



WARREN COUNTY

Matt Nolan
Auditor

Barney Wright
Treasurer

Linda Oda
Recorder

Parcel ID	531300033
Property Address	160 BINKLEY LN SPRINGBORO 45066
Tax District	1 CLEARCREEK TWP SPRINGBORO CSD

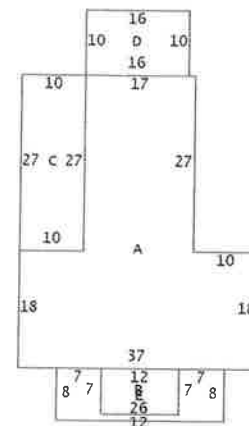
Current Owner	LOGAN, DOROTHY C.
Legal Description	14.7172 ACRES
State Use Code	111 - C.A.U.V. GENERAL FARM
School District	SPRINGBORO CSD

Account Number	0101664
Neighborhood ID	59002
OH Public School Dist No	8302

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	\$0
Last Sale Date	01/27/2014
Owner Occupied	N
Homestead Exemption	N
Year Built	1868

Bedrooms	3
Exterior	VINYL / ALUM
Above Grade Living Area	2410 sq. ft.
Finished Basement/Attic	0 sq. ft.
Total Living Area	2,410sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$155,010	\$15,670
BUILDING	\$313,900	\$109,870
TOTAL	\$468,910	\$125,540
CAUV	\$44,780	

24-BZA-002 Exhibit 1A

Parcel ID

531300033

Current Owner

LOGAN, DOROTHY C.

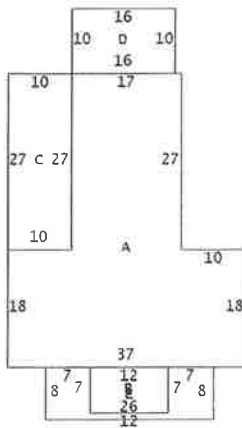
Account Number

0101664

Residential Building Details

Building 1 of 1

Building Sketch



Sketch Details

A	FRAME	2 STORY	1125
B	FRAME	OPEN PORCH	84
C	FRAME	ENCLOSE PORCH	270
D	FRAME	1 STORY	160
E	FRAME	DECK	124

Occupancy
Construction Year
Remodel Year 1
Remodel Year 2
Condition
Construction Cost
Remodel Cost
Foundation
Exterior
Basement

1 FAMILY UNIT

1868

1986

0

VERY POOR

\$0.00

\$0.00

STONE

VINYL / ALUM

NONE

Finished Basement	0 sq. ft.
Unfinished Attic	0 sq. ft.
Finished Attic/Living Area	0 sq. ft.
Number of Bedrooms	3
Family/Rec Room	NO
Wood Fireplace	0
Gas Fireplace	0
Heating System	BASEBOARD
Heat Source	ELECTRICAL
Central Air Conditioning	NO
Full Baths	2
Half Baths	0
True Value	\$0.00

Special Features

No Special Features Found

Parcel ID

531300033

Current Owner

LOGAN, DOROTHY C.

Account Number

0101664

Outbuildings

Qty	Structure	Material	Year Built	Condition	Height Ft.	Width Ft.	Length Ft.	Square Ft.	Rate	Phys Dep %	Obs %	Value
0	POLE BUILDING	METAL	2003	AVERAGE	14	60	60	0	0.00	10	0	\$85,700.00
0	POLE BUILDING	METAL	2020	AVERAGE	24	76	80	0	0.00	5	0	\$129,700.00
0	POLE BUILDING	METAL	2020	AVERAGE	14	30	36	0	0.00	5	0	\$29,200.00
0	POLE BUILDING	METAL	2020	AVERAGE	30	0	0	314	0.00	5	0	\$10,600.00

Parcel ID

531300033

Current Owner

LOGAN, DOROTHY C.

Account Number

0101664

Sales History

Sale Date	Grantor	Grantee	Consideration	Convey No.
01-27-2014	LOGAN, CHARLES J. & DOROT	LOGAN, DOROTHY C.	\$0.00	2014-467
08-11-2006	LOGAN, CHARLES J. & DOROT	JOHNSTON, JOSHUA	\$0.00	2006-6827
07-23-1996	LOGAN, CHARLES J & DOROTHY; LOGAN, CHARLES J. & DOROT	LOGAN, CHARLES J. & DOROT	\$0.00	1996-5033

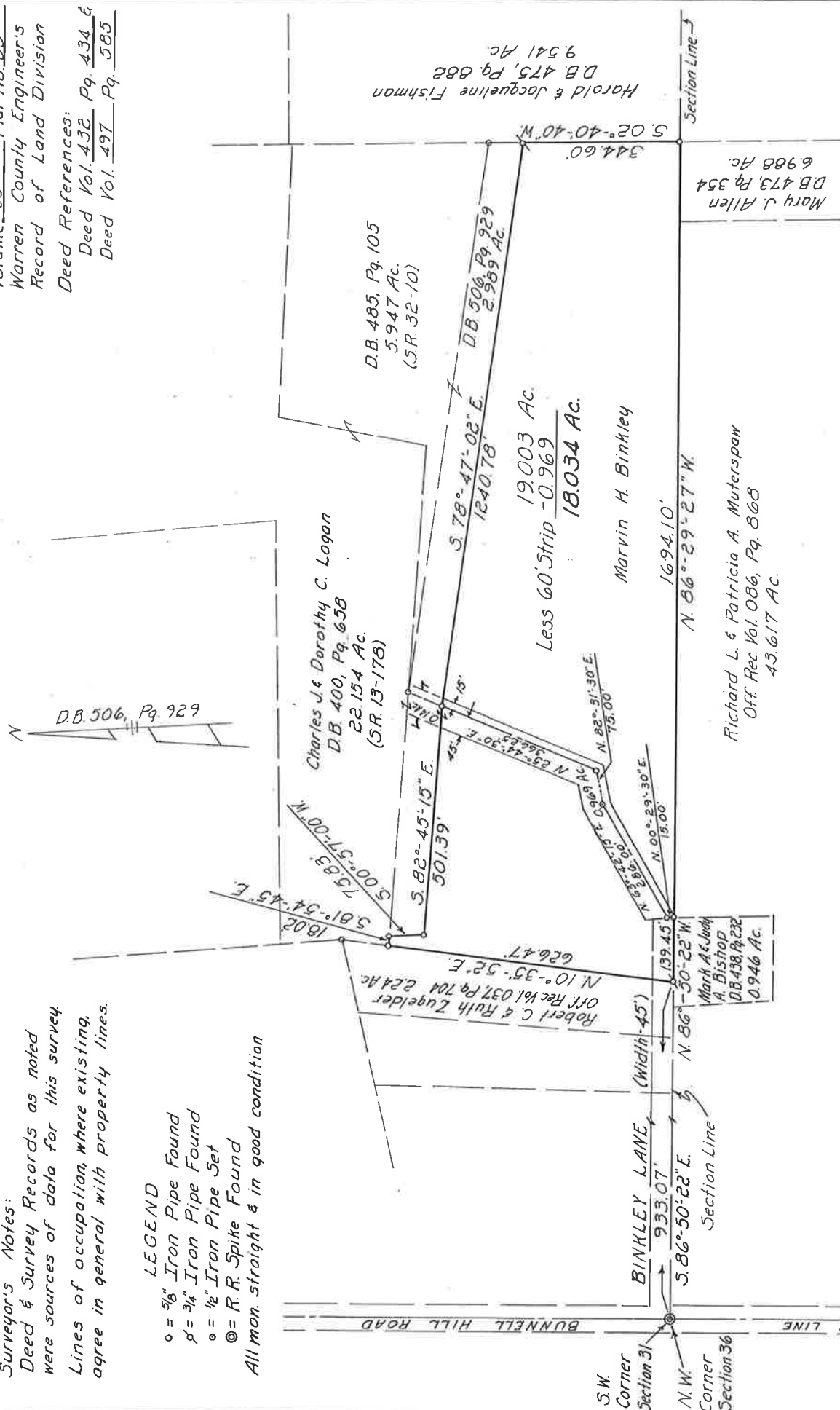
Volume 53 Plot No. 25
Warren County Engineer's
Record of Land Division
Deed References:
Deed Vol. 432 Pg. 434 &
Deed Vol. 497 Pg. 585

Surveyor's Notes:
Deed & Survey Records as noted
were sources of data for this survey
Lines of occupation, where existing,
agree in general with property lines.

LEGEND

- o = 5/8" Iron Pipe Found
- p = 3/4" Iron Pipe Found
- o = 1/2" Iron Pipe Set
- ⊙ = R.R. Spike Found

All mon. straight & in good condition



BINKLEY SURVEY
SECTION 31, TOWN 3E, RANGE 5N
CLEARCREEK TOWNSHIP
WARREN COUNTY, OHIO

Donald L. Tevis
REGISTERED SURVEYOR 5258
100 MAPLE AVENUE
LEBANON, OH 45036 932-3729
Scale - 1" = 140' Feb. 26, 1983
Drawing No. 83-01

The real estate, the transfer of which is memorialized by this certificate, is described as follows [describe below, using extra sheets if necessary. If decedent's interest was a fractional share, be sure to so state]:

Situated in the County of Warren, in the State of Ohio and in the Township of Clearcreek and being a part of Section 31, Town 3E, Range 5N and being more particularly described as follows: Commencing at a R.R. Spike marking the southwest corner of said Section 31 and the intersection of the centerline of Bunnell Hill Road (Twp. Rd. #128) with the south right-of-way line of Binkley Lane (Twp. Rd. #2053); thence with the south line of said Section 31 and the south right-of-way line of Binkley Lane S. 86° 50' 22" E. a distance of 933.07 feet to an iron pipe marking the southeast corner of Robert C. & Ruth Zugelder's 2.24 acre parcel (Off. Rec. Vol. 037, Pg. 704), said corner also being the place of beginning for this description; thence from said place of beginning with the east line of said 2.24 acre parcel N. 10° 35' 52" E. a distance of 626.47 feet to an iron pipe marking the southwest corner of Charles J. & Dorothy C. Logan's 22.154 acre parcel (D.B. 400, Pg. 658); thence with the south line of said 22.154 acre parcel S. 81° 54' 45" E. a distance of 18.02 feet to an iron pipe marking the northwest corner of Charles J. & Dorothy C. Logan's 2.989 acre parcel (D.B. 506, Pg. 929); thence with the west line of said 2.989 acre parcel S. 00° 57' 00" W. a distance of 75.83 feet to an iron pipe marking the southwest corner of said 2.989 acre parcel; thence with a south line of said 2.989 acre parcel S. 82° 45' 15" E. a distance of 501.39 feet to an iron pipe; thence continuing with a south line of said 2.989 acre parcel S. 78° 47' 02" E. a distance of 1240.78 feet to an iron pipe on the west line of Harold & Jacqueline Fishman's 9.541 acre parcel (D.B. 475, Pg. 882); thence with the west line of said 9.541 acre parcel S. 02° 40' 40" W. a distance of 344.60 feet to an iron pipe marking the northeast corner of Mary J. Allen's 6.988 acre parcel (D.B. 473, Pg. 354); thence with the north line of said 6.988 acre parcel and the north line of Richard L. & Patricia A. Muterspaw's 43.617 acre parcel (Off. Rec. Vol. 086, Pg. 868) N. 86° 29' 27" W. a distance of 1694.10 feet to an iron pipe marking the southeast corner of Binkley Lane; thence with the south line of Binkley Lane N. 86° 50' 22" W. a distance of 139.45 feet to the place of beginning. Containing 19.003 acres.

SAVE AND EXCEPT: A portion of the 60-foot roadway (extension of Binkley Lane) previously conveyed to Charles J. & Dorothy C. Logan by Deed Book 400, Page 658, being more particularly described as follows: Beginning at an iron pipe bearing N. 00° 29' 30" E. a distance of 15.00 feet from the southeast corner of Binkley Lane; thence in a northeasterly direction through the above-described 19.003 acre parcel with a survey line being 15.00 feet from the southerly and easterly lines of said 60-foot roadway the following three courses: N. 63° 42' 15" E. a distance of 286.00 feet to an iron pipe; N. 82° 31' 30" E. a distance of 75.00 feet to an iron pipe and N. 25° 44' 30" E. a distance of 366.25 feet to an iron pipe at the angle point of the southerly lines of Logan's said 2.989 acre parcel, said portion of roadway containing 0.969 of an acre. Said roadway to be a perpetual roadway to be used by all adjoining property owners for roadway and utility purposes. Net area of the above-described parcel is 18.034 acres.

