

Bellefontaine Development Co. Survey  
Sec. 1 T-7s R-8e  
Washington Township  
September, 1973

The following described real estate situated in Washington Township, Logan County, Ohio and being part of Section 1, Town 7 south, Range 8 east of the First Principal Meridian and more particularly described as follows:

Beginning at the southeast corner of lot 1122 of Oak Acres Subdivision as shown in Logan County Recorders Plat Book 4, Volume D, Page 50; thence with the east line of said lot, being a curve to the left, a chord bearing N. 27°25' E. 70.48 feet; thence with said east line N. 25°40' E. 85.54 feet to an iron bar; thence with the south line of Washington Avenue produced S. 64°20' E. 268.8 feet to an iron bar; thence N. 22°00' E. 215.9 feet to an iron bar in the south right of way line of U.S. Route 33; thence with said right of way line S. 64°25' E. 254.7 feet to a right of way monument; thence with said right of way line S. 68°18' E. 408.8 feet to a right of way monument; thence with said right of way line S. 66°22' E. 575.0 feet to the center of the Great Miami River; thence with the centerline of said Great Miami River the following 17 courses: S. 76°51' W. 256.5 feet; thence S. 62°49' W. 231.4 feet; thence N. 75°37' W. 124.5 feet; thence S. 71°47' W. 173.1 feet; thence S. 40°43' W. 108.1 feet; thence S. 65°27' W. 451.3 feet; thence S. 72°21' W. 306.3 feet; thence S. 43°54' W. 134.4 feet; thence

INDEXED ON MAP  
54891D-1

S. 17°53' W. 171.7 feet; thence S. 2°28' E. 612.2 feet; thence S. 13°12' W. 225.1 feet; thence S. 36°39' W. 344.5 feet; thence S. 14°17' W. 381.9 feet; thence S. 12°02' E. 155.1 feet; thence S. 6°02' W. 413.9 feet; thence S. 29°36' W. 937.9 feet; thence S. 73°11' W. 118.0 feet to the east right of way line of the T & O.C. Railroad; thence with said right of way line N. 11°09' W. 615.9 feet; thence with said right of way line N. 78°51' E. 16.0 feet; thence with said right of way line N. 11°09' W. 800.0 feet; thence with said right of way line S. 78°51' W. 16.0 feet; thence with said right of way line N. 11°09' W. 2242.2 feet to an iron pipe at the southwest corner of Darrel R. Millisor's 7.79 acre tract; thence with said Millisor's south line N. 89°50' E. 616.7 feet to an iron bar at the southwest corner of lot 1130 of Oak Acres Subdivision; thence with the south line of said lot N. 89°55' E. 100.0 feet to an iron bar at the southeast corner of said lot and in the west line of Madison Avenue; thence with said west line, being a curve to the left, a chord bearing S. 9°49' E. 60.88 feet; thence N. 89°55' E. 39.70 feet to the northwest corner of Lawrence & Volts, Inc. 5.17 acre tract; thence with the west line of said tract S. 0°05' E. 500.0 feet to the southwest corner of said tract; thence with the south line of said tract N. 89°55' E. 450.0 feet to the southeast corner of said tract; thence with the east line of said tract N. 0°05' W. 500.0 feet to the northeast corner of said tract; thence S. 89°55' W. 150.30 feet to the east line of Lincoln Boulevard; thence with said east line, being a curve to the left, a chord bearing N. 9°49' E. 60.88 feet to an iron bar; thence with

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the east line of said street N.  $0^{\circ}05'$  W. 213.91 feet to an iron bar; thence with said east line, being a curve to the right, a chord bearing N.  $5^{\circ}57'$  E. 313.33 feet to an iron bar at the southwest corner of the Galilee Lutheran Church's 1.64 acre tract; thence with the south line of said tract S.  $64^{\circ}18'$  E. 464.8 feet to an iron bar at the southeast corner of said tract; thence with the east line of said tract N.  $25^{\circ}40'$  E. 150.0 feet to the southwest corner of lot 1123 of Oak Acres Subdivision; thence with the south line of said lot S.  $64^{\circ}20'$  E. 80.0 feet to the southwest corner of lot 1122; thence with the south line of said lot S.  $60^{\circ}50'$  E. 98.03 feet to the place of beginning.

Containing 106.86 acres more or less.

INDEXED ON MAP  
5489 D-3

Bellefontaine Development Co.

to

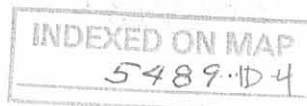
Rebo, Inc.

September 21, 1973

The following described real estate situated in Washington Township, Logan County, Ohio and being part of Section 1, Town 7 south, Range 8 east of the First Principal Meridian and more particularly described as follows:

Beginning at an iron bar at the southeast corner of lot 1121 of Oak Acres Subdivision as shown on Logan County Recorders Plat Book 4, Volume D, Page 50, said iron bar also being the southwest corner of Rebo Inc.'s 0.79 acre tract; thence with the south line of said 0.79 acre tract S. 64°20' E. 222.7 feet to an iron bar at the southeast corner of said tract; thence with the east line of said tract N. 25°40' E. 155.4 feet to an iron bar at the northeast corner of said tract and in the south right of way line of U.S. Route 33; thence with said right of way line S. 64°25' E. 31.9 feet to an iron bar; thence S. 22°00' W. 215.9 feet to an iron bar; thence N. 64°20' W. 268.8 feet to an iron bar; thence N. 25°40' E. 60.0 feet to the place of beginning.

Containing 0.50 of an acre more or less.



