

Leonard L. Cook Survey

The following described real estate situated in the Village of DeGraff, Township of Miami, County of Logan, State of Ohio and being a part of Section No. 12, Town 3, Range 13, Between the Miami Rivers Survey and being all of Tract No. IX (1.20 Acres) in the name of Elizabeth Ann Cook, as Trustee of the Elizabeth Ann Cook Trust as recorded in Official Record No. 370 Page 215 (5-19-1998) and now being more particularly described as follows:

Beginning at a R. R. Spike set at a northeast corner to an 8.82 Acre tract in the name of Richard L. Dowell et ux as recorded in Deed Book No. 329 Page 991 (4-29-1970) (Tract No. I) and being the northwest corner to Cook's tract and being in the north line of Section No. 12, Town 3, Range 13, Between the Miami Rivers Survey;

Thence with the north line of Section No. 12 and being Cook's north line, S. 87°21'00" E. 114.80 feet to a R. R. Spike set at Cook's north east corner and the northwest corner to a 0.430 Acre tract in the name of Gerald E. Wren et ux as recorded in Official Record No. 44 Page 737 (6-16-1987), (Note: The north line of Section No. 12 is the Basis of Bearing for this survey - S. 87°21'00" E.), this line being the centerline of Miami Street (S. R. No. 235) and being formerly known as the DeGraff and Quincy Pike;

Thence with the west line of said 0.430 Acre tract, S. 3°39'00" W. 185.10 feet to a One Inch Round Iron Bar in concrete found at the southwest corner to said 0.430 Acre tract, passing through a One Inch Round Iron Bar in concrete found at 30.00 feet;

Thence with the south line of said 0.430 Acre tract, S. 81°56'00" E. 79.18 feet to a One Inch Round Iron Bar in concrete found at the southeast corner to said 0.430 Acre tract and being in the west line of a 13/16 Acre tract (0.813 Acres) in the name of Gerald E. Wren et ux as recorded in Deed Book No. 353 Page 492 (5-31-1974);

Thence with the line between Cook and Wren, S. 15°04'00" W. 163.70 feet to a 5/8" x 30" Rebar set in the north line of Dowell's 8.82 Acre tract and the southwest corner to said 13/16 Acre tract and Cook's southeast corner;

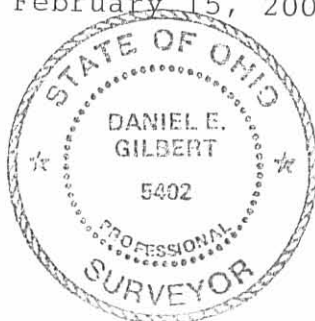
Thence with the line between Cook and Dowell, N. 87°21'00" W. 230.50 feet to a 5/8" x 30" Rebar set at the southwest corner to Cook's land and an angle point in Dowell's 8.82 Acre tract;

Thence with the line between Cook and Dowell, N. 14°42'33" E. 360.36 feet to the place of beginning, passing through a 5/8" x 30" Rebar set at 329.68 feet, containing 62,968.360 square feet or 1.446 Acres, more or less.

Of the above described tract, there is 3,532.350 square feet or 0.081 Acres in the right of way of Miami Street (S. R. No. 235) (formerly known as the DeGraff and Quincy Pike).

I hereby certify that this description is the result of a field survey made by me on February 15, 2000.

