

REC'D 1-10-07 SUM OK

# Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.  
Bellefontaine OH 43311



Phone: (937) 593-7335  
Fax: (937) 593-7444

## 1975 - 2005 - 30 YEARS OF EXCELLENCE MICHAEL 3.000 ACRE

Lying in Section 22, Town 3, Range 14, Harrison Township, Logan County, Ohio.

Being out of the Alan R. Michael and Kelly A. Michael 38.375 acre tracts as deeded and described in Official Record 806, Page 811, First and Second Tracts, in the Logan County Records of Deeds and being more particularly described as follows.

Commencing at a PK nail found at the northwest corner of the northeast quarter of Section 22 on the intersection of center-lines of Ohio Route 47 and Township Road 46 (Station 80+41.3 Logan County Engineer's Road 46 Plan dated June 20, 1969).

THENCE, with the west line of the northeast quarter of Section 22 and within the right-of-way of Township Road 46 (50 feet wide), S 5°-32'-15"W, a distance of 1078.79 feet to a MAG nail set at THE TRUE POINT OF BEGINNING.

THENCE, S 84°-27'-45"E, a distance of 522.72 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 30.06 feet.

THENCE, S 5°-32'-15"W, a distance of 250.00 feet to a 5/8 inch iron rod set.

THENCE, with the north line of the Kerry L. Snapp 3.000 acre tract (O.R. 839, Pg. 918), N 84°-27'-45"W, a distance of 522.72 feet to a MAG nail set on the west line of the northeast quarter of Section 22, passing a 5/8 inch iron rod set at 492.66 feet.

THENCE, with the west line of the northeast quarter of Section 22 and within the right-of-way of Township Road 46, N 5°-32'-15"E, a distance of 250.00 feet to the point of beginning.

Containing 3.000 acres of which 0.144 acre is within the highway right-of-way.

The basis for bearings is the center-line of Township Road 46 from Station 80+41.3 to Station 72+29.3, being S 5°-39'-30"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on January 3, 2007.

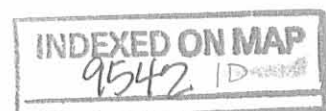


ORIGINAL STAMP IN GREEN

Description prepared by:

William K. Bruce  
Professional Surveyor 7437  
January 5, 2007

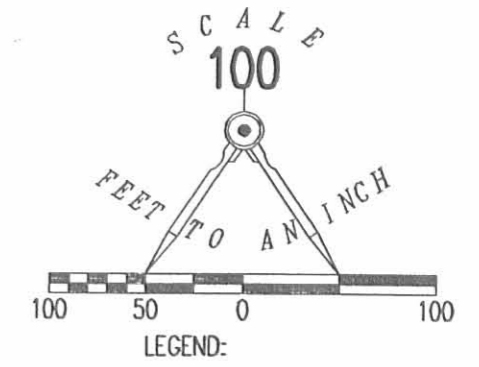
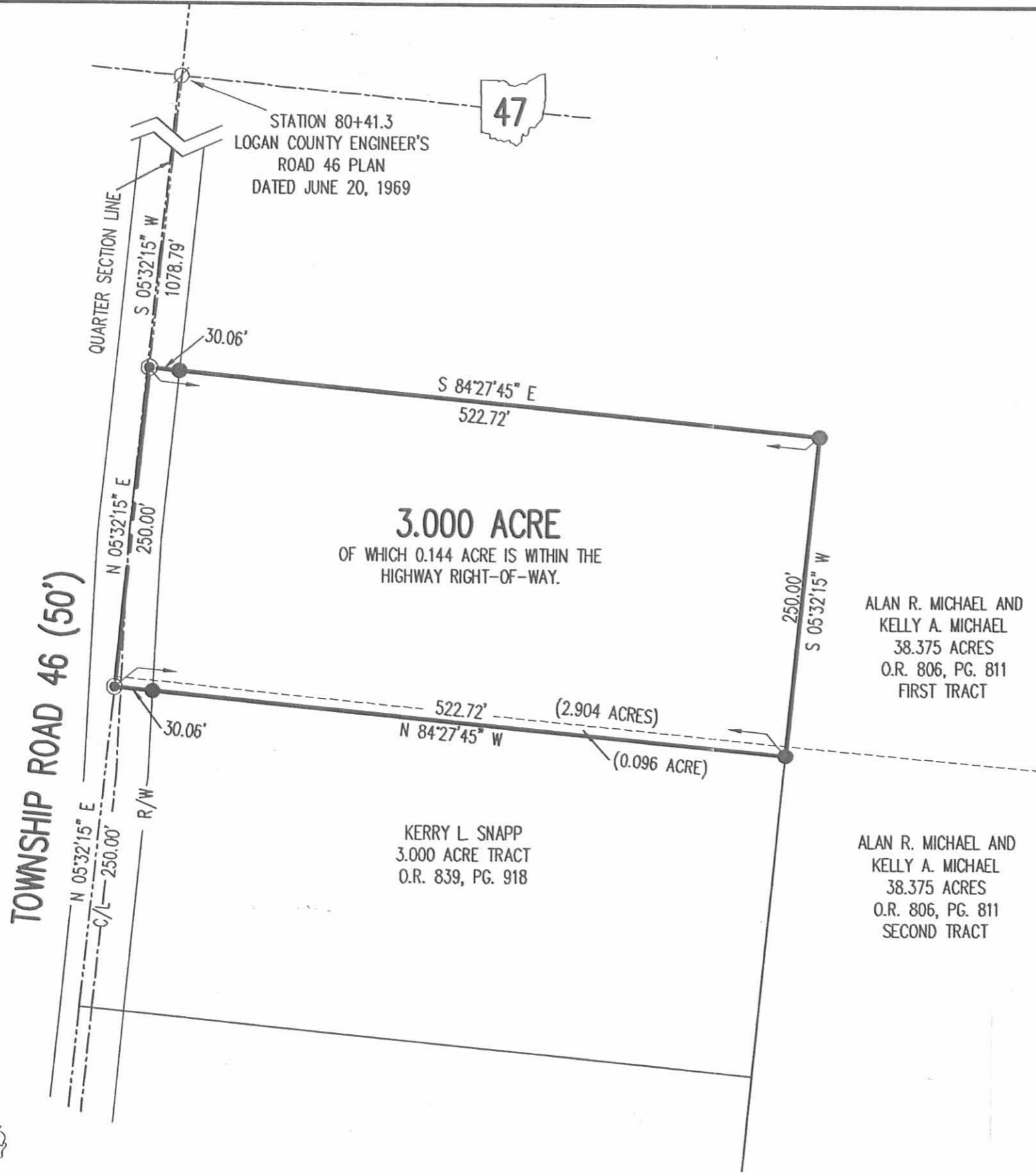
L-4267017



