

**SURVEY FOR NATURE CONSERVANCY
145.410 ACRES
JULY 13, 1999**

The following described 153.410 acre tract of land is situated in the State of Ohio, County of Logan, Township of Zane, VMS 4606 and VMS 12256, being part of Darby Creek Center, Ltd's original 189.972 acre tract described in Deed Volume 357, page 447, original 100.342 acre Tract I and original 17.488 acre Tract II, both described in Deed Volume 357, page 451, said 153.418 acre tract, also including the Board of County Commissioners of Logan County's 8.000 acre tract described in Official Record 374, page 660, being more particularly described as follows:

Beginning for reference at a 5/8 inch iron pin in a monument box found at the intersection of the centerline of State Route #287 with the centerline of Township Road #157 (60 feet wide);

Thence South 57°17'09" West (assumed bearing) 2111.31 feet, following the centerline of Township Road #157 and passing at 1511.25 feet a PK nail found at the northeast corner of said original 17.488 acre tract, following the northwest line of said 17.488 acre tract thereafter, to a harrow tooth found and marking the **place of beginning**;

Thence **South 33°33'28" East 2865.70 feet**, crossing said 17.488 acre tract and remainder of said original 189.972 acre tract, passing at 30.00 feet a 5/8 inch iron pin found with cap marked "Lee PS 6359", to a 5/8 inch iron pin found with cap marked "Lee PS 6359" in the northwest line of Fed Two, Inc.'s 18.975 acre tract described in Official Record 399, page 20;

Thence **South 51°28'11" West 566.67 feet**, following the northwest line of said 18.975 acre tract and passing at 325.88 feet a 5/8 inch iron pin found with cap marked "Lee PS 6359" at the northwest corner of said 18.975 acre tract, thereafter entering the remainder of said original 189.972 acre tract and passing at 530.00 feet a 5/8 inch iron pin found with cap marked "Lee PS 6358", to a point in the centerline of Flat Branch Creek;

Thence **South 19°53'03" West 266.57 feet**, following the centerline of Flat Branch Creek, to a point being North 62°48'21" West 20.15 feet from a 5/8 inch iron pin found with cap marked "Lee PS 6359";

Thence **South 24°46'46" West 456.76 feet**, continuing with the centerline of Flat Branch Creek, to a point being North 44°32'37" West 25.55 feet from a 5/8 inch iron pin found with cap marked "Lee PS 6359";

Thence **South 19°09'45" West 249.18 feet**, continuing with the centerline of Flat Branch Creek and crossing at 114.21 feet the south line of VMS 4606 and north line of VMS 12256, to a point;

5495-1001

Thence **South 3°43'26" East 254.97 feet**, continuing with the centerline of Flat Branch Creek, to a point in the centerline of Big Darby Creek, said point being South 70°25'29" West 28.78 feet from a 5/8 inch iron pin found with cap marked "Lee PS 6359";

Thence **South 26°24'37" East 286.96 feet**, following the centerline of Big Darby Creek, to a railroad spike found in the centerline of County Road #153 and in the southerly line of said original 189.972 acre tract;

Thence **South 69°07'40" West 254.41 feet**, following the centerline of County Road #153 and southerly line of said original 189.972 acre tract, to a railroad spike found;

Thence **South 89°22'21" West 843.97 feet**, continuing with the centerline of County Road #153 and southerly line of said original 189.972 acre tract, to a railroad spike found at the southeast corner of Jerry Dean and Connie Lou Hagar's 1.313 acre tract described in Deed Volume 369, page 528;

Thence **North 26°30'28" West 1316.77 feet**, following the northeasterly line of said 1.313 acre tract, northeasterly line of Jerry Dean and Connie Lou Hagar's 14.293 acre tract described in Official Record 335, page 192, and southwesterly line of said original 189.972 acre tract, to a 1 inch iron pipe found in the southeasterly line of Darby Creek Estates subdivision as recorded in Plat Cabinet A, Slide 795 A, Slide 796 A and Slide 797 A, passing at 33.34 feet a ¾ inch iron pipe found;

Thence **North 51°27'14" East 388.98 feet**, following the southeasterly line of said subdivision and a northwesterly line of the remainder of said original 189.972 acre tract, passing at 150.00 feet the south line of VMS 4606 and north line of VMS 12256, to a 5/8 inch iron pin found with cap marked "Lee PS 6359", said iron pin being South 38°43'13" West 19.14 feet from a 5/8 inch iron pin found at the southerly corner of the Board of County Commissioners of Logan County's 8.000 acre tract described in Official Record 374, page 660;

Thence **North 24°41'21" West 2146.98 feet**, following the northeasterly line of said subdivision and a southwesterly line of the remainder of said 189.972 acre tract and said 100.342 acre tract, to a Magnetic nail set the centerline of Township Road #157 and in a bridge over Big Darby Creek, said magnetic nail being North 56°29'57" East 40.00 feet from a railroad spike found;

Thence **North 56°26'55" East 1177.03 feet**, following the centerline of Township Road #157 and northwesterly line of said 100.342 acre tract, to a railroad spike found at the northwest corner of Ronald P. and Janet S. Coleman's 1.50 acre tract described in Official Record 266, page 482;

Thence **South 31°27'57" East 219.79 feet**, following the southwesterly line of said 1.50 acre tract and northeasterly line of said 100.342 acre tract, passing at 30.00 feet an iron pin set, to a stone found at a westerly corner of said original 17.488 acre tract and the southwest corner of said 1.50 acre tract;



Thence **North 56°22'18" East 270.80 feet**, following the southeast line of said 1.50 acre tract and a northwest line of said original 17.488 acre tract, to a ½ inch iron pin found at the southeast corner of said 1.50 acre tract;

Thence **North 20°16'22" West 220.60 feet**, following the northeasterly line of said 1.50 acre tract and a southwesterly line of said original 17.488 acre tract, passing at 189.88 feet an iron pin set, to a magnetic nail set in the centerline of Township Road #157 at the northeast corner of said 1.50 acre tract;

Thence **North 57°17'09" East 114.22 feet**, following the centerline of Township Road #157 and northwesterly line of said 17.488 acre tract, to the **place of beginning, containing 153.410 acres**, more or less, and subject to all valid easements and restrictions of record.

