

REC'D 8-31-06 SMY 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

**1975-2006 - 30 YEARS OF EXCELLENCE**

## CHAMPAIGN LANDMARK, INC. EASEMENT

Lying in the Village of West Liberty, Liberty Township, Logan County, Ohio.

Being an easement over the Champaign Landmark, Inc. 16.253 acre tract as deeded and described in Official Record 684, Page 638, Tract VIII of the Logan County Records of Deeds and being more particularly described as follows:

Commencing at a 5/8 inch iron rod found on the west line of Section 27 on the west right-of-way of Taylor Street (widths varies).

THENCE, with the northeasterly line extended and the northeasterly line of Lot 140 Western Addition No. 3 (Plat Cabinet A, Slide 66), S 43°-50'-04"E, a distance of 173.49 feet to a point at the TRUE POINT OF BEGINNING, passing a 5/8 inch iron rod set at the northwest corner of Lot 140 at 33.47 feet.

THENCE, N 46°-09'-56"E, a distance of 3.00 feet to a point.

THENCE, S 43°-50'-04"E, a distance of 10.00 feet to a point.

THENCE, S 46°-09'-56"W, a distance of 3.00 feet to a point.

THENCE, with the northeasterly line of Lot 140, N 43°-50'-04"W, a distance of 10.00 feet to the point of beginning.

The basis for bearings is the northeasterly line of Lot 140, being S 43°-50'-04"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on August 28, 2006.

Description prepared by:



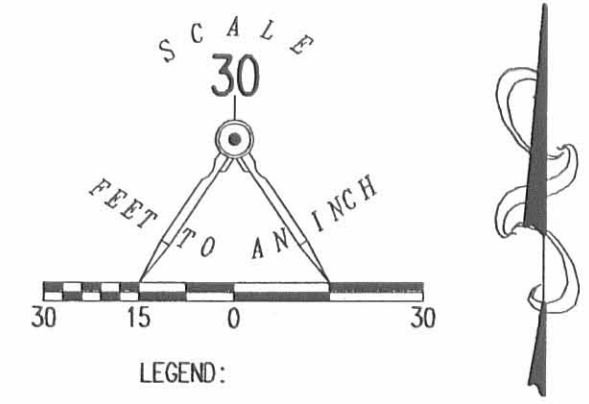
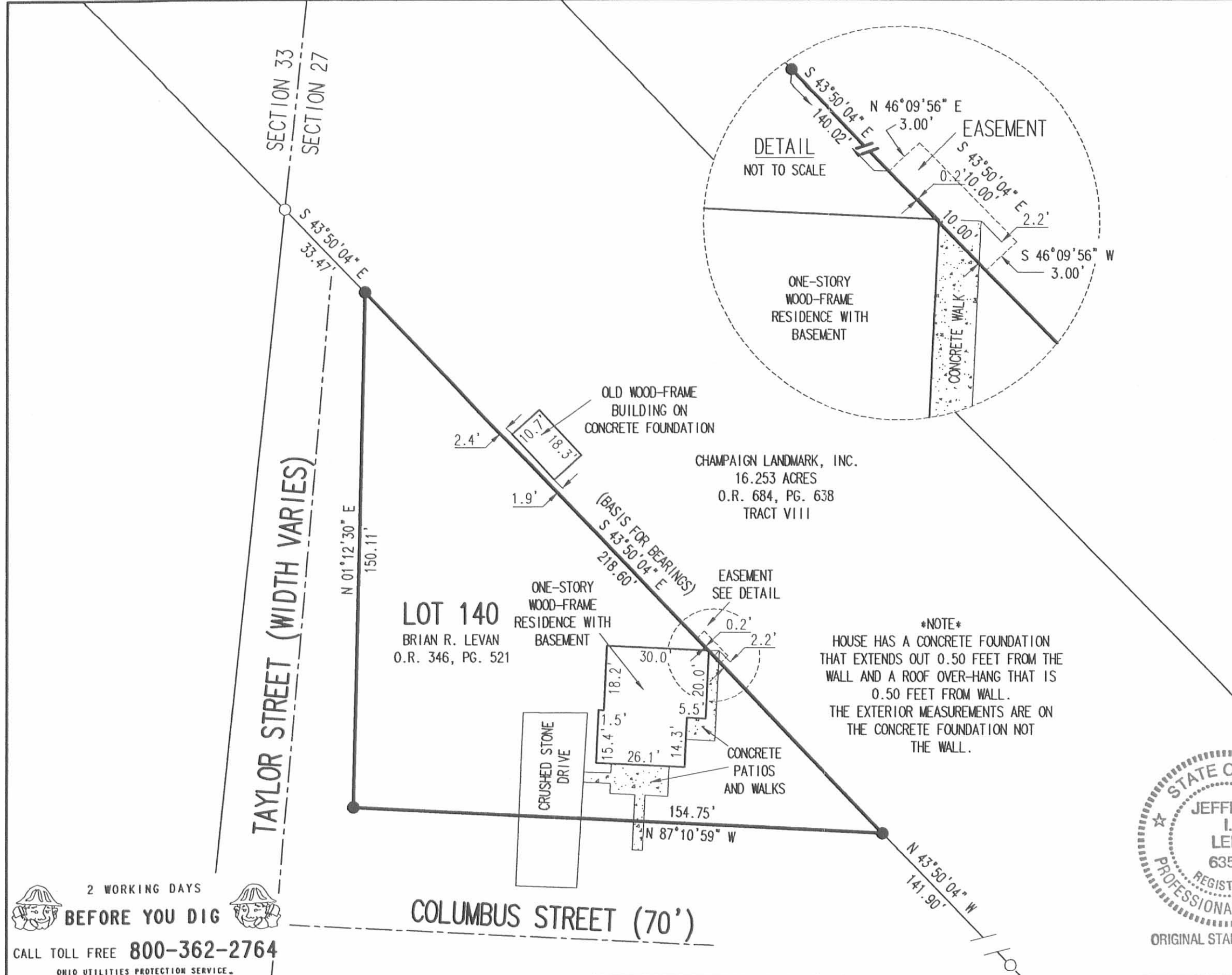
ORIGINAL STAMP IN GREEN

