

BUKEY SURVEY

The following tract of land is situated in the State of Ohio, Counties of Union and Logan, Township of Allen in Union County, Township of Zane in Logan County, V.M.S. No. 12242, 12262, and 4606 in Allen Township, V.M.S. No. 4606 in Zane Township, being more particularly described as follows:

Commencing at the intersection of centerlines of C.R. No. 168 and C.R. No. 150 being marked by a R.R. spike, said spike being the PLACE of BEGINNING,

thence following the centerline of C.R. No. 150, N 34⁰-00'W, 1292.58 feet to a R.R. spike,

thence S 61⁰-50.5'W, 680.82 feet to an iron pin, passing over an iron pin at 30.16 feet marking the west right-of-way line of C.R. No. 150,

thence S 10⁰-08'E, 163.81 feet to an iron pin,

thence S 69⁰-55.5'W, 211.35 feet to an iron pin,

thence N 32⁰-57'W, 356.94 feet to an iron pin,

thence N 71⁰-45'E, 175.66 feet to an iron pin at the southeasterly corner of Alice Mary Tehan's 100 acre tract,

thence following the south line of Tehan's tract N 32⁰-03.5'W, 220.25 feet to an iron pin,

thence following the south line of Tehan's tract and Clarence W. Hagar's 59.95 acre tract, S 51⁰-29'W, 1096.24 feet to a 12 inch dia. wood corner post passing over the Logan-Union County line at 240.60 feet,

thence following the easterly line of Clarence W. Hagar's 59.95 acre and 32.60 acre tracts, S 30⁰-51'E, 1625.07 feet to a R.R. spike in the centerline of C.R. No. 168, passing over the Logan-Union County line at 1102.96 feet, and passing over the north right-of-way line of C.R. No. 168 at 1605.07 feet,

thence following the centerline of C.R. No. 168, N 59⁰-26' E, 1094.40 feet to a R.R. spike in the centerline of T.R. No. 167,

thence following the centerline of C.R. No. 168, N 57⁰-17'E, 856.29 feet to the PLACE of BEGINNING.

INDEXED ON MAP
5213 1D-1

BUKEY SURVEY (cont.)

This described tract of land contains 65.99 acres of which 1.77 acre is dedicated for highway purposes. Of this acreage 55.25 acres is in Union County and the remaining 10.74 acres is in Logan County.