EXCEPTION:

Excepting from the above described 153.410 acre tract the following described 8.000 acre tract situated in the State of Ohio, County of Logan, Township of Zane, VMS 4606, being all of the Board of County Commissioners of Logan County's 8.000 acre tract described in Official Record 374, page 660 (said 8.000 acre tract is entirely surrounded by Darby Creek Center Ltd.'s original 189.972 acre tract described in Deed Volume 357, page 447), being more particularly described as follows:

Beginning for reference at a 5/8 inch iron pin found with cap marked "Lee PS 6359" at the southeast corner of Darby Creek Estates subdivision as recorded in Plat Cabinet A, Slide 795 A, Slide 796 A and Slide 797 A, also being at an angle point in the westerly line of the remainder of said original 189.972 acre tract, said iron pin being North 51°27'14" East (assumed bearing) 388.98 feet from a 1 inch iron pipe found in the southeasterly line of said subdivision;

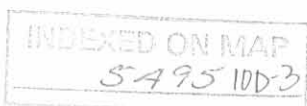
Thence North 38°43'13" East 19.14 feet, crossing said 189.972 acre tract, to a 5/8 inch iron pin found at the southwest corner of the herein described 8.000 acre tract, said iron pin marking the **place of beginning**;

Thence **North 21°02'35" West 553.71 feet**, following the southwest line of said 8.000 acre tract, to a 5/8 inch iron pin found;

Thence **North 56°24'48" East 578.90 feet**, following the northwest line of said 8.000 acre tract, to a 5/8 inch iron pin found;

Thence **South 21°02'10" East 679.82 feet**, following the northeast line of said 8.000 acre tract, to an iron pin set;

Thence **South 68°59'45" West 565.00 feet**, following the southeast line of said 8.000 acre tract, to the **place of beginning, containing 8.000 acres**, more or less, and subject to valid easements and restrictions of record. Access from Township Road #157 to the above-described 8.000 acre tract was provided by Darby Creek Center, Ltd. to the Transportation



Research Board of Ohio and its successors and is described as a "Deed of Easement" recorded in Deed Volume 375, page 82.

Of the above-described 145.410 acre tract (153.410 acres – 8.000 acre exception), 92.314 acres are part of said original 189.972 acre tract, 46.413 acres are part of said original 100.342 acre tract, and 6.683 acres are part of said original 17.488 acre tract. Of the above-described 92.314 acres, 63.671 acres are part of VMS 4606 and 28.643 acres are part of said VMS 12256. Also, of the above-described 145.410 acre tract, 1.657 acres are within the right of way of County Road #153 and Township Road #157.

The above description was prepared from an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140 during the month of July 1999. Iron pins set are 5/8" by 30" reinforcing rods with caps marked "CLAPSADDLE RS #6140." Bearings indicated hereon are based on an assumed meridian and are to denote angles only.

ATTEST: Paul R. Clapsaddle
Paul R. Clapsaddle, R.S. #6140
19019 West Darby Road
Marysville, Ohio 43040
(937) 747-2599



INDEXED ON MAP
54951004

SURVEY FOR DARBY CREEK CENTER, LTD.

State of Ohio, County of Logan, Township of Zane, V.M.S. 4606 and V.M.S. 12256, being part of Darby Creek Center, Ltd.'s original 189.972 acre tract described in D.V. 357, pg. 447, original 100.342 acre, Tract I and original 17.488 acre, Tract II, both described in D.V. 357, pg. 451. Also all of the Board of County Commissioners of Logan County's 8.000 acre tract described in Official Record 374, page 660, surveyed as an exception tract and being within said original 189.972 acre tract.

EASEMENTS

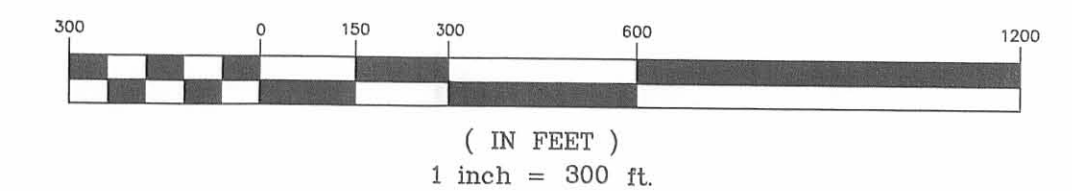
- Columbia Gas of Ohio, Inc. 20 Feet Wide Easement, D.V. 268, Pg. 620 (Shown Hereon).
- Union Rural Electric Co-Operative, Inc. general easement described as "along the south side of Lane Road (T.R. #157), D.V. 159, pg. 473 (Not shown Hereon).
- Cordell Construction, Inc. and Darby Creek Center, Ltd., Drainage Easement, O.R. 199, Pg. 319 (Does not apply to property).
- Cordell Construction, Inc., Drainage Easement, O.R. 199, Pg. 322 (Does not apply to property).
- Fed Two, Inc., an Ohio Corporation, Sanitary Sewer Line Easement, O.R. 410, Pg. 106 (Shown Hereon).
- Board of County Commissioners of Logan County, Sewer Line Easement, O.R. 374, Pg. 660 (Shown Hereon). (previously described in D.V. 375, Pg. 80)
- Board of County Commissioners of Logan County, Sewer Line Easement, O.R. 374, Pg. 660 (Shown Hereon). (previously described in D.V. 375, Pg. 84)
- Transportation Research Board of Ohio, Right of way for public highway and road purposes, D.V. 375, Pg. 82 (Shown Hereon)

LEGEND

- PK Nail found
- Railroad spike found
- Magnetic nail set
- 5/8" Iron pin found with cap marked "Lee PS 6359" unless otherwise noted
- ⊙ 3/4" Iron pipe found unless otherwise noted
- △ Stone found
- Harrow tooth found
- 5/8" Iron pin set with cap marked "Clapsaddle RS #6140"
- ⊕ Monument Box found

Reference deeds shown hereon.
Bearings indicated hereon are based on an assumed meridian with all others based on angles turned.
Right of way lines shown out of scale for clarity

GRAPHIC SCALE



I hereby certify that this plot was prepared from an actual field survey made under my supervision and that monuments were placed as indicated hereon.

