

REC'D 3-23-06 SMJ OK

LESLIE H. GEESLIN

REGISTERED SURVEYOR 5248

P. O. BOX 274

RUSHSVLVANIA, OHIO 43347

TELEPHONE: (513) 468-7265

KIPKER SURVEY

March 14, 2006

The following described real estate situated in the State of Ohio, County of Logan, Township of Washington, being part of Section 35, T. 6 S., R. 8 E. in the Village of Russells Point and more particularly described as follows:

Commencing at a 5/8 inch iron bar set in the west line of Sunnyside Drive at the southeast corner of Denise Kipker etal's 22.78 acre tract (Parcel 3) as described in O. R. Vol. 790 Page 469.

Thence with the west side of said Sunnyside Drive N. 0° 59' 00" E. 328.13 feet to a 5/8 inch iron bar set for the place of beginning of this description.

Thence N. 87° 49' 56 W. 265.20 feet to a 5/8 inch iron bar set.

Thence N. 3° 09' 20" E. 189.05 feet to a 5/8 inch iron bar set.

Thence S. 88° 30' 36" E. 229.47 feet to a 5/8 inch iron bar set in the west side of said Sunnyside Drive.

Thence with said Sunnyside Drive on a 3729.83 foot radius curve to the right, having a Delta angle of 0° 40' 33" , a tangent distance of 21.95 feet and a length of curve of 43.99 feet, the chord of which measures S. 39° 25' 34" E. 43.99 feet to a 5/8 inch iron bar set.

Thence with said Sunnyside Drive S. 0° 59' 00" W. 158.87 feet to the place of beginning.

Containing 1.133 acres more or less.

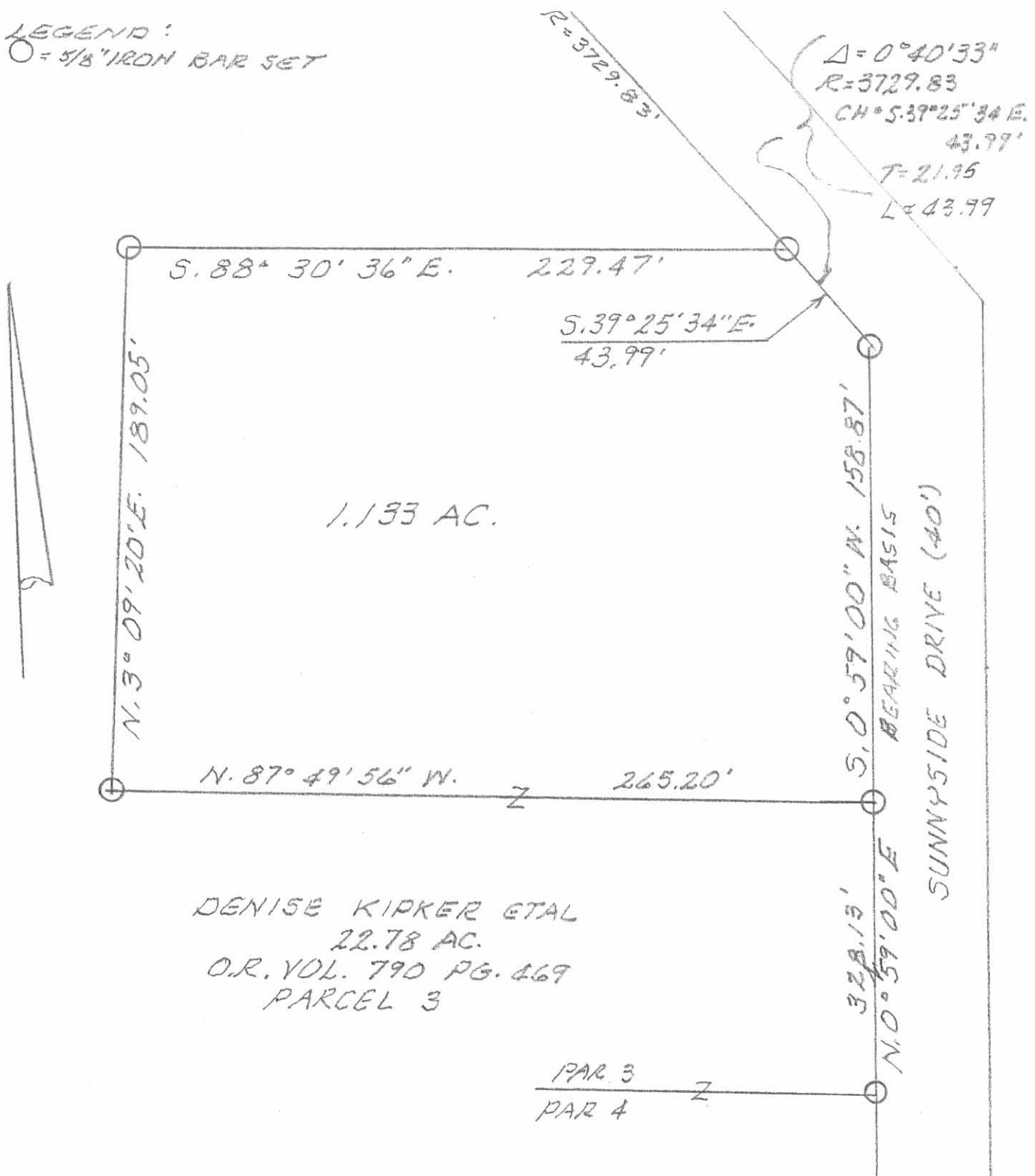
The above described 1.133 acre tract being on the east side of Denise Kipker etal's 22.78 acre tract (Parcel 3) as described in O. R. Vol. 790 Page 469.

Bearings are based on an assumed bearing (S. 0° 59' 00" W.) for the west side of Sunnyside Drive in this field survey by Leslie H. Geeslin, Reg. Surveyor No. 5248 on March 14, 2006.