PRIOR DEED REFERENCES: Vol. 432, Page 434 & Vol. 497, Page 585 of the Official Records of Warren County, Ohio.

The above legal description is by new survey prepared by Donald L. Tevis, Registered Surveyor No. 5258. May 2, 1983

/s/ H. William Bowers

Probate Judge

AUTHENTICATION

I certify that the above document is a true copy of the original kept by me as custodian of the official records of this Court.

May 2, 1983

H. William Bowers

Probate Judge/Clerk

By:

Deputy Clerk

OR VOL 156 PAGE 312

Certificate of Completion

Warren County

406 Justice Drive

Lebanon, OH 45036

513.695.1000

Permit Number: 20231894



This Certificate represents an approval that is valid only when the building and its facilities are used as stated and is conditional upon all building systems being maintained and tested in accordance with the applicable Ohio Board of Building Standards rules and applicable equipment or system schedules.

Address: 160 BINKLEY LN

City/State/Zip: SPRINGBORO OHIO 45066,

Approved As: DEMOLITION

Use Group:

Occupancy Description: HOUSE DEMO

Approved plans dated 07/21/2023 indicates design and occupancy loads.

Construction Type:

Fire Sprinkler System:

System Type:

Location:

Hazard Classification:

Storage Height:

Aisle Width:

Sprinkler System Demand:

Permit Number: 20231894

Code Used:

Stipulations, Conditions, Variances:

This approval is limited to the following portion of the Building:

The balance of the building is approved pursuant to the following dated C of Os:

Building Official

01/09/2024

Date



WARREN COUNTY

Property to sell

Matt Nolan
Auditor

Barney Wright
Treasurer

Linda Oda
Recorder

Parcel ID	531300034
Property Address	287 BINKLEY LN SPRINGBORO 45066
Tax District	1 CLEARCREEK TWP SPRINGBORO CSD

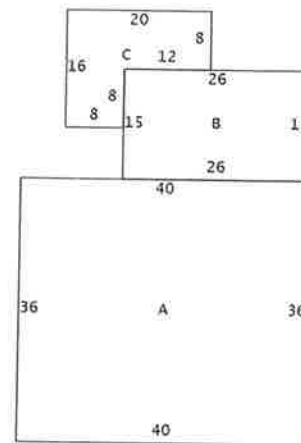
Current Owner	LOGAN, DOROTHY C.
Legal Description	23.2532 ACRES
State Use Code	111 - C.A.U.V. GENERAL FARM
School District	SPRINGBORO CSD

Account Number	0110833
Neighborhood ID	59002
OH Public School Dist No	8302

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	\$0
Last Sale Date	01/27/2014
Owner Occupied	Y
Homestead Exemption	Y
Year Built	1977

Bedrooms	2
Exterior	WOOD SIDING
Above Grade Living Area	2160 sq. ft.
Finished Basement/Attic	586 sq. ft.
Total Living Area	2,746sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$219,040	\$17,530
BUILDING	\$286,970	\$100,440
TOTAL	\$506,010	\$117,970
CAUV	\$50,090	

Parcel ID

531300034

Current Owner

LOGAN, DOROTHY C.

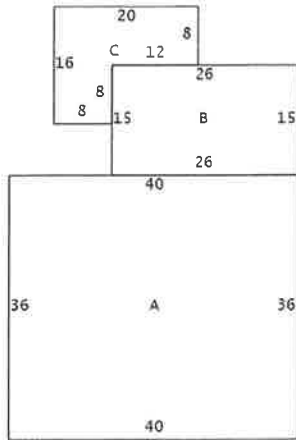
Account Number

0110833

Residential Building Details

Building 1 of 2

Building Sketch



Sketch Details

A FRAME
B FRAME
C FRAME

1 1/2 STORY
ENCLOSE PORCH
DECK

1440
390
224

Occupancy	
Construction Year	
Remodel Year 1	
Remodel Year 2	
Condition	
Construction Cost	
Remodel Cost	
Foundation	
Exterior	
Basement	

1 FAMILY UNIT

1977

0

0

GOOD

\$0.00

\$0.00

CONCRETE

WOOD SIDING

FULL

Finished Basement

586 sq. ft.

Unfinished Attic

0 sq. ft.

Finished Attic/Living Area

0 sq. ft.

Number of Bedrooms

2

Family/Rec Room

NO

Wood Fireplace

1

Gas Fireplace

0

Heating System

FORCED AIR

Heat Source

ELECTRICAL

Central Air Conditioning

YES

Full Baths

2

Half Baths

0

True Value

\$171,890.00

Special Features

No Special Features Found

Parcel ID

531300034

Current Owner

LOGAN, DOROTHY C.

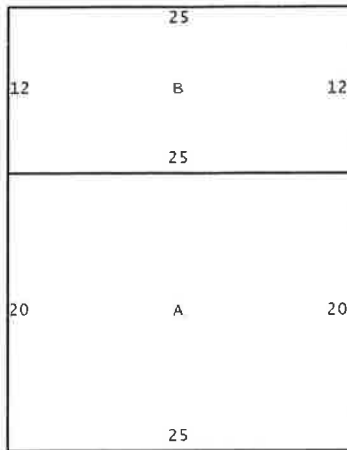
Account Number

0110833

Residential Building Details

Building 2 of 2

Building Sketch



Sketch Details

A FRAME
B FRAME

1 STORY
1 STORY

500
300

Occupancy
Construction Year
Remodel Year 1
Remodel Year 2
Condition
Construction Cost
Remodel Cost
Foundation
Exterior
Basement

1 FAMILY UNIT

1993

0

0

AVERAGE

\$0.00

\$0.00

CONCRETE

WOOD SIDING

NONE

Finished Basement
Unfinished Attic
Finished Attic/Living Area
Number of Bedrooms
Family/Rec Room
Wood Fireplace
Gas Fireplace
Heating System
Heat Source
Central Air Conditioning
Full Baths
Half Baths
True Value

0 sq. ft.

0 sq. ft.

0 sq. ft.

0

NO

0

0

HEAT PUMP

ELECTRICAL

YES

1

0

\$50,520.00

Special Features

No Special Features Found

Parcel ID 531300034

Current Owner LOGAN, DOROTHY C.

Account Number 0110833

Sales History

Sale Date	Grantor	Grantee	Consideration	Convey No.
01-27-2014	LOGAN, CHARLES J. & DOROT	LOGAN, DOROTHY C.	\$0.00	2014-467
07-23-1996	LOGAN, CHARLES J & DOROTHY; LOGAN, CHARLES J. & DOROT	LOGAN, CHARLES J. & DOROT	\$0.00	1996-5033

Parcel ID

531300034

Current Owner

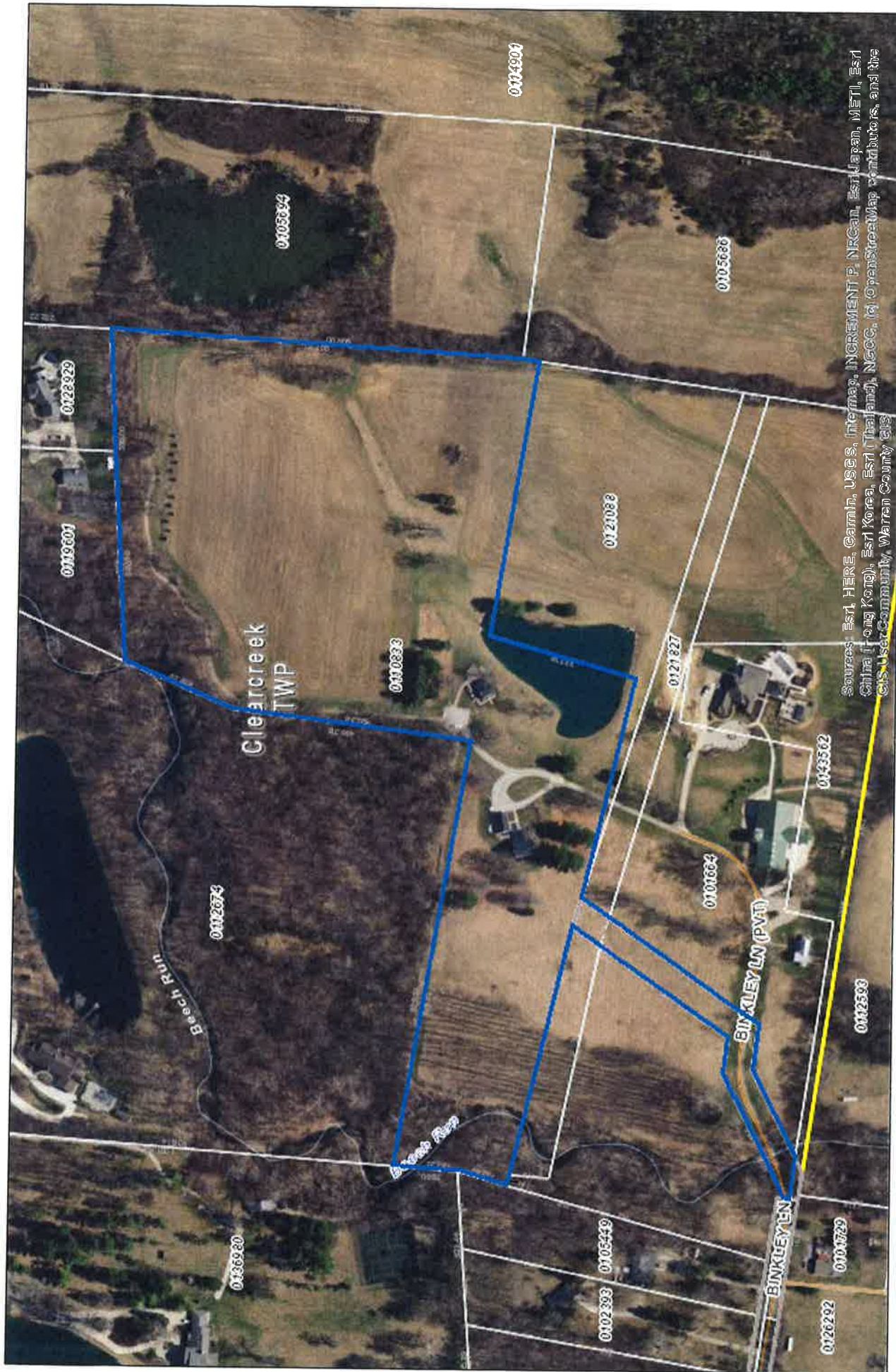
LOGAN, DOROTHY C.

