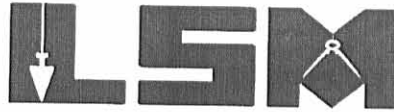


REC'D 8-15-03 8M/OL

# 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

## ROBY 1.208 ACRES

Lying in Section 19, Town 3, Range 14, Union Township, Logan County, Ohio.

Being out of the Clyde L. Roby and Marjorie C. Roby, Trustees, 54.04 acre tract as deeded and described in Official Record 182, Page 853, Tract V, of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a county re-survey monument found in a monument box on the south line of Section 19 and the center-line of Township Road 45, S 84°-00'-00" E, a distance of 100.00 feet from the southwest corner of Section 19 and the intersection of the center-lines of Township Road 45 and County Highway 31 (see Logan County Engineer's Field Book 660, Page 29).

THENCE, with the south line of Section 19 and the center-line of Township Road 45 (40 feet wide), S 84°-00'-00" E, a distance of 1683.58 feet to a railroad spike set at the TRUE POINT OF BEGINNING.

THENCE, parallel to and approximately 25.0 feet east of the west line of the said 54.04 acre tract, N 5°-57'-54" E, a distance of 275.28 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 20.00 feet.

THENCE, S 85°-49'-15" E, a distance of 186.79 feet to a 5/8 inch iron rod set.

THENCE, with the west line extended and west line of the Mark A. Osborne 0.96 acre tract (O.R. 468, Pg. 489), S 5°-05'-23" W, a distance of 281.25 feet to a 1 inch iron pipe found, passing a 5/8 inch iron rod set at 261.25 feet.

THENCE, with the south line of Section 19 and the center-line of Township Road 45, N 84°-00'-00" W, a distance of 191.00 feet to the point of beginning.

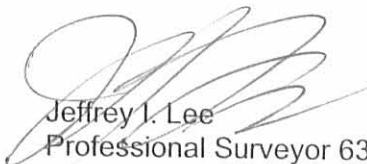
Containing 1.208 acres, of which 0.088 acre is within the highway right-of-way.

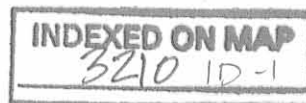
The basis for bearings is the south line of Section 19, being S 84°-00'-00" E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on August 11, 2003.



ORIGINAL STAMP IN GREEN

Description prepared by:

  
Jeffrey I. Lee  
Professional Surveyor 6359  
August 13, 2003



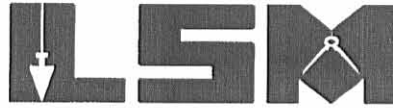
L-3641

REV'D 8-15-03 SMM/OK

# 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

## ROBY 25.0' INGRESS/EGRESS EASEMENT

Lying in Section 19, Town 3, Range 14, Union Township, Logan County, Ohio.

Being a 25.0' feet wide easement over the Clyde L. Roby and Marjorie C. Roby, Trustees, 54.04 acre tract as deeded and described in Official Record 182, Page 853, Tract V, of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a county re-survey monument found in a monument box on the south line of Section 19 and the center-line of Township Road 45, S 84°-00'-00" E, a distance of 100.00 feet from the southwest corner of Section 19 and the intersection of the center-lines of Township Road 45 and County Highway 31 (see Logan County Engineer's Field Book 660, Page 29).

THENCE, with the south line of Section 19 and the center-line of Township Road 45 (40 feet wide), S 84°-00'-00" E, a distance of 1658.58 feet to a point on the southwest corner of the said 54.04 acre tract and the southeast corner of the Arden J. Neer 106.25 acre tract (Vol. 323, Pg. 805, Tract II) and the TRUE POINT OF BEGINNING.

THENCE, with the west line of the said 54.04 acre tract and the east line of the said 106.25 acre tract, N 5°-57'-54" E, a distance of 274.48 feet to a point.

THENCE, S 85°-49'-15" E, an approximate distance of 25.0 feet to a 5/8 inch iron rod set on the northwest corner of a previously surveyed 1.208 acre tract.

