



**SURVEY PLAT & GRAIN  
CONDOMINIUM FOR: LUCKEY FARMERS**

PART OF THE SW 1/4  
OF SECTION 32, T6N - R11E,  
MIDDLETON TOWNSHIP,  
WOOD COUNTY, OHIO



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FILENAME: 23-220-BDL-8-14-23.sci DATE: 7/28/23

PARCEL 1 7.530 ACRES  
Situated as being part of the Southwest Quarter of Section 32, Township 6 North, Range 11 East, Middleton Township, Wood County, Ohio, also being a 2.15 acre tract and being a 5.283 acre tract of land both owned by Luckey Farmers, Inc. as recorded in Instrument 202301127(Parcels 2 & 3) and more particularly described as follows:

Commencing at a Mine spike found marking the Southwest corner of the Southwest Quarter of Section 32;

1. Thence South 88°06'23" East along the South line of the Southwest Quarter of Section 32 also being the Centerline of Sugar Ridge Road a distance of 1,253.22 feet to a point marking the Easterly Right-of-way of a railroad being a 3.9 acre tract known as the New York Central Lines LLC as recorded in Deed Records Volume 763, Page 402;

2. Thence North 22°59'14" East continuing along Right-of-way a distance of 623.26 feet to a Railroad spike set marking the Southwest corner of a 2.15 acre tract of land owned by Luckey Farmers, Inc. as recorded in Deed Records Volume 491, Page 42; also being the Northwest corner of Lot 27 of Meeker's Addition recorded in Volume 4, Page 85 and the POINT OF BEGINNING;

3. Thence North 22°59'14" East along the Easterly Right-of-way of said railroad a distance of 1374.68 feet to a 5/8 inch rebar with ID cap found marking the Northwest corner of a 56.20 acre tract of land owned by Nelson Cromley Properties, LLC as recorded in Official Records Volume 3099, Page 834 and passing a 5/8 inch rebar with ID cap found at 734.23 feet;

4. Thence South 01°08'43" West along the West line of said 56.20 acre tract a distance of 1282.68 feet to a 5/8 inch rebar with ID cap found on the North line of the Vanleet et-al Addition recorded in Volume 4, Page 85;

5. Thence North 88°06'23" West along the North line of said Addition and the North line of Meeker's Addition recorded in Volume 3, Page 225 a distance of 511.49 feet to the POINT OF BEGINNING containing 7,330 acres of land, more or less.

Subject to all legal highways, easements, and restrictions of use whether apparent and/or of record and is from an actual survey performed in July, 2023, under the supervision of Ohio Professional Surveyor Seth D. Schroeder, Ohio Surveyor No. 8784.

Note: The bearings used in this description are on an assumed meridian assuming the South line of the Southwest Quarter of Section 32 (Sugar Ridge Road) to be South 88°06'23" East and are for the purpose of angle determination only.

PARCEL 2 0.210 ACRES  
Situating as being part of the Southwest Quarter of Section 32, Township 6 North, Range 11 East, Middleton Township, Wood County, Ohio, also being part of a 2.15 acre tract and being part of a 5.283 acre tract of land both owned by Luckey Farmers, Inc. as recorded in Instrument 202301127(Parcels 2 & 3) and more particularly described as follows:

Commencing at a Mine spike found marking the Southwest corner of the Southwest Quarter of Section 32;

1. Thence South 88°06'23" East along the South line of the Southwest Quarter of Section 32 also being the Centerline of Sugar Ridge Road a distance of 1,253.22 feet to a point marking the Easterly Right-of-way of a railroad being a 3.9 acre tract known as the New York Central Lines LLC as recorded in Deed Records Volume 763, Page 402;

2. Thence North 22°59'14" East continuing along said Right-of-way a distance of 1018.81 feet to a point and passing a Railroad spike found marking the Southwest corner of a 2.15 acre tract of land owned by Luckey Farmers, Inc. as recorded in Instrument 202301127(Parcel 2), also being the Northwest corner of Lot 27 of Meeker's Addition recorded in Volume 4, Page 85

3. Thence South 67°00'46" East a distance of 95.43 feet to a point on the outside of a circular concrete bin foundation and the POINT OF BEGINNING;

4. Thence around the Perimeter of said foundation with a delta angle of 360°00'00", an Arc length of 339.29 feet, a Radius of 54.00 feet to the POINT OF BEGINNING containing 0.210 Acres (0.074 Acres within P.N. J35-611-320301001000 and 0.136 Acres within P.N. J35-600-320000008001), more or less.

Subject to all legal highways, easements, and restrictions of use whether apparent and/or of record and is from an actual survey performed in July, 2023, under the supervision of Ohio Professional Surveyor Seth D. Schroeder, Ohio Surveyor No. 8784.

Note: The bearings used in this description are on an assumed meridian assuming the South line of the Southwest Quarter of Section 32 (Sugar Ridge Road) to be South 88°06'23" East and are for the purpose of angle determination only.