Paul R. Clapsaddle
Paul R. Clapsaddle, R.S. #6140



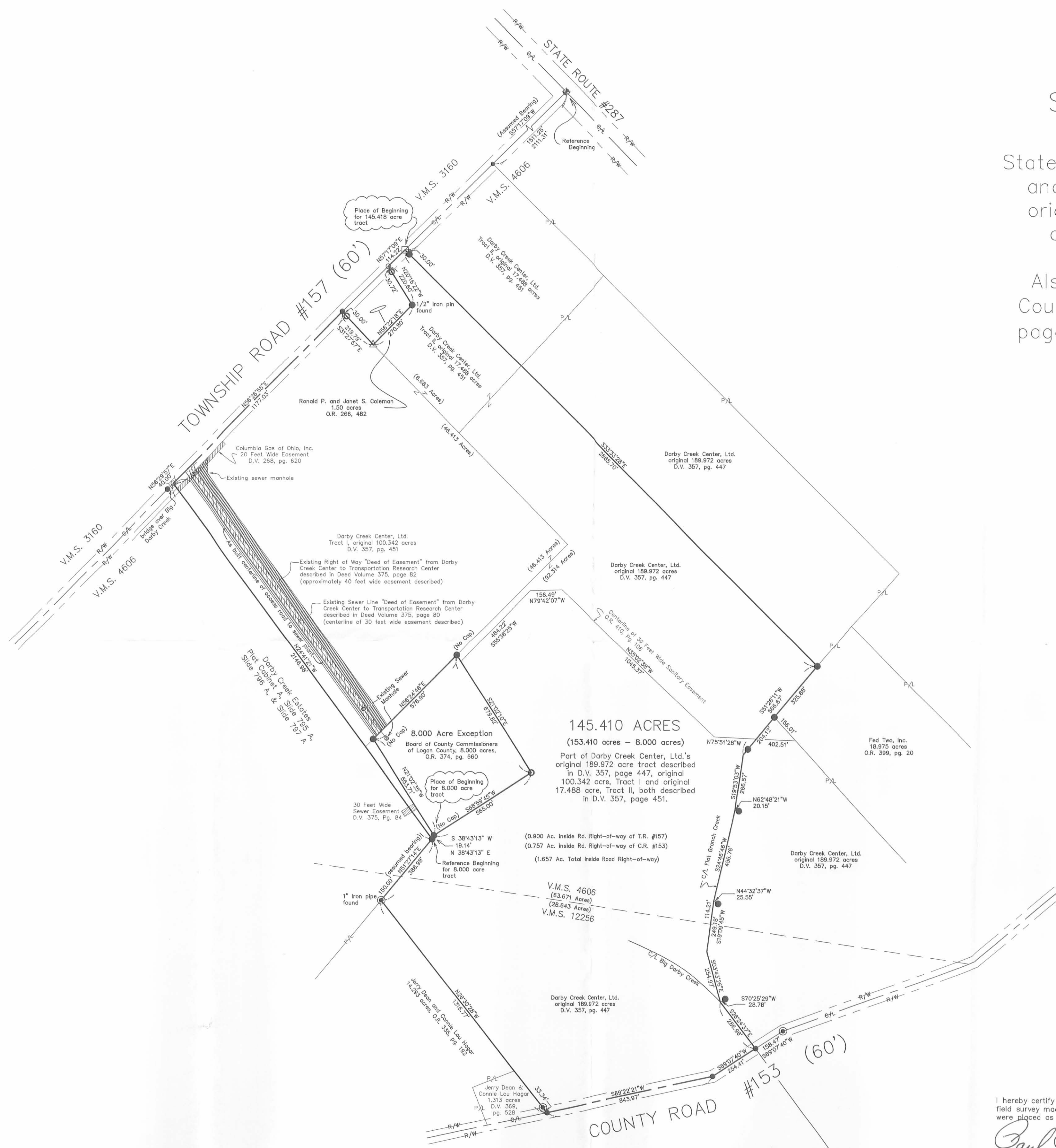
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Date: 7/19/99

**Paul R. Clapsaddle
and Associates**
REGISTERED ENGINEERS AND SURVEYORS

19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040
(513) 747-2599
(800) 745-2599

Paul R. Clapsaddle, P.E., P.S.



**SURVEY FOR DEAN HAGAR
2.011 Acres
February 11, 2004**

The following described 2.011 acre tract is situated in the State of Ohio, County of Logan, Township of Zane, V.M.S. 12256, being part of Jerry Dean and Connie Lou Hagar's 14.293 acre tract described in Official Record 335, page 192, said 2.011 acre tract being more particularly described as follows:

Beginning for reference at a 3/4 inch iron pipe found at the intersection of the centerline of County Road #153 (60 feet wide) with the northern terminus point of the centerline of County Road #277, said pipe marking a southwest corner of said 14.293 acre tract;

Thence North 28°08'58" West (assumed bearing) 157.62 feet, following the centerline of County Road #153 and a southwest line of said 14.293 acre tract, passing at 100.64 feet the southwest corner of the remainder of Agnes Hagar's of 15.372 acre tract (1.079 acre tract net) described in Official Record 277, page 918, thereafter also following a southwest line of the remainder of said 15.372 acre tract, to a 3/4 inch iron pipe found;

Thence North 39°00'11" West 526.05 feet, following the centerline of said Road and a southwest line of the remainder of said 15.372 acre tract, passing at 171.51 feet the northwest corner of the remainder of said 15.372 acre tract and a southwest corner of said 14.293 acre tract, thereafter following a southwest line of said 14.293 acre tract, to a magnetic nail set and marking the **place of beginning**;

Thence **North 39°00'11" West 194.00 feet**, continuing with the centerline of said Road and a southwest line of said 14.293 acre tract, to a railroad spike found at the southwest corner of Darby Creek Estates subdivision recorded in Plat Cabinet A, Slide 795-797;

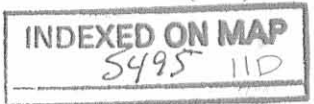
Thence **North 50°59'09" East 472.00 feet**, following the northwest line of said 14.293 acre tract and a southeast line of said subdivision, passing at 30.00 feet and at 220.04 feet 3/4 inch iron pipes found with caps marked "LEE PS 6359", to an iron pin set;

Thence **South 27°04'13" East 198.29 feet**, departing from a southeast line of said subdivision and entering said 14.293 acre tract, to an iron pin set;

Thence **South 50°59'09" West 431.00 feet**, passing at 401.00 feet an iron pin set, to the **place of beginning, containing 2.011 acres**, more or less, and being subject to all valid easements and restrictions of record. Of the above described 2.011 acre tract, 0.134 acre is within the right of way of County Road #153.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of February 2004. Bearings indicated herein are based on an assumed meridian with all others based on angles turned. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS #6140".

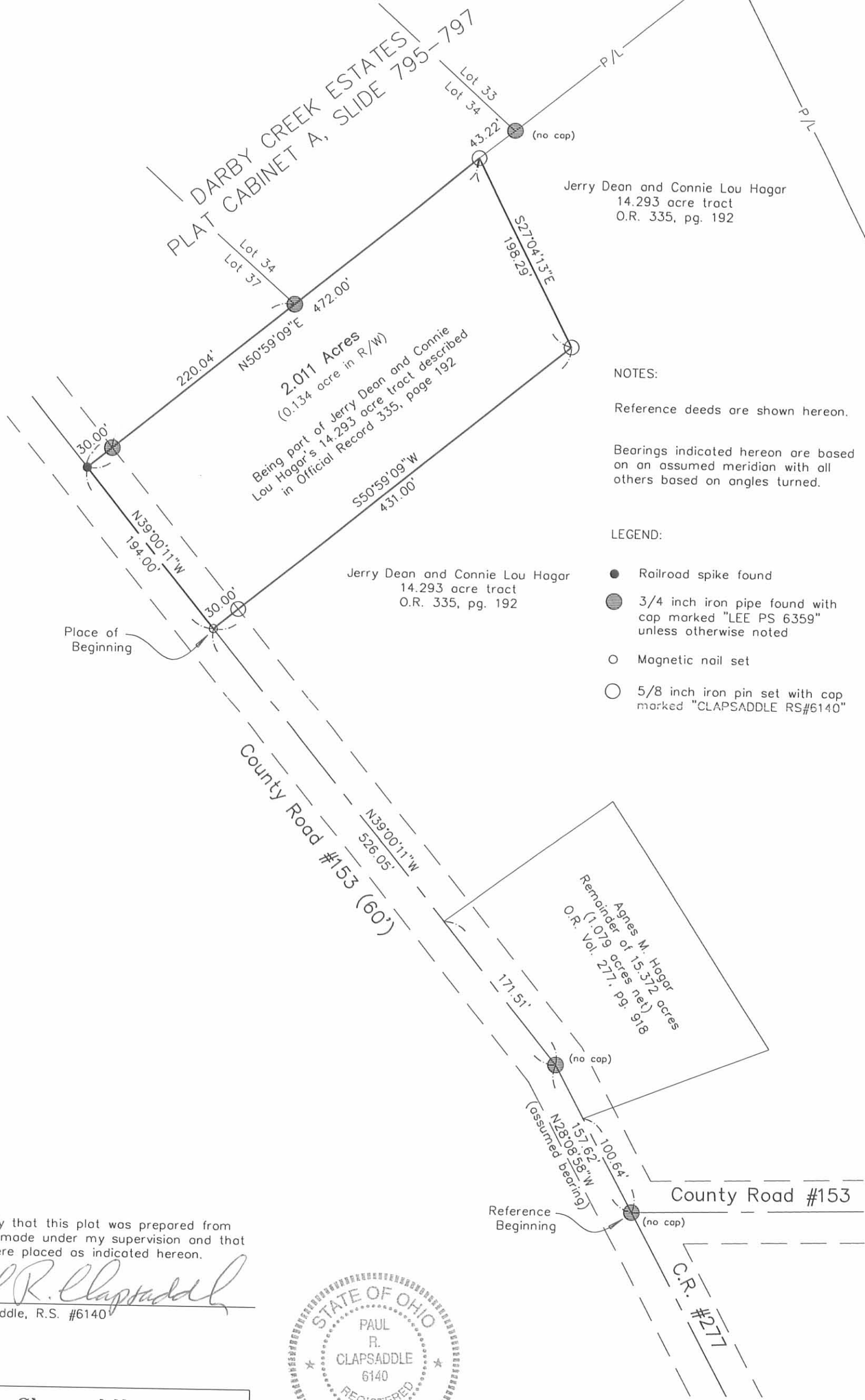
ATTEST: Paul R. Clapsaddle
Paul R. Clapsaddle, R.S. #6140
19019 West Darby Road, Marysville, Ohio 43040
(937) 747-2599



