

DEED 7-20-06 8Myok

Lee Surveying and Mapping Co., Inc.

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117 N. Madriver St.
Bellefontaine OH 43311



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

1975 - 2005 - 30 YEARS OF EXCELLENCE

C.E. DUFF AND SON, INC.

20 FOOT WIDE STORM SEWER EASEMENT

Lying in the Northeast Quarter of Section 11, Town 7, Range 8, Washington Township, Logan County, Ohio.

Being a 20 foot wide storm sewer easement through the C.E. Duff and Son, Inc. original 218.55 acre tract as deeded and described in Official Record 126, Page 340, Tract II, of the Logan County Records of Deeds and being more particularly described as follows:

Commencing at a railroad spike found at center-line Station 798 + 44.86 of Ohio Route 235, at the southeast corner of the said 218.55 acre tract.

THENCE, with the center-line of Ohio Route 235, N 9°-14'-32"E, a distance of 37.60 feet to a point at the TRUE POINT OF BEGINNING.

THENCE, with the center-line of aforesaid 20 feet wide easement the following four courses:

N 84°-05'-26"W, a distance of 246.75 feet to a point.

N 10°-41'-09"W, a distance of 72.34 feet to a point.

N 31°-42'-39"W, a distance of 142.60 feet to a point.

N 82°-27'-30"W, a distance of 631.85 feet to a point on the water's edge of the Miami River at the terminus of said easement.

The basis for bearings is the center-line of Ohio Route 235 being N 9°-14'-32"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on May 2, 2006.



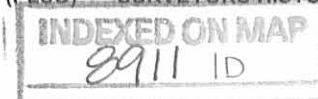
ORIGINAL STAMP IN GREEN

Description prepared by:

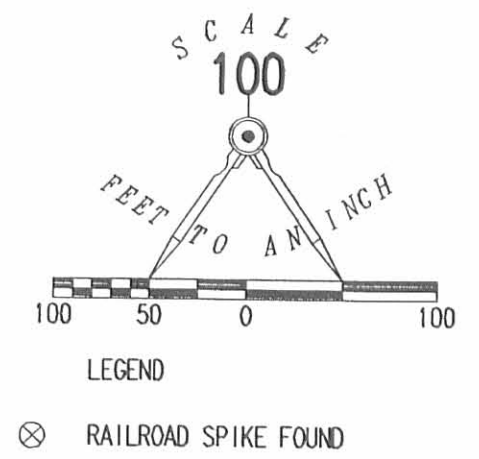
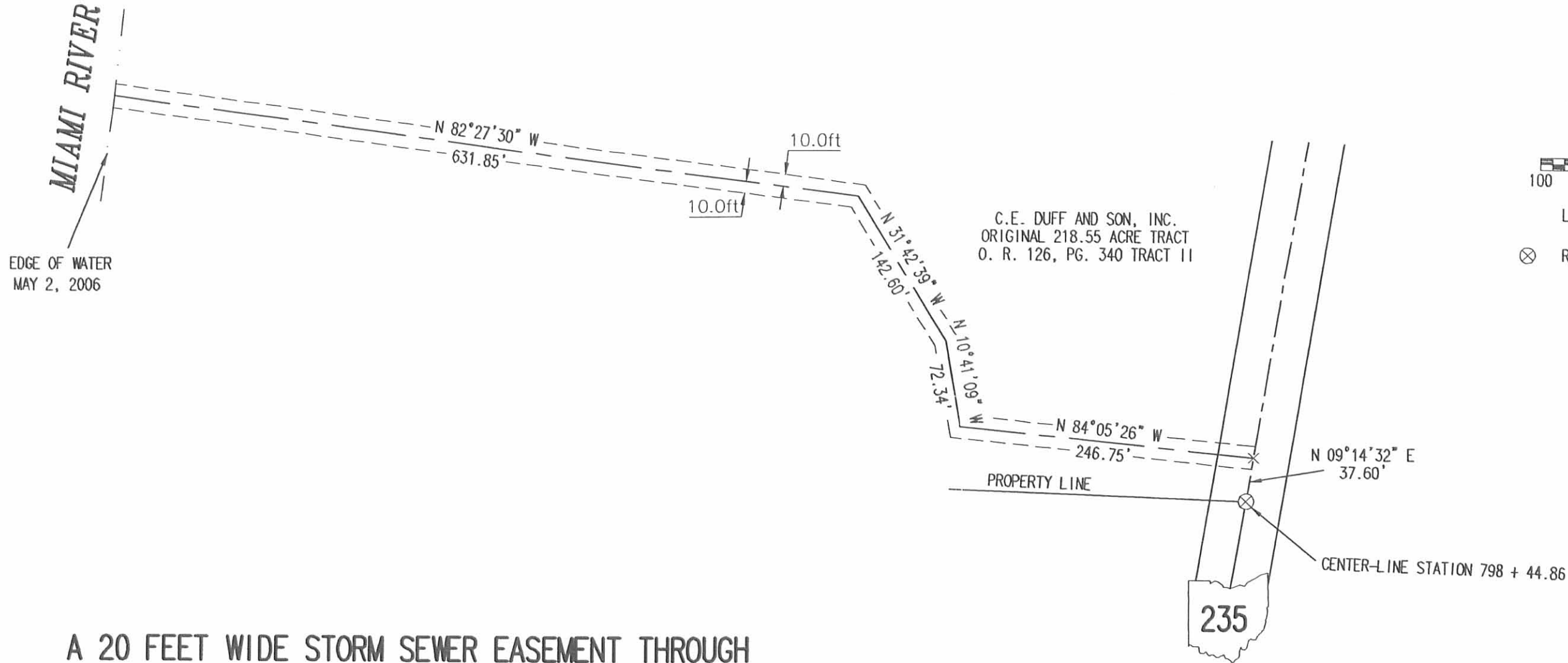
Jeffrey I. Lee
Jeffrey I. Lee
Professional Surveyor 6359

