

REC'D 1-8-07 smj

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 - 2005 - 30 YEARS OF EXCELLENCE OHIO HI-POINT 8.992 ACRES

Lying in Virginia Military Survey 3683, City of Bellefontaine, Jefferson Township, Logan County, Ohio.

Being out of the Board of Education of the Ohio Hi-Point Joint Vocational School District 44.373 acre tract as deeded and described in Volume 389, Page 568 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing at a MAG nail set at the intersection of the center-line of U.S. Route 33 and the center-line of vacated Township Road 179 at station 927 + 43.79 of the proposed U.S. Route 33 and Station 20 + 58.71 of vacated Township Road 179.

THENCE, with the center-line of vacated Township Road 179 and the west line of the State of Ohio 25 acre tract (Vol. 276, Pg. 506), N 4°-54'-02"W, a distance of 436.67 feet to a 5/8 inch iron rod found at THE TRUE POINT OF BEGINNING.

THENCE, with the center-line of vacated Township Road 179 and the west line of the said 25 acre tract, N 4°-50'-08"W, a distance of 374.09 feet to a 1 1/2 inch iron pipe found.

THENCE, with the lines of the State of Ohio 10.58 acre tract (Vol. 275, Pg. 133), the following 4 courses:

N 4°-43'-29"W, a distance of 21.37 feet to a 5/8 inch iron rod found.

N 85°-37'-52"E, a distance of 171.58 feet to a 3/4 inch iron rod found

N 85°-24'-52"E, a distance of 159.23 feet to a 1 1/2 inch iron pipe found.

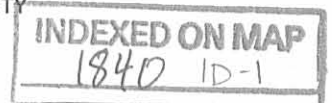
N 5°-33'-38"W, a distance of 356.00 feet to a 3/4 inch iron rod found.

THENCE, with the south line of the R.L.R., INC. 3.387 acre tract (Vol. 385, Pg. 828), N 61°-59'-00"E, a distance of 200.00 feet to a 5/8 inch iron rod set.

THENCE, S 17°-54'-42"E, a distance of 785.73 feet to a 5/8 inch iron rod set.

THENCE, N 84°-52'-48"E, a distance of 650.00 feet to a 5/8 inch iron rod set.

THENCE, with the southwesterly right-of-way of Sloan Boulevard (80 feet wide), S 44°-58'-09"E, a distance of 78.15 feet to a 5/8 inch iron rod found.



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1975 - 2005 - 30 YEARS OF EXCELLENCE

THENCE, with the north line of the Harold D. Marker and Barbara F. Marker, Trustees of the Harold D. Marker Revocable Trust Agreement, dated the 6th Day of October, 2004, 55.412 acre tract (O.R. 799, Pg. 87), S 84°-52'-48"W, a distance of 932.39 feet to a 1 1/2 inch iron pipe found.

THENCE, with the north line of the aforesaid 55.412 acre tract, N 84°-58'-05"E, a distance of 455.95 feet to the point of beginning.

Containing 8.992 acres.

The basis for bearings is the north line of the aforesaid 55.412 acre tract being S 84°-52'-48"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on January 2, 2007.



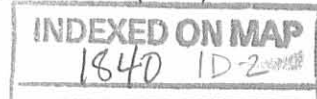
ORIGINAL STAMP IN GREEN

Description prepared by:

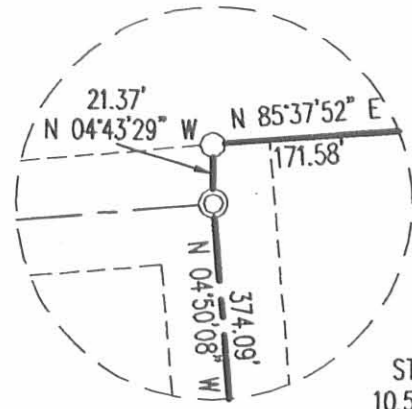
A handwritten signature in black ink that reads 'William K. Bruce'.

