

REC'D 9-25-06 SMM 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

1975-2005 - 30 YEARS OF EXCELLENCE

**REED
148.390 ACRES**

Lying in Virginia Military Surveys 14159 and 12181, McDonald Township, Hardin County and Richland Township, Logan County, Ohio.

Being all of the John E. Reed and Sheryl D. Reed 9.67 acre tract, 11.125 acre tract, 99.67 acre tract and 26.48 acre tract as deeded and described in Official Record 124, Page 265, Parcel 1, Tract No. 1 and Tract No. 2, Parcel 2 and Parcel 5 of the Hardin County Records of Deeds and Official Record 406, Page 528, Parcel 1, Tract No. 1 and Tract No. 2, Parcel 2 and Parcel 5 of the Logan County Records of Deeds and all of the 1.884 acre tract as deeded and described in Official Record 151, Page 50 of the Hardin County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike found on the intersection of center-lines of Township Road 210 and County Highway 65.

THENCE, with the center-line of County Highway 65 (50 feet wide), S 28°-57'-07"E, a distance of 1559.79 feet to a 1/2 inch iron rod found.

THENCE, with the north lines of the Evelyn E. McCalla 0.564 acre tract (O.R. 135, Pg. 40) and the remainder of the 2.966 acre tract (O. R. 19, Pg. 258), S 80°-41'-12"W, a distance of 235.84 feet to a 5/8 inch iron rod found, passing a 5/8 inch iron rod set at 26.54 feet.

THENCE, with the west lines of the remainder of the said 2.966 acre tract and the Carl W. Oder and Karen S. Oder 0.941 acre tract (O.R. 182, Pg. 141), S 9°-21'-31"E, a distance of 297.78 feet to a 5/8 inch iron rod found.

THENCE, with the lines of the said 0.941 acre tract, the following two courses:

N 80°-38'-30"E, a distance of 17.00 feet to a 5/8 inch iron rod found.

N 62°-52'-39"E, a distance of 307.15 feet to a PK nail found on the center-line of County Highway 65, passing a 5/8 inch iron rod set at 282.13 feet.

THENCE, with the center-line of County Highway 65, S 29°-13'-31"E, a distance of 544.71 feet to a railroad spike set.

THENCE, with the lines of the Paul L. Cox 5.00 acre tract (O.R. 148, Pg. 382 (Hardin County) and O.R. 426, Pg. 53 (Logan County), the following three courses:

S 79°-59'-09"W, a distance of 396.56 feet to a 3/4 inch iron pipe found, passing a 5/8 inch iron rod set at 26.47 feet.

S 11°-05'-31"E, passing into Logan County, a distance of 430.00 feet to a 5/8 inch iron rod set.

N 80°-00'-00"E, distance of 538.32 feet to a MAG nail set, passing a 5/8 inch iron rod set at 511.84 feet.

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1975-2005 - 30 YEARS OF EXCELLENCE

THENCE, with the center-line of County Highway 104, S 29°-13'-31"E, a distance of 43.13 feet to a stone found inside a monument box on the south line of Virginia Military Survey 12181.

THENCE, with the south line of Virginia Military Survey 12181 and Virginia Military Survey 14159 and the north lines of the David J. Willeke 103.94 acre tract (O.R. 660, Pg. 827) and the Darke-Hardin LLC 227.184 acre tract (O.R. 819, Pg. 416, Tract No. One), S 80°-00'-00"W, a distance of 3025.79 feet to a stone found at the southwest corner of Virginia Military Survey 14159, passing a 5/8 inch iron rod set at 26.48 feet.

THENCE, with the west line of Virginia Military Survey 14159 and the east lines of the Lester L. Snyder and Judith Snyder 23.68 acre tract (Vol. 396, Pg. 529, Pt. Tract I), 47.31 acre tract (Vol. 396, Pg. 529, pt. Tract I (Logan County) and Vol. 89, Pg. 344, Pt. Tract I (Hardin County) and the 0.75 acre tract (Vol. 89, Pg. 344, Pt. Tract I), N 8°-59'-39"W, a distance of 2633.28 feet to a railroad spike found on the center-line of Township Road 210, passing 5/8 inch iron rods set at 1300.53 feet and 2613.27 feet.