July 18, 2006

L-2361076



REC'D 7-20-06 SMM/OK



A 20 FEET WIDE STORM SEWER EASEMENT THROUGH
THE C.E. DUFF AND SON, INC.
ORIGINAL 218.55 ACRE TRACT
OFFICIAL RECORD 126, PAGE 340, TRACT 11
NORTHEAST 1/4 OF SECTION 11, TOWN 7, RANGE 8
WASHINGTON TOWNSHIP
LOGAN COUNTY, OHIO

SURVEYED BY:

JEFFREY L. LEE
PROFESSIONAL SURVEYOR 6359
MAY 6, 2006



ORIGINAL STAMP IN GREEN

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ADW D0706 2361076 L-2361076-3

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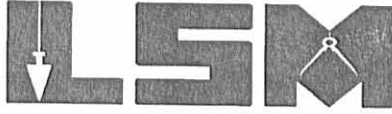
INDEXED ON MAP
8911 IP

PLAT 12-28-04 SUMOK

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Bellefontaine OH 43311



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C. E. DUFF AND SON, INC. 39.967 ACRES

Lying in Section 11, Town 7, Range 8, Washington Township, Logan County, Ohio.

Being all of the remainder of the C. E. Duff and Son, Inc. original 218.55 acre tract as deeded and described in Official Record 126, Page 340, Tract II of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a PK nail found at the northeast corner of Section 11.

THENCE, with the north lines of Section 11 and the Harvey R. Staley 0.50 acre tract (Vol. 388, Pg. 438), N 88°-14'-07"W, a distance of 2376.33 feet to a point in the center of a ditch at the TRUE POINT OF BEGINNING.

THENCE, with the center of a ditch and the west lines of the said 0.50 acre tract, the following two courses:

S 0°-25'-43"E, a distance of 255.01 feet to a point, referenced by a 5/8 inch iron rod set S 64°-18'-50"W, a distance of 39.61 feet.

S 6°-59'-06"W, a distance of 174.34 feet to a point at the intersection of the center-line of said ditch with the center-line of the Great Miami River, referenced by a 5/8 inch iron rod set N 34°-25'-55"W, a distance of 63.99 feet.

THENCE, with the center of the Great Miami River and the west line of the Indian Lake Industrial Park (Plat Cabinet B, Slides 51A-52B), S 13°-20'-44"W, a distance of 517.94 feet to a MAG nail found.

THENCE, with the center-line of Ohio Route 235 (variable right-of-way widths), S 70°-29'-47"E, a distance of 1014.95 feet to a MAG nail found at the intersection of center-lines of Ohio Route 235 and Ohio Route 708.

THENCE, continuing with the center-line of Ohio Route 235, S 9°-14'-32"W, a distance of 1393.76 feet to a railroad spike found.

THENCE, with the north line of the Paula A. Wammes, etal, 146 acre tract (O.R. 435, Pg. 12), N 87°-57'-14"W, a distance of 908.95 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 30.24 feet.

THENCE, with the west line of the northeast quarter of Section 11, the west line of Washington Township and the east line of the C. E. Duff and Son, Inc. 76.11 acre tract (O.R. 126, Pg. 340, Tract I), N 2°-02'-46"E, a distance of 2622.54 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 1687.75 feet, passing a MAG nail set on the center-line of Ohio Route 235 at 1723.54 feet and passing a 5/8 inch iron rod set at 1754.99 feet.

THENCE, with the north line of Section 11, S 88°-14'-07"E, a distance of 220.82 feet to the point of beginning, passing a 5/8 inch iron rod set at 184.62 feet.

Containing 39.967 acres, of which 3.294 acres are within the highway right-of-way.

The basis for bearings is the center-line of Ohio Route 235, being S 9°-14'-32"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on December 17, 2004



