



4-14-21
APPROVED



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

HOLLY POWERS DANCE STUDIO LLC 2.687 ACRES

Lying in Virginia Military Survey 9903-9928, McArthur Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Holly Powers Dance Studio LLC, 8.76 acre tract as deeded and described in Official Record 1124, Page 749 and being more particularly described as follows:

BEGINNING at a MAG nail set at the intersection of the center-lines of Ohio Route 117 (Lima Street, width varies) and Township Road 221 (width varies), said MAG nail set is also on the common line to said Virginia Military Survey 9903-9928 and Virginia Military Survey 9904 and the Huntsville Corporation Line and northeasterly corner of said 8.76 acre tract;

THENCE, with said center-line of said Route 117, easterly line of said 8.76 acre tract and said common Virginia Military Survey line, **S 06°-20'-26" E**, a distance of **557.39 feet** to a MAG nail set at the southeasterly corner of said 8.76 acre tract;

THENCE, with the southerly line of said 8.76 acre tract and within the rights-of-way of said Route 117 and U.S. Route 33 (width varies), **N 76°-51'-42" W**, passing a concrete right-of-way monument at a distance of 84.87 feet, a total distance of **123.63 feet** to an iron rebar set at a southerly corner common to said 8.76 acre tract and the State of Ohio 1.01 acre tract as deeded and described in Volume 180, Page 332, Parcel No. 135;

THENCE, with a common line to said 8.76 acre and 1.01 acre tracts, **N 22°-44'-26" W**, passing an iron rebar set at a distance of 619.03 feet, a total distance of **656.61 feet** to a MAG nail set on the center-line of said Township Road 221 and said Huntsville Corporation Line;

THENCE, with said center-line, Corporation line and northerly line of said 8.76 acre tract, **S 75°-42'-05" E**, a distance of **322.66 feet** to the **POINT OF BEGINNING**.

Containing **2.687 acres**, more or less, of which 0.879 acre is within the Road rights-of-way.

INDEXED ON MAP

9745

117 N Madriver St, Bellefontaine, OH 43311 | OFFICE 937.593.7335 | ONLINE WWW.DLZ.COM

Akron Bellefontaine Bridgeville Burns Harbor Chicago Cincinnati Cleveland Columbus Detroit Flint Fort Wayne Indianapolis Joliet
Kalamazoo Lansing Lexington Louisville Madison Melvindale Munster Muskegon Pittsburgh Port Huron Saint Joseph South Bend Toledo
Waterford



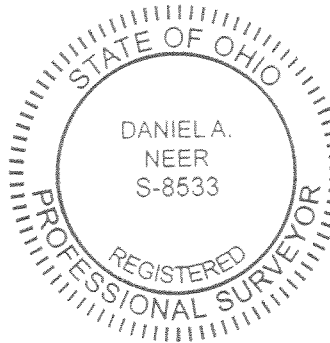
INNOVATIVE IDEAS
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Iron rebar set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "DLZ OHIO INC."

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

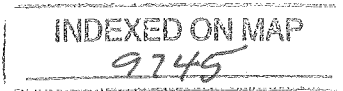
Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010), with the center-line of Township Road 221, having a bearing of S 75°-42'-05" E. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ Ohio, Inc. on April 1, 2021.

Description prepared by:



Daniel A. Neer
Professional Surveyor No. 8533
April 6, 2021

2121-2037.00





INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

HOLLY POWERS DANCE STUDIO LLC 5.050 ACRES

Lying in Virginia Military Survey 9903-9928, McArthur Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Holly Powers Dance Studio LLC, 8.76 acre tract as deeded and described in Official Record 1124, Page 749 and being more particularly described as follows:

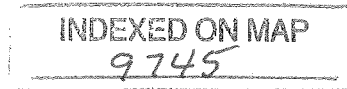
COMMENCING at a MAG nail set at the intersection of the center-lines of Ohio Route 117 (Lima Street, width varies) and Township Road 221 (width varies), said MAG nail set is also on the common line to said Virginia Military Survey 9903-9928 and Virginia Military Survey 9904 and the Huntsville Corporation Line and northeasterly corner of said 8.76 acre tract;

THENCE, with said center-line of said Road 221, northerly line of said 8.76 acre tract and said Huntsville Corporation, N 75°-42'-05" W, passing a MAG nail set at a distance of 322.66 feet, a total distance of 405.34 feet to a MAG nail set at the **TRUE POINT OF BEGINNING**, being the northwesterly corner of the State of Ohio 1.01 acre tract as deeded and described in Volume 180, Page 332, Parcel No. 135;