THENCE, with the center-line of Township Road 210 (40 feet wide), N 79°-06'-21"E, a distance of 2058.33 feet to the point of beginning.

Containing 148.390 acres, of which 2.146 acres are within the highway rights-of-way. There are 33.572 acres in Richland Township, Logan County and 114.818 acres in McDonald Township, Hardin County. There are 2.069 acres in Virginia Military Survey 12181 in Logan County. There are 10.687 acres in Virginia Military Survey 12181 in Hardin County. There are 31.503 acres in Virginia Military Survey 14159 in Logan County. There are 104.131 acres in Virginia Military Survey 14159 in Hardin County.

The basis for bearings is the south line of Virginia Military Survey 14159, being S 80°-00'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on July 27, 2006.



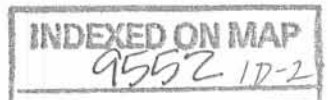
ORIGINAL STAMP IN GREEN

Description prepared by:

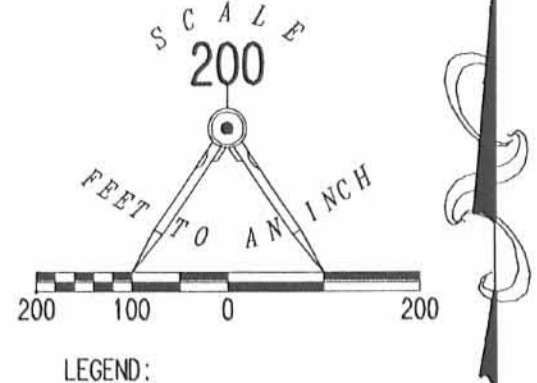
A handwritten signature in black ink, appearing to read 'Jeffrey I. Lee'.

Jeffrey I. Lee
Professional Surveyor 6359
August 1, 2006
Revised August 16, 2006

4273076



REV'D 9-25-06 SM OK



ADJOINERS:

- ① EVELYN E. McCALLA
ORIGINAL 2.966 ACRES
O.R. 19, PG. 258
- ② EVELYN E. McCALLA
0.564 ACRE
O.R. 135, PG. 40
- ③ CARL W. ODER
AND KAREN S. ODER
0.941 ACRE
O.R. 182, PG. 141

- LEGEND:
- ☒ STONE FOUND IN MONUMENT BOX
 - ⊕ RAILROAD SPIKE SET
 - ⊗ RAILROAD SPIKE FOUND
 - ⊙ PK NAIL FOUND
 - 1/2 INCH IRON ROD FOUND
 - 5/8 INCH IRON ROD FOUND
 - 5/8 INCH IRON ROD SET
 - ⊙ 3/4 INCH IRON PIPE FOUND
 - ⊕ STONE FOUND
 - MAG NAIL SET

RETRACEMENT SURVEY OF THE
 JOHN E. REED AND
 SHERYL D. REED
 9.67 ACRE TRACT, 11.125 ACRE TRACT,
 99.67 ACRE TRACT, 26.48 ACRE TRACT
 PARCEL 1, TRACT NO. 1 AND TRACT NO. 2,
 PARCEL 2 AND PARCEL 5
 OFFICIAL RECORD 124, PAGE 265
 VIRGINIA MILITARY SURVEYS 14159 AND 12181
 MCDONALD TOWNSHIP, HARDIN COUNTY
 OFFICIAL RECORD 406, PAGE 528
 VIRGINIA MILITARY SURVEYS 14159 AND 12181
 RICHLAND TOWNSHIP, LOGAN COUNTY
 AND 1.884 ACRE TRACT
 OFFICIAL RECORD 151, PG. 50
 VIRGINIA MILITARY SURVEYS 14159 AND 12181
 MCDONALD TOWNSHIP, HARDIN COUNTY
 STATE OF OHIO



148.390 ACRES
 OF WHICH 2.146 ACRES ARE WITHIN
 THE HIGHWAY RIGHTS-OF-WAY
 JOHN E. REED AND
 SHERYL D. REED
 O.R. 124, PG 265 (HARDIN)
 O.R. 406, PG. 528 (LOGAN)

MCDONALD TOWNSHIP, HARDIN COUNTY
 RICHLAND TOWNSHIP, LOGAN COUNTY



SURVEYED BY:
 JEFFREY I. LEE
 PROFESSIONAL SURVEYOR 6359
 JULY 27, 2006
 REVISED SEPTEMBER 25, 2006

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 117 North Modriver Street
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 OHIO UTILITIES PROTECTION SERVICE

INDEXED ON MAP
 9552 1P

ORIGINAL STAMP IN GREEN
 KSR/ADW D0706 4273076R L-4273-2

7-19-10

Lee Surveying and Mapping Co.