REC'D 1-10-07 SWM OK

**BASIS OF BEARINGS**

CENTER-LINE OF TOWNSHIP ROAD 46  
FROM STATION 80+41.3 TO  
STATION 72+29.3 BEING  
S 5°39'30" W



**SURVEY OF A 3.000 ACRE TRACT OUT OF  
ALAN R. MICHAEL AND  
KELLY A. MICHAEL  
38.375 ACRE TRACTS  
OFFICIAL RECORD 806, PAGE 811  
FIRST AND SECOND TRACT  
SECTION 22, TOWN 3, RANGE 14  
HARRISON TOWNSHIP  
LOGAN COUNTY, OHIO**

SURVEYED BY:

*William K. Bruce*

WILLIAM K. BRUCE  
PROFESSIONAL SURVEYOR 7347  
JANUARY 3, 2007



ORIGINAL STAMP IN GREEN

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ADW D0107 4267017 L-4267-3

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OHIO UTILITIES PROTECTION SERVICE

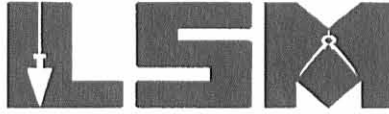
INDEXED ON MAP  
9542 IP

Received 7-3-06 02 910

# Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.  
Bellefontaine OH 43311



Phone: (937) 593-7335  
Fax: (937) 593-7444

**1975-2005 - 30 YEARS OF EXCELLENCE**

**MICHAEL  
6.000 ACRES**

Lying in Section 22, Town 3, Range 14, Harrison Township, Logan County, Ohio.

Being out of the Alan R. Michael and Kelly A. Michael 38.375 acre tract as deeded and described in Official Record 806, Page 811, Second Tract of the Logan County Records of Deeds and being more particularly described as follows:

Commencing at a PK nail found at the northwest corner of the northeast quarter of Section 22 on the intersection of center-lines of Ohio Route 47 and Township Road 46 (station 80+41.3 Logan County Engineer's Road 46 Plan, dated June 20, 1969).

THENCE, with the west line of the northeast quarter of Section 22 and within the right-of-way of Township Road 46 (50 feet wide), S 5°-32'15"W, a distance of 1328.79 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING.

THENCE, S 84°-27'-45"E, a distance of 522.72 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 30.06 feet.

THENCE, S 5°-32'-15"W, a distance of 500.00 feet to a 5/8 inch iron rod set.

THENCE, N 84°-27'-45"W, a distance of 522.72 feet to a 5/8 inch iron rod set on the west line of the northeast quarter of Section 22, passing a 5/8 inch iron rod set at 486.68 feet.

THENCE, with the west line of the northeast quarter of Section 22 and within the right-of-way of Township Road 46, N 5°-32'-15"E, a distance of 500.00 feet to the point of beginning.

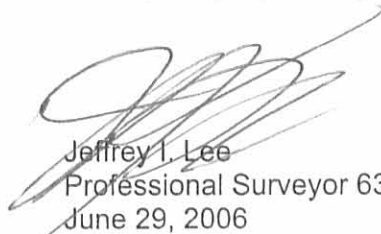
Containing 6.000 acres, of which 0.396 acre is within the highway right-of-way.