THENCE, with a common line to said 8.76 acre and 1.01 acre tracts, **S 22°-44'-26" E**, passing an iron rebar set at a distance of 37.58 feet, a total distance of **658.67 feet** to a concrete right-of-way monument found on the northerly right-of-way line of U.S. Route 33 (width varies);

THENCE, with the southerly line of said 8.76 acre tract and within the right-of-way of said U.S. Route 33, the following two (2) courses:

1. **N 76°-51'-42" W**, a distance of **78.33 feet** to a 5/8 inch iron rebar found; and
2. **N 75°-35'-22" W**, passing a concrete post found at a distance of 543.59 feet, a total distance of **553.50 feet** to a concrete post found on the westerly line of said 8.76 acre tract and the easterly line of the Village of Huntsville, Ohio, 12.886 acre tract as deeded and described in Official Record 1276, Page 229 and at a point of curvature;



THENCE, with the common lines to said 8.76 acre and 12.886 acre tracts, the following two (2) courses:

1. With a curve to the right, having a delta angle of $1^{\circ}-47'39''$, a radius of 5934.81 feet, an arc length of 185.84 feet, a chord bearing and distance of **N 17°-32'-54" E, 185.83 feet** to a point of tangency, passing an iron rebar set at a chord distance of 170.83 feet; and
2. **N 18°-17'-41" E**, passing a 5/8 inch iron rebar found at a distance of 311.50 feet, a total distance of **341.57 feet** to a MAG nail found on the center-line of said Township Road 221 and said Huntsville Corporation Line;

THENCE, with said center-line, Corporation line and northerly line of said 8.76 acre tract, **S 75°-42'-05" E**, a distance of **200.72 feet** to the **POINT OF BEGINNING**.

Containing **5.050 acres**, more or less, of which 2.200 acres are within the Road rights-of-way.

Iron rebar set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "DLZ OHIO INC."

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

Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010), with the center-line of Township Road 221, having a bearing of S 75°-42'-05" E. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ Ohio, Inc. on April 1, 2021.



Description prepared by:


Daniel A. Neer

Professional Surveyor No. 8533

April 6, 2021

2121-2037.00



LEGEND:

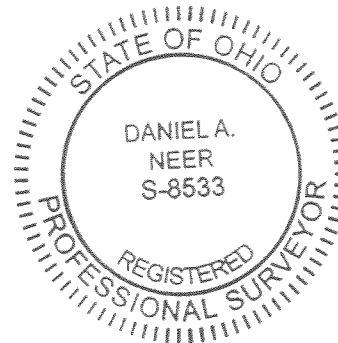
- ⊙ MAG NAIL FOUND
- MAG NAIL SET
- ⊕ CONCRETE RIGHT-OF-WAY MONUMENT FOUND
- ⊠ CONCRETE POST FOUND
- 5/8 INCH IRON REBAR FOUND
- 5/8 INCH BY 30 INCH IRON REBAR SET WITH PLASTIC CAP STAMPED "DLZ OHIO INC."
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- R/W = RIGHT-OF-WAY
- C/L = CENTER-LINE
- O.R. = OFFICIAL RECORD
- PG. = PAGE
- V.M.S. = VIRGINIA MILITARY SURVEY
- X— DENOTES FENCE LINE

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 CENTER-LINE OF TOWNSHIP ROAD 221, HAVING A BEARING OF S 75°42'05" E.

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

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1°47'39"	5934.81'	185.84'	N 17°32'54" E	185.83'

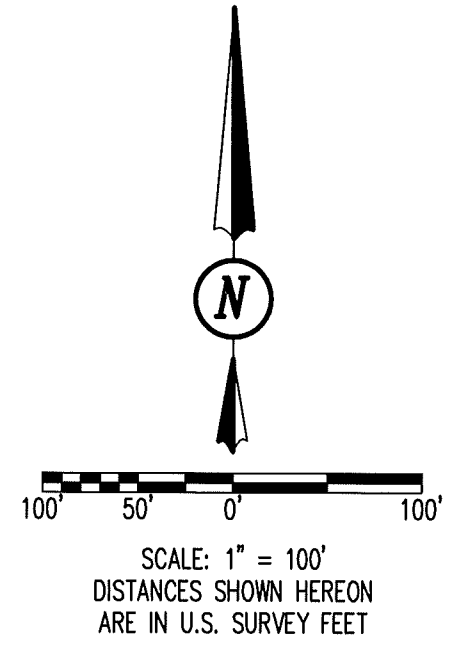


DANIEL A. NEER
PROFESSIONAL SURVEYOR NO. 8533
APRIL 1, 2021

OCCUPATION NOTE:

NO EVIDENCE OF OCCUPATION ALONG BOUNDARY LINES UNLESS OTHERWISE SHOWN

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
KSS			4/5/2021



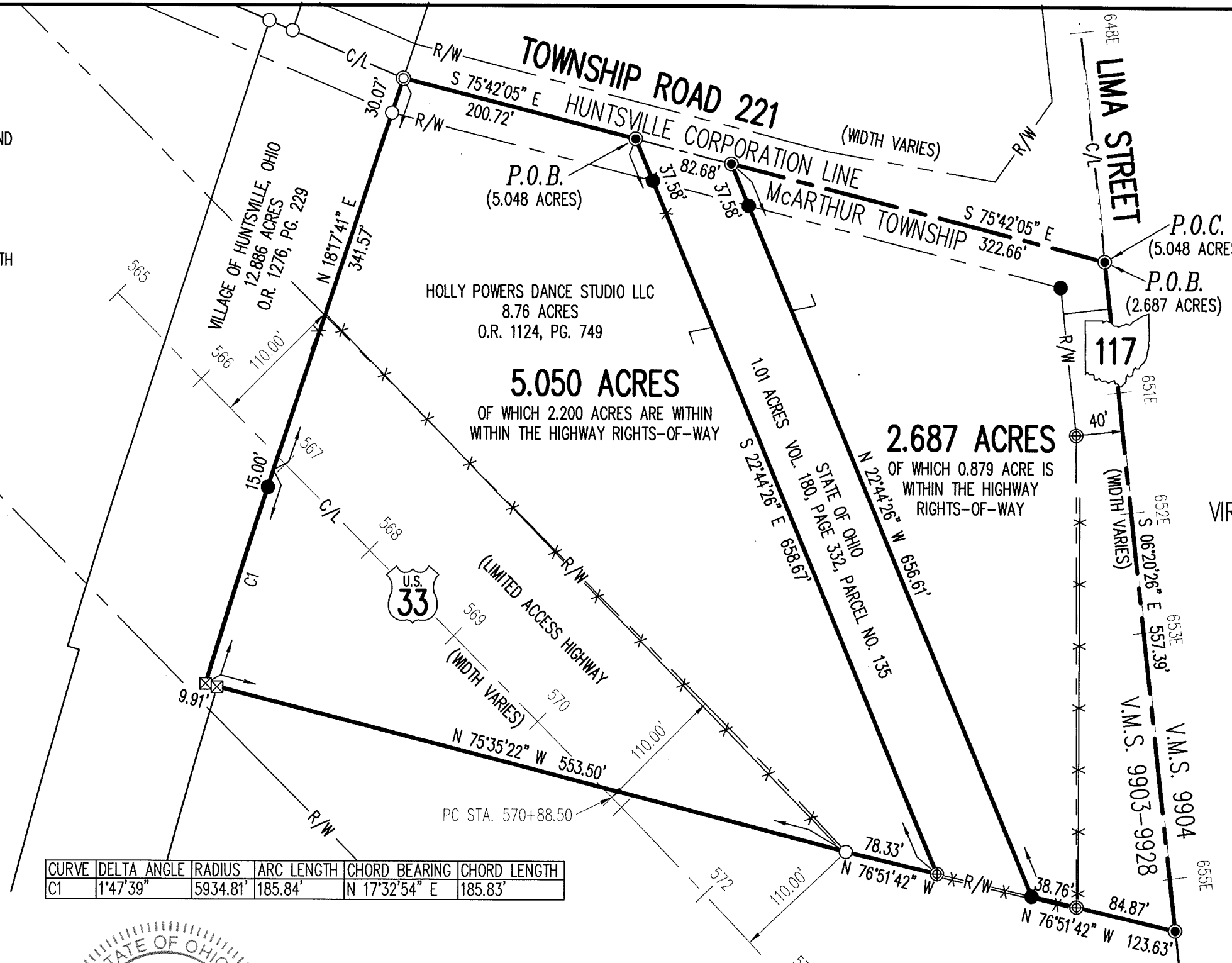
SURVEY OF TWO TRACTS
VIRGINIA MILITARY SURVEY 9903-9928
McARTHUR TOWNSHIP
LOGAN COUNTY, OHIO

DEED & SURVEY REFERENCES:

REFERENCE DEEDS ARE SHOWN HEREON

O.D.O.T. R/W PLANS:
LOG-33-5.85
LOG-33-10.85 PART I

LOGAN COUNTY ENGINEER'S MAP ROOM
FILES: L-39, L-48, 9712



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(937) 593-7335 • www.dlz.com
Project #2121-2037.00

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