

170.21 ACRES
 INCLUDING
 2.03 ACRES *2.37 a. in R.R.*

**PLAT OF 170.21 ACRES ± OF LAND
 V.M.S. 9972, RICHLAND TOWNSHIP,
 LOGAN COUNTY, OHIO.**

SURVEYED NOV. 10-1951 BY RUSSELL L. HARVEY
 REGISTERED SURVEYOR NO. 1492
 FOR WILLIS BATES.

Received 1-7-88

Thomas C. Hubbell

Land Surveyor



3755 TR 25
Ada, Ohio 45810
419-634-9516

Description
January 3, 1988
Job H-382

Being a parcel of land situated in part of Virginia Military Survey #9971 and #9972. Richland Township, Logan County, Ohio and being more particularly described as follows:

Beginning at an iron pin found for the N.W. Corner of V.M.S. 9972 and the N.E. corner of V.M.S. 9971 this point being on the centerline of Township Road 49-

Thence N. $82^{\circ}-59'-39''$ E.. along the north line of V.M.S. 9972. for 2730.81 feet to a $5/8''$ iron pin set: Thence S. $07^{\circ}-03'-35''$ E. for 642.20 feet to a wood corner post: Thence S. $85^{\circ}-05'-00''$ W. for 138.61 feet to a $5/8''$ iron pin set: Thence S. $07^{\circ}-13'-24''$ E. for 896.09 feet to a concrete corner post on the north line of the now or formerly Conrail Railroad: Thence along said north line with the following 5 courses: S. $39^{\circ}-02'-51''$ W. for 2452.18 feet to a concrete corner post. N. $53^{\circ}-36'-58''$ W. for 17.15 feet to a concrete corner post. S. $38^{\circ}-59'-42''$ W. for 1138.29 feet to a P.K. nail set. S. $07^{\circ}-27'-00''$ E. for 11.00 feet to a P.K. nail set. S. $39^{\circ}-25'-12''$ W. for 539.33 feet to a $5/8''$ iron pin set: Thence S. $82^{\circ}-05'-57''$ W. for 814.36 feet to a $5/8''$ iron pin set: Thence N. $07^{\circ}-05'-56''$ W. for 1669.98 feet to a $5/8''$ iron pin set: Thence S. $81^{\circ}-58'-00''$ W. for 641.65 feet to the centerline of Liggitt Ditch: Thence along said centerline with the following 3 courses: N. $19^{\circ}-43'-00''$ E. for 898.93 feet, N. $28^{\circ}-46'-20''$ E. for 145.88 feet. N. $31^{\circ}-13'-00''$ E. for 104.28 feet: Thence N. $82^{\circ}-45'-00''$ E. for 11.55 feet to a $5/8''$ iron pin set: Thence N. $06^{\circ}-45'-03''$ W. for 1670.01 feet to a wood corner post: Thence N. $79^{\circ}-30'-39''$ E.. along the north line of V.M.S. 9971. for 1279.04 feet to the point of beginning.

Containing in all 298.34 acres of land. (167.92 acres in V.M.S. 9972 and 130.42 acres in V.M.S. 9971). subject however to all legal easements and rights of way.

Note: All bearings refer to the north line of V.M.S. 9972 as being N. $82^{\circ}-59'-39''$ E.

Thomas C. Hubbell
Thomas C. Hubbell RLS
Reg. Surveyor #5044

INDEXED ON MAP
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2D

MURIEL E. SIMPSON
VOL. 300, PG. 151

WOOD CORNER POST

V.M.S. 9988

V.M.S. 9971

R.R. SPIKE SET
OVER IRON PIN FOUND
12" DEEP.

V.M.S. 9989

V.M.S. 9972

ROBERT E. STUMP
VOL. 306, PG. 450

S. 07°-03'-35" E.
642.20'

S. 95°-05'-00" W.
138.61'

IRON PIN SET

WOOD CORNER POST

WILLIS P. BATES
VOL. 257, PG. 591

IRON PIN SET

S. 07°-13'-24" E.
896.09'

CONC. CORNER POST

MAINTENANCE EASEMENT ALONG DITCH
10' STRIP TO EACH SIDE, EXTENDING FROM TOP OF BANK
OUTWARDS FOR 10.00'. AREA TO REMAIN GRASSED.