The basis for bearings is the center-line of Township Road 46 from station 80+41.3 to station 72+29.3, being S 5°-39'-30"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on June 29, 2006.

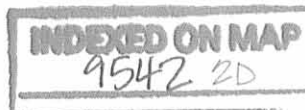


ORIGINAL STAMP IN GREEN

Description prepared by:

  
Jeffrey I. Lee  
Professional Surveyor 6359  
June 29, 2006

4267066



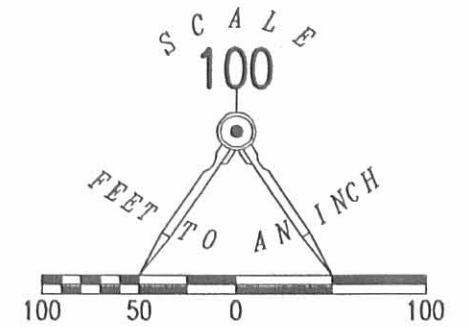
**BASIS OF BEARINGS**

CENTER-LINE OF TOWNSHIP ROAD 46  
FROM STATION 80+41.3 TO  
STATION 72+29.3 BEING  
S 5°39'30" W

STATION 80+41.3  
LOGAN COUNTY ENGINEER'S  
ROAD 46 PLAN  
DATED JUNE 20, 1969



ALAN R. MICHAEL AND  
KELLY A. MICHAEL  
38.375 ACRES  
O.R. 806, PG. 811  
FIRST TRACT



LEGEND:

- ⊙ PK NAIL FOUND
- 5/8 INCH IRON ROD SET



**6.000 ACRES**

OF WHICH 0.396 ACRE IS WITHIN  
THE HIGHWAY RIGHT-OF-WAY

ALAN R. MICHAEL AND  
KELLY A. MICHAEL  
38.375 ACRES  
O.R. 806, PG. 811  
SECOND TRACT

ALAN R. MICHAEL AND  
KELLY A. MICHAEL  
38.375 ACRES  
O.R. 806, PG. 811  
SECOND TRACT

**SURVEY OF 6.000 ACRES OUT OF THE  
ALAN R. MICHAEL AND  
KELLY A. MICHAEL  
38.375 ACRE TRACT  
OFFICIAL RECORD 806, PAGE 811  
SECOND TRACT  
SECTION 22, TOWN 3, RANGE 14  
HARRISON TOWNSHIP  
LOGAN COUNTY, OHIO**

SURVEYED BY:



*Jeffrey I. Lee*  
JEFFREY I. LEE  
PROFESSIONAL SURVEYOR 6359  
JUNE 29, 2006

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KSR D0606 4267066 L-4267-3

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**INDEXED ON MAP**  
9542 2P

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**1975-2005 - 30 YEARS OF EXCELLENCE**

**MICHAEL  
3.000 ACRES  
TRACT A**

Lying in Section 22, Town 3, Range 14, Harrison Township, Logan County, Ohio.

Being out of the Alan R. Michael and Kelly A. Michael 38.375 acre tract as deeded and described in Official Record 806, Page 811, Second Tract of the Logan County Records of Deeds and being more particularly described as follows:

Commencing at a PK nail found at the northwest corner of the northeast quarter of Section 22 on the intersection of center-lines of Ohio Route 47 and Township Road 46 (station 80+41.3 Logan County Engineer's Road 46 Plan, dated June 20, 1969).

THENCE, with the west line of the northeast quarter of Section 22 and within the right-of-way of Township Road 46 (50 feet wide), S 5°-32'15"W, a distance of 1328.79 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING.

THENCE, S 84°-27'-45"E, a distance of 522.72 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 30.06 feet.

THENCE, S 5°-32'-15"W, a distance of 250.00 feet to a 5/8 inch iron rod set.

THENCE, N 84°-27'-45"W, a distance of 522.72 feet to a 5/8 inch iron rod set on the west line of the northeast quarter of Section 22, passing a 5/8 inch iron rod set at 487.95 feet.

THENCE, with the west line of the northeast quarter of Section 22 and within the right-of-way of Township Road 46, N 5°-32'-15"E, a distance of 250.00 feet to the point of beginning.

Containing 3.000 acres, of which 0.193 acre is within the highway right-of-way.

The basis for bearings is the center-line of Township Road 46 from station 80+41.3 to station 72+29.3, being S 5°-39'-30"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on June 29, 2006.

Description prepared by:



ORIGINAL STAMP IN GREEN

*[Signature]*  
Jeffrey I. Lee  
Professional Surveyor 6359  
June 29, 2006

4267066

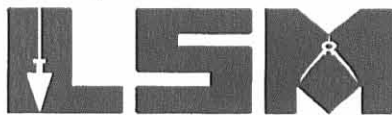




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Bellefontaine OH 43311



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Fax: (937) 593-7444

**1975-2005 - 30 YEARS OF EXCELLENCE**

**MICHAEL  
3.000 ACRES  
TRACT B**

Lying in Section 22, Town 3, Range 14, Harrison Township, Logan County, Ohio.

