

Lee Surveying and Mapping Co.



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

855 EAST SANDUSKY AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-5780

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

RITTER SURVEY

Lying in V.M.S. 9929, McArthur Township, Logan County, Ohio.

Being the south 8.0 acres of that 9.0 acre tract lying in the name of Donald E. Ritter, etux, as deeded and described in Volume 345, Page 681 of the Logan County Records of Deeds and more particularly described as follows:

Beginning at a spike on the center-line of State Route 117 a distance of 453.65 feet northerly along said center-line from the southwest corner of V.M.S. 9929 and marking the southwest corner of said 9.0 acres.

THENCE, with the center-line of said State Route 117, N 7°-32' W, a distance of 1139.22 feet to a railroad spike.

THENCE, N 84°-14' E, a distance of 304.39 feet to an iron rod set on the east line of said 9 acres, passing an iron rod set on the highway right-of-way line at 30.0 feet.

THENCE, with the said east line of the 9 acre tract, S 7°-18'-50" E, a distance of 1138.26 feet to the northeast corner of the R. Jenkins 1.38 acre tract (Volume 368, Page 684).

THENCE, with the north line of said 1.38 acre tract, S 83°-53' W, a distance of 300.0 feet to the point of beginning. Containing 8.00 acres. Leaving 1.00 acre (Retained by grantor) on the north end of said 9 acres.

Last previous deed reference: Volume 345, Page 681.



Surveyed by:

Clayton M. Lee
Clayton M. Lee
Reg. Surveyor No. 6181
February 17, 1983

6808 ID

INDEXED ON MAP

FOUND 'PK'
NAIL @ ANGLE
IN HWY.

SET
RR SPIKE

NORTH

SCALE 1" = 200'

N 6°00' W

RR SET
RR SPIKE

N 84°-14' E
303.65

SET IRON ROD

NOTE: WIDTH DEFICIENCY
OK BY HEALTH BOARD 3/17-83

1.00 AC.
REMAINS

S 84°-14' W
304.39'

SET IRON ROD

N 7°-32' W

LEAVING FOR TRANSFER
8.0 ACRES

1138.26'
S 7°-18'-50" E

STATE ROUTE 117
1139.22'

R.E. VOL. 1-391, PG. 266
52.28 ACRES

DIVISION OF THE
RITTER 9 AC. TRACT
VOL. 345 PG. 681
V.M.S. 9929
MCARTHUR TWP.
LOGAN COUNTY, OHIO

SPIKE

300.0'
S 83°-53' W

1. ROD

R. JENKINS
1.38 AC.
VOL. 368
PG. 684

200.0'

300.0'

453.65'

By: *Clayton M. Lee*
CLAYTON M. LEE
REG. SURVEYOR 6181
FEB. 17, 1983

STATE RT. 214

SW COR. V.M.S. 9929

6809 IP

SHARON DR.

