



**EDWARDS SURVEYING**  
110 SOUTH MAIN STREET  
URBANA, OHIO 43078  
(937) 653-6508



**LEGAL DESCRIPTION - 0.237 ACRE TRACT**  
**THE THIRD NATIONAL BANK AND TRACT COMPANY OF DAYTON, OHIO,**  
**TRUSTEE**

Being situate in the State of Ohio, County of Logan, Township of Richland, and being a part of Virginia Military Survey 9947, and being more particularly described as follows:

Beginning for reference at a 5/8" square iron bar found 0.5' below grade at the Northwest corner of said Virginia Military Survey 9947;

thence with the North line of Virginia Military Survey 9947, N-81°45'42"-E, 109.60'(feet) to a 5/8" iron bar with "LEE" cap found at grade on the Northerly right-of-way line of State Route 368 (45' right-of-way), also being on the Southerly line of a 7.073 acre tract conveyed to Timothy Michael Hagedorn by Deed recorded in Official Record 423, Page 430, Tract 2, of the Logan County Records;

thence with the North right-of-way line of State Route 368 and the South line of said Hagedorn's 7.073 acre tract the following 4 courses:

- 1) with a Curve to the left having a Radius of 796.01'(feet) and a Delta Angle of 15°28'14", an Arc Distance of 214.93'(feet) to a 5/8" diameter iron bar with "ODOT" cap found 0.2'(foot) below grade, the Chord of which bears, S-64°07'53"-E, 214.28'(feet);
- 2) S-71°58'25"-E, 330.69'(feet) to a concrete right-of-way monument found at grade;
- 3) with a Curve to the left having a Radius of 264.04'(feet) and a Delta Angle of 11°22'17", an Arc Distance of 52.40'(feet) to a 5/8" diameter iron bar with "ODOT" cap found at grade, the Chord of which bears, S-77°35'26"-E, 52.31'(feet);
- 4) S-83°32'05"-E, 73.06'(feet) to a concrete right-of-way monument found projecting 0.2'(foot) above grade at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described;

thence continuing with the South line of said Hagedorn's tract, S-83°29'24"-E, 266.16'(feet) to a 5/8" diameter iron bar with "LEE" cap found at grade;

thence with another line of said Hagedorn's tract and with the West line of a 5.01 acre tract conveyed to Joyce Rae Purdy by Deed recorded in Official Record 390, Page 361, Parcel II, of the Logan County Records, S-2°00'20"-E, 266.18'(feet) to a concrete right-of-way monument found projecting 0.2'(feet) above grade, on the right-of-way line of aforementioned State Route 368, passing for reference a 1" diameter iron pipe found 0.1'(foot) below grade at the Northwest corner of said Purdy's 5.01 acre tract at 33.77'(feet);

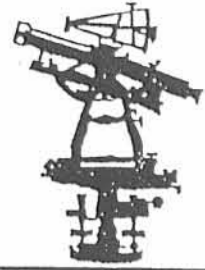
thence with a Curve to the left having a Radius of 309.00'(feet) and a Delta Angle of 27°31'58", an Arc Distance of 148.49'(feet) to a 5/8" diameter iron bar with "LEE" cap found at 0.1'(feet) below grade at the extreme South corner of a 0.092 acre tract conveyed to Timothy Michael Hagedorn by Deed recorded in Official Record 423, Page 430, Tract I, of the Logan County Records, the Chord of which course bears, N-15°46'23"-W, 147.06'(feet);

thence N-2°00'20"-W, 98.25'(feet) to a 5/8" diameter iron bar with "LEE" cap found at grade at the Northeast corner of said Hagedorn's 0.092 acre tract;





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thence with the North line of said Hagedorn's 0.092 acre tract, N-83°29'24"-W, 102.47'(feet) to a 5/8" diameter iron bar with "LEE" cap found on the Northerly right-of-way line of State Route 368;

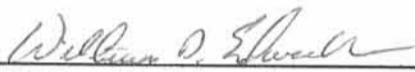
thence with the Northerly right-of-way line of State Route 368 and with a Curve to the left having a Radius of 309.00'(feet) and a Delta Angle of 25°27'08", an Arc Distance of 137.27'(feet) to the place of beginning, the Chord of which course bears, N-70°45'36"-W, 136.14'(feet);

Containing 0.237 acre, but being subject to the rights of all legal highways and all easements of record.

Being part of a 30' roadway and part of a 5' strip conveyed to The Third National Bank and Trust Company of Dayton, Ohio, Trustee, by Deed recorded in Deed Volume 311, Page 200 of the Logan County Deed Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, December 11, 2000. All iron bars set are 5/8" x 30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 4792 PS 7574". The basis of bearings for the herein described tract is the North line of Virginia Military Survey 9947 per Official Record 423, Page 430 of the Logan County Records (N-81°45'42"-E).



