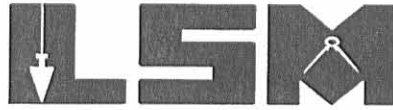


Received 7-5-05- ok gm

# 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

## DOWNING 1.585 ACRES

Lying in Section 10, Town 3, Range 14 B.M.R.S., Harrison Township, Logan County, Ohio.

Being all of the Robert Lee Downing and E. Winifred Downing, Co-Trustees 1.50 acre tract as deeded and described in O.R. 177; Page 775 and being more particularly described as follows:

Beginning at a stone found inside a monument box at the southeast corner of Section 10 and the intersection of center-lines of County Highway 11 (60 feet wide) and County Highway 32 (60 feet wide).

THENCE, with the east line of Section 10, N 1°-05'-30"W, a distance of 305.74 feet to a MAG nail set at THE TRUE POINT OF BEGINNING.

THENCE, with the north line of the Victoria C. Petty 1.50 acre tract (O.R. 193, Pg. 445), N 89°-58'-00"W, a distance of 213.75 feet to a 5/8 inch iron rod set at the northwest corner of said 1.50 acre tract, passing a 5/8 inch iron rod set at 30.01 feet.

THENCE, with the lines of the Karen I. Kerns, Russell J. Downing, Sally J. Harshbarger and David A. Downing 62.391 acre tract (O.R. 533, Pg. 77, Tract I), the following two courses:

N 1°-05'-30"W, a distance of 323.10 feet to a 5/8 inch iron rod set.

S 89°-58'-00"E, a distance of 213.75 feet to a MAG nail set, passing a 5/8 inch iron rod set at 183.74 feet.

THENCE, with the east line of Section 10, S 1°-05'-30"E, a distance of 323.10 feet to the point of beginning.

Containing 1.585 acres of which 0.223 acre is in the highway right-of-way.

The basis for bearings is the east line of Section 10 being, S 1°-05'-30" E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on June 9, 2005.

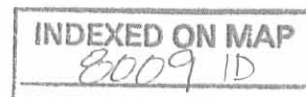


ORIGINAL STAMP IN GREEN

Description prepared by:

*[Signature]*  
Jeffrey I. Lee  
Professional Surveyor 6359  
June 9, 2005  
Revised June 22, 2005

L-4038055

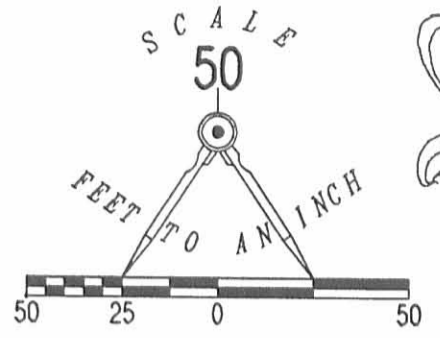


ROBERT LEE DOWNING  
AND E. WINIFRED DOWNING, CO-TRUSTEES  
1.50 ACRE TRACT  
O.R. 177, PG. 775

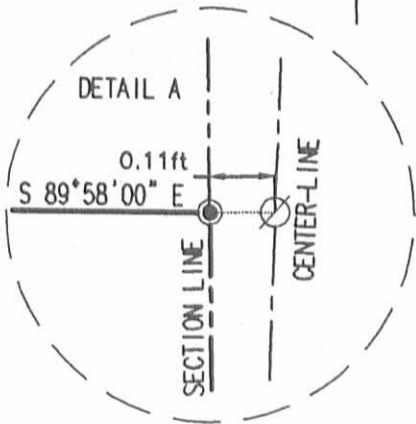
**1.585 ACRES**  
OF WHICH 0.223 ACRE IS WITHIN  
THE HIGHWAY RIGHT-OF-WAY

KAREN I. KERNS  
RUSSELL J. DOWNING  
SALLY J. HARSHBARGER AND  
DAVID A. DOWNING  
62.391 ACRE TRACT  
O.R. 533, PG. 77  
TRACT I

VICTORIA C. PETTY  
1.50 ACRE TRACT  
O.R. 193, PG 445



- LEGEND
- 5/8 INCH IRON ROD SET
  - 5/8 INCH IRON ROD FOUND
  - ⊙ SMALL NAIL FOUND AND REPLACED WITH MAG NAIL
  - ⊠ STONE FOUND IN MONUMENT BOX
  - ⊡ WOOD CORNER POST FOUND
  - ⊘ 1/2 INCH IRON ROD FOUND



COUNTY HIGHWAY 11 (60 FEET WIDE)

COUNTY HIGHWAY 32 (60 FEET WIDE)

A RETRACEMENT SURVEY OF THE  
ROBERT LEE DOWNING  
AND E. WINIFRED DOWNING, CO-TRUSTEES  
1.50 ACRE TRACT  
OFFICIAL RECORD 177, PAGE 775  
SECTION 10, TOWN 3, RANGE 14 B.M.R.S.  
HARRISON TOWNSHIP  
LOGAN COUNTY, OHIO

SURVEYED BY:

*Jeffrey I. Lee*  
JEFFREY I. LEE  
PROFESSIONAL SURVEYOR 6359  
JUNE 9, 2005  
REVISED JUNE 22, 2005



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117 North Madriver Street  
BELLEFONTAINE, OHIO 43311  
(937) 593-7335

2 WORKING DAYS  
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OHIO UTILITIES PROTECTION SERVICE.

INDEXED ON MAP  
8009 1P

ORIGINAL STAMP IN GREEN

ADW D0605 4038055 L-4038055-3

REC'D 3-15-01 SMY ak ✓

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Bellefontaine OH 43311



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

## DOWNING 62.391 ACRES

Lying in Section 10, Town 3, Range 14, Harrison Township, Logan County, Ohio.