Account Number

0110833

Outbuildings

Qty	Structure	Material	Year Built	Condition	Haight Ft.	Width Ft.	Length Ft.	Square Ft.	Rate	Phys Dep %	Obs %	Value
0	GARAGE	WOOD FRAME	1977	AVERAGE	0	24	40	0	0.00	25	0	\$10,900.00



Cadastral Lines

- Corporate Line
- County Line
- Farm Lot Line
- Adjoining Tract Line
- Overpass Line
- Subdivision Limit Line
- Other

Line Type

- Parcel Line
- ROW Unknown
- Road ROW
- Tract Line
- School Line
- Section Line

Hardware

- Subdivision Lot Line
- Township and Range Line
- Tract Line
- VMS Line
- Machine Read Line

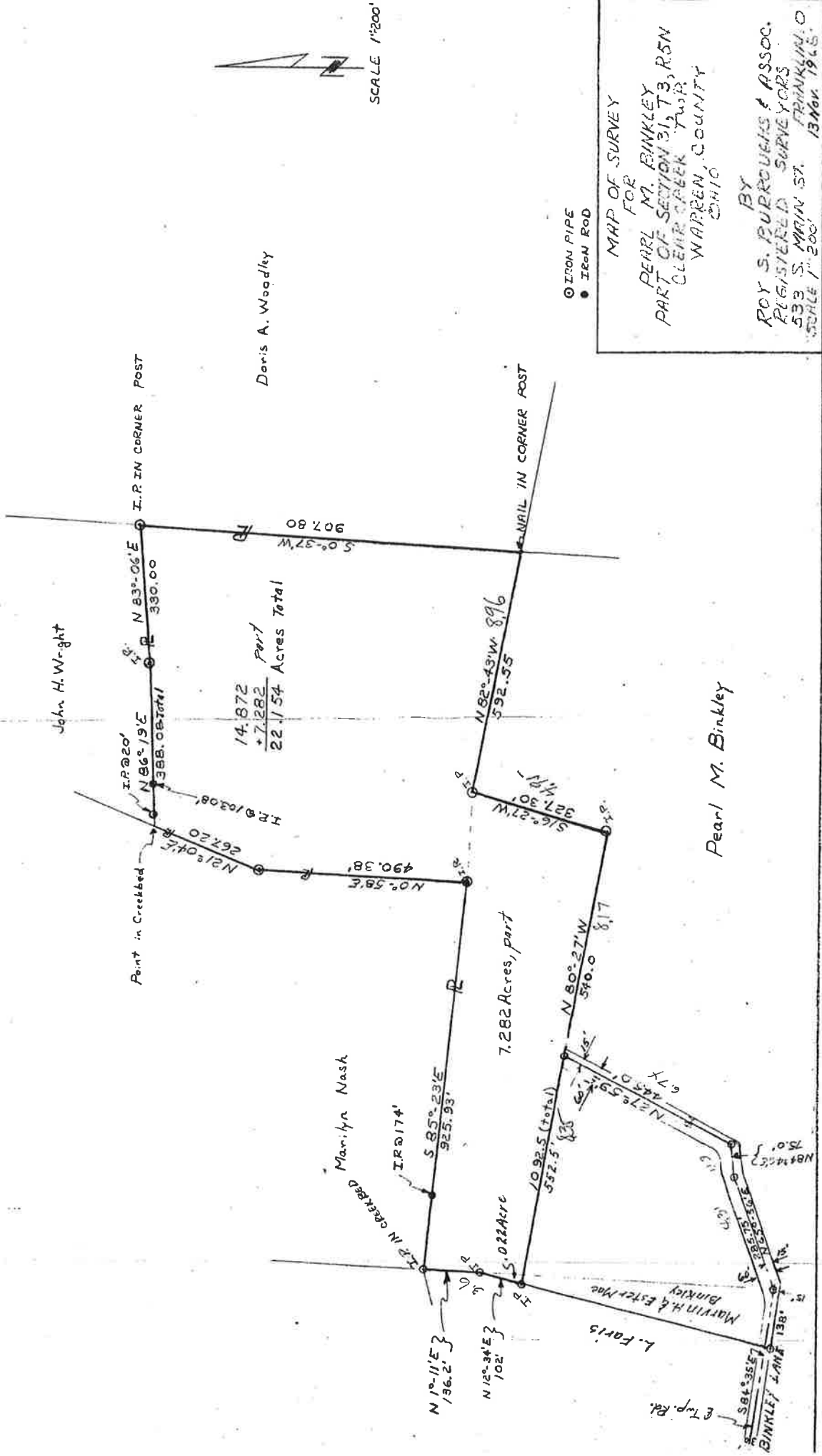
1 inch = 376 feet

05-31-300-034

Date: 3/15/2024

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VOL 13 PLAT 178



25078

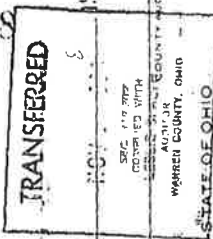
Warren County

Vol. 400 658

PEARL M. BINKLEY

TO

CHARLES J. LOGAN and
DOROTHY C. LOGAN



COUNTY OF Warren SS

RECEIVED FOR RECORD ON THE

19th day of December 1928

at 2:35 o'clock A.M.

and RECORDED December 19, 1928 in

Deed Book 400 Page 658

Edna S. Binkley

COUNTY RECORDER

RECORDERS FEE \$ 3.50

31-3-5

22.12.22

Per Binkley 1.109 ac

from 19.196 ac

S. J. Binkley

Know all Men by these Presents

That

PEARL M. BINKLEY, widowed and unremarried

of the Township of Clearcreek County of Warren

and State of Ohio

Grantor in consideration of the sum of

One Dollar (\$1.00) and other valuable considerations

to her paid by CHARLES J. LOGAN and DOROTHY C. LOGAN,
husband wife,
355 South Main Street

of the Village of Springboro County of Warren

and State of Ohio

Grantee's, the receipt whereof is hereby

acknowledged, do es hereby grant, bargain, sell and convey to the said

Grantee's

CHARLES J. LOGAN and DOROTHY C. LOGAN

their heirs and assigns forever, the

following Real Estate situated in the County of Warren

in the State of Ohio

and in the Township of

Clearcreek

and bounded and described as follows:

Being a part of Section 31, T3, R5N and being in the North part of the Binkley farm tract and being North and East of Binkley Lane a Township Road.

Beginning at an iron pipe in the Easterly line of the 4.374 Acres tract as conveyed from Binkley to Leon Faris and recorded in Vol. 398 page 432 of the deed records of Warren County, Ohio. Said iron pipe is located S 12° 34' W 102 feet from an iron pipe at the Northeast corner of Leon Faris said 4.374 Acres tract. Thence N 12° 34' E 102 feet to an iron pipe at the Northeast corner of said Faris tract; thence continuing with the Westerly property line of Binkley tract N 1° 11' E 136.2 feet to an iron pipe in creek bed; thence with the North line of Binkley tract S 85° 23' E passing an iron rod at 174 feet a distance of 925.93 feet to an iron rod at fence corner; thence N 0° 58' E 490.58 feet to an iron rod; thence N 21° 04' E 267.2 feet to a point in creek bed; thence N 86° 19' E passing an iron pipe at 20 feet and an iron rod at 103.08 feet a total distance of 388.08 feet to an iron rod; thence N 83° 06' E 330 feet to an iron pipe in corner fence post; thence S 0° 37' W 907.8 feet to a nail in corner fence post; thence with a new division line N 82° 43' W 592.55 feet to an iron pipe; thence with the field fence S 16° 27' W 327.3 feet to an iron pipe; thence with another new division line N 80° 27' W 1092.5 feet to the place of beginning and containing 22.154 Acres. Of this amount 0.022 Acre is in the North part of a triangular tract owned in the name of Marvin H. and Esther Binkley.

ALSO the extension to Township Road is herein conveyed, being known and designated as Binkley Lane. This extension to Binkley Lane in a Northeasterly direction to have a width of 60 feet. Beginning at an iron pipe the intersection of the center line of the Township Road (Binkley Lane) and the Easterly line of a triangular tract of land

owned by Marvin H. and Esther M. Binkley; thence with a Survey line, being 15 feet from the Southerly and Easterly right of way line of the 60 feet extension N 65° 56' E 285.75 feet to an iron pipe in existing Lane; then N 84° 46' E 75 feet to an iron pipe; thence N 27° 59' E 445 feet to an iron pipe in the South line of the above description. This iron pipe being located S 80° 27' E 552.5 feet from the iron pipe in the East line of the said Faris tract and beginning point of the above description. The above described Roadway is to be a perpetual roadway and to be used by all adjoining property owners for roadway purposes. This Roadway contains 1.109 Acres.

The Roadway may be used for electric lines and poles and other utilities to serve the adjoining property owners.

The said property being a portion of the real estate conveyed to Pearl M. Binkley from the estate of Wright S. Binkley by Certificate of Transfer filed May 15, 1942, and recorded in Volume 143, page 302, and by Quit Claim Deed from Marvin Binkley and Esther M. Binkley, filed May 16, 1942, and recorded in Volume 143, page 307, of the Deed Records of Warren County, Ohio

To have and to hold *said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantee s*
CHARLES J. LOGAN and DOROTHY C. LOGAN their heirs and assigns forever

And the said Grantor

PEARL M. BINKLEY

for herself and her heirs

do es hereby covenant with the said Grantee s

CHARLES J. LOGAN and DOROTHY C. LOGAN

their heirs and assigns, that she is lawfully seized of the premises above said, that the said premises are Free and Clear from all Incumbrances whatsoever, excepting taxes and assessments due and payable June, 1969, and thereafter, which Grantees assume and agree to pay.

and that she will forever Warrant and Defend the same, with the appurtenances, unto the said Grantee s

CHARLES J. LOGAN and DOROTHY C. LOGAN their heirs and assigns against the lawful claims of all persons whatsoever.

In Witness Whereof *the said Grantor*

PEARL M. BINKLEY

Pearl M Binkley

This instrument prepared by Ronald G. Logan, Attorney at Law
325 Hulman Bldg., Dayton, Ohio

Print-Union-Press



WARREN COUNTY

August 1800

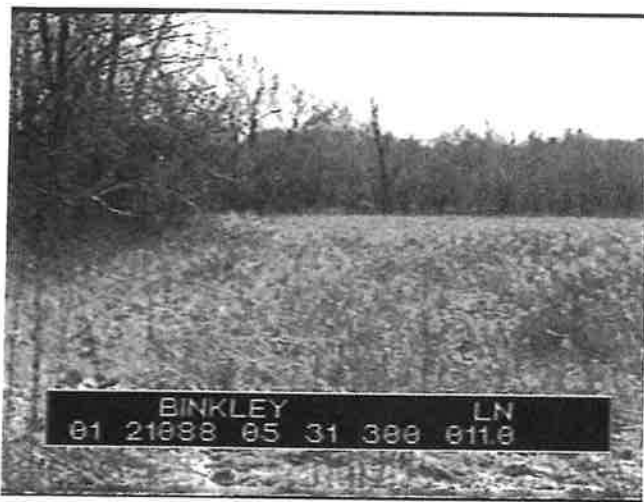
Matt Nolan
Auditor

Barney Wright
Treasurer

Linda Oda
Recorder

Parcel ID	531300011	Current Owner	LOGAN, DOROTHY C.	Account Number	0121088
Property Address	0 BINKLEY LN SPRINGBORO 45066	Legal Description	5.9470 ACRES	Neighborhood ID	59002
Tax District	1 CLEARCREEK TWP SPRINGBORO CSD	State Use Code	110 - C.A.U.V. VACANT LAND	OH Public School Dist No	8302
		School District	SPRINGBORO CSD		

Primary Picture



Primary Sketch

No Sketch Available



Building & Last Sale Summary

Last Sale Amount
Last Sale Date
Owner Occupied
Homestead Exemption
Year Built

\$0	Bedrooms
01/27/2014	Exterior
N	Above Grade Living Area
N	Finished Basement/Attic
	Total Living Area

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$51,210	\$1,460
BUILDING	\$0	\$0
TOTAL	\$51,210	\$1,460
CAUV	\$4,160	

Parcel ID 531300011

Current Owner LOGAN, DOROTHY C.

