

JOHN SHORT SURVEY
VILLAGE OF DE GRAFF
JUNE 30, 1990
TRACT A

The following described tract is situated in the State of Ohio, County of Logan, Township of Miami, Village of De Graff and is part of Section 12, Town 3, Range 13 of the Between the Miami Rivers Survey. Said tract is also part of John Short's 0.462 acre Tract II as described in Official Records Volume 106, Page 382 and is more fully described as follows:

Beginning at a concrete end post found at the southwest corner of Melhorn's Western Addition to De Graff as recorded in Plat Cabinet A, Slide 81, said post also lying on the south line of Blue Street;

Thence with the south line of Blue Street South-85°-15'-00"-East (this bearing is the basis of bearing and is assumed) 83.74 feet to a 5/8 inch diameter iron bar set;

Thence South-7°-25'-57"-West 122.07 feet to a 5/8 inch diameter iron bar set in the north line of Ricky R. Scott's 0.595 acre tract as described in Official Records Volume 16, Page 433;

Thence with Scott's north line North-85°-18'-34"-West 81.84 feet to a 5/8 inch diameter iron bar found in the east line of Richard Dowell's 8.82 acre tract as described in Deed Book Volume 329, Page 992;

Thence with Dowell's east line North-6°-32'-24"-East 122.08 feet to the place of beginning.

This description is based upon a field survey performed on June 30, 1990 and the described tract contains 0.232 acres.

Leslie H. Geeslin
LESLIE H. GEESLIN
REG. NO. 5248
RUSHSVLVANIA, OHIO



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JOHN SHORT SURVEY
VILLAGE OF DE GRAFF
JUNE 30, 1990
TRACT B

The following described tract is situated in the State of Ohio, County of Logan, Township of Miami, Village of De Graff and is part of Section 12, Town 3, Range 13 of the Between the Miami Rivers Survey. Said tract is also part of John Short's 0.462 acre Tract II as described in Official Records Volume 106, Page 382 and is more fully described as follows:

Commencing at a concrete end post found at the southwest corner of Melhorn's Western Addition to De Graff as recorded in Plat Cabinet A, Slide 81, said post also lying on the south line of Blue Street;

Thence with the south line of Blue Street South-85°-15'-00"-East (this bearing is the basis of bearing and is assumed) 83.74 feet to a 5/8 inch diameter iron bar set, said iron bar being the place of beginning;

Thence continuing with the south line of Blue Street South-85°-15'-00"-East 83.79 feet to a point, said point being the northwest corner of Ricky R. Scott's 0.595 acre tract as described in Official Records Volume 16, Page 433;

Thence with Scott's west line South-8°-19'-54"-West 122.09 feet to a 5/8 inch diameter iron bar found in the north line of Scott's tract, passing through a 5/8 inch diameter iron bar found at 0.22 feet;

Thence with Scott's north line North-85°-18'-34"-West 81.88 feet to a 5/8 inch diameter iron bar set;

Thence North-7°-25'-57"-East 122.07 feet to the place of beginning.

This description is based upon a field survey performed on June 30, 1990 and the described tract contains 0.232 acres.

Leslie H. Geeslin

LESLIE H. GEESLIN
REG. NO. 5248
RUSHSVLVANIA, OHIO



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JOHN SHORT SURVEY
VILLAGE OF DE GRAFF
JUNE 30, 1990
TRACT C

The following described tract is situated in the State of Ohio, County of Logan, Township of Miami, Village of De Graff and is part of Section 12, Town 3, Range 13 of the Between the Miami Rivers Survey. Said tract is also part of John Short's 0.427 acre Tract I as described in Official Records Volume 106, Page 382 and is more fully described as follows:

Commencing at a concrete end post found at the southwest corner of Melhorn's Western Addition to De Graff as recorded in Plat Cabinet A, Slide 81, said post also lying on the south line of Blue Street;

Thence with the south line of Blue Street South-85°-15'-00"-East (this bearing is the basis of bearing and is assumed) 182.53 feet to a point, said point being the north west corner of Ricky R. Scott's 0.499 acre tract as described in Official Records Volume 25, Page 899;

Thence continuing with the south line of Blue Street South-85°-15'-00"-East 81.13 feet to a 5/8 inch diameter iron bar set;

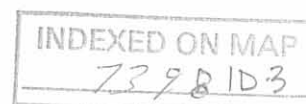
Thence South-12°-35'-56"-West 122.84 feet to a 5/8 inch diameter iron bar set in the north line of Scott's 0.499 acre tract;

Thence with Scott's north line North-85°-20'-55"-West 71.94 feet to a 5/8 inch diameter iron bar found;

Thence with the east line of Scott's tract North-8°-18'-54"-East 122.05 feet to the place of beginning, passing through a 5/8 inch diameter iron bar found at 121.83 feet.