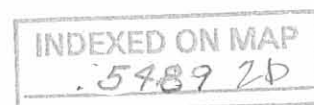
RUDOLPH DESCRIPTION  
Sec.1 T-7 S. R-8 E.  
WASHINGTON TOWNSHIP

March 22, 1977

The following described real estate situated in Washington Township, Logan County, Ohio and being part of Section 1, Town 7 South, Range 8 East of the First Principal Meridian and more particularly described as follows:

Beginning at an iron bar in the west line of Madison Avenue at the southeast corner of lot 1130 of Oak Acres Subdivision as shown in Logan County Records Plat Book 4, Volume D, Page 50; thence with the west line of said Madison Avenue, being a curve to the left, a chord bearing S.9°49'E. 60.88 feet; thence N.89°55'E. 39.70 feet to an iron bar at the northwest corner of the Galilee Lutheran Church's 3.65 acre tract; thence with the west line of said tract S.0°04'E. 300.0 feet to an iron bar at the southwest corner of said tract; thence with the south line of said tract S.83°04'E. 464.00 feet to an iron bar at the southeast corner of said tract; thence with the east line of said tract N.6°56'E. 359.2 feet to an iron bar at the northeast corner of said tract; thence S.65°04'E. 758.5 feet to a point in center of the Great Miami River; thence with the centerline of said Great Miami River the following eleven courses: S.72°21'W. 202.9 feet; thence S.43°54'W. 134.4 feet; thence S.17°53'W. 171.7 feet; thence S.2°28'E. 612.2 feet; thence S.13°12'W. 225.1 feet; thence S.36°39'W. 344.5 feet; thence S.14°17'W. 381.9 feet; thence S.12°02'E. 155.1 feet; thence S.6°02'W. 413.9 feet; thence S.29°36'W. 937.9 feet; thence S.73°11'W. 118.0 feet to the east right of way line of the T. & O. C. Railroad; thence with said right of way line N.11°09'W. 615.9 feet; thence with said right of way line N.78°51'E. 16.0 feet; thence with said right of way line N.11°09'W. 800.0 feet; thence with said right of way line S.78°51'W. 16.0 feet; thence with said right of way line N.11°09'W. 2242.2 feet to an iron pipe at the southwest corner of Darrel R. Millisor's 7.79 acre tract; thence with said Millisor's south line N.89°50'E. 616.7 feet to an iron bar at the southwest corner of lot 1130 of Oak Acres Subdivision; thence with the south line of said lot N.89°55'E. 100.0 feet to the place of beginning.

Containing 81.50 acres more or less.



RUDOLPH DESCRIPTION  
Sec.1 T-7s R-8e  
WASHINGTON TOWNSHIP  
April 26, 1977

Bellefontaine Development Co. Farm  
North Part

The following described real estate situated in Washington Township, Logan County, Ohio and being part of Section 1, Town 7 South, Range 8 east of the First Principal Meridian and more particularly described as follows:

Beginning at the southeast corner of lot 1122 of Oak Acres Subdivision as shown in Logan County Recorders Plat Book 4, Volume D, Page 50; thence with the east line of said lot, being a curve to the left, a chord bearing N.27° 25'E. 70.48 feet; thence with said east line N.25° 40'E. 85.54 feet to an iron bar; thence with the south line of Washington Avenue produced S.64° 20'E. 268.8 feet to an iron bar; thence N.22° 00'E. 215.9 feet to an iron bar in the south right of way line of U. S. Route 33; thence with said right of way line S.64° 25'E. 254.7 feet to a right of way monument; thence with said right of way line S.68° 18'E. 408.8 feet to a right of way monument; thence with said right of way line S.66° 22'E. 575.0 feet to the center of the Great Miami River; thence with the centerline of said Great Miami River the following 7 courses: S.76° 51'W. 256.5 feet; thence S.62° 49'W. 231.4 feet; thence N.75° 37'W. 124.5 feet; thence S.71° 47'W.

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173.1 feet; thence S.40° 43'W. 108.1 feet; thence S.65° 27'W. 451.3 feet; thence S.72° 21'W. 103.5 feet; thence N.65° 04'W. 758.5 feet to an iron bar at the northeast corner of the Galilee Lutheran Church's 3.65 acre tract; thence with the north line of said tract 204.6 feet to the east line of Lincoln Boulevard; thence with said east line, being a curve to the left, a chord bearing N.9° 49'E. 60.88 feet to an iron bar; thence with the east line of said street N.0° 05'W. 213.91 feet to an iron bar; thence with said east line, being a curve to the right, a chord bearing N.5° 57'E. 313.33 feet to an iron bar; thence continuing with said curve to the right, a chord bearing N.15° 14'E. 139.8 feet to the southwest corner of lot 1129 of said Oak Acres Subdivision; thence with the south line of said lot S.72° 01'E. 90.91 feet to the southwest corner of lot 1128; thence with the south line of lots 1128, 1127, 1126, 1125, 1124, and 1123. S.64° 20'E. 480.0 feet to the southwest corner of lot 1122; thence with the south line of said lot S.60° 50'E. 98.03 feet to the place of beginning.

Containing 28.52 acres more or less.





