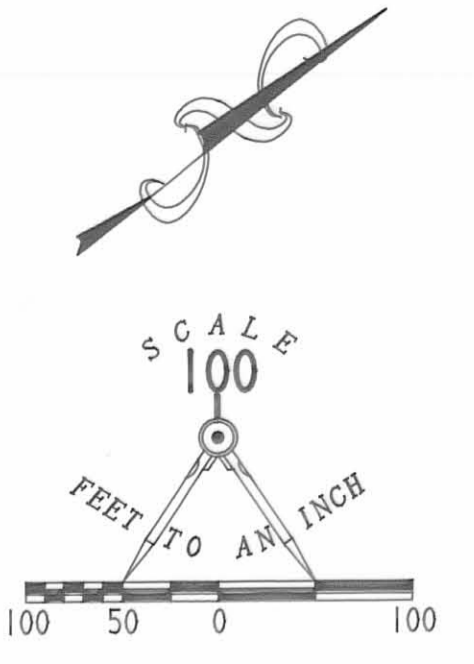
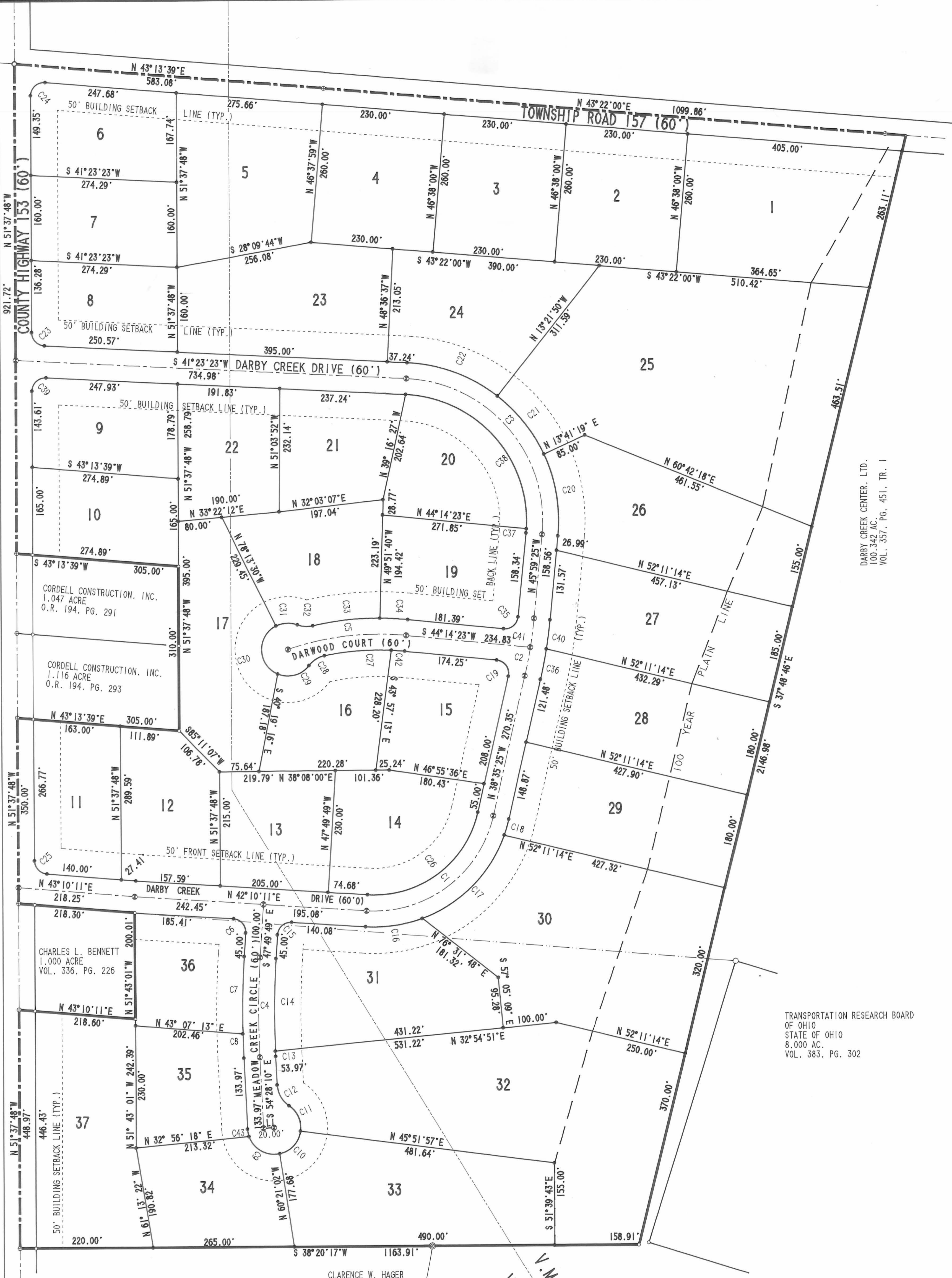


J-208



- LEGEND
- RAILROAD SPIKE FOUND
  - 5/8" I. ROD FOUND
  - 3/4" I. ROD FOUND
  - 1" I. ROD FOUND
  - 1/2" I. ROD FOUND
  - PK NAIL FOUND
  - 1-1/2" PIPE FOUND
  - RAILROAD SPIKE SET
  - 5/8" I. ROD SET



DARBY CREEK CENTER, LTD.  
100.342 AC.  
VOL. 357, PG. 451, TR. 1

TRANSPORTATION RESEARCH BOARD  
OF OHIO  
STATE OF OHIO  
8,000 AC.  
VOL. 383, PG. 302

CLARENCE W. HAGER  
16.685 AC.  
VOL. 351, PG. 55

DARBY CREEK CENTER, LTD.  
189.972 AC.  
VOL. 357, PG. 447

V.M.S. 4606  
V.M.S. 12256

NOTES:  
ALL UTILITY EASEMENTS ARE SHOWN, IDENTIFIED, AND DIMENSIONED ON SHEET 3 OF 3 OF THESE DRAWINGS.  
THIS PLAT CONSISTS OF THREE (3) PAGES AND ALL THREE MUST BE USED FOR A COMPLETE REPRESENTATION OF THIS SUBDIVISION.

LINE	BEARING	DISTANCE
L 1	N 35°31'50"E	20.00'

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	80°45'36"	230.00'	324.19'	195.61'	298.01'	N 01°47'23"E
C 2	03°41'34"	850.51'	54.82'	27.42'	54.81'	N 40°26'12"W
C 3	92°37'12"	269.29'	435.31'	281.89'	389.43'	S 87°41'59"W
C 4	06°38'22"	1617.17'	187.40'	93.80'	187.29'	S 51°09'00"E
C 5	24°43'23"	523.49'	225.89'	114.73'	224.14'	S 31°52'41"W
C 6	90°00'00"	25.00'	39.27'	25.00'	35.36'	N 87°10'11"E
C 7	05°03'40"	1647.17'	145.50'	72.80'	145.45'	S 50°21'39"E
C 8	01°34'42"	1647.17'	45.37'	22.69'	45.37'	S 53°40'49"E
C 9	82°43'07"	50.00'	72.19'	44.02'	66.08'	N 67°54'07"E
C 10	70°45'07"	50.00'	61.74'	35.50'	57.89'	N 08°50'01"W
C 11	63°23'25"	50.00'	55.32'	30.87'	52.54'	N 75°54'16"W
C 12	53°07'48"	50.00'	46.36'	25.00'	44.72'	N 81°02'04"W
C 13	00°21'40"	1587.17'	10.00'	5.00'	10.00'	N 54°17'20"W
C 14	06°16'42"	1587.17'	173.92'	87.05'	173.83'	N 50°58'10"W
C 15	90°00'00"	25.00'	39.27'	25.00'	35.36'	N 02°49'49"W
C 16	23°49'38"	260.00'	108.12'	54.86'	107.35'	N 30°15'22"E
C 17	50°03'29"	260.00'	227.16'	121.40'	220.00'	N 06°41'12"W
C 18	06°52'29"	260.00'	31.20'	15.62'	31.18'	N 35°09'11"W
C 19	97°10'12"	25.00'	42.40'	28.34'	37.50'	N 87°10'31"W
C 20	30°19'16"	299.29'	158.38'	81.09'	156.54'	N 61°09'04"W
C 21	27°03'09"	299.29'	141.31'	72.00'	140.00'	N 89°50'16"W

