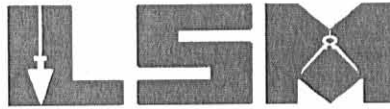


REC'D 3-11-03 SUM OK

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

RUSSELL 17.637 ACRES

Lying in Section 20, Town 3, Range 14, B.M.R.S., Union Township, Logan County, Ohio.

Being out of the Thomas E. Russell, William K. Motz, Janet M. Motz, Richard A. Russell, and Judith A. Russell 80.0 acre tract as deeded and described in Volume 385, Page 287, Tract I, of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a stone found in a monument box on the northwest corner of Section 20 at the intersection of the north line of Union Township and the center-line of County Highway 31.

THENCE, with the west line of Section 20 and the center-line of County Highway 31 (50 feet wide), S 6°-00'-00" W, a distance of 2095.81 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE, S 84°-20'-57" E, a distance of 1335.01 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 25.00 feet.

THENCE, with the west line of the Rick D. Shultz 80.0 acre tract (O.R. 503, Pg. 343), S 6°-04'-10" W, a distance of 575.64 feet to a 5/8 inch iron rod set.

THENCE, with the south line of the northwest quarter of Section 20 and north line of the Thomas E. Russell 40.0 acre tract (Vol. 385, Pg. 287, Tract II), N 84°-20'-57" W, a distance of 1334.31 feet to a MAG nail found, passing a 5/8 inch iron rod set at 1309.31 feet.

THENCE, with the west line of Section 20 and the center-line of County Highway 31, N 6°-00'-00" E, a distance of 575.64 feet to the point of beginning.

Containing 17.637 acres, of which 0.330 acre is within the highway right-of-way.

The basis for bearings is the west line of Section 20, being S 6°-00'-00" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on February 27, 2003.

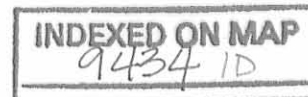
Description prepared by:



ORIGINAL STAMP IN GREEN


Jeffrey I. Lee
Professional Surveyor 6359
March 5, 2003.

L-3538



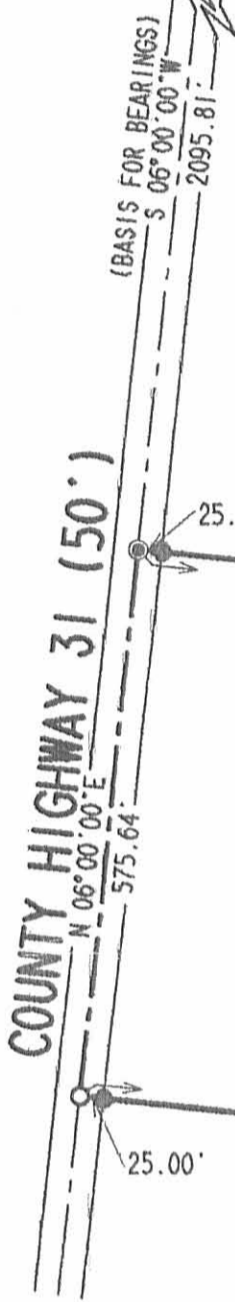
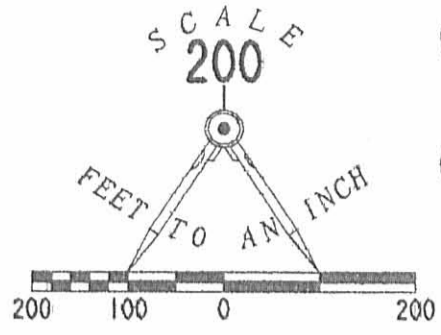
READ 3-11-03 8M OK



HARRISON TOWNSHIP
UNION TOWNSHIP

LEGEND

- 5/8 INCH IRON ROD SET
- ⊙ MAG NAIL SET
- MAG NAIL FOUND
- ⊠ STONE FOUND IN A MONUMENT BOX



THOMAS E. RUSSELL, WILLIAM K. MOTZ,
JANET M. MOTZ, RICHARD A. RUSSELL, AND JUDITH A. RUSSELL
80.0 ACRE TRACT
VOL. 385, PG. 287
TRACT I