Leslie H. Geeslin

LEGEND:
 ○ = 5/8" IRON BAR SET



DENISE KIPKER ETAL
 22.78 AC.
 O.R. VOL. 790 PG. 469
 PARCEL 3

PAR 3
 PAR 4

SURVEY OF 1.133 AC. TRACT IN
 SECTION 35 T. 6 S. R. 8 E, VILLAGE
 OF RUSSELLS POINT, WASHINGTON
 TWP., LOGAN COUNTY, OHIO FOR
 DENISE KIPKER.

MARCH 14, 2006
 SCALE: 1" = 50'



Leslie H. Geeslin
 LESLIE H. GEESLIN
 RUSHSVLVANIA, OHIO
 OH 937-463-7265



INDEXED ON MAP
 4665 JP

Received 10-14-91 OK 10-15-91

LESLIE H. GEESLIN
REGISTERED SURVEYOR NO 5248
P O. BOX 274
RUSHSVLVANIA. OHIO 43347



TELEPHONE: (513) 468-2793

BEATLEY SURVEY
October 10, 1991

The following described real estate situated in the State of Ohio, County of Logan, Township of Washington, being part of the northeast quarter of the southeast quarter of Section 35, Town 6 South, Range 8 East, in the Village of Russells Point and more particularly described as follows:

Beginning at a 5/8 inch iron bar set in the north line of Glenn Schoffner's 0.69 acre tract as described in D. B. Vol. 352 Page 92 that is N. 84° 26' 00" W. 30.00 feet from a monument found at the corner of said northeast 1/4 section and the northeast corner of said Schoffner's tract.

Thence with the south line of said northeast 1/4 section, the north line of said Schoffner's tract and the north line of The Village of Russells Point's 30.84 acre tract as described in D. B. Vol. 313 Page 855 N. 84° 26' 00" W. 465.43 feet to a 5/8 inch iron bar set.

Thence N. 0° 30' 01" E. 104.93 feet to a 5/8 inch iron bar set.

Thence N. 50° 09' 00" E. 232.54 feet to a 5/8 inch iron bar set.

Thence S. 88° 21' 39" E. 189.17 feet to a 5/8 inch iron bar set in a west line of Sunnyside Drive.

Thence with said west line S. 0° 58' 57" W. 194.13 feet to a 5/8 inch iron bar set.

Thence with the south line of said Sunnyside Dr. S. 84° 30' 00" E. 100.00 feet to a 5/8 inch iron bar set.

Thence with a west line of said Sunnyside Dr. S. 0° 58' 00" W. 90.00 feet to the place of beginning.

Containing 2.169 acres more or less.

The above described 2.169 acre tract being in the southeast corner of Dexter Beatley's 10.80 acre tract as described in D. B. Vol. 326 Page 869.

Bearings are based on the south line of Dexter Beatley's 10.80 acre tract as described in D. B. Vol. 326 Page 869 in this field survey.

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LESLIE H. GEESLIN
REGISTERED SURVEYOR NO 5248
P. O. BOX 274
RUSHSVLVANIA, OHIO 43347

TELEPHONE: (513) 468-2793

DESCRIPTION OF 10 FOOT EASEMENT

October 10, 1991

The following described centerline of a 10 foot easement situated in the State of Ohio, County of Logan, Township of Washington, being in the northeast quarter of the southeast quarter of Section 35, Town 6 South, Range 8 East, partially in the Village of Russells Point and more particularly described as follows:

Beginning at a point in the west line of a 2.169 acre tract as surveyed by Leslie H. Geeslin, Reg. Surveyor 5248 that is N. 0° 30' 01" E. 23.20 feet from a 5/8 inch iron bar set at the southwest corner of said 2.169 acre tract.

Thence N. 85° 14' 07" W. 785.03 feet and there terminate.

The above described 10 foot easement being on Dexter Beatley's 10.80 acre tract as described in D. B. Vol. 326 Page 869.

The bearing is based on the south line of said 10.80 acre tract in this field survey.



Leslie H. Geeslin

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DEXTER BEATLEY
 10.80 AC.
 D.B. VOL. 326 PG. 869

5.88°21'39"E. 189.17'

232.54'

N. 50°09'00"E.

194.13'

S. 0°58'57"W.

SUNNYSIDE DRIVE

2.169 AC.

S. 84°30'00"E.

100.00'

1/4 SEC. 35

90.00'

S. 0°58'00"W.

30.00'

N. 84°26'00"W.

465.43'

THE VILLAGE OF RUSSELLS POINT
 1319.75'
 30.84 AC.
 D.B. VOL. 313 PAGE 855

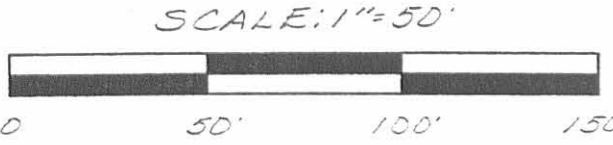
GLENN W. SCHOFFNER
 1/4 SEC. LINE
 0.69 AC.
 D.B. VOL. 352 PAGE 92

SURVEY OF A 2.169 ACRE TRACT AND
 A 10 FOOT WIDE EASEMENT IN
 SECTION 35, TOWN 6 S., RANGE 8 E.,
 THE VILLAGE OF RUSSELLS POINT,
 WASHINGTON TOWNSHIP, LOGAN
 COUNTY, OHIO FOR DEXTER BEATLEY
 OCTOBER 10, 1991

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 4665 3P



Leslie H. Geeslin
 LESLIE H. GEESLIN
 RUSHSVLVANIA, OH
 (513) 468-2793



- LEGEND:
- = 3/8 INCH IRON BAR SET
 - △ = BROKEN CONC. POST FOUND
 - ◻ = STATE PROPERTY LINE MON. FOUND

10' EASEMENT
 N. 85°14'07"W. 785.03'

81.73'
 N. 0°30'01"E.
 104.93'

73.20'