BELLEFONTAINE DEVELOPMENT CO. SURVEY

Sec. 1 T-7s R-8e  
WASHINGTON TOWNSHIP  
October 25, 1969

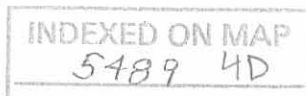
*Now in RUSSELLS POINT CORP.*

The following described real estate situated in Washington Township, Logan County, Ohio and being part of Section 1, Town 7 south, Range 8 east of the First Principal Meridian and more particularly described as follows:

Beginning at an iron bar in the north line of Washington Avenue at the southeast corner of Lot No. 1121 of Oak Acres Subdivision as shown in Logan County Recorders Plat Book D, Volume 4, Page 50; thence with the east line of said lot 1121, N.25° 30'E. 155.0 feet to an iron bar in the south right of way line of U.S. Route 33; thence with said south right of way line S.64° 35'E. 222.7 feet to an iron bar; thence S.25° 30'W. 155.4 feet to an iron bar; thence N.64° 30'W. 222.7 feet to the place of beginning.

Containing 0.79 of an acre more or less.

The above described tract being part of the Bellefontaine Development Company's 27.97 acre tract.







Recreation Development Co. Trust  
 Parcels Point, Ohio  
 Scale 1" = 100'  
 1973

Don L. Decker  
 State Surveyor Ohio  
 Columbus, Ohio



12-21-12



**APPROVED**

D:\docs\mike\word\descr8\RudolphRussellsPointPresplit.doc

6.838 Acres  
Sheet 1 of 3

**DESCRIPTION**

Being part of a 81.50-acre tract (original acreage; has since been parent parcel to several splits) granted to Major Properties, Inc. (Deed Volume 370, Page 422) situated in Section 1, Township-7-South, Range-8-East, abstracted as part of Washington Township, but now part of the Village of Russells Point, Logan County, Ohio, more particularly described by metes and bounds as follows:

Commencing at a 12-inch by 12-inch concrete post of record at the southeast corner of said Section 1, as called for in a 2008 survey by Bockrath and Associates;

Thence North 89°33'37" West, with the south line of said Section 1, and passing through a 555.321-acre parcel granted to Kimberly K. Hoffman (Official Records Volume 924, Page 163, Parcel 1), a distance of 3093.41 feet to a point in the east line of lands formerly occupied by the Penn Central Corporation, which point is now within the bounds of a 25.765-acre parcel granted to said Kimberly K. Hoffman (Official Records Volume 924, Page 163, Parcel 2);

Thence North 10°19'10" West, passing through said 25.765-acre parcel on a course with the east line of lands formerly occupied by the Penn Central Corporation, a distance of 444.17 feet to a 5/8-inch rebar (found) at an angle point in the boundary of said 25.765-acre parcel;

Thence North 10°19'10" West, now with a boundary of said 25.765-acre parcel, and now also with the east line of a 13.92-acre tract of land granted to the Logan County Commissioners (Deed Volume 402, Page 848), a distance of 193.85 feet to a point in the centerline of the Great Miami River, being also an angle point in the boundary of said 25.765-acre parcel [this point bears S 14°25'43"W, 202.92 feet from a 3/4-inch iron pipe (set in an adjacent field as a reference point)];

Thence North 10°18'05" West, with the east line of said 13.92-acre tract, a distance of 230.45 feet to a 5/8-inch rebar (found) at an angle point in the boundary of said 13.92-acre tract;

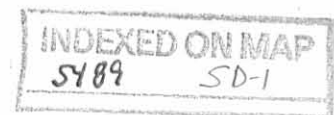
Thence South 89°19'17" East, with a jog in the east line of said 13.92-acre tract, a distance of 17.32 feet to a 5/8-inch rebar (found) at an angle point in the boundary of said 13.92-acre tract;

Thence North 10°18'05" West, with the east line of said 13.92-acre tract, a distance of 1194.00 feet to a 5/8-inch rebar (found) at an angle point in the boundary of said 13.92-acre tract;

Thence North 89°19'17" West, with a jog in the east line of said 13.92-acre tract, a distance of 17.32 feet to a 5/8-inch rebar (found) at an angle point in the boundary of said 13.92-acre tract;

Thence North 10°18'05" West, with the east line of said 13.92-acre tract, a distance of 186.86 feet to a 3/4-inch iron pipe (set);

Thence North 79°42'18" East, with a future division line, a distance of 381.11 feet to a 3/4-inch iron pipe (set);



Thence North 69°15'13" East, with a future division line, a distance of 197.99 feet to a 3/4-inch iron pipe (set);

Thence North 18°42'00" East, with a future division line, a distance of 225.87 feet to a 3/4-inch iron pipe (set);

Thence North 00°46'48" East, with a future division line, a distance of 717.97 feet to a 3/4-inch iron pipe (set) at the southwest corner of the parcel herein described, which point is the POINT OF BEGINNING;

Thence North 38°26'27" East, with a new division line, a distance of 627.12 feet to a 3/4-inch iron pipe (set);

Thence North 82°14'33" West, with a new division line, a distance of 179.00 feet to a 3/4-inch iron pipe (found) at the southeast corner of a 3.65-acre tract granted to Galilee Lutheran Church (Deed Volume 358, Page 704);

Thence North 07°45'45" East, with the east line of said 3.65-acre tract, a distance of 359.67 feet to a 5/8-inch rebar (found) at the northeast corner of said 3.65-acre tract;

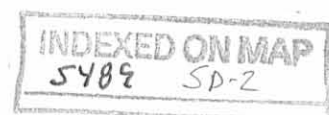
Thence South 64°23'46" East, with the south line of a 25.085-acre tract granted to John E. Rudolph, Trustee and Mary M. Rudolph, Trustee (Official Records Volume 688, Page 418, Parcel VI) a distance of 758.86 feet to a point in the centerline of the Great Miami River [at 500.00 feet, this course passes through a 3/4-inch iron pipe (set on line as a reference point)];

Thence South 73°12'33" West, with the centerline of the Great Miami River and the west line of said 555.321-acre tract, a distance of 202.89 feet to a point;

Thence South 44°45'33" West, with the centerline of the Great Miami River and the west line of said 555.321-acre tract, a distance of 134.40 feet to a point;

Thence South 18°44'33" West, with the centerline of the Great Miami River and the west line of said 555.321-acre tract, a distance of 171.70 feet to a point;

Thence South 69°18'31" West, with a new division line, a distance of 642.87 feet, to the POINT OF BEGINNING [at 242.87 feet, this course passes through a 3/4-inch iron pipe (set on line as a reference point)].



