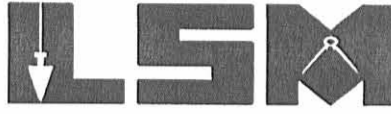


REC'D 5-16-06 SML/CL

# 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**

**TROYER  
112.826 ACRES**

Lying in Virginia Military Survey 9931, McArthur Township, Logan County, Ohio.

Being all of the Leon H. Troyer and Ruth A. Troyer, as Trustee or the Successor Trustee of the Leon H. Troyer and Ruth A. Troyer Joint Revocable Trust dated June 22, 2005, 114.310 acre tract as deeded and described in Official Record 783, Page 983 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a MAG nail found at the southeast corner of Virginia Military Survey 9931 on the center-line of Ohio Route 274.

THENCE, with the south line of Virginia Military Survey 9931 and the center-line of Ohio Route 274 (60 feet wide), S 82°-26'-00"W, a distance of 1586.59 feet to a MAG nail set.

THENCE, with the east lines of the Karl E. Harpest 125 acre tract (O.R. 565, Pg. 14) and the Steven Weaver 81.068 acre tract (O.R. 245, Pg. 888), N 7°-41'-07"W, a distance of 3072.60 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 30.00 feet.

THENCE, with the south line of the Helen Marie Cavin, etal 46.056 acre tract (O.R. 795, Pg. 001), N 82°-03'-53"E, a distance of 1607.14 feet to a 5/8 inch iron rod set on the east line of Virginia Military Survey 9931.

THENCE, with the east line of Virginia Military Survey 9931 and the west lines of the Leon H. Troyer and Ruth A. Troyer, as Trustee or the Successor Trustee of the Leon H. Troyer and Ruth A. Troyer Joint Revocable Trust dated June 22, 2005, 87.608 acre tract (O.R. 790, Pg. 106) and the Richard Dale Aiken 53.15 acre tract (Vol. 362, Pg. 35), S 7°-18'-13"E, a distance of 3082.96 feet to the point of beginning, passing a 5/8 inch iron rod set at 3052.96 feet.

Containing 112.826 acres, of which 1.093 acres are within the highway right-of-way.

The basis for bearings is the center-line of Ohio Route 274, being S 82°-26'-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 9, 2006.

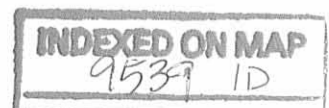


ORIGINAL STAMP IN GREEN

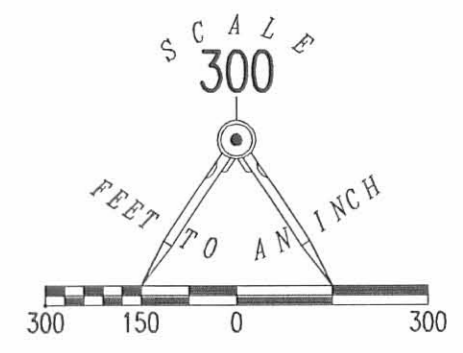
Description prepared by:

Jeffrey I. Lee  
Professional Surveyor 6359  
May 9, 2006

4229046



REC'D 5-16-06 SUM OK



- LEGEND:
- 1 INCH IRON BAR FOUND
  - 5/8 INCH IRON ROD FOUND
  - 5/8 INCH IRON ROD SET
  - ⊗ MAG NAIL FOUND
  - ⊙ MAG NAIL SET

RETRACEMENT SURVEY OF THE  
LEON H. TROYER AND  
RUTH A. TROYER,  
AS TRUSTEE, OR THE SUCCESSOR TRUSTEE  
OF THE LEON H. TROYER AND  
RUTH A. TROYER JOINT  
REVOCABLE TRUST DATED JUNE 22, 2005  
114.310 ACRE TRACT  
OFFICIAL RECORD 783, PAGE 983  
VIRGINIA MILITARY SURVEY 9931  
McARTHUR TOWNSHIP  
LOGAN COUNTY, OHIO

SURVEYED BY:  
  