COON DESCRIPTION
SEC. 35 T-6 S. R-8 E.
RUSSELLS POINT

January 12, 1970

The following described real estate situated in the Village of Russells Point, Washington Township, Logan County, Ohio and being part of the northeast 1/4 of the southeast 1/4 of Section 35, Town 6 South, Range 8 East of the First Principal Meridian and being more particularly described as follows:

Commencing at a State Line Monument at the southeast corner of said northeast 1/4 Section; thence with the south line of said northeast 1/4 Section N. 84°26' W. 30.0 feet to an iron bar in the west line of Sunnyside Drive, thence with the west line of said Drive N. 0°58' E. 90.0 feet to an iron bar; thence with the south line of said Drive N. 84°30' W. 100.0 feet to an iron bar; thence with the west line of said Drive N. 0°57' E. 300.0 feet to an iron bar; said iron bar being the beginning point of this description; thence continuing with said drive N. 0°57' E. 487.0 feet to an iron bar; thence continuing with said drive, being a curve to the left, parallel to and 90.0 feet south of the centerline of the T. & O. C. Railroad, having a radius of 3729.83 feet, a chord bearing N. 44°36' E. 712.2 feet to an iron bar in the center of State Route No. 720 and in the north line of the Southeast 1/4 of said Section 35, T-6 S., R-8 E.; thence with said centerline and 1/4 Section line N. 83°56' W. 668.5 feet to an iron pin at the northwest corner of the northeast 1/4 of the southeast 1/4 of said Section 35; thence with the west line of said northeast 1/4, S. 1°28' W. 949.9 feet to an iron bar; thence N. 84°26' W. 1186.7 feet to the place of beginning.

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Coon Description

-2-

23.03

5.18

Containing 22.78 acres more or less of which 4.93 acres are in the Village of Russells Point and 17.85 are in Washington Township.

Excepting from the above described tract 0.04 of an acre in the Village of Russells Point conveyed to the Board of Logan County Commissioners and recorded in Deed Volume 240, page 484, of the deed records of Logan County.

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COON SURVEY
Sec.35 T-6s. R-8e.
RUSSELLS POINT
December 7, 1968

The following described real estate situated in the Village of Russells Point, Washington Township, Logan County, Ohio and being part of the northeast 1/4 of the southeast 1/4 of Section 35, Town 6 south, Range 8 east of the First Principal Meridian and being more particularly described as follows:

Commencing at a State Line Monument at the southeast corner of said northeast 1/4 Section; thence with the south line of said northeast 1/4 Section N.84° 26'W. 30.0 feet to an iron bar in the west line of Sunnyside Drive, said iron bar being the beginning point of this description; thence with the west line of said Drive N.0° 58'E. 90.0 feet to an iron bar; thence with the south line of said Drive N.84° 30'W. 100.0 feet to an iron bar; thence with the west line of said Drive N.0° 57'E. 787.0 feet to an iron bar; thence continuing with said Drive, being a curve to the left parallel to and 90.0 feet south of the centerline of the T. & O.C. Railroad, having a radius of 3729.83 feet, a chord bearing N.44° 36'E. 712.2 feet to an iron bar in the center of State Route No.720 and in the north line of the southeast 1/4 of said Section 35, T-6s., R-8e.; thence with said centerline and 1/4 section line N.83° 56'W. 668.5 feet to an iron pin at the northwest corner of the northeast 1/4 of the southeast 1/4 of said Section 35;

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thence with the west line of said northeast 1/4, S.1° 28'W. 1339.2 feet to an concrete post at the southwest corner of said northeast 1/4; thence with the south line of said northeast 1/4, S.84° 26'E. 1290.2 feet to the place of beginning.

Containing 33.87 acres more or less of which 11.12 acres are in the Village of Russells Point and 22.75 acres are in Washington Township.

Excepting from the above 33.87 acre tract, 0.04 of an acre in the Village of Russells Point conveyed to the Board of Logan County Commissioners and recorded in Deed Volume 240, page 484, of the deed records of Logan County.

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COON SURVEY
Sec.35 T-6s. R-8e.
RUSSELLS POINT
December 7, 1968