ORIGINAL STAMP IN GREEN

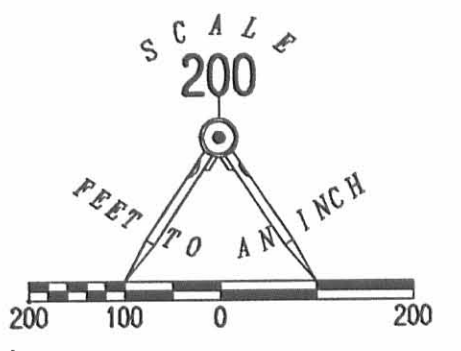
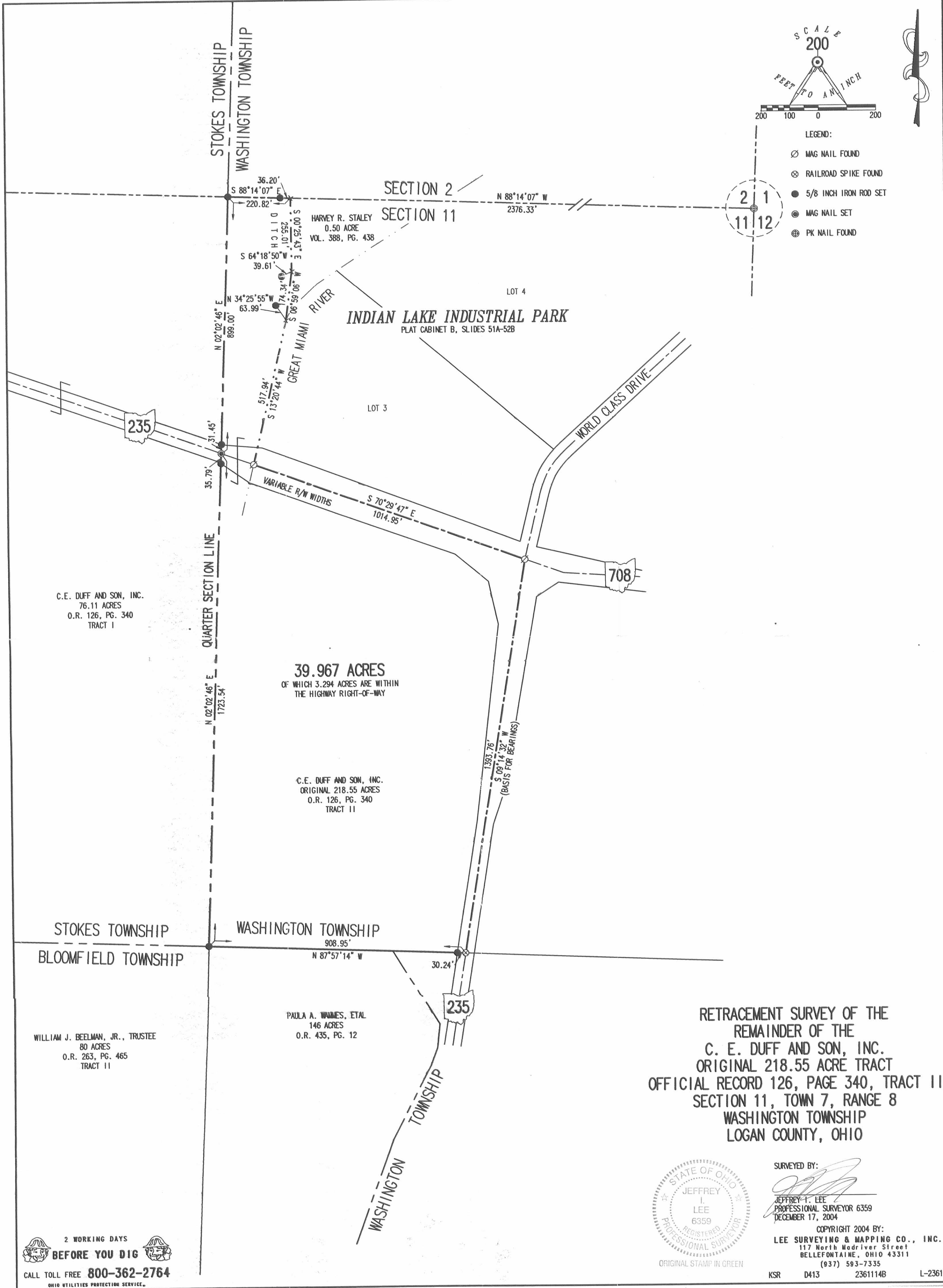
Description prepared by:

Jeffrey I. Lee
Jeffrey I. Lee
Professional Surveyor 6359
December 20, 2004



L-2361

FILED 12-28-04 S.M.J. OK



- LEGEND:
- ⊙ MAG NAIL FOUND
 - ⊗ RAILROAD SPIKE FOUND
 - 5/8 INCH IRON ROD SET
 - ⊙ MAG NAIL SET
 - ⊕ PK NAIL FOUND

2 1
11 12

C.E. DUFF AND SON, INC.
76.11 ACRES
O.R. 126, PG. 340
TRACT I

39.967 ACRES
OF WHICH 3.294 ACRES ARE WITHIN
THE HIGHWAY RIGHT-OF-WAY

C.E. DUFF AND SON, INC.
ORIGINAL 218.55 ACRES
O.R. 126, PG. 340
TRACT II

STOKES TOWNSHIP
WASHINGTON TOWNSHIP
BLOOMFIELD TOWNSHIP

WILLIAM J. BEELMAN, JR., TRUSTEE
80 ACRES
O.R. 263, PG. 465
TRACT II

PAULA A. WAMMES, ETAL
146 ACRES
O.R. 435, PG. 12

RETRACEMENT SURVEY OF THE
REMAINDER OF THE
C. E. DUFF AND SON, INC.
ORIGINAL 218.55 ACRE TRACT
OFFICIAL RECORD 126, PAGE 340, TRACT II
SECTION 11, TOWN 7, RANGE 8
WASHINGTON TOWNSHIP
LOGAN COUNTY, OHIO



SURVEYED BY:
[Signature]
JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
DECEMBER 17, 2004

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KSR D413 2361114B L-2361-2

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INDEXED ON M
8911 2P

REC ID 9-4-97 SMY GIL ✓



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117 NORTH MADRIVER STREET
BELLEFONTAINE, OHIO 43311

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FAX (937) 593-7444

C.E. DUFF AND SON, INC. 5.000 ACRES

Lying in Sections 2 and 11, Town 7, Range 8, Washington Township, Logan County, Ohio.

Being out of the C.E. Duff and Son, Inc. original 218.55 acre tract as deeded and described in Official Record 126, Page 340, Tract II of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a P.K. nail found on the southeast corner of Section 2 and on the center-line of Ohio Route of 708.