REC'D 2-25-04 SMY OK

SURVEY FOR DEAN HAGAR

State of Ohio, County of Logan, Township of Zane, V.M.S. 12256,
being part of Jerry Dean and Connie Lou Hagar's 14.293 acre
tract described in Official Record 335, page 192



NOTES:

Reference deeds are shown hereon.

Bearings indicated hereon are based on an assumed meridian with all others based on angles turned.

LEGEND:

- Railroad spike found
- 3/4 inch iron pipe found with cap marked "LEE PS 6359" unless otherwise noted
- Magnetic nail set
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"



I hereby certify that this plot was prepared from a field survey made under my supervision and that monuments were placed as indicated hereon.

Paul R. Clapsaddle
 Paul R. Clapsaddle, R.S. #6140

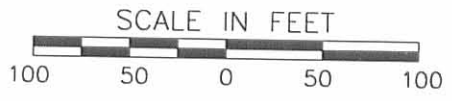


Paul R. Clapsaddle and Associates
 REGISTERED ENGINEERS AND SURVEYORS
 19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040
 (937) 747-2599

Paul R. Clapsaddle, P.E., P.S.

Proj: hagar697
 Dwg: hagar204
 Scale: 1" = 100'
 Date: 2/11/04

INDEXED ON MAP
 5495 11P



REC'D 7-25-97 BYM OK ✓

**SURVEY FOR DEAN HAGAR
1.079 ACRES
JUNE 19, 1997**

The following described tract of land is situated in the State of Ohio, County of Logan, Township of Zane, V.M.S. 12256, being part of Agnes M. Hagar's 15.372 acre tract described in Official Record Volume 277, page 918, and being more particularly described as follows:

Beginning for reference at a 3/4" iron pipe found at the intersection of the centerline of County Road #153 (60 feet wide) with the centerline of County Road #277, said iron pipe being at the south corner of said 15.372 acre tract;

thence **North 28°08'30" West (assumed bearing) 100.64 feet**, following the centerline of County Road #153 and the southwest line of said 15.372 acre tract, to an iron pin set and marking the **place of beginning**;

thence **North 28°08'30" West 57.04 feet**, continuing along the centerline of County Road #153 and the southwest line of said 15.372 acre tract, to a 3/4" iron pipe found;

thence **North 38°59'58" West 171.51 feet**, continuing along the centerline of County Road #153 and the southwest line of said 15.372 acre tract, to a railroad spike set;

thence **North 53°38'20" East 196.64 feet**, departing from the centerline of County Road #153 and entering said 15.372 acre tract, passing at 30.03 feet an iron pin set, to an iron pin set;

thence **South 33°08'02" East 277.58 feet** to an iron pin set;

thence **South 68°52'17" West 187.87 feet**, passing at 157.64 feet an iron pin set, to the **place of beginning, containing 1.079 acres**, more or less, and subject to all valid easements and restrictions of record.

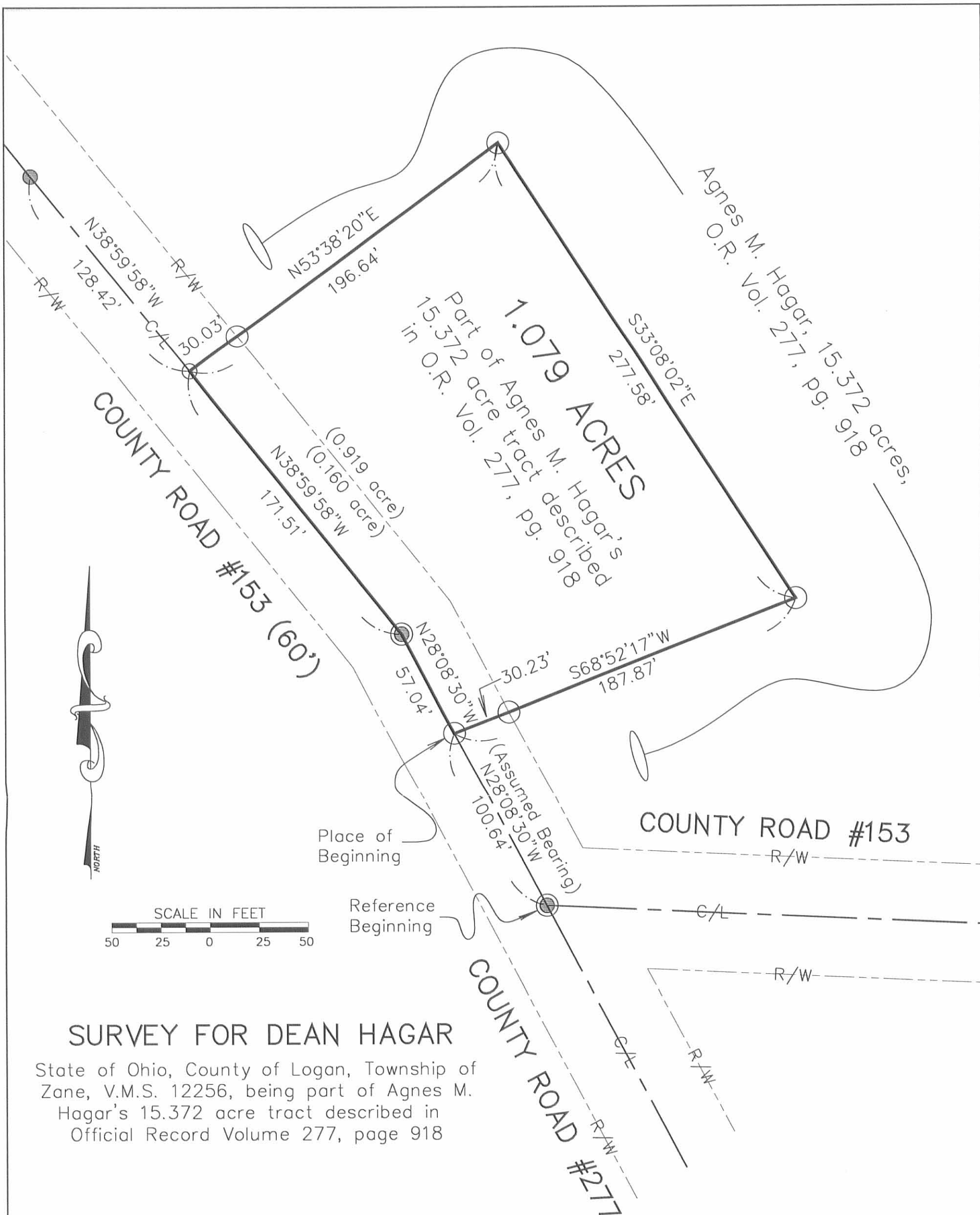
Of the above described 1.079 acre tract, 0.160 acre is within the road right of way of County Road #153.