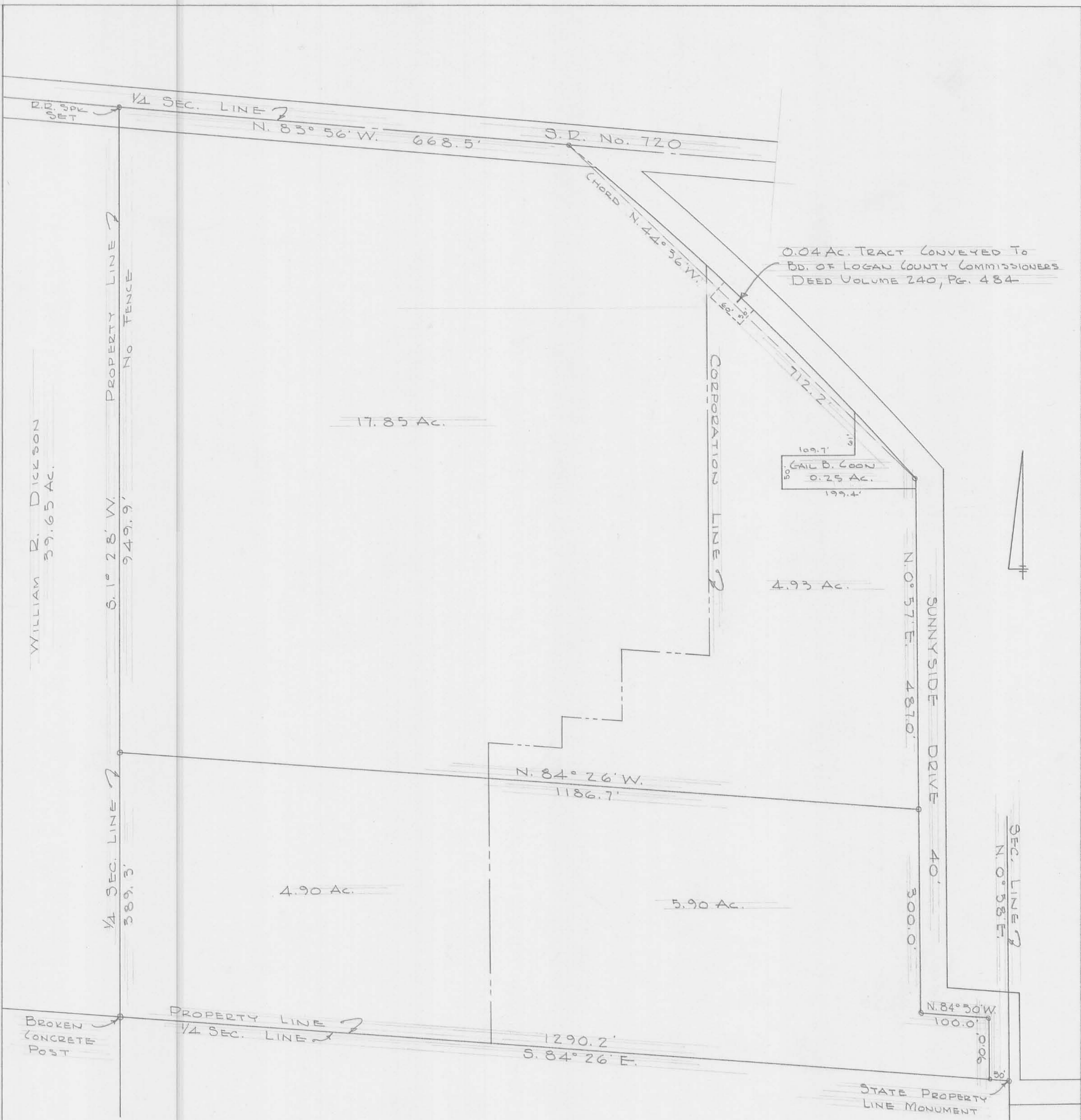
Survey of Russell's Point

The following described real estate situated in the Village of Russells Point, Washington Township, Logan County, Ohio and being part of the northeast 1/4 of the southeast 1/4 of Section 35, Town 6 south, Range 8 east of the First Principal Meridian and being more particularly described as follows:

Commencing at a State Line monument at the southeast corner of said northeast 1/4; thence with the south line of said northeast 1/4 N.84° 26'W. 30.0 feet to an iron bar, said iron bar being the beginning point of this description; thence continuing with said south line N.84° 26'W. 1290.2 feet to a concrete post at the southwest corner of said northeast 1/4; thence with the west line of north east 1/4 N.1° 28'E. 389.3 feet to an iron bar; thence S.84° 26'E. 1186.7 feet to an iron bar in the west line of Sunnyside Drive; thence with said west line S.0° 57'W. 300.0 feet to an iron bar; thence with the south line of said drive S.84° 30'E. 100.0 feet to an iron bar; thence with the west line of said drive S.0° 58'W. 90.0 feet to the place of beginning.

Containing 10.80 acres more or less of which 5.90 acres are in the Village of Russells Point and 4.90 acres are in Washington Township.

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46654D3



COON SURVEY
 SEC. 35 T-6S. R-8E.
 RUSSELLS POINT
 WASHINGTON TOWNSHIP
 LOGAN COUNTY, OHIO
 DEC. 7, 1968
 SCALE 1"=100'
 0 = 5/8" φ BAR SET

DAN L. DODSON
 REG. SURVEYOR 4270
 BELLEFONTAINE, OHIO

6-28-2021



APPROVED

Exhibit "A"

Description of an Agricultural Conservation Easement / Wetlands Reserve Easement
ACEP-WRE # 545E341901QKX
Containing 29.000 Acres

Situated in the Village of Russells Point and in the Township of Washington, County of Logan and State of Ohio:

Being a part of the Southeast Quarter of Section 35, Township 6-S of Range 8-E of the First Principal Meridian and being part of a 21.607 acre tract and a 8.631 acre tract as conveyed to Andrew D. and Adam M. Kipker by Deed as recorded in Official Record Volume 832, Pages 322 – 333 – Tracts I & II of the Logan County Deed Records and being more particularly described as follows:

Beginning at a State Monument (Stone Found) on the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 35;

Thence N 85° 28' 55" W along the south line of the Northeast Quarter of the Southeast Quarter of Section 35, a distance of 495.48 feet to a Geeslin 5/8" iron bar found;

Thence N 0° 32' 50" W along the west line of a 2.169 acre tract now or formerly owned by Jerald L. Spiller (OR 747/799), a distance of 28.21 feet to a 5/8" iron bar set, said point being the **TRUE PLACE OF BEGINNING**;

- 1) Thence N 86° 17' 00" W along the north line of a 10-foot storm drainage easement (OR 790/469), a distance of 791.14 feet to a 5/8" iron bar set;
- 2) Thence N 0° 10' 00" E along the top of bank of a drainage ditch, a distance of 1305.56 feet to a 5/8" iron bar set;
- 3) Thence S 84° 41' 30" E along the south right of way line of State Route 720, a distance of 673.94 feet to a 5/8" iron bar set;
- 4) Thence along the northeast line of said Kipker lands, which is the southwest right of way line of Sunnyside Drive on a curve to the right (Δ 4° 03' 00", R 3729.83', Ch. S 48° 21' 10" E, 263.56'), an arc distance of 263.62 feet to a 5/8" iron bar set;
- 5) Thence S 42° 32' 15" W along northwest line of a 0.04 acre tract now or formerly owned by The Board of County Commissioners of Logan County, Ohio (Deed Vol. 240/484), a distance of 40.38 feet (passing over a 3/4" iron bar found at a distance of 10.38 feet) to a 5/8" iron bar set;
- 6) Thence S 47° 27' 45" E along the southwest line of said Logan County Commissioners parcel, a distance of 60.00 feet to a 5/8" iron bar set;
- 7) Thence N 42° 32' 15" E along the southeast line of said Logan County Commissioners parcel, a distance of 38.71 feet (passing over a 3/4" iron bar found at a distance of 30.00 feet) to a 5/8" iron bar set;
- 8) Thence along the northeast line of said Kipker 21.607 acre lands, which is the southwest right of way line of State Route 720 on a curve to the right (Δ 4° 43' 55", R 3729.83', Ch. S 43° 02' 25" E, 307.91'), an arc distance of 308.00 feet to a Geeslin 5/8" iron bar found;
- 9) Thence N 89° 21' 40" W along the north line of a 1.133 acre tract now or formerly owned by Andrew D. & Adam M. Kipker (OR 1344/987), a distance of 229.47 feet to a 5/8" iron bar set;