Being all of the remainder of the Robert J. Downing and Betty I. Downing original 50.53 acre and 23.5 acre tracts as deeded and described in Volume 255, Page 513, Tract 1 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a stone found in a monument box at the southeast corner of Section 10 at the intersection of the center-lines of County Highway 11 and Township Road 32.

THENCE, with the south line of Section 10 and within the right-of-way of County Highway 11 (40 feet wide), N 85°-57'-52" W, a distance of 1193.75 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE, with the south line of Section 10 and within the right-of-way of County Highway 11, N 85°-57'-52" W, a distance of 152.48 feet to a 5/8 inch iron rod set.

THENCE, with the east line of the Charles D. Dolph, Trustee under the Dolph revocable living trust agreement 72.01 acre tract (O.R. 151, Pg. 674), N 2°-55'-45" E, a distance of 2594.73 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 10.87 feet.

THENCE, with the south line of the CSX Transportation, Inc. (C.C.C. & St. Louis Railroad Company), S 86°-16'-49" E, a distance of 1352.27 feet to railroad spike set, passing a 5/8 inch iron rod set at 1312.48 feet.

THENCE, with the east line of Section 10 and within the right-of-way of Township Road 32 (60 feet wide), S 3°-03'-53" W, a distance of 861.18 feet to a MAG nail set.

THENCE, with the lines of the Albert D. Grau 8.246 acre tract (O.R. 318, Pg. 419), the following three courses:

N 83°-50'-08" W, a distance of 603.10 feet to a 5/8 inch iron rod found, passing a railroad spike found at 3.14 feet and a 5/8 inch iron rod found at 33.32 feet.

S 2°-37'-36" W, a distance of 599.85 feet to a 5/8 inch iron rod found.

S 83°-48'-52" E, a distance of 598.51 feet to a point, referenced by a railroad spike found S 83°-48'-52" E, a distance of 0.19 feet, passing a 5/8 inch iron rod found at 568.89 feet.



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Bellefontaine OH 43311



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THENCE, with the east line of Section 10 and within the right-of-way of Township road 32, S 3°-03'-53" W, a distance of 512.24 feet to a MAG nail set.

THENCE, with the north line of the Robert Lee Downing 1.500 acre tract (O.R. 177, Pg. 775), N 84°-29'-12" W, a distance of 212.42 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 30.03 feet.

THENCE, with the west line of the said 1.500 acre tract and the Victoria L. Petty 1.500 acre tract (O.R. 193, Pg. 445), S 3°-25'-15" W, a distance of 334.55 feet to a 5/8 inch iron rod set.

THENCE, with the north line of the Eugene R. Hammond 0.94 acre tract (Vol. 349, Pg. 874), the Robert S. Herring 0.96 acre tract (Vol. 368, Pg. 511), the Donald D. Southard 0.96 acre tract (O.R. 76, Pg. 790), the Ronald N. Hall 0.96 acre tract (O.R. 216, Pg. 914), the Daniel J. Gibbs 0.96 acre tract (O.R. 459, Pg. 666), the Michael W. Shultz 0.96 acre tract (O.R. 149, Pg. 662) and the Regina Fay Tucker 0.96 acre tract (O.R. 417, Pg. 854), N 85°-56'-14" W, a distance of 974.12 feet to a 1/2 inch square iron bolt found.

THENCE, with the west line of the said Regina Fay Tucker 0.96 acre tract, S 4°-04'-33" W, a distance of 300.17 feet to the point of beginning, passing a 5/8 inch iron rod set at 288.27 feet.

Containing 62.391 acres of which 1.111 acres are within the highway rights-of-way.

The basis for bearings is the east line of Section 10 being S 3°-03'-53" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on February 20, 2001.

Description prepared by:

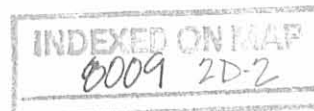
A handwritten signature in black ink, appearing to read 'J. Lee', is written over a circular professional seal.

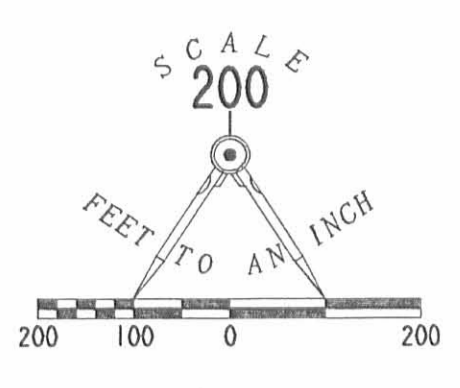
Jeffrey I. Lee  
Professional Surveyor 6359  
March 9, 2001