17.637 ACRES
OF WHICH 0.330 ACRE IS WITHIN
THE HIGHWAY RIGHT-OF-WAY

RICK D. SHULTZ AND
CONNIE J. SHULTZ
80.0 ACRES
O.R. 503, PG. 343

THOMAS E. RUSSELL, WILLIAM K. MOTZ,
JANET M. MOTZ, RICHARD A. RUSSELL, AND JUDITH A. RUSSELL
40.0 ACRE TRACT
VOL. 385, PG. 287
TRACT II

JOHN KERR AND
SHIRLEY E. KERR
20.0 ACRES
VOL. 320, PG. 190

SURVEY OF 17.637 ACRES OUT OF THE
THOMAS E. RUSSELL, WILLIAM K. MOTZ,
JANET M. MOTZ, RICHARD A. RUSSELL, AND JUDITH A. RUSSELL
80.0 ACRE TRACT
VOLUME 385, PAGE 287, TRACT I
SECTION 20, TOWN 3, RANGE 14, B.M.R.S.
UNION TOWNSHIP
LOGAN COUNTY, OHIO

INDEXED ON MAP
9434 IP



SURVEYED BY:

Jeffrey I. Lee
JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
FEBRUARY 27, 2003

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LEE SURVEYING & MAPPING CO., INC.
117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE **800-362-2764**
OHIO UTILITIES PROTECTION SERVICE.

ORIGINAL STAMP IN GREEN

D 407 RRUSL

L-3538-3

2-12-2021

APPROVED

SURVEY DESCRIPTION
0.620 Acre, Tract II
January 6, 2021

The following described 0.620 acre tract is situated in the State of Ohio, County of Logan, Township of Union, and Section 20, Town 3, Range 14, Between the Miami Rivers Survey, being part of Martino V. Mifsud and Shirley A. Mifsud's 4.500 acre tract described in Official Record 181, page 866, and said 0.620 acre tract being more particularly described as follows:

Beginning for reference at a stone found in a monument box at the intersection of the centerline of County Road 31 (40') with the centerline of County Road 43 (60'),

Thence North 5°12'56" East (assumed bearing) 651.70 feet, following the centerline of County Road 31, to a railroad spike found at the southwest corner of said 4.500 acre tract and at the northwest corner of William Lawrence Linson's 9.960 acre tract described in Official Record 103, page 677;

Thence South 85°51'32" East 743.10 feet, departing from the centerline of said Road, following the south line of said 4.500 acre tract, the north line of said 9.960 acre tract, and the north line of Jackson 4 Family Farms LLC's 26.469 acre Tract III described in Official Record 1328, page 202, passing at 25.07 feet an 18 inch square concrete post found, to an iron pin set and marking the *place of beginning*;

Thence *North 5°17'48" East 227.39 feet*, crossing said 4.500 acre tract, to an iron pin set in a south line of David W. Campbell et ux's 16.000 acre tract described in Deed Record 404, page 354;

Thence *South 85°51'32" East 118.80 feet*, following the north line of said 4.500 acre tract and a south line of said 16.000 acre tract, to an iron pin set replacing a bent iron pin found;

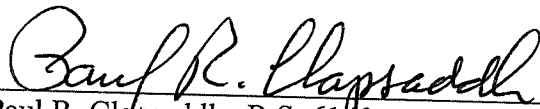
Thence *South 5°17'48" West 227.39 feet*, following the east line of said 4.500 acre tract and a west line of said 16.000 acre tract, to a 5/8 inch iron pin found in the north line of said 26.469 acre tract;

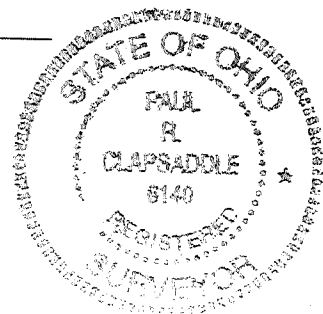
Thence *North 85°51'32" West 118.80 feet*, following the south line of said 4.500 acre tract and the north line of said 26.469 acre tract, to the *place of beginning, containing 0.620 acre*, more or less, and being subject to all valid easements and restrictions of record.

The above described tract has no road frontage and must be attached to an adjoining tract that has road frontage.