*Jeffrey I. Lee*  
Jeffrey I. Lee  
Professional Surveyor 6359  
August 29, 2006

4303086



REC'D 8-31-06 SML OK



RETRACEMENT SURVEY OF THE  
BRIAN R. LEVAN  
LOT 140  
WESTERN ADDITION NO. 3  
PLAT CABINET A, SLIDE 66  
OFFICIAL RECORD 346, PAGE 521  
VILLAGE OF WEST LIBERTY  
LIBERTY TOWNSHIP  
LOGAN COUNTY, OHIO

\*NOTE\*  
HOUSE HAS A CONCRETE FOUNDATION  
THAT EXTENDS OUT 0.50 FEET FROM THE  
WALL AND A ROOF OVER-HANG THAT IS  
0.50 FEET FROM WALL.  
THE EXTERIOR MEASUREMENTS ARE ON  
THE CONCRETE FOUNDATION NOT  
THE WALL.



SURVEYED BY:  
*[Signature]*  
JEFFREY I. LEE  
PROFESSIONAL SURVEYOR 6359  
AUGUST 28, 2006

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(937) 593-7335  
KSR D0806 4303086 L-4303-3

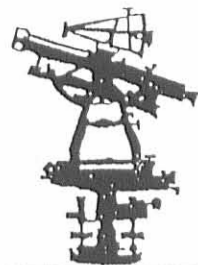
2 WORKING DAYS  
**BEFORE YOU DIG**  
CALL TOLL FREE **800-362-2764**  
OHIO UTILITIES PROTECTION SERVICE.

INDEXED ON MAP  
7358 1P



REC'D 9-5-03 S.M.Y.O.L.

**EDWARDS SURVEYING**  
110 SOUTH MAIN STREET  
URBANA, OHIO 43078  
(937) 653-6508



**LEGAL DESCRIPTION FOR SHEPARD GRAIN'S 16.253 ACRE TRACT**

Being situate in the State of Ohio, County of Logan, Village of West Liberty, Liberty Township and being a part of Sections 27, 33, and 34, Town 5, Range 13, and being more particularly described as follows;