William K. Bruce
Professional Surveyor 7347
January 2, 2007

L-1523126



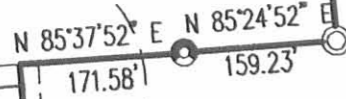
REC'D 1-8-07 SURV OR



DETAIL NOT TO SCALE

STATE OF OHIO
10.58 ACRE TRACT
VOL. 275, PG. 133

SEE DETAIL



STATE OF OHIO
25 ACRE TRACT
VOL. 276, PG. 506

VACATED
TOWNSHIP ROAD 179
COMMISSIONERS JOURNAL 1-R
PG. 268, 269



R.L.R., INC.
3.387 ACRE TRACT
VOL. 385, PG. 828

8.992 ACRES

THE BOARD OF EDUCATION
OF THE OHIO HI-POINT
JOINT VOCATIONAL SCHOOL DISTRICT
44.373 ACRE TRACT
VOL. 389, PG. 568

SLOAN BOULEVARD (80')

455.95'
N 84°58'05" E

932.39'
S 84°52'48" W
BASIS FOR BEARINGS

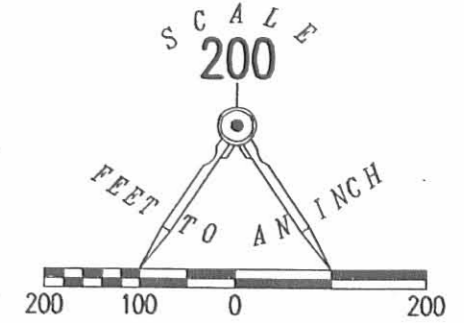
N 84°52'48" E
650.00'

S 44°58'09" E
78.15'

HAROLD D. MARKER AND BARBARA F. MARKER, TRUSTEES OF THE
HAROLD D. MARKER REVOCABLE TRUST AGREEMENT DATED THE
6TH DAY OF OCTOBER, 2004.
55.412 ACRE TRACT
O.R. 799, PG. 87

LEGEND

- 5/8 INCH IRON ROD SET
- 5/8 INCH IRON ROD FOUND
- ⊙ 1 1/2 INCH IRON PIPE FOUND
- ⦿ 3/4 INCH IRON ROD FOUND
- ⦿ MAG NAIL SET



A SURVEY OF A 8.992 ACRE TRACT
OUT OF THE BOARD OF EDUCATION
OF THE OHIO HI-POINT
JOINT VOCATIONAL SCHOOL DISTRICT
44.373 ACRE TRACT
VOLUME 389, PAGE 568
CITY OF BELLEFONTAINE
VIRGINIA MILITARY SURVEY 3683
JEFFERSON TOWNSHIP
LOGAN COUNTY, OHIO

REFERENCE:
OHIO RIGHT-OF-WAY PLANS
LOG-33 17.29 DATED 1961

STATION 927+43.79 (PROPOSED U.S. ROUTE 33)
STATION 20+58.71 (COUNTY HIGHWAY 179)



2 WORKING DAYS

BEFORE YOU DIG

CALL TOLL FREE 800-362-2764

OHIO UTILITIES PROTECTION SERVICE

INDEXED ON MAP

1840 1P



ORIGINAL STAMP IN GREEN

SURVEYED BY:

William K. Bruce
WILLIAM K. BRUCE
PROFESSIONAL SURVEYOR 7347
JANUARY 2, 2007

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

ADW D1206 1523126 L-1523126-3

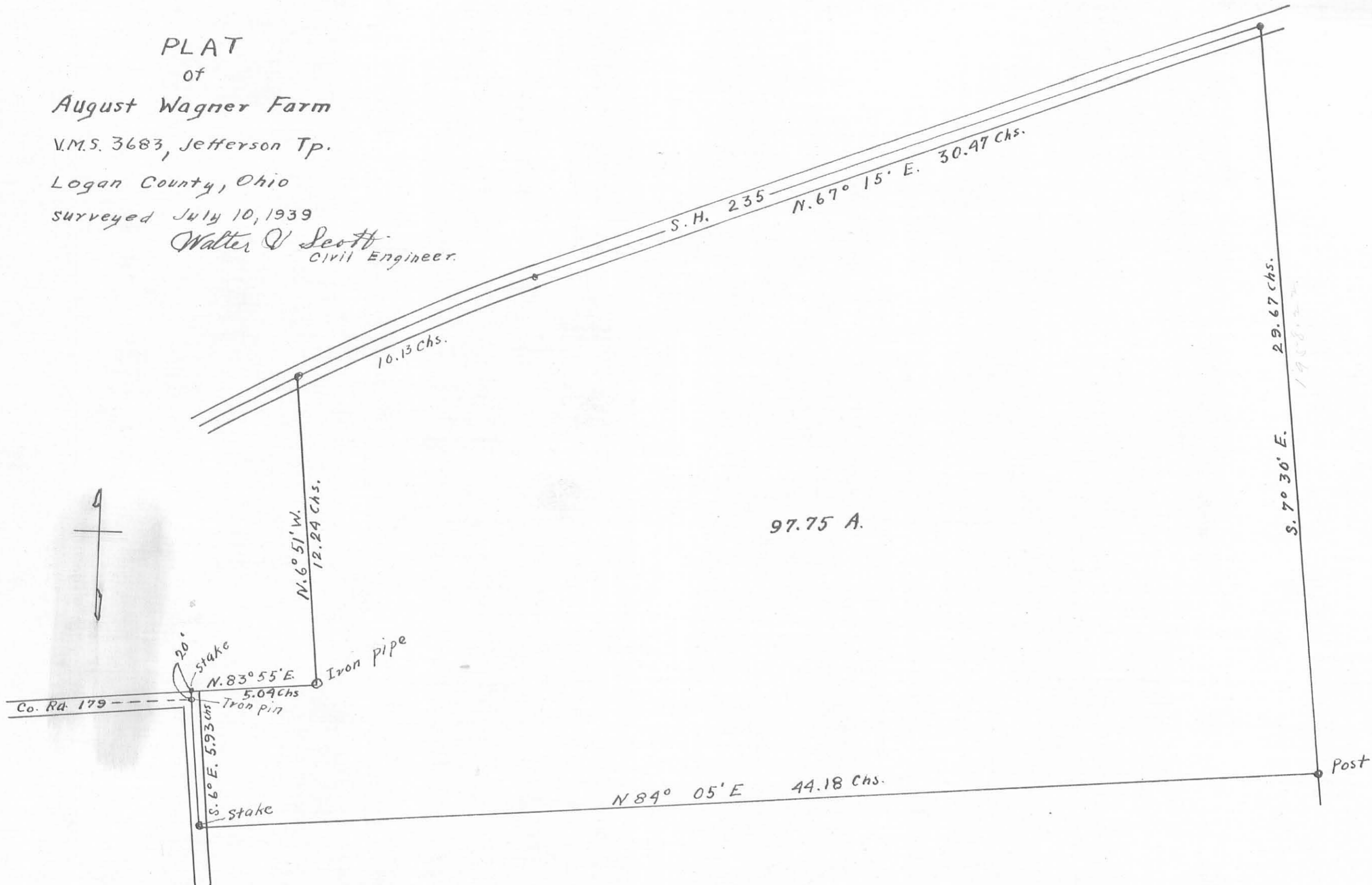
PLAT
of
August Wagner Farm

V.M.S. 3683, Jefferson Tp.

Logan County, Ohio

Surveyed July 10, 1939

Walter V. Scott
Civil Engineer.



Lee Surveying and Mapping Co.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

855 EAST SANDUSKY AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.
JEFFREY I. LEE, P.S.

ROBERTA HAYES SURVEY

Lying in the City of Bellefontaine, V.M.S. 3683, Jefferson Township, Logan County, Ohio and being out of those lands deeded and described in Volume 306, Page 118, Tract 2 of the records of Deeds of Logan County and more particularly described as follows;

Beginning at an iron spike set on the center-line of State Route 540 marking the northwest corner of grantor's property and designated in the highway records as being Station 1073+94.50.

THENCE, with said center-line, N 61°-59' E, a distance of 225.87 feet to a square iron bar found marking an angle in said highway. (1076+20.37).

THENCE, continuing with said center-line, N 68°-34'-35" E, a distance of 124.13 feet to an iron spike.

THENCE, parallel to grantor's west line, S 5°-33'-40" E, a distance of 435.28 feet to an iron rod.

THENCE, S 61°-59' W, a distance of 352.55 feet to an iron rod set on the grantor's west property line.

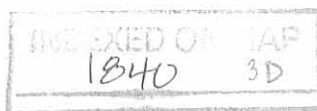
THENCE, with said west property line, N 5°-33'-40" W, a distance of 450.00 feet to the point of beginning. Containing 3.387 acres.

Last previous deed reference: Volume 306, Page 118, Tract 2.

Surveyed by:

Clayton M. Lee

Clayton M. Lee
Reg. Surveyor No. 6181
9-5-79



LEE SURVEYING & MAPPING CO..