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 2021. Bearings indicated herein 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, R.S. 6140
19019 West Darby Road
Marysville, Ohio 43040
(937) 747-2599



INDEXED ON MAP
9434

12-2021
✓ APPROVED

SURVEY DESCRIPTION

0.620 Acre, Tract I

January 6, 2021

The following described 0.620 acre tract is situated in the State of Ohio, County of Logan, Township of Union, and Section 20, Town 3 Range 14, Between the Miami Rivers Survey, being part of David W. Campbell and Carol Jean Campbell's 16.000 acre tract described in Deed Record 404, page 354 , and said 0.620 acre tract being more particularly described as follows:

Beginning for reference at a stone found in a monument box at the intersection of the centerline of County Road 31 (40') with the centerline of County Road 43 (60'),

Thence North $5^{\circ}12'56''$ East (assumed bearing) 651.70 feet, following the centerline of County Road 31, to a railroad spike found at the southwest corner of Martino V. Mifsud etux's 4.500 acre tract described in Official Record 181, page 866;

Thence North $5^{\circ}12'56''$ East 227.38 feet, continuing with the centerline of County Road 31 and following the west line of said 4.500 acre tract, to a railroad spike found at the northwest corner of said 4.500 acre tract and at a southwest corner of said 16.000 acre tract, said railroad spike marking the *place of beginning*;

Thence *North $5^{\circ}24'54''$ East 97.67 feet*, following the centerline of County Road 31 and the west line of said 16.000 acre tract, to a magnetic nail set;

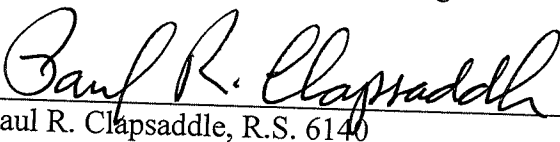
Thence *South $81^{\circ}19'23''$ East 317.17 feet*, departing from the centerline of said Road and entering said 16.000 acre tract, passing at 20.03 feet an iron pin set, to an iron pin set;

Thence *South $4^{\circ}08'28''$ West 72.56 feet*, continuing through said 16.000 acre tract, to an iron pin set in the north line of said 4.500 acre tract;

Thence *North $85^{\circ}51'32''$ West 318.35 feet*, following a south line of said 16.000 acre tract and the north line of said 4.500 acre tract, passing at 293.35 feet a 5/8 inch iron pin found with cap marked "LEE PS 6359", to the *place of beginning, containing 0.620 acre*, more or less, and being subject to all valid easements and restrictions of record. Of the above described 0.620 acre tract, 0.044 acre is within the right of way of County Road 31.

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 2021. Bearings indicated herein 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".

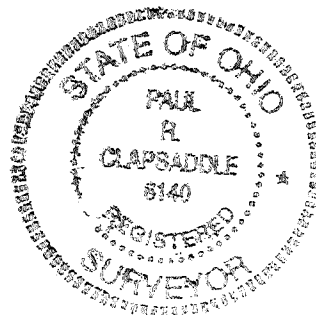
ATTEST:



Paul R. Clapsaddle, R.S. 6140
19019 West Darby Road
Marysville, Ohio 43040
(937) 747-2599

INDEXED ON MAP

9434



2-12-2021

APPROVED

PLAT OF SURVEY FOR MARTINO AND SHIRLEY MIFSUD

STATE OF OHIO
COUNTY OF LOGAN
TOWNSHIP OF UNION
SECTION 20, TOWN 3,
RANGE 14, BTMRS.

NOTES:

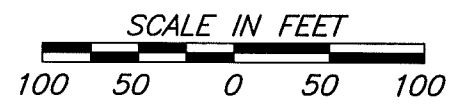
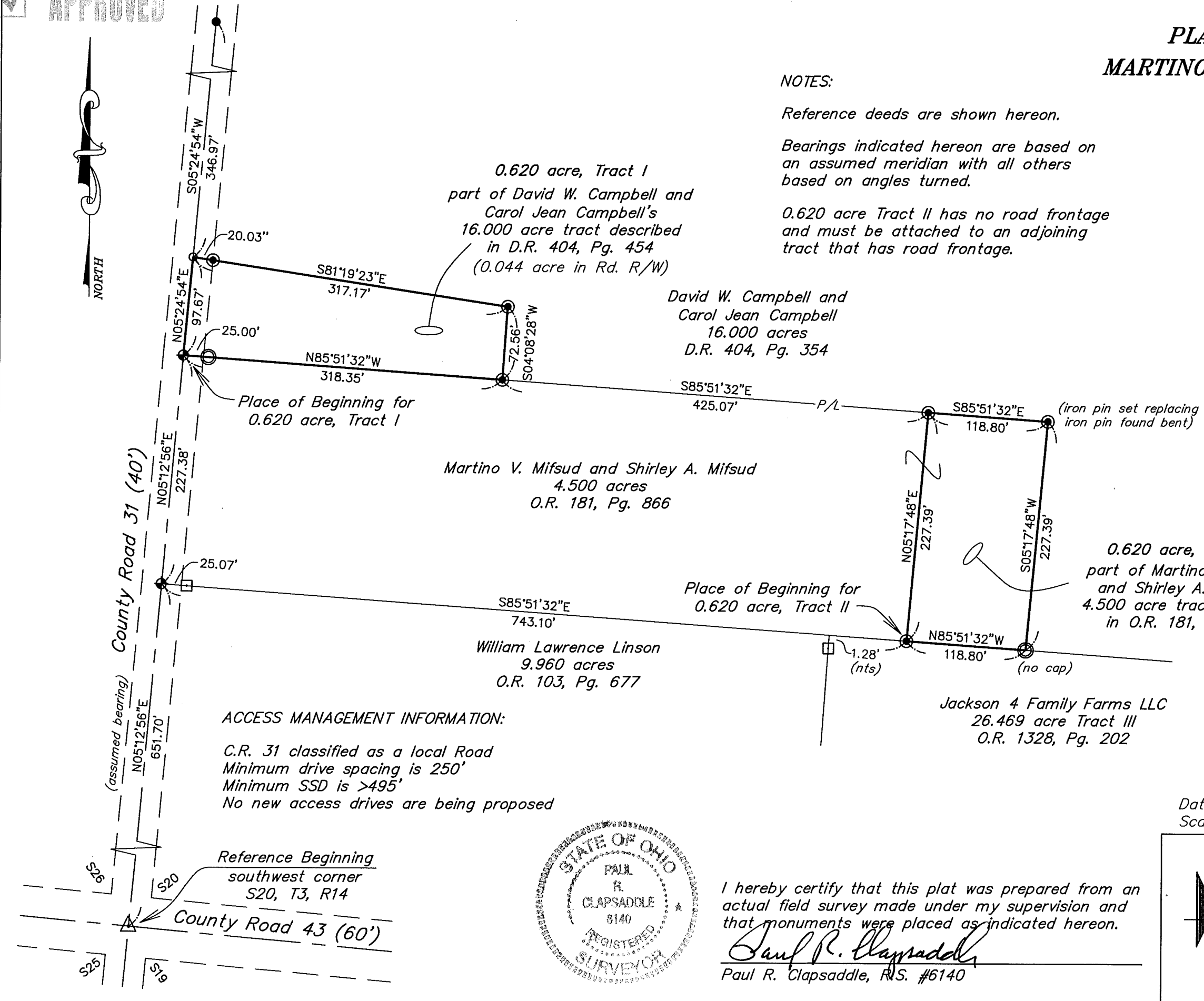
Reference deeds are shown hereon.

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

0.620 acre Tract II has no road frontage and must be attached to an adjoining tract that has road frontage.

LEGEND:

- ◆ Railroad spike found
- Magnetic nail set
- Magnetic nail found
- ⊙ 5/8 inch iron pin set with cap marked "CLAPSADDLE RS 6140"
- △ Stone found in monument box
- 18 Inch concrete post found
- ⊙ 5/8 inch iron pin found with cap marked "LEE PS 6359"



Date: January 5, 2021 Project: Mifsud120
Scale: 1"=100' Drawing: Mifsud120



I hereby certify that this plat was prepared from an actual 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.

INDEXED ON MAP
9434

12-7-2021



APPROVED HAVENAR

Engineering & Surveying

Amy L. Havenar, P.E.
Britt R. Havenar, P.E., P.S.