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REED 2.708 ACRES

Lying in Virginia Military Survey 12181, McDonald Township, Hardin County and Richland Township, Logan County, Ohio (all records referenced herein refer to the Hardin County (H) Records of Deeds and the Logan County (L) Records of Deeds).

Being out of the John E. Reed 5.00 acre tract as deeded and described in Official Record 512, Page 2193 (H) and Official Record 1097, Page 951 (L) and being more particularly described as follows:

COMMENCING at a stone found in a monument box at the intersection of the south line of Virginia Military Survey 12181, the north line of Virginia Military Survey 9989 and the center-line of County Highway 104 (L) (50 feet wide);

THENCE, with said center-line of County Highway 104, N 25°-41'-51" W, a distance of 43.07 feet to a MAG nail found at the southeast corner of said 5.00 acre tract and a southeasterly corner of the JR Lewistown LLC, 148.390 acre tract as deeded and described in Official Record 512, Page 123, Tract I (H) and Official Record 1092, Page 802, Tract I (L);

THENCE, with a common line to said 5.00 acre and 148.390 acre tracts, S 83°-31'-38" W, passing a 5/8 inch iron rod found at a distance of 26.56 feet, a total distance of 223.92 feet to a 5/8 inch iron rod set at the **TRUE POINT OF BEGINNING**;

THENCE, continuing with common lines to said 5.00 acre and 148.390 acre tracts, the following three courses:

- 1) S 83°-31'-38" W, a distance of 314.40 feet to a 5/8 inch iron rod found;
- 2) N 07°-33'-53" W, a distance of 430.00 feet to a 3/4 inch iron pipe found; and
- 3) N 83°-30'-47" E, a distance of 236.97 feet to a 5/8 inch iron rod set;

THENCE, with new division lines through said 5.00 acre tract, the following two (2) courses:

INDEXED ON MAP
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- 1) S 16°-59'-41" E, a distance of 207.45 feet to a 5/8 inch iron rod set:
and
- 2) S 18°-23'-55" E, a distance of 231.00 feet to the **POINT OF BEGINNING**.

Containing 2.708 acres, more or less, of which 0.936 acre is within Hardin County and 1.772 acres are within Logan County.

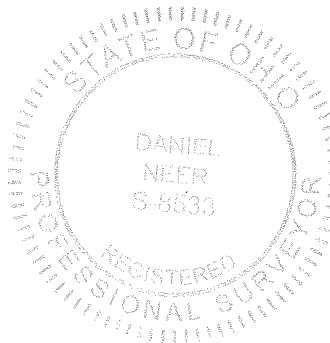
Iron rods set, where indicated, are 30 inches in length, 5/8 inch in diameter with an orange plastic I.D. cap stamped "P.S. 8533".

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 Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011). 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 July 16, 2018.

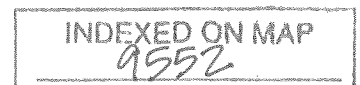
Description prepared by:



A handwritten signature in black ink, appearing to read "D. Neer".

Daniel A. Neer
Professional Surveyor No. 8533
July 17, 2018

42730618



7-19-10

Lee Surveying and Mapping Co.

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JR LEWISTOWN LLC 0.212 ACRE

Lying in Virginia Military Survey 12181, Richland Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the JR Lewistown LLC 148.390 acre tract as deeded and described in Official Record 1092, Page 802, Tract I and being more particularly described as follows:

BEGINNING at a stone found in a monument box at the intersection of the south line of Virginia Military Survey 12181, the north line of Virginia Military Survey 9989 and the center-line of County Highway 104 (50 feet wide), said stone being a southeasterly corner of said 148.390 acre tract and the northeast corner of the David J. Willeke and Tami Willeke 103.94 acre tract as deeded and described in Official Record 1201, Page 432;