855 E. Sandusky Ave.
BELLEFONTAINE, OHIO 43311
(513) 593-5780



SCALE ~ 1" = 100'

STATE ROUTE 540

3/4" Iron bar found
1076 + 20.37

N 68°-34'-35" E
124.13'

Iron Spike Set

LA (Not deeded)
Refer: R/W sheet 274
Parcels 41ND & 43ALA
LOG-33-17.29

Iron Spike Set
1073 + 94.50

N 61°-59' E
225.87'

ROBERTA HAYES
Vol. 306, Pg. 118, Tract 2

Proposed
Lim. Access

3.387 AC.

S 5°-33'-40" E
435.28'

Set Iron Rod

State of Ohio
2.21 AC.

N 5°-33'-40" W
450.00'

PROP. LINE

S 61°-59' W
352.55'

Set Iron Rod

1840 3P

INDEXED ON MAP

SURVEY OF 3.176 ACRES OUT OF THE
ROBERTA HAYES PROPERTY (Vol. 306, Pg. 118)
CITY OF BELLEFONTAINE, V.M.S. 3683
JEFFERSON TWP, LOGAN CO., OHIO

By:

Clayton M. Lee

Clayton M. Lee
Reg. Surveyor 6181
9-5-79



100.3'

356.0' To
PROP. COR.

(L-65-58)



SCALE 1" = 200'

STATE HWY, 540

S 68° 34' 35" W
1110.00'

S 61° 59' W
225.87'

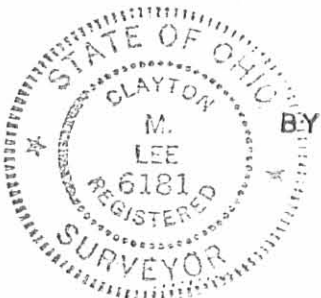
ROBERTA HAYES
41.317 ACRES

S 6° 46' E
807.2'

N 5° 55' 10" W
1576.00'

S 84° 35' 40" W
160.30'
S 82° 57' E
160.00'
S 27° 29' 24" E
144.38'
S 0° 33' W
144.38'

N 83° 39' 42" E
1154.20'



BY *Clayton M. Lee*
CLAYTON M. LEE
REG. SURVEYOR 6181

REVISED SKETCH OF
ROBERTA HAYES PROPERTY
V.M.S. 3683
JEFFERSON TWP.
LOGAN CO., OHIO

4-15-76

INDEXED ON MAP
1840 4P



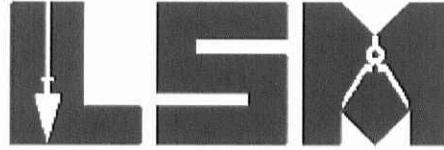
APPROVED

2-2-16

Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



Phone: (937) 593-7335
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surveys@lsminc.us

BARNETT, TRUSTEES 2.764 ACRES

Lying in Virginia Military Survey 3683, Jefferson Township, City of Bellefontaine, Logan County, Ohio.

Being all of the Donald L. Barnett, Trustee and Mildred J. Barnett, Trustee 2.818 acre tract as deeded and described in Official Record 1108, Page 96 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing at a railroad spike found at the intersection of center-lines of Sloan Boulevard and Ohio Route 540 (width varies).

THENCE, with the center-line of Ohio Route 540, S 68°-35'-21"W, a distance of 241.06 feet to a point, passing a railroad spike found at 146.25 feet at P.T. Station 1078+38.63 per Logan County Engineer's file L-60.

THENCE, S 05°-12'-58"E, a distance of 70.91 feet to a point at the TRUE POINT OF BEGINNING, passing a 5/8 inch iron rod found at 70.65 feet.

THENCE, with the lines of the Board of Education of the Ohio Hi-Point Joint Vocational School District 44.373 are tract (Vol. 389, Pg. 568) the following two courses:

S 05°-12'-58"E, a distance of 364.59 feet to a 5/8 inch iron rod set.

S 62°-09'-22"W, a distance of 352.55 feet to a 5/8 inch iron rod found.

THENCE, with the east line of the Board of Education of the Ohio Hi-Point Joint Vocational School District 9.500 acre tract (O.R. 937, Pg. 582), N 05°-25'-49"W, a distance of 368.23 feet to a 5/8 inch iron rod set.

