

Lee Surveying and Mapping Co.



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

855 EAST SANDUSKY AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-5780

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

PAGE 1.

LAND USE BREAK-DOWN OF THE DUFF 200.03 ACRES

Lying in V.M.S. 9949, Richland Township, Logan County, Ohio.

Being that 200.03 acres lying in the name of Clare Duff as deeded and described in Volume 351, Page 202 of the Logan County Records of Deeds.

The commercial area of said 200.03 acres described as follows:

Beginning at a monument found on the east right-of-way line of State Route 117 marking the southwest corner of said 200.03 acres and being at right angles to the center-line of said State Route 117 a distance of 55 feet.

THENCE, with the east right-of-way line, N 7°-24'-35" W, a distance of 548.24 feet to the southwest line of a 1.16 acre tract.

THENCE, with the boundary of said 1.16 acre tract, the following 3 bearings and distances:

N 82°-04' E, a distance of 171.75 feet.

N 7°-56' W, a distance of 220.00 feet.

S 82°-04' W, a distance of 174.92 feet to the east right-of-way line of State Route 117.

THENCE, with said east right-of-way line, the following 5 bearings and distances:

N 8°-45'-35" W, a distance of 5.58 feet.

N 7°-56' W, a distance of 468.42 feet.

N 4°-14'-30" W, a distance of 155.32 feet.

S 82°-04' W, a distance of 20.00 feet.

N 7°-56' W, a distance of 72.20 feet to the center-line of the Miami River (South fork).

THENCE, with said center-line of river, N 34°-00" E, a distance of 863.26 feet.

THENCE, N 47°-15' E, a distance of 412.5 feet to a point on the east bank of said river.

THENCE, with the bank of said river, N 37°-45' E, a distance of 300.0 feet.

THENCE, N 81°-15'-20" E, a distance of 250.0 feet.

THENCE, S 32°-19'-30" E, a distance of 1104.0 feet.

THENCE, S 7°-56' E, a distance of 1350.0 feet.

6812 1D-1

INDEXED ON MAP

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PAGE 2.

THENCE, N 81°-15'-20" E, a distance of 830.0 feet to a point on the east line of the 200.03 acres.

THENCE, with said east line, S 7°-30' E, a distance of 300.0 feet to the southeast corner of said 200.03 acres.

THENCE, with the south line of said 200.03 acres, S 81°-15'-20" W, a distance of 2684.0 feet to the point of beginning. Containing 100.15 acres, with 99.88 acres being in agriculture area.

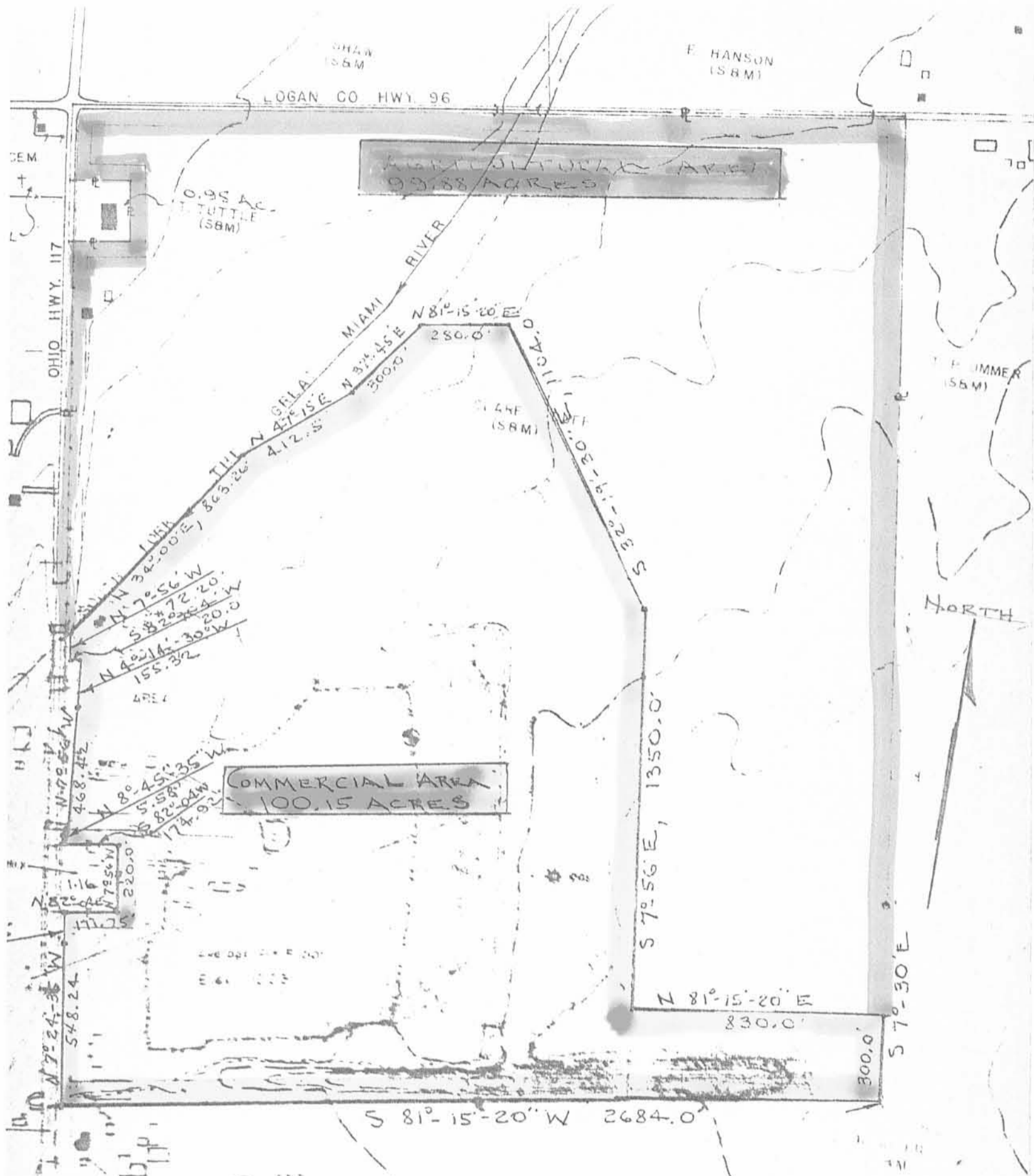
Prepared by:



Clayton M. Lee
Clayton M. Lee
Reg. Surveyor No. 6181
2-22-83

6812 10-2

INDEXED ON FILE



LAND USE BREAK-DOWN FOR THE
 CLARE DUFF 200.03 ACRES (VOL. 351, Pg. 202)
 V.M.S. 9949, RICHLAND TWP.
 LOGAN COUNTY, OHIO

TOTAL ACRES = 200.03
 COMMERCIAL AREA = 100.15 ACRES
 AGRICULTURAL AREA = 99.88 ACRES

6812 1P

PREPARED BY:
Clayton M. Lee
 CLAYTON M. LEE
 REG. SURVEYOR
 2-22-83



SCALE ~ 1" = 400'

TO HUNTSVILLE

4-15-21



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

**DUFF BROTHERS LLC
1.004 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 Duff Brothers LLC, original 171.500 acre tract as deeded and described in Official Record 1203, Page 116, Tract No. II, and being more particularly described as follows:

COMMENCING at a concrete right-of-way monument found at Station 213+24/30' right (LOG-117-3.29) on the easterly right-of-way line of Ohio Route 117 (width varies);

THENCE, S 83°-51'-00" W, a distance of 30.00 feet to a point on the center-line of said Ohio Route 117, and also being the line common to Virginia Military Surveys 9949 and 9948;

THENCE, with said center-line and said common Virginia Military Survey lines, N 06°-09'-00" W, passing a MAG nail set at a distance of 90.01 feet, a total distance of 675.00 feet to a MAG nail set at the **TRUE POINT OF BEGINNING**, being a westerly corner common to said 171.50 acre tract and the C. E. Duff & Son, Inc., 52.138 acre tract as deeded and described in Official Record 133, Page 229, Tract No. 1;

THENCE, continuing with said center-line and said common Virginia Military Survey lines, N 06°-09'-00" W, a distance of **93.63 feet** to a MAG nail set;

THENCE, with new division lines through said 171.50 acre tract, the following five (5) courses:

1. N 83°-48'-54" E, passing a MAG nail set at a distance of 55.86 feet, a total distance of **275.36 feet** to a MAG nail set;
2. S 85°-15'-47" E, a distance of **58.09 feet** to a MAG nail set;
3. N 84°-09'-32" E, a distance of **143.98 feet** to an iron rebar set;
4. S 22°-52'-14" E, a distance of **82.83 feet** to an iron rebar set; and



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5. **S 76°-07'-11" E**, a distance of **7.96 feet** to a point on the common line to said 52.138 acre and 171.50 acre tracts;

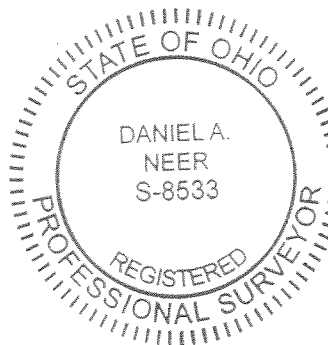
THENCE, with said common line to said 52.138 acre and 171.50 acre tracts, **S 83°-51'-00" W**, passing an iron rebar set at a distance of 462.69 feet, a total distance of **507.69 feet** to the **POINT OF BEGINNING**.