Account Number 0121088

Sales History

Sale Date	Grantor	Grantee	Consideration	Convey No.
01-27-2014	LOGAN, CHARLES J. & DOROT	LOGAN, DOROTHY C.	\$0.00	2014-467
07-23-1996	LOGAN, CHARLES J & DOROTHY; LOGAN, CHARLES J. & DOROT	LOGAN, CHARLES J. & DOROT	\$0.00	1996-5033

Parcel ID

531300011

Current Owner

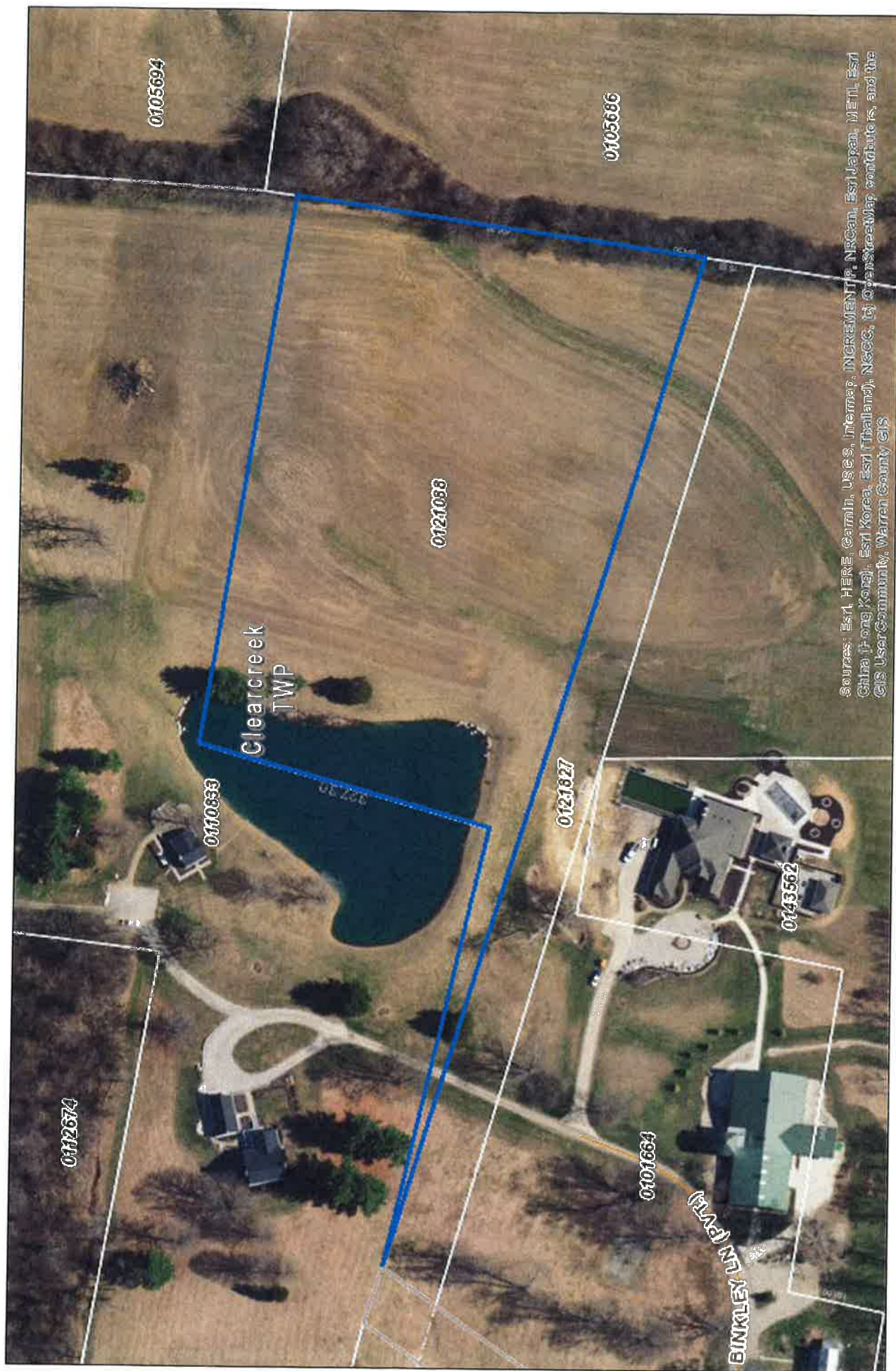
LOGAN, DOROTHY C.

Account Number

0121088

Outbuildings

There Are No Outbuildings Associated With This Property

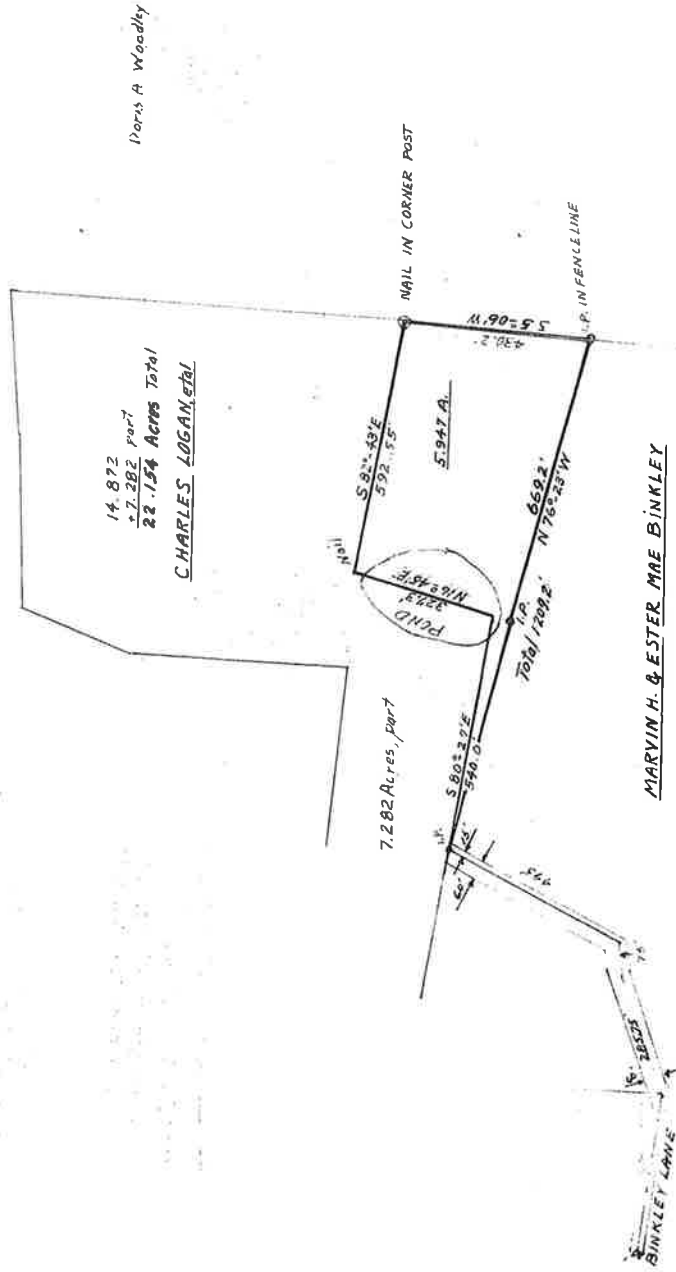


Date: 3/15/2024

05-31-300-011

1 inch = 188 feet

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FOR TRANSFER - 5.947 A.
 TO
 CHARLES LOGAN, ETAL

MAP OF SURVEY
 FOR
 MARVIN H. & ESTER MAE BINKLEY
 PART OF SECTION 31, T3 R5N
 CLEAR CREEK TWP
 WARREN COUNTY
 OHIO

BY
 ROY S. BURROUGHS
 REGISTERED SURVEYOR
 608 E. FOURTH ST.
 CLEVELAND, OHIO 44115
 Revised Nov. 18, 1975

88188

TITSLAND REGISTERED U. S. PAT. OFFICE
TITSLAND LAW FIRM, PUBLISHED BY THE STATE OF OHIO

Know all Men by these Presents

That, MARVIN H. BINKLEY and ESTHER MAE BINKLEY, husband and wife,

the Grantors,

who claim title by or through instruments recorded in Volume 143,

Pages 302 & 307, County Recorder's Office, Warren County, Ohio,

for the consideration of One Dollar (\$1.00) and other valuable

considerations

received to their full satisfaction of

CHARLES J. LOGAN and DOROTHY C. LOGAN, husband and wife,

, the Grantees,

whose TAX MAILING ADDRESS will be 355 South Main Street, Springboro,
Ohio 45066,

do

Give, Grant, Bargain, Sell and Convey unto the said Grantees, their

heirs and assigns, the following described premises, situated in the Township of

Clearcreek

, County of Warren

and State of Ohio.

and being a part of Section 31, T3, R5N and being in the East part
of the Binkley farm tract.

Beginning at a nail in a corner post, being in the East
line of Marvin and Ester Binkley farm tract and being the South-
easterly corner of Charles Logan, et al. 22.154 Acres tract.
Thence with the East line of said Binkley farm tract S 5-06' W
430.2 feet to an iron pipe in the fence line; thence S 76-23' W
1209.2 feet to an iron pipe at the end of Binkley Lane and in the
South line of said Charles Logan, et al. tract; thence with the
South line of said 22.154 Acres tract S 80-27' E 540 feet to a
point; thence N 16-45' E 327.3 feet to a point at the North tract
S 80-27' E 540 feet to a point; thence N. 16-45' E 327.3 feet to
a point at the North end of a pond; thence with a South line of
said 22.154 Acres tract S 82-43' E 592.55 feet to the place of
beginning and containing 5.947 Acres.

Prior deed reference: Vol. 143 page 302

Vol. 143 page 307

(The above description is according to a survey made by Roy S.
Burroughs, Registered Surveyor, November 19, 1975.)

L VOL 485 PAGE 105

32-10

B-17 (OUT 13) -49

APPROVED

WARREN COUNTY

TAX MAP DEPT.

DATE 2-17-76

By

M.C.

be the same more or less, but subject to all legal highways.

To Have and to Hold *the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee s, their heirs and assigns forever.*

And , MARVIN H. BINKLEY and ESTHER MAE BINKLEY, husband and wife, *the said Grantors, do for themselves and their heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that at and until the enacting of these presents, they are well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever excepting taxes and assessments due and payable June, 1976, and thereafter, which Grantees assume and agree to pay.*

and that they will ~~Warrant and defend~~ said premises, with the appurtenances thereunto belonging, to the said Grantee s, their heirs and assigns, against all lawful claims and demands whatsoever

~~And for valuable consideration~~

~~do---hereby-remise,~~
~~release and forever quit claim unto the said Grantee ----- heirs and assigns,~~
~~all ----- right and expectancy of ----- in the above-described premises.~~

In Witness Whereof, we have hereunto set our hands, the
11th day of January 1976, in the year of our Lord one thousand
nine hundred and seventy-six (1976)

Signed and acknowledged in presence of

Richard A. Wade
Edward A. Wade

Marvin H. Binkley
Marvin H. Binkley
Esther M. Binkley
Esther Mae Binkley

State of Ohio, } Before me, a Notary Public
WARREN County, } ss. in and for said County and State, personally appeared
the above named MARVIN H. BINKLEY and ESTHER MAE BINKLEY, husband
and wife,

who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof I have hereunto set my hand
and official seal, at Springboro, Ohio

this 11th day of January 1976 A. D. 1976

Ronald G. Logan
Rogers 1-20-76

This instrument prepared by Ronald G. Logan, Attorney at Law,
1536 One First National Plaza, Dayton, Ohio 45402.

485 PAGE 107

FEB 13 1 34 PM '76

Warranty Deed

88188

TO

TRANSFERRED

FEB 17 1976

ALL DEEDS RECORDED WITH
TRANSFERRED TO THE
19

RECORDED
COUNTY RECORDER

STATE OF OHIO

COUNTY OF Warren SS

RECEIVED FOR RECORD ON THE

17th day of February 1976

at 11:34 o'clock P.M.

and RECORDED February 17 1976 in

DEED BOOK 485 PAGE 105

Edna L. Broughton

RECORDERS FEE \$ 5.00

LOGAN & DAVIS 31.85

ATTORNEYS AT LAW

ONE 1ST NATIONAL PLAZA - SUITE 1838
DAYTON, OHIO 45402

8120 227-2778

See Chad Logan



WARREN COUNTY

Property Sale

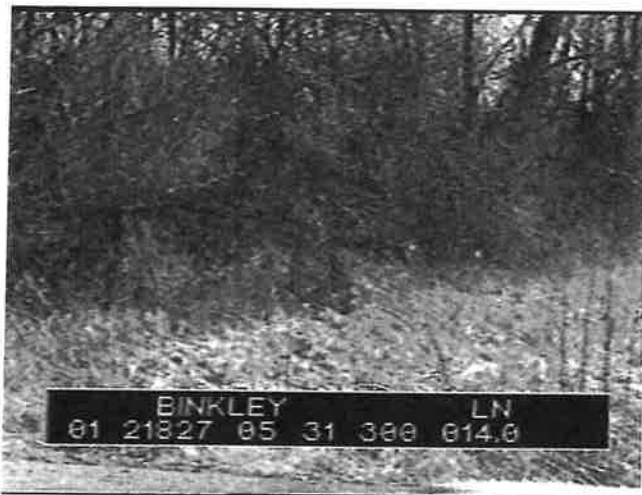
Matt Nolan
Auditor

Barney Wright
Treasurer

Linda Oda
Recorder

Parcel ID	531300014	Current Owner	LOGAN, DOROTHY C.	Account Number	0121827
Property Address	0 BINKLEY LN SPRINGBORO 45066	Legal Description	2.9890 ACRES	Neighborhood ID	59002
Tax District	1 CLEARCREEK TWP SPRINGBORO CSD	State Use Code	110 - C.A.U.V. VACANT LAND	OH Public School Dist No	8302
		School District	SPRINGBORO CSD		

Primary Picture



Primary Sketch

No Sketch Available



Building & Last Sale Summary

Last Sale Amount
Last Sale Date
Owner Occupied
Homestead Exemption
Year Built

\$0	Bedrooms
01/27/2014	Exterior
N	Above Grade Living Area
N	Finished Basement/Attic
	Total Living Area

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$25,730	\$690
BUILDING	\$0	\$0
TOTAL	\$25,730	\$690
CAUV	\$1,970	

24-BZA-002 Exhibit 4A

Parcel ID 531300014

Current Owner LOGAN, DOROTHY C.