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 22	35°14'47"	299.29'	184.11'	95.07'	181.22'	S 59°00'47"W
C 23	86°58'49"	25.00'	37.95'	23.72'	34.41'	S 84°52'48"W
C 24	94°51'27"	25.00'	41.39'	27.21'	36.82'	N 04°12'04"W
C 25	85°12'01"	25.00'	37.18'	22.99'	33.84'	N 85°46'11"E
C 26	80°45'36"	200.00'	281.91'	52.44'	26.24'	N 01°47'23"E
C 27	14°40'34"	493.49'	126.41'	63.55'	126.06'	S 33°59'38"W
C 28	40°35'14"	50.00'	35.42'	18.49'	34.68'	S 06°21'44"W
C 29	75°06'44"	50.00'	65.55'	38.44'	60.95'	S 23°37'29"W
C 30	130°35'39"	50.00'	113.97'	108.69'	90.85'	N 53°31'20"W
C 31	47°46'48"	50.00'	41.70'	22.15'	40.50'	N 35°39'54"E
C 32	33°55'09"	50.00'	29.60'	15.25'	29.17'	N 42°35'44"E
C 33	13°10'32"	553.49'	127.28'	63.92'	127.00'	N 32°13'23"E
C 34	05°25'42"	553.49'	52.44'	26.24'	52.42'	N 41°31'32"E
C 35	90°13'48"	25.00'	39.37'	25.10'	35.43'	N 00°52'31"W
C 36	03°48'48"	880.51'	58.60'	29.31'	58.59'	N 40°29'48"W
C 37	01°54'56"	239.29'	8.00'	4.00'	8.00'	N 46°56'53"W
C 38	90°42'15"	239.29'	378.81'	242.25'	340.47'	S 86°44'31"W
C 39	93°01'11"	25.00'	40.59'	26.35'	36.27'	S 05°07'13"E
C 40	03°35'12"	880.51'	55.12'	27.57'	55.11'	N 44°11'50"W
C 41	03°42'26"	850.51'	55.03'	27.53'	55.02'	N 44°08'12"W
C 42	02°54'28"	493.49'	25.04'	12.52'	25.04'	S 42°47'02"W
C 43	16°16'10"	50.00'	14.20'	7.15'	14.15'	S 62°36'15"E

# DARBY CREEK ESTATES

VIRGINIA MILITARY SURVEYS 4606 AND 12256, ZANE TOWNSHIP, LOGAN COUNTY, OHIO

OWNER / DEVELOPER  
DARBY CREEK CENTER LTD.  
C/O R. RICHARD BUESCHER  
6460 LAKE ROAD WEST  
MADISON, OHIO 44057

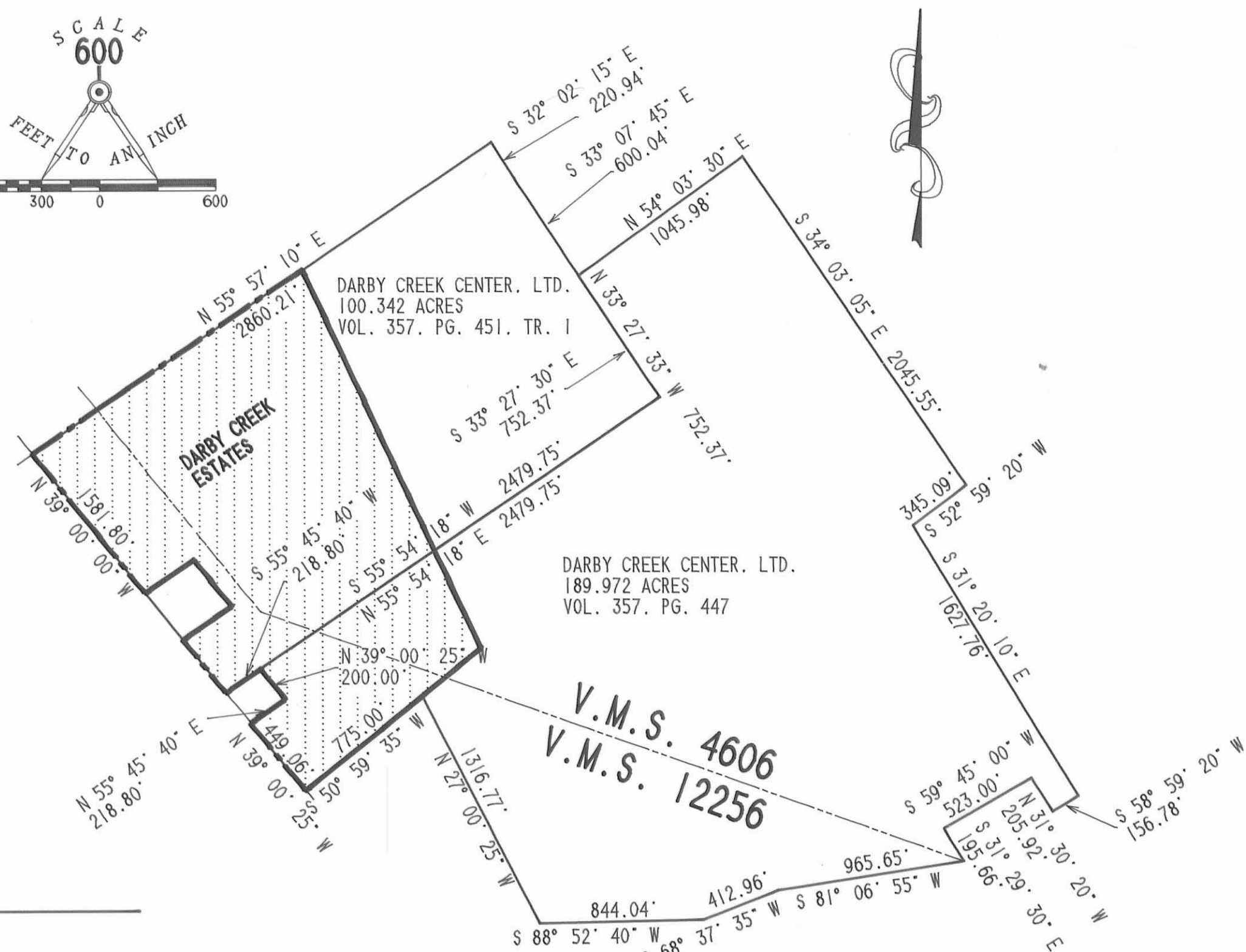
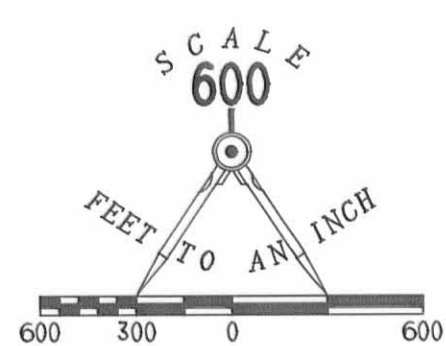
SURVEYOR  
JEFFREY I. LEE, P.S.  
LEE SURVEYING & MAPPING CO.  
143 East Columbus Avenue  
BELLEFONTAINE, OHIO 43311  
(513) 593-7335  
D 87 DRBYFINI L 2052-1