  
\_\_\_\_\_  
**William D. Edwards**  
Professional Surveyor No. 7574

INDEXED ON MAP  
9327 10-2

REC'D 12-20-00 SWM OK ✓

# PLAT OF SURVEY

## SITUATE IN RICHLAND TOWNSHIP, LOGAN COUNTY, OHIO

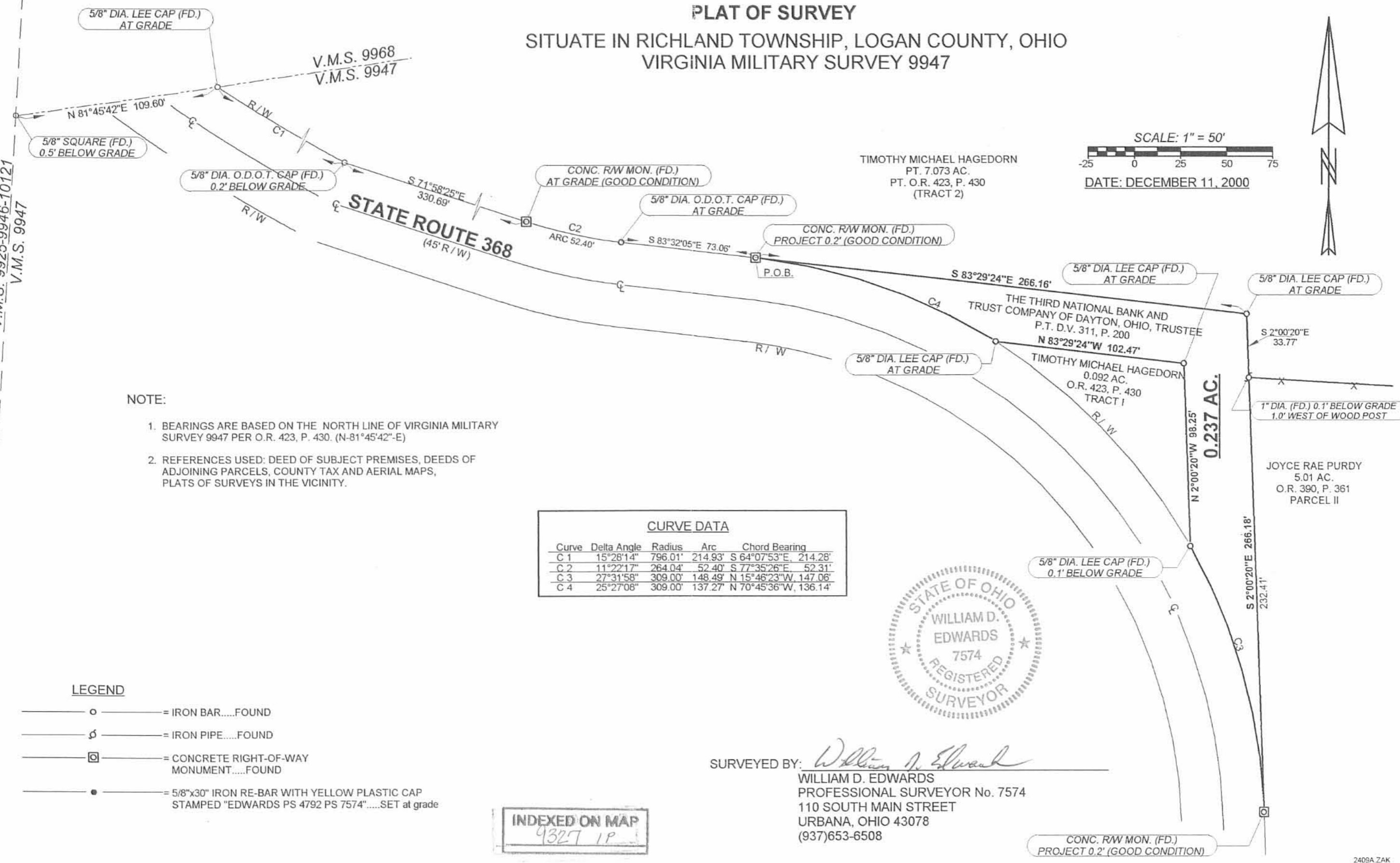
### VIRGINIA MILITARY SURVEY 9947

SCALE: 1" = 50'

DATE: DECEMBER 11, 2000



V.M.S. 9925-9946-10121  
V.M.S. 9947



- NOTE:**
1. BEARINGS ARE BASED ON THE NORTH LINE OF VIRGINIA MILITARY SURVEY 9947 PER O.R. 423, P. 430. (N-81°45'42"-E)
  2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX AND AERIAL MAPS, PLATS OF SURVEYS IN THE VICINITY.

CURVE DATA				
Curve	Delta Angle	Radius	Arc	Chord Bearing
C 1	15°28'14"	796.01'	214.93'	S 64°07'53"E, 214.28'
C 2	11°22'17"	264.04'	52.40'	S 77°35'26"E, 52.31'
C 3	27°31'58"	309.00'	148.49'	N 15°46'23"W, 147.06'
C 4	25°27'08"	309.00'	137.27'	N 70°45'36"W, 136.14'



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

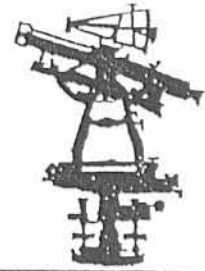
- LEGEND**
- ————— = IRON BAR.....FOUND
  - ⊕ ————— = IRON PIPE.....FOUND
  - ⊠ ————— = CONCRETE RIGHT-OF-WAY MONUMENT.....FOUND
  - ————— = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 4792 PS 7574".....SET at grade

INDEXED ON MAP  
9327 IP

REC'D 7-31-00 SMY OK



**EDWARDS SURVEYING**  
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**LEGAL DESCRIPTION FOR HAGEDORN'S 0.257 ACRE TRACT  
TRACT 1**

Being situate in the State of Ohio, County of Logan, Townships of Washington and Richland, and being a part of Virginia Military Survey 9947, and being more particularly described as follows:

Beginning for reference at a 5/8" square iron bar found 0.5' below grade at the Northwest corner of said Virginia Military Survey 9947;

thence with the North line of Virginia Military Survey 9947, N-81°45'42"-E, 536.64'(feet) to an iron bar set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, passing for reference a 5/8" diameter iron bar with "Lee" cap found at grade on the Northerly line of State Route 368 (45' right-of-way) at 109.60', and also passing for reference a 5/8" diameter iron bar with "Lee" cap found at grade at 177.46';

thence continuing with the North line of Virginia Military Survey 9947, N-81°45'42"-E, 819.04'(feet) to a point in the Miami River;

thence S-6°51'35"-E, 29.53'(feet) to an iron bar set, said iron bar set, being on the West line of a 67.80 acre tract conveyed to O'Connor Farms, Inc., an Ohio Corporation, by Deed recorded in Deed Volume 353, Page 663, Tract X, of the Logan County Deed Records;

thence S-84°03'11"-W, 547.81'(feet) to a 5/8" square iron bar found projecting 0.1' above grade on the J.C. Wonders line, passing for reference an iron bar set at 180.81'(feet);

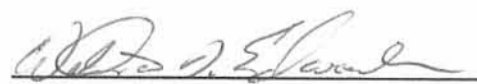
thence S-83°22'20"-W, 271.07'(feet) to the place of beginning;

Containing a total of 0.257 acre, approximately 2.348 square feet of which is a part of Washington Township, but being subject to the rights of all legal highways and all easements of record.

Being a part of a 7.073 acre tract conveyed to Timothy Michael Hagedorn by Deed recorded in Official Record 423, Page 430, Tract 2, of the Logan County Records.

The foregoing description prepared by and in accordance with a field survey by William D. Edwards, Professional Surveyor No. 7574, July 20, 2000. All iron bars set are 5/8" x 30" iron re-bar with a yellow plastic cap stamped "**EDWARDS PS 4792 PS 7574**". The basis of bearings for the herein described tract is the North line of Virginia Military Survey 9947 per Official Record 423, Page 430 of the Logan County Records. (S-81°45'42"-E)



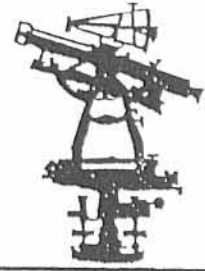


**William D. Edwards**  
Professional Surveyor No. 7574

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**EDWARDS SURVEYING**  
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**LEGAL DESCRIPTION FOR HAGEDORN'S 1.183 ACRE TRACT  
TRACT 2**

Being situate in the State of Ohio, County of Logan, Township of Washington, and being a part of Virginia Military Survey 9947, and being more particularly described as follows:

Beginning for reference at a 5/8" square iron bar found at 0.5' below grade at the Northwest corner of said Virginia Military Survey 9947;

thence with the North line of Virginia Military Survey 9947, N-81°45'42"-E, 109.60'(feet) to a 5/8" diameter iron bar found with "Lee" cap found at grade on the Northerly right-of-way line of State Route 368 (45' right-of-way), said iron bar found also being the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described;

thence continuing with the North line of Virginia Military Survey 9947, N-81°45'42"-E, 427.04'(feet) to an iron bar set, passing for reference a 5/8" diameter iron bar with "Lee" cap found at grade on the Wonders line at 67.86'(feet);

thence S-3°24'45"-W, 225.51'(feet) to an iron bar set on the aforementioned Northerly right-of-way line of State Route 368;

thence with the North line of said State Route 368, N-71°58'25"-W, 227.57'(feet) to a 5/8" diameter iron bar found with "O.D.O.T." cap 0.2' below grade;

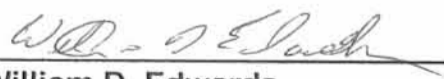
thence continuing with the North line of State Route 368 and with a Curve to the right having a Radius of 796.01'(feet), and a Delta angle of 15°28'14", an Arc distance of 214.93'(feet) to the place of beginning, the Chord of which bears, N-64°07'53"-W, 214.28'(feet);

Containing 1.183 acres, but being subject to the rights of all legal highways and all easements of record.

Being a part of a 7.073 acre tract conveyed to Timothy Michael Hagedorn by Deed recorded in Official Record 423, Page 430, Tract 2, of the Logan County Records.

The foregoing description prepared by and in accordance with a field survey by William D. Edwards, Professional Surveyor No. 7574, July 20, 2000. All iron bars set are 5/8" x 30" iron re-bar with a yellow plastic cap stamped "**EDWARDS PS 4792 PS 7574**". The basis of bearings for the herein described tract is the North line of Virginia Military Survey 9947 per Official Record 423, Page 430 of the Logan County Records. (S-81°45'42"-E)

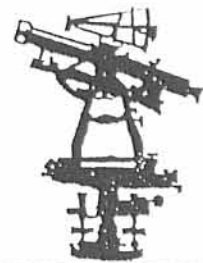


  
William D. Edwards  
Professional Surveyor No. 7574





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URBANA, OHIO 43078  
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LEGAL DESCRIPTION FOR HAGEDORN'S 5.633 ACRE TRACT  
TRACT 3

Being situate in the State of Ohio, County of Logan, Townships of Washington and Richland, and being a part of Virginia Military Survey 9947, and being more particularly described as follows:

Beginning for reference at a 5/8" square iron bar found 0.5' below grade at the Northwest corner of said Virginia Military Survey 9947;

thence with the North line of Virginia Military Survey 9947, N-81°45'42"-E, 536.64'(feet) to an iron bar set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, passing for reference a 5/8" diameter iron bar with "Lee" cap found at grade on the Northerly right-of-way line of State Route 368 (45' right-of-way) at 109.60', and also passing for reference a 5/8" diameter iron bar with "Lee" cap found at grade at 177.46';

thence N-83°22'20"-E, 271.07'(feet) to a 5/8" square iron bar found projecting 0.1' above grade on the J.C. Wonders line;

thence N-84°03'11"-E, 547.81'(feet) to an iron bar set on the West line of a 67.80 acre tract conveyed to O'Connor Farms, Inc., by Deed recorded in Deed Volume 353, Page 663, Tract X of the Logan County Deed Records, passing for reference an iron bar set at 367.00'(feet);

thence with the West line of said O'Connor's Farm, Tract X, S-6°51'33"-E, 146.35'(feet) to a point at the Northeast corner of a 5.01 acre tract conveyed to Joyce Rae Purdy by Deed recorded in Official Record 390, Page 361, Parcel II, of the Logan County Records, passing for reference a 5/8" square iron bar found at grade at 130.85'(feet);

thence with the bounds of said Purdy's tract the following 5 courses:

- 1) S-54°59'25"-W, 5.80'(feet) to a point;
- 2) S-62°51'25"-W, 200.70'(feet) to a point in the Channel;
- 3) S-39°53'25"-W, 25.00'(feet) to a 5/8" diameter iron bar with "Lee" cap found projecting 0.2' above grade;
- 4) S-3°31'25"-W, 178.30'(feet) to a 1" diameter iron pipe found at grade, passing for reference a 1" diameter iron pipe found projecting 0.3' above grade at 22.65'(feet);
- 5) N-86°32'59"-W, 147.58'(feet) to a 1" diameter iron pipe found 0.1' below grade on an East line of a tract conveyed to The Third National Bank and Trust Company of Dayton, Ohio, Trustee, by Deed recorded in Deed Volume 311, Page 200 of the Logan County Deed records;

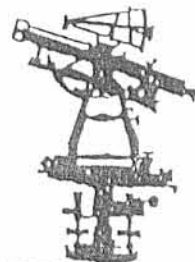
thence with said tract owned by The Third National Bank and Trust Company of Dayton, Ohio, Trustee, the following 2 courses:

- 1) N-2°00'20"-W, 33.77'(feet) to an 5/8" diameter iron bar with "Lee" cap found at grade;
- 2) N-83°29'24"-W, 266.16'(feet) to a Concrete right-of-way monument found projecting 0.2' above grade on the Northerly line of aforementioned State Route 368;

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9327 2D-3



**EDWARDS SURVEYING**  
110 SOUTH MAIN STREET  
URBANA, OHIO 43078  
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thence with the Northerly line of State Route 368 the following 3 courses:

- 1) N-83°32'05"-W, 73.06'(feet) to a 5/8" diameter iron bar found with "O.D.O.T." cap at grade;
- 2) with a Curve to the right having a Radius of 264.04', and a Delta angle of 11°22'17", an Arc distance of 52.40' to a Concrete monument found at grade, the Chord of which bears, N-77°35'26"-W, 52.31'(feet)
- 3) N-71°58'25"-W, 103.12'(feet) to an iron bar set;

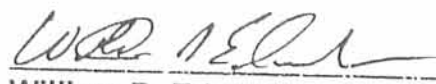
thence N-3°24'45"-E, 225.51'(feet) to the place of beginning;

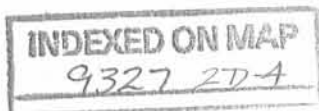
Containing a total of 5.633 acres, approximately 0.067 acre of which is within Washington Township, and approximately 5.566 acres of which is a part of Richland Township, but being subject to the rights of all legal highways and all easements of record.

Being a part of a 7.073 acre tract conveyed to Timothy Michael Hagedorn by Deed recorded in Official Record 423, Page 430, Tract 2, of the Logan County Records.