Account Number 0121827

Sales History

Sale Date	Grantor	Grantee	Consideration	Convey No.
01-27-2014	LOGAN, CHARLES J. & DOROT	LOGAN, DOROTHY C.	\$0.00	2014-467
07-23-1996	LOGAN, CHARLES J & DOROTHY; LOGAN, CHARLES J. & DOROT	LOGAN, CHARLES J. & DOROT	\$0.00	1996-5033

Parcel ID

531300014

Current Owner

LOGAN, DOROTHY C.

Account Number

0121827

Outbuildings

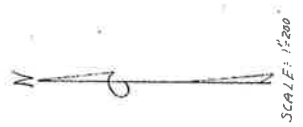
There Are No Outbuildings Associated With This Property

7-29-77

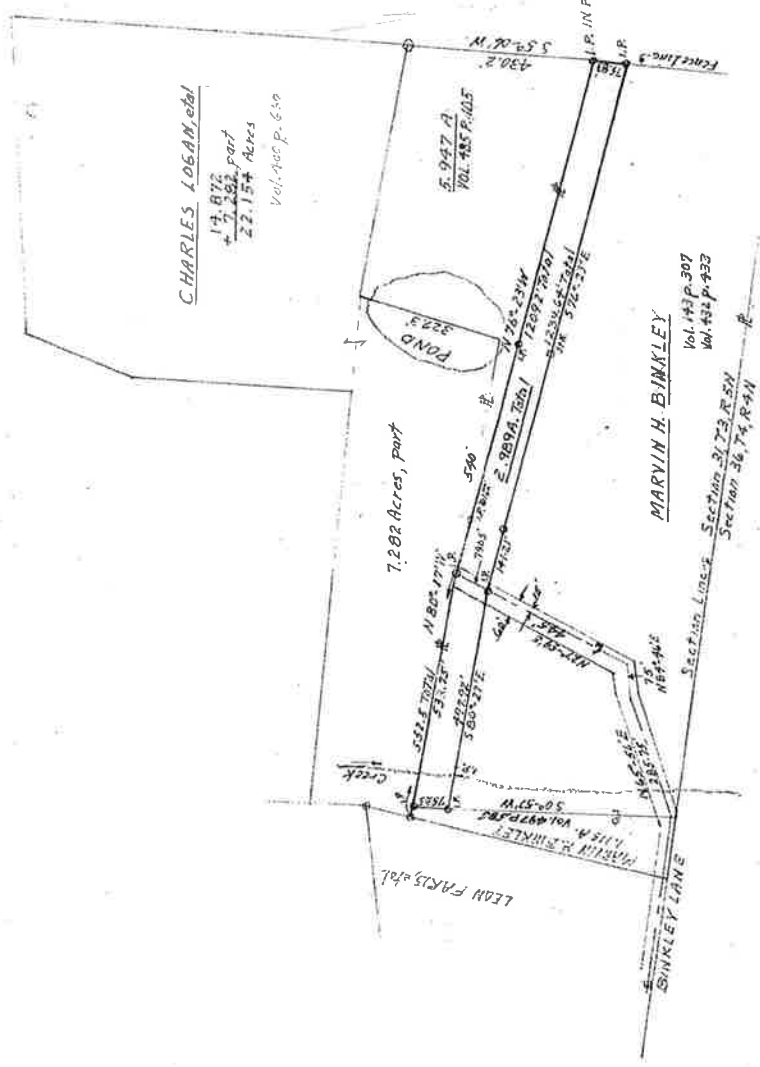
VOLUME 37 PLAT NO. 62
WARREN COUNTY ENGINEERS

SECTION 31 T3 R5N CLEARCREEK TWP

DEED REFERENCE
DEED BOOK PAGE



Doris A. Woodley
To
Myrtle Fitchman et al



CHARLES LOGAN, et al
14.872
+ 7.882 part
22.754 Acres
Vol. 400 p. 650

7.282 Acres, part

MARVIN H. BINKLEY

Vol. 143 p. 307
Vol. 432 p. 433

Section 31, T3 R5N
Section 36, T4 R5N

0 = 1/8" = 1 acre

FOR TRANSFER - 2.989 A.
TO
CHARLES LOGAN, ETAL

MAP OF SURVEY
FOR
MARVIN H. BINKLEY
PART OF SECTION 31, T3 R5N
CLEARCREEK TOWNSHIP
WARREN COUNTY
OHIO
BY
ROY S. BURROUGHS
REGISTERED SURVEYOR
608 E. TOWN ST.
FRANKLIN, OHIO 43001

8178

Know all Men by these Presents

That MARVIN H. BINKLEY, a widower not remarried

of Springboro, Warren County, Ohio,
in consideration of One Dollar (\$1.00) and other valuable considerations

to him in hand paid by CHARLES J. LOGAN and DOROTHY C. LOGAN,
husband and wife
whose address is 287 Binkley Lane, Springboro, Ohio 45066

do hereby Grant, Bargain, Sell and Convey
to the said CHARLES J. LOGAN and DOROTHY C. LOGAN

their heirs and
assigns forever, the following described Real Estate, situate in the Township
of Clearcreek in the County of Warren
and State of Ohio.

Being part of Section 31, T3, R5N and being a 2.989 acres tract all
along the southerly line of the Charles J. Logan, et al farm tract of
22.154 acres and a tract of 5.947 acres. Binkley Lane having
previously been extended to the 22.154 acres tract.

Beginning at an iron pipe in the easterly line of the Binkley farm
tract, in the fence line, and being the southeast corner of the said
Logan 5.947 acres tract as recorded in Vol. 485, Page 105 of the Deed
Records of Warren County, Ohio. Thence with the south line of the
said Logan tracts N 76° 23' W 1209.2 feet to an iron pipe in the
centerline and at the end said Binkley Lane extended; thence continuing
with said south line N 80° 17' W and crossing a creek a distance of
533.75 feet to an iron pipe; thence S 0° 57' W 75.85 feet to an iron
pipe; thence S 0° 57' W 75.85 feet to an iron pipe; thence S 80° 27' E
497.92 feet to an iron pipe in the center line of Binkley Lane exten-
ded; thence S 76° 23' E passing an iron pipe at 141.21 feet a total
distance of 1239.64 feet to an iron pipe in the east line of tract
and fence line; thence with the east line of tract N 5° 06' E 75.83
feet to the place of beginning and containing 2.989 acres.

The above description is according to a New Survey made by
Roy S. Burroughs, Registered Surveyor, June 21, 1977

Last Transfer: Deed Record Volume 143, Page 302
143, Page 307

and all the Estate, Right, Title and Interest of the said grantor in and to said premises;
Us have and to hold the same, with all the privileges and appurtenances thereunto
belonging, to said grantees, their heirs and assigns forever.

And the said

Marvin H. Binkley

do hereby Covenant and Warrant that the title so conveyed is Clear, Free and
Unincumbered, and that he will defend the same against all lawful claims of
all persons whomsoever.

37-62

R-19-51

APPROVED

WARREN COUNTY

MAP DEPT.

DATE 8-1-77

By _____

VOL 506 PAGE 929

In Witness Whereof, the said MARVIN H. BINKLEY

acknowledges his right and expectancy of descent in said premises, has hereunto set his hand, this 25th day of July in the year A. D. nineteen hundred and seventy seven Signed and acknowledged in presence of us:

[Signature]
[Signature]
[Signature]
Marvin H. Binkley
[Signature]

State of Ohio, WARREN County, ss.

On this 25th day of July A. D. 1977, before me, a notary public in and for said County, personally came Marvin H. Binkley

the grantor in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed. Witness my official signature and seal on the day last above mentioned.

[Signature]
 RALPH E. WARD, Notary Public in and for WARREN County, Ohio

This conveyance is a transfer between adjoining lot owners. No residential, industrial or commercial structure may be erected on the parcel hereby conveyed without prior approval of the Planning Authority having jurisdiction. This parcel is not to be conveyed separately from the grantees adjoining acreage without approval of the Planning Authority having jurisdiction.

NO PLAT REQUIRED
 Approved Date 8/12/77
 By [Signature]
 Ex. Dir. Warren Co. Regional Plann. Comm.

This instrument prepared by Ronald G. Logan, Attorney at Law, 1536 One First National Plaza, Dayton, Ohio 45402

AUG 12 3 22 PM '77

Warren County Deed

38178

TO

TRANSFERRED
 3.60
 19
 100 12 1977
 REC. 312 25 SOUTH BIRM
 LESLIE SPALTH, AUDITOR
 WARREN COUNTY, OHIO

RECEIVED AND RECORDED

AUG 12 1977 3:22 PM
 VOL. 506 PAGE 930
 FEE \$3.60
 EDNA L. SCHWYER
 WARREN COUNTY RECORDER, LEANOR, OHIO
 31-3-5
 7/28/77
 2989a

500 EV Charles J. Logan

TRANSFER NOT NECESSARY
MATT NOLAN, AUDITOR
WARREN COUNTY, OHIO

NOV - 7 2022

MATT NOLAN
AUDITOR, WARREN CO. OHIO



DocId:8860598

Tx:4495643

LINDA ODA
WARREN COUNTY RECORDER

2022-034146

TOD AFF
11/07/2022 02:49:10 PM
REC FEE: 74.00 PGS: 7
PIN:

7/74.00

~~7/74.00~~ Coolidge
Wall

TRANSFER ON DEATH DESIGNATION AFFIDAVIT
[O.R.C. Section 5302.22]

STATE OF OHIO, COUNTY OF MONTGOMERY) SS:

DOROTHY C. LOGAN, being first duly sworn according to law, states as follows:

1. That Affiant, widowed and unremarried, is the owner of record of the following real property located at 287 Binkley Lane, Springboro, Ohio 45066, as recorded at Book 1253, Page 66 and 2014-002247 of the Deed Records of Warren County, Ohio:

See Exhibits A and B attached hereto and made a part hereof.

2. That title of record to the above property is held by Affiant as follows:

- ☒ Sole Owner
☐ Tenant(s) in Common
☐ Tenant(s) in Survivorship
☐ Tenants by the Entireties

3. That Affiant hereby designates the entire undivided interest in the property held by Affiant for transfer on death to the persons named below, as transfer on death beneficiaries, to receive the title of Affiant upon her death as follows:

<u>Name of Beneficiary</u>	<u>Undivided Interest of Affiant</u>	<u>Type of Tenancy</u>
a. Amy Brown	one-half (1/2)	Tenant-in-common
b. Joshua Johnston	one-half (1/2)	Tenant-in-common

4. This Affidavit, and the beneficiary designations set forth herein, hereby revokes, replaces and supersedes any prior beneficiary designations by Affiant, whether by deed or affidavit, related to the above-designated real property.

Dorothy C. Logan
DOROTHY C. LOGAN

Sworn to and subscribed in my presence by the said DOROTHY C. LOGAN this
22 day of August, 2022.

Mark A. Winwood
Notary Public

MARK A. WINWOOD
NOTARY PUBLIC • STATE OF OHIO
My commission expires Nov. 2, 2023



This instrument prepared by: Jeffrey A. Winwood, Attorney at Law, Coolidge Wall Co., LPA, 33 W. First Street, Suite 600, Dayton, Ohio 45402; Telephone: 937-223-8177; Fax: 937-223-6705

w:\wdox\client\000214\00100\01306298.docx

EXHIBIT A

PARCEL I:

Situated in the County of Warren in the State of Ohio and in the Township of Clearcreek and bounded and described as follows:

Being a part of Section 31, T3, R5N and being in the North part of the Binkley farm tract and being North and East of Binkley Lane, a Township Road.