V.M.S. 9972 - 167.92 Ac.
V.M.S. 9971 - 130.42 Ac.
TOTAL 298.34 ACRES

TOWNSHIP ROAD 49
2199.22'

OF ROAD BY SURVEY
(1932 RECORDS)

ELECTRIC & TELEPHONE
SERVICE IN R/W OF T.R. 49

LIGGITT DITCH

N. 31°-13'-00" E.
104.28'

N. 28°-46'-20" E.
145.88'

N. 82°-45'-00" E.
11.55'

CONSIDERABLE AREA OF THIS PARCEL
FALLS INTO ZONE A OF FLOOD HAZARD
BOUNDARY MAP #39-0772-002A. THE
BUILDINGS SHOWN HEREON ARE NOT IN ZONE A.

N. 19°-43'-00" E.
898.93'

S. 81°-58'-00" W.
641.65'

IRON PIN SET

P.K. NAIL SET
OVER R.R. SPIKE

POINT "A"
SEE INSET

POINT "B"
SEE INSET

CONC. CORNER POST

CONC. CORNER POST

N. 53°-36'-58" W.
17.15'

P.K. NAIL SET

S. 38°-59'-42" W.
1138.29'

S. 07°-27'-00" E.
11.00'

P.K. NAIL SET

S. 39°-25'-12" W.
539.33'

S. 82°-05'-57" W.
814.36'

IRON PIN SET

OMAR W. BANTA
VOL. 325, PG. 926

S. 39°-02'-51" W.
2452.18'

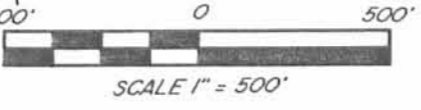
C.C.C. & ST. L. RAILWAY
(CONRAIL)

PLAT OF A SURVEY
OF PART OF
VIRGINIA MILITARY SURVEYS 9971 & 9972,
RICHLAND TOWNSHIP,
LOGAN COUNTY, OHIO

SURVEY MADE FOR THE TRAVELERS.
12/87.

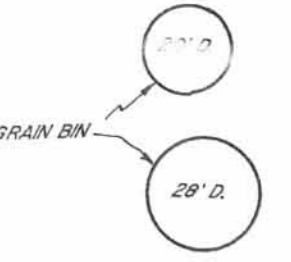
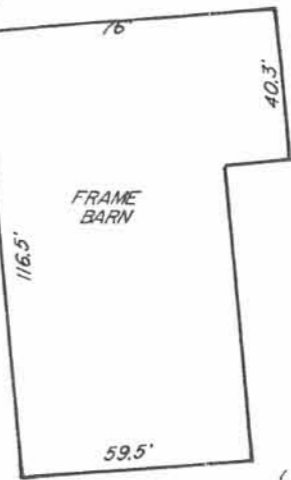


Thomas C. Hubbell
THOMAS C. HUBBELL PLS # 5044



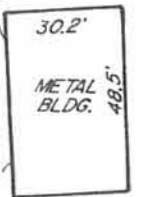
TOWNSHIP ROAD 49
S. 7°-09' E.
406.55' TO P.K. NAIL

POINT "A"

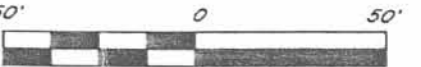


STONE

POWER LINE



POINT "B"



RICHLAND TOWNSHIP IS ZONED.
PARCEL HEREON ZONED U-1
AND IS IN COMPLIANCE.