THENCE, with the common line to said Virginia Military Surveys 12181 and 9989 and said 148.390 acre and 103.94 acre tracts, S 83°-31'-34" W, passing a 5/8 inch iron rod found at a distance of 30.83 feet, a total distance of 229.52 feet to a 5/8 inch iron rod set;

THENCE, with a new division line through said 148.390 acre tract, N 18°-23'-55' W, a distance of 41.57 feet to a 5/8 inch iron rod set on the south line of the John E. Reed 5.00 acre tract as deeded and described in Official Record 1097, Page 951;

THENCE, with a line common to said 148.390 acre and 5.00 acre tract, N 83°-31'-38" E, passing a 5/8 inch iron rod found at a distance of 197.36 feet, a total distance of 223.92 feet to a MAG nail found on the center-line of said County Highway 104;

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THENCE, with the center-line of said County Highway 104,
S 25°-41'-51" E, a distance of 43.07 feet to the **POINT OF BEGINNING**.

Containing 0.212 acre, more or less, of which 0.025 acre is within
the highway right-of-way.

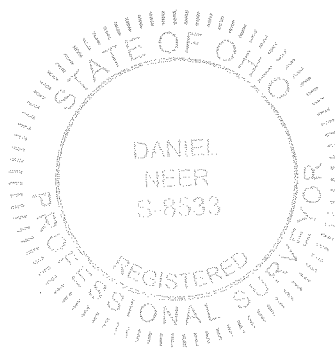
Iron rods set, where indicated, are 30 inches in length, 5/8 inch in
diameter with an orange plastic I.D. cap stamped "P.S. 8533".


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 Grid North, Ohio State Plane
Coordinate System, North Zone, NAD83 (2011). 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 July 16,
2018.

Description prepared by:




Daniel A. Neer
Professional Surveyor No. 8533
July 17, 2018

42730618



7-19-18

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117 N. Madriver St.
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REED 1.906 ACRES

Lying in Virginia Military Survey 12181, McDonald Township, Hardin County and Richland Township, Logan County, Ohio (all records referenced herein refer to the Hardin County (H) Records of Deeds and the Logan County (L) Records of Deeds).

Being out of the John E. Reed 5.00 acre tract as deeded and described in Official Record 512, Page 2193 (H) and Official Record 1097, Page 951 (L) and being more particularly described as follows:

COMMENCING at a stone found in a monument box at the intersection of the south line of Virginia Military Survey 12181, the north line of Virginia Military Survey 9989 and the center-line of County Highway 104 (L) (50 feet wide);

THENCE, with said center-line of County Highway 104, N 25°-41'-51" W, a distance of 43.07 feet to a MAG nail found at the **TRUE POINT OF BEGINNING**, said MAG nail found being the southeast corner of said 5.00 acre tract and a southeasterly corner of the JR Lewistown LLC, 148.390 acre tract as deeded and described in Official Record 512, Page 123, Tract I (H) and Official Record 1092, Page 802, Tract I (L);

THENCE, with a common line to said 5.00 acre and 148.390 acre tracts, S 83°-31'-38" W, passing a 5/8 inch iron rod found at a distance of 26.56 feet, a total distance of 223.92 feet to a 5/8 inch iron rod set;

THENCE, with new division lines through said 5.00 acre tract, the following two courses:

- 1) N 18°-23'-55" W, a distance of 231.00 feet to a 5/8 inch iron rod set; and
- 2) N 16°-59'-41" W, a distance of 207.45 feet to a 5/8 inch iron rod set on a southeasterly line of said 148.390 acre tract;

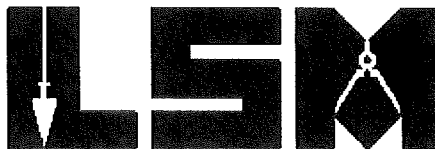
THENCE, with a common line to said 5.00 acre and 148.390 acre tracts, N 83°-30'-48" E, passing a 5/8 inch iron rod found at a distance of 132.95 feet, a total distance of 159.59 feet to a railroad spike found on the center-line of County Highway 65 (H);

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THENCE, with the center-line of said County Highway 65 (H) and County Highway 104 (L), S 25°-41'-51" E, a distance of 455.42 feet to the **POINT OF BEGINNING**.