Beginning at an iron pipe in the Easterly line of the 4.374 acres tract as conveyed from Binkley to Leon Faris and recorded in Vol. 398 page 432 of the deed records of Warren County, Ohio. Said iron pipe is located S 12° 34' W 102 feet from an iron pipe at the Northeast corner of Leon Faris said 4.3874 acres tract. Thence N 12° 34' E 102 feet to an iron pipe at the Northeast corner of said Faris tract; thence continuing with the Westerly property line of Binkley tract N 1° 11' E 136.2 feet to an iron pipe in creek bed; thence with the North line of Binkley tract S 85° 23' E passing an iron rod at 174 feet a distance of 925.93 feet to an iron rod at fence corner; thence N 0° 58' E 490.38 feet to an iron rod; thence N 21° 04' E 267.2 feet to a point in creek bed; thence N 86° 19' E passing an iron pipe at 20 feet and an iron rod at 103.08 feet a total distance of 388.08 feet to an iron rod; thence N 83° 06' E 330 feet to an iron pipe in corner fence post; thence S 0° 37' W 907.8 feet to a nail in corner fence post; thence with a new division line N 82° 43' W 592.55 feet to an iron pipe; thence with the field fence S 16° 27' W 327.3 feet to an iron pipe; thence with another new division line N 80° 27' W 1092.5 feet to the place of beginning and containing 22.154 acres. Of this amount 0.022 acre is in the North part of a triangular tract owned in the name of Marvin H. and Esther Binkley.

ALSO the extension to Township Road is herein conveyed, being known and designated as Binkley Lane. This extension to Binkley Lane in a Northeasterly direction to have a width of 60 feet. Beginning at an iron pipe in the intersection of the centerline of the Township Road (Binkley Lane) and the Easterly line of a triangular tract of land owned by Marvin H. and Esther M. Binkley; thence with a Survey line, being 15 feet from the Southerly and Easterly right of way line of the 60 feet extension N 65° 56' E 285.75 feet to an iron pipe in existing Lane; thence N 84° 46' E 75 feet to an iron pipe; thence N 27° 59' E 445 feet to an iron pipe in the South line of the above description. This iron pipe being located S 80° 27' E 552.5 feet from the iron pipe in the East line of the said Faris tract and beginning point of the above description. The above- described Roadway is to be a perpetual roadway and to be used by all adjoining property owners for roadway purposes. This Roadway contains 1.109 acres.

The Roadway may be used for electric lines and poles and other utilities to serve the adjoining property owners.

The said property being a portion of the real estate conveyed to Pearl M. Binkley from the estate of Wright S. Binkley by Certificate of Transfer filed May 15, 1942, and recorded in Volume 143,

page 302, and by Quit Claim Deed from Marvin Binkley and Esther M. Binkley, filed May 16, 1942, and recorded in Volume 143, Page 307, of the Deed Records of Warren County, Ohio.

Excepting from the 1.109 acre parcel, 0.0098 acre contained within the 3.2796 acre parcel **described in Exhibit B attached hereto**, leaving a remainder of 1.0992 acres.

PPN: 05-31-300-034



PARCEL II:

Situated in the Township of Clearcreek, County of Warren and State of Ohio and being a part of Section 31, T3, R5N and being in the East part of the Binkley farm tract.

Beginning at a nail in a corner post, being in the East line of Marvin and Esther Binkley farm tract and being the Southeasterly corner of Charles Logan, et al. 22.154 acres tract. Thence with the East line of said Binkley farm tract S 5° 06' W 430.2 feet to an iron pipe in the fence line; thence S 76° 23' W 1209.2 feet to an iron pipe at the end of Binkley Lane and in the South line of said Charles Logan, et al. tract; thence with the South line of said 22.154 acres tract S 80° 27' E 540 feet to a point; thence N 16° 45' E 327.3 feet to a point at the North tract S 80° 27' E 540 feet to a point; then N. 16° 45' E 327.3 feet to a point at the North end of a pond; thence with a South line of said 22.154 acres tract S 82° 43' E 592.55 feet to the place of beginning and containing 5.947 acres.

The preceding description is according to a survey made by Roy S. Burroughs, Registered Surveyor, November 19, 1975.

PPN: 05-31-300-011



PARCEL III:

Situate in the Township of Clearcreek in the County of Warren and State of Ohio.

Being part of Section 31 T3, R5N and being a 2.989 acres tract all along the southerly line of the Charles J. Logan, et al. farm tract of 22.154 acres and a tract of 5.947 acres. Binkley Lane having previously been extended to the 22.154 acres tract.

Beginning at an iron pipe in the easterly line of the Binkley farm tract, in the fence line, and being the southeast corner of the said Logan 5.947 acres tract as recorded in Vol. 485, Page 105 of the Deed Records of Warren County, Ohio. Thence with the south line of the said Logan tracts N 76° 23' W 1209.2 feet to an iron pipe in the centerline and at the end of said Binkley Lane extended; thence continuing with said south line N 80° 17' W and crossing a creek a distance of 533.75 feet to an iron pipe; thence S 0° 57' W 75.85 feet to an iron pipe; thence S 80° 27' E 497.92 feet to an iron pipe in the centerline of Binkley Lane extended; thence S 76° 23' E passing an iron pipe at 141.21 feet a total distance of 1239.64 feet to an iron pipe in the east line of tract and fence line;

thence with the east line of tract N 5° 06' E. 75.83 feet to the place of beginning and containing 2.989 acres.

The above description is according to a New Survey made by Roy S. Burroughs, Registered Surveyor, June 21, 1977.

PPN: 05-31-300-014



PARCEL IV:

Situated in the County of Warren, in the State of Ohio and in the Township of Clearcreek and being a part of Section 31, Town 3E, Range 5N and being more particularly described as follows:

Commencing at a R.R. spike marking the southwest corner of said Section 31 and the intersection of the centerline of Bunnell Hill Road (Twp. Rd. #128) with the south right-of-way line of Binkley Lane (Twp. R. #2053); thence with the south line of said Section 31 and the south right-of-way line of Binkley Lane S 86° 50' 22" E., a distance of 933.07 feet to an iron pipe marking the southeast corner of Robert C. & Ruth Zugelder's 2.24 acre parcel (Off. Rec. Vol. 037, Pg. 704), said corner also being the place of beginning for this description; thence from said place of beginning with the east line of said 2.24 acre parcel N. 10° 35' 52" E., a distance of 626.47 feet to an iron pipe marking the southwest corner of Charles J. & Dorothy C. Logan's 22.154 acre parcel (D.B. 400, Pg. 658); thence with the south line of said 22.154 acre parcel S. 81° 54' 45" E. a distance of 18.02 feet to an iron pipe marking the northwest corner of Charles J. and Dorothy C. Logan's 2.989 acre parcel (D.B. 506, Pg. 929); thence with the west line of said 2.989 acre parcel S. 00° 57' 00" W. a distance of 75.83 feet to an iron pipe marking the southwest corner of said 2.989 acre parcel S. 82° 45' 15" E. a distance of 501.39 feet to an iron pipe; thence continuing with a south line of said 2.989 acre parcel S. 78° 47' 02" E. a distance of 1240.78 feet to an iron pipe on the west line of Harold & Jacqueline Fishman's 9.541 acre parcel (D.B. 475, Pg. 882); thence with the west line of said 9.541 acre parcel S. 02° 40' 40" W. a distance of 344.60 feet to an iron pipe marking the northeast corner of Mary J. Allen's 6.988 acre parcel (D.B. 473, Pg. 354); thence with the north line of said 6.988 acre parcel and the north line of Richard L. & Patricia A. Muterspaw's 43.617 acre parcel (Off. Rec. Vol. 086, Pg. 868) N. 86° 29' 27" W. a distance of 1694.10 feet to an iron pipe marking the southeast corner of Binkley Lane; thence with the south line of Binkley Lane N. 86° 50' 22" W. a distance of 139.45 feet to the place of beginning. Containing 19.003 acres.

SAVE AND EXCEPT: A portion of the 60 foot roadway (extension of Binkley Lane) previously conveyed to Charles J. & Dorothy C. Logan by Deed Book 400, Page 658, being more particularly described as follows: Beginning at an iron pipe bearing N. 00° 29' 30" E. a distance of 15.00 feet from the southeast corner of Binkley Lane; thence in a northeasterly direction through the above-described 19.003 acre parcel with a survey line being 15.00 feet from the southerly and easterly lines of said 60 foot roadway the following three courses: N. 63° 42' 15" E. a distance of 286.00 feet to an iron pipe; N. 82° 31' 30" E. a distance of 75.00 feet to an iron pipe and N. 25° 44' 30" E. a distance of 366.25 feet to an iron pipe at the angle point of the southerly lines of Logan's said

2.989 acre parcel, said portion of roadway containing 0.969 of an acre. Said roadway to be a perpetual roadway to be used by all adjoining property owners for roadway and utility purposes. Net area of the above-described parcel is 18.034 acres.

The above legal description is by new survey prepared by Donald L. Tevis, Registered Surveyor No. 5258.

SAVE AND EXCEPT 0.047 acre dedicated as a portion of Binkley Lane as shown on the Dedication Map of Binkley Lane recorded in Plat Book 7, Page 88 of the Warren County, Ohio Records.

SAVE AND EXCEPT 3.2698 acres contained within the 3.2796 acre parcel **described in Exhibit B attached hereto.**

The total acres described herein, after said exceptions, is 14.7172 acres.

PPN: 05-31-300-033



APPROVED
WARREN CO. MAP DEPT.

EXHIBIT B

DATE 8-11-06

3.2796 Acre Parcel

BY DWA

Situate in Section 31, Town 3, Range 5, Clearcreek Township, Warren County, Ohio and being part of an 18.034 acre parcel as deeded to Charles J. and Dorothy C. Logan and recorded in Official Record 1253, Page 66, Parcel IV of the Warren County Deed Records, being part of a 22.154 acre parcel as deeded to Charles J. and Dorothy C. Logan and recorded in Official Record 1253, Page 66, Parcel I of the Warren County Deed Records, and being more particularly described as follows;

Beginning at a point in the centerline of Bunnell Hill Road, said point being the southwest corner of Section 31, thence, with a southerly line of said Section 31 and the south right-of-way line of Binkley Lane, S 86° 50' 22" E, a distance of 1071.49 feet, passing a found 1" iron pipe at 333.14 feet, passing a found pinched pipe at 433.27 feet, to a found 1/2" iron pipe and the True Place of Beginning for this parcel;

Thence, with a westerly line of said 22.154 acre parcel, N 00° 29' 30" E, a distance of 20.03 feet, passing a found 1/2" iron pipe at 15.00 feet, to a point;

Thence, with a new division line, S 86° 34' 35" E a distance of 600.00 feet, to a set 5/8" capped iron pin;

Thence, with a new division line, N 04° 00' 56" E, a distance of 105.00 feet, to a set 5/8" capped iron pin;

Thence, with a new division line, S 86° 13' 37" E a distance of 349.82 feet, to a set 5/8" capped iron pin;

Thence, with a new division line, N 03° 31' 33" E a distance of 289.58 feet, to a set 5/8" capped iron pin;

Thence, with a new division line, S 86° 33' 15" E a distance of 168.84 feet, to a set 5/8" capped iron pin;

Thence, with a new division line, S 08° 19' 00" E a distance of 421.19 feet, to a set 5/8" capped iron pin;

Thence, with the southerly line of Section 31 and the southerly line of said 18.034 acre parcel, N 86° 34' 35" W a distance of 1204.93 feet, passing a set 5/8" capped iron pin at 255.28 feet, to the True Place of Beginning;

Containing 3.2796 acres (3.2698 acres from O.R. 1253, Pg. 66, 18.034 acre Parcel IV and 0.0098 acres from O.R. 1253, Pg. 66, 22.154 acre Parcel I) and subject to all legal easements, rights-of-way, and restrictions of record.

The above description is the result of a survey prepared by WYCO Consulting, Inc., R. H. Campbell, Ohio Registered Surveyor No. 7628 dated June 7, 2006, the survey of which is filed in Volume _____, Plat No. _____ of the Warren County Engineer's Record of Land Surveys.