The lands herein described comprise a gross area of 6.838 acres, of which no area is subject to any present roadway, thus leaving a net area also of 6.838 acres; subject to any easements of record at the time of the recording of this instrument.

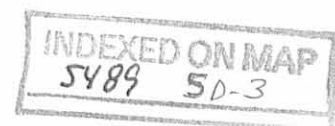
It is understood that the 81.50-acre tract granted to Major Properties, Inc. by Deed Volume 370, Page 422 has had several splits since that deed was recorded, and the remainder lands now comprise 68.924 acres, being known as Logan County Tax Parcel #52-032-00-00-018-000.

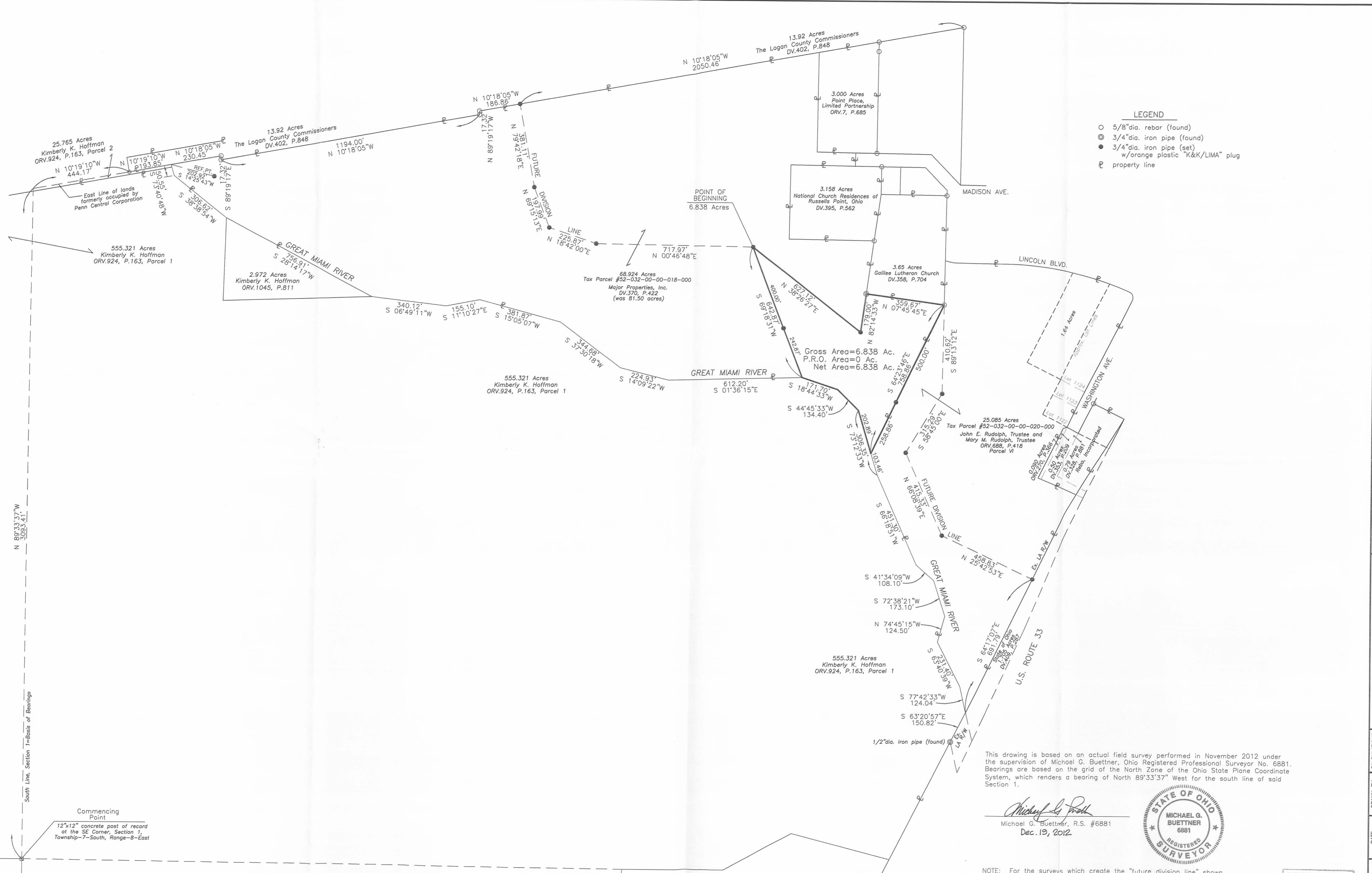
This description is based on an actual field survey performed in November 2012 under the supervision of Michael G. Buettner, Ohio Registered Professional Surveyor No. 6881. Bearings are based on the grid of the North Zone of the Ohio State Plane Coordinate System, which renders a bearing of North 89°33'37" West for the south line of said Section 1. Iron pipes set this survey are 3/4-inch diameter by 30-inch long, and are capped with an orange plastic "K&K/LIMA" plug.