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- 10) Thence S 2° 09' 40" W along the west line of said Kipker (OR 1344/987) parcel, a distance of 189.05 feet to a 5/8" bar found;
- 11) Thence S 88° 49' 50" E along the south line of said Kipker (OR 1344/987) parcel, a distance of 265.25 feet to a 5/8" bar found;
- 12) Thence S 0° 01' 35" E along the east line of said Kipker (OR 832/322) lands, which is the west right of way line of Sunnyside Drive, a distance of 433.75 feet to a Geeslin 5/8" iron bar found;
- 13) Thence N 89° 23' 55" W along the south line of said Kipker 8.631 acre land, which is the north line of a 2.169 acre tract now or formerly owned by Jerald L. Spiller (OR 747/499), a distance of 189.31 feet to a Geeslin 5/8" iron bar found;
- 14) Thence S 49° 06' 25" W along the southeast line of said Kipker 8.631 acre land, which is the northwest line of said Spiller parcel, a distance of 232.56 feet to a 5/8" bar found;
- 15) Thence S 0° 32' 50" E along the west line of said Spiller parcel, a distance of 76.72 feet to the TRUE PLACE OF BEGINNING and containing 29.000 acres of land (7.707 acres are in the Village of Russells Point and 21.293 acres are in Washington Township), more or less, by an actual field survey performed under the direction of David Bodo & Associates, Inc. in April 2020 by David J. Bodo Jr., Ohio Registered Surveyor Number S-8239, in coordination with Elk Lake Services, LLC., but subject to all legal highways and any easements, restrictions or reservations of record.

The Basis of Bearing for this survey was based on Grid North (Ohio State Plane Coordinate System, North Zone, NAD 83) as determined from OPUS Solution on March 18, 2020.

Note: All iron bar set are 5/8" in diameter rebar by 30" long with a plastic surveyors cap stamped "NRCS WRP EASEMENT". For details of the survey used to prepare this description, see the Survey Plat prepared by David Bodo & Associates, Dated June 19, 2020.



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U-28-2021
 APPROVED

Exhibit "B"

Route of Ingress and Egress

The 29 acre easement area described in Exhibit A is contiguous to and accessed by State Route 720 and Sunnyside Drive Logan County, Ohio, the access point is 50 feet east of the northwest corner of the said 29 acre easement along the south side of State Route 720. The aforementioned road is a maintained public road, and provides ingress and egress to the easement area as it is described in EXHIBIT A of this Warranty Easement Deed.

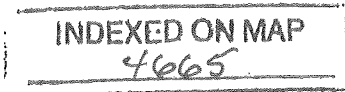


EXHIBIT "A"
Description of an Agricultural Conservation Easement / Wetlands Reserve Easement
ACEP-WRE # 545E341901QKX
Containing 29,000 Acres

Situated in the Village of Russells Point and in the Township of Washington, County of Logan and State of Ohio:

Being a part of the Southeast Quarter of Section 35, Township 6-S of Range 8-E of the First Principal Meridian and being part of a 21,607 acre tract and a 8,631 acre tract as conveyed to Andrew D. and Adam M. Kipker by Deed as recorded in Official Record Volume 832, Pages 322-333 - Tracts I & II of the Logan County Deed Records and being more particularly described as follows:

Beginning at a State Monument (Stone Found) on the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 35;

Thence N 85° 28' 55" W along the south line of the Northeast Quarter of the Southeast Quarter of Section 35, a distance of 495.48 feet to a Geeslin 5/8" iron bar found;

Thence N 0° 32' 50" W along the west line of a 2,169 acre tract now or formerly owned by Jerald L. Spiller (OR 747/799), a distance of 28.21 feet to a 5/8" iron bar set, said point being the **TRUE PLACE OF BEGINNING**;

- 1) Thence N 86° 17' 00" W along the north line of a 10-foot storm drainage easement (OR 790/469), a distance of 791.14 feet to a 5/8" iron bar set;
- 2) Thence N 0° 10' 00" E along the top of bank of a drainage ditch, a distance of 1305.56 feet to a 5/8" iron bar set;
- 3) Thence S 84° 41' 30" E along the south right of way line of State Route 720, a distance of 673.94 feet to a 5/8" iron bar set;
- 4) Thence along the northeast line of said Kipker lands, which is the southwest right of way line of Sunnyside Drive on a curve to the right (Δ 4° 03' 00", R 3729.83', Ch. S 46° 21' 10" E, 263.56'), an arc distance of 263.62 feet to a 5/8" iron bar set;
- 5) Thence S 42° 32' 15" W along northwest line of a 0.04 acre tract now or formerly owned by The Board of County Commissioners of Logan County, Ohio (Deed Vol. 240/484), a distance of 40.38 feet (passing over a 3/4" iron bar found at a distance of 10.38 feet) to a 5/8" iron bar set;
- 6) Thence S 47° 27' 45" E along the southwest line of said Logan County Commissioners parcel, a distance of 80.00 feet to a 5/8" iron bar set;
- 7) Thence N 42° 32' 15" E along the southeast line of said Logan County Commissioners parcel, a distance of 38.71 feet (passing over a 3/4" iron bar found at a distance of 30.00 feet) to a 5/8" iron bar set;
- 8) Thence along the northeast line of said Kipker 21,607 acre lands, which is the southwest right of way line of State Route 720 on a curve to the right (Δ 4° 43' 55", R 3729.83', Ch. S 43° 02' 25" E, 307.91'), an arc distance of 308.00 feet to a Geeslin 5/8" iron bar found;

