

Herald - May Survey Washington Township February 1966 17.19 Acres.

The following described land in Washington Township, Logan County, Ohio and being in Section 2 Town 7 Range 8.

Beginning at an iron over a stone at the N.E. corner of said Section 2 and in the center of County Road Number 52 also known as the Slough Road. Thence with the center of Road Number 52 which is also the north line of said Section 2 West 1327.00 feet to an iron. Said iron being the true beginning point of this survey Said beginning point also being the N.W. corner of a 40.00 acre tract now in the name of Bernard W. Herald and the N.E. corner of a 40.00 acre tract in the name of Theodore May.

Thence with the east line of said May 40.00 acre tract and the west line of said Herald 40.00 acre tract South 1321.50 feet to an iron at the N.W. corner of a 20.00 acre tract now in the name of Cecil B. Shultz and the N.E. corner of a 40.00 acre tract now in the name of Arthur F. Mast.

Thence with the north side of said Mast 40.00 acre tract West 704.00 feet to the center of an open ditch. The last described line passing an iron on line at 425.00 feet.

Thence with the center of an open ditch N.  $11^{\circ}$  - 45' E. 1349.80 feet to an iron in the center of County Road Number 52.

Thence with the center of Road Number 52 and also with the North line of Section 2 East 429.00 feet to the place of beginning.

The above described tract contains 17.19 acres and is off of the East side of a 40.00 acre tract now in the name of Theodore May.

cc  
Logan County Engineer



INDEXED ON MAP

ID (3911)

ON PLAT BOOK  
2-15-66  
DEF

REC'D 5-16-06 SMM/ML

# 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**

**EXHIBIT B  
DUFF  
2.400 ACRES**

Lying in Section 2, Town 7, Range 8, Washington Township, Logan County, Ohio.

Being part of the C. E. Duff & Son, Inc., 17.19 acre tract as deeded and described in Official Record 395, Page 518, Tract No. 2 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing at a 5/8 inch iron rod found at the northeast corner of Section 2 on the center-line of Township Road 52.

THENCE, with the north line of Section 2 and the center-line of Township Road 52 (50 feet wide), N 90°-00'-00"W, a distance of 1756.72 feet to a 1 inch iron pipe found.

THENCE, with the east line of the William R. Dickson, Jr., 22.81 acre tract (Vol. 334, Pg. 398, Tract I) and the center-line of a ditch, S 11°-45'-19"W, a distance of 845.23 feet to a point at the TRUE POINT OF BEGINNING.

THENCE, S 90°-00'-00"E, a distance of 160.23 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 16.27 feet.

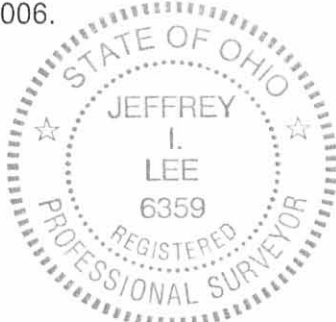
THENCE, S 0°-00'-00"W, a distance of 494.00 feet to a 5/8 inch iron rod set.

THENCE, with the north line of the James E. Duff, original 126.77 acre tract (Vol. 388, Pg. 102, Tract I), N 90°-00'-00"W, a distance of 263.03 feet to a point at the intersection of two ditches, referenced by a 5/8 inch iron rod set N 62°-25'-07"E, a distance of 31.35 feet.

THENCE, with the center-line of a ditch, and the east line of the aforesaid 22.81 acre tract, N 11°-45'-19"E, a distance of 504.58 feet to the point of beginning.


Containing 2.400 acre.

The basis for bearings is the north line of Section 2, being N 90°-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 May 10, 2006.



ORIGINAL STAMP IN GREEN

Description prepared by:

  
Jeffrey I. Lee  
Professional Surveyor 6359  
May 10, 2006



4239056

REC'D 5-16-06 SMM OK

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Bellefontaine OH 43311



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Fax: (937) 593-7444

**1975-2005 - 30 YEARS OF EXCELLENCE**

**EXHIBIT C**

**DUFF**

**25.00 FEET WIDE INGRESS/EGRESS EASEMENT**

Lying in Section 2, Town 7, Range 8, Washington Township, Logan County, Ohio.

Being a 25.00 feet wide ingress/egress easement over the C. E. Duff & Son, Inc., 17.19 acre tract as deeded and described in Official Record 395, Page 518, Tract No. 2 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing at a 5/8 inch iron rod found at the northeast corner of Section 2 on the center-line of Township Road 52.

THENCE, with the north line of Section 2 and the center-line of Township Road 52 (50 feet wide), N 90°-00'-00"W, a distance of 1731.18 feet to a point at the TRUE POINT OF BEGINNING.

THENCE, S 11°-45'-19"W, a distance of 845.23 feet to a point.

THENCE, N 90°-00'-00"W, a distance of 25.53 feet to a point in a ditch, passing a 5/8 inch iron rod set at 9.26 feet.

THENCE, with the east line of the William R. Dickson, Jr., 22.81 acre tract (Vol. 334, Pg. 398, Tract I) and the center-line of a ditch, N 11°-45'-19"E, a distance of 845.23 feet to a 1 inch iron pipe found on the north line of Section 2 and the center-line of Township Road 52.

THENCE, with the north line of Section 2 and the center-line of Township Road 52, S 90°-00'-00"E, a distance of 25.54 feet to the point of beginning.

The basis for bearings is the north line of Section 2, being N 90°-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 May 10, 2006.