PLAT CAB A SLIDE 795A

J-208

COVENANTS AND RESTRICTIONS

- 1. ALL RESIDENCES MUST CONFORM TO LOCAL BUILDING CODES.
2. THE MINIMUM SQUARE FOOTAGE OF RESIDENCES MEASURED TO THE OUTSIDE OF FOUNDATIONS MUST BE:
A. ONE STORY - 1200 SQUARE FEET
B. ONE AND ONE HALF STORY - 1400 SQUARE FEET
C. TWO STORY - 1600 SQUARE FEET
3. EACH RESIDENCE MUST HAVE A MINIMUM OF A TWO CAR GARAGE ATTACHED IN ADDITION TO THE MINIMUM SQUARE FOOTAGE REQUIREMENT FOR THE RESIDENCE.
4. EACH RESIDENCE SHALL HAVE A PAVED CONCRETE OR ASPHALT DRIVE FROM THE GARAGE TO THE STREET.
5. DRIVEWAY CULVERTS SHALL MEET THE REQUIREMENTS OF THE LOGAN COUNTY ENGINEER.
6. SIDEWALKS SHALL BE PROVIDED FROM THE FRONT DOOR OF THE RESIDENCE TO THE DRIVEWAY.
7. RESIDENCES SHALL HAVE FRONT AND REAR OR SIDE DOOR EXITS.
8. RESIDENCE LOTS SHALL BE PROPERLY GRADED THE FULL WIDTH OF THE LOT FROM THE STREET TO THE HOUSE AND SHALL BE SEED TO A LAWN WITHIN TWELVE MONTHS OF TAKING OCCUPANCY. THIS SECTION DOES NOT APPLY TO NATURAL DRAINAGE EASEMENTS AND OTHER RESTRICTED AREAS.
9. VEHICLES OF ANY TYPE THAT ARE NOT IN WORKING ORDER OR HAVE FLAT TIRES SHALL NOT BE PARKED OR STORED WITHIN 60 FEET OF ANY RESIDENCE FROM ANY POINT AND MUST BE SCREENED FROM VIEW.
10. UNATTACHED NON-RESIDENTIAL OUT BUILDINGS OR SHEDS SHALL BE LOCATED NOT LESS THAN 60 FEET FROM ANY RESIDENCE.
11. EASEMENTS - NO PERMANENT STRUCTURES OR PLANTINGS SHALL BE PERMITTED IN ANY EASEMENT.
12. CURTAIN DRAIN EASEMENTS SHALL CONTAIN CURTAIN DRAIN TILE.
13. DRAINAGE EASEMENTS IDENTIFY NATURAL DRAINAGE SWALES. THE NATURAL CONDITION OF THESE SWALES SHALL NOT BE ALTERED BY ANYONE.
14. 100 YEAR FLOOD EASEMENTS AND SEDIMENTATION BASINS SHALL NOT BE ALTERED.
15. UTILITY EASEMENTS 10 FEET WIDE ARE CENTERED ON ALL SIDE LOT LINES. OTHER UTILITY EASEMENTS ARE DEPICTED ON THE PAGE 3 OF 3 OF THE PLAT. UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND PRIVATE UTILITIES. ABOVE AND BENEATH THE SURFACE OF THE GROUND, AND WHERE NECESSARY, ARE FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS. HOWEVER, A TWO FOOT WIDE EASEMENT IS RESERVED CENTERED ALONG ALL LOT LINES FOR PLACEMENT OF SURVEY MONUMENTS, AND NO SURFACE OR BURIED UTILITIES OF ANY KIND SHALL OBSTRUCT THIS EASEMENT AT ANY LOT CORNER.
16. EACH LOT HAS AN APPROVED PRELIMINARY PLAN FOR THE LOCATION OF THE HOUSE, SEPTIC SYSTEM AND WATER WELL. FINAL LOCATIONS OF THESE SHALL BE SUBJECT TO THE LOGAN COUNTY HEALTH DEPARTMENT'S APPROVAL. WATER WELLS ON THESE LOTS SHALL MEET LOGAN COUNTY HEALTH DEPARTMENT REGULATIONS.
17. NO MOBILE HOMES OR MODULAR HOUSING SHALL BE PERMITTED ON THESE PREMISES.
18. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.
19. NO LOT SHALL BE SPLIT, DIVIDED, OR SUBDIVIDED FOR SALE, RESALE, GIFT, TRANSFERS OR OTHERWISE, SO AS TO CREATE A NEW LOT.
20. INVALIDATION OF ANY OF THESE COVENANTS AND RESTRICTIONS SHALL NOT HAVE AN EFFECT ON THE REMAINING COVENANTS.