This description is based upon a field survey performed on June 30, 1990 and the described tract contains 0.214 acres.

Leslie H. Geeslin
LESLIE H. GEESLIN
REG. NO. 5248
RUSHSVLVANIA, OHIO



JOHN SHORT SURVEY
VILLAGE OF DE GRAFF
JUNE 30, 1990
TRACT D

The following described tract is situated in the State of Ohio, County of Logan, Township of Miami, Village of De Graff and is part of Section 12, Town 3, Range 13 of the Between the Miami Rivers Survey. Said tract is also part of John Short's 0.427 acre Tract I as described in Official Records Volume 106, Page 382 and is more fully described as follows:

Beginning at a concrete end post found at the southwest corner of Melhorn's Western Addition to De Graff as recorded in Plat Cabinet A, Slide 81, said post also lying on the south line of Blue Street;

Thence with the south line of Blue Street South-85°-15'-00"-East (this bearing is the basis of bearing and is assumed) 263.66 feet to a 5/8 inch diameter iron bar set, said bar being the place of beginning;


Thence continuing with the south line of Blue Street South-85°-15'-00"-East 81.18 feet to a 5/8 inch diameter iron bar found at the northwest corner of Leroy Hughes' 0.20 acre tract as described in Deed Book Volume 312, Page 32;

Thence with Hughes' west line South-16°-49'-49"-West 124.32 feet to a 5/8 inch diameter iron bar found in the north line of Ricky R. Scott's 0.499 acre tract as described in Official Records Volume 25, Page 899;

Thence with Scott's north line North-85°-20'-55"-West 71.94 feet to a 5/8 inch diameter iron bar set;

Thence North-12°-35'-56"-east 122.84 feet to the place of beginning.

This description is based upon a field survey performed on June 30, 1990 and the described tract contains 0.213 acres.


LESLIE H. GEESLIN
REG. NO. 5248
RUSHSVILLE, OHIO



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Legend:

A = Conc. End Post Fd.

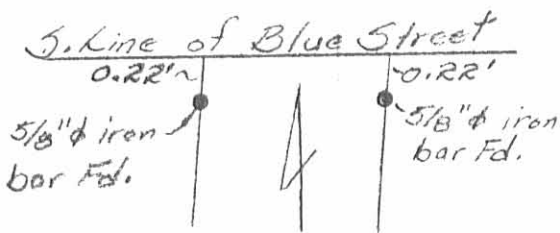
B = 5/8" ϕ Iron Bar Fd.