JEFFREY I. LEE  
PROFESSIONAL SURVEYOR 6359  
MAY 9, 2006



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ORIGINAL STAMP IN GREEN

KSR D0506 4229046 L-4229-2

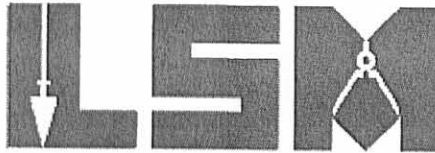
2 WORKING DAYS  
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INDEXED ON MAP  
9539 1P

# Lee Surveying and Mapping Co., Inc.

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Bellefontaine OH 43311



Phone: (937) 593-7335  
Fax: (937) 593-7444

## TROYER 46.977 ACRE

Lying in Virginia Military Survey 9931, McArthur Township, Logan County, Ohio.

Being out of the Leon H. Troyer and Ruth A. Troyer, as Trustee or the Successor Trustee of the Leon H. Troyer and Ruth A. Troyer Joint Revocable Trust dated June 22, 2005, 114.310 acre tract as deeded and described in Official Record 783, Page 983 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing at a MAG nail found at the southeast corner of Virginia Military Survey 9931 on the center-line of Ohio Route 274.

THENCE, with the south line of Virginia Military Survey 9931 and the center-line of Ohio Route 274 (60 feet wide), S 82°-26'-00"W, a distance of 904.13 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE, with the south line of Virginia Military Survey 9931 and the center-line of Ohio Route 274, S 82°-26'-00"W, a distance of 682.46 feet to a MAG nail found.

THENCE, with the east lines of the Mary E. Rostorfer 125 acre tract (O.R. 906, Pg. 786) and the Lloyd Gingerich etal 86.254 acre tract (O.R. 826, Pg. 141, Tract I), N 7°-41'-07"W, a distance of 3072.60 feet to a 5/8 inch iron rod found, passing a 5/8 inch iron rod found at 30.00 feet.

THENCE, with the south line of the Helen Marie Cavin, etal 46.056 acre tract (O.R. 795, Pg. 001), N 82°-03'-53"E, a distance of 648.59 feet to a 5/8 inch iron rod set.

THENCE, S 08°-18'-58"E, a distance of 3077.03 feet to the point of beginning, passing a 5/8 inch iron rod set at 3047.03 feet.

Containing 46.977 acres, of which 0.470 acre is within the highway right-of-way.

The basis for bearings is the center-line of Ohio Route 274, being S 82°-26'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on February 27, 2009.



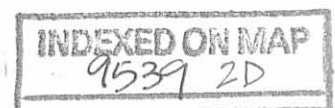
ORIGINAL STAMP IN GREEN

Description prepared by:

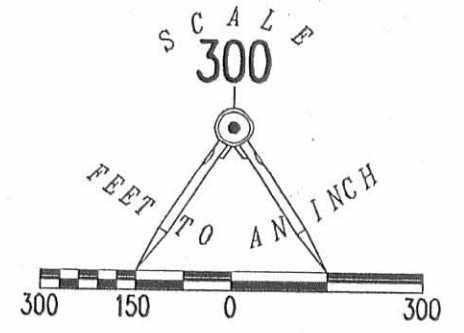
*William K. Bruce*

William K. Bruce  
Professional Surveyor 7437  
February 27, 2009

4229029



REC'D 3-3-09 GMY/AL



- LEGEND:
- 5/8 INCH IRON ROD FOUND
  - 5/8 INCH IRON ROD SET
  - ⊗ MAG NAIL FOUND
  - ⊙ MAG NAIL SET

HELEN MARIE CAVIN, ETAL  
46.056 ACRES  
O.R. 795, PG. 001

LEON H. TROYER AND  
RUTH A. TROYER,  
AS TRUSTEE, OR THE SUCCESSOR TRUSTEE  
OF THE LEON H. TROYER AND  
RUTH A. TROYER JOINT  
REVOCABLE TRUST DATED JUNE 22, 2005  
87.608 ACRES  
O.R. 790, PG. 106