Grantor hereby reserves as a permanent easement for the benefit of Warren County the following described property for public road and utility purposes: 30 feet measured from the centerline of Binkley Lane by a parallel line across the front of the lot.

09065

SURVIVORSHIP DEED

[Section 5302.17, Revised Code]

CHARLES LOGAN and DOROTHY LOGAN, husband and wife, of Warren County, Ohio, for love and affection and pursuant to Section 5302.17, Revised Code, grant, to CHARLES J. LOGAN and DOROTHY C. LOGAN, husband and wife, for their joint lives, remainder to the survivor of them, whose tax-mailing address is 287 Binkley Lane, Springboro, Ohio 45066, Warren County, the following real property:

PARCEL I

05-31-300-010

Situated in the County of Warren in the State of Ohio and in the Township of Clearcreek and bounded and described as follows:



Being a part of Section 31, T3, R5N and being in the North part of the Binkley farm tract and being North and East of Binkley Lane a Township Road.

Beginning at an iron pipe in the Easterly line of the 4.374 Acres tract as conveyed from Binkley to Leon Faris and recorded in Vol. 398 page 432 of the deed records of Warren County, Ohio. Said iron pipe is located S 12° 34' W 102 feet from an iron pipe at the Northeast corner of Leon Faris said 4.374 Acres tract. Thence N 12° 34' E 102 feet to an iron pipe at the Northeast corner of said Faris tract; thence continuing with the Westerly property line of Binkley tract N 1° 11' E 136.2 feet to an iron pipe in creek bed; thence with the North line of Binkley tract S 85° 23' E passing an iron rod at 174 feet a distance of 925.93 feet to an iron rod at fence corner; thence N 0° 58' E 490.38 feet to an iron rod; thence N 21° 04' E 267.2 feet to a point in creek bed; thence N 86° 19' E passing an iron pipe at 20 feet and an iron rod at 103.08 feet a total distance of 388.08 feet to an iron rod; thence N 83° 06' E 330 feet to an iron pipe in corner fence post; thence S 0° 37' W 907.8 feet to a nail in corner fence post; thence with a new division line N 82° 43' W 592.55 feet to an iron pipe; thence with the field fence S 16° 27' W 327.3 feet to an iron pipe; thence with another new division line N 80° 27' W 1092.5 feet to the place of beginning and containing 22.154 Acres. Of this amount 0.022 Acre is in the North part of a triangular tract owned in the name of Marvin H. and Esther Binkley.

ALSO the extension to Township Road is herein conveyed, being known and designated as Binkley Lane. This extension to Binkley Lane in a Northeasterly direction

BOOK 1253 PAGE 66

to have a width of 60 feet. Beginning at an iron pipe the intersection of the center line of the Township Road (Binkley Lane) and the Easterly line of a triangular tract of land owned by Marvin H. and Esther M. Binkley; thence with a Survey line, being 15 feet from the Southerly and Easterly right of way line of the 60 feet extension N 65° 56' E 285.75 feet to an iron pipe in existing Lane; thence N 84° 46' E 75 feet to an iron pipe; thence N 27° 59' E 445 feet to an iron pipe in the South line of the above description. This iron pipe being located S 80° 27' E 552.5 feet from the iron pipe in the East line of the said Faris tract and beginning point of the above description. The above described Roadway is to be a perpetual roadway and to be used by all adjoining property owners for roadway purposes. This Roadway contains 1.109 Acres.

The Roadway may be used for electric lines and poles and other utilities to serve the adjoining property owners.

The said property being a portion of the real estate conveyed to Pearl M. Binkley from the estate of Wright S. Binkley by Certificate of Transfer filed May 15, 1942, and recorded in Volume 143, page 302, and by Quit Claim Deed from Marvin Binkley and Esther M. Binkley, filed May 16, 1942, and recorded in Volume 143, page 307, of the Deed Records of Warren County, Ohio.

Prior Deed Reference: Vol. 400, Pages 659, 660

PARCEL II

05-31-300-011

Situated in the Township of Clearcreek, County of Warren and State of Ohio and being a part of Section 31, T3, R5N and being in the East part of the Binkley farm tract.

Beginning at a nail in a corner post, being in the East line of Marvin and Esther Binkley farm tract and being the Southeasterly corner of Charles Logan, et al. 22.154 Acres tract. Thence with the East line of said Binkley farm tract S 5-06' W 430.2 feet to an iron pipe in the fence line; thence S 76-23' W 1209.2 feet to an iron pipe at the end of Binkley Lane and in the South line of said Charles Logan, et al. tract; thence with the South line of said 22.154 Acres tract S 80-27' E 540 feet to a point; thence N 16-45' E 327.3 feet to a point at the North tract S 80-27' E 540 feet to a point; thence N. 16-45' E 327.3 feet to a point at the North end of a pond; thence with a South line of said 22.154 Acres tract S 82-43' E 592.55 feet to the place

of beginning and containing 5.947 Acres.

The preceding description is according to a survey made by Roy S. Burroughs, Registered Surveyor, November 19, 1975.

Prior Deed Reference: Vol. 485, Pages 105-107

PARCEL III

05-31-300-014

Situate in the Township of Clearcreek in the County of Warren and State of Ohio.

Being part of Section 31, T3, R5N and being a 2.989 acres tract all along the southerly line of the Charles J. Logan, et al. farm tract of 22.154 acres and a tract of 5.947 acres. Binkley Lane having previously been extended to the 22.154 acres tract.

Beginning at an iron pipe in the easterly line of the Binkley farm tract, in the fence line, and being the southeast corner of the said Logan 5.947 acres tract as recorded in Vol. 485, Page 105 of the Deed Records of Warren County, Ohio. Thence with the south line of the said Logan tracts N 76° 23' W 1209.2 feet to an iron pipe in the centerline and at the end said Binkley Lane extended; thence continuing with said south line N 80° 17' W and crossing a creek a distance of 533.75 feet to an iron pipe; thence S 0° 57' W 75.85 feet to an iron pipe; thence S 0° 57' W 75.85 feet to an iron pipe; thence S 80° 27' E 497.92 feet to an iron pipe in the center line of Binkley Lane extended; thence S 76° 23' E passing an iron pipe at 141.21 feet a total distance of 1239.64 feet to an iron pipe in the east line of tract and fence line; thence with the east line of tract N 5° 06' E 75.83 feet to the place of beginning and containing 2.989 acres.

The above description is according to a New Survey made by Roy S. Burroughs, Registered Surveyor, June 21, 1977.

Prior Deed Reference: Vol. 506, Page 929

PARCEL IV

05-31-300-019

Situated in the County of Warren, in the State of Ohio and in the Township of Clearcreek and being a part of Section 31, Town 3E, Range 5N and being more particularly described as follows:

Commencing at a R.R. Spike marking the southwest corner of said Section 31 and the intersection of the centerline of Bunnell Hill Road (Twp. Rd. #128) with the south right-of-way line of Binkley Lane (Twp. Rd. #2053); thence with the south line of said Section 31 and the south right-of-way line of Binkley Lane S. 86° 50' 22" E. a distance of 933.07 feet to an iron pipe marking the southeast corner of Robert C. & Ruth Zugelder's 2.24 acre parcel (Off. Rec. Vol. 037, Pg. 704), said corner also being the place of beginning for this description; thence from said place of beginning with the east line of said 2.24 acre parcel N. 10° 35' 52" E. a distance of 626.47 feet to an iron pipe marking the southwest corner of Charles J. & Dorothy C. Logan's 22.154 acre parcel (D.B. 400, Pg. 658); thence with the south line of said 22.154 acre parcel S. 81° 54' 45" E. a distance of 18.02 feet to an iron pipe marking the northwest corner of Charles J. & Dorothy C. Logan's 2.989 acre parcel (D.B. 506, Pg. 929); thence with the west line of said 2.989 acre parcel S. 00° 57' 00" W. a distance of 75.83 feet to an iron pipe marking the southwest corner of said 2.989 acre parcel; thence with a south line of said 2.989 acre parcel S. 82° 45' 15" E. a distance of 501.39 feet to an iron pipe; thence continuing with a south line of said 2.989 acre parcel S. 78° 47' 02" E. a distance of 1240.78 feet to an iron pipe on the west line of Harold & Jacqueline Fishman's 9.541 acre parcel (D.B. 475, Pg. 882); thence with the west line of said 9.541 acre parcel S. 02° 40' 40" W. a distance of 344.60 feet to an iron pipe marking the northeast corner of Mary J. Allen's 6.988 acre parcel (D.B. 473, Pg. 354); thence with the north line of said 6.988 acre parcel and the north line of Richard L. & Patricia A. Muterspaw's 43.617 acre parcel (Off. Rec. Vol. 086, Pg. 868) N. 86° 29' 27" W. a distance of 1694.10 feet to an iron pipe marking the southeast corner of Binkley Lane; thence with the south line of Binkley Lane N. 86° 50' 22" W. a distance of 139.45 feet to the place of beginning. Containing 19.003 acres.

SAVE AND EXCEPT: A portion of the 60-foot roadway (extension of Binkley Lane) previously conveyed to Charles J. & Dorothy C. Logan by Deed book 400, Page 658, being more particularly described as follows: Beginning at an iron pipe bearing N. 00° 29' 30" E. a distance of 15.00 feet from the southeast corner of Binkley Lane; thence in a northeasterly direction through the above-described 19.003 acre parcel with a survey line being 15.00 feet from the southerly and easterly lines of said 60 foot roadway the following three courses: N. 63° 42' 15" E. a distance of 286.00

feet to an iron pipe; N. 82° 31' 30" E. a distance of 75.00 feet to an iron pipe and N. 25° 44' 30" E. a distance of 366.25 feet to an iron pipe at the angle point of the southerly lines of Logan's said 2.989 acre parcel, said portion of roadway containing 0.969 of an acre. Said roadway to be a perpetual roadway to be used by all adjoining property owners for roadway and utility purposes. Net area of the above-described parcel is 18.034 acres.

The above legal description is by new survey prepared by Donald L. Tevis, Registered Surveyor No. 5258.

Prior Deed Reference: Vol. 156, Pages 311, 312

In Witness Whereof, we, CHARLES J. LOGAN and DOROTHY C. LOGAN, hereunto have set our hands this 18th day of July, 1996.

Signed and acknowledged
in the presence of us:

Rebecca Jane Perkins Charles J. Logan
CHARLES J. LOGAN
Amy J. Brown Dorothy C. Logan
DOROTHY C. LOGAN

State of Ohio
County of Warren, ss:

The foregoing instrument was acknowledged before me this 18th day of July, 1996, by CHARLES J. LOGAN and DOROTHY C. LOGAN, husband and wife.

Witness my official signature and seal on the day last above mentioned.

09065

RECEIVED & RECORDED
BETH DECKARD
REC'D CO RECORDER

96 JUL 23 AM 10:17
JUL 23 1996

5134
OF 225-1201

2.00
FEE

TRANSFERRED

JUL 23 1996

SEC 319
NICK NELSON, Auditor
WARREN COUNTY, OHIO

Paul Perkins, Jr.
NOTARY PUBLIC
R. PAUL PERKINS, JR., Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date
Section 147.03 O. R. C.

Perkins, Jr., esq., 1300 One Dayton Centre, Dayton, Ohio

5

BOOK 1253 PAGE 70

30.00 Paul Perkins

AFFIDAVIT TO CORRECT ACREAGE

9/2

State of Ohio
SS:
County of Warren

Robert D. Fox, Tax Map Coordinator, Warren County Engineer's Office, being duly cautioned and sworn states the following:

1. He has personal knowledge of the facts contained herein.
2. The person(s) appearing by the records to be the owner(s) of the property are:

Parcel Number: 05-31-300-033 (14.7074 Acres)
and
05-31-300-010 (22.154 Acres and 1.109 Acres)
Owner: Logan, Charles J. and Dorothy C.
Deed Reference: O.R. 1253 Page 66

INSTRUMENT REFERENCE: Warren County Recorder's
Official Record Volume 4265 Page 448
(Warranty Deed)

3. Correction is required to the identification of the above referenced instrument for the following reason(s):

The above referenced document did not correctly identify the parcels being split.