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RECORDED 6/24/12 OKGON

SURVEY FOR ROBERT RENICK

4.000 Acre

June 20, 2012

The following described 4.000 acre tract is situated in the State of Ohio, County of Logan, Township of Richland, V.M.S. 9972, being part of J. Robert and Marilyn Renick, Trustees' 298.34 acre Parcel Fifteen described in Official Record 588, page 805, and said 4.000 acre tract being more particularly described as follows:

Beginning for reference at a 3 inch square stone found inside a monument box at an angle point in the centerline of Township Road 49, being at Station 26+27.6 as shown in Richland Township Survey file R-1371 (Field Book 560, page 26), said stone being in the east line of V.M.S. 9971, in the west line of V.M.S. 9972, and within the boundary of said 298.34 acre tract;

Thence North 07°05'00" West 304.42 feet, following the centerline of Township Road 49, following the east line of V.M.S. 9971, the west line of V.M.S. 9972, and continuing through said 298.34 acre tract, to a magnetic nail set and marking the *place of beginning*;

Thence *North 07°05'00" West (assumed bearing) 520.56 feet*, following the centerline of Township Road 94, the east line of V.M.S. 9971, the west line of V.M.S. 9972, and continuing through said 298.34 acre tract, to a magnetic nail set near the center of a bridge over the South Fork of the Great Miami River;

Thence *North 65°49'50" East 321.08 feet*, departing from the centerline of Township Road 49, entering V.M.S. 9972 and generally following the center of said South Fork, to a point;

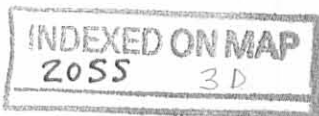
Thence *South 07°05'00" East 614.90 feet*, departing from said South Fork and passing at 18.00 feet an iron pin set for reference, to an iron pin set;

Thence *South 82°55'00" West 306.91 feet*, passing at 276.91 feet an iron pin set, to the *place of beginning, containing 4.000 acres*, more or less, and being subject to all valid easements and restrictions of record. Of the above described 4.000 acre tract, 0.361 acre is within the right of way of Township Road 49.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of June 2012. Bearings indicated herein are based on an assumed meridian with all others based on angles turned. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS #6140".

ATTEST: Paul R. Clapsaddle

Paul R. Clapsaddle, R.S. #6140
19019 West Darby Road
Marysville, Ohio 43040
(937) 747-2599



SURVEY FOR BOB RENICK

STATE OF OHIO
COUNTY OF LOGAN
TOWNSHIP OF RICHLAND
V.M.S. 9972



approximately 3850'
to State Route 273

Station 37+83.7
3 inch square stone
in a monument box
F.B. 560, Pg. 27
(angle point)

J. Robert and Marilyn Renick, Trustees
298.34 acre Parcel Fifteen
Official Record 588, page 805

approximate center of
the South Fork of
the Great Miami River

approximate center
of bridge

South Fork of
the Great Miami River

NOTES:

Reference deeds are shown hereon

Bearings indicated hereon are based on
an assumed meridian with all others
based on angles turned

SURVEY REFERENCES:

Richland Survey File R-1371
(F.B. 560, Pg. 26 & 27)

Richland Survey File R-2055

LEGEND:

- 3 Inch square stone found
in a monument box
- Magnetic nail set
- 5/8 inch iron pin set with cap
marked "CLAPSADDLE RS#6140"



Date: June 20, 2012
Scale: 1 inch = 100 feet
Project: RenickBobJune12
Drawing: RenickBobJune12

Reference Beginning
Station 26+27.6
3 inch square stone
in a monument box
F.B. 560, Pg. 26
(angle point)

to County Road 39

4.000 Acres

Part of J. Robert &
Marilyn Renick, Trustees'
298.34 acre Parcel Fifteen
described in Official
Record 588, page 805
(0.361 acre in road right of way)

J. Robert and Marilyn Renick, Trustees
298.34 acre Parcel Fifteen
Official Record 588, page 805



I hereby certify that this plat was prepared from
a field survey made under my supervision and that
monuments were placed as indicated hereon.

Paul R. Clapsaddle
Paul R. Clapsaddle, R.S. #6140

INDEXED ON MAP
20SS 3P

**Paul R. Clapsaddle
and Associates**
REGISTERED ENGINEERS AND SURVEYORS

19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040
(937) 747-2599

Paul R. Clapsaddle, P.E., P.S.

APPROVED

Plat of Survey for Samuel Kinney

State of Ohio, County of Logan
Township of Richland, V.M.S. 9971 & 9972

NOTES:

Reference deeds are shown hereon

Bearings indicated hereon are based on State Plane Coordinates, datum NAD83, North Zone, based on GPS field observations in July 2019.

