE: COUNTY HWY. MONUMENTS ARE 8" I.PINS WITH 1" DIA. METAL CAP ON TOP.

LEGEND

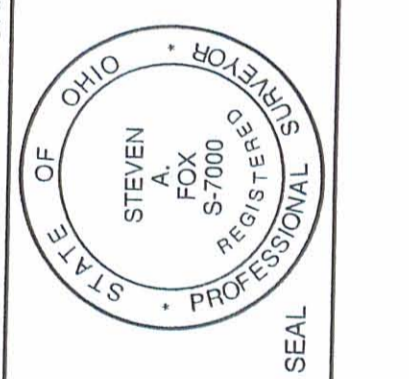
Scale 1" = 400' feet

R.R. spike (found unless noted)
 Iron pin-hd. 5/8" dia.
 Survey nail (set unless noted)
 - Ind. 15' x 15' conc. post
 State hwy R/W monument found
 5/8" dia. dit. iron pin set with a plastic cap stamped "FOX SURVEYING CO"
 Monument box found

CERTIFICATION

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

Steven A. Fox, Reg. P. S. No. 7000
 Date of Survey MAY 7, 2011



REFERENCE MATERIALS

1 SURVEY BY DANIEL E. GILBERT-DATED 10-01-1991 (#7889)
 2 R-47 (C.C.C. & ST. LOUIS RY. CO) PLANS
 3 SURVEY BY JEFFERY LEE-DATED 08-30-2000 (#0987)
 4 SURVEY BY LESLIE GEEJUN-DATED 12-18-1988 (#1862)
 5 SURVEY BY DANIEL E. GILBERT-DATED 06-19-1991 (#8141)
 Official Record Page 713
 Prior Deed Volume 385
 Basis of Bearing REE. NO. 1 OF T.R. 100
 S. 79° 52' 00" W

INDEXED ON MAP
 987 31

3-13-19

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

DAYTON POWER AND LIGHT COMPANY 10.856 ACRES

Lying in Virginia Military Survey 9949, Richland Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Dayton Power and Light Company 116.50 acre tract as deeded and described in Official Record 329, Page 713, Parcel No. 5 and being more particularly described as follows:

COMMENCING at a 1 inch iron bar found at the intersection of the center-lines of Township Road 100 (33 feet wide) and County Highway 39, being on a south line of Richland Township and Virginia Military Survey 9949 and a north line of McArthur Township and Virginia Military Survey 9929;

THENCE, with said center-line of Township Road 100 and common lines to said Township and Virginia Military Survey lines, **S 84°-16'-59" W**, a distance of 2368.21 feet to a MAG spike found at the **TRUE POINT OF BEGINNING**, being an easterly line of said 116.50 acre tract and the southwest corner of the Eleanor J. Milroy, Robert J. Milroy and Inara B. Milroy 84.55 acre tract as deeded and described in Official Record 140, Page 504, Tract I;

THENCE, continuing with said center-line of Township Road 100 and common lines to said Township and Virginia Military Survey lines and a new division line through said 116.50 acre tract, **S 84°-16'-59" W**, passing a MAG nail found at a distance of 55.67 feet, a total distance of **122.42** feet to a MAG spike found, being the southeast corner of the Sandra R. Duff 40.389 acre tract as deeded and described in Official Record 1171, Page 79, Parcel 1, Tract I and Tract II;

THENCE, with a common line to said 116.50 acre and 40.389 acre tracts, with a curve to the right, having a central angle of **16°-09'-02"**, a radius of 5789.65 feet, an arc length of 1631.99 feet and a chord bearing and distance of **N 28°-07'-32" E**, passing an iron rod set at a distance of 18.34 feet, **1626.59** feet total to a 6 inch square concrete post found on a southwesterly line of the LJJK Union-Hardin County, LLC, 207.660 acre tract as deeded and described in Official Record 1056, Page 811, Parcel I;

THENCE, with common lines to said 116.50 acre and 207.660 acre tracts, the following two (2) courses:

- 1) **S 63°-10'-52" E**, a distance of **8.89** feet to a 6 inch round concrete post found; and
- 2) With a curve to the right, having a central angle of **05°-03'-40"**, a radius of 5779.65 feet, an arc length of 510.53 feet, a chord bearing and distance of **N 38°-50'-13" E**, a distance of **510.36** feet to a 5/8 inch iron rod found (I.D. cap stamped "FOX SURVEYING CO");

THENCE, with a common line to said 116.50 acre and 207.660 acre tracts and the William E. Bretthauer and Theodore A. Bretthauer 17.111 acre tract as deeded and described in Official Record 1183, Page 904, Exhibit A, **N 39°-27'-36" E**, a distance of **1898.79** feet to an iron rod set on the easterly line of said Virginia Military Survey 9949 and the westerly line of Virginia Military Survey 9950;



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 a new division line through said 116.50 acre tract and with said Virginia Military Surveys, **S 06°-11'-55" E**, a distance of **141.09** feet to an iron rod set on the westerly line of the William E. Bretthauer and Theodore A. Bretthauer 144.580 acre tract as deeded and described in Official Record 1183, Page 904, Exhibit B;

THENCE, with common lines to said 116.50 acre and 144.580 acre tracts, the following two (2) courses:

- 1) **S 39°-45'-25" W**, a distance of **1221.52** feet to a 6 inch round concrete post found; and
- 2) **N 83°-10'-08" E**, passing an iron rod set at a distance of 33.54 feet, a total distance of **37.54** feet to a point on the base of a concrete post in the ground and being on the northerly line of said 84.55 acre tract;

THENCE, with common lines to said 116.50 acre and 84.55 acre tracts, the following two (2) courses:

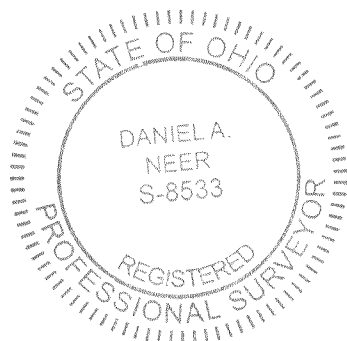
- 1) **S 37°-30'-04" W**, a distance of **1759.65** feet to a 5/8 inch iron rod found (I.D. cap stamped "FOX SURVEYING CO"); and
- 2) With a curve to the left, have a central angle of **9°-02'-36"**, a radius of 5679.65 feet, an arc length of 896.44, a chord bearing and distance of **S 25°-05'-37" W**, passing an iron rod set at a distance of 877.09 feet, **895.51** feet total to the **POINT OF BEGINNING**.

Containing **10.856** acres, more or less, of which 0.046 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.

Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010), with the center-line of Township Road 100, having a bearing of **S 84°-16'-59" W**. 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 March 4, 2019.



Description prepared by:


Daniel A. Neer
Professional Surveyor No. 8533
March 5, 2019

64870219



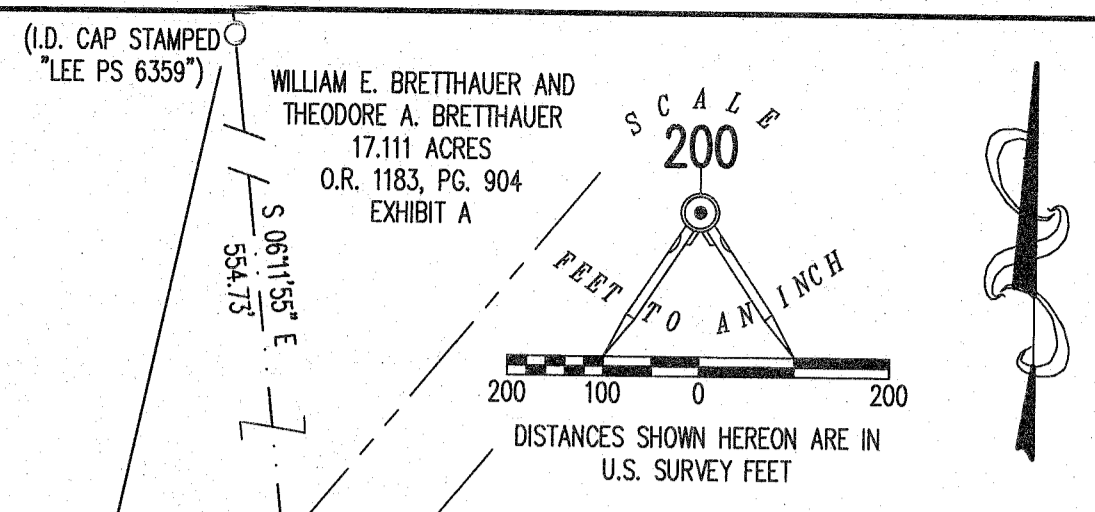
3-13-19

APPROVED

LEGEND:

- 1 INCH IRON BAR FOUND
 - MAG SPIKE FOUND
 - MAG NAIL FOUND
 - 6 INCH SQUARE CONCRETE POST FOUND
 - 6 INCH ROUND CONCRETE POST FOUND
 - 15 INCH BY 15 INCH CONCRETE POST FOUND
 - 5/8 INCH IRON ROD FOUND
 - 5/8 INCH BY 30 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "P.S. 8533"
- P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R/W = RIGHT-OF-WAY
C/L = CENTER-LINE
V.M.S. = VIRGINIA MILITARY SURVEY

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	16°09'02"	5789.65'	1631.99'	N 28°07'32" E	1626.59'
C2	5°03'40"	5779.65'	510.53'	N 38°50'13" E	510.36'
C3	9°02'36"	5679.65'	896.44'	S 25°05'37" W	895.51'



DEED & SURVEY REFERENCES:

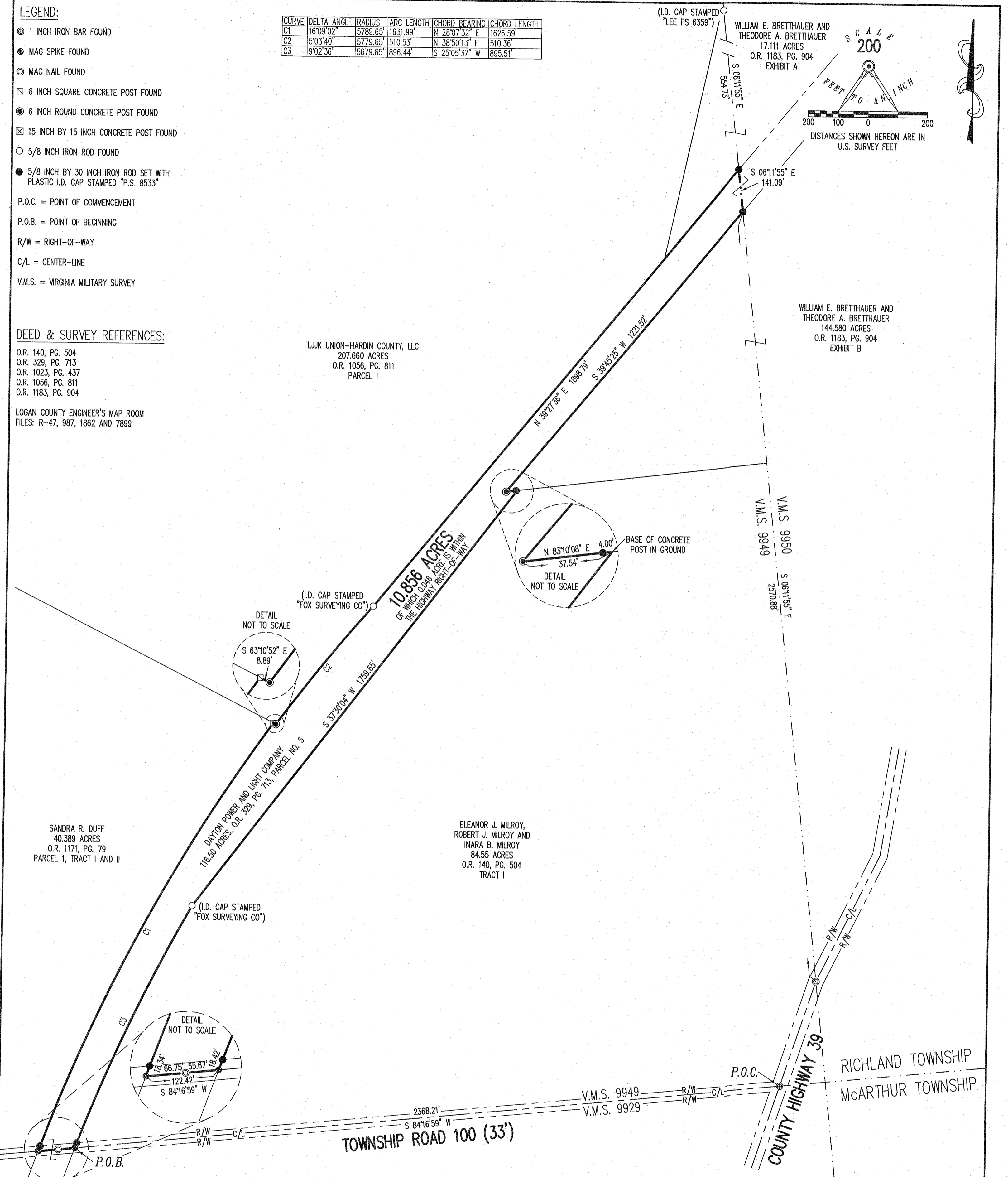
- O.R. 140, PG. 504
- O.R. 329, PG. 713
- O.R. 1023, PG. 437
- O.R. 1056, PG. 811
- O.R. 1183, PG. 904