The above description was prepared from an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of June, 1997. Iron pins set are 5/8" by 30" reinforcing rods with caps marked "CLAPSADDLE R.S. #6140." Bearings indicated hereon are based on an assumed meridian and are to denote angles only.

ATTEST: Paul R. Clapsaddle
Paul R. Clapsaddle, Registered Surveyor #6140
19019 West Darby Road, Marysville, Ohio 43040

INDEXED ON MAP
5495 12b





SURVEY FOR DEAN HAGAR

State of Ohio, County of Logan, Township of Zane, V.M.S. 12256, being part of Agnes M. Hagar's 15.372 acre tract described in Official Record Volume 277, page 918

I hereby certify that this plat was prepared from an actual field survey made under my supervision and that monuments were placed as indicated hereon.

Paul R. Clapsaddle
 Paul R. Clapsaddle, R.S. #6140



- Railroad spike found
- Railroad spike set
- 3/4" Iron pipe found
- 5/8" Iron pin set with cap marked "CLAPSADDLE RS #6140"

Paul R. Clapsaddle and Associates
 REGISTERED ENGINEERS AND SURVEYORS
 19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040
 (513) 747-2599
 (800) 745-2599
 Paul R. Clapsaddle, P.E., P.S.

Filename: Hagar697.dwg
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 Date: 6/19/97
 F.B. 23, pg. 22

INDEXED ON MAP
 5495 12P



Lee Surveying and Mapping Co.



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

143 EAST COLUMBUS AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-7335

JEFFREY I. LEE, P.S.

DARBY CREEK CENTER, LTD. REZONING DESCRIPTION

Lying in Virginia Military Surveys 4606 and 12256, Zane Township, Logan County, Ohio.

Being part of the Darby Creek Center, Ltd 189.972 acre and 100.342 acre tracts and being described for zoning purposes as follows:

Beginning at the intersection of center-lines of Township Road 157 and County Highway 153.

THENCE, with the center-line of Township Road 157, N 43°-13'-39" E, a distance of 583.08 feet to a point.

THENCE, continuing with the center-line of Township Road 157, N 43°-22'-00" E, a distance of 1099.86 feet to a point.

THENCE, S 37°-48'-46" E, a distance of 2146.98 feet to a point.

THENCE, S 38°-20'-17" W, a distance of 1163.91 feet to a point.

THENCE, with the center-line of County Highway 153, N 51°-37'-48" W, a distance of 448.97 feet to a point.

THENCE, with the lines of the Charles Bennett 1.000 acre tract the following three courses:

N 43°-10'-11" E, a distance of 218.60 feet to a point.

N 51°-43'-00" W, a distance of 200.01 feet to a point.

S 43°-10'-11" W, a distance of 218.30 feet to a point.

THENCE, with the center-line of County Highway 153, N 51°-37'-48" W, a distance of 350.00 feet to a point.

THENCE, with the lines of the Cordell Construction, Inc. 1.116 acre and 1.047 acre tracts the following three courses:

N 43°-13'-39" E, a distance of 305.00 feet to a point.

N 51°-37'-48" W, a distance of 310.00 feet to a point.

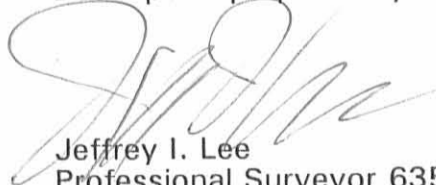
S 43°-13'-39" W, a distance of 305.00 feet to a point.

THENCE, with the center-line of County Highway 153, N 51°-37'-48" W, a distance of 921.72 feet to the point of beginning.

Containing 67.636 acres.

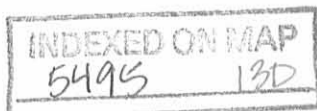
This is not a boundary survey as defined in 4733-37 of the Ohio Administrative Code and is to be used for rezoning purposes only.

Description prepared by:


Jeffrey I. Lee
Professional Surveyor 6359
December 1, 1993



ORIGINAL STAMP IN GREEN



CAROL W. & CHAROLET L. LOSEY
84.11 ACRES
(83.86 ACRES, AUDITOR'S TAX DUPLICATE)
O.R. 4, PG. 927
53-141-00-00-11

DANA CORPORATION OF TOLEDO, OHIO
104.39 ACRES
332/531
53-141-00-00-10

DARBY CREEK CENTER, LTD.
125.027 ACRES
(122.026 ACRES, AUDITOR'S TAX DUPLICATE)
400/167
53-141-00-00-018
121.985 ACRES

ACREAGE SUMMARY FOR ROAD R/W
2.164 ACRES WITHIN S.R. 287 R/W
± 2.250 ACRES WITHIN T.R. 157 R/W
= 4.414 ACRES TOTAL WITH RD. R/W

LEGAL DEED DESCRIPTION
Midwest Express
121.985 Acre

Real estate situated in Zone Township of Logan County, Ohio; in the Virginia Military Survey Number 3160, being all of the remainder of the 125.027 acre tract of Darby Creek Center, Ltd. (Deed Record 400, page 167 in the Logan County Recorder's office) and being more particularly described as follows:

Beginning at a railroad spike found at the intersection of the centerline of State Route 287 (formerly U.S. Route 33, variable width right-of-way, U.S. Route 33 centerline station 760+87.68) with the centerline of Township Road 157, said railroad spike also being on the point common to the southeast corner of Virginia Military Survey Number 3160, the northeast corner of Virginia Military Survey Number 4606 and the southerly line of Virginia Military Survey Number 4933;

thence from said place of beginning, South 56 degrees 48 minutes 10 seconds West (reference bearing), with the centerline of Township Road 157 and the southerly boundary of Virginia Military Survey Number 3160, 195.11 feet to a railroad spike found on the southeasterly corner of a 3.001 acre tract of land owned by Ronald P. Younkin and Jerry A. Schmittauer (Official Record 131, page 28);

thence the following four (4) consecutive courses with said Younkin and Schmittauer 3.001 acre tract:

1. North 35 degrees 21 minutes 42 seconds West, 285.01 feet to a five-eighths (5/8) inch diameter iron bar found (passing over a five-eighths (5/8) inch diameter iron bar found at 30.08 feet);
2. North 32 degrees 12 minutes 53 seconds West, 65.00 feet to a five-eighths (5/8) inch diameter iron bar found on the northeasterly corner thereof;
3. North 56 degrees 48 minutes 10 seconds West, 370.37 feet to a five-eighths (5/8) inch diameter iron bar found on the northwesterly corner thereof;
4. South 33 degrees 11 minutes 50 seconds East, 349.80 feet to a railroad spike found on the centerline of said Township Road 157 and on the line common to said Virginia Military Survey Number 3160 and said Virginia Military Survey Number 4606 (passing over a five-eighths (5/8) inch diameter iron bar found at 319.80 feet);

thence South 56 degrees 48 minutes 10 seconds West with the centerline of Township Road 157 and the line common to said Virginia Military Survey Number 3160 and said Virginia Military Survey Number 4606, 1963.98 feet to a railroad spike found on an angle point thereof;

thence continuing with the centerline of said Township Road 157 and the line common to said Virginia Military Survey Number 3160 and said Virginia Military Survey Number 4606, South 55 degrees 57 minutes 51 seconds West, 1181.56 feet to a p.k. nail set in the bridge deck over the Big Darby Creek, said p.k. nail set also being common to the centerline of Big Darby Creek and a southeasterly corner of a 55.9 acre tract of land owned by Marvin and Lois C. Helfenstein (Deed Record 350, page 461), said p.k. nail set bears North 55 degrees 57 minutes 51 seconds East, 35.38 feet from a railroad spike found on the centerline of said Township Road 157;

thence the following five (5) consecutive courses with the line common to the easterly line of said Helfenstein 55.9 acre tract and the meanderings of the centerline of said Big Darby Creek:

1. North 18 degrees 00 minutes 00 seconds West, 61.90 feet to a point;
2. North 32 degrees 05 minutes 00 seconds East, 62.60 feet to a point, said point bears South 74 degrees 00 minutes 00 seconds East, 20.00 feet from an iron pipe set;
3. North 16 degrees 00 minutes 00 seconds East, 136.50 feet to a point;
4. North 01 degree 40 minutes 00 seconds West, 107.20 feet to a point, said point bears North 62 degrees 45 minutes 00 seconds East, 20.00 feet from an iron pipe set;
5. North 27 degrees 15 minutes 01 seconds East, 315.00 feet to a point on a northeasterly corner of said Helfenstein 55.9 acre tract;

thence with a northerly line of said Helfenstein 55.9 acre tract, South 56 degrees 44 minutes 30 seconds West, 512.16 feet to a three-fourths (3/4) inch diameter iron pipe found on the easterly corner thereof (passing over on one and one-fourth (1 1/4) inch diameter iron pipe found 11.49 feet);

thence with an easterly line of said Helfenstein 55.9 acre tract, North 29 degrees 13 minutes 10 seconds West, 870.38 feet to an iron pipe set on the northeasterly corner thereof and on the southerly line of a 84.11 acre tract of land owned by Carol W. and Charolet L. Losey (Official Record 4, page 927);

thence North 56 degrees 23 minutes 03 seconds East, 3877.11 feet with the southerly line of said Losey 84.11 acre tract and the southerly line of a 104.39 acre tract of land owned by Dana Corporation of Toledo, Ohio (Deed Record 332, page 531) to a pony spike set on the centerline of State Route 287 (U.S. Route 33 centerline station 746+28.82) and on the line common to Virginia Military Survey Number 3160 and Virginia Military Survey Number 4933, passing over a five-eighths (5/8) inch diameter iron bar found at 551.23 feet and a concrete right-of-way monument found at 3817.34 feet);

thence South 34 degrees 33 minutes 23 seconds East, 159.10 feet with the centerline of said State Route 287 and with the line common to said Virginia Military Survey Number 3160 and said Virginia Military Survey Number 4933 to a railroad spike found (U.S. Route 33 P.I. station 747+87.92);

thence South 34 degrees 21 minutes 45 seconds East, 1299.76 feet with the centerline of said State Route 287 and the line common to said Virginia Military Survey Number 3160 and said Virginia Military Survey Number 4933 to the place of beginning.

Bearing (South 56 degrees 48 minutes 10 seconds West) assumed from Deed Record 400, page 167.

The tract as described from an actual field survey performed on or about September 1, 1998, by James A. Page (S-6034), of Page Engineering, Inc., Marysville, Ohio, contains 121.985 acres, more or less, of which 4.414 acres is subject to the road right-of-way. All iron pipes set are 3/4" x 30" galvanized pipe with yellow survey caps stamped S-6034. The survey is on file in the office of the Logan County Engineer.

Based on information shown on Flood Map, Community Panel Number 390772 0225 C dated May 15, 1985, as furnished by the Federal Emergency Management Agency (FEMA), through the National Flood Insurance Program, the property herein is located in Zone A and FEMA.

James A. Page, PS
S-6034
September 8, 1998
JN 98-80

CERTIFICATE

The undersigned, being a registered surveyor of the State of Ohio, certifies to: (i) Central City Title Agency, Ltd., and its successors and/or assigns, (ii) Chicago Title Insurance Company and (iii) Darby Creek Center, Ltd. and (iv) Midwest Express, Inc. as follows:

1. This map or plat and Survey on which it is based were made in accordance with and meets the requirements of the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1997, and meets the accuracy requirements for a Class Rural Survey as defined therein.
2. The survey was made on the ground on September 1, 1998, by me or under my supervision and correctly shows the metes and bounds description and the land area of the subject property, the location, size and type of all buildings, structures and other improvements (including sidewalks, curbs, parking areas and spaces and fences) situated on the subject property, including all setback and yard lines and other matters situated on the subject property.
3. The buildings, structures and improvements shown constitute all of the improvements on said property, all are within the boundary lines of the property, and all improvements are set back from the property lines the distances indicated.
4. The record description of the subject property forms a mathematically closed figure.
5. Except as shown on the Survey and noted in the "Notes" section, there are no visible easements or rights-of-way of which the undersigned has been advised.
6. Except as shown on the Survey and noted in the "Notes" section, there are no party walls and no observable above ground encroachments: (i) by the improvements on the subject property upon adjoining properties, streets, alleys, easements or rights-of-way, or (ii) by the improvements on any adjoining properties, streets or alleys upon the subject property.
7. The location of each easement, right-of-way, servitude and other matter (above or below ground) affecting the subject property and listed in the Commitment for Title Insurance Number 9807044-001 dated July 30, 1998, issued by Central City Title Agency, Ltd. with respect to the subject property, has been shown on the survey, together with appropriate recording references to the extent that such matters can be located.
8. The subject property has direct access to and from a duly dedicated and accepted public street or highway as shown hereon.
9. The subject property does not serve any adjoining property for drainage, structural support or ingress or egress.
10. The location of all utility lines servicing the property is shown and all utility lines either enter the premises through adjoining public streets or the point of entry and location of any utilities which pass through or are located on adjoining private land is shown.
11. No portion of the subject property described herein lies within any flood hazard areas in accordance with the document entitled "Department of Housing and Urban Development, Federal Insurance Administration Special Flood Hazard Area Map", excepting about 150 feet on each side of the Big Darby Creek.