THENCE, parallel to and approximately 25.0 feet east of the west line of the said 54.04 acre tract and with the west line of a previously surveyed 1.208 acre tract, S 5°-57'-54" W, a distance of 275.28 feet to a railroad spike set, passing a 5/8 inch iron rod set at 255.28 feet.


THENCE, with the south line of Section 19 and the center-line of Township Road 45, N 84°-00'-00" W, an approximate distance of 25.00 feet to the point of beginning.

The basis for bearings is the south line of Section 19, being S 84°-00'-00" E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on August 11, 2003.



ORIGINAL STAMP IN GREEN

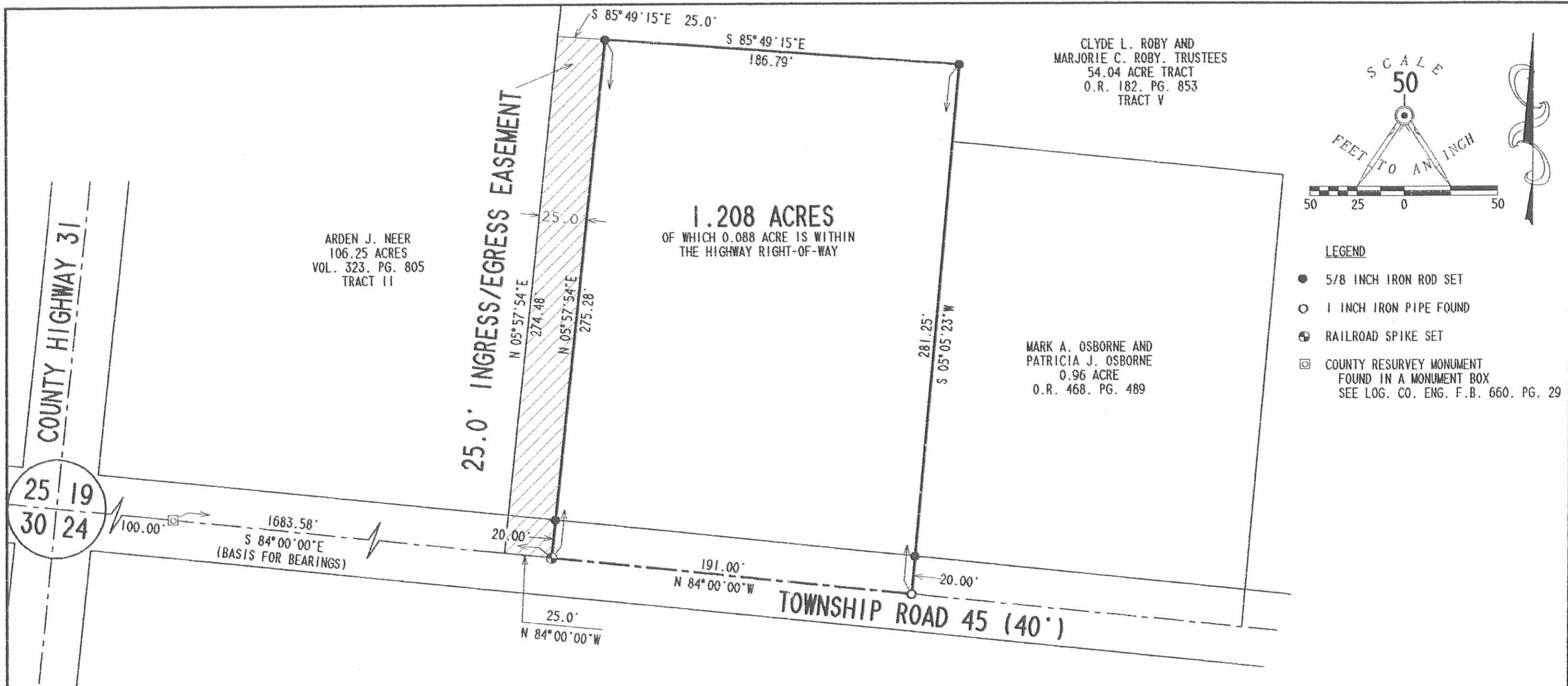
Description prepared by:

  
Jeffrey I. Lee  
Professional Surveyor 6359  
August 13, 2003

L-3641



REC'D 8-15-03 8M/OK

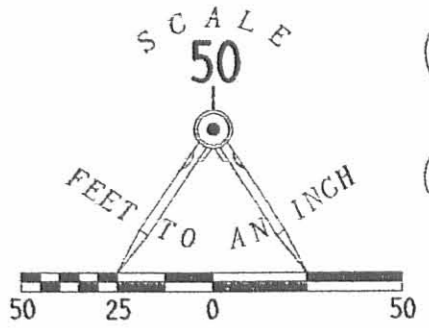


CLYDE L. ROBY AND  
MARJORIE C. ROBY, TRUSTEES  
54.04 ACRE TRACT  
O.R. 182, PG. 853  
TRACT V

ARDEN J. NEER  
106.25 ACRES  
VOL. 323, PG. 805  
TRACT II

1.208 ACRES  
OF WHICH 0.088 ACRE IS WITHIN  
THE HIGHWAY RIGHT-OF-WAY

MARK A. OSBORNE AND  
PATRICIA J. OSBORNE  
0.96 ACRE  
O.R. 468, PG. 489



- LEGEND
- 5/8 INCH IRON ROD SET
  - 1 INCH IRON PIPE FOUND
  - ⊕ RAILROAD SPIKE SET
  - ⊠ COUNTY RESURVEY MONUMENT FOUND IN A MONUMENT BOX SEE LOG. CO. ENG. F.B. 660, PG. 29

25 | 19  
30 | 24

SURVEY OF 1.208 ACRES OUT OF THE  
CLYDE L. ROBY AND MARJORIE C. ROBY, TRUSTEES  
54.04 ACRE TRACT  
OFFICIAL RECORD 182, PAGE 853, TRACT V  
SECTION 19, TOWN 3, RANGE 14  
UNION TOWNSHIP  
LOGAN COUNTY, OHIO



SURVEYED BY:  
*Jeffrey I. Lee*  
JEFFREY I. LEE  
PROFESSIONAL SURVEYOR 6359  
AUGUST 11, 2003

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LEE SURVEYING & MAPPING CO., INC.  
117 North Madriver Street  
BELLEFONTAINE, OHIO 43311  
(937) 593-7335

2 WORKING DAYS  
**BEFORE YOU DIG**  
CALL TOLL FREE **800-362-2764**  
OHIO UTILITIES PROTECTION SERVICE.

INDEXED ON MAP  
3210 IP

D 41 L3641 L-3641-3

16  
Roby - Hollycross Survey Union Township June 1961 0.96 Acre

The following described land in Union Township, Logan County, Ohio and being is Section 19 Town 3 Range 14

Beginning at an iron at the S.W. corner of Section 19 Town 3 Range 14 and in the center of County Road Number 45.

Thence with the center of said Road Number 45 S. 84 - 00 E. 1976.00 feet to an iron for the true beginning point of this survey. The last described line passins the S.W. corner of Marjory C. Roby's present 133.00 acre tract and the S.E. corner of Leo Brackney's 34.44 acre tract at 1760.00 feet.

Thence again with the center line of said Road Number 45 S. 84 - 00 E. 175.00 feet to an iron.

Thence N. 5 - 07 E. 240.00 feet to an iron. The last described line passing an iron at the north side of Road Number 45 at 20.00 feet.

Thence N. 84 - 00 W. 175.00 feet to an iron.

Thence S, 5 - 07 W. 240.00 feet to the place of beginning. The last described line passing an iron at the north side of Road Number 45 at 220.00 feet.

