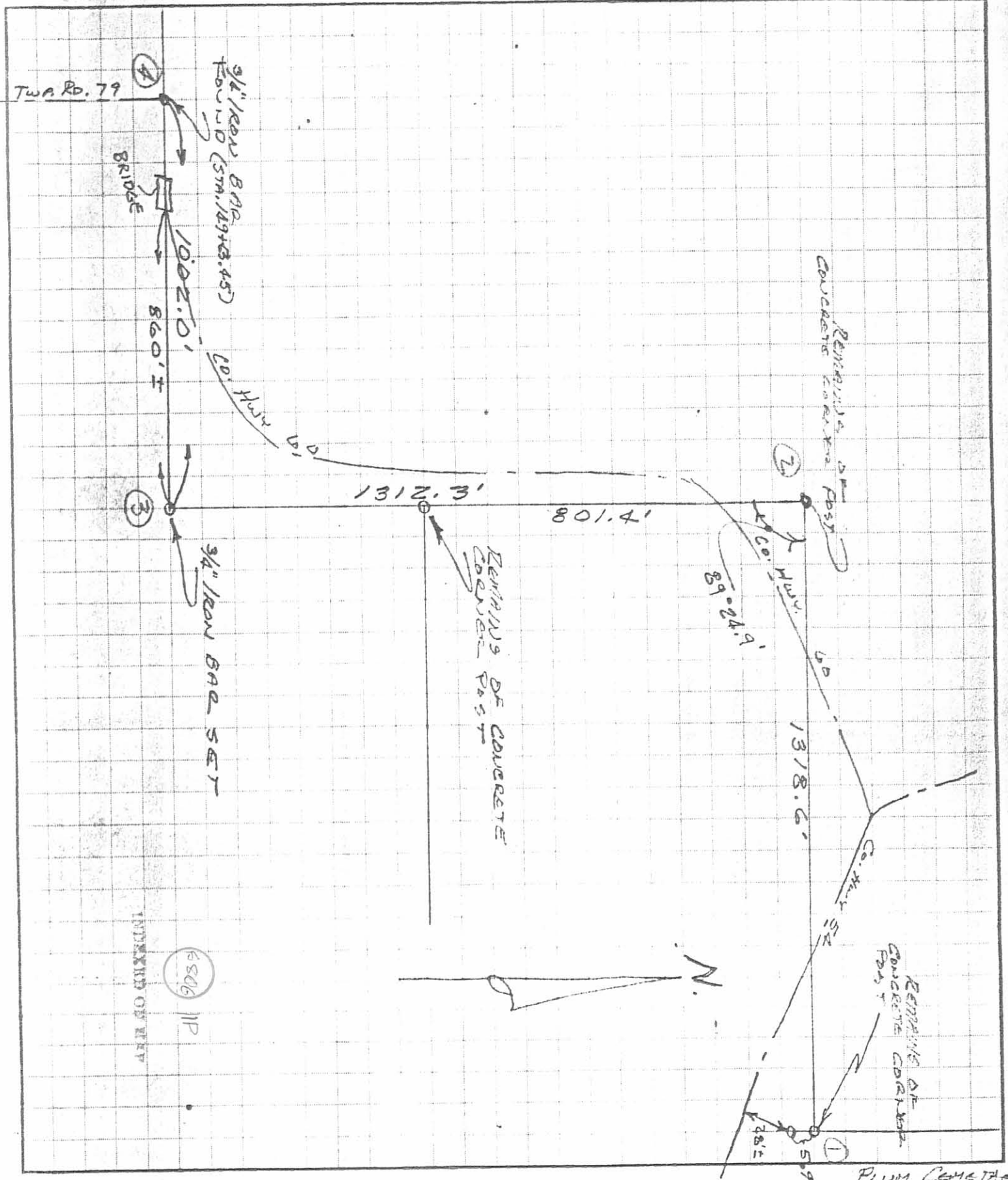


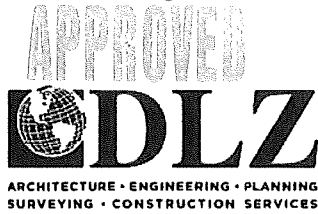
LESLIE H. GEESLIN
 P. O. Box 274
 RUSHSVLVANIA, OHIO 43347
 (513) 468-2793