C = 5/8" ϕ Iron Bar Set

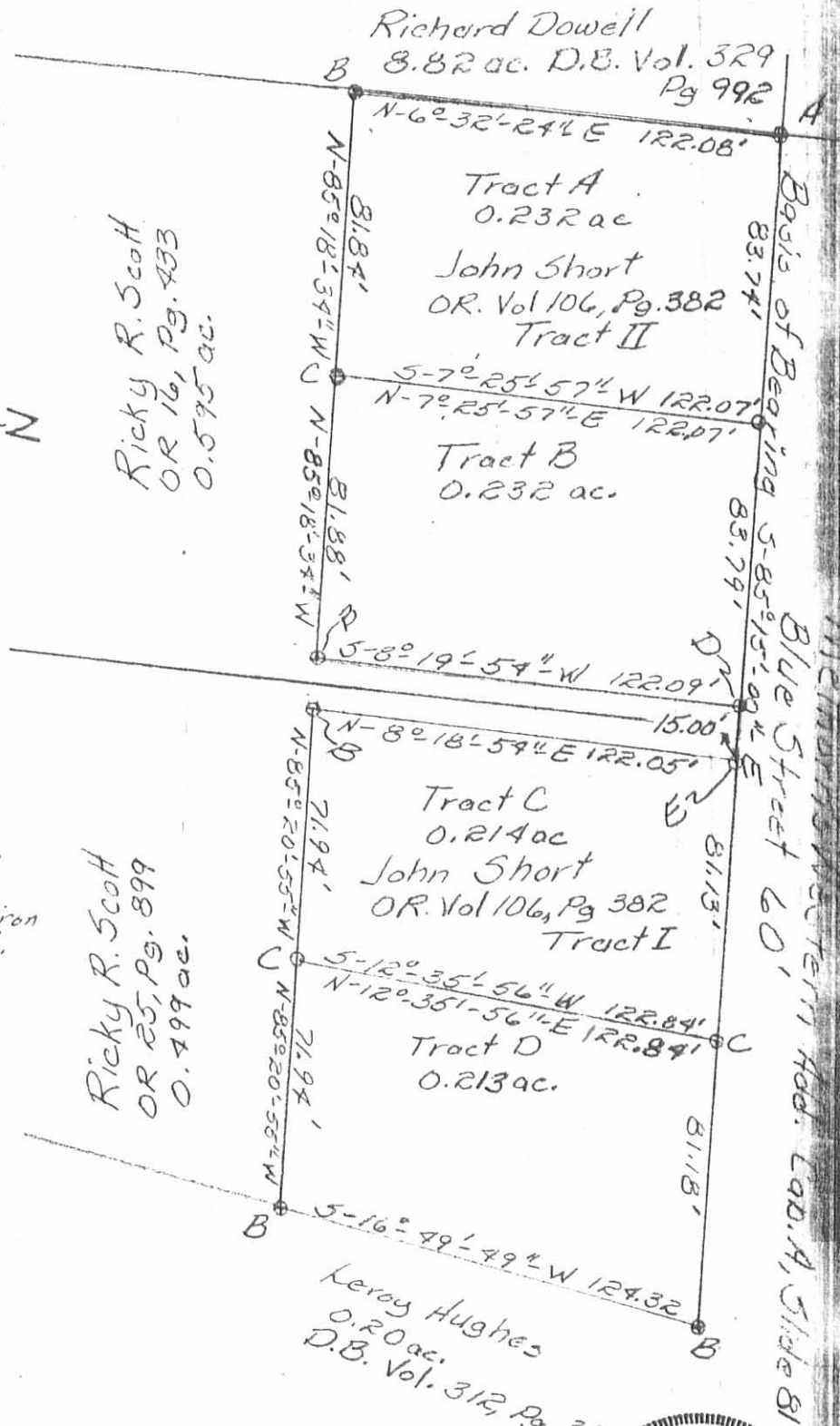
D = See Detail

E = See Detail

Scale 1" = 50'



Detail of North End of R. Scott's 15' Access to Blue Street (not to scale)



Ricky R. Scott
OR 25, Pg. 899
0.499 ac.

Survey of John Short's
0.427 ac. Tract I and 0.462 ac.
Tract II, OR Vol. 106, Pg 382
Sec. 12, T. 3, R. 13 B.M.R.S., Village
of De Graff, Miami Township,
Logan County, Ohio

June 30, 1990



Leslie H. Geeslin

Leslie H. Geeslin
Reg. No. 5248
Rushsylvania

INDEXED ON MAP
7398 1P

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.

PURTEE - SCOTT (LOT "A")

Lying in the Village of DeGraff, Section 12, T-3, R-13, Miami Township, Logan County, Ohio.

Being out of that 2.05 acre tract (Deed) 1.983 acres (Actual) in the name of Scott as deeded and described in Volume 316, Page 795 of the Logan County Records of Deeds and being more particularly described as follows:

Being the northeast part of the above said 1.983 acres:

Beginning at a 5/8" iron rod set on the south line of Blue Street, a distance of 82.37 feet westerly along said south street line from the northwest corner of Village Lot No. 184.

THENCE, with the east line of said 1.983 acres, the same being the west line of the Hughes 0.20 acre lot (Volume 312, Page 32), S 16°-53'-45" W, a distance of 124.34 feet to a 5/8" iron rod.