The foregoing description prepared by and in accordance with a field survey by William D. Edwards, Professional Surveyor No. 7574, July 20, 2000. All iron bars set are 5/8" x 30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 4792 PS 7574". The basis of bearings for the herein described tract is the North line of Virginia Military Survey 9947 per Official Record 423, Page 430 of the Logan County Records. (S-81°45'42"-E)



  
William D. Edwards  
Professional Surveyor No. 7574

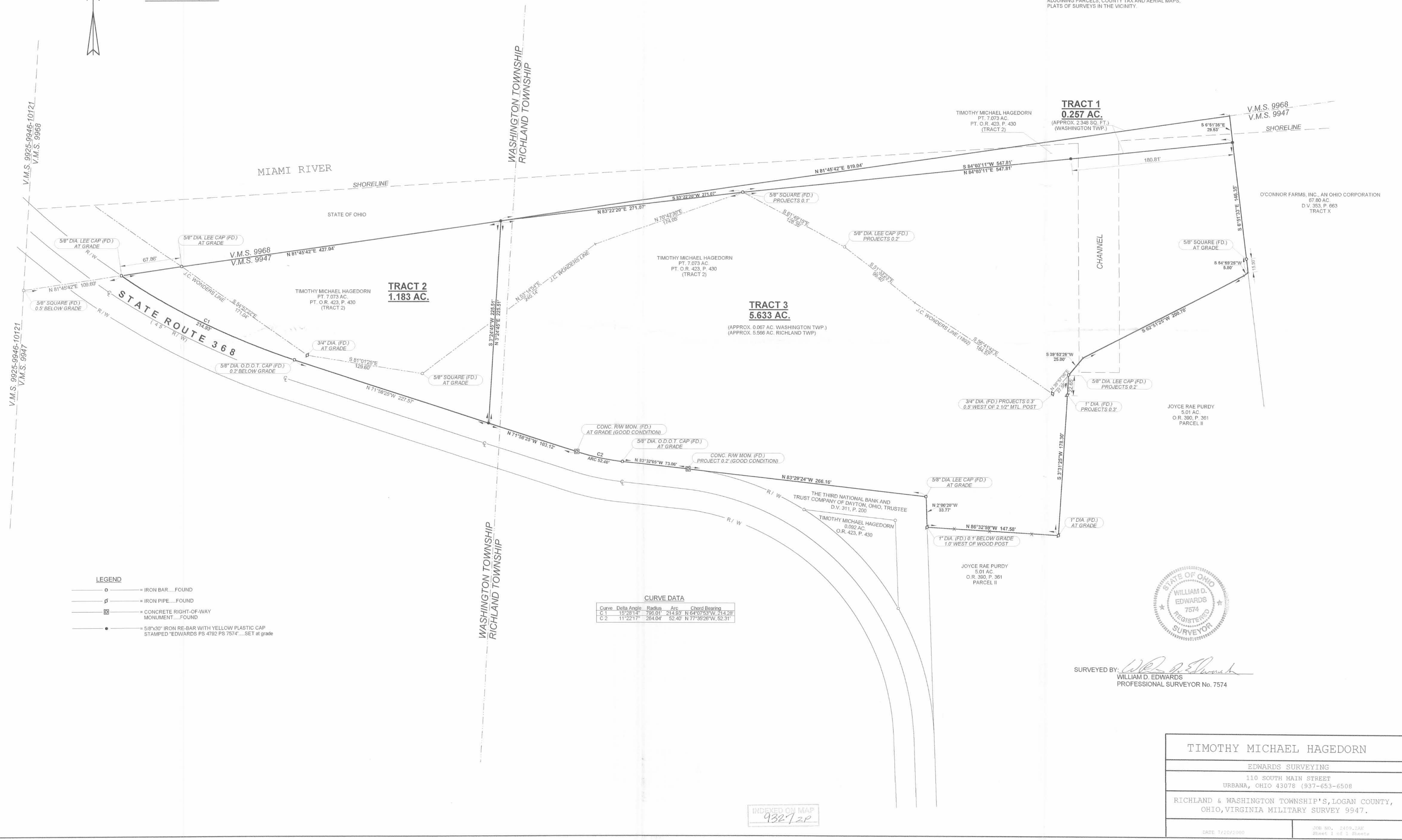


PLAT SHOWING SUBDIVISION OF HAGEDORN'S 7.073 AC. TRACT, SITUATE IN RICHLAND AND WASHINGTON TOWNSHIPS, LOGAN COUNTY, OHIO, AND BEING A PART OF VIRGINIA MILITARY SURVEY 9947.



SCALE: 1" = 50'  
DATE: JULY 20, 2000

NOTE:  
1. BEARINGS ARE BASED ON THE NORTH LINE OF VIRGINIA MILITARY SURVEY 9947 PER O.R. 423, P. 430. (N-81°45'42"-E)  
2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX AND AERIAL MAPS, PLATS OF SURVEYS IN THE VICINITY.



LEGEND  
○ = IRON BAR... FOUND  
⊖ = IRON PIPE... FOUND  
□ = CONCRETE RIGHT-OF-WAY MONUMENT... FOUND  
● = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 4792 PS 7574"... SET AT GRADE

CURVE DATA

Curve	Delta Angle	Radius	Arc	Chord Bearing
C 1	15°28'14"	795.01'	214.83'	N 64°07'53"W, 214.28'
C 2	11°22'17"	264.04'	52.40'	N 77°35'26"W, 52.31'



SURVEYED BY: *William D. Edwards*  
WILLIAM D. EDWARDS  
PROFESSIONAL SURVEYOR No. 7574

TIMOTHY MICHAEL HAGEDORN  
EDWARDS SURVEYING  
110 SOUTH MAIN STREET  
URBANA, OHIO 43078 (937-653-6508)  
RICHLAND & WASHINGTON TOWNSHIP'S, LOGAN COUNTY,  
OHIO, VIRGINIA MILITARY SURVEY 9947.  
DATE: 7/20/2000  
SHEET NO. 1 OF 1 SHEETS

INDEXED ON MAP  
93272P

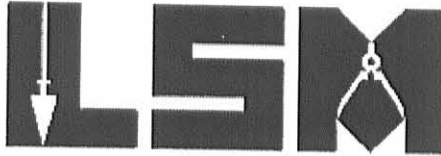


REC'D 2-16-11 SMY/EN

# 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  
surveys@lsminc.us

## O'CONNOR FARMS, INC. 1.273 ACRES

Lying in Virginia Military Survey 9947, Richland Township, Logan County, Ohio.

Being out of the O'Connor Farms, INC. 67.80 acre tract as deeded and described in Deed Volume 353, Page 663, Tract X of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a railroad spike found on the intersection of the center-lines of Ohio Route 366 and Ohio Route 368.

THENCE, with the center-line of Ohio Route 368 (45 feet wide), N 02°-26'-04"E, a distance of 2004.21 feet to a P K nail found.

THENCE, with the south line extended and the south line of the Daniel J. Reichert 5.005 acre tract (O.R. 1016, Pg. 168, Tract II), the north line extended and the north line of the Janet S. Abair and Marilyn S. Snyder 13.899 acre tract (O.R. 970, Pg. 726), S 87°-33'-01"E, a distance of 490.06 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING.