- 9) Thence N 89° 21' 40" W along the north line of a 1.133 acre tract now or formerly owned by Andrew D. & Adam M. Kipker (OR 1344/987), a distance of 229.47 feet to a 5/8" iron bar set;
- 10) Thence S 2° 09' 40" W along the west line of said Kipker (OR 1344/987) parcel, a distance of 189.05 feet to a 5/8" bar found;
- 11) Thence S 88° 49' 50" E along the south line of said Kipker (OR 1344/987) parcel, a distance of 285.25 feet to a 5/8" bar found;
- 12) Thence S 0° 01' 35" E along the east line of said Kipker (OR 832/322) lands, which is the west right of way line of Sunnyside Drive, a distance of 433.75 feet to a Geeslin 5/8" iron bar found;
- 13) Thence N 89° 23' 55" W along the south line of said Kipker 8,631 acre land, which is the north line of a 2,169 acre tract now or formerly owned by Jerald L. Spiller (OR 747/499), a distance of 189.31 feet to a Geeslin 5/8" iron bar found;
- 14) Thence S 49° 06' 25" W along the southeast line of said Kipker 8,631 acre land, which is the northwest line of said Spiller parcel, a distance of 232.56 feet to a 5/8" bar found;
- 15) Thence S 0° 32' 50" E along the west line of said Spiller parcel, a distance of 76.72 feet to the **TRUE PLACE OF BEGINNING** and containing 29,000 acres of land (7,707 acres are in the Village of Russells Point and 21,293 acres are in Washington Township), more or less, by an actual field survey performed under the direction of David Bodo & Associates, Inc. in April 2020 by David J. Bodo Jr., Ohio Registered Surveyor Number 8-8239, in coordination with Elk Lake Services, LLC, but subject to all legal highways and any easements, restrictions or reservations of record.

The Basis of Bearing for this survey was based on Grid North (Ohio State Plane Coordinate System, North Zone, NAD 83) as determined from OPUS Solution on March 18, 2020.

Note: All iron bar set are 5/8" in diameter rebar by 30" long with a plastic surveyors cap stamped "NRCS WRP EASEMENT". For details of the survey used to prepare this description, see the Survey Plat prepared by David Bodo & Associates, Dated June 19, 2020.

EXHIBIT "B"
Route of Ingress and Egress

The 29 acre easement area described in Exhibit A is contiguous to and accessed by State Route 720 and Sunnyside Drive Logan County, Ohio, the access point is 50 feet east of the northwest corner of the said 29 acre easement along the south side of State Route 720. The aforementioned road is a maintained public road, and provides ingress and egress to the easement area as it is described in EXHIBIT A of this Warranty Easement Deed.