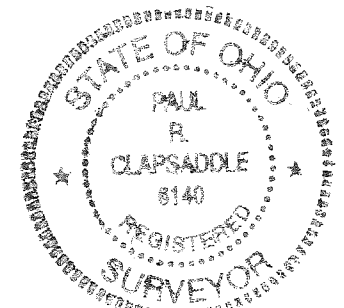
LEGEND:

- ◆ Railroad spike found
- Magnetic nail found
- Magnetic nail set
- ⊠ PK nail with flasher found
- 1 inch iron pin found
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS 6140"
- 5/8 inch iron pin found with cap marked "TCH LS 5014"
- 5 inch square conc. post found
- 8 inch wood corner post found
- ▲ Stone found in monument box
- 5/8 inch iron pin found



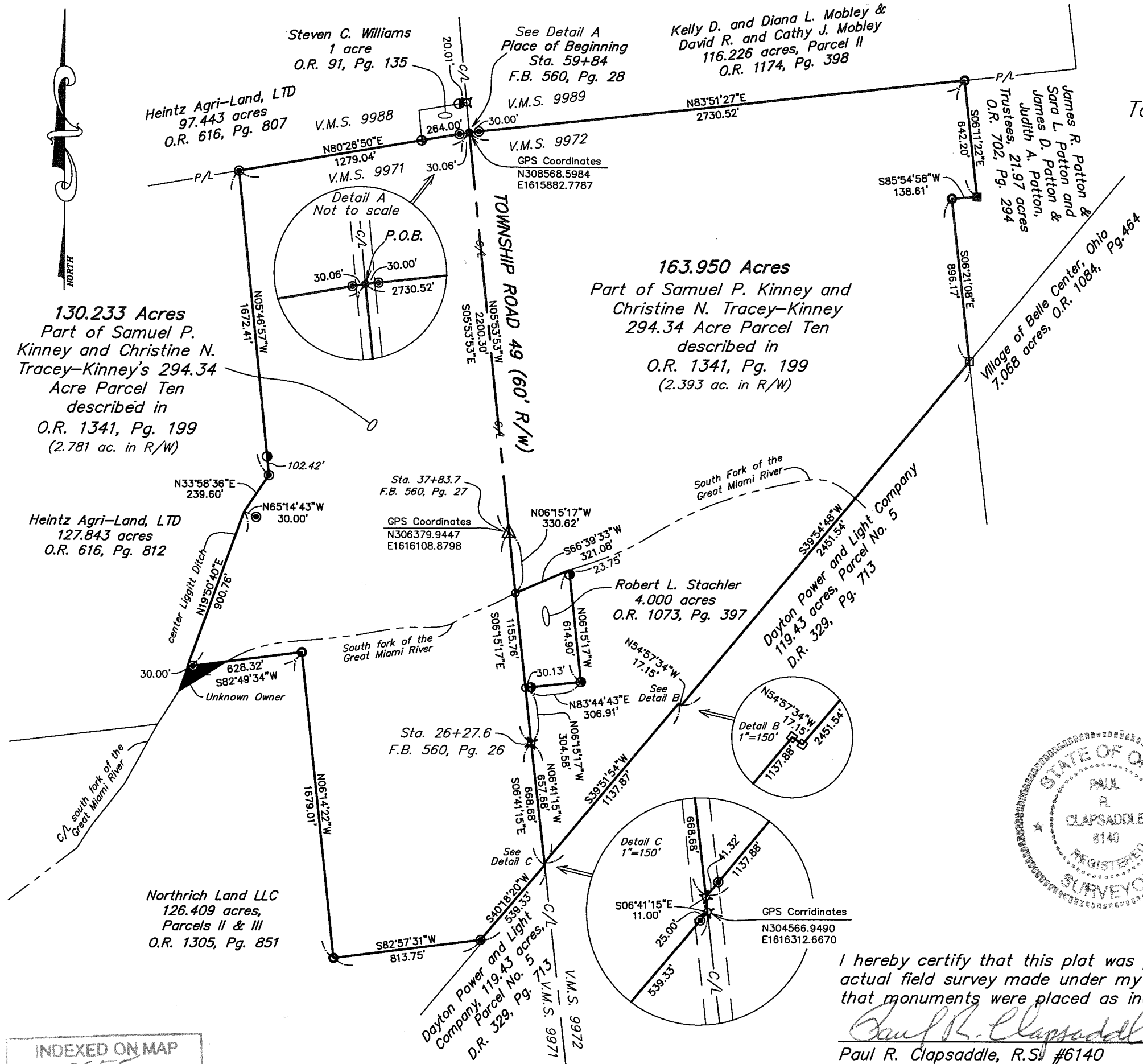
Date August 2, 2019 Proj: Johnson719
Scale: 1" = 600' Dwg: Johnson719