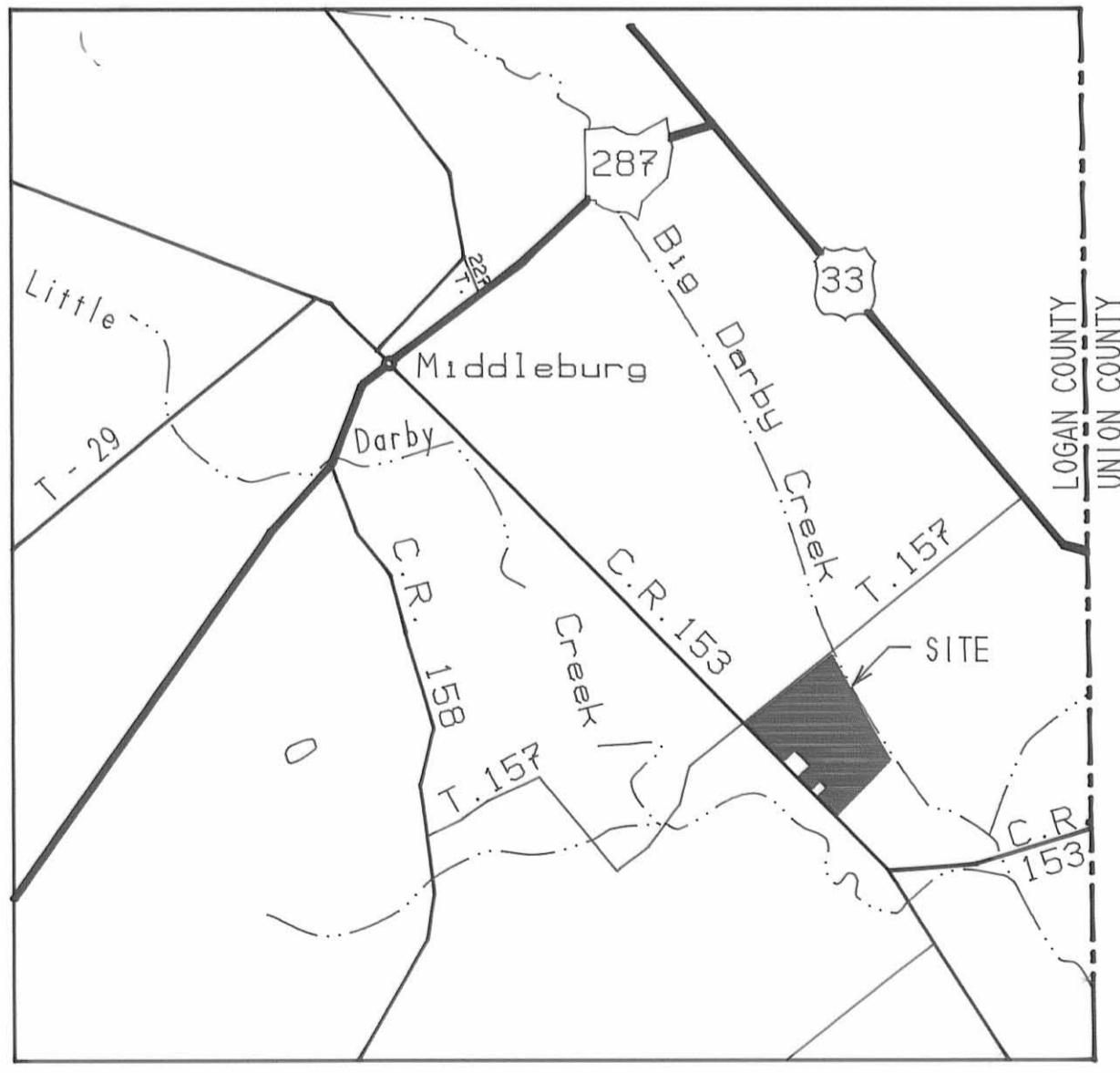


DESCRIPTION

LYING IN VIRGINIA MILITARY SURVEYS 4606 AND 12256, ZANE TOWNSHIP, LOGAN COUNTY, OHIO.
BEING OUT OF THE DARBY CREEK CENTER, LTD. ORIGINAL 100.342 ACRE TRACT AS DEEDED AND DESCRIBED IN VOLUME 357, PAGE 451, TRACT I, AND THE DARBY CREEK CENTER, LTD. ORIGINAL 189.972 ACRE TRACT AS DEEDED AND DESCRIBED IN VOLUME 357, PAGE 447, BOTH OF THE LOGAN COUNTY RECORDS OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A ONE INCH IRON ROD FOUND AT THE INTERSECTION OF CENTER-LINES OF TOWNSHIP ROAD 157 AND COUNTY HIGHWAY 153.
THENCE, WITH THE CENTER-LINE OF TOWNSHIP ROAD 157 (60 FEET WIDE) AND THE NORTH LINE OF THE SAID 100.342 ACRE TRACT, N 43°-13'-39" E, A DISTANCE OF 583.08 FEET TO A RAILROAD SPIKE FOUND.
THENCE, CONTINUING WITH THE CENTER-LINE OF TOWNSHIP ROAD 157 AND THE NORTH LINE OF THE SAID 100.342 ACRE TRACT, N 43°-22'-00" E, A DISTANCE OF 1099.86 FEET TO A PK NAIL FOUND.
THENCE, S 37°-48'-46" E, A DISTANCE OF 2146.98 FEET TO A 5/8 INCH IRON ROD FOUND.
THENCE, S 38°-20'-17" W, A DISTANCE OF 1163.91 FEET TO A RAILROAD SPIKE FOUND, PASSING OVER THE NORTHEAST CORNER OF AND WITH THE NORTH LINE OF THE CLARENCE W. HAGER 16.685 ACRE TRACT (VOL. 351, PG. 55).
THENCE, WITH THE CENTER-LINE OF COUNTY HIGHWAY 153 (60 FEET WIDE), N 51°-37'-48" W, A DISTANCE OF 448.97 FEET TO A RAILROAD SPIKE FOUND.
THENCE, WITH THE LINES OF THE CHARLES L. BENNETT 1.000 ACRE TRACT (VOL. 336, PG. 226) THE FOLLOWING THREE COURSES:
N 43°-10'-11" E, A DISTANCE OF 218.60 FEET TO A 5/8 INCH IRON ROD FOUND
N 51°-43'-01" W, A DISTANCE OF 200.01 FEET TO A 5/8 INCH IRON ROD FOUND.
S 43°-10'-11" W, A DISTANCE OF 218.30 FEET TO A RAILROAD SPIKE FOUND.
THENCE, WITH THE CENTER-LINE OF COUNTY HIGHWAY 153, N 51°-37'-48" W, A DISTANCE OF 350.00 FEET TO A RAILROAD SPIKE FOUND.
THENCE, WITH THE LINES OF THE CORDELL CONSTRUCTION, INC. 1.116 ACRE TRACT (O.R. 194, PG. 291) AND 1.047 ACRE TRACT (O.R. 194, PG. 293) THE FOLLOWING THREE COURSES:
N 43°-13'-39" E, A DISTANCE OF 305.00 FEET TO A 5/8 INCH IRON ROD FOUND.
N 51°-37'-48" W, A DISTANCE OF 310.00 FEET TO A 5/8 INCH IRON ROD FOUND.
S 43°-13'-39" W, A DISTANCE OF 305.00 FEET TO A RAILROAD SPIKE FOUND.
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.

OVERLAY MAP

DARBY CREEK CENTER, LTD. AN OHIO PARTNERSHIP CERTIFICATE OF LIMITED PARTNERSHIP, THIRD AMENDMENT THE LOGAN COUNTY RECORDS OF PARTNERSHIPS VOLUME 1-L, PAGE 134.
AFFIDAVIT OF BLR COMPANY AS GENERAL PARTNER LOGAN COUNTY OFFICIAL RECORD 220, PAGE 320.
BLR COMPANY, R. RICHARD BUESCHER, MANAGING PARTNER FIRST AMENDMENT TO GENERAL PARTNERSHIP CERTIFICATE LOGAN COUNTY OFFICIAL RECORD 236, PAGE 990.



VICINITY MAP NO SCALE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT DARBY CREEK CENTER, LTD., AN OHIO LIMITED PARTNERSHIP OF FRANKLIN COUNTY, OHIO, PROPRIETOR OF THE LAND INDICATED ON THE ACCOMPANYING PLAT HAS AUTHORIZED THE PLATTING THEREOF AND DOES HEREBY DEDICATE COUNTY HIGHWAY 153, TOWNSHIP ROAD 157, DARBY CREEK DRIVE, DARWOOD COURT AND MEADOW CREEK CIRCLE AS SHOWN WITHIN THIS PLAT TO THE PUBLIC FOREVER; DEDICATES THE UTILITY EASEMENTS TO THE PUBLIC FOR UTILITIES BOTH PUBLIC AND PRIVATE; AND DEDICATES THE STORM SEWER EASEMENTS TO THE ZANE TOWNSHIP TRUSTEES FOR OPERATION AND MAINTENANCE. IN ADDITION, THE PROPRIETOR SHALL DIRECT THE SURVEYOR TO PLACE THE NECESSARY MONUMENTATION AS SHOWN HEREON PER OHIO REVISED CODE SECTION 711.03 AND OHIO ADMINISTRATIVE CODE 4733.37.

Witnesses: Susan Russell, R. Richard Buescher (Managing Partner), Daniel L. Rankin (Partner), and other witnesses.

STATE OF OHIO COUNTY OF CUYAHOGA BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED THE ABOVE NAMED DARBY CREEK CENTER, LTD., AN OHIO LIMITED PARTNERSHIP, BY BLR COMPANY, ITS GENERAL PARTNER, BY R. RICHARD BUESCHER, MANAGING PARTNER, WHO ACKNOWLEDGED THAT HE DID SIGN THE SAID PLAT AS A PARTNER OF SAID BLR COMPANY AND THAT THE SAME IS HIS FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID PARTNERSHIP. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 27th DAY OF August, 1994.

STATE OF OHIO COUNTY OF FRANKLIN SS: BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED THE ABOVE NAMED DARBY CREEK CENTER, LTD., AN OHIO LIMITED PARTNERSHIP, BY BLR COMPANY, ITS GENERAL PARTNER, BY DANIEL L. RANKIN, A PARTNER, WHO ACKNOWLEDGED THAT HE DID SIGN THE SAID PLAT AS A PARTNER OF SAID BLR COMPANY AND THAT THE SAME IS HIS FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID PARTNERSHIP. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 31st DAY OF August, 1994.



- PLAT PRE-APPROVED: [Signature] 8-24-94
PLAT CHECKED: [Signature] 6-1-95
REVIEWED THIS 25th DAY OF MAY, 1995: [Signature] CHAIRMAN, ZANE TOWNSHIP TRUSTEES
APPROVED THIS 16th DAY OF May, 1995: [Signature] LOGAN COUNTY ENGINEER
THE WITHIN STREETS ARE HEREBY APPROVED AND ACCEPTED FOR PUBLIC MAINTENANCE
BY RESOLUTION NO. \_\_\_\_\_ RECORDED IN LOGAN COUNTY COMMISSIONERS' JOURNAL \_\_\_\_\_
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_.
APPROVED THIS 18th DAY OF May, 1995: [Signature] LOGAN COUNTY HEALTH DEPARTMENT
APPROVED THIS 17th DAY OF May, 1995: [Signature] LOGAN-UNION-CHAMPAIGN REGIONAL PLANNING COMMISSION
APPROVED THIS 14th DAY OF May, 1995: [Signature] LOGAN COUNTY COMMISSIONERS
9503628
TRANSFERRED THIS and DAY OF JUNE, 1995: [Signature] LOGAN COUNTY AUDITOR
FILED FOR RECORD THIS 12th DAY OF June, 1995, AT 9:01 A.M.
RECORDED THIS 12th DAY OF June, 1995, IN PLAT CABINET A, SLIDE 795A, 795B, 797A
[Signature] LOGAN COUNTY RECORDER

SURVEYOR'S AFFIDAVIT

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN VIRGINIA MILITARY SURVEYS 4606 AND 12256, ZANE TOWNSHIP, LOGAN COUNTY, OHIO.
THE TRACT HAS A TOTAL AREA OF 67.636 ACRES OF WHICH 7.344 ACRES ARE IN THE ROAD RIGHT-OF-WAY (INCLUDING COUNTY HIGHWAY 153 AND TOWNSHIP ROAD 157, LEAVING A NET AREA OF 60.292 ACRES IN BUILDING LOTS. THE TRACT IS CURRENTLY ZONED R-1, SINGLE FAMILY RESIDENCE.
ALL MEASUREMENTS ARE IN FEET AND DECIMALS PARTS THEREOF.
I HEREBY STATE THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF DARBY CREEK ESTATES AS SURVEYED IN AUGUST OF 1993, AND THAT ALL MONUMENTS ARE AS SHOWN HEREON HAVE BEEN FOUND, SET, OR WILL BE SET UPON COMPLETION OF CONSTRUCTION AT A TIME AS DIRECTED BY THE PROPRIETORS.