Legal Description for 64.265 acres

Situate in the Northwest quarter of Section Twenty (20), Town Three, Range Fourteen, Township of Union, County of Logan, State of Ohio, and being all of a 62.363 acre tract owned by Xavier B. & Leah Winner in Official Record 1349, Page 937, Parcel 1 of the Recorder's Office of Logan County, Ohio, as shown by a survey by Britt R. Havenar, Ohio P.S. No. 8266, and being more particularly described as follows:

Commencing at a stone found in a monument box found in the centerline of County Road 31 (40' RW) at the northwest corner of the northwest quarter of Section Twenty (20), Town Three, Range Fourteen and the north line of Union Township, said stone being the True Point of Beginning of the tract of land herein described;

Thence South 85 degrees 02 minutes 24 seconds East, along the south line of Section Twenty-one (21), Town 3, Range 14 and the south line of a 30.000 acre tract conveyed to Charlotte M. Jackson in Official Record 1398, Page 640 and the north line of Union Township and the north line of Section Twenty (20), a distance of 1337.53 feet to a 5/8" iron pin found, passing a 5/8" iron pin found at 20.00 feet, said pin being on the northwest corner of a 18.464 acre tract owned by Jackson 4 Family Farms, LLC (O.R. 1139, pg. 290, Tract II);

Thence South 05 degrees 18 minutes 25 seconds West, along the said west line of a 18.464 acre tract and the west line of an original 80 acre tract owned by Rick D. & Connie J. Shultz (O.R. 503, pg. 343) and the west line of a 27.701 acre owned by Matthew D. & Ashtyn E. Jackson (O.R. 1401, pg. 36), a distance of 2094.15 feet to a 5/8" iron pin found, passing through a 5/8" iron pin found at a distance of 601.49 feet, said pin being on the northeast corner of a 17.637 acre tract owned by Ronnie L. & Denise M. Ansbach (O.R. 629, pg. 887, Tract 1);

Thence North 85 degrees 06 minutes 42 seconds West, along the north line of said 17.637 acre tract, a distance of 1335.01 feet to a Mag nail found, passing through a 5/8" iron pin found a distance of 1311.29 feet, said nail being on the centerline of right-of-way of County Road 31 and west line of Section Twenty (20);

Thence North 05 degrees 14 minutes 15 seconds East, along said centerline of right-of-way and west line of said section, a distance of 2095.81 feet to a stone found in a monument box found, said stone being the True Point of Beginning of the above described tract, containing 64.265 acres more or less, of which 0.962 acres are in existing right-of-way, subject to all easements of record.

Basis of bearings based on State Plane Coordinates, NAD83, Ohio North Zone.