Michael G. Buettner  
Registered Professional Surveyor No. 6881  
(SEAL)

Dec. 19, 2012





**LEGEND**

- 5/8" dia. rebar (found)
- ⊙ 3/4" dia. iron pipe (found)
- 3/4" dia. iron pipe (set)
- ⊕ w/orange plastic "K&K/LIMA" plug
- property line

NOTES

SCALE IN FEET

0 200 400

PREPARED BY  
KOHLI & KALHER ASSOCIATES, INC.  
CONSULTING ENGINEERS  
2244 BAYON ROUTE AVENUE  
LIMA, OHIO 45805  
419-221-1105

PROJECT  
"PRESPLIT LAND TRANSFER"  
PART OF SECTION 1, T-7-S R-8-E,  
VILLAGE OF RUSSELLS POINT,  
LOGAN COUNTY, OHIO

SUBJECT  
CLEAN OHIO PROJECT  
VILLAGE OF  
RUSSELLS POINT, OHIO

DATE	DRAWN BY	CALCULATIONS	SCALE
12/19/12	MGB	MGB	1"=200'
DRAWING NO.	FIELD WORK		
L-1322	MGB		

This drawing is based on an actual field survey performed in November 2012 under the supervision of Michael G. Buettner, Ohio Registered Professional Surveyor No. 6881. Bearings are based on the grid of the North Zone of the Ohio State Plane Coordinate System, which renders a bearing of North 89°33'37" West for the south line of said Section 1.

*Michael G. Buettner*  
Michael G. Buettner, R.S. #6881  
Dec. 19, 2012



NOTE: For the surveys which create the "future division line" shown on this drawing, see Kohli & Kalher Drawing No. L-1323.

INDEXED ON MAP  
5489 SF

N 89°33'37"W  
3093.41'

South Line, Section 1=Basis of Bearings

Commencing Point  
12"x12" concrete post of record  
at the SE Corner, Section 1,  
Township-7-South, Range-8-East





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15.201 Acres  
Sheet 1 of 3

DESCRIPTION

Being part of a 25.085-acre tract granted to John E. Rudolph, Trustee and Mary M. Rudolph, Trustee (Official Records Volume 688, Page 418, Parcel VI), and the entirety of a 6.838-acre tract more recently granted to John E. Rudolph, Trustee and Mary M. Rudolph, Trustee (Official Records Volume \_\_\_\_, Page \_\_\_\_), both tracts being situated in Section 1, Township-7-South, Range-8-East, abstracted as part of Washington Township, but now part of the Village of Russells Point, Logan County, Ohio, more particularly described by metes and bounds as follows:

Commencing at a 12-inch by 12-inch concrete post of record at the southeast corner of said Section 1, as called for in a 2008 survey by Bockrath and Associates;

Thence North 89°33'37" West, with the south line of said Section 1, and passing through a 555.321-acre parcel granted to Kimberly K. Hoffman (Official Records Volume 924, Page 163, Parcel 1), a distance of 3093.41 feet to a point in the east line of lands formerly occupied by the Penn Central Corporation, which point is now within the bounds of a 25.765-acre parcel granted to said Kimberly K. Hoffman (Official Records Volume 924, Page 163, Parcel 2);

Thence North 10°19'10" West, passing through said 25.765-acre parcel on a course with the east line of lands formerly occupied by the Penn Central Corporation, a distance of 444.17 feet to a 5/8-inch rebar (found) at an angle point in the boundary of said 25.765-acre parcel;

Thence North 10°19'10" West, now with a boundary of said 25.765-acre parcel, and now also with the east line of a 13.92-acre tract of land granted to the Logan County Commissioners (Deed Volume 402, Page 848), a distance of 193.85 feet to a point in the centerline of the Great Miami River, being also an angle point in the boundary of said 25.765-acre parcel [this point bears S 14°25'43"W, 202.92 feet from a 3/4-inch iron pipe (set in an adjacent field as a reference point)];

Thence North 10°18'05" West, with the east line of said 13.92-acre tract, a distance of 230.45 feet to a 5/8-inch rebar (found) at an angle point in the boundary of said 13.92-acre tract;

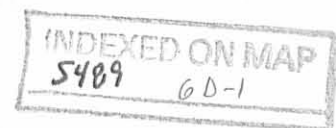
Thence South 89°19'17" East, with a jog in the east line of said 13.92-acre tract, a distance of 17.32 feet to a 5/8-inch rebar (found) at an angle point in the boundary of said 13.92-acre tract;

Thence North 10°18'05" West, with the east line of said 13.92-acre tract, a distance of 1194.00 feet to a 5/8-inch rebar (found) at an angle point in the boundary of said 13.92-acre tract;

Thence North 89°19'17" West, with a jog in the east line of said 13.92-acre tract, a distance of 17.32 feet to a 5/8-inch rebar (found) at an angle point in the boundary of said 13.92-acre tract;

Thence North 10°18'05" West, with the east line of said 13.92-acre tract, a distance of 186.86 feet to a 3/4-inch iron pipe (set);

Thence North 79°42'18" East, with a new division line, a distance of 381.11 feet to a 3/4-inch iron pipe (set);



Thence North 69°15'13" East, with a new division line, a distance of 197.99 feet to a 3/4-inch iron pipe (set);

Thence North 18°42'00" East, with a new division line, a distance of 225.87 feet to a 3/4-inch iron pipe (set);

Thence North 00°46'48" East, with a new division line, a distance of 717.97 feet to a 3/4-inch iron pipe (set) at the southwest corner of the parcel herein described, which point is also the southwest corner of said 6.838-acre tract, and the POINT OF BEGINNING;