Containing **1.004 acres**, more or less, of which 0.119 acre is within the highway right-of-way.

Iron rebar set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "DLZ OHIO INC."

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

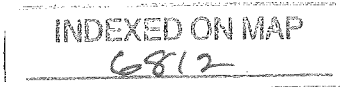
Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010), with the center-line of Ohio Route 117, having a bearing of N 06°-09'-00" W. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ Ohio, Inc. on April 9, 2021.



Description prepared by:

D. Neer
Daniel A. Neer
Professional Surveyor No. 8533
April 9, 2021

2121-2048.00



4-15-21



APPROVED



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

C. E. DUFF & SON, INC.
11.921 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 C. E. Duff & Son, Inc., 52.138 acre tract as deeded and described in Official Record 133, Page 229, Tract No. 1, and being more particularly described as follows:

COMMENCING at a concrete right-of-way monument found at Station 213+24/30' right (LOG-117-3.29) on the easterly right-of-way line of Ohio Route 117 (width varies);

THENCE, S 83°-51'-00" W, a distance of 30.00 feet to a point on the center-line of said Ohio Route 117, and also being the line common to Virginia Military Surveys 9949 and 9948;

THENCE, with said center-line and said common Virginia Military Survey lines, N 06°-09'-00" W, a distance of 90.01 feet to a MAG nail set at the **TRUE POINT OF BEGINNING**, being a westerly corner common to said 52.138 acre tract and the Travis R. Young 0.491 acre tract as deeded and described in Official Record 934, Page 993, Parcel II;

THENCE, continuing with said center-line and said common Virginia Military Survey lines, N 06°-09'-00" W, a distance of **584.99 feet** to a MAG nail set at a westerly corner common to said 52.138 acre tract and the Duff Brothers LLC, original 171.50 acre tract as deeded and described in Official Record 1203, Page 116, Tract No. II;

THENCE, with the line common to said 52.138 acre and 171.50 acre tracts, N 83°-51'-00" E, passing an iron rebar set at a distance of 45.00 feet, a total distance of **507.69 feet** to a point, referenced by an iron rebar set bearing N 76°-07'-11" W, a distance of 7.96 feet;

THENCE, with a new division line through said 52.138 acre tract, the following six (6) courses:

1. S 76°-07'-11" E, a distance of **251.09 feet** to an iron rebar set;
2. S 23°-40'-12" W, a distance of **247.08 feet** to an iron rebar set;
3. S 85°-53'-05" E, a distance of **40.44 feet** to an iron rebar set;

INDEXED ON MAP
6812

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4. **N 77°-58'-34" E**, a distance of **472.80 feet** to an iron rebar set;
5. **S 06°-23'-44" E**, a distance of **306.96 feet** to an iron rebar set; and
6. **S 82°-53'-46" W**, a distance of **894.97 feet** to a 5/8 inch iron rebar found at a corner common to said 52.138 acre and 0.491 acre tracts;

THENCE, with the common line to said 52.138 acre and 0.491 acre tracts, **S 82°-53'-46" W**, passing a 3/4 inch iron rebar found at a distance of 191.97 feet, a total distance of **237.34 feet** to the **POINT OF BEGINNING**.

Containing **11.921 acres**, more or less, of which 0.693 acre is within the highway right-of-way.


Iron rebar set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "DLZ OHIO INC."

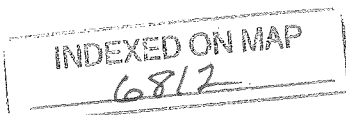
Property is subject to any and all previous easements and rights-of-way of record.

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 Ohio Route 117, having a bearing of N 06°-09'-00" W. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ Ohio, Inc. on April 9, 2021.