THENCE, with the east line of Section 11 and the center-line of Ohio Route 708, S 0°-42'-20" W, a distance of 84.59 feet to a railroad spike set.

THENCE, N 89°-18'-54" W, a distance of 519.97 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 25.00 feet.

THENCE, N 0°-41'-06" E, a distance of 375.58 feet to a 5/8 inch iron rod set at the southwest corner of the Village of Russells Point 1.354 acre tract (O.R. 242, Pg. 358), passing a point on the line between Sections 2 and 11 at 91.98 feet.

THENCE, with the lines of the said 1.354 acre tract the following three (3) courses:

S 89°-18'-54" E, a distance of 220.00 feet to a 5/8 inch iron rod set.

N 0°-41'-06" E, a distance of 75.00 feet to a 5/8 inch iron rod set.

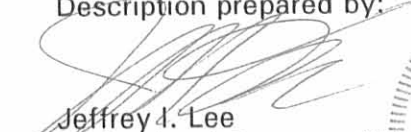
S 89°-18'-54" E, a distance of 300.00 feet to a P.K. nail found, passing a 5/8 inch iron rod set at 250.00 feet.

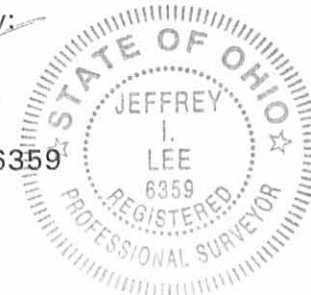
THENCE, with the east line of Section 2 and the center-line of Ohio Route 708, S 0°-41'-06" W, a distance of 365.99 feet to the point of beginning.

Containing 5.000 acres, of which 3.946 acres are in Section 2 with 0.357 acre in the highway right-of-way, and 1.054 acres are in Section 11 with 0.049 acre in the highway right-of-way.

The basis for bearings is the line of between Sections 1 and 2 and the center-line of Ohio Route 708 being S 0°-41'-06" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on August 27, 1997.

Description prepared by:

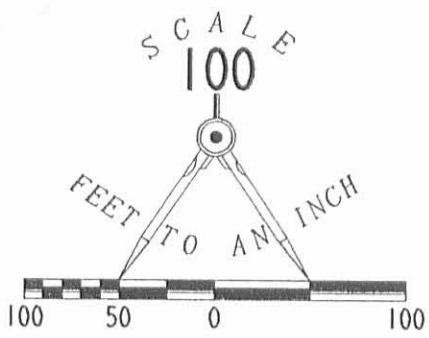

Jeffrey J. Lee
Professional Surveyor 6359
August 29, 1997



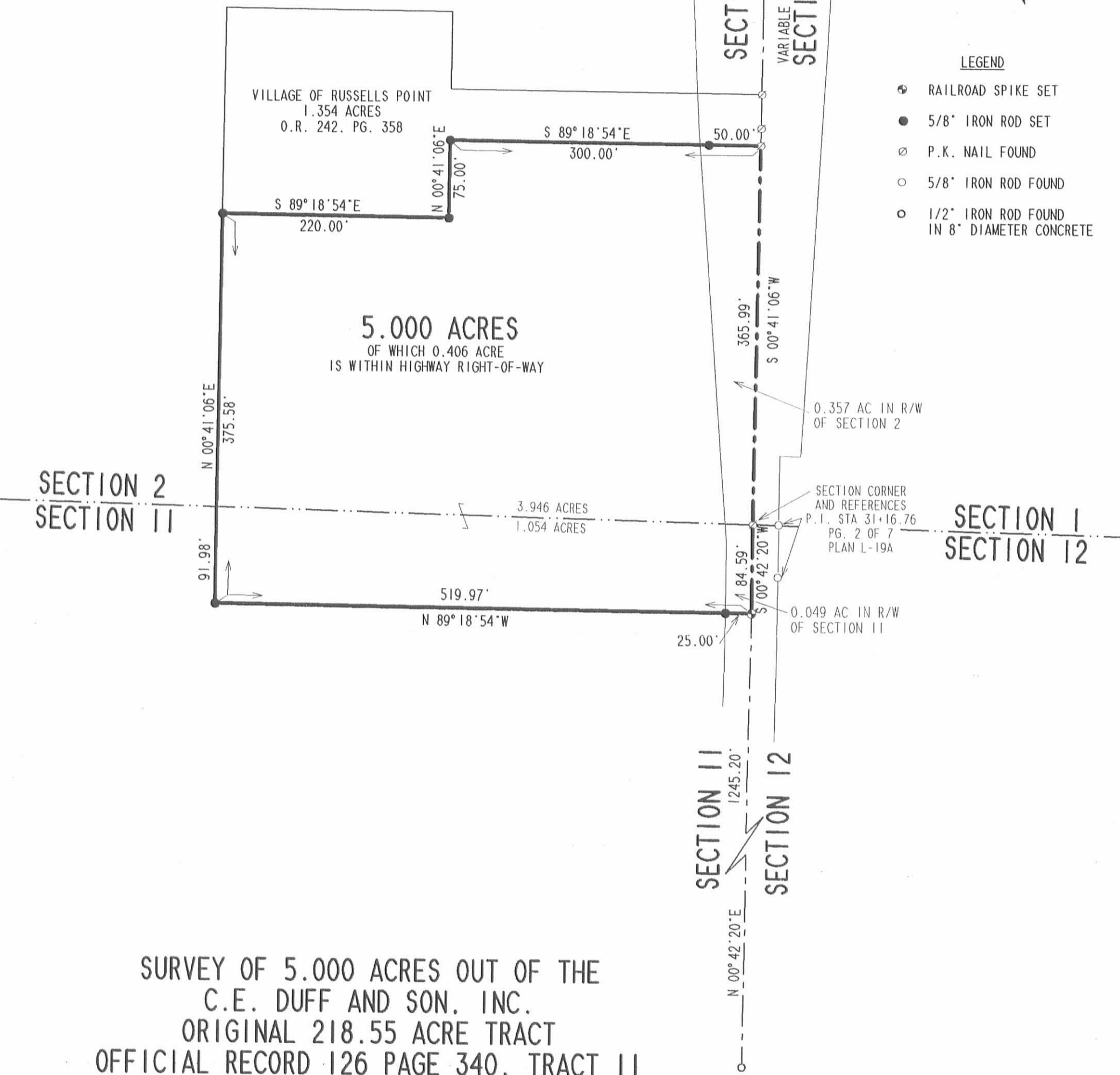
L-2361

ORIGINAL STAMP IN GREEN

INDEXED ON MAP
8911 3D



C.E. DUFF AND SON, INC.
 ORIG. 218.55 ACRES
 O.R. 126 PG. 340
 TRACT 11



- LEGEND**
- ⊕ RAILROAD SPIKE SET
 - 5/8" IRON ROD SET
 - ⊗ P.K. NAIL FOUND
 - 5/8" IRON ROD FOUND
 - 1/2" IRON ROD FOUND IN 8" DIAMETER CONCRETE

SURVEY OF 5.000 ACRES OUT OF THE
 C.E. DUFF AND SON, INC.
 ORIGINAL 218.55 ACRE TRACT
 OFFICIAL RECORD 126 PAGE 340, TRACT 11
 SECTIONS 2 AND 11, TOWN 7, RANGE 8
 WASHINGTON TOWNSHIP
 LOGAN COUNTY, OHIO



ORIGINAL STAMP IN GREEN

SURVEYED BY:

 JEFFREY I. LEE
 PROFESSIONAL SURVEYOR 6359
 AUGUST 27, 1997

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 BELLEFONTAINE, OHIO 43311
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INDEXED ON MAP
 8911 3P

Description
of a
1.354 Acre Tract
for
The Village of Russells Point

Situated in the Southeast Quarter of Section 2, Township 7 South, Range 8 East, Washington Township, Logan County, Ohio and being a part of the 218.55 acre tract as described in Logan County Official Records Volume 126, Page 340 and being more particularly described as follows:

Commencing at a P.K. nail found/stone at the southeast corner of said Section 2;

thence North $00^{\circ} 42' 51''$ East 366.05 feet along the east line of said Section 2 to a P.K. nail set, said P.K. nail being 0.82 feet left of S.R. #708 centerline Station 34+16.00 and, also the TRUE POINT OF BEGINNING for the tract described herein;

thence North $89^{\circ} 17' 09''$ West, passing an iron pin set (5/8"x30" Rebar) on the west right-of-way of S.H. #708 at 51.83 feet, a total distance of 300.00 feet to an iron pin set (5/8"x30" Rebar);

thence South $00^{\circ} 42' 51''$ West 75.00 feet to an iron pin set (5/8"x30" Rebar);

thence North $89^{\circ} 17' 09''$ West 220.00 feet to an iron pin set (5/8"x30" Rebar);

thence North $00^{\circ} 42' 51''$ East 200.00 feet to an iron pin set (5/8"x30" Rebar);

thence South $89^{\circ} 17' 09''$ East 220.00 feet to an iron pin set (5/8"x30" Rebar);

thence South $00^{\circ} 42' 51''$ West 75.00 feet to an iron pin set (5/8"x30" Rebar);

thence South $89^{\circ} 17' 09''$ East, passing an iron pin set (5/8"x30" Rebar) on the west right-of-way of S.H. #708 at 243.78 feet, a total distance of 300.00 feet to a P.K. nail set on the east line of said Section 2, said P.K. nail being 0.80 feet left of S.R. #708 centerline Station 34+66.00;