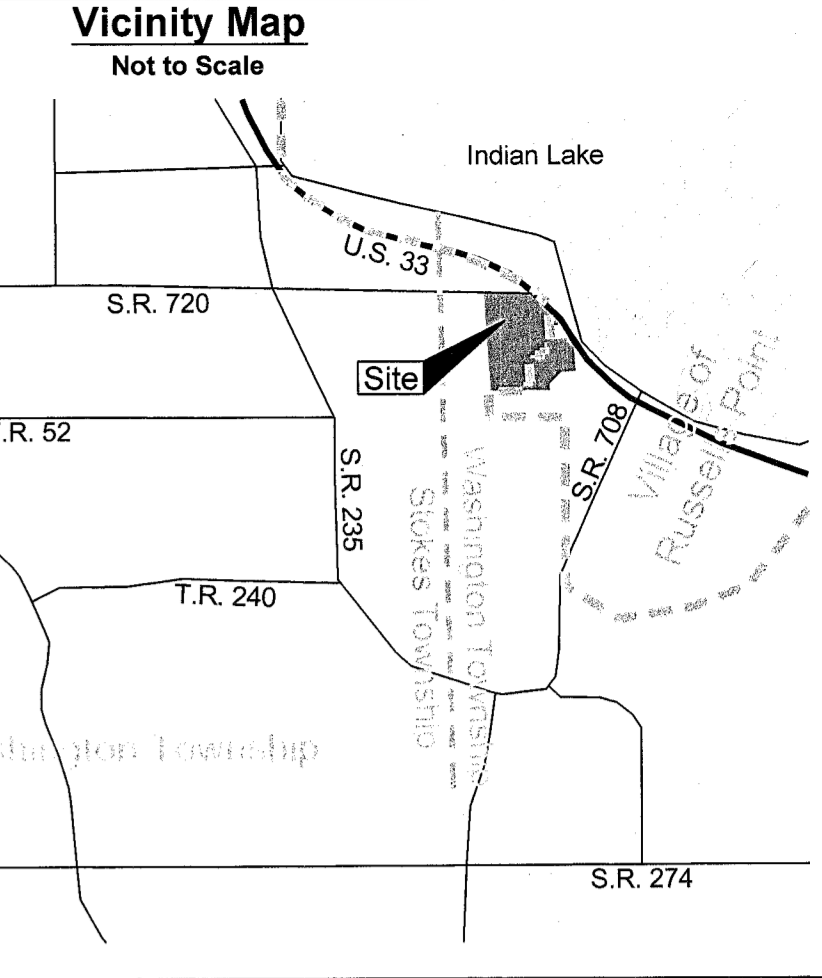
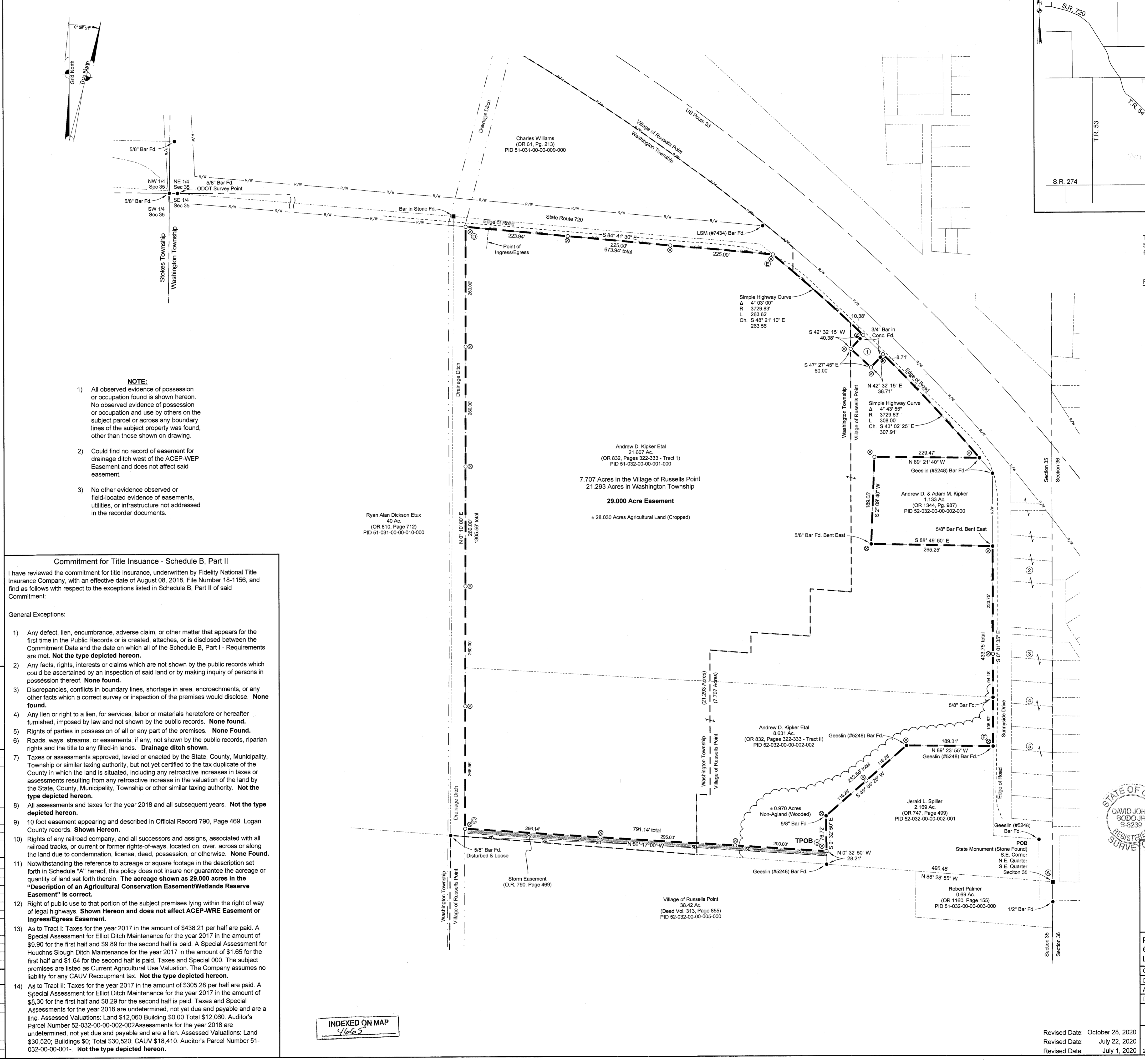
Property Owner	Parcel ID	Recorded Deed
1 Logan County Commissioners	52-032-05-17-001-000	Volume 240, Page 484
	52-032-09-01-001-000	
	52-032-09-01-002-000	
2 Timothy McVety	52-032-09-01-002-001	OR 1363, Page 434
	52-032-09-01-002-002	
	52-032-09-01-002-003	
3 Michael Little	52-032-09-01-003-000	OR 1203, Page 219
	52-032-09-01-003-001	
	52-032-09-01-004-000	
4 Shengyao Lin Etal	52-032-09-01-004-000	OR 1318, Page 664
	52-032-09-01-004-001	
5 Chris Morehart Etal	52-032-09-01-004-002	OR 874, Page 873
	52-032-09-01-004-003	

	State Plane Ohio North (NAD 83)	Latitude / Longitude (NAD 83)
A) POB	296,722.07	40.472547°
B) TPOB	1,579,466.96	-83.898352°
C) SW Corner	296,789.31	40.472710°
D) NW Corner	1,578,972.76	-83.900132°
E) NE Corner	298,840.60	40.472816°
F) SE Corner	1,578,183.28	-83.902972°
G) NW Corner	298,146.16	40.476399°
H) NE Corner	1,578,187.08	-83.903034°
I) SE Corner	298,083.81	40.476258°
J) SW Corner	1,578,858.13	-83.900618°
K) SE Corner	297,016.29	40.473349°
L) SW Corner	1,579,337.12	-83.898835°

Equipment Used

Manufacturer:	Sokkia	Trimble	Nikon
Model Number:	GRX2	S6	NPL-332+
Frequency:	10 Hz	--	--
Type of GPS:	OPUS Adjusted RTK	Robotic Total Station	Total Station
Geoid Used:	GEOD18	--	--
Combined Factor:	0.999952848	1:1	1:1
Precision:	0.002 m (OPUS)	2"	2"
Amount of Project:	Used to Georeference Proj.	70% Project Area	30% Project Area

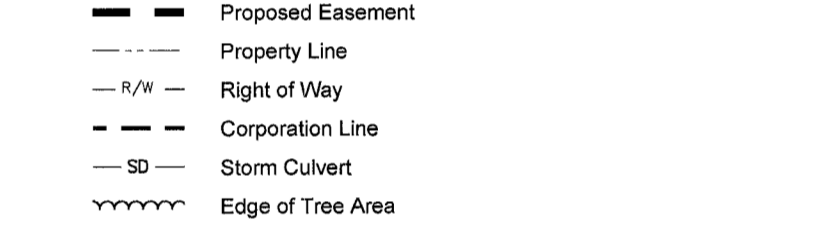
APPROVED



The Basis of Bearing for this survey was based on Grid North (Ohio State Plane Coordinate System, North Zone, NAD 83) as determined from OPUS Solution on March 18, 2020.