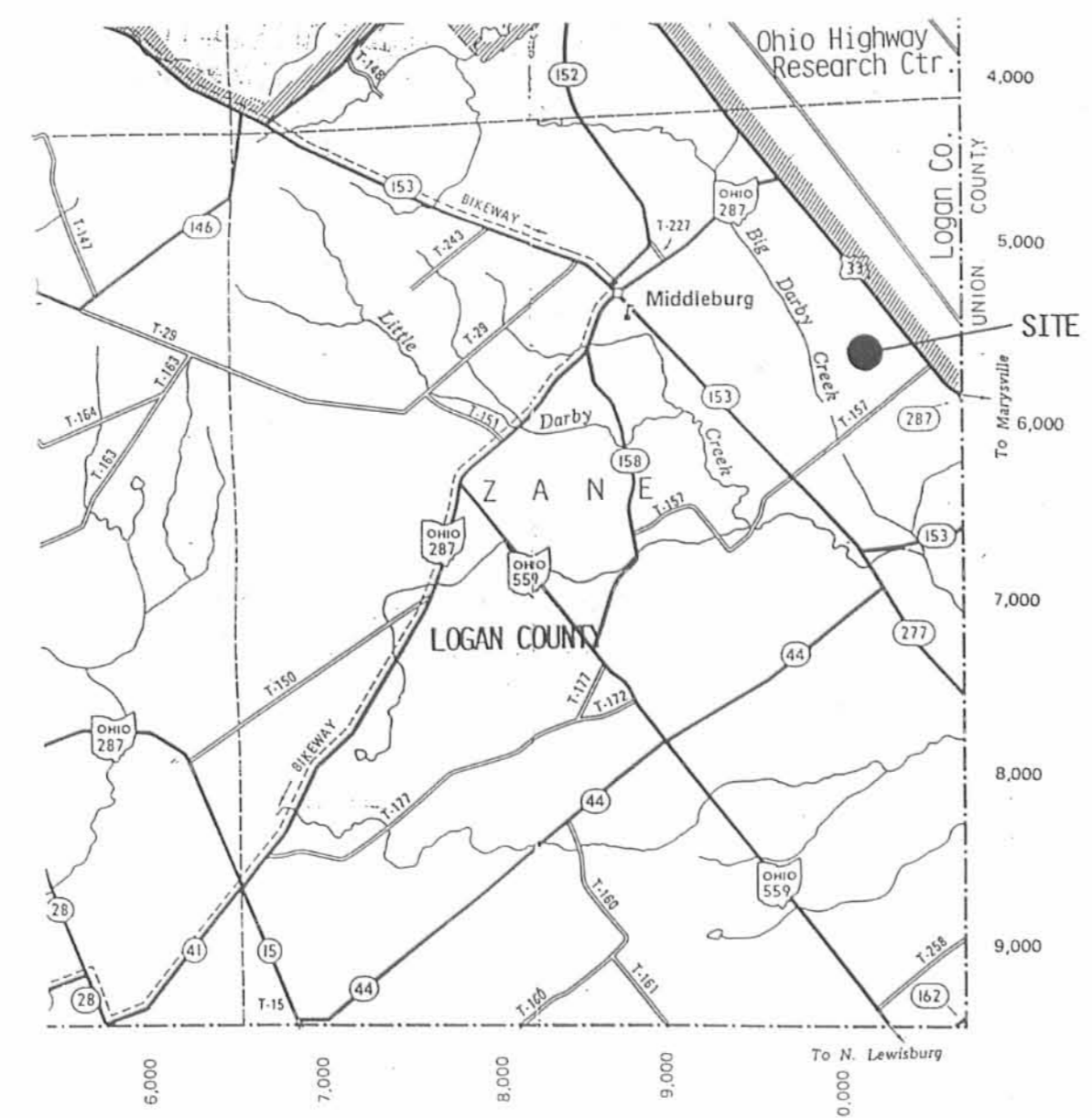
The parties listed above, and their successors and assigns, are entitled to rely on the survey and this certificate as being true and accurate.

James A. Page, PS
S-6034
9/14/98
Date

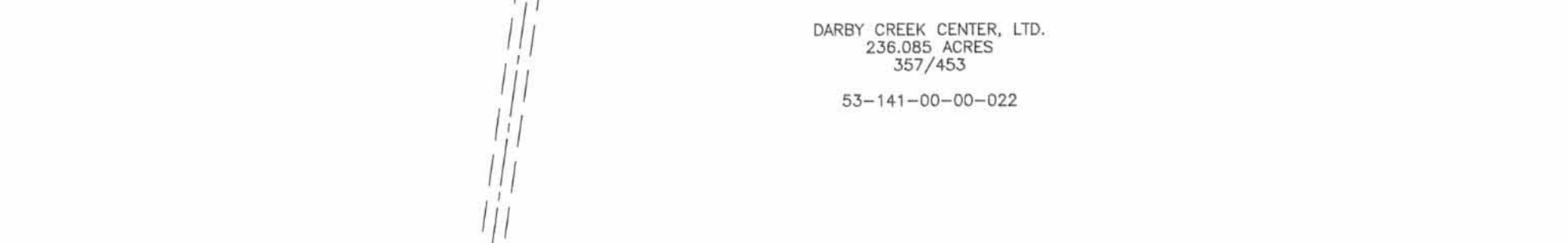
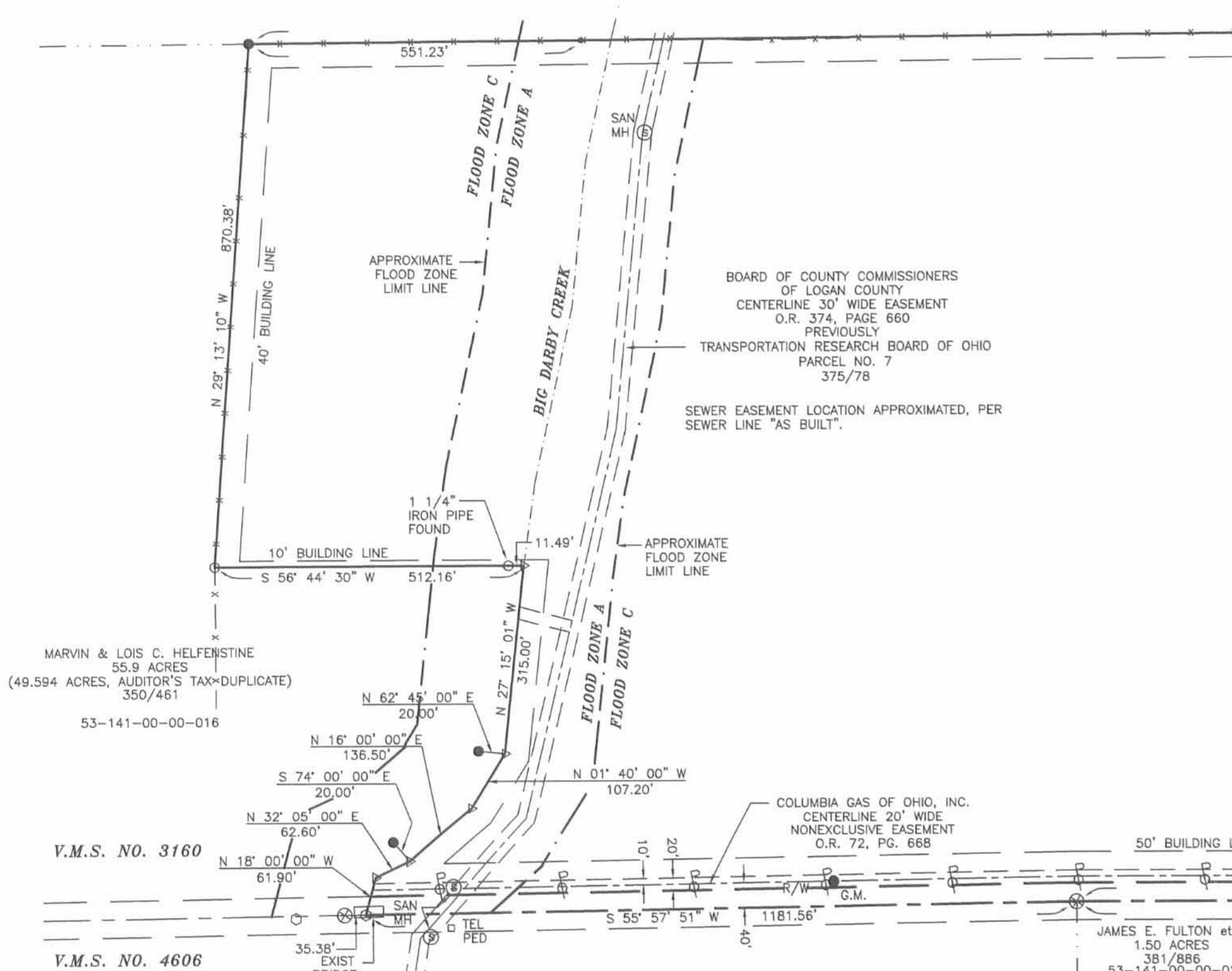