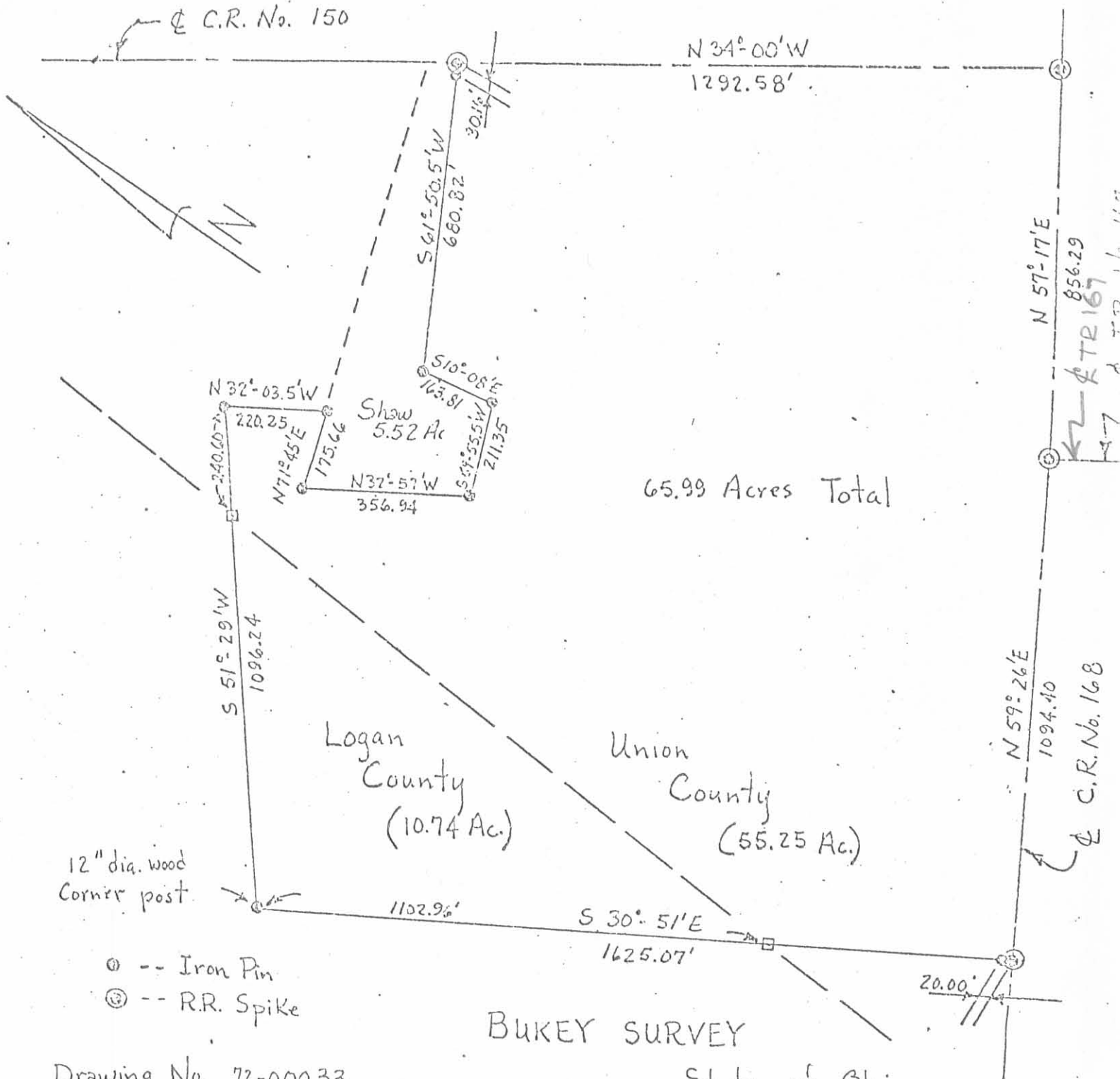
The above description is a result of a survey completed by Paul R. Clapsaddle, Surveyor In Training, No. 1127, August 24, 1972.

ATTEST:

Chester R. Kurtz

Chester R. Kurtz, Ohio Registered Surveyor No. 4849

INDEXED ON MAP
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Drawing No. 72-00033

Scale: 1" = 300'

Drawn By: P.R. Clapsaddle, S.I.T.

Date: August 28, 1972

State of Ohio
 County of Union & Logan
 Township of Allen & Zone
 V.M.S. No's 12242, 12262, & 4606

ATTEST:

Chester R. Kurtz

Chester R. Kurtz, Ohio Registered Surveyor No. 4849

5213 IP
INDEXED ON MAP

9-11-2023



LEGAL DEED DESCRIPTION
LUBA NASTOFF, TRUSTEE
62.206 ACRES

Real estate situated in the State of Ohio; Zane Township of Logan County and Allen Township of Union County; in the Virginia Military Survey numbers 4606 and 12242-12262; being the remaining portion of the original 65.99 acre tract of Luba Nastoff, Trustee (Official Record 1410, page 4886 Logan County and 202211210010784 Union County); and being further bounded and described as follows:

Beginning for reference at a monument box found at the centerline intersection of State Route 287 and Stokes Road (Union County Road 168).

Thence South 58 deg.-24'-31" West, 258.38 feet along said centerline of Stokes Road to a point, being the TRUE POINT OF BEGINNING. Said point is witnessed by a railroad spike found which bears: (South 37 deg.-43'-58" East, 2.61 feet).

Thence South 58 deg.-24'-31" West, 598.21 feet continuing along said centerline of Stokes Road to a mag nail found at the centerline of West Darby Road (Union County Road 167). Also being the line dividing said V.M.S. 4606 and said V.M.S. 12242-12262.