LLOYD GINGERICH ETAL  
86.254 ACRES  
O.R. 826, PG. 141  
TRACT I

**46.977 ACRES**

OF WHICH 0.470 ACRE ARE WITHIN  
THE HIGHWAY RIGHT-OF-WAY

LEON H. TROYER AND  
RUTH A. TROYER,  
AS TRUSTEE, OR THE  
SUCCESSOR TRUSTEE  
OF THE LEON H. TROYER AND  
RUTH A. TROYER JOINT  
REVOCABLE TRUST  
DATED JUNE 22, 2005  
114.310 ACRES  
O.R. 783, PG. 983

RICHARD DALE AIKEN  
53.15 ACRES  
VOL. 362, PG. 35

MARY E. ROSTORFER  
125 ACRES  
O.R. 906, PG. 786

SURVEY OF 46.977 ACRES OUT OF THE  
LEON H. TROYER AND  
RUTH A. TROYER,  
AS TRUSTEE, OR THE SUCCESSOR TRUSTEE  
OF THE LEON H. TROYER AND  
RUTH A. TROYER JOINT  
REVOCABLE TRUST DATED JUNE 22, 2005  
114.310 ACRE TRACT  
OFFICIAL RECORD 783, PAGE 983  
VIRGINIA MILITARY SURVEY 9931  
McARTHUR TOWNSHIP  
LOGAN COUNTY, OHIO



SURVEYED BY:

*William K. Bruce*  
WILLIAM K. BRUCE  
PROFESSIONAL SURVEYOR 7437  
FEBRUARY 27, 2009

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7-21-2020



APPROVED



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SURVEYING • CONSTRUCTION SERVICES

INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
UNMATCHED CLIENT SERVICE

## DUTTON 7.000 ACRES

Lying in Virginia Military Survey 12168, McArthur and Washington Townships, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the James L. Dutton and Patricia A. Dutton original 74.55 acre tract as deeded and described in Official Record 1307, Page 35, Parcel III, and the James L. Dutton and Patricia A. Dutton 44.456 acre tract as deeded and described in Official Record 1308, Page 419, Parcel II, and being more particularly described as follows:

**COMMENCING** at a MAG nail found at the centerline intersection of State Route 274 (60 feet wide) and Township Road 95 and also being the common corner to said Virginia Military Survey 12168 and Virginia Military Surveys 9902, 10434 and 12052;

THENCE, South 83°-08'-55" West, with the centerline of said State Route 274 and the common line to said Virginia Military Surveys 12168 and 12052, a distance of 2039.19 feet to a MAG nail set at a common corner to the northwest corner of the Randall W. Benedict 3.674 acre tract as deeded and described in Official Record 1038, Page 565 and the northeast corner of said 44.456 acre tract and being the **TRUE POINT OF BEGINNING**;

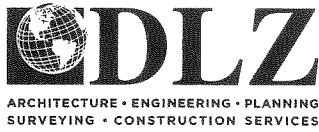
THENCE, with common lines to said 44.456 acre and 3.674 acre tracts, the following two (2) courses:

- 1) **South 04°-16'-49" West**, passing a 5/8 inch iron rebar found (I.D. cap stamped "CLAPSADDLE RS6140") at a distance of 30.59 feet, a total distance of **333.63 feet** to a 5/8 inch iron rebar found; and
- 2) **South 08°-29'-33" East**, a distance of **354.57 feet** to an iron rebar set, said iron rebar set bearing North 08°29'33" West, a distance of 13.74 feet from a 5/8 inch iron rebar found (North 08°29'33" West, a distance of 6.26 from the southwest corner of said 3.674 acre tract) and said iron rebar set also being 7.9' north of the north bank of a creek;

THENCE, **South 87°-24'-52" West**, with a new division line through said 44.456 acre and 74.55 acre tracts, a distance of **451.63 feet** to a 5/8 inch iron rebar set;

INDEXED ON MAP  
9174

117 N Madriver St, Bellefontaine, OH 43311 | OFFICE 937.593.7335 | ONLINE WWW.DLZ.COM



INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
UNMATCHED CLIENT SERVICE

THENCE, **North 06°-51'-05" West**, passing an iron rebar set at a distance of 618.19 feet, a total distance of **648.19 feet** to a MAG nail set on said centerline and common Virginia Military Survey line;