THENCE, N 85°-15' W, a distance of 143.93 feet to a 5/8" iron rod.

THENCE, N 8°-24' E, a distance of 121.86 feet to a 5/8" iron rod set on the south line of Blue Street.

THENCE, with said south street line, S 85°-15' E, a distance of 162.36 feet to the point of beginning.

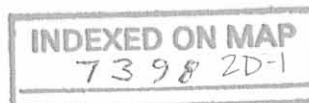
Containing 0.427 acre.

Prepared by:

Clayton M. Lee
Registered Surveyor No. 6181
August 8, 1985



This description prepared from an actual field survey.



ORIGINAL STAMP IN GREEN

L-1313

Lee Surveying and Mapping Co.



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

855 EAST SANDUSKY AVLNUE
BELLEFONTAINE, OHIO 43311

(513) 593-5780

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

PURTEE - SCOTT (LOT "B")

Lying in the Village of DeGraff, Section 12, T-3, R-13, Miami Township, Logan County, Ohio.

Being out of that 2.05 acre tract (Deed) 1.983 acres (Actual) in the name of Scott as deeded and described in Volume 316, Page 795 of the Logan County Records of Deeds and being more particularly described as follows:

Being the southeast part of the above said 1.983 acres.

Beginning at a 5/8" iron rod set on the south line of Blue Street, a distance of 244.73 feet westerly with said south street line, from the northwest corner of Village Lot No. 184.

THENCE, S 8°-24' W, a distance of 121.86 feet to a 5/8" iron rod.

THENCE, S 85°-15' E, a distance of 143.93 feet to a 5/8" iron rod on the east line of said 1.983 acre tract.

THENCE, with said east line, S 16°-53'-45" E, a distance of 152.06 feet to a 5/8" iron rod set on the southeast corner of said 1.983 acre tract.

THENCE, with said south line, N 85°-04'-43" W, a distance of 128.92 feet to a 5/8" iron rod.

THENCE, N 8°-24' E, a distance of 270.43 feet to a 5/8" iron rod set on the south line of Blue Street.

THENCE, with said south line, S 85°-15' E, a distance of 7.51 feet to the point of beginning.

Containing 0.499 acre.

NOTE: This description creates a 7.50 foot wide strip running southerly to the main body of this survey and is to be shared with the occupant/owner of the southwest lot in this division of said 1.983 acres and the owner of said southwest lot shall share his 7.50 foot wide strip of land with the owner/occupant of the above described 0.499 acre tract; thereby creating a 15 foot wide access lane for the use of both owner/occupants of said 2 lots.

Prepared by:

Clayton M. Lee

Clayton M. Lee
Registered Surveyor No. 6181
August 8, 1985



This description prepared from an actual field survey.

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ORIGINAL STAMP IN GREEN

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.

PURTEE - SCOTT (LOT "C")

Lying in the Village of DeGraff, Section 12, T-3, R-13, Miami Township, Logan County, Ohio.

Being out of that 2.05 acre tract (Deed) 1.983 acres (Actual) in the name of Scott as deeded and described in Volume 316, Page 795 of the Logan County Records of Deeds and being more particularly described as follows:

Being the southwest part of the above said 1.983 acres.

Beginning at an iron rod set on the south line of Blue Street, a distance of 252.24 feet westerly with said south line from the northwest corner of Village Lot No. 184.

THENCE, S 8°-24' W, a distance of 270.43 feet to a 5/8" iron rod on the south line of said 1.983 acre tract.

THENCE, with said south line, N 85°-04'-43" W, a distance of 166.45 feet to a 5/8" iron rod set on the southwest corner of said 1.983 acres.

THENCE, with the west line of said 1.983 acres, N 6°-36'-09" E, a distance of 147.85 feet to a 5/8" iron rod.

THENCE, S 85°-15' E, a distance of 163.62 feet to a 5/8" iron rod.

THENCE, parallel to and 7.50 feet westerly from the first call of this description, N 8°-24' E, a distance of 121.86 feet to a 5/8" iron rod set on the south line of Blue Street.

THENCE, with said south line, S 85°-15' E, a distance of 7.51 feet to the point of beginning.

Containing 0.595 acre.