Thence South 60 deg.-32'-47" West, 1094.44 feet continuing along said centerline of Stokes Road to a railroad spike found at the most easterly corner of the 28.141 acre tract of Strata Marysville, LLC (Official Record 1409, page 1496 Logan County and 202208170007886 Union County).

Thence North 29 deg.-44'-46" West, 1627.28 feet along the northeasterly line of said 28.141 acre tract (passing over a 5/8" iron rod found at 30.00 feet and the east line of said Logan County at approximately 527.05 feet) to a 3/4" iron pipe found on the southeasterly line of the 10.000 acre tract of Midwest Express, Inc. (Official Record 1093, page 109 Logan County).

Thence North 52 deg.-40'-34" East, 1098.14 feet along said southeasterly line and a southeasterly line of the original 100.773 acre tract also of Midwest Express, Inc. (Official Record 63, page 689 Logan County and Deed Record 307, page 403 Union County), (passing over the westerly line of said Union County at approximately 852.51 feet) to a 5/8" iron rod found.

Thence South 30 deg.-38'-13" East, 223.65 feet along a southwesterly line of said original 100.773 acre tract to a 5/8" iron rod found on the northerly line of the 3.847 acre tract of Drew A. and Ciaira A. Gerhan (202012300014717 Union County).

Thence with three consecutive courses of said 3.847 acre tract:

- 1) South 72 deg.-39'-59" West, 175.77 feet to a point.
- 2) South 31 deg.-48'-59" East, 356.98 feet (passing over a 5/8" iron rod found at 20.00 feet) to a 5/8" iron rod found.
- 3) North 71 deg.-02'-42" East, 211.31 feet to a 5/8" iron rod found at the southwesterly corner of the 1.714 acre tract also of Drew A. and Ciaira A. Gerhan (202107080009092 Union County).

Thence with two consecutive courses of said 1.714 acre tract:

- 1) North 72 deg.-53'-10" East, 426.68 feet to a 5/8" iron rod found.
- 2) North 31 deg.-49'-43" West, 230.09 feet to a 5/8" iron rod found on a southerly line of aforesaid 3.847 acre tract.

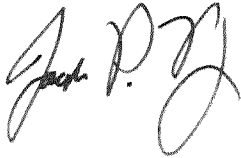
Thence North 62 deg.-54'-12" East, 264.91 feet along said southerly line (passing over a 5/8" iron rod found at 260.19 feet) to a point on the southwesterly right-of-way line of aforesaid State Route 287 (State of Ohio, 2.178 acre, Parcel 12WD, Official Record 68, page 414 Union County).



Thence with six consecutive courses of said right-of-way line and said Parcel 12WD:

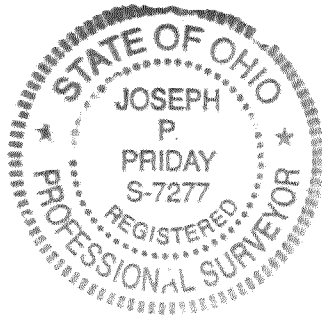
- 1) South 32 deg.-42'-01" East, 190.78 feet to a 5/8" iron rod found 70 feet right of station 20+00.
- 2) South 33 deg.-17'-28" East, 1001.58 feet to a 5/8" iron rod found.
- 3) South 03 deg.-19'-12" West, 67.26 feet to a 5/8" iron rod found.
- 4) South 57 deg.-47'-38" West, 99.93 feet to a 5/8" iron rod found.
- 5) South 38 deg.-52'-59" West, 61.70 feet to a 5/8" iron rod found.
- 6) South 32 deg.-03'-36" East, 27.35 feet to the TRUE POINT OF BEGINNING.

Bearings are based on the State Plane Coordinate System, North zone, Nad 1983. The tract as described from an actual field survey performed on or about January 24, 2023, by Registered Surveyor, Joseph P. Priday (S-7277), contains **62.206 acres**, more or less, (of which approximately 10.672 acres are within said Logan County and 51.534 acres are within said Union County), subject to all previous easements and rights-of-way of record. The plat of survey is on file in the Map Rooms of the Logan and Union County Engineer's.