Beginning for reference at a 5/8" square iron bar found on the South line of Runkle Street (variable width right-of-way) at the Northwest corner of Lot 269 of said Village of West Liberty, being a part of the R. N. Jordan Addition, Number 3, as recorded in Plat Slide 70, Cabinet A, of the Logan County Plat Records;

thence with the South line of Runkle Street N-89°46'49"-W. 152.00' (feet) to an iron bar set at the PRINCIPLE PLACE OF BEGINNING for the tract hereinafter described;

thence continuing with the South line of Runkle Street N-89°46'49"-W, 72.57' (feet) to an iron bar set at the Northeast corner of a 0.768 acre tract conveyed to Shepard Grain Company by Deed recorded in Official Record 143, Page 615, Parcel 5, Tract 4, of the Logan County Records;

thence N-16°01'52"-W, 74.96' (feet) to an iron bar set on the North line of said Runkle Street at the Southeast corner of a tract conveyed to Shepard Grain Company by Deed recorded in Official Record 143, Page 615, Parcel 2, Tract 3, of the Logan County Records;

thence with the East line of said Shepard Grain Company's tract and a Curve to the Left having a Radius of 3628.27' (feet) and a Delta Angle of 3°39'08", an Arc Distance of 231.27' (feet) to an iron bar set on the East line of Miller Street (50' right-of-way), the Chord of which bears N-32°54'33"-W, 231.23' (feet);

thence N-61°08'47"-W, 54.15' (feet) to a railroad spike set on the West line of said Miller Street also being on the East line of Lot 141 of the Western Addition Number 3 as recorded in Plat Slide 66, Cabinet A, of the Logan County Plat Records;

thence N-35°32'14"-W, 139.19' (feet) to a railroad spike set on the South line of Baird Street (60' right-of-way) (State Route 245), also being on the North line of said Lot 141;

thence with the South line of said Baird Street N-87°01'25"-W, 10.67' (feet) to a railroad spike set;

thence with the Easterly lines of Lot 129 and Lot 139 of said Village of West Liberty and a Curve to the Left having a Radius of 3599.04' (feet) and a Delta Angle of 7°45'04", an Arc Distance of 486.88' (feet) to an iron bar set, the Chord of which bears N-41°42'13"-W, 486.51' (feet);

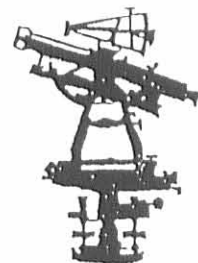
thence with continuing with the Easterly line of said Lot 139, the Easterly line of Lot 140, the Easterly line of a 0.534 acre tract conveyed to West Liberty United Methodist Church by Deed recorded in Official Record 525, Page 36, an Easterly line of a 15.696 acre tract conveyed to Sharon T. Broshes by Deed recorded in Official Record 664, Page 525, and with the Easterly line of a 4.98 acre tract conveyed to Shirley Ann Hostetler by Deed recorded in Official Record 560, Page 557, Parcel 3, and with an Easterly line of a 23.09 acre tract conveyed to Richard H. Lindemer by Deed recorded in Official Record 144, Page 484, of the Logan County Records, N-43°50'04"-W, 2601.24' (feet) to an iron bar set;

thence continuing with the Easterly line of said Lindemer's 23.09 acre tract and a Curve to the Right having a Radius of 5879.99' (feet) and a Delta Angle of 5°05'36", an Arc Distance of 522.71' (feet) to an iron bar set on the North line of Section 33, also being the South line of Section 34, the Chord of which bears N-41°36'43"-W, 522.54' (feet);

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**EDWARDS SURVEYING**  
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thence with the Easterly line of a 7.0 acre tract also conveyed to Richard H. Lindemer by Deed recorded in Deed Volume 313, Page 774 of the Logan County Deed Records, and a Curve to the Right having a Radius of 5879.99' (feet), and a Delta Angle of  $11^{\circ}16'38''$ , an Arc Distance of 1157.34' (feet) to a Mag nail set on the centerline of Township Road 192 (40' right-of-way), the Chord of which bears  $N-33^{\circ}25'36''-W$ , 1155.47' (feet);

thence with the centerline of said Township Road 192,  $N-6^{\circ}43'30''-E$ , 30.10' (feet) to a Mag nail set;

thence with the Easterly line of a 161.066 acre tract conveyed to Daniel Yoder, Jr., Trustee, by Deed recorded in Official Record 216, Page 696 of the Logan County Records and a Curve to the Right having a Radius of 5862.99' (feet) and a Delta Angle of  $29^{\circ}25'13''$ , an Arc Distance of 3010.52' (feet) to an iron bar set, the Chord of which bears  $N-12^{\circ}50'08''-W$ , 2977.56' (feet);