NOTE: This description creates a 7.50 foot wide strip running southerly to the main body of this survey and is to be shared with the owner/ occupant of the southeast lot in this division of said 1.983 acres and the owner of said southeast lot shall share his 7.50 foot wide strip of land with the owner/occupant of the above described 0.595 acre tract; thereby creating a 15 foot wide access lane for the use of both owner/occupants of said 2 lots.

Prepared by:

Clayton M. Lee
Registered Surveyor No. 6181
August 8, 1985



This description prepared from an actual field survey.

ORIGINAL STAMP IN GREEN

INDEXED ON MAP
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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.

PURTEE - SCOTT (LOT "D")

Lying in the Village of DeGraff, Section 12, T-3, R-13 Miami Township, Logan County, Ohio.

Being out of that 2.05 acre tract (Deed) 1.983 acres (Actual) in the name of Scott as deeded and described in Volume 316, Page 795 of the Logan County Records of Deeds and being more particularly described as follows:

Being the northwest part of the above said 1.983 acre tract.

Beginning at a 5/8" iron rod set on the south line of Blue Street, a distance of 259.75 feet, westerly with said south street line, from the northwest corner of Village Lot No. 184.

THENCE, S 8⁰-24' W, a distance of 121.86 feet to a 5/8" iron rod.

THENCE, N 85⁰-15' W, a distance of 163.62 feet to a 5/8" iron rod on the west line of said 1.983 acre tract.

THENCE, with said west line, N 6⁰-36'-09" E, a distance of 121.68 feet to the southeast corner of a concrete post marking the northwest corner of said 1.983 acres.

THENCE, with the south line of Blue Street, S 85⁰-15' E, a distance of 167.43 feet to the point of beginning.

Containing 0.462 acre.

Prepared by:

Clayton M. Lee
Registered Surveyor No. 6181
August 8, 1985

This description prepared from an actual field survey.

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ORIGINAL STAMP IN GREEN

L-1313

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7398 2P

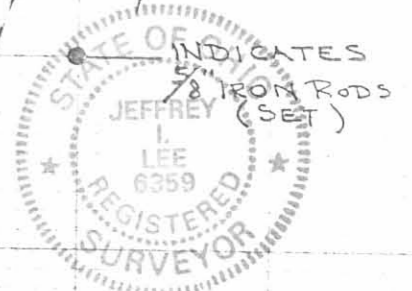
8-13-85 OK R.L.R.
8.82 AC
Vol. 329, Pg. 992
TR. 1



7.90 AC.
Vol. 329, Pg. 992
TR. 2

TR. 329, Pg. 992

SPLIT OF THE SCOTT (2.05 DEED) 1.983 ACRE TRACT (Vol. 316, Pg. 795)
VILLAGE OF DEGRAFF, MIAMI TWP., LOGAN CO., OHIO
SEC. 12, T-3, R-13