Description prepared by:
Britt R. Havenar, P.E., P.S., Ohio P.S. No. 8266



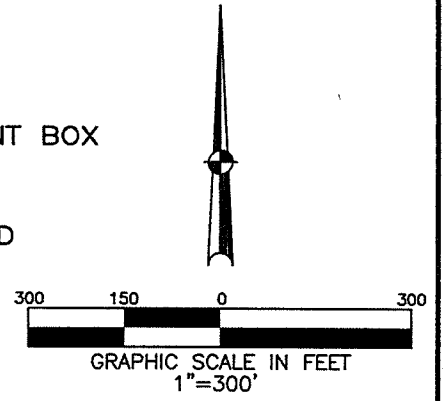
WINNER SURVEY NO. 1 SECTION 20, TOWN 3, RANGE 14 UNION TWP., LOGAN CO., OHIO

REFERENCES

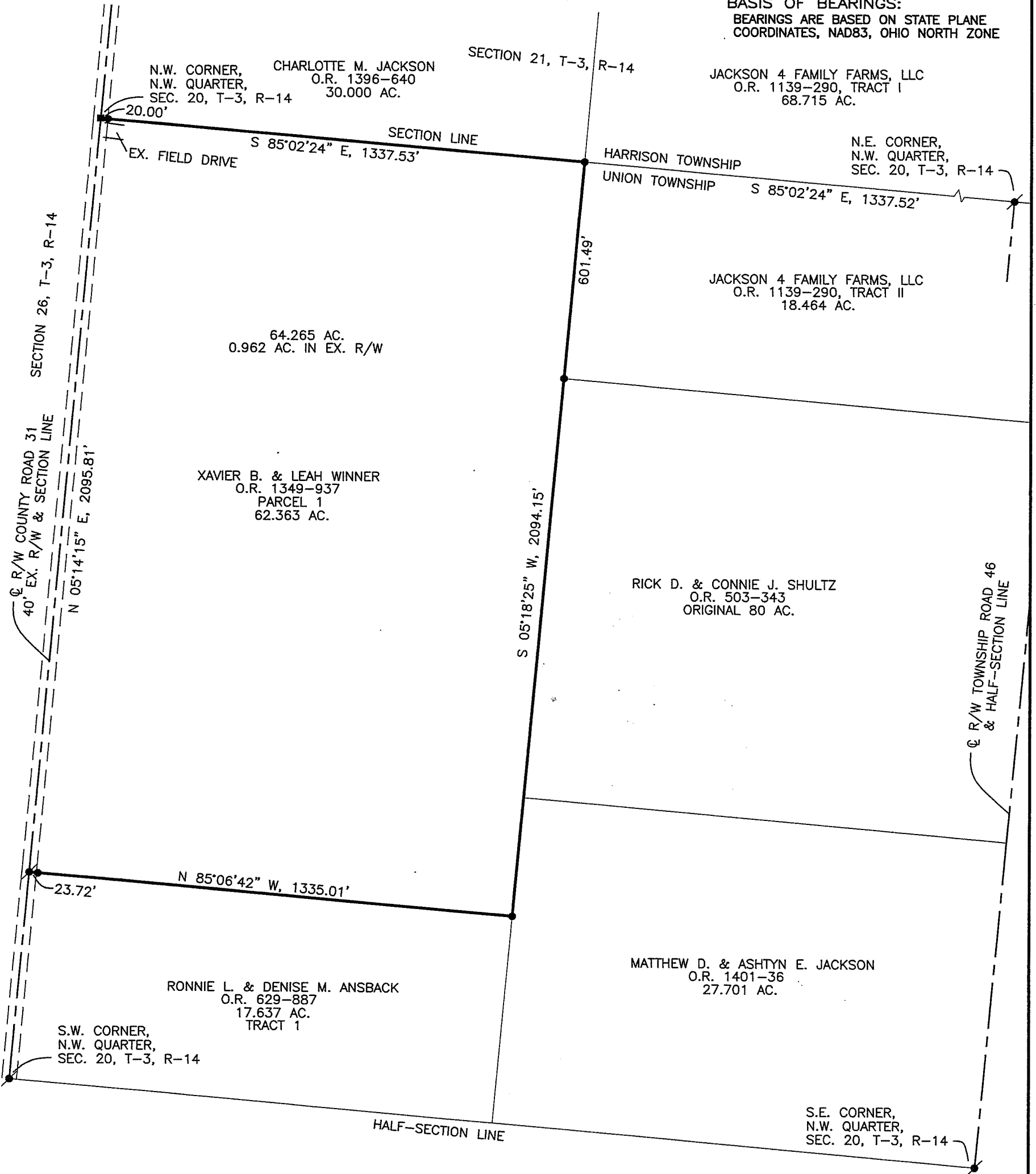
LOGAN COUNTY
ENGINEER'S SURVEYS:
NO. 9434 NO. 9591

LEGEND

- 5/8" IRON PIN FOUND
- STONE FOUND IN MONUMENT BOX
- ⊙ MAG NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND
- ⊙ 12" CONCRETE POST FOUND
- ⊙ MAG NAIL SET OVER RRS
- ⊗ 1" MAG SPIKE SET
- 5/8" DIA. IRON PIN SET
CAPPED "BRH PE PS,
OHIO PS 8266"



BASIS OF BEARINGS:
BEARINGS ARE BASED ON STATE PLANE
COORDINATES, NAD83, OHIO NORTH ZONE



ACCESS MANAGEMENT:

NO NEW ACCESS POINTS ARE BEING PROPOSED.
COUNTY ROAD 31 IS CLASSIFIED AS A LOCAL ROAD.
MINIMUM DRIVE SPACING IS 495'.
MINIMUM STOPPING SIGHT DISTANCE IS >495'.
MINIMUM DISTANCE FROM AN INTERSECTING ROADWAY IS 495'.

SURVEY OF 64.265 ACRES FOR XAVIER WINNER
IN UNION TOWNSHIP. DECEMBER 4, 2021.



Britt R. Havenar
BRITT R. HAVENAR, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #8266
HAVENAR ENGINEERING & SURVEYING, INC.
AMY L. HAVENAR, P.E.
BRITT R. HAVENAR, P.E., P.S.
10860 SIDNEY-FREYBURG ROAD
SIDNEY, OHIO 45365
(937) 492-7408
EMAIL: abhavenar@embarqmail.com

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9434