INDEXED ON MAP

VILLAGE OF HUNTSVILLE
NORTH CORP. LINE



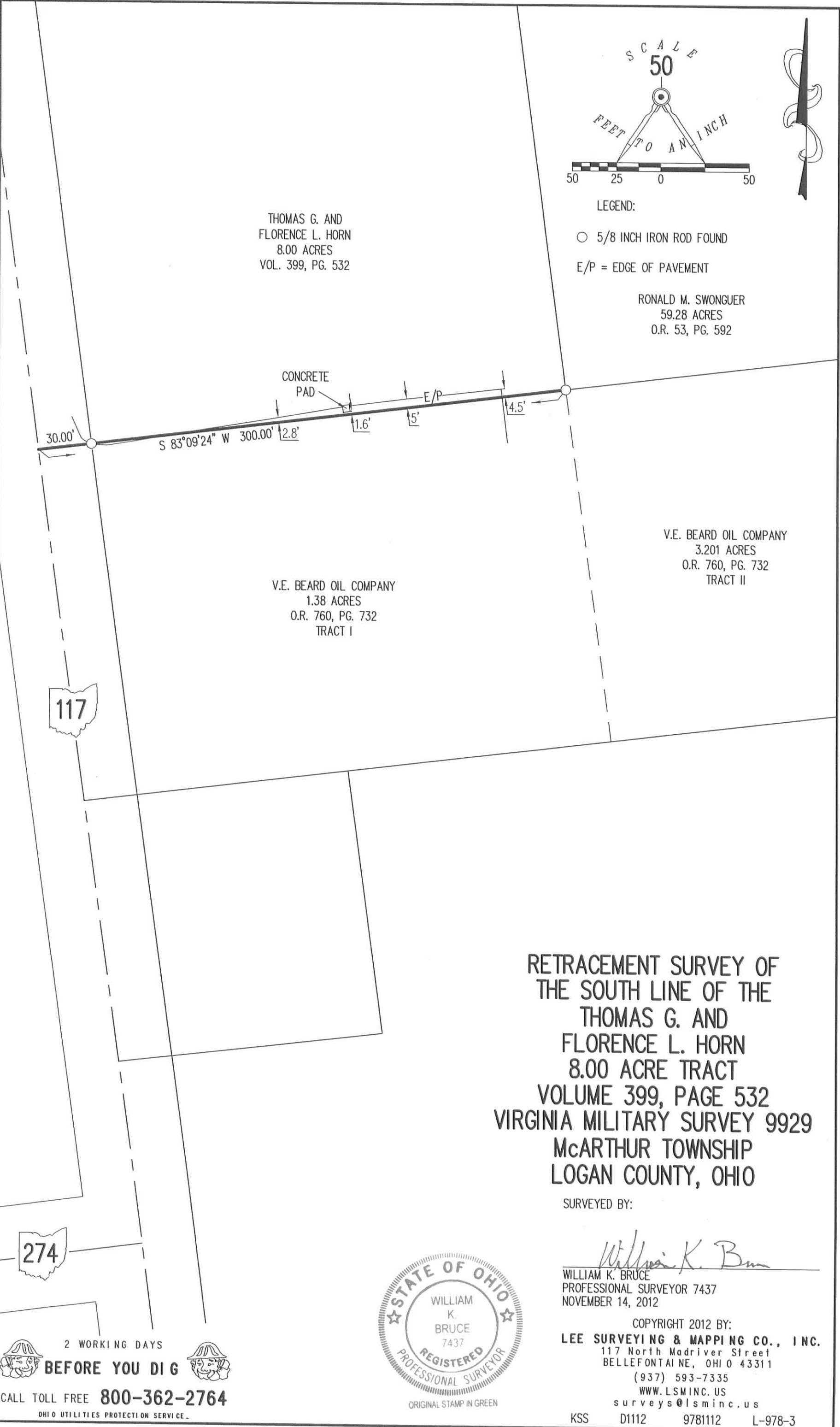
LEE SURVEYING & MAPPING CO.
855 E. Sandusky Ave.
BELLEFONTAINE, OHIO 43311
(513) 593-5780

L-978-5



APPROVED

11-26-12



1-14-13

APPROVED **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
surveys@lsminc.us

**HORN
10 FEET WIDE EASEMENT**

Lying in Virginia Military Survey 9929, McArthur Township, Logan County, Ohio.

Being a 10 feet wide easement through the Thomas G. and Florence L. Horn 8.00 acre tract as deeded and described in Volume 399, Page 532 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing at a point at the intersection of center-lines of Ohio Route 117 (60 feet wide) and Ohio Route 274.

THENCE, with the center-line Ohio Route 117 and the west line of Virginia Military Survey 9929, N 07°-32'-00"W, a distance of 505.72 feet to a point.

THENCE, N 82°-16'-17"E, a distance of 30.00 feet to a point on the east right-of-way of Ohio Route 117 at the TRUE POINT OF BEGINNING.

THENCE, with the center-line of a 10.00 feet wide easement, N 82°-16'-17"E, a distance of 118.06 feet to a point at the terminus of this easement.

The sidelines of said easement to be shortened or prolonged to meet at angle point intersections.

The basis for bearings is the center-line of Ohio Route 117, being N 07°-32'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on January 10, 2013



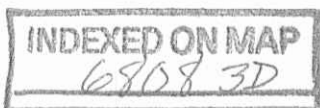
ORIGINAL STAMP IN GREEN

Description prepared by:

William K. Bruce

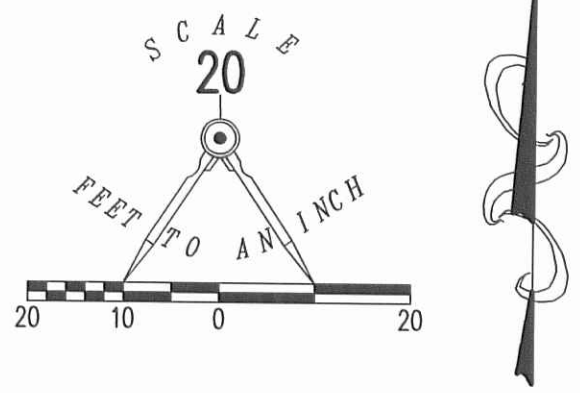
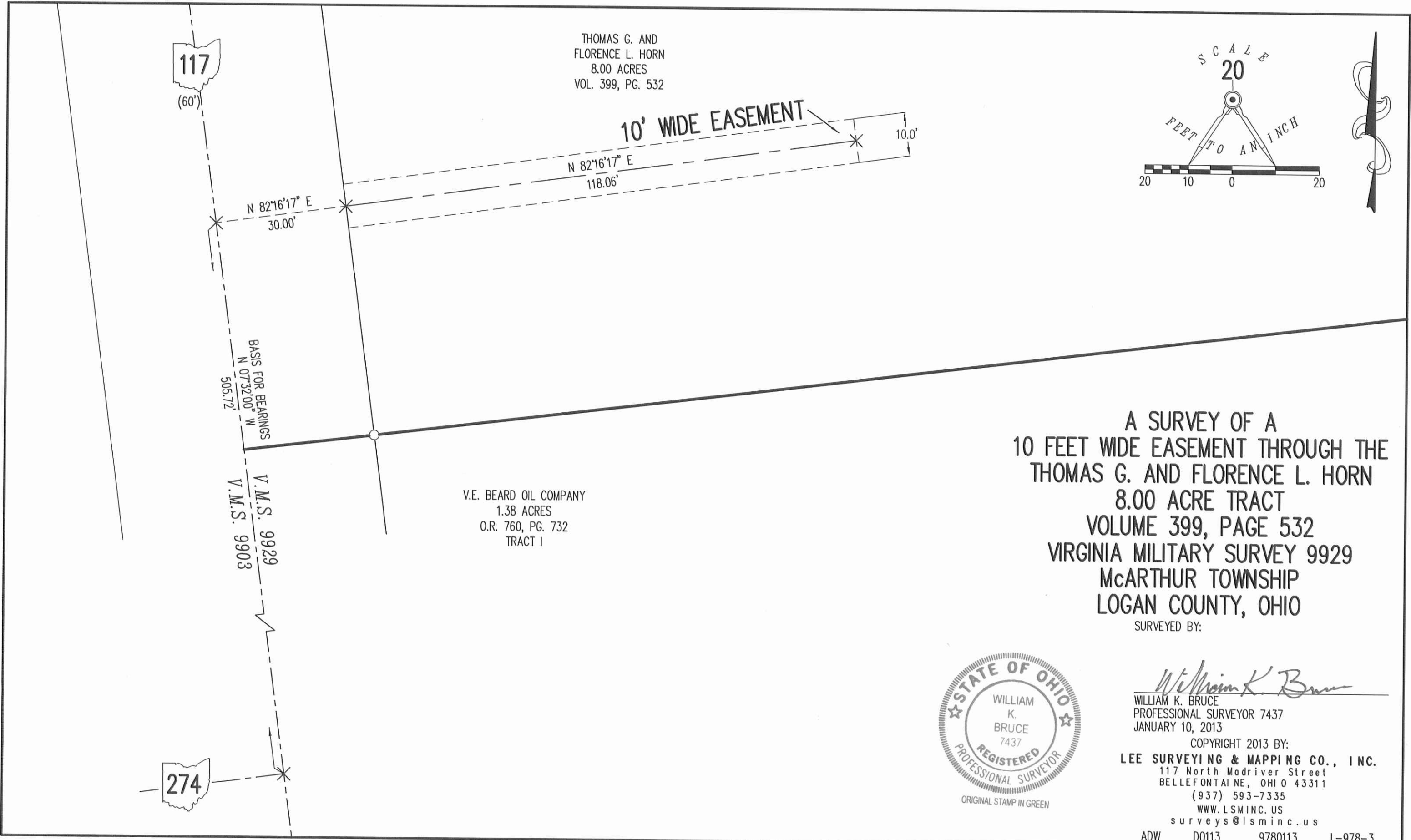
William K. Bruce
Professional Surveyor 7437
January 10, 2013

L-978



1-16-13

APPROVED



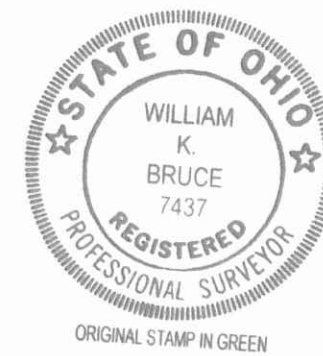
A SURVEY OF A
 10 FEET WIDE EASEMENT THROUGH THE
 THOMAS G. AND FLORENCE L. HORN
 8.00 ACRE TRACT
 VOLUME 399, PAGE 532
 VIRGINIA MILITARY SURVEY 9929
 McARTHUR TOWNSHIP
 LOGAN COUNTY, OHIO