LOGAN COUNTY ENGINEER'S MAP ROOM
FILES: R-47, 987, 1862 AND 7899

LJK UNION-HARDIN COUNTY, LLC
207.660 ACRES
O.R. 1056, PG. 811
PARCEL 1

WILLIAM E. BRETTAUER AND
THEODORE A. BRETTAUER
17.111 ACRES
O.R. 1183, PG. 904
EXHIBIT A

WILLIAM E. BRETTAUER AND
THEODORE A. BRETTAUER
144.580 ACRES
O.R. 1183, PG. 904
EXHIBIT B

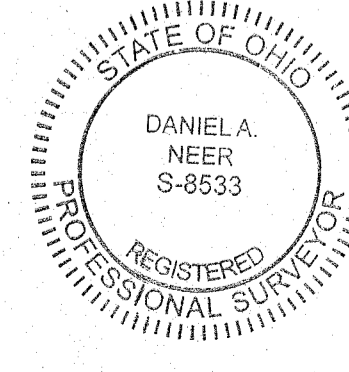


SANDRA R. DUFF
40.389 ACRES
O.R. 1171, PG. 79
PARCEL 1, TRACT I AND II

ELEANOR J. MILROY,
ROBERT J. MILROY AND
INARA B. MILROY
84.55 ACRES
O.R. 140, PG. 504
TRACT I

SURVEY OF 10.856 ACRES OUT OF THE
DAYTON POWER AND LIGHT COMPANY
116.50 ACRE TRACT
OFFICIAL RECORD 329, PAGE 713
PARCEL NO. 5
VIRGINIA MILITARY SURVEY 9949
RICHLAND TOWNSHIP
LOGAN COUNTY, OHIO

SURVEYED BY:



Daniel A. Neer
PROFESSIONAL SURVEYOR NO. 8533
MARCH 4, 2019

COPYRIGHT 2019 BY:
LEE SURVEYING & MAPPING CO.
117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335
WWW.LEE-SURVEYING.COM
surveys@lee-surveying.com
KSS D0219 64870219 L-6487-2

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 UTILITIES PROTECTION SERVICE

BASIS FOR BEARINGS:
BEARINGS AND DISTANCES, SHOWN HEREON,
ARE DERIVED FROM GPS OBSERVATIONS BASED
ON GRID NORTH, OHIO STATE PLANE COORDINATE
SYSTEM, NORTH ZONE, NAD83 (2011, EPOCH 2010),
WITH THE CENTER-LINE OF TOWNSHIP ROAD 100,
HAVING A BEARING OF S 84°16'59" W.