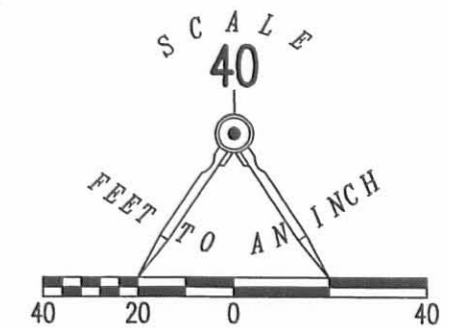
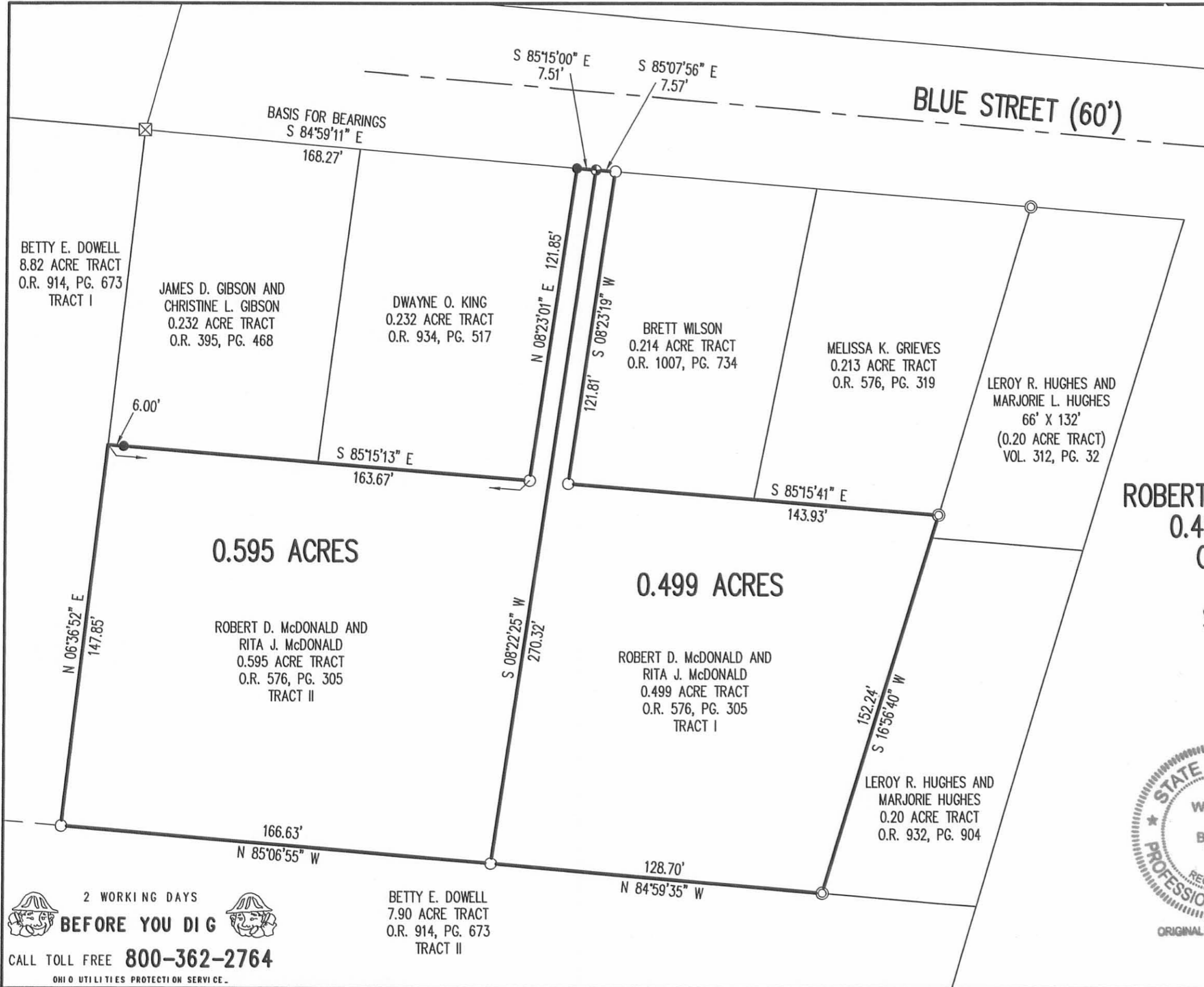
ORIGINAL STAMP IN GREEN

SCALE = 1" = 50'

AUG., 1985

By: JEFFREY I. LEE
REG. SURVEYOR 6359 L-1313-4

REV'D 5-2-11 SWM OK



- LEGEND
- 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM 7347"
 - ⊕ RAILROAD SPIKE SET
 - 5/8 INCH IRON ROD FOUND
 - ⊙ 5/8 INCH IRON ROD FOUND INSIDE 1 1/2 INCH PIPE
 - ⊠ 16" CONCRETE POST

A RETRACEMENT SURVEY
ROBERT D. McDONALD AND RITA J. McDONALD
0.499 ACRE AND 0.595 ACRE TRACTS
OFFICIAL RECORD 576, PAGE 305
TRACTS I AND II
SECTION 12, TOWN 3, RANGE 13
VILLAGE OF DEGRAFF
MIAMI TOWNSHIP
LOGAN COUNTY, OHIO

SURVEYED BY:

William K. Bruce
 WILLIAM K. BRUCE
 PROFESSIONAL SURVEYOR 7437
 APRIL 26, 2011



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 surveys@lsminc.us
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 OHIO UTILITIES PROTECTION SERVICE