Signature of Jeffrey I. Lee, Professional Surveyor 6359, January 7, 1994.

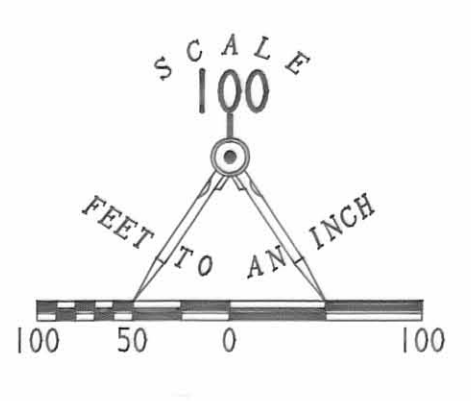
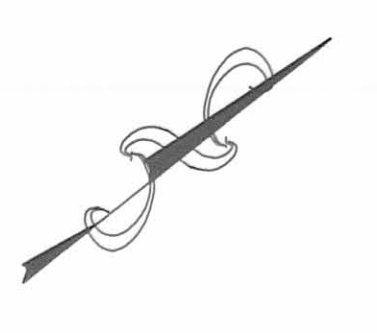


LEE SURVEYING & MAPPING CO. 143 East Columbus Avenue, Bellefontaine, Ohio 43311 (513) 593-7335

DARBY CREEK ESTATES

NOTE: THIS PLAT CONSISTS OF THREE (3) PAGES, AND ALL THREE MUST BE USED FOR A COMPLETE REPRESENTATION OF THIS SUBDIVISION.

PLAT CAB. A SLIDE 797A



- LEGEND
- RAILROAD SPIKE FOUND
  - 5/8" I. ROD FOUND
  - 3/4" I. ROD FOUND
  - 1" I. ROD FOUND
  - 1/2" I. ROD FOUND
  - PK NAIL FOUND
  - 1-1/2" PIPE FOUND
  - RAILROAD SPIKE SET
  - 5/8" I. ROD SET

NOTE: THIS PLAT CONSISTS OF THREE (3) PAGES, AND ALL THREE MUST BE USED FOR A COMPLETE REPRESENTATION OF THIS SUBDIVISION.



**EASEMENTS**

IN ADDITION TO THE EASEMENTS SHOWN HEREON:  
 UTILITY EASEMENTS 10 FEET WIDE ARE CENTERED ON ALL SIDE LOT LINES.  
 UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND PRIVATE UTILITIES, ABOVE AND BENEATH THE SURFACE OF THE GROUND, AND WHERE NECESSARY, ARE FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS. HOWEVER, A TWO FOOT WIDE EASEMENT IS RESERVED CENTERED ALONG ALL LOT LINES FOR PLACEMENT OF SURVEY MONUMENTS, AND NO SURFACE OR BURIED UTILITIES OF ANY KIND SHALL OBSTRUCT THIS EASEMENT AT ANY LOT CORNER.

NO PERMANENT STRUCTURES OR PLANTINGS SHALL BE PERMITTED IN ANY EASEMENT.

CURTAIN DRAIN EASEMENTS SHALL CONTAIN CURTAIN DRAIN TILE.

DRAINAGE EASEMENTS IDENTIFY NATURAL DRAINAGE SWALES. THE NATURAL CONDITION OF THESE SWALES SHALL NOT BE ALTERED BY ANYONE.

100 YEAR FLOOD EASEMENTS AND SEDIMENTATION BASINS SHALL NOT BE ALTERED.

**EASEMENTS**

# DARBY CREEK ESTATES

VIRGINIA MILITARY SURVEYS 4606 AND 12256, ZANE TOWNSHIP, LOGAN COUNTY, OHIO

**OWNER / DEVELOPER**

DARBY CREEK CENTER LTD.  
 C/O R. RICHARD BUESCHER  
 6460 LAKE ROAD WEST  
 MADISON, OHIO 44057

**SURVEYOR**

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

D 87 DRBYFINI L 2052-1

PLAT CAB. A SLIDE 797A

REC'D 6-25-10 SKM/CL

**JERRY DEAN HAGAR SURVEY  
2.091 ACRES  
April 1, 2010**

The following described 2.091 acre tract of land is situated in Virginia Military Survey 12256, Zane Township, Logan County, Ohio and being part of Jerry Dean Hagar's and Connie Lou Hagar's original 14.293 acre tract described in Official Record Volume 335, page 192, said 2.091 acre tract more particularly described as follows:

Beginning at a 3/4 inch iron pipe found at the intersection of the centerline of County Road 153 (60 feet wide)(Logan County Engineer's field book 657, pages 65 thru 67) with the northern terminus point of the centerline of County Road 277, said iron pipe also marking the southwest corner of said original 14.293 acre tract;

Thence **North 28°05'42" West 100.73 feet**, following the centerline of County Road 153 and the west line of said original 14.293 acre tract, to a 5/8 inch iron pin found at the southwest corner of the remainder of Agnes M. Hagar's original 15.372 acre tract described in Official Record Volume 277, page 918, said tract being described as a 1.079 acre exception in the above referenced Official Record Volume 335, page 192;

Thence **North 68°54'22" East 188.04 feet**, departing from the centerline of County Road 153, continuing along the west line of said original 14.293 acre tract and following the south line of the remainder of said original 15.372 acre tract (1.079 acre tract), passing a 5/8 inch iron pin found at 30.25 feet, to a 5/8 inch iron pin found;

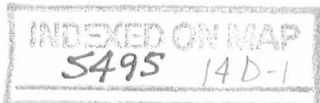
Thence **North 32°37'36" West 277.38 feet**, continuing along the west line of said original 14.293 acre tract and following the east line of the remainder of said original 15.372 acre tract (1.079 acre tract), to a 5/8 inch iron pin found;

Thence **South 53°46'54" West 199.18 feet**, continuing along the west line of said original 14.293 acre tract and following the north line of the remainder of said original 15.372 acre tract (1.079 acre tract), passing a 5/8 inch iron pin found at 169.22 feet, to a railroad spike found in the centerline of County Road 153;

Thence **North 39°00'11" West 160.60 feet**, following the centerline of County Road 153 and continuing along the west line of said original 14.293 acre tract, to a magnetic nail found at the southwest corner of Jerome E. Carter, II and Dena Laschele Carter's 4.528 acre tract described in Official Record Volume 709, page 370, said 4.528 acre tract formerly part of said original 14.293 acre tract;

Thence **North 51°02'22" East 247.37 feet**, departing from the centerline of County Road 153, following the south line of said 4.528 acre tract and the north line of the remainder of said original 14.293 acre tract, passing a 5/8 inch iron pin found at 29.97 feet, to an iron pin set;

Thence **South 39°00'11" East 404.11 feet**, departing from the south line of said



4.528 acre tract and entering the remainder of said original 14.293 acre tract, to an iron pin set;

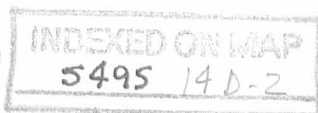
Thence **South 15°51'33" East 243.58 feet**, passing an iron pin set at 212.56 feet, to a magnetic nail set in the centerline of County Road 153 and in the south line of said original 14.293 acre tract;

Thence **South 88°53'14" West 229.97 feet**, following the centerline of County Road 153 and the south line of said original 14.293 acre tract, to the **place of beginning, containing 2.091 acres**, more or less, and subject to all valid easements and restrictions of record.