INDEXED ON MAP 987

4-18-2023



HAVENAR

Engineering & Surveying

Amy L. Havenar, P.E.
Britt R. Havenar, P.E., P.S.

Legal Description for 11.986 acres

Situate in the Virginia Military Survey No. 9950, Township of Richland, County of Logan, State of Ohio, and being part of a 119.43 acre parcel 5 owned by Dayton Power & Light Company in Official Record 329, Page 713 of the Recorder's Office of Logan County, Ohio, as shown by a survey by Britt R. Havenar, Ohio P.S. No. 8266, and being more particularly described as follows:

Commencing at a 1 iron pin found at the intersection of centerline of right-of-ways of County Road 97 and County Road 96 (60' R/W), said pin being on the centerline of the right-of-way of County Road 96;

Thence South 82 degrees 53 minutes 24 seconds West, along said centerline of right-of-way of County Road 96, a distance of 133.21 feet to a Mag spike found, said spike being the True Point of Beginning of the tract of land herein described;

Thence South 39 degrees 50 minutes 07 seconds West, along the east right-of-way line of the former Penn Central Railroad, a distance of 43.93 feet to a 5/8" iron pin found;

Thence North 82 degrees 53 minutes 24 seconds East, along the south right-of-way line of County Road 96, a distance of 19.04 feet to a 5/8" iron pin found;

Thence South 39 degrees 50 minutes 07 seconds West, along the and west line of a 25.33 acre tract owned by Glenn M. Hinkle in O.R. 1208-194 (Tracts 1-7), a distance of 1281.32 feet to a 6" round concrete post found;

Thence South 39 degrees 37 minutes 46 seconds West, along said east line of the former Penn Central Railroad and the west line of a 21.090 acre tract owned by Inara B. Milroy, etal. in O.R. 358-278 (Tract I), a distance of 1151.92 feet to a 6" round concrete post found, said post being on the north line of a 138.000 acre tract owned by Eleanor Jean Milroy in O.R. 883-410;

Thence North 21 degrees 30 minutes 52 seconds West, along said east line of the former Penn Central Railroad and the north line of said 138.000 acre tract, a distance of 18.17 feet to a 6" round concrete post found;

Thence South 39 degrees 50 minutes 07 seconds West, along said east line of the former Penn Central Railroad and west line of said 138.000 acre tract, a distance of 584.23 feet to a 6" round concrete post found;

Thence North 82 degrees 27 minutes 17 seconds East, along said east line of the former Penn Central Railroad and west line of said 138.000 acre tract, a distance of 22.23 feet to a 6" round concrete post found;

Thence South 39 degrees 25 minutes 24 seconds West, along said east line of the former Penn Central Railroad and west line of said 138.000 acre tract, a distance of 208.29 feet to a 6" square concrete post found;

Thence North 34 degrees 52 minutes 41 seconds West, along said east line of the former Penn Central Railroad and west line of said 138.000 acre tract, a distance of 5.19 feet to a 6" square concrete post found;

Thence South 39 degrees 42 minutes 25 seconds West, along said east line of the former Penn Central Railroad, west line of said 138.000 acre tract, and west line of a 7.99 acre tract owned by the Village of Belle Center, Ohio in Deed Book 198-289, a distance of 903.77 feet to a 6" square concrete post found;

Thence North 66 degrees 50 minutes 17 seconds West, along said east line of the former Penn Central Railroad and north line of a 144.580 acre tract owned by William E. Bretthauer, etal. in O.R. 1183-904 (Exhibit B), a distance of 14.98 feet to a 15" square concrete post found;