Being out of the Alan R. Michael and Kelly A. Michael 38.375 acre tract as deeded and described in Official Record 806, Page 811, Second Tract of the Logan County Records of Deeds and being more particularly described as follows:

Commencing at a PK nail found at the northwest corner of the northeast quarter of Section 22 on the intersection of center-lines of Ohio Route 47 and Township Road 46 (station 80+41.3 Logan County Engineer's Road 46 Plan, dated June 20, 1969).

THENCE, with the west line of the northeast quarter of Section 22 and within the right-of-way of Township Road 46 (50 feet wide), S 5°-32'15"W, a distance of 1578.79 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING.

THENCE, S 84°-27'-45"E, a distance of 522.72 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 34.77 feet.

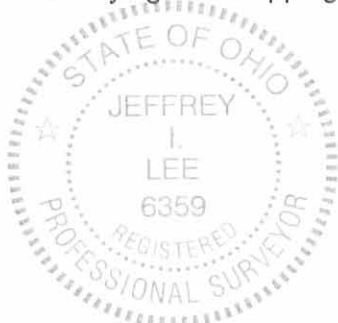
THENCE, S 5°-32'-15"W, a distance of 250.00 feet to a 5/8 inch iron rod set.

THENCE, N 84°-27'-45"W, a distance of 522.72 feet to a 5/8 inch iron rod set on the the west line of the northeast quarter of Section 22, passing a 5/8 inch iron rod set at 486.68 feet.

THENCE, with the the west line of the northeast quarter of Section 22 and within the right-of-way of Township Road 46, N 5°-32'-15"E, a distance of 250.00 feet to the point of beginning.

Containing 3.000 acres, of which 0.203 acre is within the highway right-of-way.

The basis for bearings is the center-line of Township Road 46 from station 80+41.3 to station 72+29.3, being S 5°-39'-30"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on June 29, 2006.

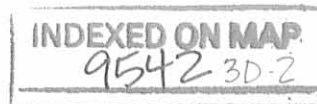


ORIGINAL STAMP IN GREEN

Description prepared by:

Jeffrey I. Lee  
Professional Surveyor 6359  
June 29, 2006

4267066

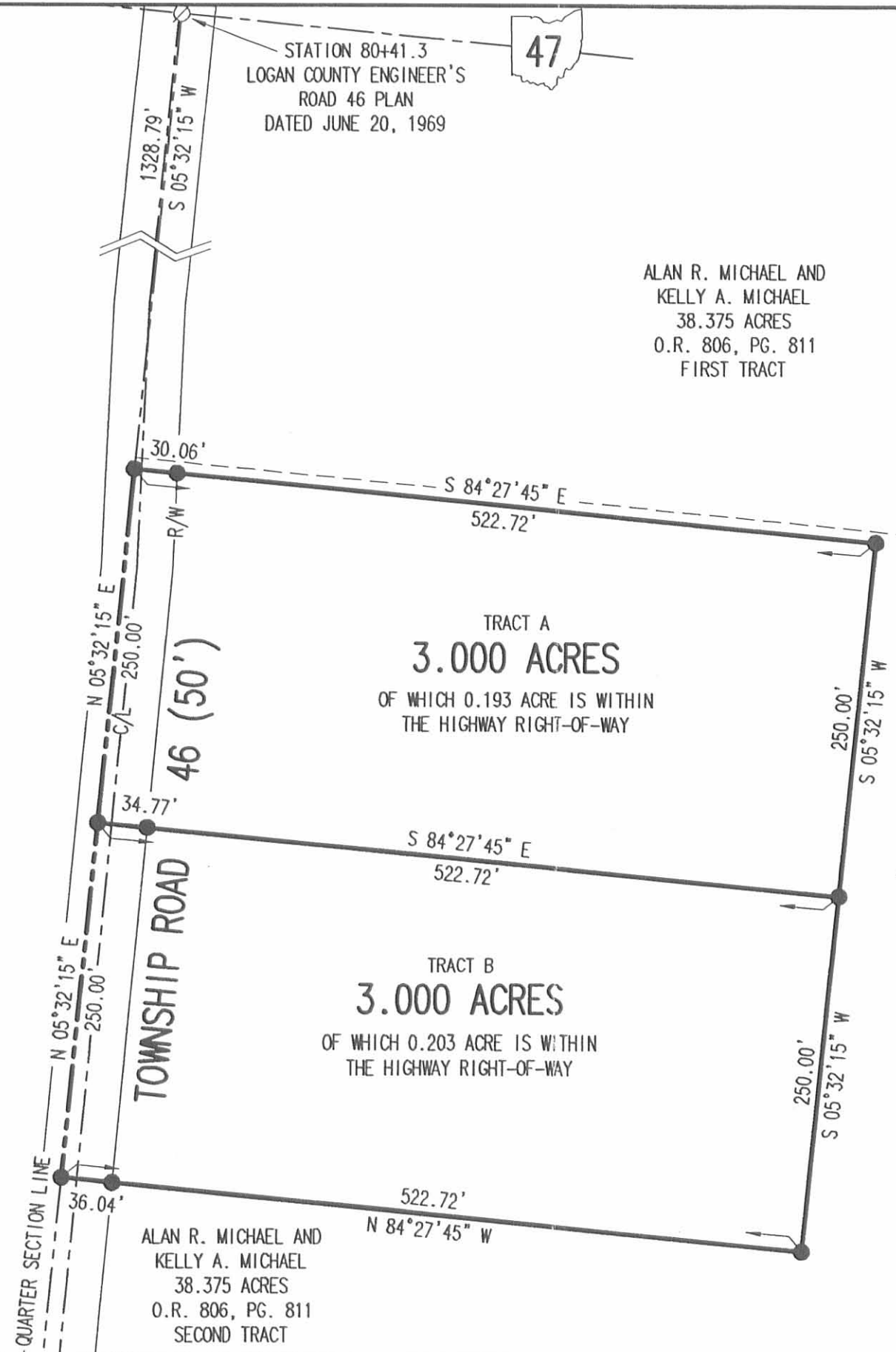
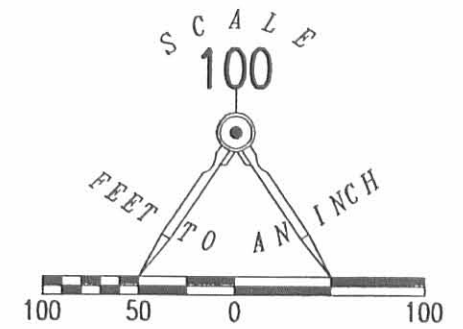