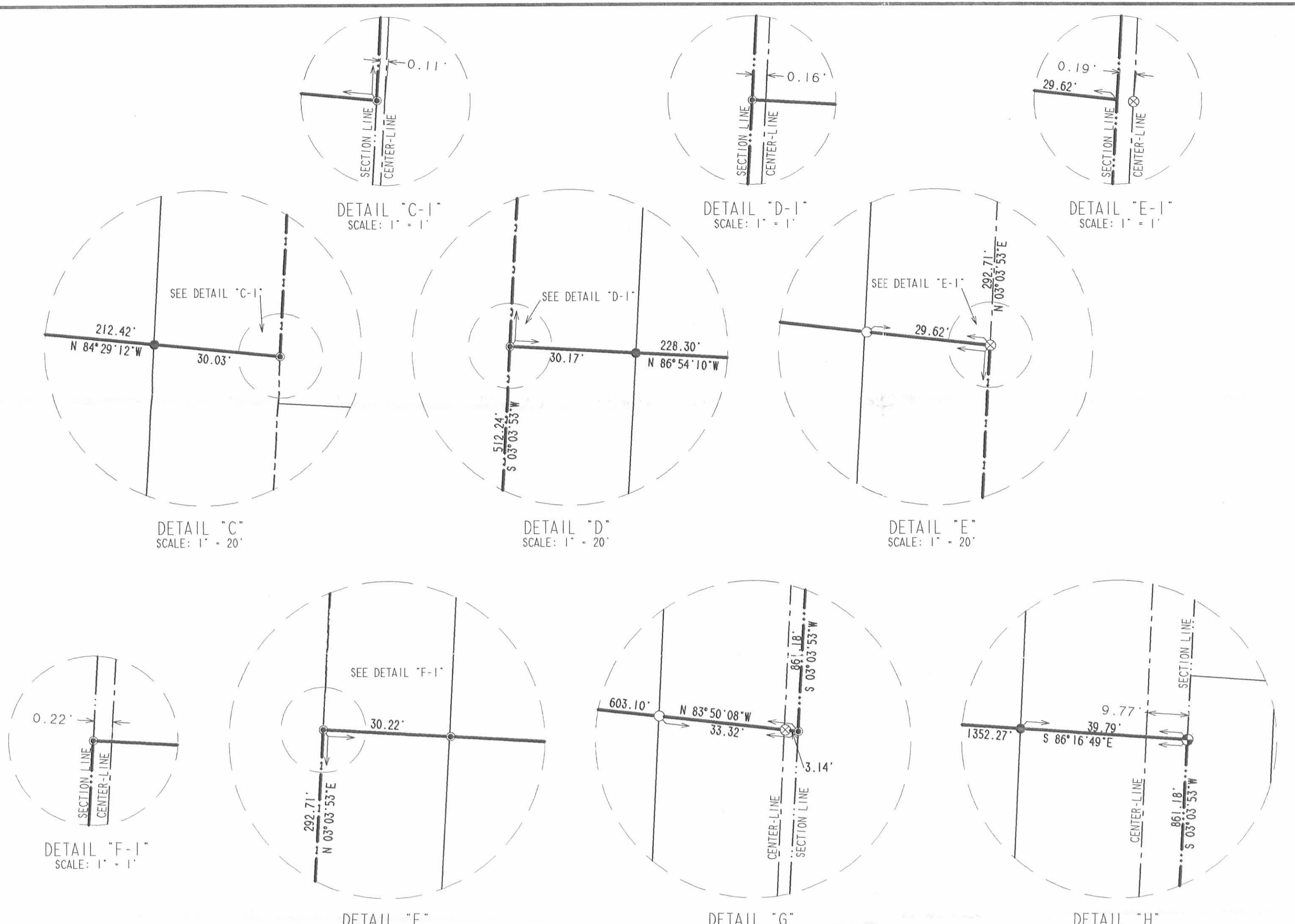
ORIGINAL STAMP IN GREEN

L-3098





- LEGEND:
- 5/8 INCH IRON ROD SET
  - ⊙ MAG NAIL SET
  - ⊙ RAILROAD SPIKE SET
  - 5/8 INCH IRON ROD FOUND
  - ⊠ STONE FOUND IN A MONUMENT BOX
  - ⊠ 1/2 INCH SQUARE IRON BOLT FOUND
  - ⊙ RAILROAD SPIKE FOUND
  - ⊙ 3/4 INCH IRON ROD FOUND
  - ⊙ 5/8 INCH IRON ROD FOUND IN A CONCRETE MONUMENT



CSX TRANSPORTATION, INC. C.C.C. & ST. L. R.R.

62.391 ACRES  
OF WHICH 1.111 ACRES ARE WITHIN  
THE HIGHWAY RIGHTS-OF-WAY

CHARLES D. DOLPH, TRUSTEE  
UNDER THE DOLPH REVOCABLE  
LIVING TRUST AGREEMENT  
72.01 ACRE TRACT  
O.R. 151, PG. 674

ROBERT J. DOWNING  
AND BETTY I. DOWNING  
ORIG. 33.53 ACRE  
AND 23.5 ACRE TRACT  
VOL. 255, PG. 513  
TRACT 1

ALBERT D. GRAU  
8.246 ACRE TRACT  
O.R. 318, PG. 419

ROBERT C. GIETZEN  
AND JOHANNA L. GIETZEN  
0.69 ACRE TRACT  
VOL. 324, PG. 417

PATSIENE FORMAN  
0.69 ACRE TRACT  
VOL. 382, PG. 972

TIMOTHY D. O'RIELLEY  
AND SUSAN E. O'RIELLEY  
0.69 ACRE TRACT  
O.R. 283, PG. 792

WILLIAM W. DROUP  
0.69 ACRE TRACT  
O.R. 101, PG. 791

LOUIS G. ENGLISH  
AND BEULAH M. ENGLISH  
0.69 ACRE TRACT  
VOL. 338, PG. 699

LEONARD A. RUSSIAN  
5.302 ACRE TRACT  
O.R. 483, PG. 209

DAVID E. SILVERS  
AND MARGARET A. SILVERS  
0.62 ACRE TRACT  
VOL. 402, PG. 468  
TRACT II

29.053 ACRES  
OF WHICH 0.231 ACRE IS WITHIN  
THE HIGHWAY RIGHTS-OF-WAY

JOYCE ANN LEISTER,  
JANICE BELLE GEBBY,  
MARLYN DUANE KELLY,  
AND CLIFFORD KELLY  
ORIG. 213.67 ACRE TRACT  
O.R. 125, PG. 653