ORIGINAL STAMP IN GREEN

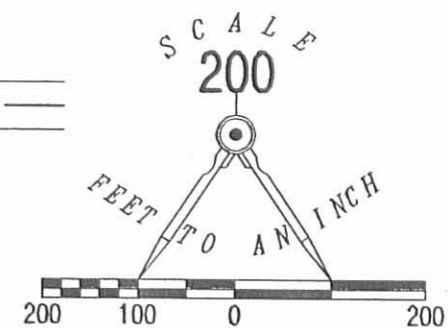
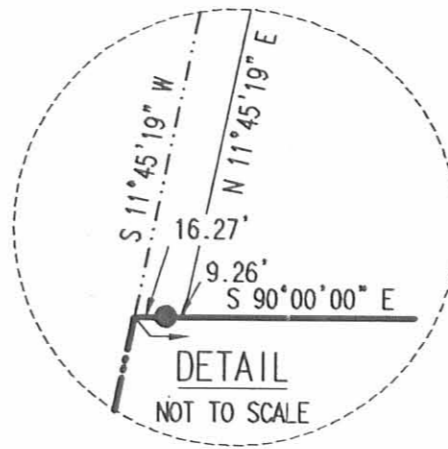
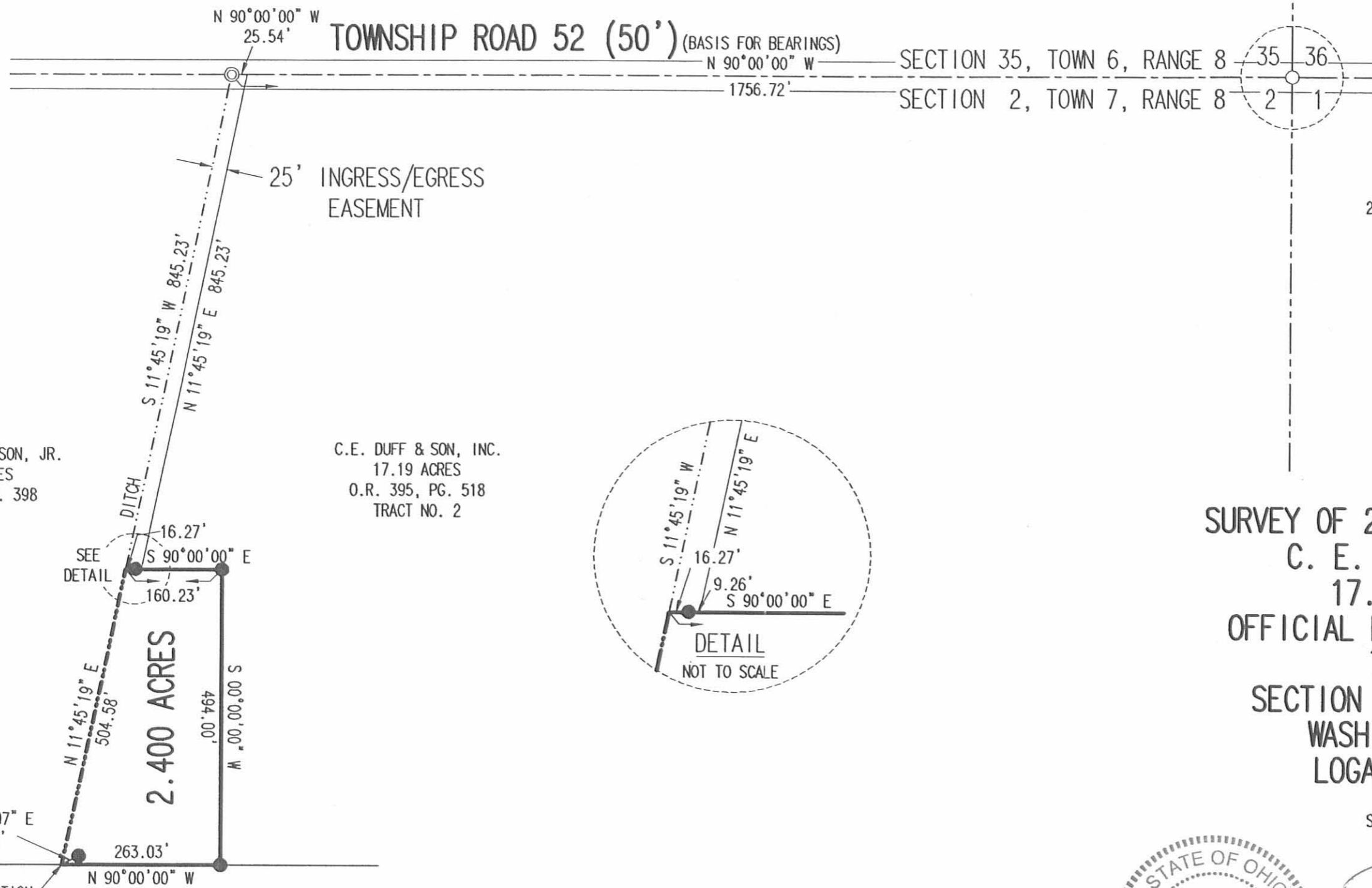
Description prepared by:

Jeffrey I. Lee  
Professional Surveyor 6359  
May 10, 2006

4239056



REC'D 5-16-06 SMJ OK



- LEGEND:
- 5/8 INCH IRON ROD FOUND
  - ⊙ 1 INCH IRON PIPE FOUND
  - 5/8 INCH IRON ROD SET

WILLIAM R. DICKSON, JR.  
22.81 ACRES  
VOL. 334, PG. 398  
TRACT 1

C.E. DUFF & SON, INC.  
17.19 ACRES  
O.R. 395, PG. 518  
TRACT NO. 2

SURVEY OF 2.400 ACRES OUT OF THE  
C. E. DUFF & SON, INC.  
17.19 ACRE TRACT  
OFFICIAL RECORD 395, PAGE 518  
TRACT NO. 2  
SECTION 2, TOWN 7, RANGE 8  
WASHINGTON TOWNSHIP  
LOGAN COUNTY, OHIO