THENCE, with the east line of the said 5.005 acre tract, the east line of the Daniel J. Reichert 5.01 acre tract (O.R. 1016, Pg. 168, Tract I) the east line of the Timothy Michael Hagedorn 5.633 acre tract (O.R. 519, Pg. 263, Tract 2), and the east line of the State of Ohio 0.257 acre tract (O.R. 519, Pg. 260, Tract II) N 02°-27'-15"W, a distance of 1353.70 feet to a point, passing a 1 inch iron pipe found at 1323.55 feet and a 5/8 inch iron rod found at 1345.26 feet.

THENCE, with the north line of Virginia Military Survey 9947, N 86°-11'-22"E, a distance of 81.98 feet to a point.

THENCE, S 01°-00'-20"W, a distance of 1358.11 feet to the point of beginning, passing a 5/8 inch iron rod set at 32.80 feet.

Containing 1.273 acres.

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 is the east right-of-way of Ohio Route 368, being N 02°-26'-00"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on January 28, 2011.

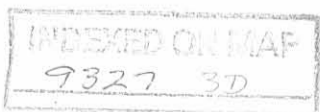
Description prepared by:



ORIGINAL STAMP IN GREEN

William K. Bruce  
Professional Surveyor 7437  
February 15, 2011

30920111A



RECID 2-16-11 SMJ AL

V.M.S. 9968

N 86°11'22" E

V.M.S. 9947

STATE OF OHIO  
0.257 ACRE  
O.R. 519, PG. 260  
TRACT II

SEE  
DETAIL

2 WORKING DAYS

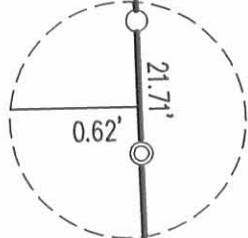
**BEFORE YOU DIG**

CALL TOLL FREE **800-362-2764**

OHIO UTILITIES PROTECTION SERVICE

TIMOTHY MICHAEL HAGEDORN  
5.633  
O.R. 519, PG. 263  
TRACT 2

**DETAIL**  
NOT TO SCALE

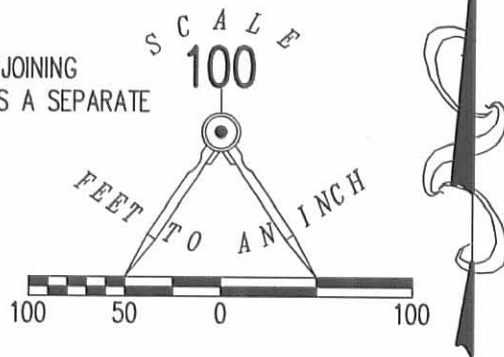


DANIEL J. REICHERT  
5.01 ACRES  
O.R. 1016, PG. 168  
TRACT I

DANIEL J. REICHERT  
5.005 ACRES  
O.R. 1016, PG. 168  
TRACT II

**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.



**LEGEND:**

- ⊙ 1 INCH IRON PIPE FOUND
- ⊗ RAILROAD SPIKE FOUND
- ⊘ P.K. NAIL FOUND
- 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM 7437"
- 5/8 INCH IRON ROD FOUND

1.273 ACRES

1353.70'

N 02°27'15" W

1323.55'

S 01°00'20" W

1358.11'

O'CONNOR FARMS, INC.  
67.80 ACRES  
VOL. 353, PG. 663  
TRACT X

**A SURVEY OF A  
1.273 ACRE TRACT OUT OF THE  
O'CONNOR FARMS, INC.  
67.80 ACRES  
VOLUME 353, PAGE 663 TRACT X  
VIRGINIA MILITARY SURVEY 9947  
RICHLAND TOWNSHIP  
LOGAN COUNTY, OHIO**

SURVEYED BY:

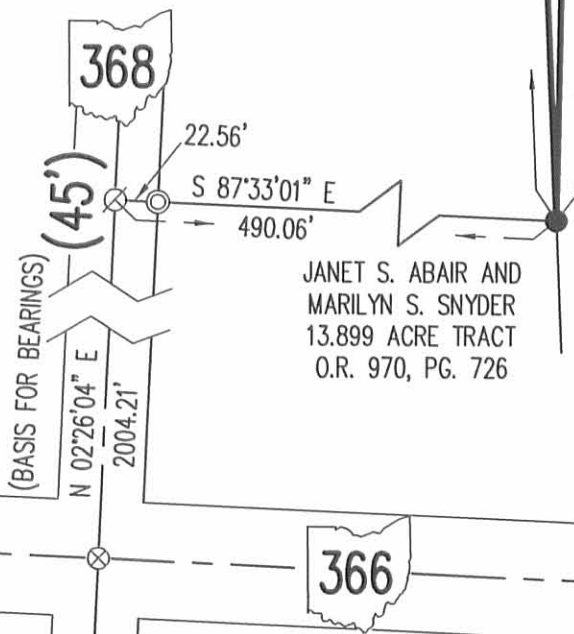


ORIGINAL STAMP IN GREEN

*William K. Bruce*  
WILLIAM K. BRUCE  
PROFESSIONAL SURVEYOR 7437  
JANUARY 28, 2011  
REVISED FEBRUARY 15, 2011

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117 North Madriver Street  
BELLEFONTAINE, OHIO 43311  
(937) 593-7335

ADW D1210 30920111A L-3092-3

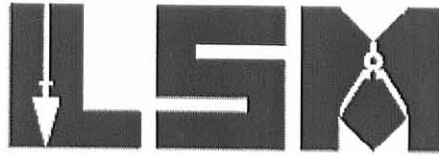


REVID 2-4-11 SMY OK

# 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  
surveys@lsmcinc.us

## HAGEDORN 0.729 ACRE

Lying in Virginia Military Survey 9947, Richland Township, Logan County, Ohio.

Being out of the Timothy Michael Hagedorn 5.633 acre tract as deeded and described in Official Record 519, Page 263, Tract 2 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a railroad spike found on the intersection of the center-lines of Ohio Route 366 and Ohio Route 368.

THENCE, with the center-line of Ohio Route 368 (45 feet wide), N 02°-26'-04"E, a distance of 2004.21 feet to a P K nail found.

THENCE, within the right-of-way of Ohio Route 368, S 87°-33'-01"E, a distance of 22.56 feet to a 1 inch iron pipe found on the east right-of-way of Ohio Route 368.

THENCE, with the east right-of-way of Ohio Route 368 and the east line of the T. Michael Hagedorn 0.237 acre tract (O.R. 600, Pg. 883, Parcel Two), N 02°-26'-00"E, a distance of 902.55 feet to a 1 inch iron pipe found, passing a 5/8 inch iron rod set at 802.05 feet.

THENCE, with the lines of the Moundwood Associates, LLC, 5.01 acre tract (O.R. 870, Pg. 199, Tract I), the following four courses:

S 82°-07'-19"E, a distance of 147.58 feet to a 1 inch iron pipe found.

N 07°-57'-24"E, a distance of 178.35 feet to a 5/8 inch iron rod found, passing a 1 inch iron pipe found at 155.44 feet.

N 44°-19'-24"E, a distance of 25.00 feet to a point under water.