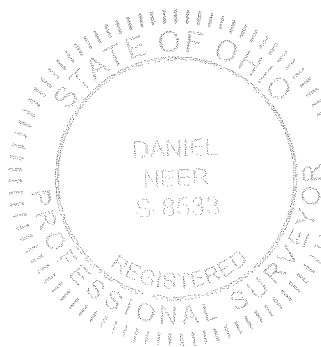
Containing 1.906 acres, more or less, of which 0.122 acre is within County Highway 104 right-of-way, 0.857 acre is within Hardin County and 1.049 acres are within Logan County.

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

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

The basis for bearings, described herein, is Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011). 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 July 16, 2018.

Description prepared by:



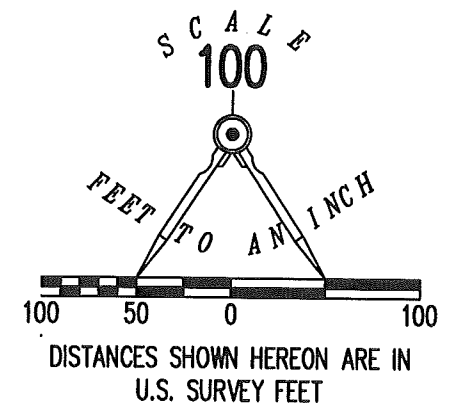
D. Neer
Daniel A. Neer
Professional Surveyor No. 8533
July 17, 2018