INDEXED OR NOT
9308 ID

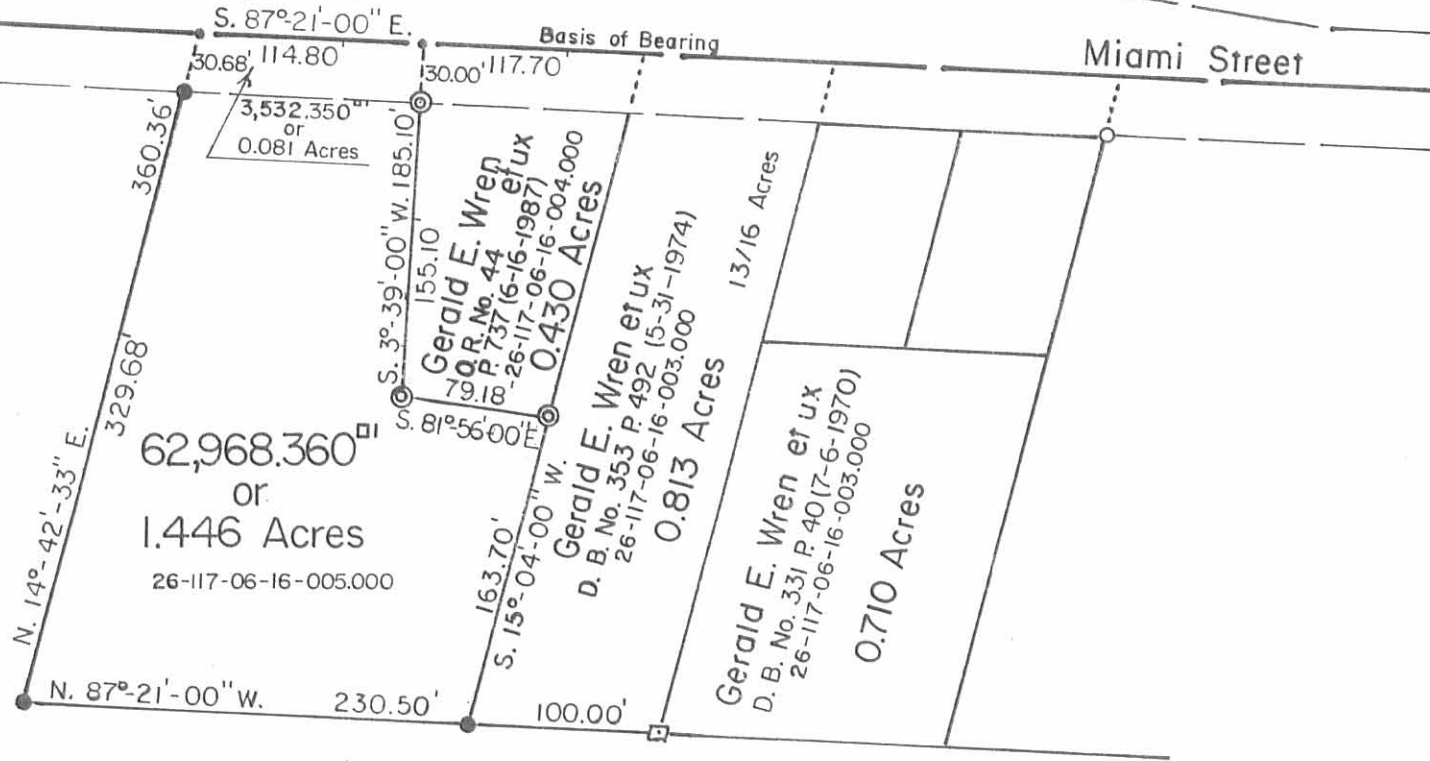


Daniel E. Gilbert
DANIEL E. GILBERT, P.S.
REG. SUR. NO. 5402
400 N. PARK ST.
BELLEFONTAINE, OHIO 43311
TELEPHONE: 1 (800) 593-1428
937

S. R. No. 235

(Formerly the DeGraff and Quincy Pike)

Section No. 7 T.2 R.14
Section No. 12 T.3 R.13

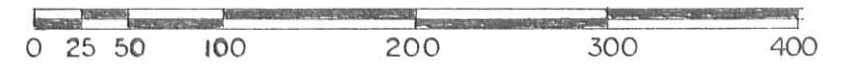


Richard L. Dowell et ux
D. B. No. 329 P. 991 (4-29-1970)
26-117-06-00-004.000

Tract I - 8.82 Acres



9308 IP



Scale: 1" = 100'

SYMBOLS:

- - R. R. Spikes Set.
- - 5/8" Rebar Fd.
- - 5/8" x 30" Rebars Set.
- ⊙ - 1" Round Iron Bars in Concrete Fd.
- ⊠ - 6" Square Concrete Post Fd.

Deed Reference:

Elizabeth Ann Cook, as Trustee of the Elizabeth Ann Cook, Trust - Tract No. IX (1.20 Acres)
O. R. No. 370 Pages 215-227 (5-19-1998).