N 67°-19'-57"E, a distance of 9.31 feet to a point under water at the TRUE POINT OF BEGINNING, referenced by a 5/8 inch iron rod set bearing S02°-25'-31"W, a distance of 35.19 feet.

THENCE, N 02°-25'-31"E, a distance of 219.08 feet to a point under water, referenced by a 5/8 inch iron rod found bearing S 88°-27'-27"W, a distance of 14.81 feet.

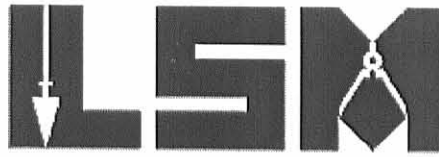
THENCE, with the State of Ohio 0.257 acre tract (O.R. 519, Pg. 260, Tract II), N 88°-27'-27"E, a distance of 166.00 feet to a point, referenced by a 5/8 inch iron rod found bearing N 02°-27'-17"W, a distance of 21.71 feet.

FILED ON MAP  
9327 12-1

# Lee Surveying and Mapping Co., Inc.

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surveys@lsminc.us

THENCE, with the west line of the O'Connor Farms, Inc., 67.80 acre tract (Vol. 353, Pg. 663, Tract X), S 02°-27'-17"E, a distance of 146.35 feet to a 5/8 inch iron rod found, passing a 1 inch iron pipe found at 0.62 feet.

THENCE, with the north lines of the said 5.01 acre tract, the following two courses:

S 55°-48'-22"W, a distance of 6.20 feet to a 1 inch iron pipe found.

S 67°-19'-57"W, a distance of 191.11 to the point of beginning, passing a 5/8 inch iron rod set at 128.12 feet.

Containing 0.729 acre.

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 is the east right-of-way of Ohio Route 368, being N 02°-26'-00"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on December 28, 2010.



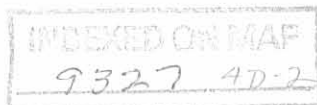
ORIGINAL STAMP IN GREEN

Description prepared by:

A handwritten signature in black ink that reads 'William K. Bruce'.

William K. Bruce  
Professional Surveyor 7437  
December 28, 2010  
Revised February 4, 2011

30921210

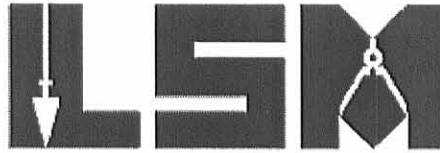


REC'D 2-4-11 SMM/AL

# Lee Surveying and Mapping Co., Inc.

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## MOUNDWOOD ASSOCIATES, LLC 0.543 ACRE

Lying in Virginia Military Survey 9947, Richland Township, Logan County, Ohio.

Being out of the Moundwood Associates LLC 5.01 acre tract as deeded and described in Official Record 870, Page 199, Tract I of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a railroad spike found on the intersection of the center-lines of Ohio Route 366 and Ohio Route 368.

THENCE, with the center-line of Ohio Route 368 (45 feet wide), N 02°-26'-04"E, a distance of 2004.21 feet to a P K nail found.

THENCE, within the right-of-way of Ohio Route 368, S 87°-33'-01"E, a distance of 22.56 feet to a 1 inch iron pipe found on the east right-of-way of Ohio Route 368.

THENCE, with the east right-of-way of Ohio Route 368 and the east line of the T. Michael Hagedorn 0.237 acre tract (O.R. 600, Pg. 883, Parcel Two)), N 02°-26'-00"E, a distance of 802.05 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING.

THENCE, with the east line of the said 0.237 acre tract, N 02°-26'-00"E, a distance of 100.50 feet to a 1 inch iron pipe found.

THENCE, with the lines of the Timothy Michael Hagedorn 5.633 acre tract (O.R. 519, Pg. 263, Tract 2), the following four courses:

S 82°-07'-19"E, a distance of 147.58 feet to a 1 inch iron pipe found.

N 07°-57'-24"E, a distance of 178.35 feet to a 5/8 inch iron rod found, passing a 1 inch iron pipe found at 155.44 feet.

N 44°-19'-24"E, a distance of 25.00 feet to a point under water.

N 67°-19'-57"E, a distance of 9.31 feet to a point under water, referenced by a 5/8 inch iron rod set bearing N 67°-19'-57"E, a distance of 62.99 feet.

THENCE, S 02°-25'-31"W, a distance of 284.55 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 35.19 feet.

THENCE, N 87°-34'-33"W, a distance of 25.00 feet to a 5/8 inch iron rod set.



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THENCE, S 02°-25'-27"W, a distance of 2.00 feet to a 5/8 inch iron rod set.

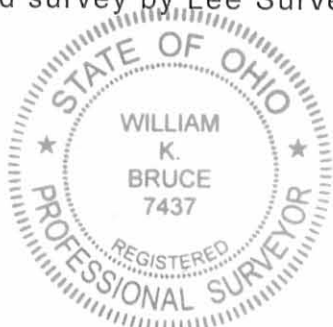
THENCE, N 87°-34'-33"W, a distance of 164.24 feet to the point of beginning.

Containing 0.543 acre.

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 is the east right-of-way of Ohio Route 368, being N 02°-26'-00"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on December 28, 2010.



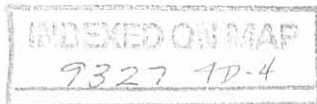
ORIGINAL STAMP IN GREEN

Description prepared by:

A handwritten signature in black ink that reads 'William K. Bruce'.

William K. Bruce  
Professional Surveyor 7437  
December 28, 2010  
Revised February 4, 2011