SURVEYED BY:

William K. Bruce

WILLIAM K. BRUCE
 PROFESSIONAL SURVEYOR 7437
 JANUARY 10, 2013

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LEE SURVEYING & MAPPING CO., INC.
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 WWW.LSMINC.US
 surveys@lsminc.us



ORIGINAL STAMP IN GREEN

ADW D0113 9780113 L-978-3

INDEXED ON MAP
 6808 3P

8-8-2022



APPROVED



EDWARDS SURVEYING

110 South Main Street
Urbana, Ohio 43078
(937) 653-6508



LEGAL DESCRIPTION FOR JTL LEASING'S 1.365 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of McArthur, and being a part of Virginia Military Survey 9929, and being more particularly described as follows:

Beginning for reference at a Mag Nail found at the intersection of the centerlines of State Route 274 (60' right-of-way) and State Route 117 (60' right-of-way), also being on the North corporation line of the Village of Huntsville;

Thence with the centerline of State Route 117 and the West line of V.M.S. 9929, N-6°47'19"-W, 453.55'(feet) to a Railroad Spike found at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, also being at the Northwest corner of a 1.38 acre tract conveyed to V.E. Beard Oil Company by deed recorded in Official Record 760, Page 732, Tract I;

Thence continuing with the centerline of State Route 117 and the West line of V.M.S. 9929, N-6°47'19"-W, 198.11'(feet) to a Mag Nail set;

Thence N-83°53'48"-E, 300.42'(feet) to an iron bar set on a West line of a 52.079 acre tract conveyed to Spring Lake Farm, LLC, by deed recorded in Official Record 1138, Page 446, Tract I, passing for reference an iron bar set on the right-of-way line of State Route 117 at 30.00'(feet);

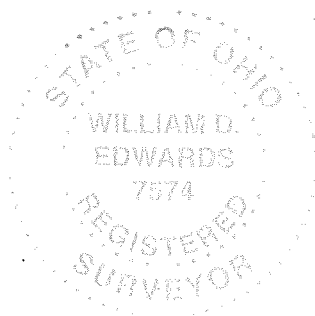
Thence with a West line of the 52.079 acre tract, S-6°39'57"-E, 198.10'(feet) to a 5/8" diameter iron bar found at the Northeast corner of aforementioned V.E. Beard Oil Company's 1.38 acre tract;

Thence with the North line of the 1.38 acre tract, S-83°53'48"-W, 300.00'(feet) to the place of beginning, passing for reference a 5/8" diameter iron bar found on the right-of-way line of State Route 117 at 270.00'(feet).

Containing 1.365 acres, 0.136 acre of which is within the Road right-of-way, but being subject to the rights of all legal highways and all easements of record.

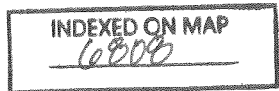
Being a part of an 8.00 acre tract conveyed to JTL Leasing, LLC, by deed recorded in Official Record 1407, Page 2574, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, August 1, 2022. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on the centerline of State Route 117 per an assumed bearing of N-6°47'19"-W.