Paul R. Clapsaddle and Associates
REGISTERED ENGINEERS AND SURVEYORS
19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040
(937) 747-2599
Paul R. Clapsaddle, P.E., P.S.



I hereby certify that this plat was prepared from an actual field survey made under my supervision and that monuments were placed as indicated hereon.

Paul R. Clapsaddle
Paul R. Clapsaddle, R.S. #6140



INDEXED ON MAP
2655



SURVEY FOR SAMUEL KINNEY
163.950 Acres
August 2, 2019

The following described 163.950 acre tract is situated in the State of Ohio, County of Logan, Township of Richland, and V.M.S. 9972, being part of Samuel P. Kinney and Christine N. Tracey-Kinney's 294.34 acre Parcel Ten described in Official Record 1341, page 199, and said 163.950 acre tract being more particularly described as follows:

Beginning at a magnetic nail set on the centerline of Township Road 49 (60' R/W) at Station 59+84 as referenced in Logan County Engineer's field book 560 on page 28, said nail being at an angle point in the north line of said 294.34 acre tract, at the northwest corner of said V.M.S. 9972, at the northeast corner of V.M.S. 9971, at the southeast corner of V.M.S. 9988 and Steven C. Williams 1 acre tract described in Official Record 91, page 135, and at the southwest corner of V.M.S. 9989 and Kelly D. and Diana L. Mobley and David R. and Cathy J. Mobley's 116.226 acre Parcel II described in Official Record 1174, page 398, said nail marking the *place of beginning*.

Thence ***North 83°51'27" East 2730.52 feet***, departing from the centerline of said Road, following a north line of said 294.34 acre tract and V.M.S. 9972 and a south line of said 116.226 acre tract and V.M.S. 9989, passing at 30.00 feet an iron pin set, to a 5/8 inch iron pin found with cap marked "TCH LS 5014", said iron pin being at the northwest corner of James R. Patton and Sara L. Patton and James D. and Judith A. Patton, Trustees' 21.97 acre tract described in Official Record 702, page 294;

Thence ***South 06°11'22" East 642.20 feet***, following an east line of said 294.34 acre tract and a west line of said 21.97 acre tract, to an eight inch wood corner post found;

Thence ***South 85°54'58" West 138.61 feet***, following a south line of said 294.34 acre tract and a north line of said 21.97 acre tract, to a 5/8 inch iron pin found with cap marked "TCH LS 5014";

Thence ***South 06°21'08" East 896.17 feet***, following an east line of said 294.34 acre tract and a west line of said 21.97 acre tract, to a five inch square concrete post found at the northwest corner of the Village of Belle Center, Ohio's 7.068 acre tract described in Official Record 1084, page 464 and at the northeast corner of the remainder of Dayton Power and Light Company's 119.43 acre Parcel No. 5 described in Deed Record 329, page 713;

Thence ***South 39°54'48" West 2451.54 feet***, following a southeast line of said 294.34 acre tract and a northwest line of said 119.43 acre tract, to a five inch square concrete post found;

Thence ***North 54°57'34" West 17.15 feet***, following a jog in the southeast line of said 294.34 acre tract and a jog in the northwest line of said 119.43 acre tract, to a five inch square concrete post found;