INGRESS/EGRESS EASEMENT 0.367 ACRES  
Situating as being part of the Southwest Quarter of Section 32, Township 6 North, Range 11 East, Middleton Township, Wood County, Ohio, also being part of a 2.15 acre tract owned by Luckey Farmers, Inc. as recorded in Instrument 202301127(Parcels 2) and also being a part of Lots numbered 23 and 24 as recorded in said Instrument 202301127(Parcel 1) and located in Meeker's Addition as recorded in Plat Volume 3, Page 225 and more particularly described as follows:

Commencing at the Intersection of the North Right-of-way of Long Street and the Easterly Right-of-way of the railroad known as the New York Central Lines LLC as recorded in Deed Records Volume 763, Page 402;

1. Thence South 88°06'23" East along the North Right-of-way line of Long Street a distance of 216.14 feet to a point marking the POINT OF BEGINNING;

2. Thence North 01°53'37" East on a line parallel to the East line of Lot 24 a distance of 464.68 feet to a point;

3. Thence North 46°53'37" East a distance of 49.48 feet to a point on the Perimeter of a Concrete Grain Bin Condominium foundation;

4. Thence around the Perimeter of said foundation on a curve to the left with a delta angle of 98°08'45", an Arc length of 92.50 feet, a Radius of 54.00 feet a Chord Bearing of South 26°05'08" East and a Chord Distance of 81.60 feet to a point on said Perimeter;

5. Thence South 46°53'37" West a distance of 61.19 feet to a point;

6. Thence South 01°53'37" West a distance of 384.33 feet to a point on the North Right-of-way of Long Street;

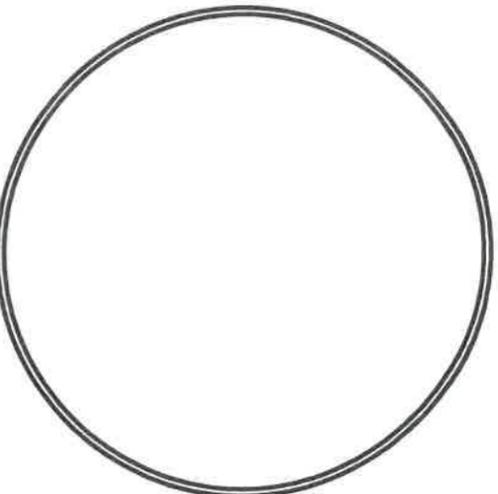
7. Thence North 88°06'23" West along said Right-of-way 30.00 feet to the POINT OF BEGINNING said Ingress/Egress Easement containing 0.367 Acres, more or less.

Subject to all legal highways, easements, and restrictions of use whether apparent and/or of record and is from an actual survey performed in July, 2023, under the supervision of Ohio Professional Surveyor Seth D. Schroeder, Ohio Surveyor No. 8784.

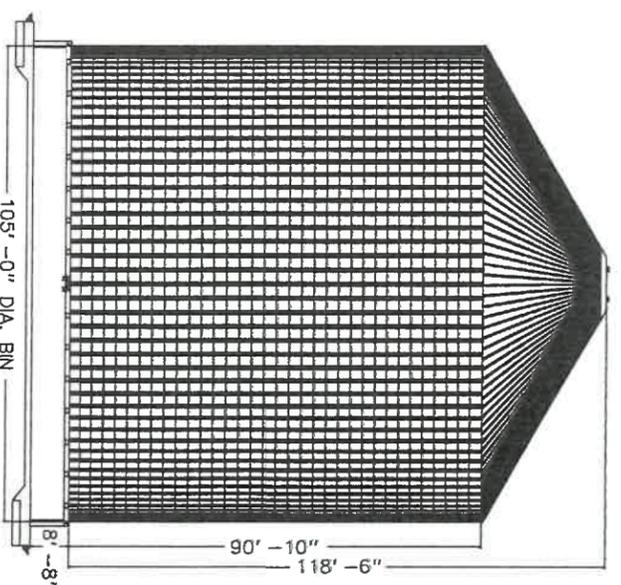
Note: The bearings used in this description are on an assumed meridian assuming the South line of the Southwest Quarter of Section 32 (Sugar Ridge Road) to be South 88°06'23" East and are for the purpose of angle determination only.

**DESCRIPTION OF UNIT:**

The unit shall consist of the area of grain storage bounded by the interior walls of the bin and the roof of the bin and the concrete floor under said bin. The unit shall also include the percentage of ownership of the unit owner in the condominium in all common elements of the condominium as set forth in the declaration of condominium. The unit shall also include the rights and liabilities of any and all easements for the purpose of ingress and egress and maintenance as more fully set forth in the condominium drawings. The unit shall be that portion of the interior space of the bin designated by the volume of 730,000 bushels of grain with each 1,000 bushels being given a designated unit number from 1A up to 730A.



BIN PLAN VIEW  
SCALE = 1"=40'



BIN ELEVATION VIEW  
SCALE = 1"=40'

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