SURVEYED BY:

*Jeffrey I. Lee*  
JEFFREY I. LEE  
PROFESSIONAL SURVEYOR 6359  
MAY 10, 2006



ORIGINAL STAMP IN GREEN

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KSR D0506 4239056 L-4239-3

POINT IN INTERSECTION  
OF TWO DITCHES FILLED  
WITH WATER, UNABLE TO  
SET REFERENCE ON LINE

2 WORKING DAYS

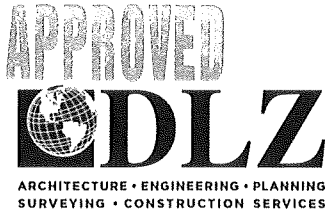


CALL TOLL FREE 800-362-2764  
OHIO UTILITIES PROTECTION SERVICE

JAMES E. DUFF  
ORIGINAL 126.77 ACRES  
VOL. 388, PG. 102  
TRACT 1

INDEXED ON MAP  
3911 2P

2-3-2021



INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
UNMATCHED CLIENT SERVICE

**54-5E34-20-01TQS  
46.373 ACRES**

Exhibit A

Description of NRCS Conservation Easement, NRCS Agreement Number: 54-5E34-20-01TQS on lands of Christine E. Dickson, prepared for USDA-Natural Resources Conservation Service.

Lying in the southeast quarter of Section 35, Township 6 South, Range 8 East, Between the Miami Rivers Survey, Washington Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

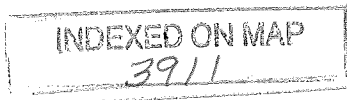
Being a conservation easement on part of the Christine E. Dickson, 47.30 acre tract as deeded and described in Official Record 846, Page 933, Parcel 8, Tract II and being more particularly described as follows:

**COMMENCING** at a point at the westerly terminus of the center-line of Township Road 52 (50 feet wide) at Station 26+48 (Logan County Engineer's Field Book 561, Page 31) on the common line to said Section 35 and Section 2, Township 7 South, Range 8 East and Stokes and Washington Townships north/south lines, being a corner common to said 47.30 acre tract, the Christine E. Dickson 22.810 acre tract as deeded and described in Official Record 846, Page 933, Parcel 8, Tract I, the Ronald C. Barnes and Gloria J. Barnes, Trustees, 50 acre tract as deeded and described in Official Record 856, Page 717, Tract IV and the Joseph D. Reichert, as Trustee, 33.103 acre tract as deeded and described in Official Record 830, Page 968, Tract III;

THENCE, with said center-line and common section lines, S 89°-10'-43" E, a distance of 27.75 feet to an iron rebar set at the intersection of said center-line and top of bank of a creek;

THENCE, through said 47.30 acre tract and with said top of bank, N 01°-19'-43" E, a distance of 25.00 feet to an iron rebar set (N=295,311.82, E=1,576,840.24, LAT=40°28'06.82", LON=83°54'27.26") at the **TRUE POINT OF BEGINNING**, being on the northerly right-of-way line of Township Road 52.

THENCE, through said 47.30 acre tract and with said top of bank, the following eight (8) courses:





INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
UNMATCHED CLIENT SERVICE

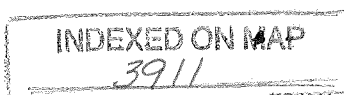
1. **N 01°-19'-43" E**, a distance of **270.14 feet** to an iron rebar set;
2. **N 01°-09'-17" E**, a distance of **310.82 feet** to an iron rebar set;
3. **N 00°-32'-30" E**, a distance of **317.76 feet** to an iron rebar set;
4. **N 00°-29'-42" E**, a distance of **310.96 feet** to an iron rebar set;
5. **N 01°-21'-13" E**, a distance of **168.45 feet** to an iron rebar set;
6. **N 09°-12'-09" E**, a distance of **44.97 feet** to an iron rebar set;
7. **N 16°-04'-37" W**, a distance of **33.65 feet** to an iron rebar set; and
8. **N 34°-15'-37" W**, a distance of **49.61 feet** to an iron rebar set on the common line of said 47.30 acre and 50 acre tract, the quarter section line of said Section 35 and said common Township lines;

THENCE, with said common lines, **N 00°-46'-17" E**, a distance of **76.65 feet** to an iron rebar set (N=296,884.11, E=1,576,833.42, LAT=40°28'22.35", LON=83°54'28.17") at the common corner to said 47.30 acre tract and the Ryan Alan Dickson and Beth Dickson 40 acre tract as deeded and described in Official Record 810, Page 712, referenced by a concrete post found (lying on its side) bearing **N 88°-41'-58" W**, a distance of 0.32 feet;

THENCE, with the common line to said 47.30 acre and 40 acre tracts, **S 88°-41'-58" E**, passing iron rebars set at distances of 500.00 feet and 1000.00 feet, a total distance of **1315.33 feet** to an iron rebar set (N=296,854.25, E=1,578,148.50, LAT=40°28'22.27", LON=83°54'11.15") on the top of the bank of a creek;

THENCE, through said 47.30 acre tract and with the top of said bank, the following five (5) courses:

1. **S 00°-50'-49" W**, a distance of **470.47 feet** to an iron rebar set;
2. **S 00°-01'-03" E**, a distance of **428.95 feet** to an iron rebar set;
3. **S 00°-53'-35" W**, a distance of **358.31 feet** to an iron rebar set;
4. **S 01°-28'-41" E**, a distance of **154.56 feet** to an iron rebar set; and
5. **S 00°-51'-52" W**, a distance of **148.93 feet** to an iron rebar set (N=295,293.21, E=1,578,137.84, LAT=40°28'06.84", LON=83°54'10.96") on the northerly right-of-way line of Township Road 52;



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INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
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THENCE, through said 47.30 acre tract and with said right-of-way line, **N 89°-10'-43" W**, passing iron rebars set at distances of 297.68 feet and 797.68 feet, a total distance of **1297.73 feet** to the **POINT OF BEGINNING**.