The above described containing 0.96 of one acre and being out of the south side of Marjory C. Roby's present 133.00 acre tract

cc  
Logan County Engineer

on Plat Book

20

3210

10-12-18

APPROVED



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



**LEGAL DESCRIPTION FOR ROBY'S 104.400 ACRE TRACT**

Being situate in the State of Ohio, County of Logan, Township of Union, and being a part of Section 19, Town 3, Range 14, and being more particularly described as follows:

Beginning for reference at a Mag Nail found at the intersection of the centerlines of County Road 31 (60' right-of-way) and Township Road 45 (40' right-of-way to the East, 60' right-of-way to the West), also being at the Southwest corner of Section 19;

thence with the centerline of Township Road 45 and the South line of Section 19, S-84°53'18"-E, 1758.58'(feet) to a Mag Nail set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, also being at the Southeast corner of a 106.25 acre tract conveyed to Arden J. Neer, Sr., Trustee, by deed recorded in Official Record 1084, Page 489, Tract II, passing for reference a Resurvey Monument found at 100.00'(feet);

thence with the East line of Neer's tract, the East line of a 15.69 acre tract conveyed to Ronald F. & Laurie R. Smith by deed recorded in Official Record 371, Page 73, and with the East line of a 46.848 acre tract conveyed to Douglas J. & Kimberly K. Comer, Trustees, by deed recorded in Official Record 1138, Page 864, Tract VI, N-5°04'16"-E, 2702.96'(feet) to an iron bar set on the South line of an 80.7 acre tract conveyed to Dennis E. Roby, Trustee, by deed recorded in Official Record 824, Page 301, passing for reference an iron bar set on the right-of-way line of Township Road 45 at 20.00'(feet);

thence with the South line of said Roby's tract, S-86°11'13"-E, 937.15'(feet) to an 18" square concrete post found at the Southwest corner of a 24.195 acre tract conveyed to David E. & Melissa K. Baker by deed recorded in Official Record 1020, Page 621, of the Logan County Records;

thence with the South line of Baker's tract, S-83°54'34"-E, 771.98'(feet) to an iron bar set;

thence S-5°04'16"-W, 2716.73'(feet) to a Mag Nail set on the centerline of aforementioned Township Road 45, passing for reference an iron bar set on the right-of-way line of Township Road 45 at 2696.73'(feet);

thence with the centerline of Township Road 45 and the South line of Section 19, N-84°27'49"-W, 771.88'(feet) to a Mag Nail found on the Quarter Section line;

thence continuing with the centerline of Township Road 45 and the South line of Section 19, N-84°53'18"-W, 545.92'(feet) to a 1" diameter iron pipe found at the Southeast corner of a 0.960 acre tract conveyed to Mark A. & Patricia J. Osborne by deed recorded in Official Record 468, Page 489;

INDEXED ON MAP  
3210

thence N-4°11'42"-E, 240.00'(feet) to a 1" diameter iron pipe found at the Northeast corner of Osborne's tract, passing for reference an iron bar set on the right-of-way line of Township Road 45 at 20.00'(feet);

thence with the North line of Osborne's tract, N-84°53'18"-W, 175.00'(feet) to a 1" diameter iron pipe found on the East line of a 1.208 acre tract conveyed to Jay R. & Sadie M. Strayer by deed recorded in Official Record 678, Page 845;

thence with the bounds of Strayer's tract the following three (3) courses:

1. N-4°11'42"-E, 41.25'(feet) to a 5/8" diameter iron bar found;
2. N-86°42'32"-W, 186.79'(feet) to a 5/8" diameter iron bar found;
3. S-5°04'16"-W, 275.28'(feet) to a Railroad Spike found on the centerline of aforementioned Township Road 45, passing for reference a 5/8" diameter iron bar found on the right-of-way line of Township Road 45 at 255.28'(feet);

thence with the centerline of Township Road 45 and the South line of Section 19, N-84°53'18"-W, 25.00'(feet) to the place of beginning.

Containing 104.400 acres, 0.616 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 all of the remainder of an original 55 acre tract and part of a 78 acre tract conveyed to Dennis E. Roby, Trustee, Bruce S. Crosswhite, and Diana L. Budde, by deed recorded in Official Record 1242, Page 603, Tract IV, and Official Record 1273, Page 637, Tract IV, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, October 5, 2018. All iron bar set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS P.S. 7574". Bearings are based on the centerline of Township Road 45 per an assumed bearing of S-84°53'18"-E.



A handwritten signature in black ink, appearing to read "William D. Edwards", written over a horizontal line.