JOB DEAN YEASEL
 SHEET NO. _____ OF _____
 CALCULATED BY _____ DATE 1/83
 CHECKED BY _____ DATE _____
 SCALE NONE





4-19-23



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

HEPPARD, CO-TRUSTEES 6.506 ACRES

Situate in the State of Ohio, Logan County, Bloomfield Township and Washington Township and lying in Section 22, Town 7, Range 8, South and East of the First Principle Meridian, and being out of the 272.454 acres as conveyed to Monte Heppard, Co-Trustee and Dawn Heppard, Co-Trustee by deed of record in Official Record 1124, Page 720, Tract I (all records referenced herein refer to the Logan County Records of Deeds) and being more particularly described as follows:

COMMENCE at a magnetic nail set at P.I. Station 146+55.8 (Logan County Engineer's Field Book 692, Page 23) on the center-line of County Road 60 (50 feet wide).

THENCE, with the center-line of the existing pavement of said County Road 60, the following courses:

With a curve to the left, having a delta angle of 8°-08'-50", a radius of 438.43 feet, an arc distance of 62.34, a chord bearing North 86°-32'-40" East, a distance of 62.29' feet to a point;

North 82°-28'-15" East, a distance of 37.40 feet to a magnetic nail set at a point of curvature;

With a curve to the left, having a delta angle of 66°-27'-27", a radius of 381.34 feet, an arc length of 442.32 feet, a chord bearing North 49°-14'-31" East, a distance of 417.94 feet to a magnetic nail set;

North 16°-00'-48" East, a distance of 37.40 feet to a point at a point of curvature;

With a curve to the left, having a delta angle of 17°-28'-17", a radius of 438.43 feet, an arc length of 133.69 feet, a chord bearing North 07°-16'-39" East, a distance of 133.17 feet to a point;

North 01°-27'-29" West, a distance of 176.55 feet to a magnetic nail set at a point of curvature, passing a magnetic nail set at a distance of 18.71 feet and referenced by a right-of-way monument found bearing North 50°-21' 51" East, a distance of 35.52 feet;



With a curve to the right, having a delta angle of 30°-33'-19", a radius of 363.92 feet, an arc length of 194.08 feet, a chord bearing North 13°-49'-10" East, a distance of 191.78 feet to a magnetic nail set:

North 29°-05'-50" East, a distance of 151.55 feet to a magnetic nail set on a point of curvature;

With a curve to the left, having a delta angle of 3°-30'-41", a radius of 3096.07 feet, an arc length of 189.74 feet, a chord bearing North 26°-35'-43" East, a distance of 189.71 feet to a magnetic nail set:

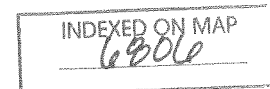
North 26°-24'-33" East, a distance of 124.45 feet to a magnetic nail set: and

With a curve to the right, having a delta angle of 5°-48'-55", a radius of 194.39 feet, an arc length of 19.73 feet, a chord bearing North 29°-19'-00" East, a distance of 19.72 feet to a magnetic nail set, referenced by a 1/2 inch iron rebar found bearing North 08°-58'-05" East, a distance of 61.11 feet, said magnetic nail being on the line common to said 272.454 acre tract and that 30.60 acres as conveyed to Chad J. Homan by deed of record in Official Record 1156, Page 931;

