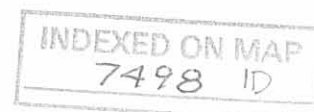


Millisor Survey
Sec. 1 T-7 R-8
Russells Point
March 16, 1974

The following described real estate situated in the Village of Russells Point, Washington Township, Logan County, Ohio and being part of the northwest 1/4 of Section 1, Town 7 south, Range 8 east of the First Principal Meridian and more particularly described as follows:

Beginning at a railroad spike in the center of State Route 708 at the southwest corner of Lake Manor as shown in Logan County Recorders Plat Book 4, Volume D, Page 54; thence with the south line of said subdivision S. 89°47' E. 498.65 feet to an iron bar at the southeast corner of said subdivision; thence S. 0°05' E. 72.00 feet to a stake at the northwest corner of lot 1136 of Oak Acres Subdivision as shown in Logan County Recorders Plat Book 4, Volume D, Page 50; thence S. 89°55' W. 50.00 feet to an iron bar; thence parallel to and 50.00 feet west of the west line of said Oak Acres Subdivision S. 0°05' E. 539.43 feet to an iron bar in the north line of the Bellefontaine Development Company's 81.30 acre tract; thence with said north line S. 89°51' W. 566.75 feet to an iron pipe in the east right of way line of the T. & O.C. Railroad; thence with said east right of way line N. 11°09' W. 262.04 feet to a railroad spike in the center of S.R. 708; thence with the centerline of said road N. 25°08' E. 395.13 feet to the place of beginning.

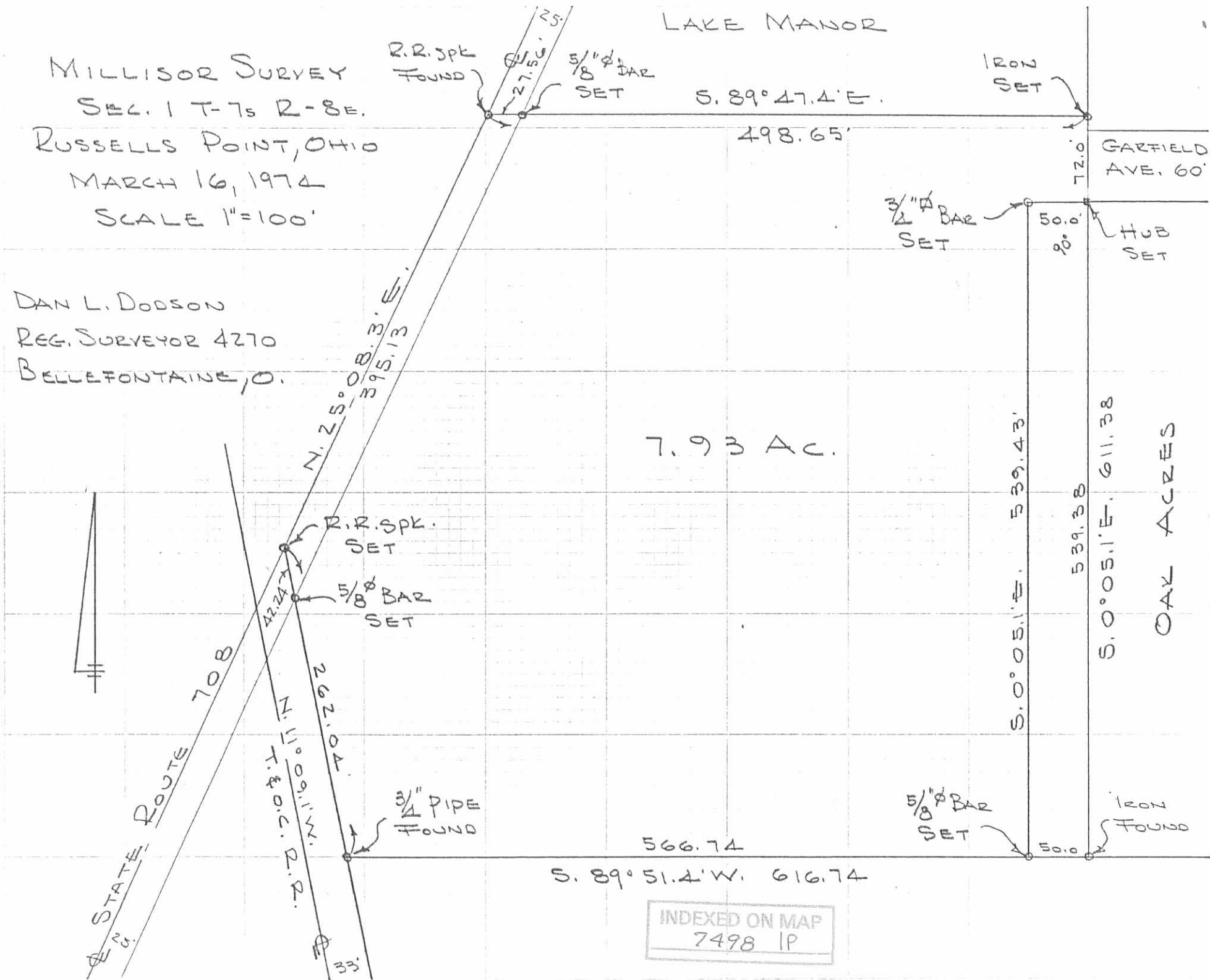
Containing 7.93 acres more or less.