THENCE, with the south right-of-way of Ohio Route 540 the following two courses:

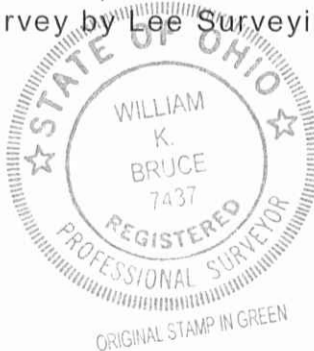
N 61°-54'-45"E, a distance of 301.81 feet to a 5/8 inch iron rod set at Station 1076+70.26, right 64.97 feet.

N 67°-59'-41"E, a distance of 50.87 feet to the point of beginning.

Containing 2.764 acres.

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

The basis for bearings is the center-line of Ohio Route 540, being S 68°-35'-21"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on January 28, 2016.

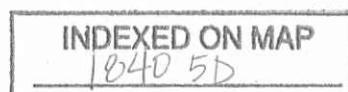


Description prepared by:

William K. Bruce

William K. Bruce
Professional Surveyor 7437
January 28, 2016

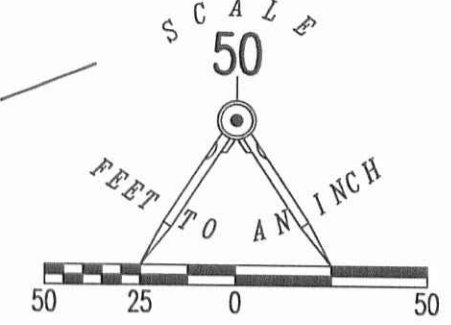
L-650116



NOTE:

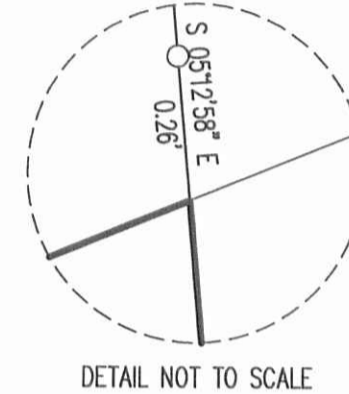
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM A FIELD SURVEY OF ABOVE GROUND STRUCTURES AND EXISTING DRAWINGS PROVIDED TO THE SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH, HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED.

REFERENCE:
LOG-33-15.77
SHEETS 184 AND 185
LOGAN COUNTY ENGINEER'S FILE L-60



LEGEND

- 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM7437"
- 5/8 INCH IRON ROD FOUND
- ⊗ RAILROAD SPIKE FOUND
- ⊙ TELEPHONE PEDESTAL
- ⊠ TELEPHONE MARKER
- ⊔ UTILITY POLE
- ⊙ ELECTRIC MANHOLE
- ⊗ GAS VALVE
- ⊙ SANITARY MANHOLE
- ⊗ WATER VALE
- ⊗ FIRE HYDRANT
- GAS — UNDERGROUND GAS LINE
- — — OVERHEAD ELECTRIC



SEE DETAIL

DETAIL NOT TO SCALE

OHIO ROUTE 540 (WIDTH VARIES)

SLOAN BOULEVARD

2.764 ACRES

DONALD L. BARNETT, TRUSTEE AND
MILDRED J. BARNETT, TRUSTEE
2.818 ACRE TRACT
O.R. 1108, PG. 96

A RETRACEMENT SURVEY OF THE
DONALD L. BARNETT, TRUSTEE
AND MILDRED J. BARNETT, TRUSTEE
2.818 ACRE TRACT
OFFICIAL RECORD 1108, PAGE 96
VIRGINIA MILITARY SURVEY 3683
CITY OF BELLEFONTAINE
JEFFERSON TOWNSHIP
LOGAN COUNTY, OHIO

SURVEYED BY:

William K. Bruce
WILLIAM K. BRUCE
PROFESSIONAL SURVEYOR 7437
JANUARY 28, 2016



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LEE SURVEYING & MAPPING CO
117 North Madriver Street, INC.
BELLEFONTAINE, OHIO 43311
(937) 593-7335
WWW.LSMINC.US
surveys@lsminc.us

ADW D0116 650116 L-65-2

EASEMENT INFORMATION PROVIDED BY STEWART TITLE
GUARANTY COMPANY COMMITMENT NUMBER: OHIOHIPPOINT12-15,
DATED DECEMBER 23, 2015 AT 8:00 A.M.

THIS SURVEY WAS PREPARED IN THE ABSENCE OF
A COMPLETE AND ACCURATE TITLE SEARCH AND
DOES NOT GUARANTEE TITLE.



CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

INDEXED ON MAP
1840 SP