Thence South 39 degrees 46 minutes 33 seconds West, along said east line of the former Penn Central Railroad and west line of said 144.580 acre tract, a distance of 1388.86 feet to a 5/8" iron pin found, said pin being on the west line of VMS 9950;

Thence North 06 degrees 07 minutes 36 seconds West, along said west line of VMS 9950, a distance of 141.14 feet to a 5/8" iron pin found, said pin being on the west line of the former Penn Central Railroad and the east line of a 17.111 acre tract owned by William E. Bretthauer, etal. in O.R. 1183-904 (Exhibit A);

Thence North 39 degrees 50 minutes 07 seconds East, along said west line of the former Penn Central Railroad and east line of said 17.111 acre tract, a distance of 1266.69 feet to a 5/8" iron pin found, said pin being on the south line of a 149.042 acre tract owned by the Spath Family Limited Partnership in O.R. 394-212 (Parcels 1-3);

Thence South 59 degrees 36 minutes 23 seconds East, along said west line of the former Penn Central Railroad and south line of said 149.042 acre tract, a distance of 18.49 feet to a 5/8" iron pin found;

Thence North 40 degrees 10 minutes 26 seconds East, along said east line of the former Penn Central Railroad and east line of said 149.042 acre tract, a distance of 1743.40 feet to a 5/8" iron pin found;

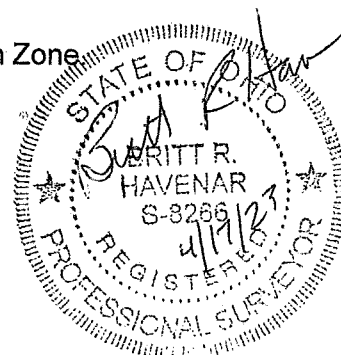
Thence North 21 degrees 30 minutes 52 seconds West, along said east line of the former Penn Central Railroad and east line of said 149.042 acre tract, a distance of 18.17 feet to a 5/8" iron pin found;

Thence North 39 degrees 50 minutes 07 seconds East, along said east line of the former Penn Central Railroad and east line of said 149.042 acre tract, a distance of 2313.23 feet to a Mag spike found, passing through a 5/8" iron pin found at a distance of 2269.30 which marks the south right-of-way line of County Road 96, said spike being on the centerline of right-of-way of County Road 96;

Thence North 82 degrees 53 minutes 24 seconds East, along said centerline of right-of-way, a distance of 127.44 feet to Mag spike found, said spike being the True Point of Beginning of the above described tract, containing 11.986 acres more or less, of which 0.088 acres are in existing right-of-way, subject to all easements of record.

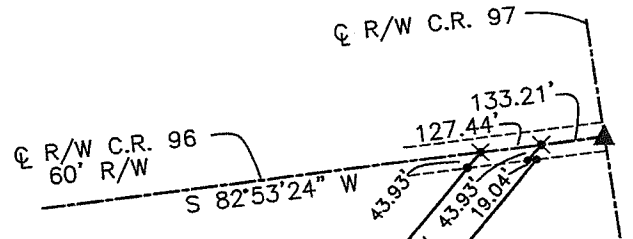
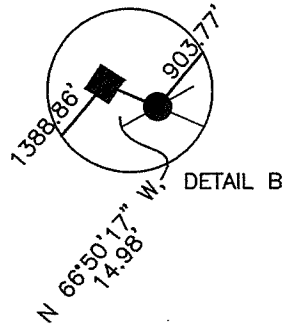
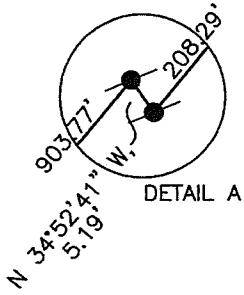
Basis of bearings based on State Plane Coordinates, NAD83, Ohio North Zone