thence  $S-88^{\circ}07'32''-E$ , 66.00' (feet) to an iron bar set on the West line of a 39.978 acre tract conveyed to Wanda Shumaker, Trustee, by Deed recorded in Official Record 343, Page 296, of the Logan County Records;

thence with the West line of said Shumaker's tract and the West line of a 4.5 acre tract conveyed to Dayton Power & Light Company by Deed recorded in Deed Volume 248, Page 275, and with a West line of aforementioned Daniel Yoder, Jr., Trustee's 161.066 acre tract, and a Curve to the Left having a Radius of 5796.99' (feet) and a Delta Angle of  $28^{\circ}27'03''$ , an Arc Distance of 2878.55' (feet) to a Mag nail set on the centerline of aforementioned Township Road 192, the Chord of which bears  $S-12^{\circ}21'03''-E$ , 2849.07' (feet);

thence with the centerline of Township Road 192  $N-6^{\circ}43'30''-E$ , 31.07' (feet) to a Mag nail set;

thence with a Southwesterly line of a 124.294 acre tract conveyed to Gary J. Barger by Deed recorded in Official Record 414, Page 417, of the Logan County Records and a Curve to the Left having a Radius of 5779.99' (feet) and a Delta Angle of  $13^{\circ}32'50''$ , an Arc Distance of 1366.64' (feet) to an iron bar set on the South line of Section 34, also being on the North line of Section 33, the Chord of which bears  $S-33^{\circ}05'33''-E$ , 1363.45' (feet);

thence with the Southwesterly line of said Barger's tract and with the Southwesterly line of a 37.128 acre tract conveyed to Richard Y. Kimball by Deed recorded in Official Record 357, Page 621, of the Logan County Records and a Curve to the Left having a Radius of 5779.99' (feet) and a Delta Angle of  $4^{\circ}17'34''$ , an Arc Distance of 433.05' (feet) to an iron bar set, the Chord of which bears  $S-42^{\circ}00'45''-E$ , 432.95' (feet);

thence continuing with the Southwesterly line of said Kimball's tract, the Southwesterly line of a 0.46 acre tract conveyed to the Board of Education of the West Liberty School District by Deed recorded in Deed Volume 237, Page 189, of the Logan County Deed Records, the Southwesterly line of a 0.11 acre tract conveyed to James Harrop by Deed recorded in Deed Volume 75, Page 261, of the Logan County Deed Records, and with the Southwesterly line of an 8.715 acre tract conveyed to the Village of West Liberty by Deed recorded in Official Record 266, Page 111 and with the Southwesterly line of Lot 113 of said Village of West Liberty as conveyed to the Board of Education of West Liberty School District as recorded in Deed Volume 237, Page 189, of the Logan County Deed Records,  $S-43^{\circ}50'04''-E$ , 2598.76' (feet) to a Mag nail set within the right-of-way of Columbus Street (70' right-of-way);

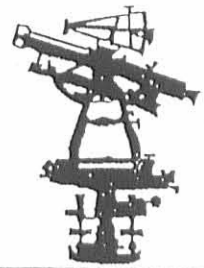
thence with the Westerly line of Lot 205 of Glover Addition Number 1 as recorded in Plat Slide 66, Cabinet A, of the Logan County Plat Records and the Westerly lines of Lot 114, 115, and 116 of the Western Addition Number 2, as recorded in Plat Slide 65, Cabinet A, of the Logan County Plat Records and a Curve to the Right having a Radius of 3699.09' (feet) and a Delta Angle of  $9^{\circ}04'33''$ , an Arc Distance of 585.95' (feet) to a point on the South line of Baird Street (60' right-of-way) (State Route 245), the Chord of which bears  $S-41^{\circ}02'29''-E$ , 585.33' (feet);

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thence with the South line of said Baird Street, N-87°01'25"-W, 33.67' (feet) to an iron bar set;

thence with the Westerly line of a 0.21 acre tract conveyed to Shepard Grain by Deed recorded in Official Record 143, Page 615, part of Parcel 4, and the Westerly line of Lot 179 of Glover Addition Number 1 as recorded in Plat Slide 66, Cabinet A, of the Logan County Plat Records, and a Curve to the Right having a Radius of 3673.16' (feet), and a Delta Angle of 6°13'35", an Arc Distance of 399.17' (feet) to an iron bar set on the North line of aforementioned Runkle Street, the Chord of which bears S-33°43'27"-E, 398.97' (feet);

thence S-29°29'01"-E, 79.86' (feet) to the place of beginning.