MILLISOR SURVEY
 SEC. 1 T-7s R-8E.
 RUSSELLS POINT, OHIO
 MARCH 16, 1974
 SCALE 1"=100'

DAN L. DODSON
 REG. SURVEYOR 4270
 BELLEFONTAINE, O.

LAKE MANOR



8-30-2021



APPROVED

Village of Russells Point
Page 4 of 5
July 12, 2021

Parcel "A + B"
LEGAL DESCRIPTION

Being all of a 7.930 acre tract in the name of The Village of Russells Point (O.R. 572, Pg. 466), a part of a 0.09 acre tract in the name of Whitney A. Schrader (O.R. 1390, Pg. 5207, Tract I) and a part of Lot #1130 of Oak Acres (P.C. A, Slide 285) in the name of Whitney A. Schrader (O.R. 1390, Pg. 5207, Tract IV) and being a part of the NW ¼ of Section 1, Town 7 South, Range 8 East, Village of Russells Point, Washington Township, Logan County, Ohio, more particularly described as follows:

Commencing at an existing #5 Rebar at the intersection of the centerlines of Elliott Road and Orchard Island (S.R. 708) and the N line of Section 1; thence S 25°-57'-20" W with the centerline of Orchard Island Road, 560.17' to a Mag Nail set at the POINT OF BEGINNING; thence the following courses:

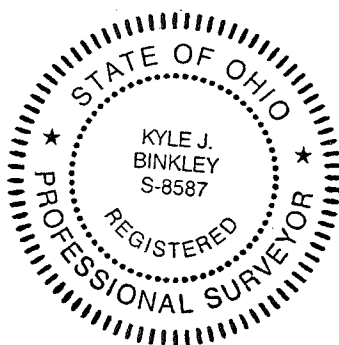
1. S 89°-04'-55" E with the S line of Lots #1156, 1157, Jackson Boulevard, and Lot #1165 of Lake Manor Addition (P.C. A, Slide 365), 498.69' to a #5 Rebar set on the W line of Lot #516 of Hillcrest Allotment #2 (P.C. A, Slide 157) and being the SE corner of said Lot #1165, passing a set #5 Rebar at 27.59' and an existing 1" Iron Pin at 393.46' and an existing #5 Rebar at 486.94';
2. S 00°-37'-32" W with the W line of said Lot #516 of Hillcrest Allotment No. 2 (P.C. A, Slide 157) and the W line of the vacated portion of Garfield Avenue (Ord. No. 12-1065, O.R. Vol. 1065, Pg. 70), 72.00' to a #5 Rebar set at the NW corner of Lot #1136 of said Oak Acres;
3. N 89°-21'-43" W with the N line of a 0.10 acre tract in the name of Karl J. Alter, Archbishop of Cincinnati (D.B. 325, Pg. 978), 50.00' to a set #5 Rebar;
4. S 00°-37'-32" W with the W line of said 0.10 acre tract and the W lines of six 0.09 acre tracts in the name of James F. Myers (O.R. 879, Pg. 163, Tract II), Megan E. Steed (O.R. 1252, Pg. 177, Tract II), Scott A. Cramer, Trustee (O.R. 1148, Pg. 893) & Whitney A. Schrader (O.R. 1390, Pg. 5207, Tracts II, III, & IV), respectively, 524.44' to a set #5 Rebar, passing an existing #5 Rebar at 89.44';
5. S 89°-20'-15" E, 150.00' to a #5 Rebar set on the E line of said Lot #1130 and the W line of Madison Avenue;
6. S 00°-37'-32" W with the E line of said Lot #1130 and the W line of Madison Avenue, 15.00' to a #5 Rebar set at the SE corner of said Lot #1130 & the NE corner of a 5.000 acre tract in the name of Point Village I, L.P. (O.R. 1093, Pg. 642);
7. N 89°-20'-15" W with the S line of said Lot #1130, the S line of said Schrader 0.09 acre tract IV & the N line of said 5.000 acre tract, 717.70' to an existing ¾" Iron Pipe on the E line of the Former Penn Central Railway now being a 13.92 acre tract in the name of The Village of Russells Point (O.R. 1154, Pg. 356);
8. N 10°-26'-28" W with the E line of the Former Penn Central Railway & said 13.92 acre tract, 261.13' to a Mag Nail set on the centerline of Orchard Island Road (S.R. 708), passing a set #5 Rebar at 219.00' and an existing Mag Nail at 258.83';

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9. N 25°-57'-20" E with the centerline of Orchard Island Road (S.R. 708), 395.35' to the POINT OF BEGINNING.

The above described parcel contains 7.987 acres, more or less, of which 7.952 acres are located in the said NW ¼ of Section 1, not including that area located in said Lot #1130 and of which 0.240 acres are occupied by road right-of-way, subject to all legal highways and easements of record.

The system of bearings for this legal description is based on the Ohio State Plane-North Coordinate System NAD83 (2011). This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Kyle J. Binkley, P.S. #8587 on July 12, 2021. All markers called for above are in place.



A handwritten signature in black ink, appearing to read "K. Binkley", written over a horizontal line.

INDEXED CN MAP
7498

8-30-2021



Village of Russells Point
Page 3 of 5
July 12, 2021

Parcel "B"
LEGAL DESCRIPTION

Being a part of Lot #1130 of Oak Acres (P.C. A, Slide 285) and a part of a 0.09 acre tract in the name of Whitney A. Schrader (O.R. 1390, Pg. 5207, Tract IV) and being located the NW ¼ of Section 1, Town 7 South, Range 8 East, Village of Russells Point, Washington Township, Logan County, Ohio, more particularly described as follows:

Beginning at #5 Rebar set at the SE corner of said Lot #1130 and the NE corner of a 5.000 acre tract in the name of Point Village I, L.P. (O.R. 1093, Pg. 642); thence the following courses:

1. N 89°-20'-15" W with the S line of said Lot #1130 and the S line of said 0.09 acre tract & the N line of said 5.000 acre tract, 150.00' to a set #5 Rebar;
2. N 00°-37'-32" E with the E line of a 7.930 acre tract in the name of The Village of Russells Point (O.R. 572, Pg. 466), 15.00' to a set #5 Rebar;
3. S 89°-20'-15" E, 150.00' to a #5 Rebar set on the E line of said Lot #1130 and the W line of Madison Avenue;
4. S 00°-37'-32" W with the E line of said Lot #1130 and the W line of Madison Avenue, 15.00' to the POINT OF BEGINNING.

The above described parcel contains 0.052 acres, more or less, of which 0.017 acres being out of said 0.09 acre tract, subject to all legal highways and easements of record.