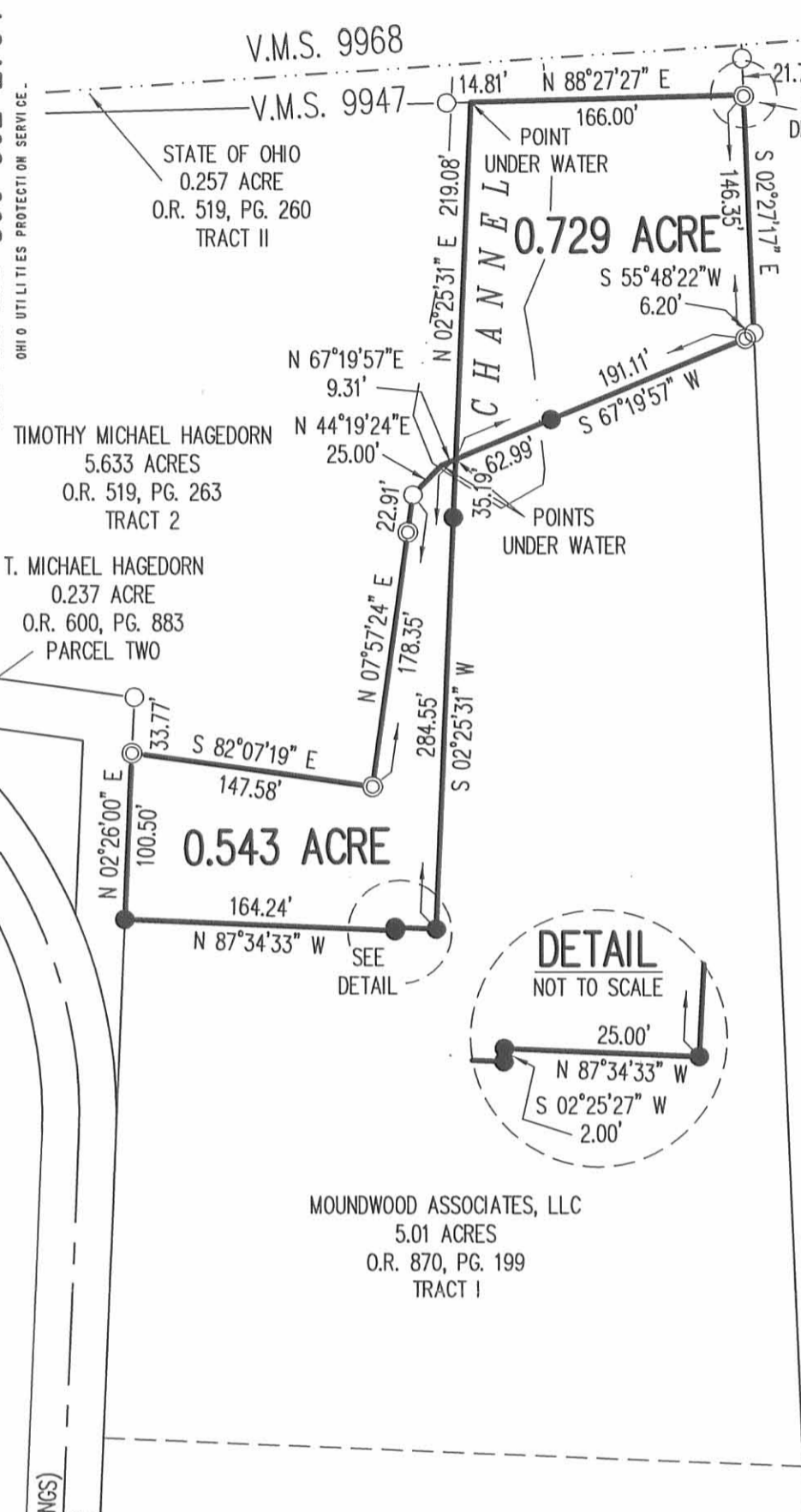
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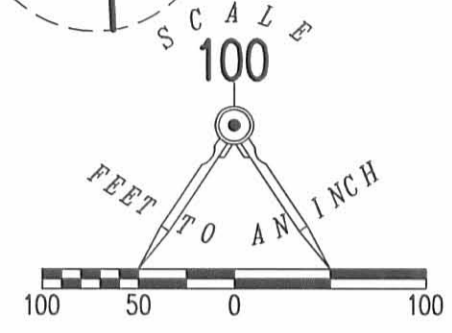
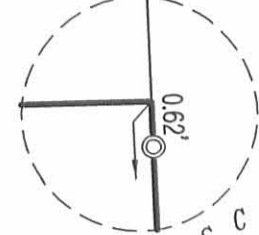
REV'D 2-4-11 SKM/RL



CALL TOLL FREE 800-362-2764  
OHIO UTILITIES PROTECTION SERVICE.



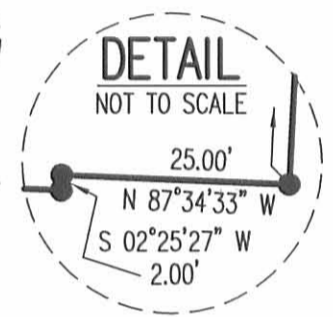
DETAIL  
NOT TO SCALE



LEGEND:

- ⊙ 1 INCH IRON PIPE FOUND
- ⊕ 3/4 INCH IRON PIPE FOUND
- ⊗ RAILROAD SPIKE FOUND
- ⊘ P.K. NAIL FOUND
- 5/8 INCH IRON ROD FOUND
- 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM 7437"

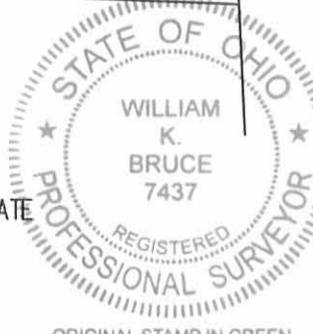
O'CONNOR FARMS, INC.  
67.80 ACRES  
VOL. 353, PG. 663  
TRACT X



**SURVEY OF 0.543 ACRE OUT OF THE  
MOUNDWOOD ASSOCIATES, LLC  
5.01 ACRE TRACT  
OFFICIAL RECORD 870, PAGE 199  
TRACT I  
AND SURVEY OF 0.729 ACRE OUT OF THE  
TIMOTHY MICHAEL HAGEDORN  
5.633 ACRE TRACT  
OFFICIAL RECORD 519, PAGE 263  
TRACT 2  
VIRGINIA MILITARY SURVEY 9947  
RICHLAND TOWNSHIP  
LOGAN COUNTY, OHIO**

SURVEYED BY:

*William K. Bruce*  
WILLIAM K. BRUCE  
PROFESSIONAL SURVEYOR 7437  
DECEMBER 28, 2010  
REVISED FEBRUARY 4, 2011



**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.

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(937) 593-7335  
KSS D1210 30921210 L-3092-3

INDEXED ON MAP  
9327 41'

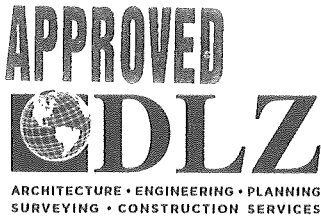
368

(45')

MOUNDWOOD ASSOCIATES, LLC  
5.005 ACRES  
O.R. 870, PG. 199  
TRACT II

366

2-4-2020



INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
UNMATCHED CLIENT SERVICE

**STATE OF OHIO  
0.966 ACRE**

Lying in Virginia Military Survey 9968, Washington and Richland Townships, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the State of Ohio Indian Lake Reservoir Lands and being more particularly described as follows:

**COMMENCING** at a 5/8 inch square iron bar found at the westerly corner common to said Virginia Military Surveys 9947 and 9968, being on the easterly line of Virginia Military Survey 9925-9946-10121 and being a northwesterly corner to the State of Ohio, Department of Natural Resources 1.183 acre tract as deeded and described in Official Record 519, Page 260, Tract I;

THENCE, with the line common to said Virginia Military Surveys 9947 and 9968 and the northerly line of said 1.183 acre tract, N 83°-01'-02" E, a distance of 536.63 feet to a 5/8 inch iron rod found (I.D. cap stamped "EDWARDS PS 4792 PS 7574"), corner common to said 1.183 acre tract, the State of Ohio, Department of Natural Resources 0.257 acre tract as deeded and described in Official Record 519, Page 260, Tract II and the River Run Harbor, LLC 4.904 acre tract as deeded and described in Official Record 1167, Page 180, Parcel II, at the **TRUE POINT OF BEGINNING**.