Joseph P. Priday, (S-7277)

Priday Surveying, Inc.
P.O. Box 192
Marysville, Ohio 43040



INDEXED ON MAP
5213

7-11-2023

APPROVED

MIDWEST EXPRESS, INC.
10.000 ACRES
OFF REC 1093, PG 109 (LOG)

(80.483 AC) (20.29 AC)

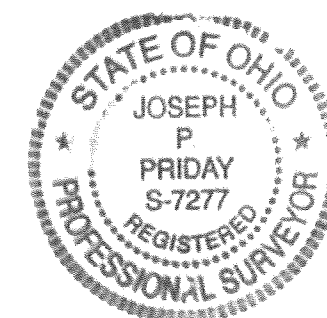
MIDWEST EXPRESS, INC.
ORIG. 100.773 ACRES
OFF REC 63, PG 689 (LOG)
DEED REC 307, PG 403 (UNI)

PLAT OF SURVEY FOR:
LUBA NASTOFF, TRUSTEE
STATE OF OHIO
ZANE TWP ~ LOGAN COUNTY
ALLEN TWP ~ UNION COUNTY
VMS 4606 & VMS 12242-12262

NOTES:

- 1) ● 5/8" IRON ROD FOUND
- 2) ○ 3/4" IRON PIPE FOUND
- 3) ⊙ MAG NAIL FOUND
- 4) ▲ RAILROAD SPIKE FOUND
- 5) ■ MONUMENT BOX FOUND
- 6) FLOOD ZONES TRACED FROM F.I.R.M. 39159C0218D ~ 12-16-08 (UNI-CO) (ZONE A IS A FLOOD HAZARD AREA) (ZONE X OUTSIDE 500 YEAR FLOOD PLAIN)
- 7) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983