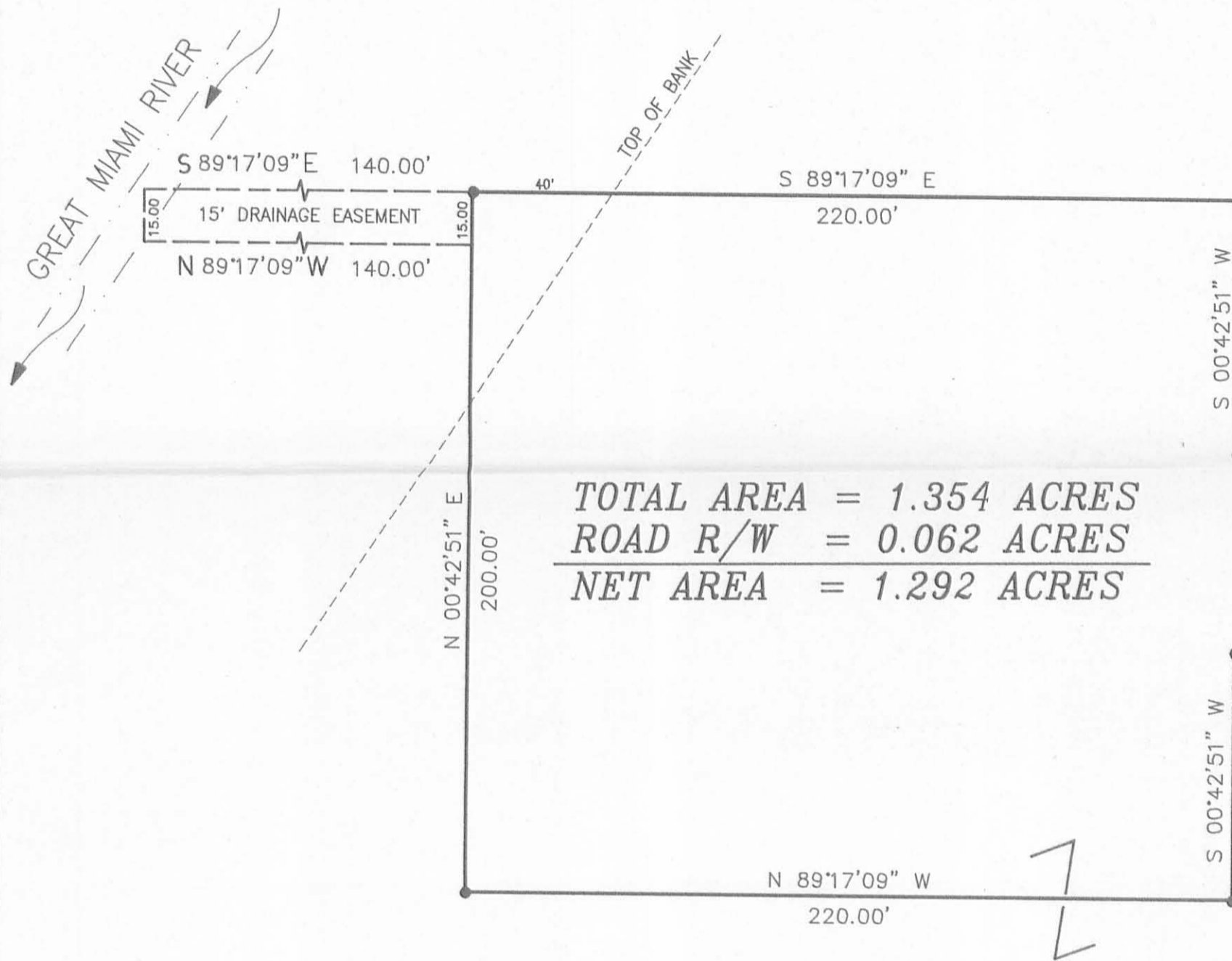
thence South $00^{\circ} 42' 51''$ West 50.00 feet to the point of beginning containing 1.354 acres, more or less, with 0.062 acres being in road right-of-way leaving a net area of 1.292 acres and being subject to all legal highways and easements of record.

This description was prepared from an actual survey completed in August, 1993 by Richard T. Mote, Registered Surveyor #5552...