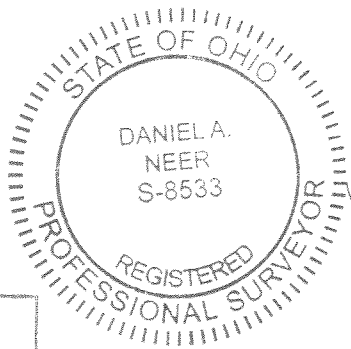
THENCE, **North 83°-08'-55" East**, with said centerline and common Virginia Military Survey line, a distance of **504.64 feet** to the **POINT OF BEGINNING**.

Containing **7.000 acres**, more or less, of which 0.346 acre is within highway right-of-way, 0.320 acre is within McArthur Township, 6.680 acres within Washington Township, 2.210 acres out of said 74.55 acre tract and 4.790 acres out of said 44.456 acre tract.

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 centerline of State Route 274 having a bearing of North 83°-08'-55 East. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on July 14, 2020.



Description prepared by:

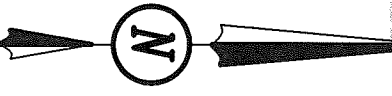
Daniel A. Neer  
Professional Surveyor No. 8533  
July 14, 2020

INDEXED ON MAP  
9174

2021-2078.00

7-21-2020

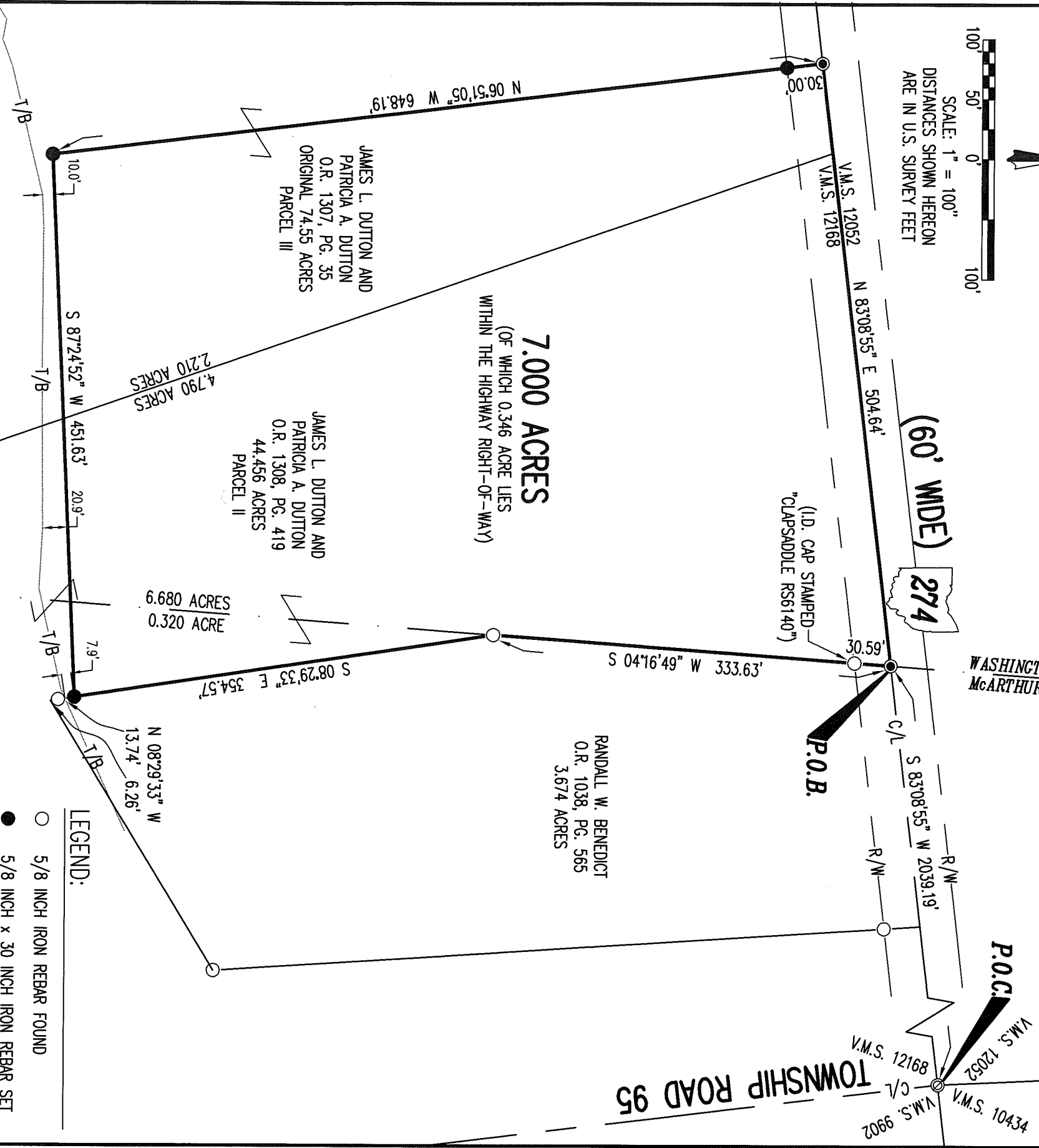
APPROVED



DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET

**DEED & SURVEY REFERENCES:**  
 LOGAN COUNTY ENGINEER'S MAP ROOM FILES  
 - 1541, 9174, 9510  
 LOGAN COUNTY LOG-274-5.05 R/W PLAN  
 REFERENCE DEEDS SHOWN HEREON

TOWNSHIP ROAD 95



**7.000 ACRES**  
 (OF WHICH 0.346 ACRE LIES WITHIN THE HIGHWAY RIGHT-OF-WAY)

JAMES L. DUTTON AND PATRICIA A. DUTTON  
 O.R. 1307, PG. 35  
 ORIGINAL 74.55 ACRES  