THENCE, South 01°-18'-03" West, a distance of 1250.66 feet, with said common line and the west line of that 122.90 acre tract as conveyed to D. Bruce Tracey and Carol Tracey by deed of record in Official Record 220, Page 753, passing a 5/8 inch iron rebar set (I.D. cap stamped "DLZ OHIO INC.") at a distance of 56.56 feet, to a 5/8 inch iron rebar set (I.D. cap stamped "DLZ OHIO INC.") on a quarter section line of Section 22, being on the southeast corner said 272.454 acre, the westerly line of said 122.90 acre tract and a northeast corner of that 70.50 acre tract conveyed to FRT KNIEF LLC, by deed of record in Official Record 697, Page 30, Parcel IV, Tract I;

THENCE, North 89°-22'-55" West, a distance of 679.62 feet, with said common line to the 272.454 acre and 70.50 acre tracts and also being a quarter section line of said Section, passing a 5/8 inch iron rebar set (I.D. cap stamped "DLZ OHIO INC.") at a distance of 518.49 feet, to the POINT OF BEGINNING.

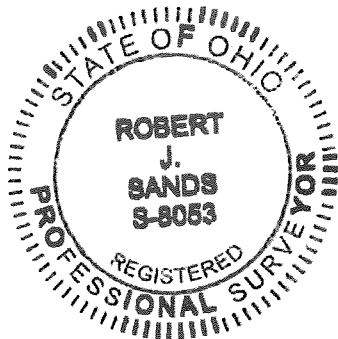
Containing 6.506 acres, more or less, of which approximately 0.831 acre is within the highway right-of-way. There is approximately 4.573 acres within Bloomfield Township and approximately 1.933 acres within Washington Township.



The bearings in the above description are based on the grid bearing of N 89°-22'-55" W, for the quarter section line of Section 22 as determined by a GPS network of field observations performed in March, 2023 and are based upon the Ohio State Plane Coordinate System, North Zone, NAD83 (2011).

All rebar set are 5/8 inch in diameter and 30 inches in length, with a yellow cap stamped "DLZ OHIO INC."

I certify that this description is based upon a survey conducted under my direct supervision in March, 2023 and that it and the information contained herein are true and correct to the best of my knowledge.



DLZ Ohio, Inc.

Robert J. Sands 04/13/23
Robert J. Sands
Professional Surveyor No. 8053

2221-2061.00



4-17-23
APPROVED

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	8°08'50"	438.43'	62.34'	N 86°32'40" E	62.29'
C2	66°27'27"	381.34'	442.32'	N 49°14'31" E	417.94'
C3	17°28'17"	438.43'	133.69'	N 07°16'39" E	133.17'
C4	30°33'19"	363.92'	194.08'	N 13°49'10" E	191.78'
C5	3°30'41"	3096.07'	189.74'	N 26°35'43" E	189.71'
C6	5°48'55"	194.39'	19.73'	N 29°19'00" E	19.72'

100' 50' 0' 100'
SCALE: 1" = 100'
DISTANCES SHOWN HEREON
ARE IN U.S. SURVEY FEET



ACCESS MANAGEMENT NOTE:
COUNTY HIGHWAY 60 IS CLASSIFIED AS A LOCAL ROAD.
MINIMUM DRIVE SPACING IS 250'
MINIMUM STOPPING SIGHT DISTANCE IS >495 (55 MPH)

LINE	BEARING	DISTANCE
L1	N 82°28'15" E	37.40'
L2	N 16°00'48" E	37.40'

SURVEY OF 6.506 ACRES
SECTION 22, TOWN 7, RANGE 8
SOUTH AND EAST OF THE FIRST
PRINCIPLE MERIDIAN SURVEY
BLOOMFIELD & WASHINGTON TOWNSHIPS
LOGAN COUNTY, OHIO

DEED & SURVEY REFERENCES:
DEED REFERENCES ARE SHOWN HEREON.

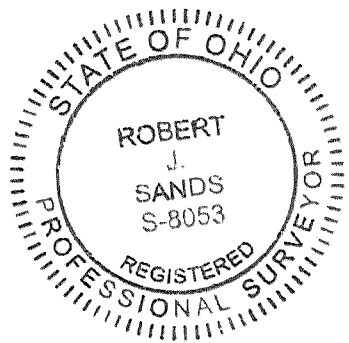
LOGAN COUNTY ENGINEER'S MAP ROOM FILES:
1318, 4760, 6319, 6806, AND FIELD BOOK
692 (COUNTY ROAD 60).