Mote & Associates, Inc.
214 West Fourth Street
Greenville, Ohio 45331



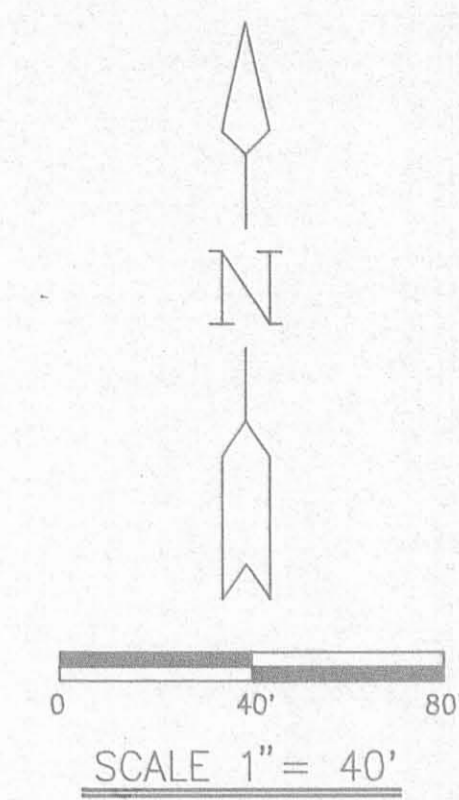
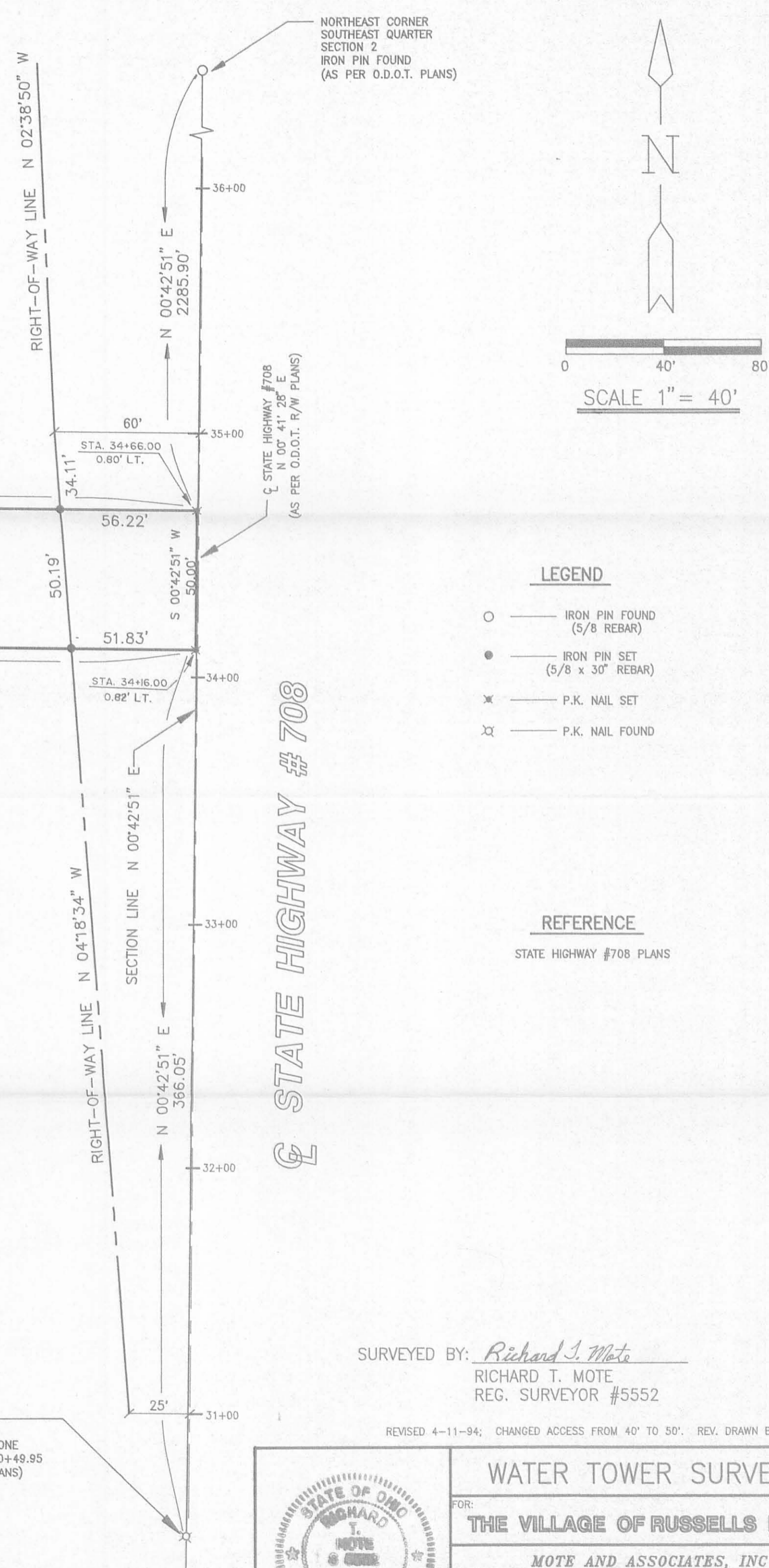
PROPOSED WATER TOWER SITE VILLAGE OF RUSSELLS POINT, OHIO



C. E. DUFF AND SONS, INC.
O. R. VOLUME 126 PG. 340
(29.0 ACRES)

2 SECTION
 7-S TOWNSHIP
 8-E RANGE
 WASHINGTON TOWNSHIP
 LOGAN COUNTY
 OHIO STATE

INDEXED ON MAP
8911 4D



- LEGEND**
- — IRON PIN FOUND (5/8 REBAR)
 - — IRON PIN SET (5/8 x 30" REBAR)
 - ✕ — P.K. NAIL SET
 - ⊗ — P.K. NAIL FOUND

REFERENCE
STATE HIGHWAY #708 PLANS

SURVEYED BY: Richard T. Mote
 RICHARD T. MOTE
 REG. SURVEYOR #5552

REVISED 4-11-94; CHANGED ACCESS FROM 40' TO 50'. REV. DRAWN BY HPM.

SOUTHEAST CORNER
 SECTION 2
 P.K. NAIL FOUND/STONE
 0.97' LT. OF STA. 30+49.95
 (AS PER O.D.O.T. PLANS)

	WATER TOWER SURVEY	
	FOR: THE VILLAGE OF RUSSELLS POINT	
	MOTE AND ASSOCIATES, INC GREENVILLE, OHIO	
DATE: 2-4-94	DRWN BY: T.J.B.	DRWG NO: 1C1478

3-5-14

APPROVED Lee Surveying and Mapping Co., Inc.

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surveys@lsminc.us

STEMEL INVESTMENTS, LLC 0.912 ACRE

Lying in Sections 2 and 11, Town 7, Range 8, Washington Township, Logan County, Ohio.

Being out of the Stemel Investments, LLC 5.000 acre tract (Lot 9) and Lot 7 of Indian Lake Industrial Park (Plat Cabinet B, Slide 51 and 52) and deeded and described in Official Record 801, Page 455 Tracts 1 and 2 and being more particularly described as follows:

Commencing at the a P.K. nail found at the northeast corner of Section 11 on the center-line of Ohio Route 708 (width varies).

THENCE, with the center-line of Ohio Route 708 and the east line of Section 11, S 00°-41'-06"W, a distance of 84.59 feet to a railroad spike found.

THENCE, with the north line of Lot 8 extended and the north line of Lot 8 and Lot 7, N 89°-16'-21"W, a distance of 423.60 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING.

THENCE, with the north line of Lot 7, N 89°-16'-19"W, a distance of 259.47 feet to a 5/8 inch iron rod set.

THENCE, N 00°-43'-41"E, a distance of 209.00 feet to a 5/8 inch iron rod set.

THENCE, S 89°-16'-19"E, a distance of 163.00 feet to a point on the face of a building, passing a 5/8 inch iron rod set at 140.23 feet.