I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND THAT MONUMENTS WERE FOUND OR SET AS INDICATED HEREON.

James A. Page, PS
S-6034
9/14/98
DATE



VICINITY MAP
(APPROX. SCALE 1" = 1 MILE)



- NOTES:**
SCALE 1" = 200'
- REFERENCE BEARING S 56° 48' 10" W ASSUMED FROM DEED RECORD 400, PAGE 167.
- ⊗ RAILROAD SPIKE FOUND
 - ⊙ PONY SPIKE SET
 - 3/4" DIAMETER IRON PIPE FOUND
 - IRON PIPE SET
 - ▷ ANGLE POINT (NO MONUMENT)
 - P/K NAIL SET
 - 5/8" DIAMETER IRON BAR FOUND
 - ⊙ CONCRETE RIGHT-OF-WAY MONUMENT FOUND
 - G.M. GAS MARKER
 - G.V. GAS VALVE
 - POWER POLE
 - ⊙ SANITARY MANHOLE
 - TEL PED TELEPHONE PEDESTAL
 - 400/167 DENOTES DEED REFERENCE (VOL./PG.)
 - 121.985 ACRES DENOTES AREA OF THIS SURVEY
- IRON PIPES SET ARE 3/4" X 30" GALVANIZED PIPE WITH YELLOW I.D. CAPS STAMPED S-6034.

BASED ON THE INFORMATION SHOWN ON FLOOD MAP, COMMUNITY PANEL NUMBER 390772 0225 C, DATED 5/15/85, AS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THROUGH THE NATIONAL FLOOD INSURANCE PROGRAM, THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "C" AND FLOOD ZONE "A". FLOOD ZONE "C" DENOTES AREA OF MINIMAL FLOODING AND FLOOD ZONE "A" DENOTES SPECIAL FLOOD HAZARD AREA. UNLESS DENOTED OTHERWISE HEREON.

NOTES:
ZONING PER CONTACT WITH LUC REGIONAL PLANNING COMMISSION CONTACT PERSON: CARMEN SCOTT
ZONING: M-1 LIGHT MANUFACTURING

ALLOWABLE HEIGHT OF BUILDING: 50' (4 STORIES)

SETBACKS:
FRONT: 50' (FROM R/W)
REAR: 40'
SIDE: 10'
SUM OF SIDES: 30'

FEMA FLOOD MAP: ZONE "C", (EXCEPT ABOUT 150 FEET EACH SIDE OF THE BIG DARBY CREEK, WHICH IS A 100-YEAR FLOOD ZONE (ZONE "A")).
COMMUNITY PANEL NUMBER: 390772 0225 C
DATE ISSUED: MAY 15, 1985
TREES AND LANDSCAPING NOT LOCATED

COMPANY	DEED REFERENCE	SIZE	COMMENTS
BOARD OF COUNTY COMMISSIONERS OF LOGAN COUNTY (PREVIOUS EASEMENT) TRANSPORTATION RESEARCH BOARD OF OHIO	O.R. 374, PG. 660 375/78	30' WIDE	EASEMENT TRANSFER PARCEL NO. 7 SANITARY SEWER EASEMENT
COLUMBIA GAS OF OHIO	O.R. 72, PG. 664	25' x 20'	S.E. CNR OF PROPERTY
COLUMBIA GAS OF OHIO	O.R. 72, PG. 668	20' WIDE EASEMENT	OUTSIDE OF R/W ALONG T.R. 157
COLUMBIA GAS OF OHIO	O.R. 268, PG. 620	20' WIDE EASEMENT	OUTSIDE OF R/W ALONG S.R. 157
UNITED TELEPHONE COMPANY	O.R. 281, PG. 976	10' WIDE EASEMENT	S.E. CNR. OF PROP. ALONG S.R. 287 R/W
STATE OF OHIO	289/456	VARIABLE WIDE	PARCEL NO. 16, U.S. ROUTE 33 R/W
JUDGEMENT ENTRY ON SETTLEMENT	O.R. 312, PG. 522	TEMPORARY EASEMENT	S.E. CNR. OF PROP. ALONG S.R. 287 R/W
LOGAN COUNTY	CABINET A, PG. 667	30' WIDE	R/W ALONG T.R. 157 (30' FROM CL.)

ALTA SURVEY FOR: DARBY CREEK CENTER, LTD. - MIDWEST EXPRESS, INC.	
L.B.	VIRGINIA MILITARY SURVEY NO. 3160, ZANE TOWNSHIP, LOGAN COUNTY, OHIO
REVISED 9/14/98	Page Engineering, Inc. 112 East Fifth Street Marysville, Ohio 43040 (513) 644-1272
AUTOCAD 98-BLDWG DISK #76 98-80	