**BASIS OF BEARINGS**  
 CENTER-LINE OF TOWNSHIP ROAD 46  
 FROM STATION 80+41.3 TO  
 STATION 72+29.3 BEING  
 S 5°39'30" W

STATION 80+41.3  
 LOGAN COUNTY ENGINEER'S  
 ROAD 46 PLAN  
 DATED JUNE 20, 1969

47

ALAN R. MICHAEL AND  
 KELLY A. MICHAEL  
 38.375 ACRES  
 O.R. 806, PG. 811  
 FIRST TRACT



**SURVEY OF TWO TRACTS OUT OF THE  
 ALAN R. MICHAEL AND  
 KELLY A. MICHAEL  
 38.375 ACRE TRACT  
 OFFICIAL RECORD 806, PAGE 811  
 SECOND TRACT  
 SECTION 22, TOWN 3, RANGE 14  
 HARRISON TOWNSHIP  
 LOGAN COUNTY, OHIO**

ALAN R. MICHAEL AND  
 KELLY A. MICHAEL  
 38.375 ACRES  
 O.R. 806, PG. 811  
 SECOND TRACT

SURVEYED BY:



*Jeffrey I. Lee*  
 JEFFREY I. LEE  
 PROFESSIONAL SURVEYOR 6359  
 JUNE 29, 2006

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KSR D0606 4267066A L-4267-3

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INDEXED ON MAP  
 9542 3P

2-15-2023



APPROVED

**JCB FARMS, LLC**  
**TRACT A – 64.055 ACRES**

**Deed Description:**

SITUATE IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 22, HARRISON TOWNSHIP, TOWN 3, RANGE 14, BETWEEN THE MIAMI RIVERS SURVEY, LOGAN COUNTY, OHIO. BEING BOUNDED AND DESCRIBED MORE FULLY AS FOLLOWS:

**Beginning** at a PK Nail found at the Northwest corner of the Northeast quarter of said section 22, also being the intersection formed by the centerlines of Township Road 46 (50' R/W) with State Route 47 (60' R/W);

Thence South 84°-47'-39" East a distance of 1339.11 feet along the centerline of said state route and the North line of said quarter section to a Gin Spindle set;

Thence South 06°-17'-59" West a distance of 536.54 feet (*along the West line of the Thomas Richard & Rachele Mullins 3.667 acre parcel as shown in Official Records Vol. 1360, Page 932 of the Logan County Records*) to a 5/8 inch diameter iron pin found, passing for reference a 5/8 inch diameter iron pin found 30.90 feet along this course;

Thence South 06°-20'-26" West a distance of 2073.17 feet (*along the West line of the Zachary W. Gaver, Trustee 45.500 acre parcel as shown in Official Records Vol. 1406, Page 1265 of the Logan County Records*) to a 5/8 inch diameter iron pin found on the South line of said Northeast quarter section;

Thence North 84°-58'-51" West a distance of 1298.11 feet along said quarter section line to a 5/8 inch diameter iron pin found for the center of said section 22, passing for reference a 5/8 inch diameter iron pin found 1196.49 feet along this course;