THENCE, with the face of a building the following four courses:

S 00°-43'-08"W, a distance of 2.26 feet to a point.

N 89°-16'-19"W, a distance of 22.76 feet to a point.

S 00°-43'-33"W, a distance of 120.30 feet to a point, referenced by a 5/8 inch iron rod set that bears S 45°-42'-39"W, a distance of 2.00 feet.

S 89°-18'-13"E, a distance of 120.18 feet to a point.

THENCE, with the face of said building and said line extended, S 01°-21'-29"W, a distance of 86.51 feet to the point of beginning, passing a 5/8 inch iron rod set at 20.37 feet.

Containing 0.912 acre.

This parcel is to be attached to an adjoining tract of land and is not to be used as a separate and independent parcel.

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

The basis for bearings is the center-line of Ohio Route 708, being S 00°-41'-06"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, 2014.

Description prepared by:

William K. Bruce
Professional Surveyor 7437
February 27, 2014.



L-56900214





INDIAN LAKE INDUSTRIAL PARK

PLAT CABINET B, SLIDE 51 AND 52

S 89°16'19" E
163.00'

N 00°43'41" E
209.00'

0.912 ACRE

(0.380 AC.)
(0.532 AC.)

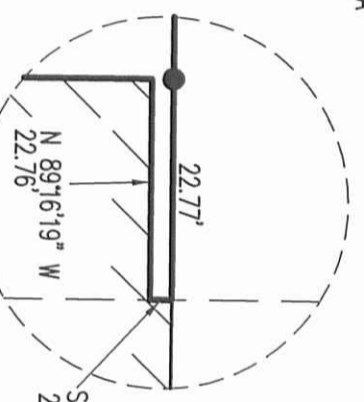
SEE DETAIL "B"

S 00°43'33" W 120.30'

SEE DETAIL "A"

FACE OF BUILDING

DETAIL "A" 1"=20'



LOT 7
LOT 9

120.18' S 89°18'13" E

S 01°21'29" W
86.51'

SECTION 2
SECTION 11

N 89°16'19" W
259.47'

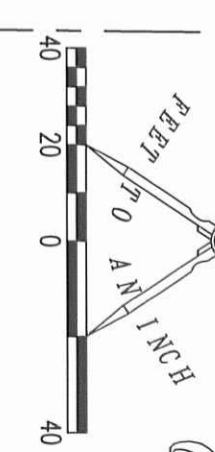
N 89°16'21" W
423.60'

LOT 7
LOT 8

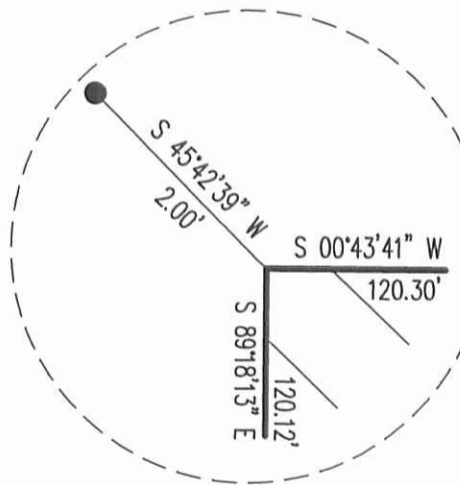
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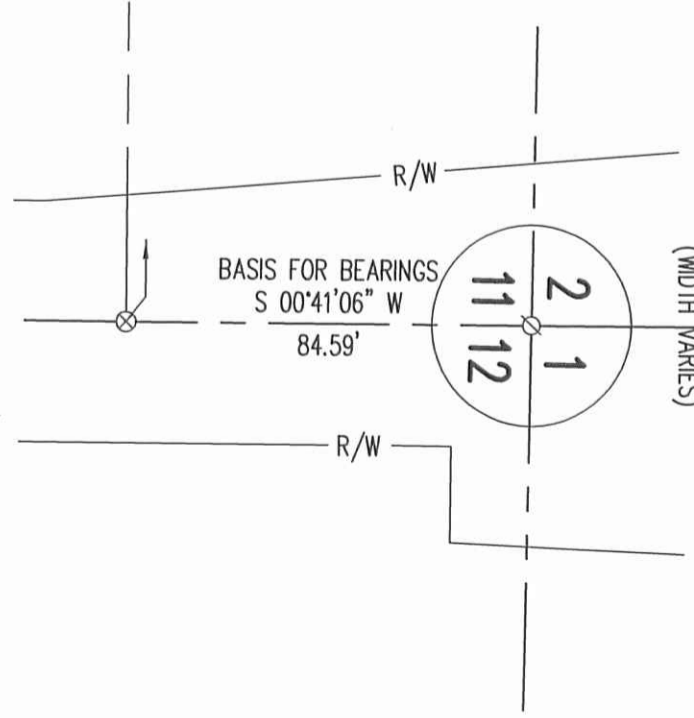
- LEGEND
- 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM7437"
 - P.K. NAIL FOUND
 - ⊗ RAILROAD SPIKE FOUND



SCALE
40



DETAIL "B" NOT TO SCALE



SURVEYED BY:

William K. Bruce

WILLIAM K. BRUCE
PROFESSIONAL SURVEYOR 7437
FEBRUARY 27, 2014

LEE SURVEYING & MAPPING CO., INC.
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NOTE:
THIS PARCEL IS TO BE ATTACHED TO AN ADJOINING TRACT OF LAND AND IS NOT TO BE USED AS A SEPARATE AND INDEPENDENT PARCEL.