Of the above-described 2.091 acre tract of land, 0.322 acre is within the road right-of-way of County Road 153.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of April 2010. Iron pins set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS #7873." Bearings indicated herein are based on the centerline of County Road 153 (60 feet wide) bearing North 39°00'11" West.

Description prepared by: *George A. Blackburn 4/1/10*  
George A. Blackburn, R.S. #7873  
12125 Green Street  
Middleburg, Ohio 43336  
(937) 666-5605



**JERRY DEAN HAGAR SURVEY  
1.086 ACRES  
April 1, 2010**

The following described 1.086 acre tract of land is situated in Virginia Military Survey 12256, Zane Township, Logan County, Ohio and being all of the remainder of Agnes M. Hagar's original 15.372 acre tract described in Official Record Volume 277, page 918, said tract also being all of a 1.079 acre tract described as being an exception to an original 16.685 acre tract and described in Official Record Volume 335, page 192, said 1.086 acre tract 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)(Logan County Engineer's field book 657, pages 65 thru 67) with the northern terminus point of the centerline of County Road 277, said iron pipe also marking the southwest corner of Jerry Dean Hagar's and Connie Lou Hagar's original 14.293 acre tract described in Official Record Volume 335, page 192;

Thence North 28°05'42" West 100.73 feet, following the centerline of County Road 153 and the west line of said original 14.293 acre tract, to a 5/8 inch iron pin found at the southwest corner of the remainder of said original 15.372 acre tract (1.079 acre tract), said iron pin marking the **place of beginning**;

Thence **North 28°05'42" West 57.04 feet**, departing from the west line of said original 14.293 acre tract, continuing along the centerline of County Road 153, and following the west line of the remainder of said original 15.372 acre tract (1.079 acre tract), to a 3/4 inch iron pipe found;

Thence **North 39°00'11" West 171.51 feet**, continuing along the centerline of County Road 153 and the west line of the remainder of said original 15.372 acre tract (1.079 acre tract), to a railroad spike found at an angle point in the west line of said original 14.293 acre tract;

Thence **North 53°46'54" East 199.18 feet**, departing from the centerline of County Road 153, following the west line of said original 14.293 acre tract and the north line of the remainder of said original 15.372 acre tract (1.079 acre tract), passing a 5/8 inch iron pin found at 29.96 feet, to a 5/8 inch iron pin found;

Thence **South 32°37'36" East 277.38 feet**, continuing along the west line of said original 14.293 acre tract and following the east line of the remainder of said original 15.372 acre tract (1.079 acre tract), to a 5/8 inch iron pin found;

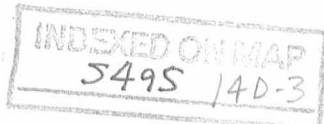
Thence **South 68°54'22" West 188.04 feet**, continuing along the west line of said original 14.293 acre tract and following the south line of the remainder of said original 15.372 acre tract (1.079 acre tract), passing a 5/8 inch iron pin found at 157.79 feet, to the **place of beginning, containing 1.086 acres**, more or less, and subject to all valid easements and restrictions of record.

Of the above-described 1.086 acre tract of land, 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 by George A. Blackburn, Registered Surveyor #7873, during the month of April 2010. Iron pins set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS #7873." Bearings indicated herein are based on the centerline of County Road 153 (60 feet wide) bearing North 39°00'11" West.

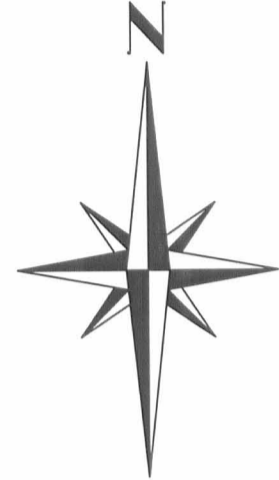
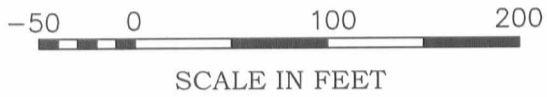
Description prepared by: *George A. Blackburn 4/1/10*

George A. Blackburn, R.S. #7873  
12125 Green Street  
Middleburg, Ohio 43336  
(937) 666-5605



REV 10 6 25-10 smy oc

# PLAT OF SURVEY IN VIRGINIA MILITARY SURVEY 12256 ZANE TOWNSHIP LOGAN COUNTY, OHIO



Jerome E. Carter, II and Dena Laschele Carter  
4.528 acres, O.R. 709, pg. 370

Jerry Dean Hagar and  
Connie Lou Hagar  
14.293 acres  
O.R. 335, pg. 192

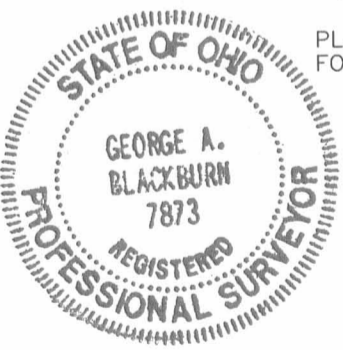
**2.091 Acres**  
(0.322 Ac. inside road right-of-way)

**1.086 Acres**  
(0.160 Ac. inside road right-of-way)

Agnes M. Hagar  
orig. 15.372 acres  
O.R. 277, pg. 918

### LEGEND

- Railroad spike found
- Magnetic nail found
- Magnetic nail set
- 5/8" Iron pin found
- 5/8" Iron pin set
- ⊙ 3/4" Iron pipe found



PLACE OF BEGINNING  
FOR 1.086 ACRE TRACT

REFERENCE BEGINNING AND  
PLACE OF BEGINNING  
FOR 2.091 ACRE TRACT

COUNTY ROAD 153 (60')

### NOTES:

The 1.086 acre tract shown hereon is the remainder of Agnes M. Hagar's 15.372 acre tract recorded in Official Record Volume 277, page 918 and it is described as a 1.079 acre exception out of an original 16.685 acre tract conveyed to Jerry Dean Hagar and Connie Lou Hagar in Official Record Volume 335, page 192.

### CERTIFICATION:

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

*George A. Blackburn* 4/1/10  
George A. Blackburn, R.S. 7873

**BLACKBURN SURVEYING**  
12125 GREEN STREET  
MIDDLEBURG, OHIO 43336  
(937) 666-5605

DATE: 4/1/10  
SCALE: 1" = 100'  
Filename: Hagar 4-10  
F.B. 17, pg. 58

**PLAT PREPARED FOR  
JERRY DEAN HAGAR**

Sheet  
1  
of  
1

INDEXED ON MAP  
5495 14P

2-4-15



## SURVEY FOR JEROME CARTER

2.926 Acres

January 12, 2015

The following described 2.926 acre tract is situated in the State of Ohio, County of Logan, Township of Zane, V.M.S. 12256, and being part of Jerome E. Carter, II and Dena Laschele Carter's 4.528 acre tract described in Official Record 709, page 370, and said 2.926 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;

Thence North 26°31'34" West (assumed bearing) 157.62 feet, following the centerline of County Road #153, to a 3/4 inch iron pipe found at an angle point in the centerline of County Road 153;

Thence North 37°22'47" West 506.05 feet, following the centerline of County Road 153 and passing at 332.05 feet a magnetic nail found at the south corner of said 4.528 acre tract, thereafter following the southwest line of said 4.528 acre tract, to a magnetic nail set and marking the *place of beginning*;

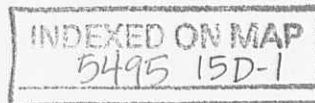
Thence *North 37°22'47" West 20.00 feet*, following the centerline of County Road 153 and a southwest line of said 4.528 acre tract, to a magnetic nail found at the south corner of Tamera E. Cox, Trustee's 2.011 acre tract described in Official Record 1021, page 594;

Thence *North 52°36'33" East 431.00 feet*, departing from the centerline of County Road 153, following a northwest line of said 4.528 acre tract and the southeast line of said 2.011 acre tract, passing at 30.00 feet a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS #6140", to a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS #6140";