Containing a total of a 16.253 acres, 7.358 acre of which is a part of Section 34, approximately 6.068 acres of which is a part of Section 33, and approximately 2.827 acres of which is a part of Section 27 and in the Corporation of the Village of West Liberty, but being subject to the rights of all legal highways and all easements of record.

Being a more accurate description of 16.543 acre tract conveyed to Shepard Grain Company by Deed recorded in Official Record 143, Page 613, of the Logan County Records.

The foregoing description prepared by and in accordance with a Survey by William D. Edwards, Professional Surveyor No. 7574, August 22, 2003. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 4792 PS 7574". The basis of bearings for the herein described tract is the West right-of-way line of Miller Street per an assumed bearing of N-6°16'00"-E.

A handwritten signature in cursive script, appearing to read "William D. Edwards".

William D. Edwards  
Professional Surveyor No. 7574

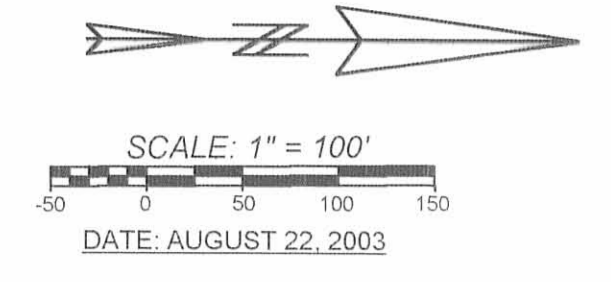


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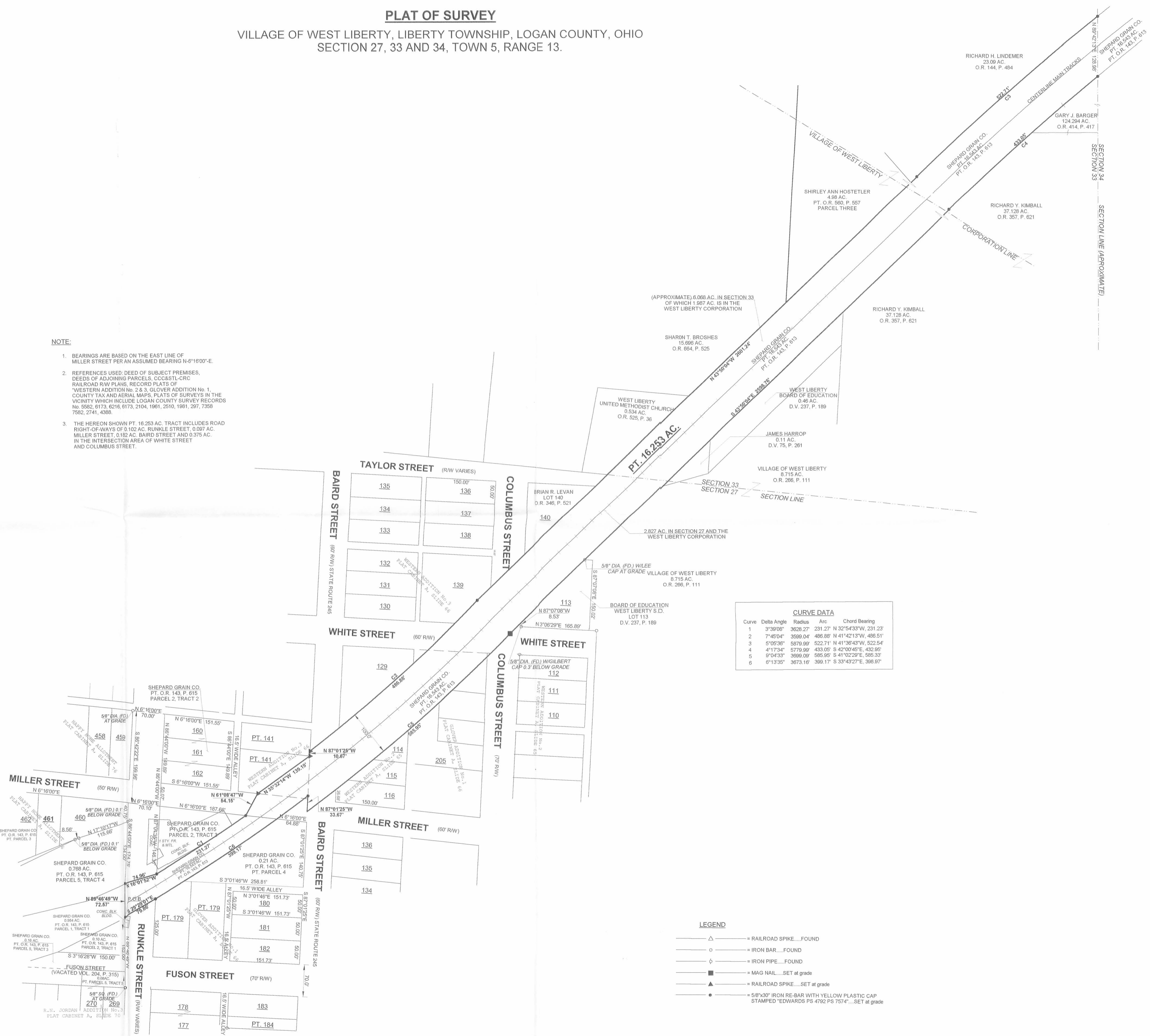
REC'D 9-9-03 SMM OK