- References:**
- Deeds:
Vol. 240, Page 484 : Coon to County Commissioners
OR 832, Page 322 : 2006 : Kipker to Kipker
- Surveys:
Survey File No. 1722 Page 6 SH932 Sec. L.S.R. 720 (1936)
Survey File No. 1266 Hericks Subdivision (1925)
Survey File No. 4665 Page 2 Geeslin (2006)
Survey File No. 4665 Page 5 Geeslin (1991)
Survey File No. 4665 Page 11 Dodson (1968)

- Legend**
- State Monument (Stone Found)
 - Geeslin (#5248) 5/8" Iron Bar Found (unless otherwise noted)
 - Iron Pin Set w/ Cap (5/8" Rebar X 30" Long, Stamped "NRCS WRP EASEMENT")
 - Sign Post with Note "Conservation Easement Boundary" facing away from easement (if easement corners set at 1' offsets)
 - Proposed Easement
 - Property Line
 - R/W Right of Way
 - Corporation Line
 - SD Storm Culvert
 - Edge of Tree Area



Commitment for Title Insurance - Schedule B, Part II

I have reviewed the commitment for title insurance, underwritten by Fidelity National Title Insurance Company, with an effective date of August 08, 2018, File Number 18-1156, and find as follows with respect to the exceptions listed in Schedule B, Part II of said Commitment:

- General Exceptions:**
- 1) Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met. **None found.**
 - 2) Any facts, rights, interests or claims which are not shown by the public records which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof. **None found.**
 - 3) Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey or inspection of the premises would disclose. **None found.**
 - 4) Any lien or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the public records. **None found.**
 - 5) Rights of parties in possession of all or any part of the premises. **None found.**
 - 6) Roads, ways, streams, or easements, if any, not shown by the public records, riparian rights and the title to any filled-in lands. **Drainage ditch shown.**
 - 7) Taxes or assessments approved, levied or enacted by the State, County, Municipality, Township or similar taxing authority, but not yet certified to the tax duplicate of the County in which the land is situated, including any retroactive increases in taxes or assessments resulting from any retroactive increase in the valuation of the land by the State, County, Municipality, Township or other similar taxing authority. **Not the type depicted hereon.**
 - 8) All assessments and taxes for the year 2018 and all subsequent years. **Not the type depicted hereon.**
 - 9) 10 foot easement appearing and described in Official Record 790, Page 469, Logan County records. **Shown Hereon.**
 - 10) Rights of any railroad company, and all successors and assigns, associated with all railroad tracks, or current or former rights-of-ways, located on, over, across or along the land due to condemnation, license, deed, possession, or otherwise. **None found.**
 - 11) Notwithstanding the reference to acreage or square footage in the description set forth in Schedule "A" hereof, this policy does not insure nor guarantee the acreage or quantity of land set forth therein. **The acreage shown as 29,000 acres in the "Description of an Agricultural Conservation Easement/Wetlands Reserve Easement" is correct.**
 - 12) Right of public use to that portion of the subject premises lying within the right of way of legal highways. **Shown Hereon and does not affect ACEP-WRE Easement or Ingress/Egress Easement.**
 - 13) As to Tract I: Taxes for the year 2017 in the amount of \$438.21 per half are paid. A Special Assessment for Elliot Ditch Maintenance for the year 2017 in the amount of \$9.90 for the first half and \$9.89 for the second half is paid. A Special Assessment for Houchins Slough Ditch Maintenance for the year 2017 in the amount of \$1.65 for the first half and \$1.64 for the second half is paid. Taxes and Special 000. The subject premises are listed as Current Agricultural Use Valuation. The Company assumes no liability for any CAUV Recoupment tax. **Not the type depicted hereon.**
 - 14) As to Tract II: Taxes for the year 2017 in the amount of \$305.28 per half are paid. A Special Assessment for Elliot Ditch Maintenance for the year 2017 in the amount of \$8.30 for the first half and \$8.29 for the second half is paid. Taxes and Special Assessments for the year 2018 are undetermined, not yet due and payable and are a type. Assessed Valuations: Land \$12,060 Building \$0.00 Total \$12,060. Auditor's Parcel Number 52-032-00-00-002-002 Assessments for the year 2018 are undetermined, not yet due and payable and are a lien. Assessed Valuations: Land \$30,520; Buildings \$0; Total \$30,520; CAUV \$18,410. Auditor's Parcel Number 51-032-00-00-001-. **Not the type depicted hereon.**

INDEXED ON MAP
4665

This is to certify that this survey, done by the Undersigned, was done on the ground in accordance with the most recent minimum standards for property boundary surveys as set forth by the State of Ohio. The accuracy and position tolerance are also in accordance with rural surveys and has been made in strict conformity with the natural resources conservation service easement programs land survey specifications

DAVID JOHN BODO JR.
S-8239
REGISTERED SURVEYOR
David J. Bodo Jr., P.S. 8239
Joseph D. Milano II, P.S. 8457

Plat of Agricultural Conservation Easement / Wetlands Reserve Easement ACEP-WRE # 545E341901QKX of Lands of Andrew Kipker Etal prepared for USDA-Natural Resources Conservation Service

Part of the Southeast Quarter of Section 35, Township 6-S of Range 8-E, Township of Washington, County of Logan, State of Ohio

OWNER: Andrew Kipker Etal
DEED: OR 832, Pages 322-333
ACEP-WRE # 545E341901QKX EASEMENT ACREAGE: 29.000
DATE: June 26, 2020 JOB No. 20042

David Bodo & Associates, Inc.
Professional Surveyors
5175 Tongo Rd NW, Carrollton, Ohio 44615 (330) 863-2300

In Coordination with
ELK LAKE SERVICES, LLC
280 Indian Springs Road, Suite 123, Indiana, PA 15701 Phone: (724) 463-7303

Revised Date: October 28, 2020
Revised Date: July 22, 2020
Revised Date: July 1, 2020