Thence North 38°26'27" East, with a boundary of said 6.838-acre tract, a distance of 627.12 feet to a 3/4-inch iron pipe (set);

Thence North 82°14'33" West, with a boundary of said 6.838-acre tract, a distance of 179.00 feet to a 3/4-inch iron pipe (found) at the southeast corner of a 3.65-acre tract granted to Galilee Lutheran Church (Deed Volume 358, Page 704);

Thence North 07°45'45" East, with the east line of said 3.65-acre tract, a distance of 359.67 feet to a 5/8-inch rebar (found) at the northeast corner of said 3.65-acre tract;

Thence South 89°13'12" East, with a new division line, a distance of 410.62 feet to a 3/4-inch iron pipe (set);

Thence South 58°45'00" East, with a new division line, a distance of 315.29 feet to a 3/4-inch iron pipe (set);

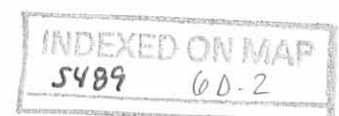
Thence North 66°08'39" East, with a new division line, a distance of 415.33 feet to a 3/4-inch iron pipe (set);

Thence North 25°42'53" East, with a new division line, a distance of 458.83 feet to a 3/4-inch iron pipe (set) in the south line of a 1.705-acre parcel granted to the State of Ohio (Deed Volume 409, Page 287), which line is now the south limited access right-of-way line of U.S. Route 33;

Thence South 64°17'07" East, with said south limited access right-of-way line of U.S. Route 33, a distance of 691.79 feet to a point in the centerline of the Great Miami River, which point is witnessed by a 1/2-inch iron pipe (found) in said south right-of-way line which bears South 63°20'57" East, a distance of 150.82 feet therefrom;

Thence South 77°42'33" West, with the centerline of the Great Miami River and the west line of said 555.321-acre tract, a distance of 124.04 feet to a point;

Thence South 63°40'39" West, with the centerline of the Great Miami River and the west line of said 555.321-acre tract, a distance of 231.40 feet to a point;





Thence North 74°45'15" West, with the centerline of the Great Miami River and the west line of said 555.321-acre tract, a distance of 124.50 feet to a point;

Thence South 72°38'21" West, with the centerline of the Great Miami River and the west line of said 555.321-acre tract, a distance of 173.10 feet to a point;

Thence South 41°34'09" West, with the centerline of the Great Miami River and the west line of said 555.321-acre tract, a distance of 108.10 feet to a point;

Thence South 66°18'51" West, with the centerline of the Great Miami River and the west line of said 555.321-acre tract, a distance of 451.30 feet to a point;

Thence South 73°12'33" West, with the centerline of the Great Miami River and the west line of said 555.321-acre tract, a distance of 306.35 feet to a point;

Thence South 44°45'33" West, with the centerline of the Great Miami River and the west line of said 555.321-acre tract, a distance of 134.40 feet to a point;

Thence South 18°44'33" West, with the centerline of the Great Miami River and the west line of said 555.321-acre tract, a distance of 171.70 feet to a point;

Thence South 69°18'31" West, with the south line of said 6.838-acre tract and the west line of said 555.321-acre tract, a distance of 642.87 feet, to the POINT OF BEGINNING [at 242.87 feet, this course passes through a 3/4-inch iron pipe (set on line as reference point)].

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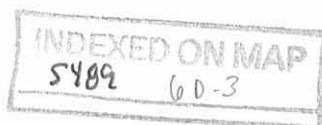
The lands herein described comprise a gross area of 15.201 acres, of which no area is subject to any present roadway, thus leaving a net area also of 15.201 acres; subject to any easements of record at the time of the recording of this instrument.

It is understood that the 25.085-acre tract granted to John E. Rudolph, Trustee and Mary M. Rudolph, Trustee by Official Records Volume 688, Page 418 has not had any splits since that deed was recorded, and is still shown as being 25.085 acres, being known as Logan County Tax Parcel #52-032-00-00-020-000.

This description is based on an actual field survey performed in November 2012 under the supervision of Michael G. Buettner, Ohio Registered Professional Surveyor No. 6881. Bearings are based on the grid of the North Zone of the Ohio State Plane Coordinate System, which renders a bearing of North 89°33'37" West for the south line of said Section 1. Iron pipes set this survey are 3/4-inch diameter by 30-inch long, and are capped with an orange plastic "K&K/LIMA" plug.



Michael G. Buettner  
Registered Professional Surveyor No. 6881  
(SEAL)  
Dec. 19, 2012





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37.099 Acres  
Sheet 1 of 3

DESCRIPTION

Being part of a 81.50-acre tract (original acreage; has since been parent parcel to several splits) granted to Major Properties, Inc. (Deed Volume 370, Page 422) situated in Section 1, Township-7-South, Range-8-East, abstracted as part of Washington Township, but now part of the Village of Russells Point, Logan County, Ohio, more particularly described by metes and bounds as follows:

Commencing at a 12-inch by 12-inch concrete post of record at the southeast corner of said Section 1, as called for in a 2008 survey by Bockrath and Associates;

Thence North 89°33'37" West, with the south line of said Section 1, and passing through a 555.321-acre parcel granted to Kimberly K. Hoffman (Official Records Volume 924, Page 163, Parcel 1), a distance of 3093.41 feet to a point in the east line of lands formerly occupied by the Penn Central Corporation, which point is now within the bounds of a 25.765-acre parcel granted to said Kimberly K. Hoffman (Official Records Volume 924, Page 163, Parcel 2);