MICHAEL W. SHULTZ  
AND CYNTHIA DEARWESTER  
0.96 ACRE TRACT  
O.R. 149, PG. 662

DANIEL J. GIBBS  
AND PEGGY J. GIBBS  
0.96 ACRE TRACT  
O.R. 459, PG. 666

RONALD N. HALL  
AND RITA K. HALL  
0.96 ACRE TRACT  
O.R. 216, PG. 914

DONALD D. SOUTHARD  
AND JUDY A. SOUTHARD  
0.96 ACRE TRACT  
O.R. 76, PG. 790

EUGENE R. HAMMOND  
AND ELLEN M. HAMMOND  
0.94 ACRE TRACT  
VOL. 349, PG. 874

ROBERT S. HERRING  
AND ELIZABETH J. HERRING  
0.96 ACRE TRACT  
VOL. 368, PG. 511

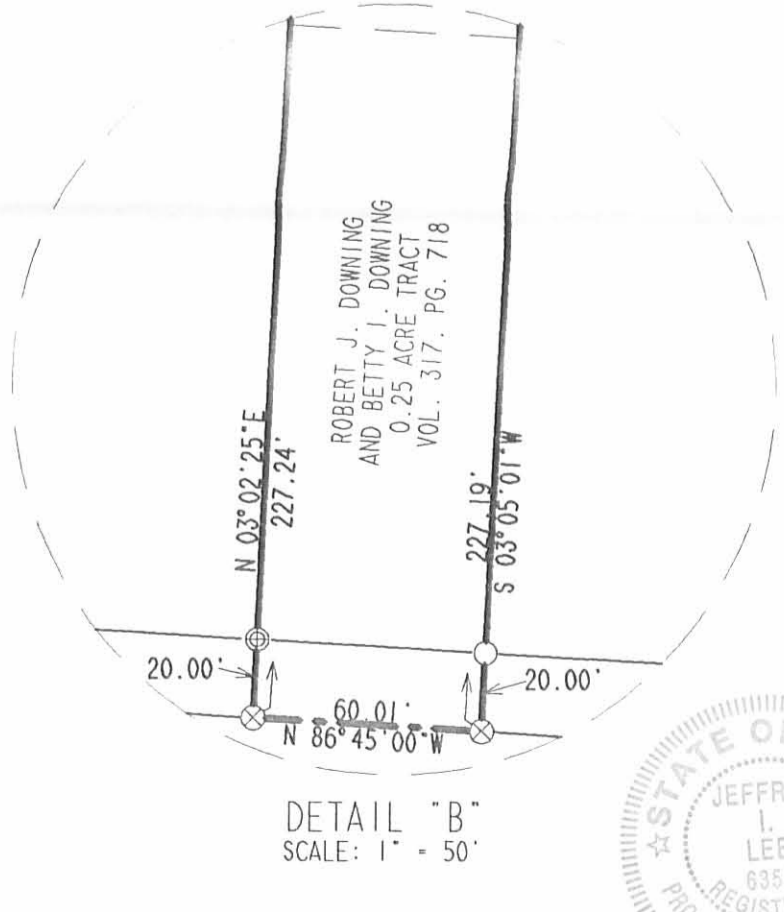
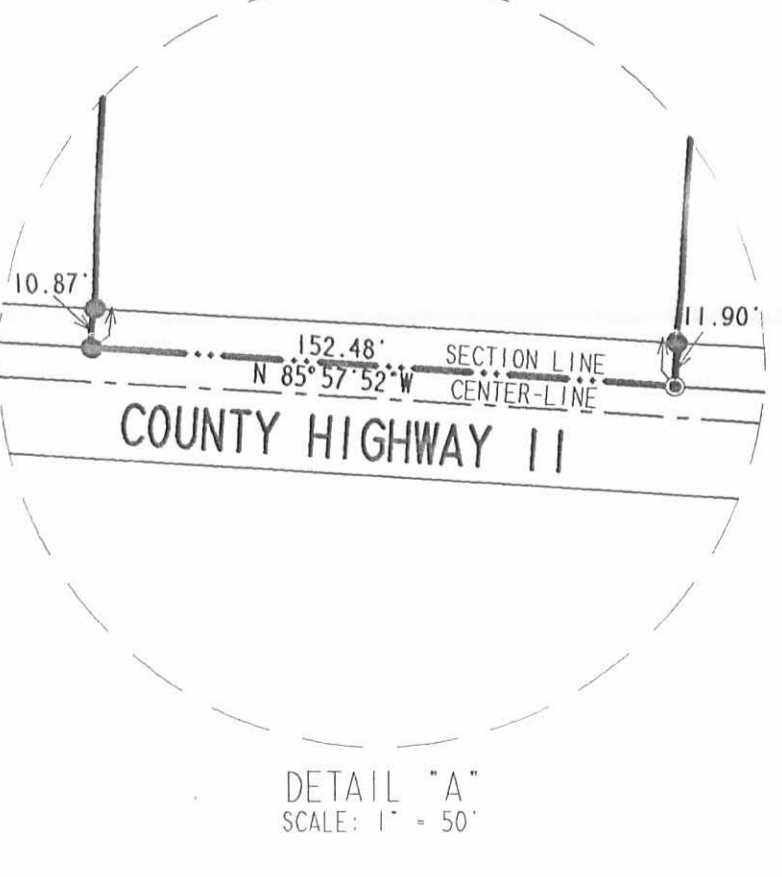
EDWARD L. WALLACE  
AND CATHERINE E. WALLACE  
1.25 ACRE TRACT  
VOL. 359, PG. 180