The system of bearings for this legal description is based on the Ohio State Plane-North Coordinate System NAD83 (2011). This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Kyle J. Binkley, P.S. #8587 on July 12, 2021. All markers called for above are in place.



INDEXED ON MAP
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8-30-2021

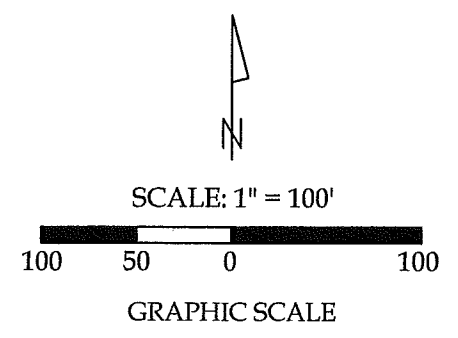


Survey of Parcel #52-032-14-05-001-000 and a part of Parcel #52-032-14-05-014-000 & 52-032-14-05-015-000 and being a part of Lot #1130 of Oak Acres (P.C. A, Slide 285) and being located in the NW 1/4 of Section 1, Town 7 South, Range 8 East, Village of Russells Point, Washington Township, Logan County, Ohio.
 (Prior Deeds Referenced in O.R. 572, Pg. 466 & O.R. 1390, Pg. 5207)

NOTE: See property information and legend on Sheet 2.