Description prepared by:
Britt R. Havenar, P.E., P.S., Ohio P.S. No. 8266



HURLEY SURVEY NO. 2

V.M.S. 9950
 RICHLAND TOWNSHIP,
 LOGAN COUNTY, OHIO



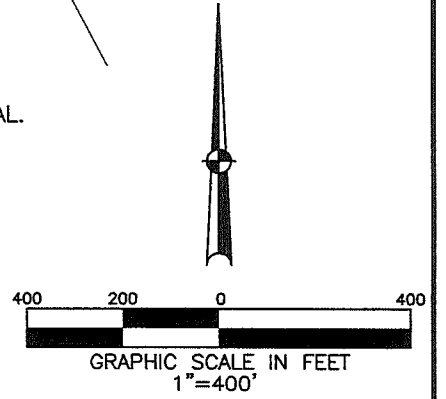
GLENN M. HINKLE
 O.R. 1208-194
 25.33 AC.
 TRACTS 1-7

NOTE:
 THIS AREA SHOWN AS 70 FEET WIDE ON RAILROAD
 MAPS BUT OCCUPATION INDICATES A WIDTH OF 50
 FEET. THE WIDTH OF 50 FEET WAS USED FOR
 THIS AND PREVIOUS SURVEYS.

DAYTON POWER & LIGHT CO.
 O.R. 329-713
 PARCEL 5, 119.43 AC.
 11.986 AC.
 0.088 AC. IN EX. R/W

SPATH FAMILY LIMITED PARTNERSHIP
 O.R. 394-212, PARCELS 1-3
 149.042 AC.

INARA B. MILROY, ETAL.
 O.R. 358-278
 21.09 AC.
 TRACT I



REFERENCES

LOGAN COUNTY
 ENGINEER'S SURVEYS:
 NO. 987 NO. 5335
 NO. 6172 NO. 8731
 NO. 9373

BASIS OF BEARINGS:
 BEARINGS ARE BASED ON STATE PLANE
 COORDINATES, NAD83, OHIO NORTH ZONE

LEGEND

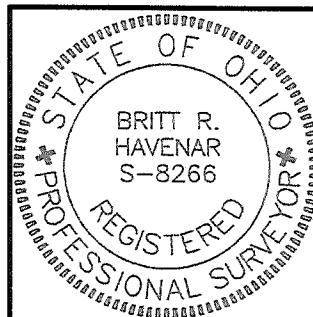
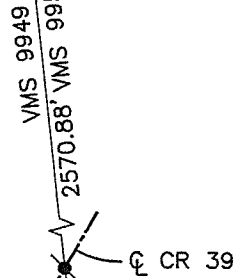
- 6" ROUND CONCRETE POST FOUND
- 5/8" IRON PIN FOUND
- ✱ MAG NAIL FOUND
- 6" SQUARE CONCRETE POST FOUND
- ✱ MAG SPIKE FOUND
- 1" MAG SPIKE SET
- 5/8" DIA. IRON PIN SET
- 15" SQUARE CONC. POST FOUND
- ▲ 1" IRON PIN FOUND

ELEANOR JEAN MILROY
 O.R. 883-410
 138.000 AC.

VILLAGE OF BELLE CENTER, OHIO
 D.B. 198-289
 7.990 AC.

WILLIAM E. BRETTHAUER, ETAL.
 O.R. 1183-904
 17.111 AC.
 EXHIBIT A

WILLIAM E. BRETTHAUER, ETAL.
 O.R. 1183-904
 144.580 AC.
 EXHIBIT B



SURVEY 11.986 ACRES FOR RUSS HURLEY
 IN RICHLAND TOWNSHIP. APRIL 16, 2023.

Britt R. Havenar
 BRITT R. HAVENAR, P.E., P.S.
 OHIO REGISTERED PROFESSIONAL SURVEYOR #8266

HAVENAR ENGINEERING & SURVEYING, INC.
 AMY L. HAVENAR, P.E.
 BRITT R. HAVENAR, P.E., P.S.
 10860 SIDNEY-FREYBURG ROAD
 SIDNEY, OHIO 45365
 (937) 492-7408
 EMAIL: abhavenar@embarqmail.com

INDEXED ON MAP
 987