RUTH ANNE LAMB  
1.000 ACRE TRACT  
O.R. 294, PG. 249

GARY McLAUGHLIN  
AND LINDA K. McLAUGHLIN  
0.84 ACRE TRACT  
O.R. 407, PG. 323

PATTI J. WILLIS  
0.68 ACRE TRACT  
O.R. 285, PG. 924

SURVEY OF THE REMAINDER OF THE  
ROBERT J. DOWNING AND BETTY I. DOWNING  
ORIGINAL 50.53 ACRE AND 23.5 ACRE TRACT  
VOLUME 255, PAGE 513, TRACT 1  
AND SURVEY OF THE REMAINDER OF THE  
ORIGINAL 34.92 ACRE TRACT  
VOLUME 255, PAGE 513, TRACT 2  
AND 0.25 ACRE TRACT  
VOLUME 317, PAGE 718  
SECTIONS 4 AND 10, TOWN 3, RANGE 14  
HARRISON TOWNSHIP  
LOGAN COUNTY, OHIO



SURVEYED BY:  
JEFFREY L. LEE  
PROFESSIONAL SURVEYOR 6359  
FEBRUARY 20, 2001



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117 North Madison Street  
Bellefontaine, Ohio 43311  
(937) 593-7335

D-396 BETTY2.GCD L-3098-2  
BETTY.DAT

8009 2P

Revised 3/28/90



# Lee Surveying and Mapping Co.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

143 EAST COLUMBUS AVENUE  
BELLEFONTAINE, OHIO 43311

(513) 593-7335  
(513) 593-5780

CLAYTON M. LEE, P.S.  
JEFFREY I. LEE, P.S.

## DOWNING - GRAU

Lying in Section 10, T-3, R-14, Harrison Township, Logan County, Ohio.

Being out of that 69.30 acres in the name of Robert J. Downing as deeded and described in Volume 255, Page 513 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike set on the center-line of County Highway 32, (East line of Section 10) a distance of 1141.26 feet northerly, with said section line, from the southeast corner of said Section 10 on the center-line of County Highway 11.

THENCE, N 84°-08'-37" W, a distance of 598.73 feet to a 5/8" iron rod (set).

THENCE, N 2°-18'-08" E, a distance of 600.00 feet to a 5/8" iron rod (set).

THENCE, S 84°-08'-37" E, a distance of 600.00 feet to a railroad spike set on the center-line of County Highway 32.

THENCE, with the center-line of said county highway, S 2°-18'-08" W, a distance of 437.73 feet to a 'PK' nail with shiner (found).

THENCE, continuing with said center-line, S 2°-45'-00" W, a distance of 162.20 feet to the point of beginning.

Containing 8.246 acres.

This description prepared from an actual field survey.

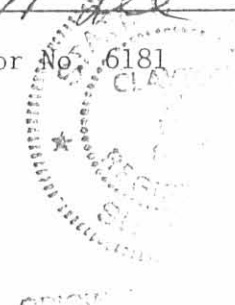
Basis for bearings: Center-line County highway 32 = S 2°-18'-08" W.

Prepared by:

Clayton M. Lee

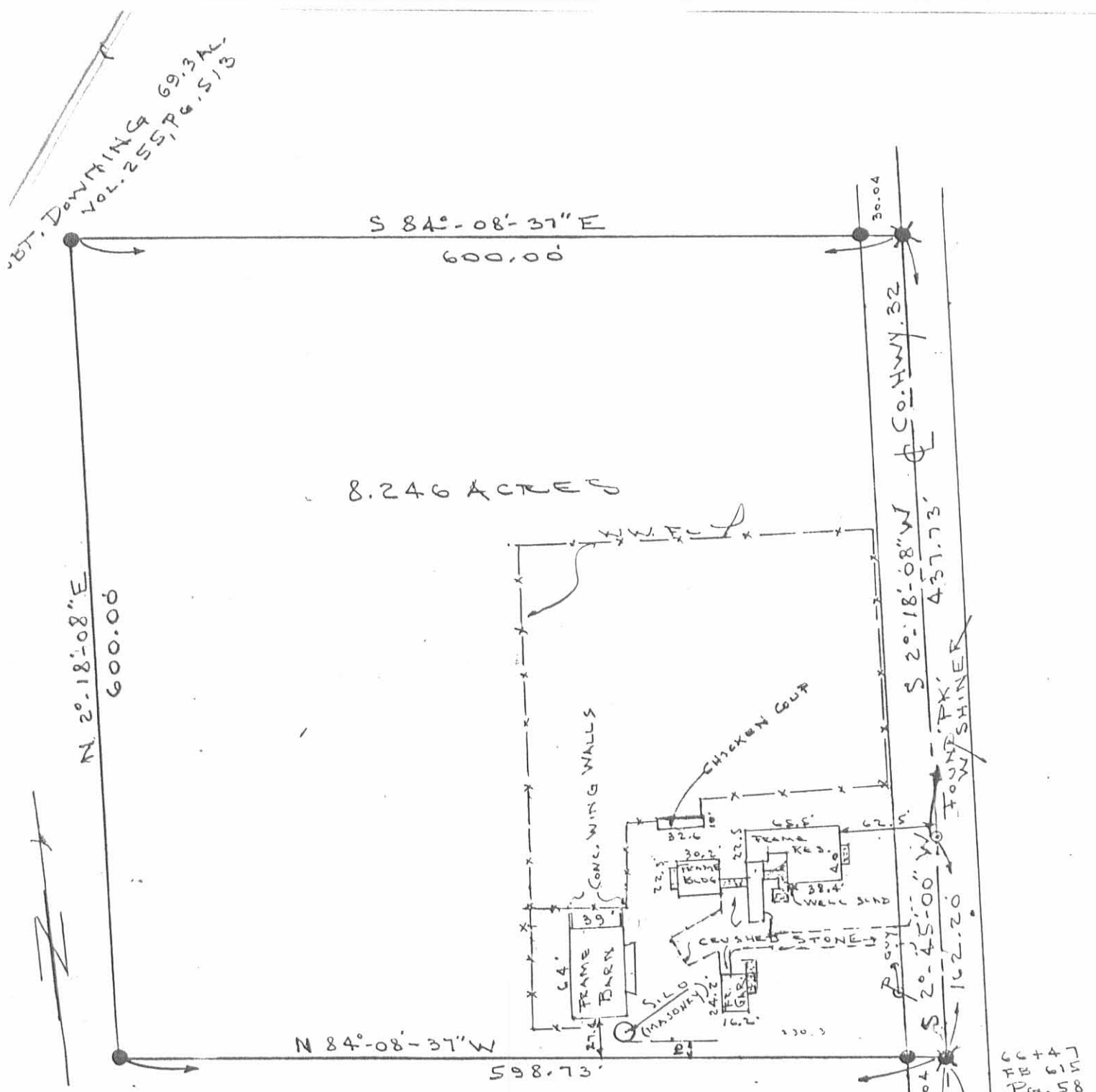
Registered Surveyor No. 6181

March 8, 1990



INDEXED ON MAP  
8009 3D

L-1792



SCALE 1" = 100'

BOUNDARY & IMPROVEMENTS SURVEY OF  
 8.246 ACRES OUT OF THE R. J. DOWNING 69.3 ACRES  
 TRACT (Vol. 255, Pg. 513) SEC. 10, T-3, R-14  
 HARRISON TWP., LOGAN COUNTY, OHIO

- ⊗ RR. SPIKE (SET)
- 5/8" IRON ROD (SET)

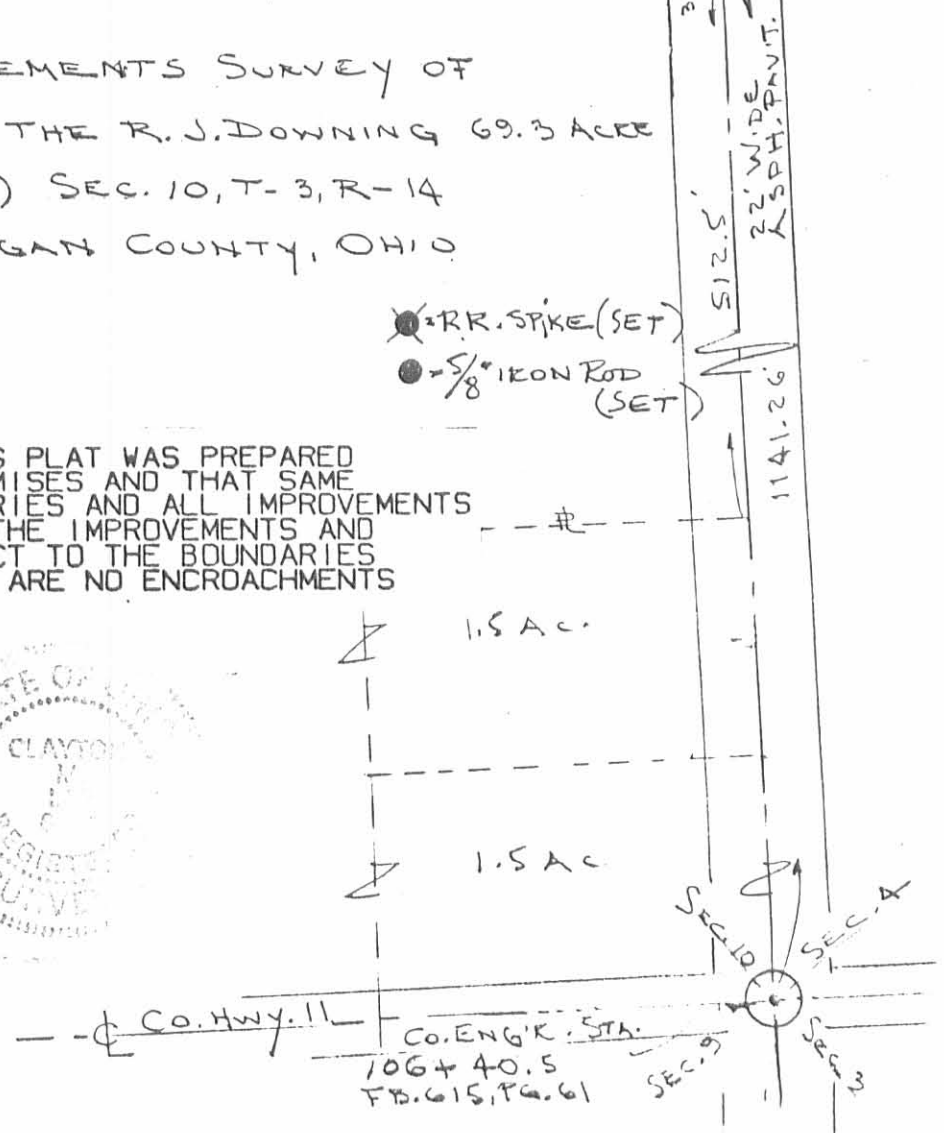
HEREBY STATE THAT THE FOREGOING PLAT WAS PREPARED  
 FROM AN ACTUAL SURVEY OF THE PREMISES AND THAT SAME  
 SHOWS THE LOCATION OF THE BOUNDARIES AND ALL IMPROVEMENTS  
 THEREON: THAT THE DIMENSIONS OF THE IMPROVEMENTS AND  
 THEIR LOCATIONS THEREOF WITH RESPECT TO THE BOUNDARIES  
 ARE CORRECT AS SHOWN: THAT THERE ARE NO ENCROACHMENTS  
 ON NOR UPON SUBJECT PREMISES.

