

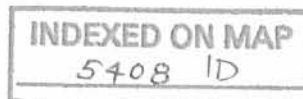
DUFF SURVEY  
V.M.S. 9949  
Richland Township  
August 24, 1973

The following described real estate situated in Richland Township, Logan County, Ohio and being part of Virginia Military Survey 9949 and more particularly described as follows:

Commencing at the intersection of the centerline of State Route No. 117 and the centerline of County Highway No. 96 as shown on Logan County Engineer's Plan L-21; thence with the centerline of said S.R. No. 117, S. 7°23' E. 240.0 feet to a railroad spike, said spike being the beginning point of this description; thence continuing with said centerline S. 7°23' E. 205.0 feet; thence N. 82°37' E. 202.5 feet to a steel post, passing an iron bar at 45.0 feet; thence N. 7°15' W. 205.0 feet to an iron bar; thence S. 82°37' W. 203.0 feet to the place of beginning, passing an iron bar at 158.0 feet.

Containing 0.95 of an acre more or less.

The above described tract being part of L. E. Duff's 200.98 acre tract.



# Lee Surveying and Mapping Co.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.  
Bellevue OH 43311Phone: (937) 593-7335  
Fax: (937) 593-7444  
surveys@lsmc.us

## DUFF BROTHERS LLC 0.228 ACRE

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 Duff Brothers LLC, original 35.6 acre tract as deeded and described in Official Record 1203, Page 116, Tract II and being more particularly described as follows:

Commencing at a concrete right-of-way monument found at Station 175 + 30 (45 feet left) as shown on the O.D.O.T. right-of-way plan Logan County, LOG. – 117-3.29, page 1 of 2, being on the east right-of-way line of Ohio Route 117 (width varies);

THENCE, with said east right-of-way line of Ohio Route 117, S 07°-27'00"E, a distance of 366.69 feet to a 5/8 inch iron rod found at a common corner to the remainder of said 35.6 acre tract and the Harold G. Page 0.95 acre tract as deeded and described in Official Record 1222, Page 502;

THENCE, with a common line to said 35.6 acre tract and 0.95 acre tract, N 82°-33'-45"E, a distance of 157.47 feet to a 4 inch steel post found at the **TRUE POINT OF BEGINNING**;

THENCE, with a common line to said 35.6 acre tract and 0.95 acre tract, N 07°-18'-30"W, a distance of 205.03 feet to a 5/8 inch iron rod found;

THENCE, with new division lines through said 35.6 acre tract, the following three (3) courses:

- (1) N 82°-32'-00"E, a distance of 48.50 feet to a 5/8 inch iron rod set;
- (2) S 07°-18'-30"E, a distance of 205.06 feet to a 5/8 inch iron rod set; and
- (3) S 82°-33'-45"W, a distance of 48.50 feet to the **POINT OF BEGINNING**,  
Containing 0.228 acres, more or less.

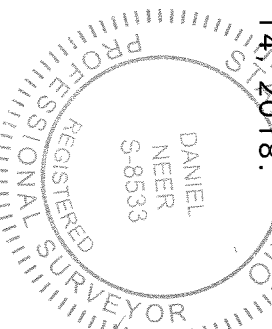
Iron rods set, where indicated, are 30 inches in length, 5/8 inch in diameter with an orange plastic I.D. cap stamped "L-8533."

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

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

The basis for bearings, described herein, is the east right-of-way of Ohio Route 117, being S 07°-27'-00"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co. on February 14, 2018.

Description prepared by:



*Daniel A. Neer*  
Daniel A. Neer  
Professional Surveyor No. 8533  
February 19, 2018





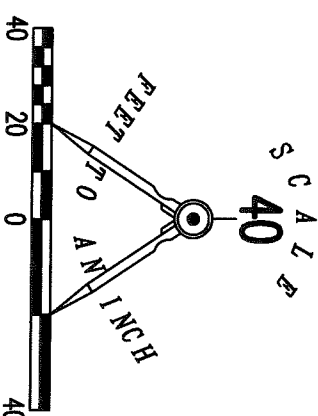
APPROVED

2-28-18

LEGEND:

- ⊕ CONCRETE RIGHT-OF-WAY MONUMENT FOUND
- ⊙ 4 INCH STEEL POST FOUND
- 5/8 INCH IRON ROD FOUND
- 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "L-8533"

R/W = RIGHT-OF-WAY  
 C/L = CENTER-LINE  
 P.O.C. = POINT OF COMMENCEMENT  
 P.O.B. = POINT OF BEGINNING  
 V.M.S. = VIRGINIA MILITARY SURVEY