Thence ***South 39°51'54" West 1137.87 feet***, following a southeast line of said 294.34 acre tract and a northwest line of said 119.43 acre tract, passing at 1096.56 feet an iron pin set, to a PK nail found on the centerline of Township Road 49;

thence ***North 06°41'15" West 657.68 feet***, entering said 294.34 acre tract and following the centerline of said Road, to a PK nail found and referenced as being at Sta. 26+27.6 in Logan County Engineer survey field book 560 on page 26;

thence ***North 06°15'17" West 304.58 feet***, continuing through said 294.34 acre tract and following the centerline of said Road, to a magnetic nail found at the southwest corner of Robert L. Stachler's 4.000 acre tract described in Official Record 1073, page 397 (this 4.000 acre tract completely surrounded by said 294.34 acre tract);

thence **North 83°44'43" East 306.91 feet**, departing from the centerline of said Road and following the south line of said 4.000 acre tract, passing at 30.13 feet a 5/8 inch iron pin found, to a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS 6140";

Thence **North 06°15'17" West 614.90 feet**, following the east line of said 4.000 acre tract and passing at 591.15 feet a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS 6140", to a point in the center of the south fork of the Great Miami River;

Thence **South 66°39'33" West 321.08 feet**, following the north line of said 4.000 acre tract and the center of the south fork of the Great Miami River, to a magnetic nail found on the centerline of Township Road 49 and at the northwest corner of said 4.000 acre tract;

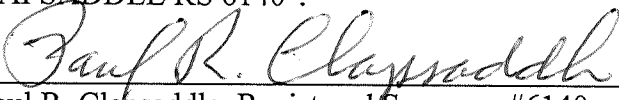
Thence **North 06°15'17" West 330.62 feet**, continuing through said 294.34 acre tract and following the centerline of said Road, to a stone found in a monument box at Station 37+83.7;

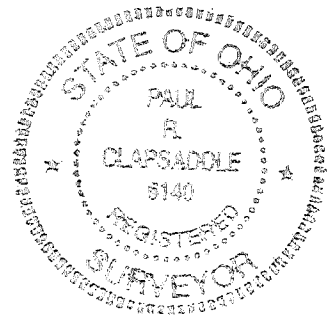
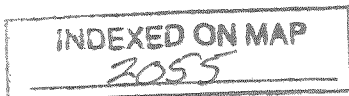
Thence **North 05°53'53" West 2200.30 feet**, continuing through said 294.54 acre tract and following the centerline of said Road, to the *place of beginning, containing 163.950 acres*, more or less, and being subject to all valid easements and restrictions of record.

Of the above described tract, 2.393 acres are within the right of way of Township Road 49.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of July 2019. Bearings indicated herein are based upon NAD 83 (2011) Ohio State Plane Coordinates (North Zone) as derived from GPS observations. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS 6140".

ATTEST:


Paul R. Clapsaddle, Registered Surveyor #6140
19019 West Darby Road
Marysville, Ohio 43040
(937) 747-2599





SURVEY FOR SAMUEL KINNEY
130.233 Acres
August 2, 2019

The following described 130.233 acre tract is situated in the State of Ohio, County of Logan, Township of Richland, and V.M.S. 9971, being part of Samuel P. Kinney and Christine N. Tracey-Kinney's 294.34 acre Parcel Ten described in Official Record 1341, page 199, and said 130.233 acre tract being more particularly described as follows:

Beginning at a magnetic nail set on the centerline of Township Road 49 (60' R/W) at Station 59+84 as referenced in Logan County Engineer's field book 560 on page 28 and shown on Plan X-49, said nail being at an angle point in the north line of said 294.34 acre tract, at the northwest corner of said V.M.S. 9972, at the northeast corner of V.M.S. 9971, at the southeast corner of V.M.S. 9988 and Steven C. Williams 1 acre tract described in Official Record 91, page 135, and at the southwest corner of V.M.S. 9989 and Kelly D. and Diana L. Mobley and David R. and Cathy J. Mobley's 116.226 acre Parcel II described in Official Record 1174, page 398, said nail marking the *place of beginning*.