Containing **46.373 acres**, more or less.

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

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

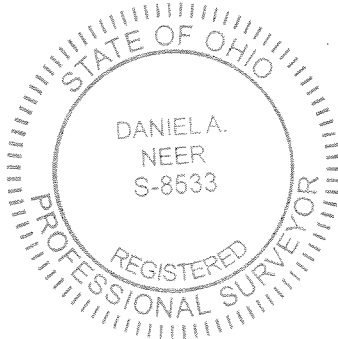
Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010), with the northerly right-of-way line of Township Road 52, having a bearing of **N 89°-10'-43" W**. Distances are expressed in U.S. survey feet. All other measurements are from angles and distances measured in a field survey by DLZ Ohio, Inc. on December 16, 2020.

Exhibit B – Route of Ingress and Egress

The easement area described in Exhibit A is accessed by Township Road 52 in Logan County, Ohio (N=295,293.49, E=1,578,118.72, LAT=40°28'06.84", LON=83°54'11.21").

The aforementioned road is a public road, and provides ingress and egress to the easement area as it is described in Exhibit A of this Warranty Deed.

Description prepared by:



*D. Neer*  
Daniel A. Neer

Professional Surveyor No. 8533

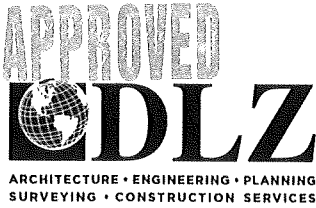
December 16, 2020.



2021-2125.00



2-3-2021



INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
UNMATCHED CLIENT SERVICE

**54-5E34-20-01TQS  
21.344 ACRES**

Exhibit A-1

Description of NRCS Conservation Easement, NRCS Agreement Number: 54-5E34-20-01TQS on lands of Christine E. Dickson, prepared for USDA-Natural Resources Conservation Service.

Lying in the northeast quarter of Section 2, Township 7 South, Range 8 East, Between the Miami Rivers Survey, Washington Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

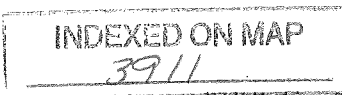
Being a conservation easement on part of the Christine E. Dickson, 22.810 acre tract as deeded and described in Official Record 846, Page 933, Parcel 8, Tract I and being more particularly described as follows:

**COMMENCING** at a point at the westerly terminus of the center-line of Township Road 52 (50 feet wide) at Station 26+48 (Logan County Engineer's Field Book 561, Page 31) on the common line to said Section 35 and Section 2, Township 7 South, Range 8 East and Stokes and Washington Townships north/south lines, being a corner common to said 47.30 acre tract, the Christine E. Dickson 22.810 acre tract as deeded and described in Official Record 846, Page 933, Parcel 8, Tract I, the Ronald C. Barnes and Gloria J. Barnes, Trustees, 50 acre tract as deeded and described in Official Record 856, Page 717, Tract IV and the Joseph D. Reichert, as Trustee, 33.103 acre tract as deeded and described in Official Record 830, Page 968, Tract III;

THENCE, with said center-line and common section lines, S 89°-10'-43" E, a distance of 27.75 feet to an iron rebar set at the intersection of said center-line and top of bank of a creek;

THENCE, through said 22.810 acre tract and with said top of bank, S 01°-19'-43" W, a distance of 25.00 feet to an iron rebar set (N=295,261.83, E=1,576,839.09, LAT=40°28'06.32", LON=83°54'27.76") at the **TRUE POINT OF BEGINNING**, being on the southerly right-of-way line of Township Road 52;

THENCE, with said southerly right-of-way line of said Township Road, **S 89°-10'-43" E**, passing an iron rebar set (N=295,249.71, E=1,577,684.47, LAT=40°28'06.34", LON=83°54'16.82") at a distance of 442.16 feet, a total distance of **845.47 feet** to an iron rebar set on the westerly bank of a creek;



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THENCE, through said 22.810 acre tract and with said top of bank, the following five (5) courses:

1. **S 12°-25'-57" W**, a distance of **351.96 feet** to an iron rebar set;
2. **S 11°-40'-59" W**, a distance of **178.65 feet** to an iron rebar set;
3. **S 14°-57'-14" W**, a distance of **107.47 feet** to an iron rebar set;
4. **S 11°-49'-31" W**, a distance of **368.67 feet** to an iron rebar set; and
5. **S 12°-19'-13" W**, a distance of **316.53 feet** to an iron rebar set (N=293,957.13, E=1,577,401.70, LAT=40°27'53.52", LON=83°54'20.21") on the common line of said 22.810 acre tract and the Duff Brothers LLC, 127.86 acre tract as deeded and described in Official Record 1203, Page 116, Tract V (third description);

THENCE, with said common line, **N 89°-10'-43" W**, passing an iron rebar set (N=293,965.56, E=1,576,814.16, LAT=40°27'53.51", LON=83°54'27.81") at 293.80 feet, a total distance of **587.60 feet** to an iron rebar set on the easterly top of bank of a creek;

THENCE, through said 22.810 acre tract and with the top of said bank, the following five (5) courses:

1. **N 03°-21'-42" E**, a distance of **169.76 feet** to an iron rebar set;
2. **N 00°-03'-43" W**, a distance of **347.12 feet** to an iron rebar set;
3. **N 00°-18'-08" W**, a distance of **327.87 feet** to an iron rebar set;
4. **N 02°-13'-04" E**, a distance of **424.98 feet** to an iron rebar set; and
5. **N 01°-19'-43" E**, a distance of **27.17 feet** to the **POINT OF BEGINNING**.