42730618

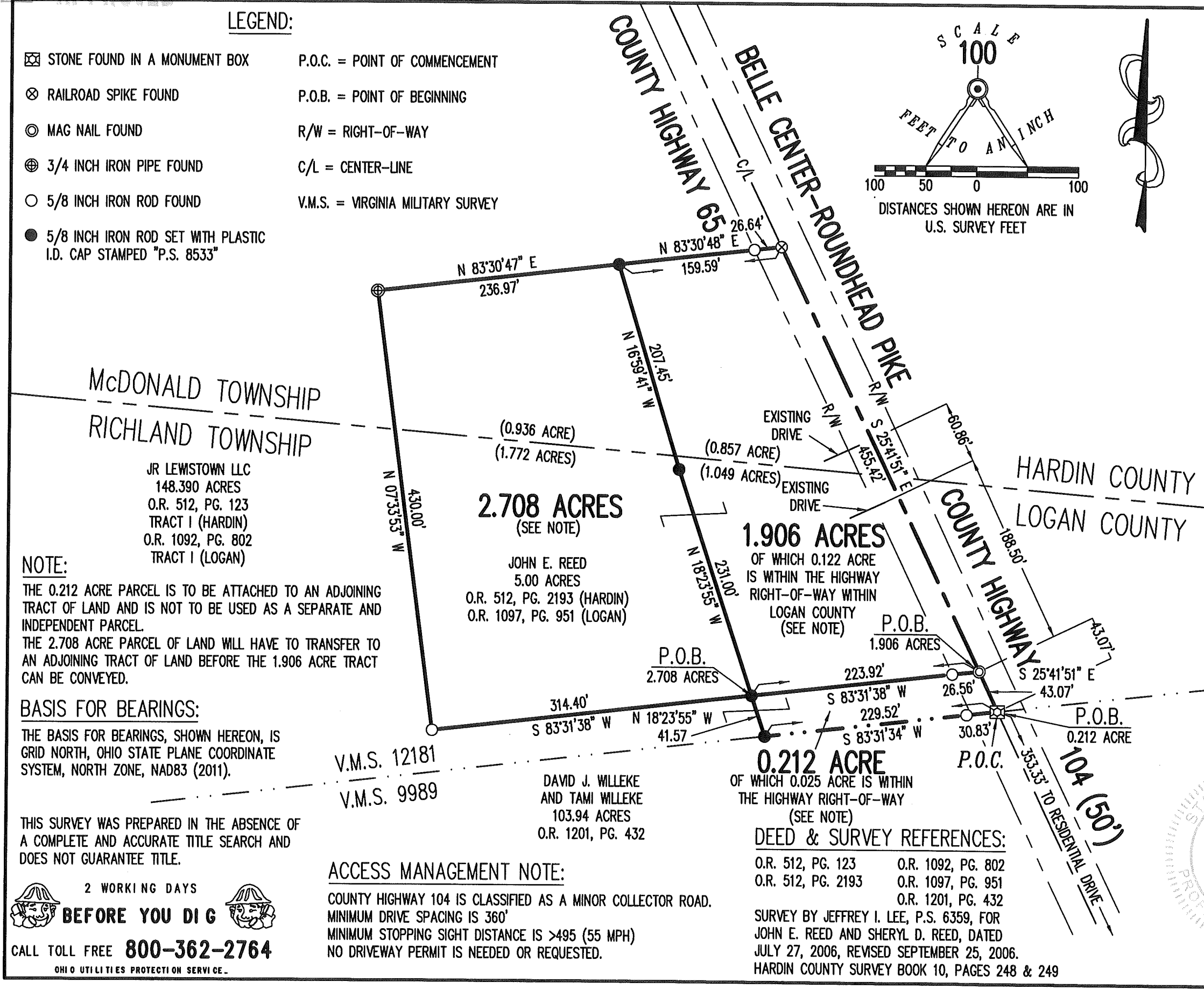


LEGEND:

- STONE FOUND IN A MONUMENT BOX
- RAILROAD SPIKE FOUND
- MAG NAIL FOUND
- 3/4 INCH IRON PIPE FOUND
- 5/8 INCH IRON ROD FOUND
- 5/8 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



SURVEY OF TWO TRACTS OUT OF THE JOHN E. REED 5.00 ACRE TRACT
 OFFICIAL RECORD 512, PAGE 2193
 VIRGINIA MILITARY SURVEY 12181
 McDONALD TOWNSHIP, HARDIN COUNTY
OFFICIAL RECORD 1097, PAGE 951
 VIRGINIA MILITARY SURVEY 12181
 RICHLAND TOWNSHIP, LOGAN COUNTY
AND 0.212 ACRE OUT OF THE JR LEWISTOWN LLC 148.39 ACRE TRACT
 OFFICIAL RECORD 512, PAGE 123
 VIRGINIA MILITARY SURVEY 12181
 McDONALD TOWNSHIP, HARDIN COUNTY
OFFICIAL RECORD 1092, PAGE 802
 VIRGINIA MILITARY SURVEY 12181
 RICHLAND TOWNSHIP, LOGAN COUNTY
 STATE OF OHIO



NOTE:
 THE 0.212 ACRE PARCEL IS TO BE ATTACHED TO AN ADJOINING TRACT OF LAND AND IS NOT TO BE USED AS A SEPARATE AND INDEPENDENT PARCEL.
 THE 2.708 ACRE PARCEL OF LAND WILL HAVE TO TRANSFER TO AN ADJOINING TRACT OF LAND BEFORE THE 1.906 ACRE TRACT CAN BE CONVEYED.

BASIS FOR BEARINGS:

THE BASIS FOR BEARINGS, SHOWN HEREON, IS GRID NORTH, OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011).

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

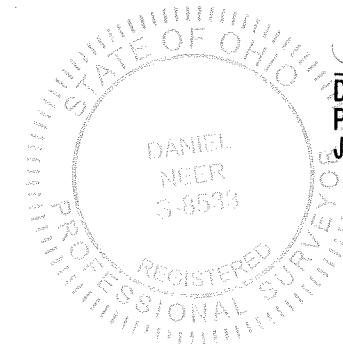
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ACCESS MANAGEMENT NOTE:
 COUNTY HIGHWAY 104 IS CLASSIFIED AS A MINOR COLLECTOR ROAD.
 MINIMUM DRIVE SPACING IS 360'
 MINIMUM STOPPING SIGHT DISTANCE IS >495 (55 MPH)
 NO DRIVEWAY PERMIT IS NEEDED OR REQUESTED.

DEED & SURVEY REFERENCES:
 O.R. 512, PG. 123 O.R. 1092, PG. 802
 O.R. 512, PG. 2193 O.R. 1097, PG. 951
 O.R. 1201, PG. 432
 SURVEY BY JEFFREY I. LEE, P.S. 6359, FOR JOHN E. REED AND SHERYL D. REED, DATED JULY 27, 2006, REVISED SEPTEMBER 25, 2006.
 HARDIN COUNTY SURVEY BOOK 10, PAGES 248 & 249

SURVEYED BY:

 DANIEL A. NEER
 PROFESSIONAL SURVEYOR NO. 8533
 JULY 16, 2018



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