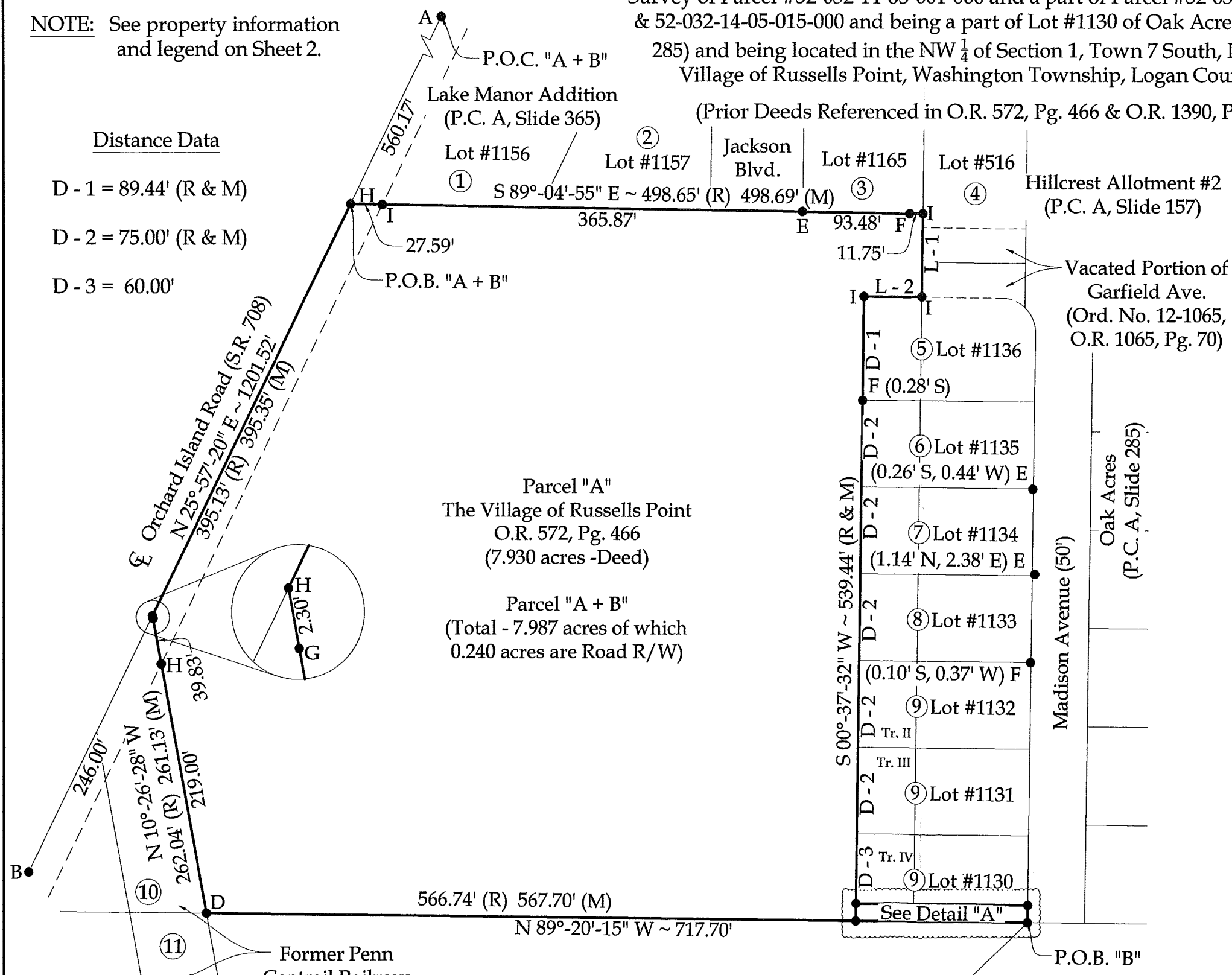
Distance Data

- D - 1 = 89.44' (R & M)
- D - 2 = 75.00' (R & M)
- D - 3 = 60.00'



Line Data

- L - 1 = S 00°-37'-32" W ~ 72.00' (R & M)
- L - 2 = N 89°-21'-43" W ~ 50.00' (R & M)
- L - 3 = S 00°-37'-32" W ~ 15.00' (R & M)



NOTE: All distances on this plat are measured unless otherwise noted.

BASIS OF BEARINGS: The system of bearings for this plat and legal description is based on the Ohio State Plane - North Coordinate System NAD83 (2011).



This plat and the accompanying legal description represents an actual boundary survey completed under my direct supervision on July 12, 2021.

Kyle J. Binkley, P.S. #8587

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7498

CLIENT: Village of Russells Point			
SURVEYED BY: T.J.S./T.E.W.	DATE: 07-12-2021	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 100'	PAGE 1	OF 5	PAGES 5




Legend

- A = Existing #5 Rebar at the intersection of the centerlines of Elliott Road and Orchard Island Road (S.R. 708) and the N line of Section 1
- B = Existing Mag Nail at the intersection of the centerlines of Warden Street and Orchard Island Road (S.R. 708)
- C = Existing 1/2" Iron Pipe
- D = Existing 3/4" Iron Pipe
- E = Existing 1" Iron Pin
- F = Existing #5 Rebar
- G = Existing Mag Nail
- H = Set Mag Nail
- I = Set #5 Rebar

Property Information

- ① Alexander & Shayla Wolf
O.R. 1178, Pg. 883
- ② Eunice C. Krouskop
O.R. 1133, Pg. 330, Tract II
- ③ Dennis M. Schnurr Archbishop of Cincinnati, Trustee
O.R. 1293, Pg. 992
- ④ Rev. John T. Nicholas, Archbishop of Cincinnati
D.B. 138, Pg. 138
- ⑤ Karl J. Alter, Archbishop of Cincinnati
D.B. 325, Pg. 978
(0.10 acres)
- ⑥ James F. Myers
O.R. 879, Pg. 163, Tract II
(0.09 acres)
- ⑦ Megan E. Steed
O.R. 1252, Pg. 177, Tract II
(0.09 acres)
- ⑧ Scott A. Cramer, Trustee
O.R. 1148, Pg. 893
(0.09 acres)
- ⑨ Whitney A. Schrader
O.R. 1390, Pg. 5207,
Tract II, III, & IV
(0.09 acres)
- ⑩ The Village of Russells Point
O.R. 1154, Pg. 356
(13.92 acres)

INDEXED CN MAP
7498



Binkley
LAND SURVEYING, LLC

121 W. Auglaize Street
Wapakoneta, Ohio 45895
(419) 236-3768

CLIENT: Village of Russells Point

SURVEYED BY: T.J.S./T.E.W.	DATE: 07-12-2021	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = N.T.S.		PAGE 2	OF PAGES 5