Thence *North 25°26'49" West 198.29 feet*, following a southwest line of said 4.528 acre tract and the northeast line of said 2.011 acre tract, to a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS #6140" in the southeast line of David L. Hardman and Ruth D. Hardman's Lot 34 described in Official Record 805, page 896 (Lot 34 is part of Darby Creek Estates recorded in Plat Cabinet A, slide 795A-797A);

Thence *North 52°36'33" East 303.02 feet*, following a northwest line of said 4.528 acre tract and the southeast line of said Lot 34, passing at 43.22 feet a 3/4 inch iron pipe found at the south corner of Jerome E. Carter and D. Laschele Carter's Lot 33 in said Subdivision and described in Official Record 463, page 442, thereafter following the southeast line of said Lot 33, to a 3/4 inch iron pipe found at a west corner of The Nature Conservancy's 145.410 acre tract described in Official Record 426, page 278;

Thence *South 25°23'26" East 397.00 feet*, following the northeast line of said 4.528 acre tract and the southwest line of said 145.410 acre tract, to a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS #6140" at the north corner of the remainder of Jerry Dean and





Connie Lou Hagar's original 16.685 acre tract (auditor carries as 5.663 acres) described in Official Record 335, page 192;

Thence **South 52°38'09" West 291.60 feet**, following the southeast line of said 4.528 acre tract and the northwest line of the remainder of said original 16.685 acre tract, to an iron pin set;

Thence **North 37°21'51" West 174.19 feet**, entering said 4.528 acre tract, to an iron pin set;

Thence **South 52°36'33" West 401.00 feet**, continuing through said 4.528 acre tract and passing at 371.00 feet an iron pin set, to the **place of beginning, containing 2.926 acres**, more or less, and being subject to all valid easements and restrictions of record. Of the above described 2.926 acre tract, 0.014 acre is in 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 January 2015. Bearings indicated hereon 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



INDEXED ON MAP  
5495 15D-2



**SURVEY FOR JERRY CARTER**  
**1.603 Acres**  
**January 12, 2015**

The following described 1.603 acre tract is situated in the State of Ohio, County of Logan, Township of Zane, V.M.S. 12256, and being part of Jerome E. Carter, II and Dena Laschele Carter's 4.528 acre tract described in Official Record 709, page 370, and said 1.603 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;

Thence North 26°31'34" West (assumed bearing) 157.62 feet, following the centerline of County Road 153, to a 3/4 inch iron pipe found at an angle point in the centerline of County Road 153;

Thence North 37°22'47" West 332.05 feet, following the centerline of said Road to a magnetic nail found at the south corner of said 4.528 acre tract and at the northwest corner of Douglas K. Henry and Dana L. Henry's 2.091 acre tract described in Official Record 1019, page 222, said nail marking the *place of beginning*;

Thence *North 37°22'47" West 174.00 feet*, following the centerline of County Road 153 and a southwest line of said 4.528 acre tract, to a magnetic nail set;

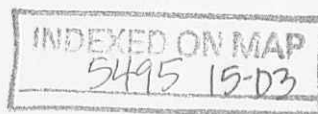
Thence *North 52°36'33" East 401.00 feet*, departing from the centerline of said Road and entering 4.528 acre tract, passing at 30.00 feet a 5/8 inch iron pin set, to an iron pin set;

Thence *South 37°21'51" East 174.19 feet*, to an iron pin set in the northwest line of the remainder of Jerry Dean and Connie Lou Hagar's original 16.685 acre tract (auditor carries as 5.663 acres) described in Official Record 335, page 192;

Thence *South 52°38'09" West 400.95 feet*, following the southeast line of said 4.528 acre tract, the northwest line of the remainder of said original 16.685 acre tract, and the northwest line of said 2.091 acre tract, passing at 370.95 feet a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS #6140, to the *place of beginning, containing 1.603 acres*, more or less, and being subject to all valid easements and restrictions of record. Of the above described 1.603 acre tract, 0.120 acre is in 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 January 2015. Bearings indicated hereon 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

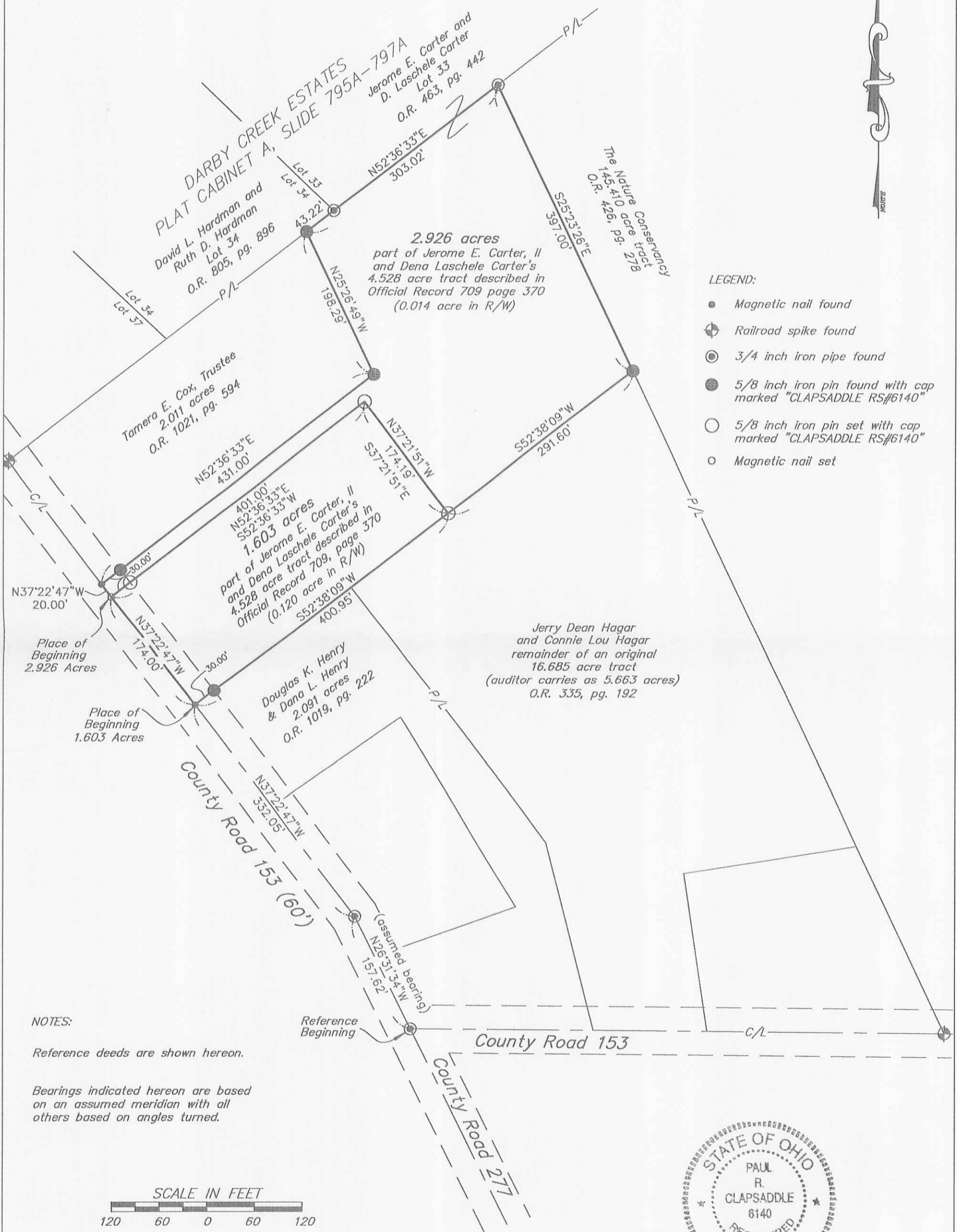


2-4-15

**APPROVED**

# SURVEY FOR JEROME E. CARTER II

State of Ohio  
County of Logan  
Township of Zane  
V.M.S. 12256



### LEGEND:

- Magnetic nail found
- ⊕ Railroad spike found
- ⊙ 3/4 inch iron pipe found
- 5/8 inch iron pin found with cap marked "CLAPSADDLE RS#6140"
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"
- Magnetic nail set

### NOTES:

Reference deeds are shown hereon.