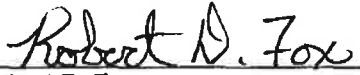
4. The instrument is currently identified as:

Old	05-31-300-019	17.987 Acre
New	05-31-300-032	3.2796 Acre
Rem.	05-31-300-033	14.7074 Acre

5. The instruments shall hereinafter be identified as:

Old	05-31-300-010	22.154 Acres and 1.109 Acres
Old	05-31-300-019	17.987 Acre
New	05-31-300-032	3.2796 Acre
Rem.	05-31-300-034	22.154 Acres and 1.0992 Acres
Rem.	05-31-300-033	14.7172 Acre

Further affiant sayeth naught.


Robert D. Fox
Tax Map Coordinator, Tax Map Department

This instrument prepared by:
Warren County Prosecutor's Office, Lebanon, Ohio

Sworn to and subscribed before me on this 14th day of March, 2007.





SUZANNE M. COMBS
Notary Public, State of Ohio
My Comm. Expires July 20, 2010
639868

WARREN COUNTY

PAGE 1 OF 9

BOOK 4416 PAGE 608

24-BZA-002 Exhibit 7A

09065

SURVIVORSHIP DEED

[Section 5302.17, Revised Code]

CHARLES LOGAN and DOROTHY LOGAN, husband and wife, of Warren County, Ohio, for love and affection and pursuant to Section 5302.17, Revised Code, grant, to CHARLES J. LOGAN and DOROTHY C. LOGAN, husband and wife, for their joint lives, remainder to the survivor of them, whose tax-mailing address is 287 Binkley Lane, Springboro, Ohio 45066, Warren County, the following real property:

PARCEL I

05-31-300-010

Situated in the County of Warren in the State of Ohio and in the Township of Clearcreek and bounded and described as follows:



Being a part of Section 31, T3, R5N and being in the North part of the Binkley farm tract and being North and East of Binkley Lane a Township Road.

Beginning at an iron pipe in the Easterly line of the 4.374 Acres tract as conveyed from Binkley to Leon Faris and recorded in Vol. 398 page 432 of the deed records of Warren County, Ohio. Said iron pipe is located S 12° 34' W 102 feet from an iron pipe at the Northeast corner of Leon Faris said 4.374 Acres tract. Thence N 12° 34' E 102 feet to an iron pipe at the Northeast corner of said Faris tract; thence continuing with the Westerly property line of Binkley tract N 1° 11' E 136.2 feet to an iron pipe in creek bed; thence with the North line of Binkley tract S 85° 23' E passing an iron rod at 174 feet a distance of 925.93 feet to an iron rod at fence corner; thence N 0° 58' E 490.38 feet to an iron rod; thence N 21° 04' E 267.2 feet to a point in creek bed; thence N 86° 19' E passing an iron pipe at 20 feet and an iron rod at 103.08 feet a total distance of 388.08 feet to an iron rod; thence N 83° 06' E 330 feet to an iron pipe in corner fence post; thence S 0° 37' W 907.8 feet to a nail in corner fence post; thence with a new division line N 82° 43' W 592.55 feet to an iron pipe; thence with the field fence S 16° 27' W 327.3 feet to an iron pipe; thence with another new division line N 80° 27' W 1092.5 feet to the place of beginning and containing 22.154 Acres. Of this amount 0.022 Acre is in the North part of a triangular tract owned in the name of Marvin H. and Esther Binkley.

ALSO the extension to Township Road is herein conveyed, being known and designated as Binkley Lane. This extension to Binkley Lane in a Northeasterly direction

WARREN COUNTY

639868

PAGE 2 OF 9

BOOK 4416 PAGE 609

BOOK 1253 PAGE 66

to have a width of 60 feet. Beginning at an iron pipe the intersection of the center line of the Township Road (Binkley Lane) and the Easterly line of a triangular tract of land owned by Marvin H. and Esther M. Binkley; thence with a Survey line, being 15 feet from the Southerly and Easterly right of way line of the 60 feet extension N 65° 56' E 285.75 feet to an iron pipe in existing Lane; thence N 84° 46' E 75 feet to an iron pipe; thence N 27° 59' E 445 feet to an iron pipe in the South line of the above description. This iron pipe being located S 80° 27' E 552.5 feet from the iron pipe in the East line of the said Faris tract and beginning point of the above description. The above described Roadway is to be a perpetual roadway and to be used by all adjoining property owners for roadway purposes. This Roadway contains 1.109 Acres.

The Roadway may be used for electric lines and poles and other utilities to serve the adjoining property owners.

The said property being a portion of the real estate conveyed to Pearl M. Binkley from the estate of Wright S. Binkley by Certificate of Transfer filed May 15, 1942, and recorded in Volume 143, page 302, and by Quit Claim Deed from Marvin Binkley and Esther M. Binkley, filed May 16, 1942, and recorded in Volume 143, page 307, of the Deed Records of Warren County, Ohio.

Prior Deed Reference: Vol. 400, Pages 659, 660

PARCEL II

05-31-300-011

Situated in the Township of Clearcreek, County of Warren and State of Ohio and being a part of Section 31, T3, R5N and being in the East part of the Binkley farm tract.

Beginning at a nail in a corner post, being in the East line of Marvin and Esther Binkley farm tract and being the Southeasterly corner of Charles Logan, et al. 22.154 Acres tract. Thence with the East line of said Binkley farm tract S 5-06' W 430.2 feet to an iron pipe in the fence line; thence S 76-23' W 1209.2 feet to an iron pipe at the end of Binkley Lane and in the South line of said Charles Logan, et al. tract; thence with the South line of said 22.154 Acres tract S 80-27' E 540 feet to a point; thence N 16-45' E 327.3 feet to a point at the North tract S 80-27' E 540 feet to a point; thence N. 16-45' E 327.3 feet to a point at the North end of a pond; thence with a South line of said 22.154 Acres tract S 82-43' E 592.55 feet to the place

of beginning and containing 5.947 Acres.

The preceding description is according to a survey made by Roy S. Burroughs, Registered Surveyor, November 19, 1975.

Prior Deed Reference: Vol. 485, Pages 105-107

PARCEL III

05-31-300-014

Situate in the Township of Clearcreek in the County of Warren and State of Ohio.

Being part of Section 31, T3, R5N and being a 2.989 acres tract all along the southerly line of the Charles J. Logan, et al. farm tract of 22.154 acres and a tract of 5.947 acres. Binkley Lane having previously been extended to the 22.154 acres tract.

Beginning at an iron pipe in the easterly line of the Binkley farm tract, in the fence line, and being the southeast corner of the said Logan 5.947 acres tract as recorded in Vol. 485, Page 105 of the Deed Records of Warren County, Ohio. Thence with the south line of the said Logan tracts N 76° 23' W 1209.2 feet to an iron pipe in the centerline and at the end said Binkley Lane extended; thence continuing with said south line N 80° 17' W and crossing a creek a distance of 533.75 feet to an iron pipe; thence S 0° 57' W 75.85 feet to an iron pipe; thence S 80° 57' W 75.85 feet to an iron pipe; thence S 80° 27' E 497.92 feet to an iron pipe in the center line of Binkley Lane extended; thence S 76° 23' E passing an iron pipe at 141.21 feet a total distance of 1239.64 feet to an iron pipe in the east line of tract and fence line; thence with the east line of tract N 5° 06' E 75.83 feet to the place of beginning and containing 2.989 acres.

The above description is according to a New Survey made by Roy S. Burroughs, Registered Surveyor, June 21, 1977.

Prior Deed Reference: Vol. 506, Page 929

PARCEL IV

05-31-300-014

Situated in the County of Warren, in the State of Ohio and in the Township of Clearcreek and being a part of Section 31, Town 3E, Range 5N and being more particularly described as follows:

Commencing at a R.R. Spike marking the southwest corner of said Section 31 and the intersection of the centerline of Bunnell Hill Road (Twp. Rd. #128) with the south right-of-way line of Binkley Lane (Twp. Rd. #2053); thence with the south line of said Section 31 and the south right-of-way line of Binkley Lane S. 86° 50' 22" E. a distance of 933.07 feet to an iron pipe marking the southeast corner of Robert C. & Ruth Zugelder's 2.24 acre parcel (Off. Rec. Vol. 037, Pg. 706), said corner also being the place of beginning for this description; thence from said place of beginning with the east line of said 2.24 acre parcel N. 10° 35' 52" E. a distance of 626.47 feet to an iron pipe marking the southwest corner of Charles J. & Dorothy C. Logan's 22.154 acre parcel (D.B. 400, Pg. 658); thence with the south line of said 22.154 acre parcel S. 81° 54' 45" E. a distance of 18.02 feet to an iron pipe marking the northwest corner of Charles J. & Dorothy C. Logan's 2.989 acre parcel (D.B. 506, Pg. 929); thence with the west line of said 2.989 acre parcel S. 00° 57' 00" W. a distance of 75.83 feet to an iron pipe marking the southwest corner of said 2.989 acre parcel; thence with a south line of said 2.989 acre parcel S. 82° 45' 15" E. a distance of 501.39 feet to an iron pipe; thence continuing with a south line of said 2.989 acre parcel S. 78° 47' 02" E. a distance of 1240.78 feet to an iron pipe on the west line of Harold & Jacqueline Fishman's 9.541 acre parcel (D.B. 475, Pg. 882); thence with the west line of said 9.541 acre parcel S. 02° 40' 40" W. a distance of 344.60 feet to an iron pipe marking the northeast corner of Mary J. Allen's 6.988 acre parcel (D.B. 473, Pg. 354); thence with the north line of said 6.988 acre parcel and the north line of Richard L. & Patricia A. Muterspaw's 43.617 acre parcel (Off. Rec. Vol. 086, Pg. 868) N. 86° 29' 27" W. a distance of 1694.10 feet to an iron pipe marking the southeast corner of Binkley Lane; thence with the south line of Binkley Lane N. 86° 50' 22" W. a distance of 139.45 feet to the place of beginning. Containing 19.003 acres.

SAVE AND EXCEPT: A portion of the 60-foot roadway (extension of Binkley Lane) previously conveyed to Charles J. & Dorothy C. Logan by Deed book 400, Page 658, being more particularly described as follows: Beginning at an iron pipe bearing N. 00° 29' 30" E. a distance of 15.00 feet from the southeast corner of Binkley Lane; thence in a northeasterly direction through the above-described 19.003 acre parcel with a survey line being 15.00 feet from the southerly and easterly lines of said 60 foot roadway the following three courses: N. 63° 42' 15" E. a distance of 286.00

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WARREN COUNTY

639868

BOOK 1253 PAGE 69

BOOK 4416 PAGE 612

feet to an iron pipe; N. 82° 31' 30" E. a distance of 75.00 feet to an iron pipe and N. 25° 44' 30" E. a distance of 366.25 feet to an iron pipe at the angle point of the southerly lines of Logan's said 2.989 acre parcel, said portion of roadway containing 0.969 of an acre. Said roadway to be a perpetual roadway to be used by all adjoining property owners for roadway and utility purposes. Net area of the above-described parcel is 18.034 acres.

The above legal description is by new survey prepared by Donald L. Tevis, Registered Surveyor No. 5253.

Prior Deed Reference: Vol. 156, Pages 311, 312

In Witness Whereof, we, CHARLES J. LOGAN and DOROTHY C.

LOGAN, hereunto have set our hands this 18th day of July, 1996.

Signed and acknowledged
in the presence of us:

Rebecca Jane Perkins

Charles J. Logan
CHARLES J. LOGAN

Amy J. Brown

Dorothy C. Logan
DOROTHY C. LOGAN

State of Ohio
County of Warren, ss:

The foregoing instrument was acknowledged before me this 18th day of July, 1996, by CHARLES J. LOGAN and DOROTHY C. LOGAN, husband and wife.

Witness my official signature and seal on the day last above mentioned.

Paul Perkins, Jr.
NOTARY PUBLIC

PAUL PERKINS, JR., Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date
Section 147.03 O. R. C.

Paul Perkins, Jr., esq., 1300 One Dayton Centre, Dayton, Ohio

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RECEIVED & RECORDED
BETH DECKARD
WARREN CO. RECORDER
JUL 23 AM 11:17
5402-573-225-1271

TRANSFERRED

JUL 23 1996

SEC 319.222 COMPLIED WITH
NICK NELSON, Auditor
WARREN COUNTY, OHIO

WARREN COUNTY

639-1253 PAGE 70 PAGE 6 OF 9

BOOK 4416 PAGE 613

3000 Paul Perkins