NO NEW DRIVEWAYS PLANNED



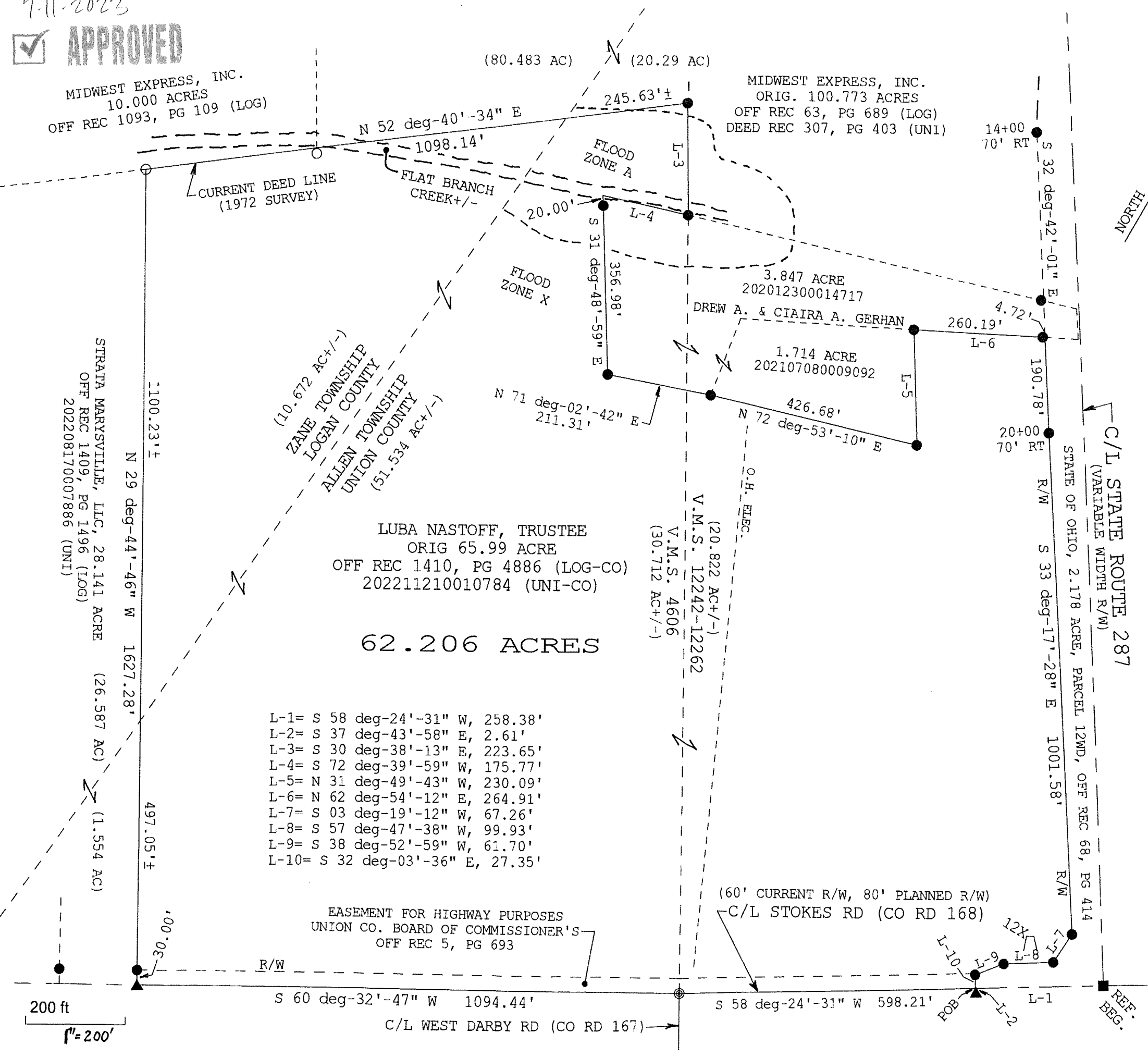
Joseph P. Priday

JOSEPH P. PRIDAY (S-7277)
JAN 24, 2023 JN 23-01

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND MONUMENTS WERE SET AS INDICATED.

PRIDAY SURVEYING INC
P.O. BOX 192
MARYSVILLE, OHIO 43040
937-642-3400

INDEXED ON MAP
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- L-1= S 58 deg-24'-31" W, 258.38'
- L-2= S 37 deg-43'-58" E, 2.61'
- L-3= S 30 deg-38'-13" E, 223.65'
- L-4= S 72 deg-39'-59" W, 175.77'
- L-5= N 31 deg-49'-43" W, 230.09'
- L-6= N 62 deg-54'-12" E, 264.91'
- L-7= S 03 deg-19'-12" W, 67.26'
- L-8= S 57 deg-47'-38" W, 99.93'
- L-9= S 38 deg-52'-59" W, 61.70'
- L-10= S 32 deg-03'-36" E, 27.35'

EASEMENT FOR HIGHWAY PURPOSES
UNION CO. BOARD OF COMMISSIONER'S
OFF REC 5, PG 693

(60' CURRENT R/W, 80' PLANNED R/W)
C/L STOKES RD (CO RD 168)

S 60 deg-32'-47" W 1094.44'

S 58 deg-24'-31" W 598.21'

C/L WEST DARBY RD (CO RD 167)

62.206 ACRES

LUBA NASTOFF, TRUSTEE
ORIG 65.99 ACRE
OFF REC 1410, PG 4886 (LOG-CO)
202211210010784 (UNI-CO)

(20.822 AC+/-)
V.M.S. 12242-12262
(30.712 AC+/-)

3.847 ACRE
202012300014717

1.714 ACRE
202107080009092

DREW A. & CIAIRA A. GERHAN

ZANE TOWNSHIP
LOGAN COUNTY
ALLEN TOWNSHIP
UNION COUNTY

STRATA MARYSVILLE, LLC, 28.141 ACRE (26.587 AC)
OFF REC 1409, PG 1496 (LOG)
202208170007886 (UNI)