*Clayton M. Lee*  
 CLAYTON M. LEE  
 PROFESSIONAL SURVEYOR NO. 6181  
 MARCH 7, 1990



INDEXED ON MAP  
 8009 3P

LEE SURVEYING & MAPPING CO.  
 143 East Columbus Avenue  
 BELLEFONTAINE, OHIO 43311  
 (513) 593-7335



L-1792-4

1-22-18

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117 N. Madriver St.  
Bellefontaine OH 43311



Phone: (937) 593-7335  
Fax: (937) 593-7444  
surveys@lsminc.us

## KERNS, DOWNING, HARSHBARGER AND DOWNING 22.858 ACRES

Lying in Section 10, Township 3 North, Range 14 East, Between the Miami River Survey, Harrison Township, Logan County, Ohio.

Being out of the Karen I. Kerns, Russell J. Downing, Sally J. Harshbarger and David A. Downing, 62.391 acre tract of land as deeded and described in Official Record 533, Page 77, Tract I of the Logan County Records of Deeds and being more particularly described as follows:

Commencing at a stone found in a monument box at the southeast corner of Section 10, also being at the intersection of the center-lines of County Highway 11 and County Highway 32 (60 feet wide).

THENCE, with the east line of Section 10, within the right-of-way of said County Highway 32, N 03°-03'-53"E, a distance of 1740.90 feet to a MAG nail found at the common easterly corner to said 62.391 acre tract and the Matthew E. Dolph 8.246 acre tract (O.R. 1050, Pg. 653) at the TRUE POINT OF BEGINNING.

THENCE, with the north line of the said 8.246 acre tract, N 83°-50'-08"W, a distance of 603.10 feet to a 5/8 inch iron rod found, passing a railroad spike found on the center-line of said County Highway 32 at a distance of 3.14 feet and a 5/8 inch iron rod found at a distance of 33.32 feet.

THENCE, across said 62.391 acre tract, the following two courses:

N 02°-38'-32"E, a distance of 195.50 feet to a 5/8 inch iron rod set.

N 87°-21'-17"W, a distance of 747.00 feet to a 5/8 inch iron rod set on the easterly line of a 72.01 acre tract of land deeded to Charles D. Dolph, Trustee, (O.R. 151, Pg. 674).

THENCE, with the east line of the said 72.01 acre tract, N 02°-55'-45"E, a distance of 654.00 feet to a 5/8 inch iron rod found on the south line of the CSX Transportation, Inc. (C.C.C. & St. Louis Railroad).

THENCE, with said south line, S 86°-16'-49"E, a distance of 1352.27 feet to a railroad spike found on said east line of Section 10, passing a 5/8

INDEXED ON MAP  
8009



# Lee Surveying and Mapping Co.

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Fax: (937) 593-7444  
surveys@lsmc.us

inch iron rod found on the west right-of-way line of County Highway 32 at a distance of 1312.48 feet.

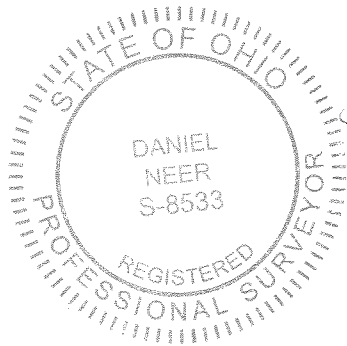
THENCE, with said east line of Section 10 and within the right-of-way of said County Highway 32, S 03°-03'-53"W, a distance of 861.18 feet to the point of beginning.

Containing 22.858 acres, more or less, of which 0.720 acre lies within the highway right-of-way.

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

The basis for the bearings described herein is the east line of Section 10, being N 03°-03'-53"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co. on January 4, 2018.

Description prepared by:



A handwritten signature in black ink, appearing to read 'D. Neer', written over the seal area.