Containing **21.344 acres**, more or less.

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

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





INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
UNMATCHED CLIENT SERVICE

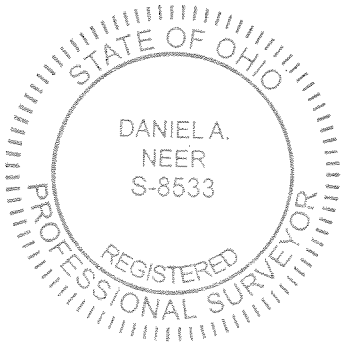
Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010), with the northerly right-of-way line of Township Road 52, having a bearing of N 89°-10'-43" W. Distances are expressed in U.S. survey feet. All other measurements are from angles and distances measured in a field survey by DLZ Ohio Inc. on December 16, 2020.

Description prepared by Daniel A. Neer, Professional Surveyor No. 8533 on December 16, 2020.

Exhibit B – Route of Ingress and Egress

The easement area described in Exhibit A-1 is accessed by Township Road 52 in Logan County, Ohio (N=295,250.04, E=1,577,660.95, LAT=40°28'06.34", LON=83°54'17.13").

The aforementioned road is a public road, and provides ingress and egress to the easement area as it is described in Exhibit A-1 of this Warranty Deed.



Description prepared by:

  
Daniel A. Neer

Professional Surveyor No. 8533

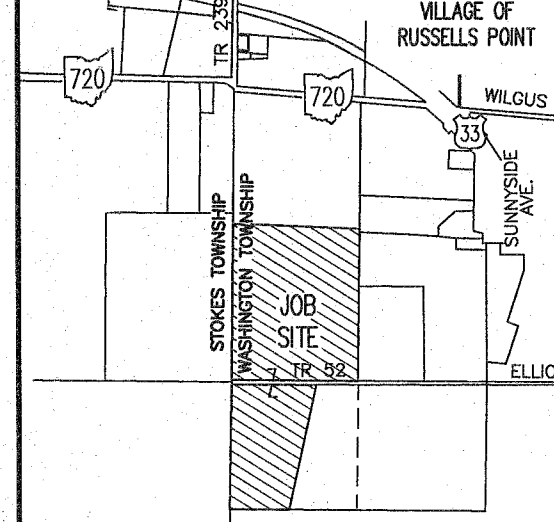
December 16, 2020.



2021-2125.00



APPROVED



DEED & SURVEY REFERENCES: REFERENCE DEEDS ARE SHOWN HEREON.

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, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF TOWNSHIP ROAD 52, HAVING A BEARING OF N 89°10'43" W.

GPS SURVEY NOTE: GPS RTK WAS USED TO ESTABLISH THIS SURVEY ONTO THE STATE PLANE COORDINATE SYSTEM. THE PRIMARY EXTERNAL PROPERTY BOUNDARY CORNERS, ROAD CONTROL AND SECTION CORNERS WERE TIED IN VIA THIS GPS SURVEY.

RONALD C. BARNES AND GLORIA J. BARNES, TRUSTEES 50 ACRES O.R. 856, PG. 717 TRACT IV (PPN 43-031-00-00-030-000)

SCHEDULE B, PART II EXCEPTIONS:

RIGHT OF PUBLIC USE TO THAT PORTION OF THE SUBJECT PREMISES LYING WITHIN THE RIGHT OF WAY OF LEGAL HIGHWAYS (AFFECTS ACCESS ONLY)

ALL REFERENCED DOCUMENTS ARE FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. 20-1099, EFFECTIVE DATE: APRIL 28, 2020 AT 7:00 AM. THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE AND OTHER MATTER (ABOVE OR BELOW GROUND) AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE ABOVE TITLE COMMITMENT AS REFERENCED WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED. THE SURVEYOR DID NOT MAKE A SEARCH FOR ANY ADDITIONAL DOCUMENTS OR EASEMENTS.

STATION 26+48 (LOGAN COUNTY ENGINEER'S FIELD BOOK 561, PG. 31) P.O.B. (21.344 ACRES)