INDEXED ON MAP
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8-30-2024



LEGAL DESCRIPTION FOR HUGHES'S 0.409 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Miami, Village of DeGraff, and being a part of Section 12, Town 3, Range 13, Between the Miami Rivers Survey, and being more particularly described as follows:

Beginning for reference at a 5/8" iron bar found at the intersection of the west line of Mill Street (60' right-of-way) with the south line of Blue Street (60' right-of-way);

Thence with the south line of said Blue Street, N-84°51'43"-W, 148.69'(feet) to the northeast corner of a 0.20 acre tract conveyed to Leroy R. and Marjorie L. Hughes, Trustees, by deed recorded in Official Record 1065, Page 34, Parcel 1, at the **PRINCIPLE PLACE OF BEGINNING** for the hereinafter described tract;

Thence with the east line of said 0.20 acre tract, and with the east line of a 0.20 acre tract conveyed to said Hughes, Trustees by deed recorded in Official Record 1065, Page 34, Parcel 2, and with the west line of a 16.5-foot-wide alley, S-17°26'38"-W, 277.16'(feet) to an iron bar set at the southeast corner of said Parcel 2, and at the northeast corner of a 7.90 acre tract conveyed to Matthew J. Snow by deed recorded in Official Record 1104, Page 836, Tract II, passing for reference an iron bar set at 5.00'(feet);

Thence with the north line of said Snow, and with the south line of said Parcel 2, N-84°40'02"-W, 65.59'(feet) to a 5/8" iron bar found at the southwest corner thereof, and at the southeast corner of a 0.499 acre tract conveyed to Robert D. and Rita J. McDonald by deed recorded in Official Record 576, Page 305, Tract I;

Thence with the east line of said McDonald, and with the east line of a 0.213 acre tract conveyed to Tyler E. and Jenna L. Bundy by deed recorded in Official Record 1401, Page 1863, N-17°21'43"-E, 276.84'(feet) to a 5/8" iron bar found at the northeast corner of said Bundy, passing for reference a 5/8" iron bar found at the southeast corner of said Bundy at 152.50'(feet);

Thence with the south line of said Blue Street, S-84°51'43"-E, 66.05'(feet) to the place of beginning.

Containing 0.409 acre, being subject to the rights of all legal highways and all easements of record.

Being all of two 0.20 acre tracts, conveyed to Leroy R. and Marjorie L. Hughes, Trustees, by deed recorded in Official Record 1065, Page 34, Parcels 1 and 2, of the Logan County Records.

The foregoing description prepared by and in accordance with a Survey by Terry A. Hoppes, Professional Surveyor No. 6352, August 19, 2024. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on Ohio State Plane Coordinates, NAD 1983, North Zone, resulting in a bearing for the southerly line of Blue Street of N-84°51'43"-W.


Terry A. Hoppes, P.S. 6352



8-30-2024

APPROVED

LEGEND

- = 5/8" IRON BAR (UNLESS NOTED).....FOUND
- = MAG NAIL.....FOUND
- = MAG NAIL.....SET at grade
- = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 7574".....SET at grade