William D. Edwards

William D. Edwards, P.S. 7574

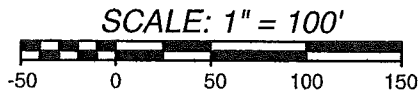


8-8-2022

APPROVED

PLAT OF SURVEY

McARTHUR TOWNSHIP, LOGAN COUNTY, OHIO VIRGINIA MILITARY SURVEY 9929



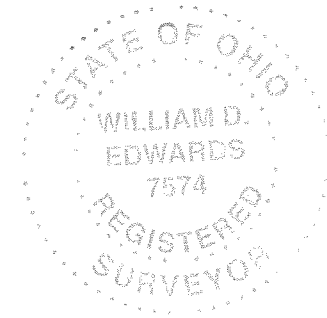
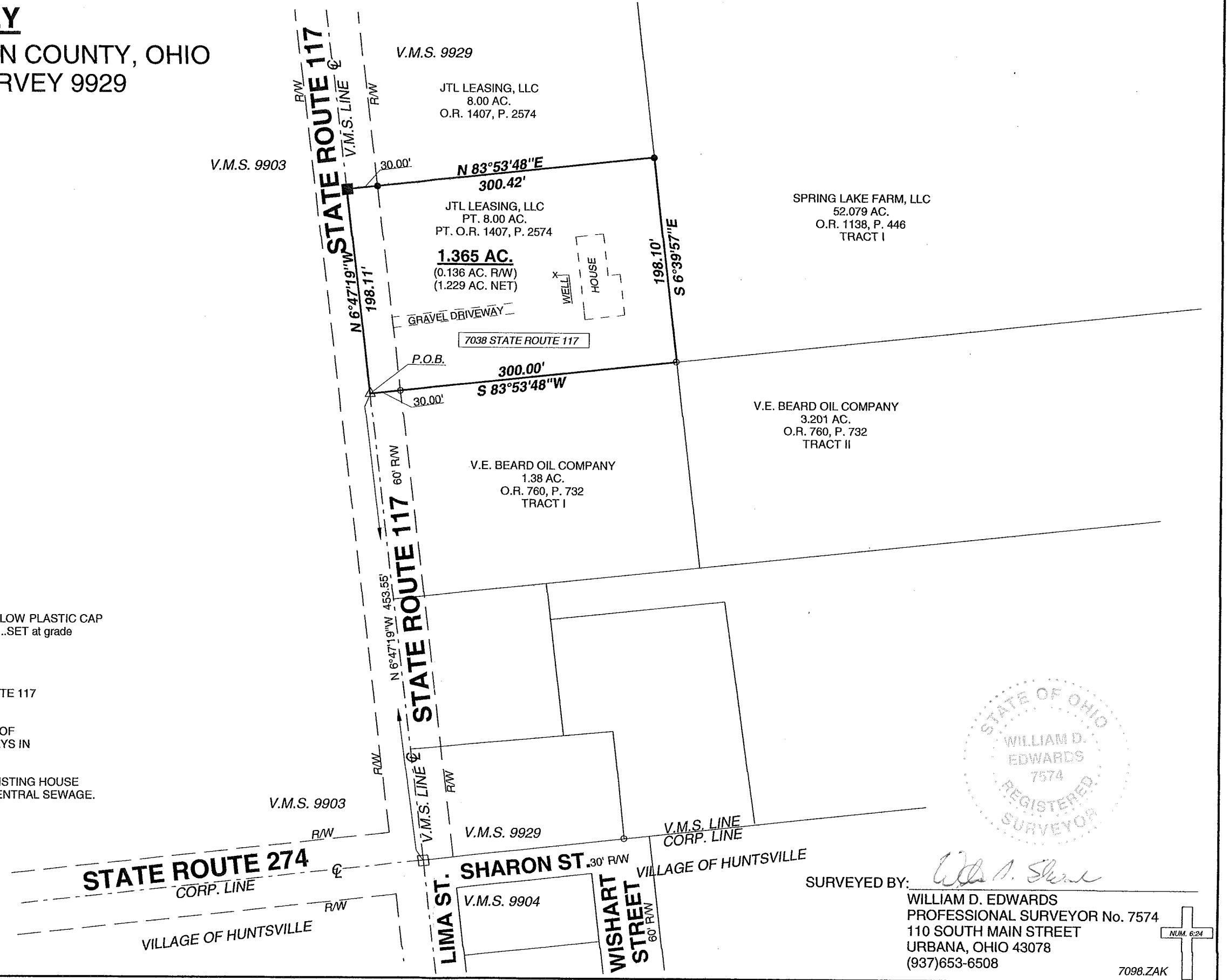
DATE: AUGUST 1, 2022

LEGEND

- Δ — = RAILROAD SPIKE.....FOUND
- ○ — = 5/8" DIA. IRON BAR.....FOUND
- ⌀ — = 1" DIA. IRON PIPE.....FOUND
- □ — = MAG NAILFOUND
- ■ — = MAG NAIL.....SET at grade
- ● — = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 7574".....SET at grade

NOTE:

1. BEARINGS ARE BASED ON THE CENTERLINE OF STATE ROUTE 117 PER AN ASSUMED BEARING OF N-6°47'19"-W.
2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY.
3. THE 1.365 ACRE TRACT, SHOWN HEREON, CONTAINS AN EXISTING HOUSE WITH AN ADDRESS OF 7038 STATE ROUTE 117 AND IS ON CENTRAL SEWAGE.



SURVEYED BY: *William D. Edwards*
 WILLIAM D. EDWARDS
 PROFESSIONAL SURVEYOR No. 7574
 110 SOUTH MAIN STREET
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 (937)653-6508

7098.ZAK

INDEXED ON MAP
6009