Thence **South 05°53'53" East 2200.30 feet**, entering said 294.34 acre tract, following the centerline of Township Road 49, the east line of V.M.S. 9971, and the west line of V.M.S. 9972, to a stone found in a monument box at Station 37+83.7;

Thence **South 06°15'17" East 1155.76 feet**, following the centerline of said Road, the east line of V.M.S. 9971, and the west line of V.M.S. 9972, passing at 330.62 feet a magnetic nail found on the Road over the centerline of the south fork of the Great Miami River, said nail marking the northwest corner of Robert L. Stachler's 4.000 acre tract described in Official Record 1073, page 397 (said 4.000 acre tract surrounded by said 294.34 acre tract), thereafter following the west line of said 4.000 acre tract and passing at 851.18 feet a magnetic nail found at the southwest corner of said 4.000 acre tract, thereafter entering said 294.34 acre tract, to a PK nail found at Station 26+27.6;

Thence **South 06°41'15" East 668.68 feet**, continuing through said 294.34 acre tract and following the centerline of said Road, the east line of V.M.S., 9971, and the west line of V.M.S. 9972, passing at 657.68 feet a PK nail found at an angle in the north line of Dayton Power and Light Company's 119.43 acre Parcel No. 5 described in Deed Record 329, page 713, to a PK nail found at another angle in the north line of said 119.43 acre tract;

Thence **South 40°18'20" West 539.33 feet**, following a southeast line of said 294.34 acre tract and the northwest line of said 119.43 acre tract, passing at 25.00 feet an iron pin set, to an iron pin set at a northeast corner of Northrich Land LLC's 126.409 acre tract described in Official Record 1305, page 851, Parcel II and III;

Thence **South 82°57'31" West 813.75 feet**, following a north line of said 126.409 acre tract, to a 5/8 inch iron pin found with cap marked "TCH LS 5014";

Thence **North 06°14'22" West 1679.01 feet**, following a west line of said 294.34 acre tract and an east line of said 126.409 acre tract, to a 5/8 inch iron pin found with cap marked "TCH LS 5014";

Thence **South 82°49'34" West 628.32 feet**, following a north line of said 126.409 acre tract and a north line of unknown ownership, passing at 598.32 feet an iron pin set, to a point in the center of Liggitt Ditch and in an east line of Heintz Agri-Land, LTD's 127.843 acre tract described in Official Record 616, page 812;

Thence **North 19°50'40" East 900.76 feet**, following a west line of said 294.34 acre tract, an east line of said 127.843 acre tract, and the center of Liggitt Ditch, to a point, said point bearing North 65°14'43" West 30.00 feet from an iron pin set;

Thence **North 33°58'36" East 239.60 feet**, following a west line of said 294.34 acre tract, an east line of said 127.843 acre tract, and the center of Liggitt Ditch, to an iron pin set;

Thence *North 5°46'57" West 1672.41 feet*, departing from the center of Liggitt Ditch and following a west line of said 294.34 acre tract and an east line of said 127.843 acre tract, passing at 102.42 feet a 5/8 inch iron pin found, to an iron pin set in the south line of Heintz Agri-Land, LTD's 97.443 acre tract described in Official Record 616, page 807, in the north line of V.M.S. 9971, and in the south line of V.M.S. 9988;

Thence *North 80°26'50" East 1279.04 feet*, following a north line of said 294.34 acre tract and V.M.S. 9971, a south line of said 97.443 acre tract, a south line of V.M.S. 9988, and a south line of said 1 acre tract, passing at 1015.04 feet a 5/8 inch iron pin found and passing at 1248.98 feet an iron pin set, to the *place of beginning, containing 130.233 acres*, more or less and being subject to all valid easements and restrictions of record.

Of the above described tract, 2.781 acres are within the right of way of Township Road 49.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor 6140, during the month of July 2019. Bearings indicated herein are based upon NAD 83 (2011) Ohio State Plane Coordinates (North Zone) as derived from GPS observations. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS 6140".

ATTEST: Paul R. Clapsaddle
Paul R. Clapsaddle, Registered Surveyor 6140
19019 West Darby Road
Marysville, Ohio 43040
(937) 747-2599

INDEXED ON MAP
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