Daniel A. Neer  
Professional Surveyor No. 8533  
January 12, 2018

30981217

INDEXED ON MAP  
8009



APPROVED

1-22-18

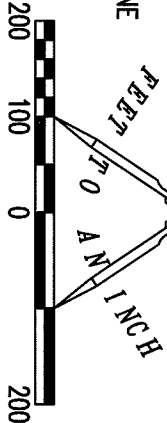
LEGEND:

- ☒ STONE FOUND IN A MONUMENT BOX
- ⊗ RAILROAD SPIKE FOUND
- ⊙ MAG NAIL FOUND
- 5/8 INCH IRON ROD FOUND
- 5/8 INCH IRON ROD FOUND WITH PLASTIC I.D. CAP STAMPED "LEE SURVEYING INC"

- DENOTES CENTER-LINE
- DENOTES RIGHT-OF-WAY
- DENOTES SECTION LINE

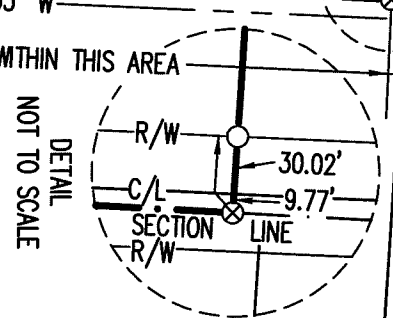
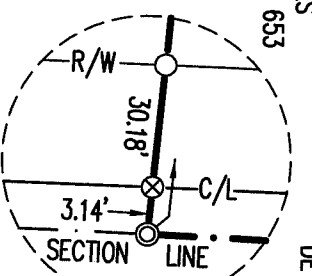
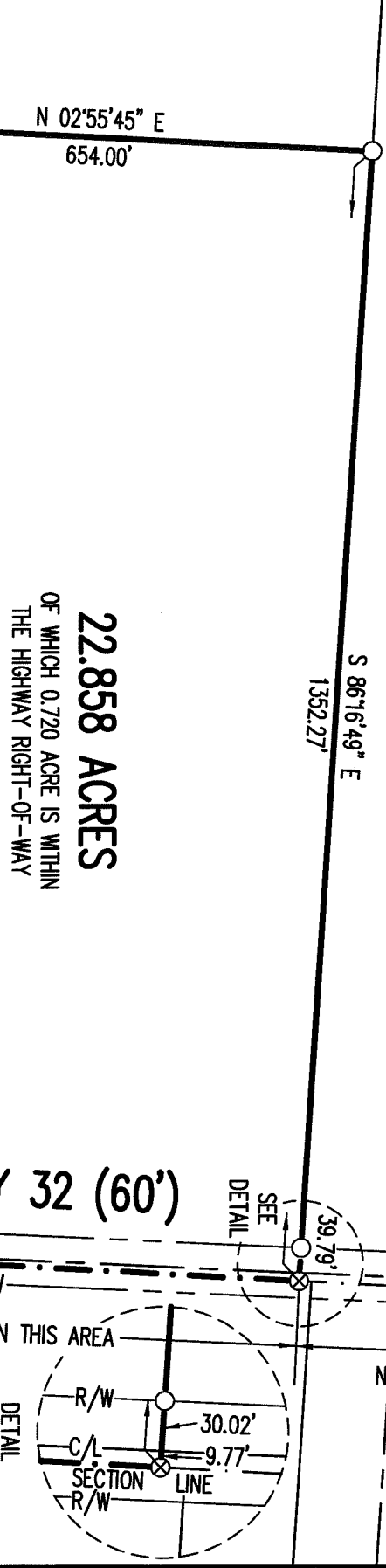
DEED REFERENCES:  
 O.R. 151, PG. 674  
 O.R. 533, PG. 77  
 O.R. 1050, PG. 653

CSX TRANSPORTATION, INC. (C.C.C. & ST. L. RAILROAD)



SCALE  
 200'

SECTION 10  
 SECTION 4  
 495.00'  
 NO DRIVES IN THIS AREA



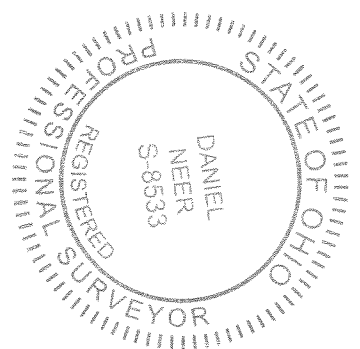
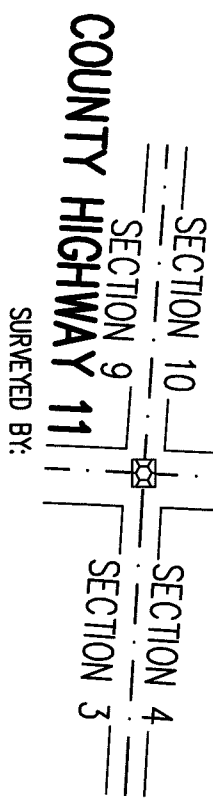
**SURVEY OF 22.858 ACRES OUT OF THE  
 KAREN I. KERNS, RUSSELL J. DOWNING,  
 SALLY J. HARSHBARGER AND DAVID A. DOWNING  
 62.391 ACRE TRACT (DEED)  
 OFFICIAL RECORD 533, PAGE 77  
 TRACT 1**

**SECTION 10, TOWNSHIP 3 NORTH, RANGE 14 EAST  
 BETWEEN THE MIAMI RIVER SURVEY  
 HARRISON TOWNSHIP  
 LOGAN COUNTY, OHIO**

**BASIS FOR BEARINGS NOTE:**  
 THE BASIS FOR THE BEARINGS SHOWN HEREON IS THE EAST  
 LINE OF SECTION 10.

**ACCESS MANAGEMENT NOTE:**  
 COUNTY HIGHWAY 32 IS CLASSIFIED AS A MAJOR COLLECTOR ROAD  
 MINIMUM DRIVE SPACING IS 495'  
 MINIMUM STOPPING SIGHT DISTANCE IS >495 (55 MPH)

**NOTE:**  
 THIS SURVEY WAS PREPARED IN THE ABSENCE OF  
 A COMPLETE AND ACCURATE TITLE SEARCH AND  
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 JANUARY 4, 2018

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