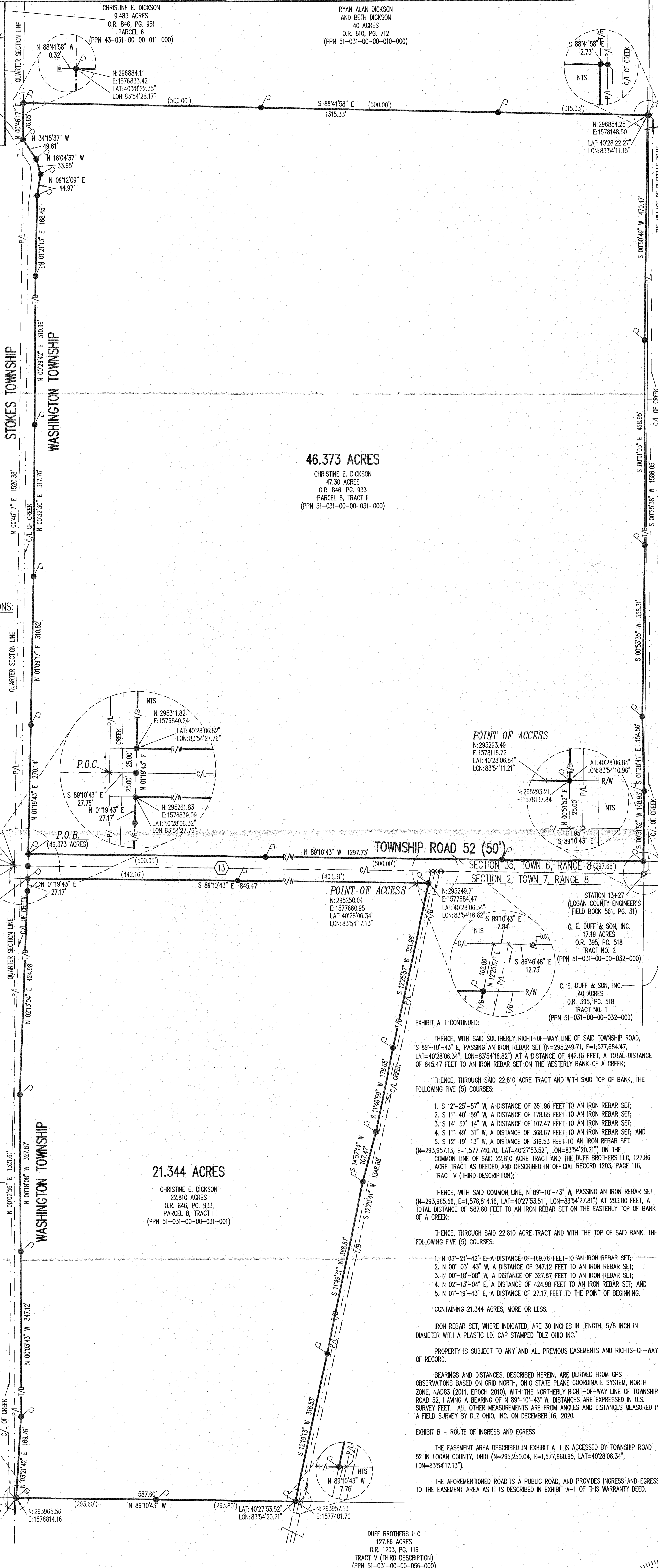
JOSEPH D. REICHERT, AS TRUSTEE 33.103 ACRES O.R. 830, PG. 968 TRACT III (PPN 43-031-00-00-033-000)

JOSEPH D. REICHERT, AS TRUSTEE 40 ACRES O.R. 830, PG. 968 TRACT II (PPN 43-031-00-00-033-000)

JOSEPH D. REICHERT, AS TRUSTEE 40 ACRES O.R. 830, PG. 968 TRACT I (PPN 43-031-00-00-049-000)

JOSEPH D. REICHERT, AS TRUSTEE 40 ACRES O.R. 830, PG. 968 TRACT I (PPN 43-031-00-00-049-000)

JOSEPH D. REICHERT, AS TRUSTEE 40 ACRES O.R. 830, PG. 968 TRACT I (PPN 43-031-00-00-049-000)



SURVEY NOTES: DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET. CONVERGENCE ANGLE BETWEEN GRID NORTH AND TRUE NORTH = -0° 55' 22.08". COMBINED SCALE FACTOR = 0.999999988. THESE ITEMS WERE DETERMINED FROM THE NORTHEAST CORNER OF THE 21.344 ACRE CONSERVATION EASEMENT ON THE SOUTH SIDE OF TOWNSHIP ROAD 52.

DESCRIPTION OF NRCS CONSERVATION EASEMENT, NRCS AGREEMENT NUMBER: 54-5E34-20-01TOS ON LANDS OF CHRISTINE E. DICKSON, PREPARED FOR USDA-NATURAL RESOURCES CONSERVATION SERVICE. 46.373 ACRES

BEING A CONSERVATION EASEMENT ON PART OF THE CHRISTINE E. DICKSON, 47.30 ACRE TRACT AS DEEDED AND DESCRIBED IN OFFICIAL RECORD 846, PAGE 933, PARCEL 8, TRACT II AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE WESTERLY TERMINUS OF THE CENTER-LINE OF TOWNSHIP ROAD 52 (50 FEET WIDE) AT STATION 26+48 (LOGAN COUNTY ENGINEER'S FIELD BOOK 561, PAGE 31) ON THE COMMON LINE TO SAID SECTION 35 AND SECTION 2, TOWNSHIP 7 SOUTH, RANGE 8 EAST AND STOKES AND WASHINGTON TOWNSHIPS NORTH/SOUTH LINES, BEING A CORNER COMMON TO SAID 47.30 ACRE TRACT, THE CHRISTINE E. DICKSON 22.810 ACRE TRACT AS DEEDED AND DESCRIBED IN OFFICIAL RECORD 846, PAGE 933, PARCEL 8, TRACT I, THE RONALD C. BARNES AND GLORIA J. BARNES, TRUSTEES, 50 ACRE TRACT AS DEEDED AND DESCRIBED IN OFFICIAL RECORD 856, PAGE 717, TRACT IV AND THE JOSEPH D. REICHERT, AS TRUSTEE, 33.103 ACRE TRACT AS DEEDED AND DESCRIBED IN OFFICIAL RECORD 830, PAGE 968, TRACT III;

THENCE, WITH SAID CENTER-LINE AND COMMON SECTION LINES, S 89°-10'-43" E, A DISTANCE OF 27.75 FEET TO AN IRON REBAR SET AT THE INTERSECTION OF SAID CENTER-LINE AND TOP OF BANK OF A CREEK;

THENCE, THROUGH SAID 47.30 ACRE TRACT AND WITH SAID TOP OF BANK, N 01°-19'-43" E, A DISTANCE OF 25.00 FEET TO AN IRON REBAR SET (N=295,311.82, E=1,576,840.24, LAT=40°28'06.82", LONG=83°54'27.26") AT THE TRUE POINT OF BEGINNING, BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF TOWNSHIP ROAD 52

THENCE, THROUGH SAID 47.30 ACRE TRACT AND WITH SAID TOP OF BANK, THE FOLLOWING EIGHT (8) COURSES:

1. N 01°-19'-43" E, A DISTANCE OF 270.14 FEET TO AN IRON REBAR SET; 2. N 01°-09'-17" E, A DISTANCE OF 310.82 FEET TO AN IRON REBAR SET; 3. N 00°-32'-30" E, A DISTANCE OF 317.76 FEET TO AN IRON REBAR SET; 4. N 00°-29'-42" E, A DISTANCE OF 310.96 FEET TO AN IRON REBAR SET; 5. N 01°-21'-13" E, A DISTANCE OF 168.45 FEET TO AN IRON REBAR SET; 6. N 09°-12'-09" E, A DISTANCE OF 44.97 FEET TO AN IRON REBAR SET; 7. N 16°-04'-37" W, A DISTANCE OF 33.65 FEET TO AN IRON REBAR SET; AND 8. N 34°-15'-37" W, A DISTANCE OF 49.61 FEET TO AN IRON REBAR SET ON THE COMMON LINE OF SAID 47.30 ACRE AND 50 ACRE TRACT, THE QUARTER SECTION LINE OF SAID SECTION 35 AND SAID COMMON TOWNSHIP LINES;

THENCE, WITH SAID COMMON LINES, N 00°-46'-17" E, A DISTANCE OF 76.65 FEET TO AN IRON REBAR SET (N=296,884.11, E=1,576,833.42, LAT=40°28'22.35", LONG=83°54'28.17") AT THE COMMON CORNER TO SAID 47.30 ACRE TRACT AND THE RYAN ALAN DICKSON AND BETH DICKSON 40 ACRE TRACT AS DEEDED AND DESCRIBED IN OFFICIAL RECORD 810, PAGE 712, REFERENCED BY A CONCRETE POST FOUND (LYING ON ITS SIDE) BEARING N 88°-41'-58" W, A DISTANCE OF 0.32 FEET;

THENCE, WITH THE COMMON LINE TO SAID 47.30 ACRE AND 40 ACRE TRACTS, S 88°-41'-58" E, PASSING IRON REBAR SETS AT DISTANCES OF 500.00 FEET AND 1000.00 FEET, A TOTAL DISTANCE OF 1315.33 FEET TO AN IRON REBAR SET (N=296,854.25, E=1,578,148.50, LAT=40°28'22.27", LONG=83°54'11.15") ON THE TOP OF THE BANK OF A CREEK;

THENCE, THROUGH SAID 47.30 ACRE TRACT AND WITH THE TOP OF SAID BANK, THE FOLLOWING FIVE (5) COURSES:

1. S 00°-50'-49" W, A DISTANCE OF 470.47 FEET TO AN IRON REBAR SET; 2. S 00°-01'-03" E, A DISTANCE OF 428.95 FEET TO AN IRON REBAR SET; 3. S 00°-53'-35" W, A DISTANCE OF 358.31 FEET TO AN IRON REBAR SET; 4. S 01°-28'-41" E, A DISTANCE OF 154.56 FEET TO AN IRON REBAR SET; AND 5. S 00°-51'-52" W, A DISTANCE OF 148.93 FEET TO AN IRON REBAR SET (N=295,293.21, E=1,576,137.84, LAT=40°28'06.84", LONG=83°54'10.96") ON THE NORTHERLY RIGHT-OF-WAY LINE OF TOWNSHIP ROAD 52;

THENCE, THROUGH SAID 47.30 ACRE TRACT AND WITH SAID RIGHT-OF-WAY LINE, N 89°-10'-43" W, PASSING IRON REBAR SETS AT DISTANCES OF 297.68 FEET AND 797.68 FEET, A TOTAL DISTANCE OF 1297.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 46.373 ACRES, MORE OR LESS. IRON REBAR SET, WHERE INDICATED, ARE 30 INCHES IN LENGTH, 5/8 INCH IN DIAMETER WITH A PLASTIC I.D. CAP STAMPED "DLZ OHIO INC."

PROPERTY IS SUBJECT TO ANY AND ALL PREVIOUS EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

BEARINGS AND DISTANCES, DESCRIBED HEREIN, ARE DERIVED FROM GPS OBSERVATIONS BASED ON GRID NORTH, OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011, EPOCH 2010), WITH THE NORTHERLY RIGHT-OF-WAY LINE OF TOWNSHIP ROAD 52, HAVING A BEARING OF N 89°-10'-43" W. DISTANCES ARE EXPRESSED IN U.S. SURVEY FEET. ALL OTHER MEASUREMENTS ARE FROM ANGLES AND DISTANCES MEASURED IN A FIELD SURVEY BY DLZ OHIO, INC. ON DECEMBER 16, 2020.

EXHIBIT B - ROUTE OF INGRESS AND EGRESS

THE EASEMENT AREA DESCRIBED IN EXHIBIT A IS ACCESSED BY TOWNSHIP ROAD 52 IN LOGAN COUNTY, OHIO (N=295,293.49, E=1,578,118.72, LAT=40°28'06.84", LONG=83°54'11.21").

THE AFOREMENTIONED ROAD IS A PUBLIC ROAD, AND PROVIDES INGRESS AND EGRESS TO THE EASEMENT AREA AS IT IS DESCRIBED IN EXHIBIT A OF THIS WARRANTY DEED.

EXHIBIT A-1

DESCRIPTION OF NRCS CONSERVATION EASEMENT, NRCS AGREEMENT NUMBER: 54-5E34-20-01TOS ON LANDS OF CHRISTINE E. DICKSON, PREPARED FOR USDA-NATURAL RESOURCES CONSERVATION SERVICE. 21.344 ACRES

LYING IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 8 EAST, BETWEEN THE MIAMI RIVERS SURVEY, WASHINGTON TOWNSHIP, LOGAN COUNTY, OHIO (ALL RECORDS REFERENCED HEREIN REFER TO THE LOGAN COUNTY RECORDS OF DEEDS).