Thence North 05°-25'-53" East a distance of 784.67 feet along the West line of said quarter section to a 5/8 inch diameter iron pin found;

Thence South 84°-34'-07" East a distance of 522.72 feet (*along the South line of JCB Farms, LLC 3.000 acre parcel as shown in Official Records Vol. 1087, Page 79 of the Logan County Records*) to a 5/8 inch diameter iron pin found, passing a 5/8 inch diameter iron pin found on the East right-of-way line of Township Road 46 a distance of 36.04 feet along this course;

Thence North 05°-25'-53" East a distance of 1250.00 feet along the East line of said 3.000 acre parcel, the East line of JCB Farms LLC 3.000 acre parcel (O.R. 1087, Pg. 77), and the East line of Michael Charles Hall & Mariane Escuardo 3.000 acre parcel (O.R. 1405, Pg. 952) and said East line extended, to a 5/8 inch by 30 inch iron pin set, passing 5/8 inch diameter iron pins found at 250.00 feet, 500.00 feet, 750.00 feet and a 5/8 inch by 30 inch iron pin set at 1000.00 feet;



Thence North 84°-34'-07" West a distance of 522.72 feet to a Gin Spindle set on the West line of said quarter section, passing a 5/8 inch by 30 inch iron pin set on the East right-of-way line of said township road 497.72 feet along this course;

Thence North 05°-25'-53" East a distance of 578.79 feet along said West quarter section line returning to the place of beginning for this premise;

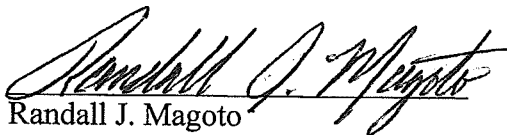
**Containing 64.055 acres more or less**, of which 1.966 acres lies within highway right-of-way. All being subject to any legal highways, easements and restrictions of record.

Iron pins set, where indicated refer to number 5 rebar that is 30 inches in length with a plastic cap stamped "R.J. Magoto, P.S. #7768"

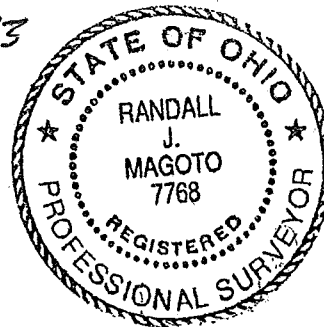
Being part of the JCB Farms, LLC two original 38.375 acre parcels as deeded and described in Official Records Volume 1408, Pg. 2523 of the Logan County Record of Deeds.

Bearings are based upon State Plane Coordinates, NAD 83, GEOID 12b, ODOT VRS, Ohio North Zone.

Randall J. Magoto, Ohio Professional Surveyor number 7768, based upon a field survey completed on January 28, 2023, prepared the above description.

  
Randall J. Magoto  
Ohio Professional Surveyor #7768  
2723 Loy Road, Fort Loramie, Ohio 45845

1-28-23  
Date



2-15-2023



**JCB FARMS, LLC**  
**TRACT B – 3.000 ACRES**

**Deed Description:**

SITUATE IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 22, HARRISON TOWNSHIP, TOWN 3, RANGE 14, BETWEEN THE MIAMI RIVERS SURVEY, LOGAN COUNTY, OHIO. BEING BOUNDED AND DESCRIBED MORE FULLY AS FOLLOWS:

Commencing for reference at a PK Nail found at the Northwest corner of the Northeast quarter of said section 22, also being the intersection formed by the centerlines of Township Road 46 (50' R/W) with State Route 47;

Thence South 05°-25'-53" West a distance of 578.79 feet along the West line of said Northeast quarter section to a Gin Spindle set for the **place of beginning for this premise;**

Thence South 84°-34'-07" East a distance of 522.72 feet along a new division line to a 5/8 inch by 30 inch iron pin with cap set, passing a 5/8 inch by 30 inch iron pin with cap set on the East right-of-way line of Township Road 46 a distance of 25.00 feet along this course;

Thence South 05°-25'-53" West a distance of 250.00 feet along a new division line to a 5/8 inch by 30 inch iron pin with cap set;

Thence North 84°-34'-07" West a distance of 522.72 feet along a new division line to a Gin Spindle set, passing a 5/8 inch by 30 inch iron pin with cap set on the East right-of-way line of Township Road 46 a distance of 497.68 feet along this course;

Thence North 05°-25'-53" East a distance of 250.00 feet along the West line of said quarter section returning to the place of beginning for this premise;

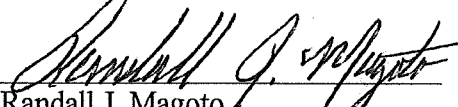
**Containing 3.000 acres more or less**, of which 0.144 acres lies within highway right-of-way. All being subject to any legal highways, easements and restrictions of record.