Leonard L. Cook Survey - Section No. 12 T.3 R.13 BMRS
Village of DeGraff, Miami Township,
Logan County, Ohio.

SCALE: 1" = 100'	APPROVED BY:	DRAWN BY: DEG
DATE: 2-15-2000		REVISED:

Daniel E. Gilbert
Daniel E. Gilbert, P.S.
Reg. Sur. No. 5402

DRAWING NUMBER
2000-009

Lee Surveying and Mapping Co., Inc.



Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311

4-11-13



Phone: (937) 593-7335
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DOWELL 9.279 ACRES

Lying in Section 12, Town 3, Range 13, Village of DeGraff, Miami Township, Logan County, Ohio.

Being all of the Betty E. Dowell 8.82 acre tract as deeded and described in Official Record 914, Page 673, Tract I of the Logan County Records of Deeds and being more particularly described as follows:

Beginning on a 5/8 inch iron rod set on the intersection of the terminus of the south right-of-way of Blue Street (60 feet wide) and the beginning of the west right-of-way of a 12 feet wide alley being a part of Melhorn Western Addition (Plat Cabinet A, Slide 81).

THENCE, with the west lines of the James D. Gibson 0.232 acre tract (O.R. 395, Pg. 468) and the Robert D. McDonald 0.595 acre tract (O.R. 576, Pg. 305, Tract II), S 06°-06'-38"W, a distance of 269.67 feet to a 5/8 inch iron rod found.

THENCE, with the north line of the Betty E. Dowell 7.90 acre tract (O.R. 914, Pg. 673, Tract II), N 85°-35'-34"W, a distance of 782.40 feet to a point on the low water line of the Great Miami River, passing a 5/8 inch iron rod set at 775.40 feet.

THENCE, with the low water line of the Great Miami River, N 27°-29'-00"W, a distance of 733.38 feet to a point on the north line of Section 12.

THENCE, with the north line of Section 12 and within the right-of-way of Ohio Route 235, S 85°-35'-34"E, a distance of 626.13 feet to a MAG nail set, passing a 5/8 inch iron rod set at 7.00 feet.

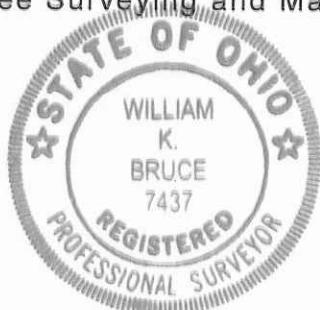
THENCE, with the west line of the Gerald Wren 1.446 acre tract (O.R. 445, Pg. 207), S 16°-29'-01"W, a distance of 359.04 feet to a 5/8 inch iron rod set, passing a railroad spike set at 30.68 feet.

THENCE, with the south lines of the said 1.446 acre tract, the Gerald E. Wren 13/16 acre tract (Vol. 353, Pg. 492) and 0.71 acre tract (Vol. 331, Pg. 40) and the Betty E. Dowell 1.30 acre tract (O.R. 913, Pg. 636), S 85°-24'-23"E, a distance of 626.84 feet to the point of beginning, passing a 16 inch concrete post found at 330.46 feet.

Containing 9.279 acres, of which 0.420 acre is within the highway right-of-way.

Property is subject to any and all previous easements and rights-of-way of record.

The basis for bearings is the north line of Section 12, being S 85°-35'-34"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on April 9, 2013.

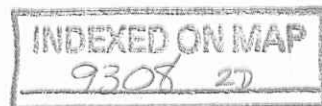


ORIGINAL STAMP IN GREEN

Description prepared by:

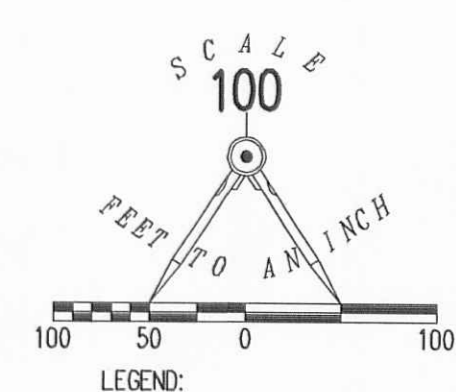
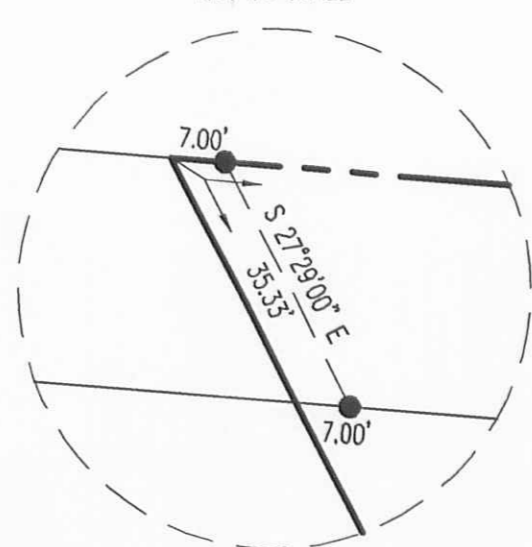
William K. Bruce

William K. Bruce
Professional Surveyor 7437
April 9, 2013



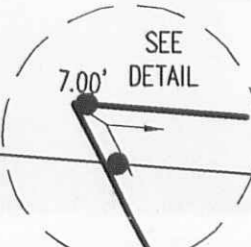
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DETAIL
NOT TO SCALE



- LEGEND:
- ⊙ MAG NAIL FOUND
 - ⊙ MAG NAIL SET
 - ⊕ RAILROAD SPIKE SET
 - ⊠ 16 INCH CONCRETE POST FOUND
 - ⊙ 3/4 INCH IRON ROD FOUND
 - 5/8 INCH IRON ROD FOUND
 - 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM 7435"

235 (VARIABLE WIDTHS)



(BASIS FOR BEARINGS)
S 85°35'34" E
626.13'

SECTION 7, TOWN 2, RANGE 14
SECTION 12, TOWN 3, RANGE 13

MIAMI STREET

GREAT MIAMI RIVER
LOW WATER LINE

9.279 ACRES
OF WHICH 0.420 ACRE IS WITHIN
THE HIGHWAY RIGHT-OF-WAY

359.04'
S 16°29'01" W

GERALD WREN
1.446 ACRES
O.R. 445, PG. 207

GERALD E. WREN
13/16 ACRE
VOL. 353, PG. 492

GERALD E. WREN
0.71 ACRE
VOL. 331, PG. 40

BETTY E. DOWELL
1.30 ACRES
O.R. 913, PG. 636

MELHORN WESTERN ADDITION
PLAT CABINET A, SLIDE 81

12' ALLEY
174 175 176 177 178 179

BLUE STREET (60')

330.46'
S 85°24'23" E 626.84'

BETTY E. DOWELL
8.82 ACRES
O.R. 914, PG. 673
TRACT I

JAMES D. GIBSON
0.232 ACRE
O.R. 395, PG. 468

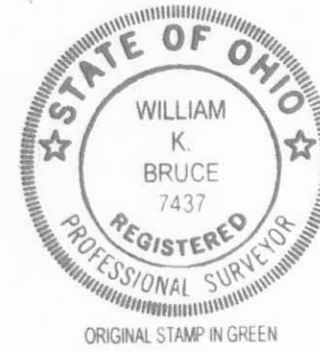
ROBERT D. McDONALD
0.595 ACRE
O.R. 576, PG. 305
TRACT II

782.40'
N 85°35'34" W

BETTY E. DOWELL
7.90 ACRES
O.R. 914, PG. 673
TRACT II

RETRACEMENT SURVEY OF THE
BETTY E. DOWELL
8.82 ACRE TRACT
OFFICIAL RECORD 914, PAGE 673
TRACT I
SECTION 12, TOWN 3, RANGE 13
VILLAGE OF DEGRAFF
MIAMI TOWNSHIP
LOGAN COUNTY, OHIO
SURVEYED BY:

William K. Bruce
WILLIAM K. BRUCE
PROFESSIONAL SURVEYOR 7437
APRIL 9, 2013



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KSS D0413 55120413 L-5512-2

2 WORKING DAYS
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CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

INDEXED ON MAP
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