BEING A CONSERVATION EASEMENT ON PART OF THE CHRISTINE E. DICKSON, 22.810 ACRE TRACT AS DEEDED AND DESCRIBED IN OFFICIAL RECORD 846, PAGE 933, PARCEL 8, TRACT I AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE WESTERLY TERMINUS OF THE CENTER-LINE OF TOWNSHIP ROAD 52 (50 FEET WIDE) AT STATION 26+48 (LOGAN COUNTY ENGINEER'S FIELD BOOK 561, PAGE 31) ON THE COMMON LINE TO SAID SECTION 35 AND SECTION 2, TOWNSHIP 7 SOUTH, RANGE 8 EAST AND STOKES AND WASHINGTON TOWNSHIPS NORTH/SOUTH LINES, BEING A CORNER COMMON TO SAID 47.30 ACRE TRACT, THE CHRISTINE E. DICKSON 22.810 ACRE TRACT AS DEEDED AND DESCRIBED IN OFFICIAL RECORD 846, PAGE 933, PARCEL 8, TRACT I, THE RONALD C. BARNES AND GLORIA J. BARNES, TRUSTEES, 50 ACRE TRACT AS DEEDED AND DESCRIBED IN OFFICIAL RECORD 856, PAGE 717, TRACT IV AND THE JOSEPH D. REICHERT, AS TRUSTEE, 33.103 ACRE TRACT AS DEEDED AND DESCRIBED IN OFFICIAL RECORD 830, PAGE 968, TRACT III;

THENCE, WITH SAID CENTER-LINE AND COMMON SECTION LINES, S 89°-10'-43" E, A DISTANCE OF 27.75 FEET TO AN IRON REBAR SET AT THE INTERSECTION OF SAID CENTER-LINE AND TOP OF BANK OF A CREEK;

THENCE, THROUGH SAID 22.810 ACRE TRACT AND WITH SAID TOP OF BANK, S 01°-19'-43" W, A DISTANCE OF 25.00 FEET TO AN IRON REBAR SET (N=295,261.83, E=1,576,839.09, LAT=40°28'06.32", LONG=83°54'27.76") AT THE TRUE POINT OF BEGINNING, BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWNSHIP ROAD 52;

CONTAINING 21.344 ACRES, MORE OR LESS. IRON REBAR SET, WHERE INDICATED, ARE 30 INCHES IN LENGTH, 5/8 INCH IN DIAMETER WITH A PLASTIC I.D. CAP STAMPED "DLZ OHIO INC."

PROPERTY IS SUBJECT TO ANY AND ALL PREVIOUS EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

BEARINGS AND DISTANCES, DESCRIBED HEREIN, ARE DERIVED FROM GPS OBSERVATIONS BASED ON GRID NORTH, OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011, EPOCH 2010), WITH THE NORTHERLY RIGHT-OF-WAY LINE OF TOWNSHIP ROAD 52, HAVING A BEARING OF N 89°-10'-43" W. DISTANCES ARE EXPRESSED IN U.S. SURVEY FEET. ALL OTHER MEASUREMENTS ARE FROM ANGLES AND DISTANCES MEASURED IN A FIELD SURVEY BY DLZ OHIO, INC. ON DECEMBER 16, 2020.

EXHIBIT B - ROUTE OF INGRESS AND EGRESS

THE EASEMENT AREA DESCRIBED IN EXHIBIT A-1 IS ACCESSED BY TOWNSHIP ROAD 52 IN LOGAN COUNTY, OHIO (N=295,250.04, E=1,577,660.95, LAT=40°28'06.34", LONG=83°54'17.13").

THE AFOREMENTIONED ROAD IS A PUBLIC ROAD, AND PROVIDES INGRESS AND EGRESS TO THE EASEMENT AREA AS IT IS DESCRIBED IN EXHIBIT A-1 OF THIS WARRANTY DEED.

PLAT OF NRCS CONSERVATION EASEMENTS, NRCS AGREEMENT NUMBER 54-5E34-20-01TOS ON LANDS OF CHRISTINE E. DICKSON PREPARED FOR USDA-NATURAL RESOURCES CONSERVATION SERVICE.

46.373 ACRES AND 21.344 ACRES

SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 8 EAST NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 8 EAST SOUTH AND EAST OF THE FIRST PRINCIPAL MERIDIAN SURVEY WASHINGTON TOWNSHIP LOGAN COUNTY, OHIO

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 BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS. 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.

DANIEL A. NEER 8-9553 REGISTERED PROFESSIONAL SURVEYOR

DANIEL A. NEER PROFESSIONAL SURVEYOR NO. 8533 DECEMBER 16, 2020

46.373 ACRES CHRISTINE E. DICKSON 47.30 ACRES O.R. 846, PG. 933 PARCEL 8, TRACT II (PPN 51-031-00-00-031-000)

21.344 ACRES CHRISTINE E. DICKSON 22.810 ACRES O.R. 846, PG. 933 PARCEL 8, TRACT I (PPN 51-031-00-00-031-001)

DUFF BROTHERS LLC 127.86 ACRES O.R. 1203, PG. 116 TRACT V (THIRD DESCRIPTION) (PPN 51-031-00-00-056-000)

DLZ 117 N. Madriver Street - Bellefontaine, OH 43311 (937) 593-7335 - www.dlz.com Project #2021-2125.00

Table with columns: COPY, DRAWN BY, DESCRIPTION, REV. NO., DATE. Includes legend for symbols like CONCRETE POST FOUND, IRON REBAR FOUND, etc.

LEGEND table defining symbols for various survey markers and features.

Professional seal and signature of Daniel A. Neer, Registered Professional Surveyor No. 8533, dated December 16, 2020.