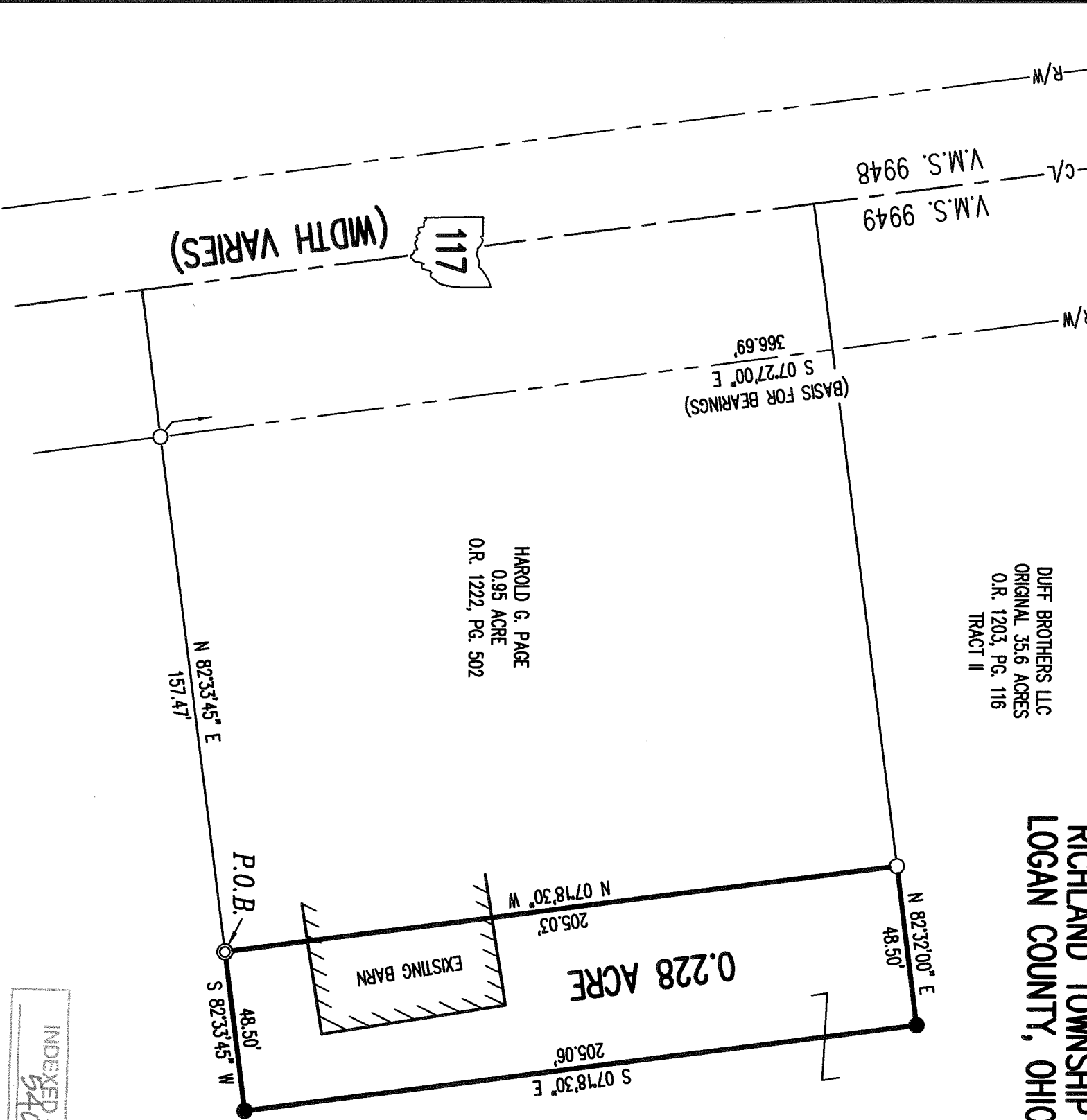


# COUNTY HIGHWAY 96

**P.O.C.**  
 STATION 175+30 (45' LEFT)  
 O.D.O.T. RIGHT-OF-WAY PLAN  
 LOGAN COUNTY, LOG.-117-3.29  
 PAGE 1 OF 2

DUFF BROTHERS LLC  
 ORIGINAL 35.6 ACRES  
 O.R. 1203, PG. 116  
 TRACT II

## SURVEY OF 0.228 ACRE OUT OF THE DUFF BROTHERS LLC ORIGINAL 35.6 ACRE TRACT OFFICIAL RECORD 1203, PAGE 116 TRACT II VIRGINIA MILITARY SURVEY 9949 RICHLAND TOWNSHIP LOGAN COUNTY, OHIO



HAROLD G. PAGE  
 0.95 ACRE  
 O.R. 1222, PG. 502

**BASIS FOR BEARINGS:**

THE BASIS FOR BEARINGS SHOWN HEREON IS THE EAST RIGHT-OF-WAY OF OHIO ROUTE 117 BEING, S 07°27'00" E.