# PLAT OF SURVEY

VILLAGE OF WEST LIBERTY, LIBERTY TOWNSHIP, LOGAN COUNTY, OHIO  
SECTION 27, 33 AND 34, TOWN 5, RANGE 13.



- NOTE:**
1. BEARINGS ARE BASED ON THE EAST LINE OF MILLER STREET PER AN ASSUMED BEARING N-6°16'00"-E.
  2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, CCC&STL-CRC RAILROAD ROW PLANS, RECORD PLATS OF "WESTERN ADDITION No. 2 & 3, GLOVER ADDITION No. 1, COUNTY TAX AND AERIAL MAPS, PLATS OF SURVEYS IN THE VICINITY WHICH INCLUDE LOGAN COUNTY SURVEY RECORDS No. 5582, 6173, 6216, 6173, 2104, 1961, 2510, 1981, 297, 7358 7582, 2741, 4388.
  3. THE HEREON SHOWN PT. 16.253 AC. TRACT INCLUDES ROAD RIGHT-OF-WAYS OF 0.102 AC. RUNKLE STREET, 0.097 AC. MILLER STREET, 0.182 AC. BAIRD STREET AND 0.375 AC. IN THE INTERSECTION AREA OF WHITE STREET AND COLUMBUS STREET.



Curve	Delta Angle	Radius	Arc	Chord Bearing
1	3°36'08"	3028.27'	231.27'	N 32°54'33"W, 231.23'
2	7°45'04"	3599.04'	486.88'	N 41°42'13"W, 486.51'
3	5°05'36"	5879.99'	522.71'	N 41°36'43"W, 522.54'
4	4°17'34"	5779.99'	433.05'	S 42°00'45"E, 432.96'
5	6°04'33"	3699.08'	595.95'	S 41°02'29"E, 595.33'
6	6°13'35"	3673.16'	399.17'	S 33°43'27"E, 398.97'

- LEGEND**
- △ = RAILROAD SPIKE.....FOUND
  - = IRON BAR.....FOUND
  - ◊ = IRON PIPE.....FOUND
  - = MAG NAIL.....SET at grade
  - ▲ = RAILROAD SPIKE.....SET at grade
  - = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP, STAMPED "EDWARDS PS 4792 PS 7574".....SET at grade



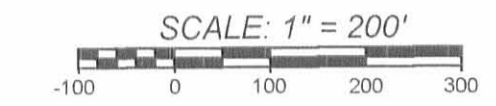
SURVEYED BY: *William D. Edwards*  
 WILLIAM D. EDWARDS  
 PROFESSIONAL SURVEYOR No. 7574  
 110 SOUTH MAIN STREET  
 URBANA, OHIO 43078  
 (937)653-6508