Iron pins set, where indicated refer to number 5 rebar that is 30 inches in length with a plastic cap stamped "R.J. Magoto, P.S. #7768"

Being part of the JCB Farms, LLC original 38.375 acre parcel as deeded and described in Official Records Volume 1408, Pg. 2523 (*First Tract*) of the Logan County Record of Deeds.

Bearings are based upon State Plane Coordinates, NAD 83, GEOID 12b, ODOT VRS, Ohio North Zone.

Randall J. Magoto, Ohio Professional Surveyor number 7768, based upon a field survey completed on January 28, 2023, prepared the above description.

  
Randall J. Magoto  
Ohio Professional Surveyor #7768  
2723 Loy Road, Fort Loramie, Ohio 45845

1-28-23  
Date



2-15-2023

APPROVED

**JCB FARMS, LLC**  
**TRACT C – 3.000 ACRES**

**Deed Description:**

SITUATE IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 22, HARRISON TOWNSHIP, TOWN 3, RANGE 14, BETWEEN THE MIAMI RIVERS SURVEY, LOGAN COUNTY, OHIO. BEING BOUNDED AND DESCRIBED MORE FULLY AS FOLLOWS:

Commencing for reference at a PK Nail found at the Northwest corner of the Northeast quarter of said section 22, also being the intersection formed by the centerlines of Township Road 46 (50' R/W) with State Route 47;

Thence South 05°-25'-53" West a distance of 828.79 feet along the West line of said Northeast quarter section to a Gin Spindle set for the **place of beginning for this premise;**

Thence South 84°-34'-07" East a distance of 522.72 feet along a new division line to a 5/8 inch by 30 inch iron pin with cap set, passing a 5/8 inch by 30 inch iron pin with cap set on the East right-of-way line of Township Road 46 a distance of 25.04 feet along this course;

Thence South 05°-25'-53" West a distance of 250.00 feet along a new division line to a 5/8 inch diameter iron pin found;

Thence North 84°-34'-07" West a distance of 522.72 feet (*along the North line of the Michael Charles Hall & Marianie Escuardo 3.000 acre parcel as shown in Official Records Vol. 1405, Page 952 of the Logan County Records*) to a Mag Nail found, passing for reference a 5/8 inch diameter iron pin found a distance of 492.77 feet along this course;

Thence North 05°-25'-53" East a distance of 250.00 feet along the West line of said quarter section returning to the place of beginning for this premise;

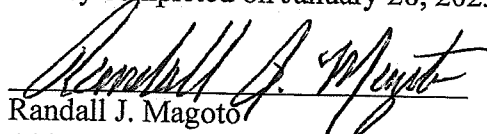
**Containing 3.000 acres more or less**, of which 0.146 acres lies within highway right-of-way. All being subject to any legal highways, easements and restrictions of record.

Iron pins set, where indicated refer to number 5 rebar that is 30 inches in length with a plastic cap stamped "R.J. Magoto, P.S. #7768"

Being part of the JCB Farms, LLC original 38.375 acre parcel as deeded and described in Official Records Volume 1408, Pg. 2523 (*First Tract*) of the Logan County Record of Deeds.

Bearings are based upon State Plane Coordinates, NAD 83, GEOID 12b, ODOT VRS, Ohio North Zone.

Randall J. Magoto, Ohio Professional Surveyor number 7768, based upon a field survey completed on January 28, 2023, prepared the above description.

  
Randall J. Magoto

1-28-23  
Date

Ohio Professional Surveyor #7768  
2723 Loy Road, Fort Loramie, Ohio 45845



SCALE 1" = 300'



LEGEND

- -5/8" X 30" REBAR PLACED WITH CAP STAMPED "R.J. MAGOTO, P.S. #7768"
- ✱ -GIN SPINDLE SET
- -5/8 INCH DIAMETER IRON PIN FOUND
- ⊗ -PK OR MAG NAIL FOUND
- R/W -PUBLIC RIGHT-OF-WAY