Description prepared by:

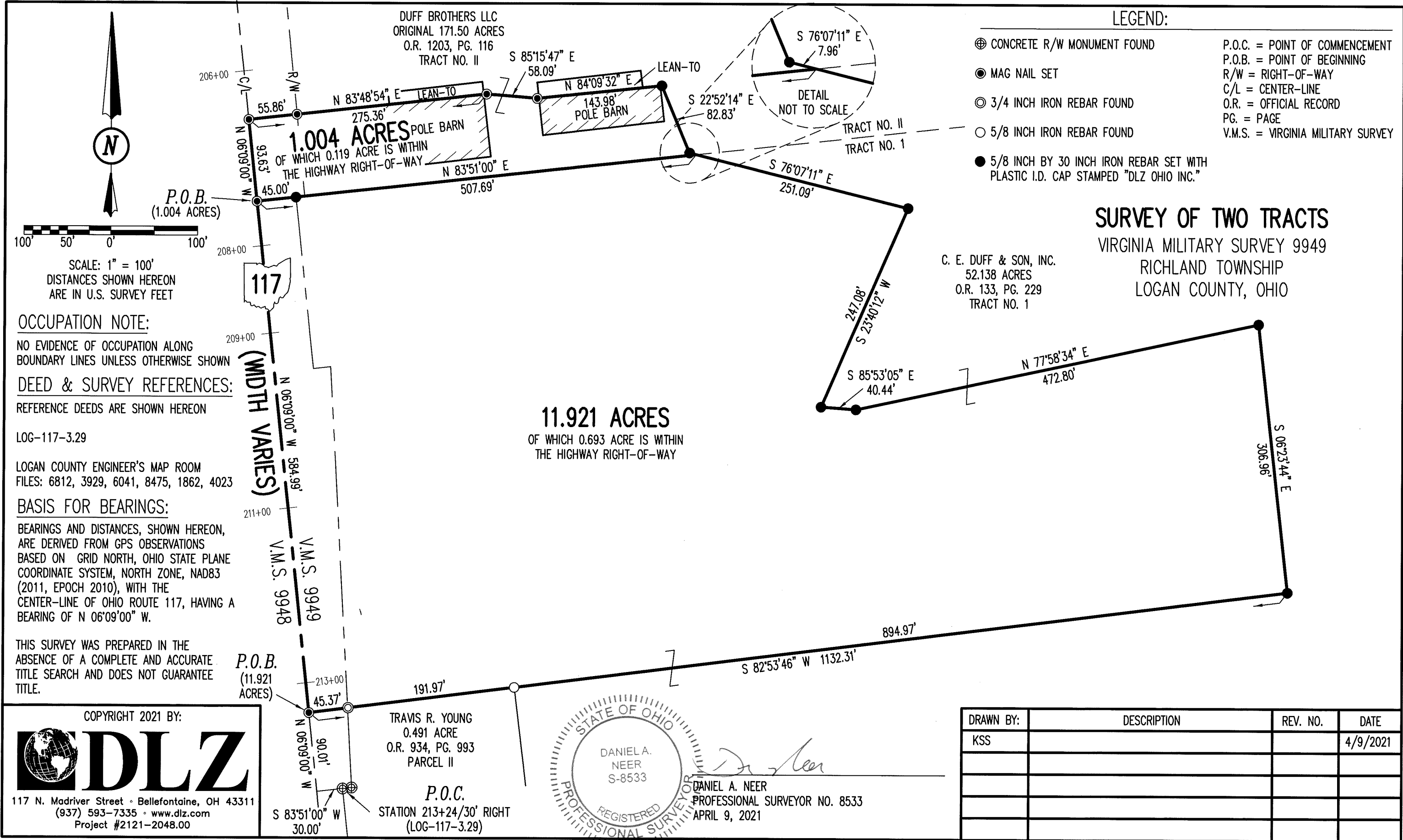

Daniel A. Neer
Professional Surveyor No. 8533
April 9, 2021



2121-2048.00

4-15-21

APPROVED



SCALE: 1" = 100'
 DISTANCES SHOWN HEREON
 ARE IN U.S. SURVEY FEET

OCCUPATION NOTE:
 NO EVIDENCE OF OCCUPATION ALONG
 BOUNDARY LINES UNLESS OTHERWISE SHOWN

DEED & SURVEY REFERENCES:
 REFERENCE DEEDS ARE SHOWN HEREON

LOG-117-3.29

LOGAN COUNTY ENGINEER'S MAP ROOM
 FILES: 6812, 3929, 6041, 8475, 1862, 4023

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 OHIO ROUTE 117, HAVING A
 BEARING OF N 06°09'00" W.

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

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 Project #2121-2048.00

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
KSS			4/9/2021

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 6812