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



I hereby certify that this plat 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: CarterJerry1214  
Dwg: CarterJ0814  
Scale: 1" = 120'  
Date: 1/12/15

INDEXED ON MAP  
5495 15P

**LEGEND:**

- 5/8 INCH IRON REBAR FOUND
- ⌘ WOOD LATH SET
- R/W = RIGHT-OF-WAY
- C/L = CENTER-LINE
- O.R. = OFFICIAL RECORD
- PG. = PAGE

**DEED & SURVEY REFERENCES:**

REFERENCE DEEDS ARE SHOWN HEREON  
 LOGAN COUNTY ENGINEER'S MAP ROOM  
 FILE: 5495

**OCCUPATION NOTE:**


NO EVIDENCE OF OCCUPATION ALONG  
 BOUNDARY LINES UNLESS OTHERWISE SHOWN

**BASIS FOR BEARINGS:**

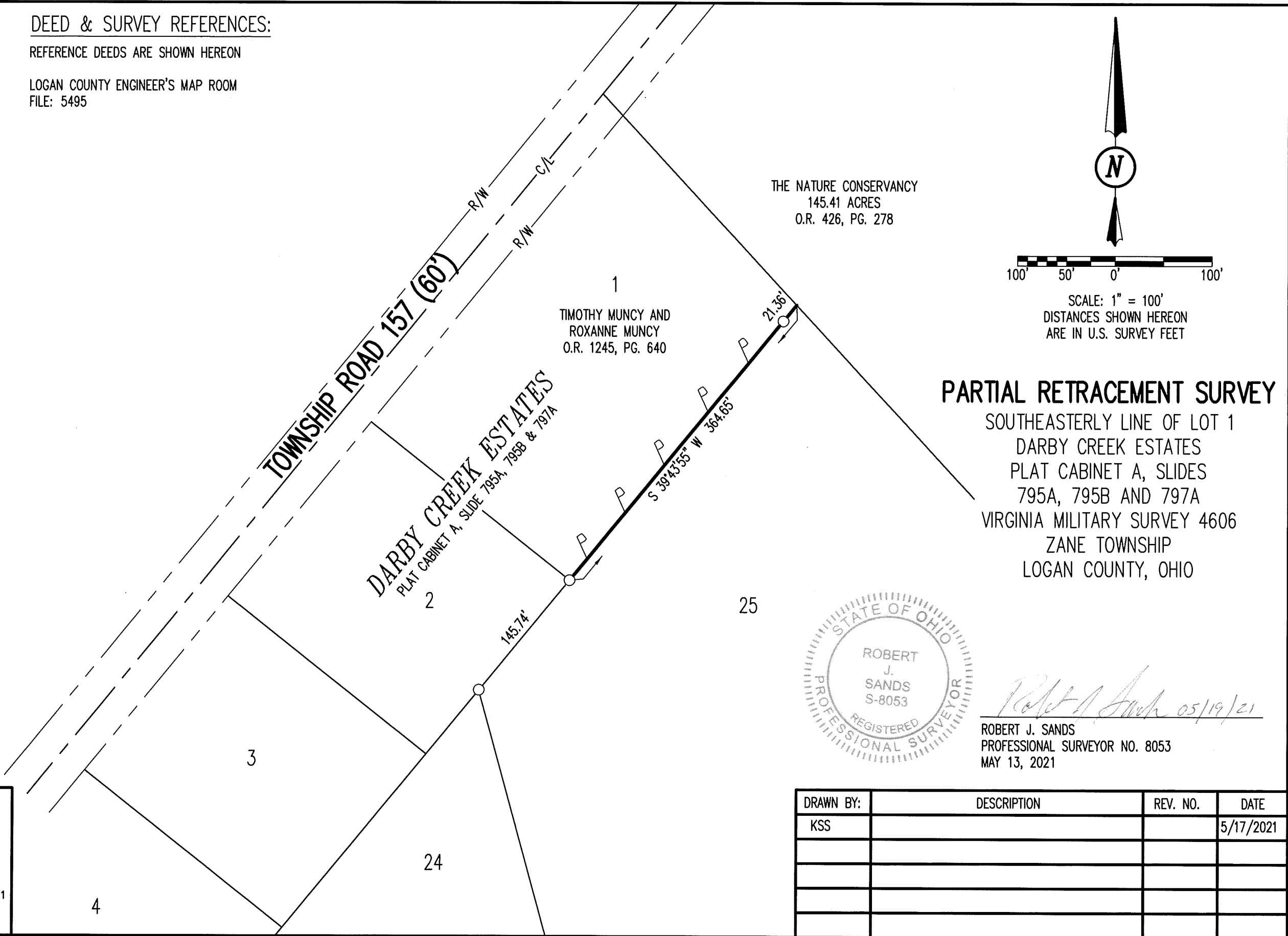
BEARINGS AND DISTANCES, SHOWN HEREON,  
 ARE DERIVED FROM GPS OBSERVATIONS  
 BASED ON GRID NORTH, OHIO STATE PLANE  
 COORDINATE SYSTEM, NORTH ZONE, NAD83  
 (2011, EPOCH 2010), WITH THE SOUTH  
 EASTERLY LINE OF LOT 1, HAVING A BEARING  
 OF S 39°43'55" W.

THIS SURVEY WAS PREPARED IN THE  
 ABSENCE OF A COMPLETE AND ACCURATE  
 TITLE SEARCH AND DOES NOT GUARANTEE  
 TITLE.

COPYRIGHT 2021 BY:



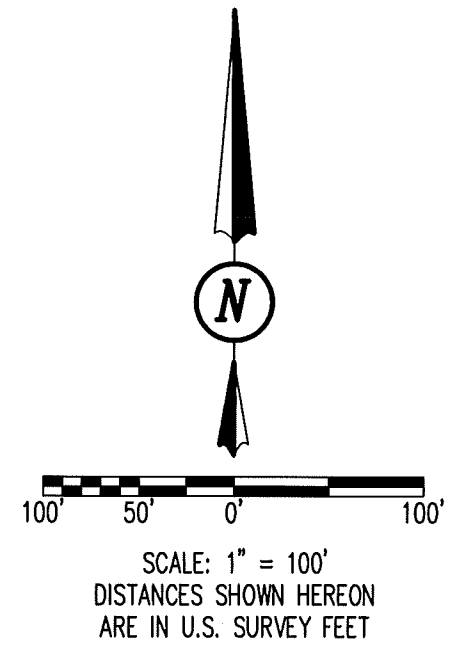
117 N. Madriver Street • Bellefontaine, OH 43311  
 (937) 593-7335 • www.dlz.com  
 Project #2121-2070.00



THE NATURE CONSERVANCY  
 145.41 ACRES  
 O.R. 426, PG. 278

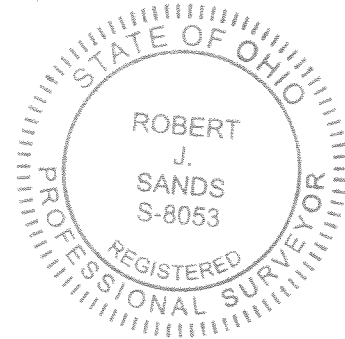
1  
 TIMOTHY MUNCY AND  
 ROXANNE MUNCY  
 O.R. 1245, PG. 640

DARBY CREEK ESTATES  
 PLAT CABINET A, SLIDE 795A, 795B & 797A



**PARTIAL RETRACEMENT SURVEY**

SOUTHEASTERLY LINE OF LOT 1  
 DARBY CREEK ESTATES  
 PLAT CABINET A, SLIDES  
 795A, 795B AND 797A  
 VIRGINIA MILITARY SURVEY 4606  
 ZANE TOWNSHIP  
 LOGAN COUNTY, OHIO



*Robert J. Sands* 05/19/21  
 ROBERT J. SANDS  
 PROFESSIONAL SURVEYOR NO. 8053  
 MAY 13, 2021

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
KSS			5/17/2021

INDEXED ON MAP  
 5495