CERTIFICATION:
THIS PLAT WAS PREPARED BY DLZ OHIO, INC. AND IS A TRUE AND
ACCURATE REPRESENTATION, TO THE BEST OF MY KNOWLEDGE AND
BELIEF, OF A SURVEY MADE BY THE SAME IN MARCH, 2023.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE
POLICY; ALL OWNERSHIP SHOWN IS BASED UPON RECORD DATA
ACQUIRED AT THE TIME OF SURVEY, NO GUARANTEE IS PLACED
UPON ACTUAL OWNERSHIP OF ANY PROPERTY.

EASEMENTS MAY EXIST ON SUBJECT PROPERTY THAT WOULD BE
REVEALED IN A TITLE EXAMINATION.

Robert J. Sands
ROBERT J. SANDS
PROFESSIONAL SURVEYOR NO. 8364
DATE 04/13/23



HUNTER ROWE
2.800 ACRES
O.R. 1398, PG. 5382

COUNTY HIGHWAY 60 (50')
APPROXIMATE R/W
N 29°05'50" E
151.55'
APPROXIMATE R/W

ROAD NOTES, LOCATED IN
LOGAN COUNTY ENGINEER'S
FIELD BOOK 692, PAGES 21
THROUGH 24, DO NOT
WORK MATHEMATICALLY AND
DO NOT MATCH AS-BUILT
ROAD, THEREFORE, THE
CENTER-LINE OF THE
EXISTING ROAD WAS HELD
FOR PROPERTY LINE.

WASHINGTON
BLOOMFIELD
TOWNSHIP
TOWNSHIP
(1,933 ACRES)
(4,573 ACRES)

6.506 ACRES
OF WHICH 0.831 ACRE IS WITHIN
THE HIGHWAY RIGHT-OF-WAY

MONTE HEPPARD, CO-TRUSTEE
DAWN HEPPARD, CO-TRUSTEE
272.454 ACRES
O.R. 1124, PG. 720
TRACT I

- LEGEND:**
- MAGNETIC NAIL SET
 - 1/2 INCH IRON REBAR FOUND
 - 5/8 INCH BY 30 INCH IRON REBAR SET WITH YELLOW I.D. CAP STAMPED "DLZ OHIO LLC."
 - ⊕ RIGHT OF WAY MONUMENT FOUND
 - POINT
 - C/L = CENTER-LINE
 - R/W = RIGHT-OF-WAY
 - P.O.B. = POINT OF BEGINNING
 - O.R. = OFFICIAL RECORD
 - PG. = PAGE
 - EP = EDGE OF PAVEMENT
 - X- = DENOTES FENCE LINE

CHAD J. HOMAN
30.60 ACRES
O.R. 1156, PG. 931

D. BRUCE TRACEY AND
CAROL TRACEY
122.90 ACRES
O.R. 220, PG. 753

R/W
C/L
R/W
C1
L1
P.O.B.
161.13'
N 75°54'38" E
51.78'
P.I. STATION 146+55.8
FIELD BOOK 692, PAGE 23

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 QUARTER SECTION LINE OF SECTION 22, HAVING A
BEARING OF N 89°22'55" W.

OCCUPATION NOTE:
NO EVIDENCE OF OCCUPATION
ALONG BOUNDARY LINES
UNLESS OTHERWISE SHOWN

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DLZ
P.O. Box 237 · Bellefontaine, OH 43311
(937) 593-7335 · www.dlz.com
Project #2221-2061.00
(Formerly Lee Surveying & Mapping Co., Inc.)

FRT KNIFE LLC
70.50 ACRES
O.R. 697, PG. 30
PARCEL IV, TRACT I

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
KSS			2/28/2023

INDEXED ON MAP
6806