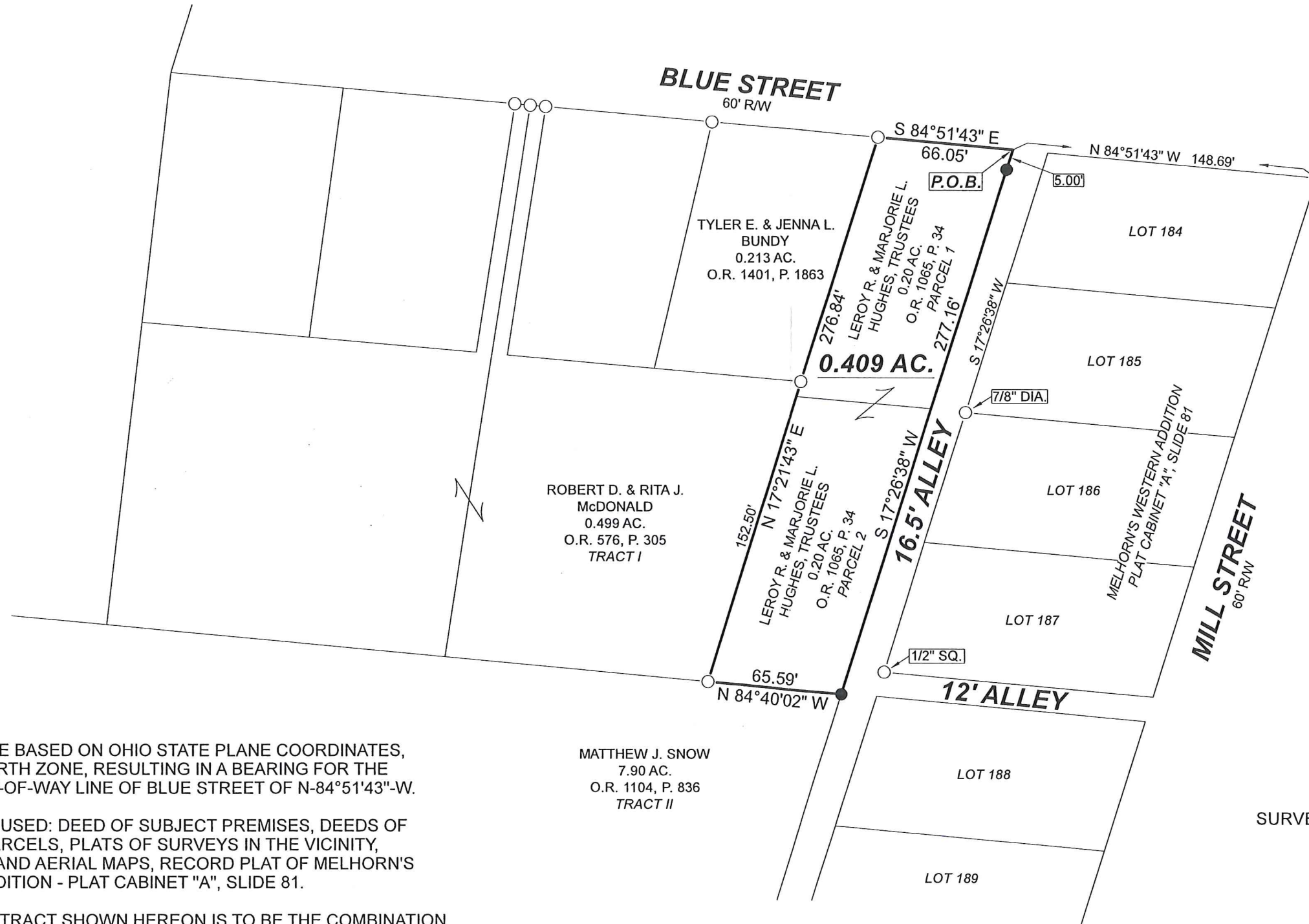
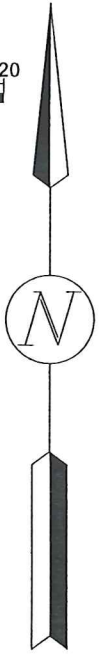
PLAT OF SURVEY

VILLAGE OF DEGRAFF
 MIAMI TOWNSHIP, LOGAN COUNTY, OHIO
 SECTION 12, TOWN 3, RANGE 13

SCALE: 1" = 60'



DATE: AUGUST 30, 2024



NOTES:

1. BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATES, NAD 1983, NORTH ZONE, RESULTING IN A BEARING FOR THE SOUTH RIGHT-OF-WAY LINE OF BLUE STREET OF N-84°51'43"-W.
2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, PLATS OF SURVEYS IN THE VICINITY, COUNTY TAX AND AERIAL MAPS, RECORD PLAT OF MELHORN'S WESTERN ADDITION - PLAT CABINET "A", SLIDE 81.
3. THE 0.409 AC. TRACT SHOWN HEREON IS TO BE THE COMBINATION OF A 0.20 AC. TRACT AND A 0.20 AC. TRACT.



SURVEYED BY:

Terry A. Hoppes
 TERRY A. HOPPES
 PROFESSIONAL SURVEYOR No. 6352

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

1 JOHN 1:9

7492.DWG

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