**DEED REFERENCES:**

O.R. 1203, PG. 116  
 O.R. 1222, PG. 502

SURVEYED BY:

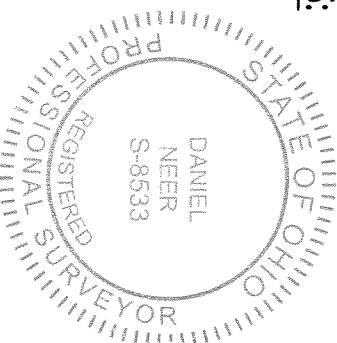
*Daniel A. Neer*  
 DANIEL A. NEER  
 PROFESSIONAL SURVEYOR NO. 8533  
 FEBRUARY 14, 2018

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

**NOTE:**

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

INDEXED ON MAP  
 5408



2 WORKING DAYS  
**BEFORE YOU DIG**



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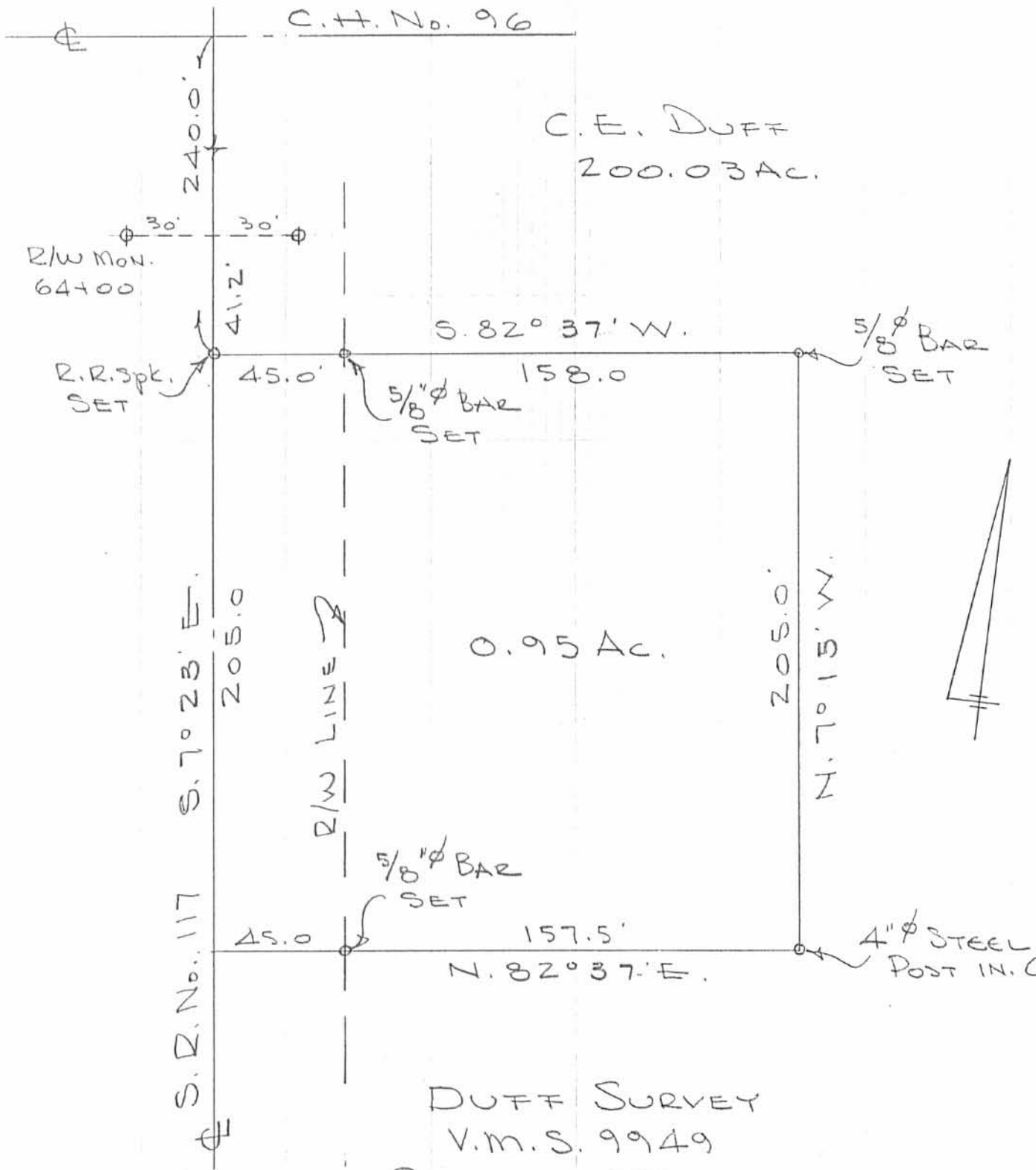
surveys@lsminc.us

KSS

D0218

63420218

L-6342-3



DUFF SURVEY  
 V.M.S. 9949  
 RICHLAND TOWNSHIP  
 LOGAN COUNTY, OHIO  
 AUGUST 24, 1973  
 SCALE 1" = 50'

INDEXED ON MAP  
 5408 IP

DAN L. DODD  
 REG. SURVEYOR  
 BELLEFONTAINE

DUFF SURVEY  
RICHLAND TWP.

185  
18  
203  
203  
10.15  
406  
21,615

SEE PLAN L-21 FOR  
E.S.R. 117

INDEXED ON MAP  
5408

Dodson  
McCurdy

8/24/73

22