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# PLAT OF SURVEY

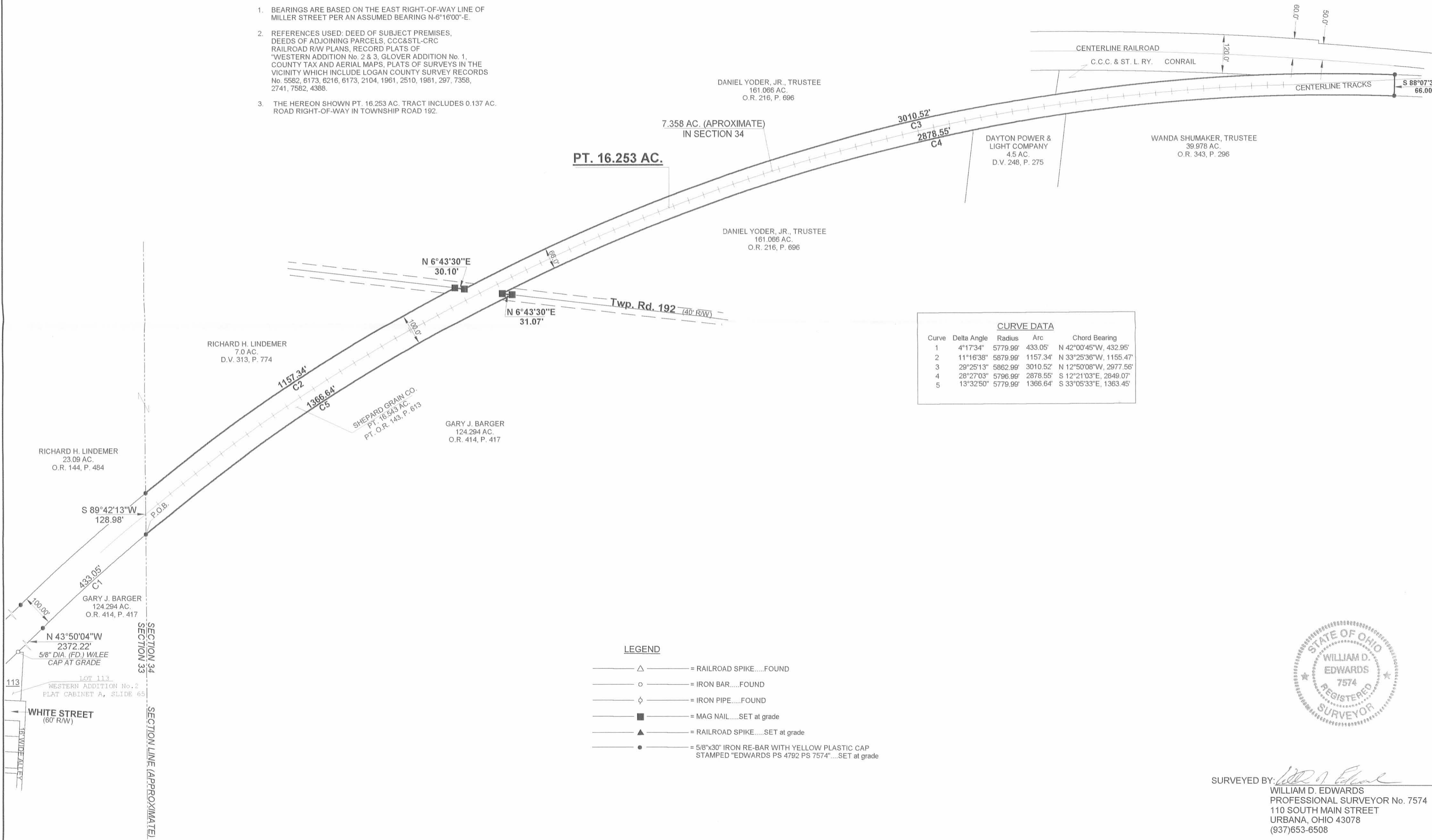
LIBERTY TOWNSHIP, LOGAN COUNTY, OHIO  
SECTIONS 27, 33 AND 34, TOWN 5, RANGE 13.