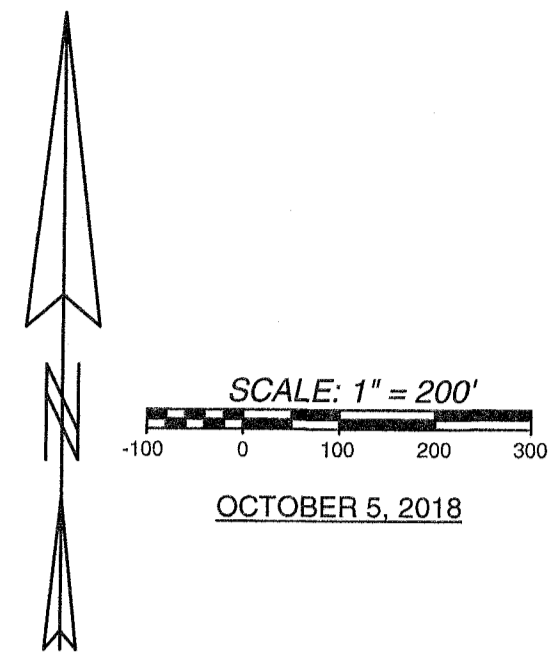
William D. Edwards, P.S. 7574

INDEXED ON MAP  
3210



# PLAT OF SURVEY

UNION TOWNSHIP, LOGAN COUNTY, OHIO  
SECTION 19, TOWN 3, RANGE 14



SECTION 25

SECTION 19

SECTION 19

SECTION 13

DOUGLAS J. & KIMBERLY K. COMER, TRUSTEES  
45.848 AC.  
O.R. 1138, P. 864  
TRACT VI

DENNIS E. ROBY, TRUSTEE  
BRUCE S. CROSSWHITE  
DIANA L. BUDDÉ  
ORIG. 55 AC.  
O.R. 1242, P. 603 & O.R. 1273, P. 637  
PT. TRACT IV

DENNIS E. ROBY, TRUSTEE  
BRUCE S. CROSSWHITE  
DIANA L. BUDDÉ  
PT. 78 AC.  
O.R. 1242, P. 603 & O.R. 1273, P. 637  
PT. TRACT IV

DENNIS E. ROBY, TRUSTEE  
BRUCE S. CROSSWHITE  
DIANA L. BUDDÉ  
81.64 AC.  
O.R. 1242, P. 603 & O.R. 1273, P. 637  
PT. TRACT III

RONALD F. & LAURIE R. SMITH  
15.69 AC.  
O.R. 971, P. 73

**104.400 AC.**  
(0.616 AC. RW)  
(103.784 AC. NET)

DENNIS E. ROBY, TRUSTEE  
BRUCE S. CROSSWHITE  
DIANA L. BUDDÉ  
PT. 78 AC.  
O.R. 1242, P. 603 & O.R. 1273, P. 637  
PT. TRACT IV

JANET MOORE  
70 AC.  
O.R. 1302, P. 7

ARDEN J. NEER, SR., TRUSTEE  
106.25 AC.  
O.R. 1084, P. 489  
TRACT II

JAY R. & SADIE M. STRAYER  
1.208 AC.  
O.R. 678, P. 845

MARK A. & PATRICIA J. OSBORNE  
0.890 AC.  
O.R. 468, P. 489

- LEGEND**
- ⊠ — RESURVEY MONUMENT.....FOUND
  - ⊙ — 18" SQUARE CONCRETE POST.....FOUND
  - △ — RAILROAD SPIKE.....FOUND
  - — 5/8" DIA. IRON BAR.....FOUND
  - — 1" IRON PIPE.....FOUND
  - — MAG NAIL.....FOUND
  - ▲ — RAILROAD SPIKE.....SET
  - — 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 TOWNSHIP ROAD 45 PER AN ASSUMED BEARING OF S-84°53'18"-E.
2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY.

SURVEYED BY: *William D. Edwards*  
 WILLIAM D. EDWARDS  
 PROFESSIONAL SURVEYOR No. 7574  
 110 SOUTH MAIN STREET  
 URBANA, OHIO 43078  
 (937)653-6508

6183.ZAK