Thence North 10°19'10" West, passing through said 25.765-acre parcel on a course with the east line of lands formerly occupied by the Penn Central Corporation, a distance of 444.17 feet to a 5/8-inch rebar (found) at an angle point in the boundary of said 25.765-acre parcel;

Thence North 10°19'10" West, now with a boundary of said 25.765-acre parcel, and now also with the east line of a 13.92-acre tract of land granted to the Logan County Commissioners (Deed Volume 402, Page 848), a distance of 193.85 feet to a point in the centerline of the Great Miami River, being also an angle point in the boundary of said 25.765-acre parcel, and the POINT OF BEGINNING [this point bears S 14°25'43"W, 202.92 feet from a 3/4-inch iron pipe (set in an adjacent field as a reference point)];

Thence North 10°18'05" West, with the east line of said 13.92-acre tract, a distance of 230.45 feet to a 5/8-inch rebar (found) at an angle point in the boundary of said 13.92-acre tract;

Thence South 89°19'17" East, with a jog in the east line of said 13.92-acre tract, a distance of 17.32 feet to a 5/8-inch rebar (found) at an angle point in the boundary of said 13.92-acre tract;

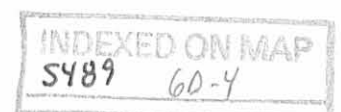
Thence North 10°18'05" West, with the east line of said 13.92-acre tract, a distance of 1194.00 feet to a 5/8-inch rebar (found) at an angle point in the boundary of said 13.92-acre tract;

Thence North 89°19'17" West, with a jog in the east line of said 13.92-acre tract, a distance of 17.32 feet to a 5/8-inch rebar (found) at an angle point in the boundary of said 13.92-acre tract;

Thence North 10°18'05" West, with the east line of said 13.92-acre tract, a distance of 186.86 feet to a 3/4-inch iron pipe (set);

Thence North 79°42'18" East, with a new division line, a distance of 381.11 feet to a 3/4-inch iron pipe (set);

Thence North 69°15'13" East, with a new division line, a distance of 197.99 feet to a 3/4-inch iron pipe (set);



Thence North 18°42'00" East, with a new division line, a distance of 225.87 feet to a 3/4-inch iron pipe (set);

Thence North 00°46'48" East, with a new division line, a distance of 717.97 feet to a 3/4-inch iron pipe (set) at the southwest corner of a 6.838-acre tract recently surveyed as a land transfer from Major Properties, Inc. to John E. Rudolph, Trustee and Mary M. Rudolph, Trustee (Official Records Volume \_\_\_, Page \_\_\_; see also, K&K Drawing Number L-1322);

Thence North 69°18'31" East, with the south line of said 6.838-acre tract, a distance of 642.87 feet to a point in the centerline of the Great Miami River, which point is the southeast corner of said 6.838-acre tract [at 400.00 feet, this course passes through a 3/4-inch iron pipe (set on line as a reference point)];

Thence South 01°36'15" East, with the centerline of the Great Miami River and the west line of said 555.321-acre tract, a distance of 612.20 feet to a point;

Thence South 14°09'22" West, with the centerline of the Great Miami River and the west line of said 555.321-acre tract, a distance of 224.93 feet to a point;

Thence South 37°30'18" West, with the centerline of the Great Miami River and the west line of said 555.321-acre tract, a distance of 344.68 feet to a point;

Thence South 15°05'07" West, with the centerline of the Great Miami River and the west line of said 555.321-acre tract, a distance of 381.87 feet to a point;

Thence South 11°10'27" East, with the centerline of the Great Miami River and the west line of said 555.321-acre tract, a distance of 155.10 feet to a point;

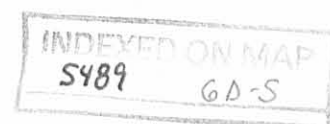
Thence South 06°49'11" West, with the centerline of the Great Miami River and the west line of said 555.321-acre tract, a distance of 340.12 feet to a point;

Thence South 28°14'17" West, with the centerline of the Great Miami River and the west line of a 2.972-acre tract granted to Kimberly K. Hoffman (Official Records Volume 1045, Page 811), a distance of 756.91 feet to a point;

Thence South 38°38'54" West, with the centerline of the Great Miami River and the west line of said 555.321-acre tract, a distance of 306.62 feet to a point;

Thence South 73°40'48" West, with the centerline of the Great Miami River and the west line of said 555.321-acre tract, a distance of 50.55 feet, to the POINT OF BEGINNING.

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The lands herein described comprise a gross area of 37.099 acres, of which no area is subject to any present roadway, thus leaving a net area also of 37.099 acres; subject to any easements of record at the time of the recording of this instrument.

It is understood that the 81.50-acre tract granted to Major Properties, Inc. by Deed Volume 370, Page 422 has had several splits since that deed was recorded, and the remainder lands now comprise 62.086 acres, being known as Logan County Tax Parcel #52-032-00-00-018-000.

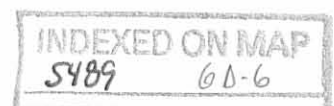
NOTE: This area of 62.086 acres was most previously shown in the county auditor's records as 68.924 acres, but herein accounts for the deduction of the 6.838-acre tract called for in the above description.

This description is based on an actual field survey performed in November 2012 under the supervision of Michael G. Buettner, Ohio Registered Professional Surveyor No. 6881. Bearings are based on the grid of the North Zone of the Ohio State Plane Coordinate System, which renders a bearing of North 89°33'37" West for the south line of said Section 1. Iron pipes set this survey are 3/4-inch diameter by 30-inch long, and are capped with an orange plastic "K&K/LIMA" plug.