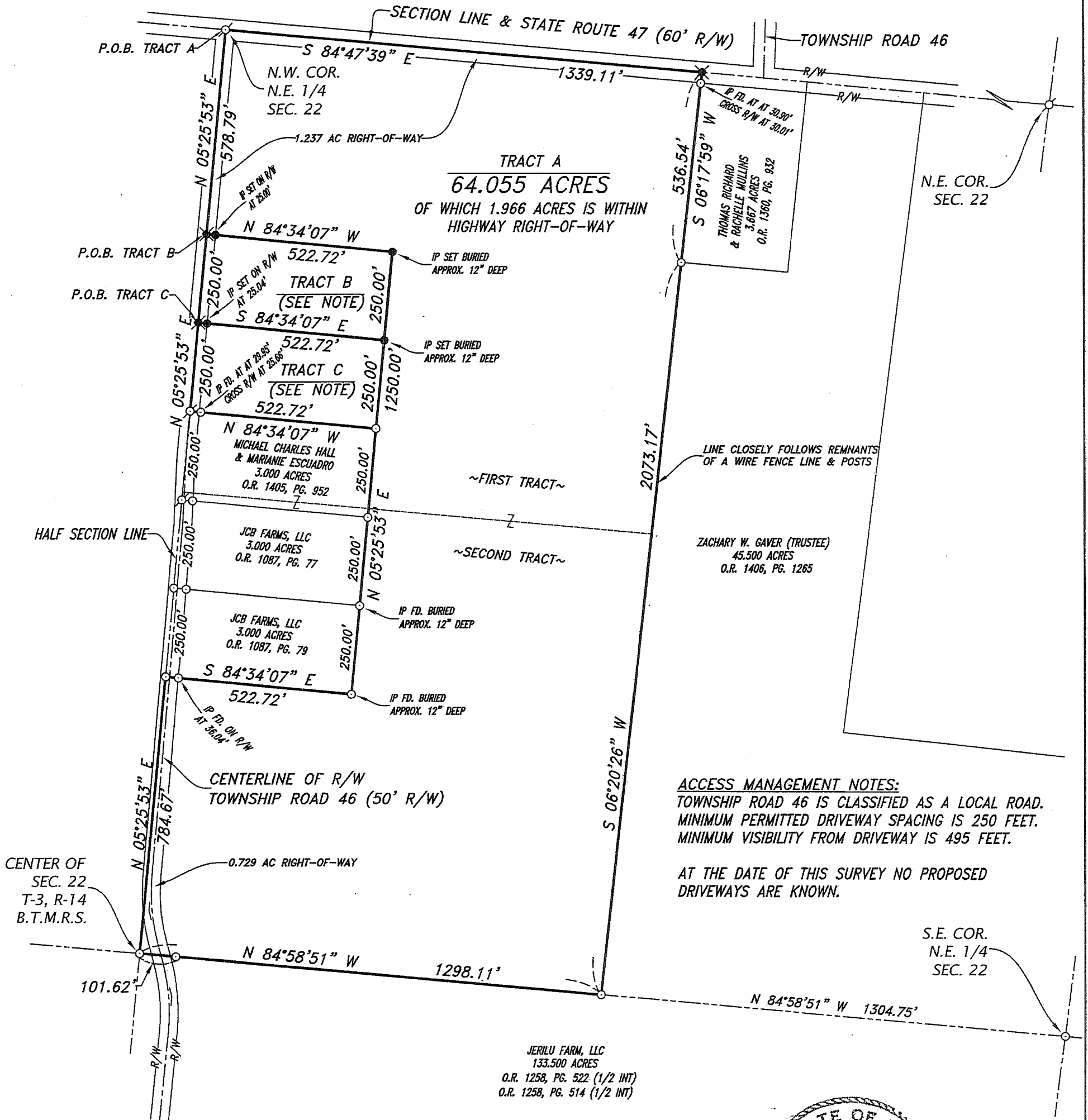
BEARINGS BASED UPON STATE PLANE COORDINATES, NAD 83, GEOID 12b, ODOT VRS, OHIO NORTH ZONE



# SURVEY OF TWO 3.000 ACRE TRACTS & A 64.055 ACRE TRACT OUT OF JCB FARMS, LLC

## THE BALANCE OF TWO 38.375 ACRE TRACTS OFFICIAL RECORDS 1408, PAGE 2523 FIRST AND SECOND TRACTS

Situate in the West Half of the Northeast Quarter of Section 22, Town 3, Range 14, B.M.R.S. Survey, Harrison Township, Logan County, Ohio.



**ACCESS MANAGEMENT NOTES:**  
TOWNSHIP ROAD 46 IS CLASSIFIED AS A LOCAL ROAD. MINIMUM PERMITTED DRIVEWAY SPACING IS 250 FEET. MINIMUM VISIBILITY FROM DRIVEWAY IS 495 FEET.

AT THE DATE OF THIS SURVEY NO PROPOSED DRIVEWAYS ARE KNOWN.

**NOTE:** TRACT B CONTAINS 3.000 ACRES OF WHICH 0.144 ACRES IS WITHIN HIGHWAY RIGHT-OF-WAY

**NOTE:** TRACT C CONTAINS 3.000 ACRES OF WHICH 0.146 ACRES IS WITHIN HIGHWAY RIGHT-OF-WAY

**SURVEY REFERENCES MATERIALS:**  
DEEDS AS SHOWN HEREON

**LOGAN COUNTY ENGINEER'S MAP ROOM FILES:**  
232, 1602, 2816, 5250, 7386, 8705, 9057, 9542

**LOGAN COUNTY ENGINEER'S ROAD RECORDS:**  
X-46, L-20



*Randall J. Magoto* 1-28-23  
 RANDALL J. MAGOTO DATE  
 OHIO PROFESSIONAL SURVEYOR #7768  
 2723 Loy Road \* Fort Loramie, Ohio 45845  
 Phone #937-295-2958  
 Email: MagotoSurvey@gmail.com



INDEXED ON MAP  
9542