DATE: AUGUST 22, 2003

**NOTE:**

1. BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF MILLER STREET PER AN ASSUMED BEARING N-6°16'00"-E.
2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, CCC&STL-CRC RAILROAD R/W PLANS, RECORD PLATS OF "WESTERN ADDITION No. 2 & 3, GLOVER ADDITION No. 1, COUNTY TAX AND AERIAL MAPS, PLATS OF SURVEYS IN THE VICINITY WHICH INCLUDE LOGAN COUNTY SURVEY RECORDS No. 5582, 6173, 6216, 6173, 2104, 1961, 2510, 1961, 297, 7358, 2741, 7582, 4388.
3. THE HEREON SHOWN PT. 16.253 AC. TRACT INCLUDES 0.137 AC. ROAD RIGHT-OF-WAY IN TOWNSHIP ROAD 192.



CURVE DATA				
Curve	Delta Angle	Radius	Arc	Chord Bearing
1	4°17'34"	5779.99'	433.05'	N 42°00'45"W, 432.95'
2	11°16'38"	5879.99'	1157.34'	N 33°25'36"W, 1155.47'
3	29°25'13"	5862.99'	3010.52'	N 12°50'08"W, 2977.56'
4	28°27'03"	5796.99'	2878.55'	S 12°21'03"E, 2849.07'
5	13°32'50"	5779.99'	1366.64'	S 33°05'33"E, 1363.45'

**LEGEND**

- Δ — = RAILROAD SPIKE.....FOUND
- ○ — = IRON BAR.....FOUND
- ◊ — = IRON PIPE.....FOUND
- ■ — = MAG NAIL.....SET at grade
- ▲ — = RAILROAD SPIKE.....SET at grade
- ● — = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 4792 PS 7574".....SET at grade



SURVEYED BY: *William D. Edwards*  
 WILLIAM D. EDWARDS  
 PROFESSIONAL SURVEYOR No. 7574  
 110 SOUTH MAIN STREET  
 URBANA, OHIO 43078  
 (937)653-6508

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CONSOLIDATED RAIL CORPORATION

To

JO ELLEN JACKSON  
JANET LOU DETE



The following described real estate, situated in the Village of West Liberty, Township of Liberty, County of Logan, State of Ohio and being a part of Sections 27, 33, and 34, Town 5, Range 13, B.M.R.S. and being more particularly described as follows.

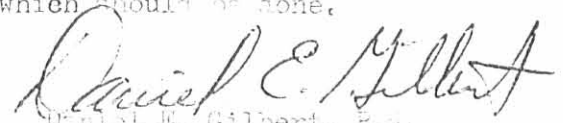
All that line of Railroad, being a portion of Grantor's Craig Elevator Lead Track identified as Line Code 8231 in the records of the United States Railway Association and also being a contiguous and adjacent portion of the former The Cleveland, Cincinnati, Chicago and St. Louis Railway Company's line of Railroad known as the Penn Central Bellefontaine Running and Bellefontaine Secondary tracks (Line Code 8147, 8231) and being further identified in the Recorder's Office of Logan County, Ohio in Volume 378 at page 366;

Beginning on the easterly right of way line of Grantor's Bellefontaine Running and Secondary tracks at about Railroad Mile Post 0.00, as indicated in Exhibit "A" on Map No. 1 hereof, in the Southeast Quarter of the Northwest Quarter of Section No. 34, Town 5, Range 13, B.M.R.S. and thence extending from said beginning in a general southeasterly direction passing through and from Section 34 into and through Section 33 and then into Section 27 and continuing to the point of ending at the south right of way line of Runkle Street and about Railroad Mile Post 1.50, as indicated on the aforesaid Map, in the Southwest Quarter of the Northwest Quarter of Section No. 27, Town 5, Range 13, B.M.R.S. and which is further identified and indicated in the aforesaid Recorder's Office in Volume 378 at pages 376 and 409.

There being a total mileage of railroad of 8,311 feet or 1.574 miles, more or less.

The above described line of Railroad contains a total of 720,600 square feet or 16.543 Acres, more or less. Of the above acreage there is 138,800 square feet or 3.186 Acres in Section No. 27 in the Village of West Liberty, 261,600 square feet or 6.006 Acres in Section 33 (of which 88,000 square feet or 2.021 Acres are in the Village of West Liberty) and (173,600 square feet or 3.985 Acres are in the Township of Liberty), 320,200 square feet or 7.351 Acres in the Section 34.

I hereby certify that the above is as correct as can be calculated from existing and known records, without and actual field survey, which should be done.

  
Daniel E. Gilbert, P.S.  
Ohio Reg. Sur. No. 5402  
105 Organ Street  
Bellefontaine, Ohio 43811