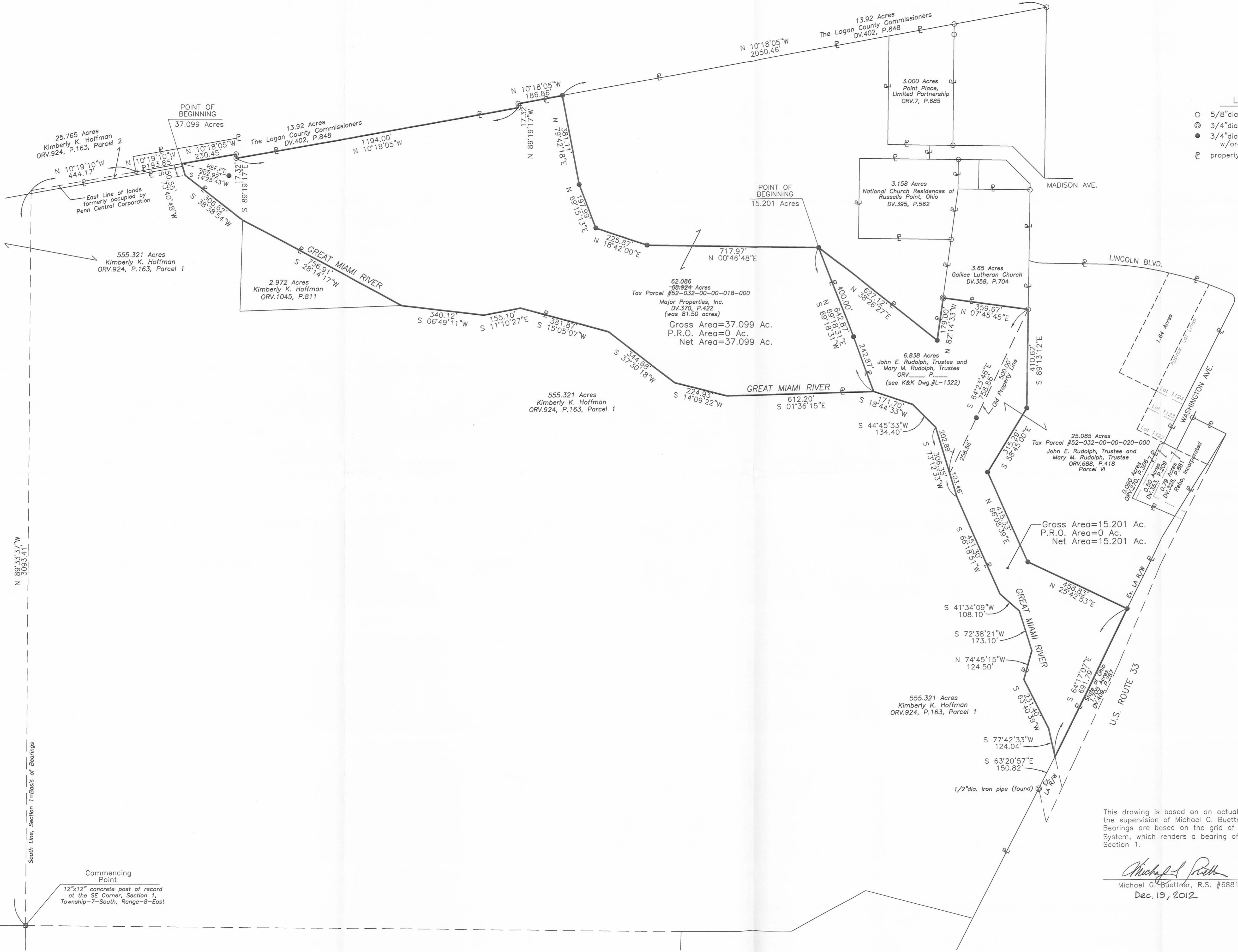


Michael G. Buettner  
Registered Professional Surveyor No. 6881  
(SEAL)

Dec. 19, 2012







**LEGEND**

- 5/8" dia. rebar (found)
- ⊙ 3/4" dia. iron pipe (found)
- 3/4" dia. iron pipe (set)
- ⊞ w/orange plastic "K&K/LIMA" plug
- property line



PREPARED BY  
**KOHLI & KALHER ASSOCIATES, INC.**  
CONSULTING ENGINEERS AND SURVEYORS  
2525 LIMA, OHIO 45660  
419-227-1155

PROJECT  
**CLEAN OHIO PROJECT**  
PART OF SECTION 1, T-7-S, R-8-E,  
VILLAGE OF RUSSELLS POINT,  
LOGAN COUNTY, OHIO

SUBJECT  
**CLEAN OHIO PROJECT**  
VILLAGE OF  
RUSSELLS POINT, OHIO

DATE	12/19/12
DRAWN BY	MGB
CALCULATIONS	MGB
FIELD WORK	MGB
DRAWING NO.	L-1323
SCALE	1" = 200'

This drawing is based on an actual field survey performed in November 2012 under the supervision of Michael G. Buettner, Ohio Registered Professional Surveyor No. 6881. Bearings are based on the grid of the North Zone of the Ohio State Plane Coordinate System, which renders a bearing of North 89°33'37" West for the south line of said Section 1.

*Michael G. Buettner*  
Michael G. Buettner, R.S. #6881  
Dec. 19, 2012



INDEXED ON MAP  
5489 6P

South Line, Section 1=Basis of Bearings

Commencing Point  
12"x12" concrete post of record  
at the SE Corner, Section 1,  
Township-7-South, Range-8-East