 PARCEL III

JAMES L. DUTTON AND PATRICIA A. DUTTON  
 O.R. 1308, PG. 419  
 44.456 ACRES  
 PARCEL II

RANDALL W. BENEDICT  
 O.R. 1038, PG. 565  
 3.674 ACRES

**LEGEND:**

- 5/8 INCH IRON REBAR FOUND
- 5/8 INCH x 30 INCH IRON REBAR SET (I.D. CAP STAMPED "DLZ OHIO INC.")
- ⊙ MAG NAIL FOUND
- MAG NAIL SET
- C/L = CENTERLINE
- R/W = RIGHT-OF-WAY
- O.R. = OFFICIAL RECORD
- PG. = PAGE
- V.M.S. = VIRGINIA MILITARY SURVEY
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- T/B = TOP OF BANK

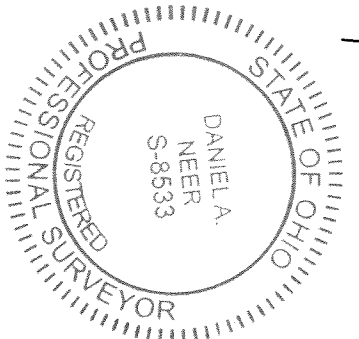
**BASIS FOR BEARINGS:**

BEARINGS AND DISTANCES, SHOWN HEREON, ARE DERIVED FROM GPS OBSERVATIONS BASED ON GRID NORTH, OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011, EPOCH 2010), WITH THE CENTER-LINE OF STATE ROUTE 274, HAVING A BEARING OF N 83°08'55" E.

**OCCUPATION NOTE:**

NO EVIDENCE OF OCCUPATION ALONG BOUNDARY LINES UNLESS OTHERWISE SHOWN

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



DANIEL A. NEER  
 PROFESSIONAL SURVEYOR NO. 85533  
 JULY 14, 2020

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 9174



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 Project #2021-2078.00

**PLAT OF SURVEY**

V.M.S. 12168  
 WASHINGTON & McARTHUR TOWNSHIPS  
 LOGAN COUNTY, OHIO

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
DAN			7/14/20