THENCE, with new division lines through said Reservoir Lands, the following three (3) courses:

- 1) **N 04°-38'-34" E**, a distance of **86.75 feet** to a point in the center of the south fork of the Miami River;
- 2) **N 87°-46'-56" E**, a distance of **804.69 feet** to a point in said center of the south fork of the Miami River; and
- 3) **S 05°-38'-00" E**, a distance of **18.13 feet** to a point on the common line to Virginia Military Surveys 9968 and 9947, being a corner common to the River Run Harbor, LLC 1.273 acre tract as deeded and described in Official Record 1021, Page 684 and said 0.257 acre tract, said point referenced by a 5/8 inch iron rod

INDEXED ON MAP  
9327





INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
UNMATCHED CLIENT SERVICE

found (I.D. cap stamped "EDWARDS PS 4792 PS 7574") bearing S 05°-38'-00" E, a distance of 29.62 feet;

THENCE, with the southerly line of said Virginia Military Survey 9968 and the northerly lines of said Virginia Military Survey 9947 and said 0.257 acre tract, **S 83°-01'-02" W**, a distance of **818.97 feet** to the **POINT OF BEGINNING**.

Containing **0.966 acre**, more or less, of which 0.029 acre is within Washington Township and 0.937 acre is within Richland Township.

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.

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 north line of Virginia Military Survey 9947, having a bearing of N 83°-01'-02" E. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on January 28, 2020.



Description prepared by:

  
Daniel A. Neer

Professional Surveyor No. 8533

January 28, 2020

2021-2005.00



2-4-2020

**APPROVED**

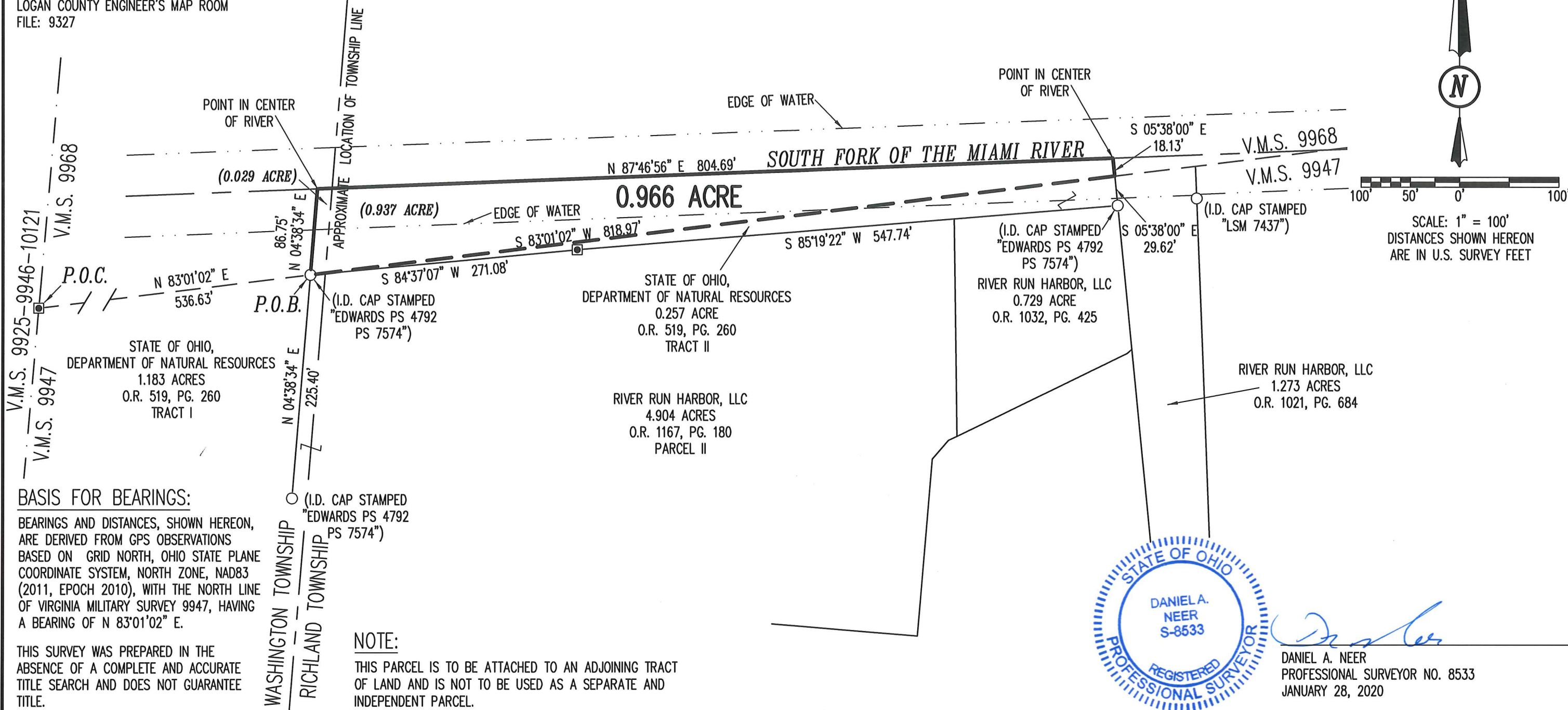
**DEED & SURVEY REFERENCES:**

REFERENCED DEEDS ARE SHOWN HEREON

LOGAN COUNTY ENGINEER'S MAP ROOM  
FILE: 9327

**OCCUPATION NOTE:**

NO EVIDENCE OF OCCUPATION ALONG  
BOUNDARY LINES UNLESS OTHERWISE SHOWN



**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 NORTH LINE  
OF VIRGINIA MILITARY SURVEY 9947, HAVING  
A BEARING OF N 83°01'02" E.

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.



*Daniel A. Neer*  
DANIEL A. NEER  
PROFESSIONAL SURVEYOR NO. 8533  
JANUARY 28, 2020

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(937) 593-7335 • www.dlz.com  
Project #2021-2005.00

**LEGEND**

■ 5/8 INCH SQUARE IRON BAR FOUND	V.M.S. = VIRGINIA MILITARY SURVEY
○ 5/8 INCH IRON ROD FOUND	(0.000 ACRE) = TOWNSHIP ACREAGE
P.O.C. = POINT OF COMMENCEMENT	
P.O.B. = POINT OF BEGINNING	

**SURVEY OF 0.966 ACRE**  
VIRGINIA MILITARY SURVEY 9968  
WASHINGTON AND  
RICHLAND TOWNSHIPS  
LOGAN COUNTY, OHIO

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
KSS			1/23/2020
DAN	REVISED TO EXTEND NE COR TO CENTER RIVER	1	1/28/2020

INDEXED ON MAP  
9327