

RECID 6-12-09 SUM ok

Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



Phone: (937) 593-7335
Fax: (937) 593-7444
surveys@lsminc.us

FANSLER AND CORE, CO-TRUSTEES 4.199 ACRE

Lying in Section 1, Town 2, Range 15, Harrison Township, Logan County, Ohio.

Being out of the Steven R. Fansler and Edward K. Core, Jr. as Co-Trustees for Scott A. Lynn, Heidi M. Lynn Kelly and Bruce E. Lynn 70 acre tract as deeded and described in Official Record 110, Page 959, Tract II of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a railroad spike found on the intersection of the center-lines of Township Road 219 and Township Road 56 at Station 133+75.7 (Logan County Engineer's Field Book 561, Page 12) on the easterly line of Section 1.

THENCE, with the easterly line of Section 1 and the center-line of Township Road 56 (60 feet wide), N 14°-07'-00"W, a distance of 495.68 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE, S 77°-15'-25"W, a distance of 472.98 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 30.01 feet.

THENCE, S 11°-51'-53"E, a distance of 239.68 feet to a 5/8 inch iron rod set.

THENCE, S 82°-48'-13"W, a distance of 319.22 feet to a 5/8 inch iron rod set.

THENCE, N 10°-43'-33"W, a distance of 334.12 feet to a 5/8 inch iron rod set.

THENCE, N 82°-49'-53"E, a distance of 151.60 feet to a 5/8 inch iron rod set.

THENCE, N 70°-13'-14"E, a distance of 631.98 feet to a MAG nail set on the easterly line of Section 1 and the center-line of Township Road 56, passing a 5/8 inch iron rod set at 602.86 feet.

THENCE, with the easterly line of Section 1 and the center-line of Township Road 56, S 14°-07'-00"E, a distance of 187.87 feet to the point of beginning.

Containing 4.199 acres, of which 0.128 acre is within the highway right-of-way.

The basis for bearings is the center-line of Township Road 56 between Station 133+75.7 and Station 145+93.50, being N 14°-07'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on June 10, 2009.



Description prepared by:

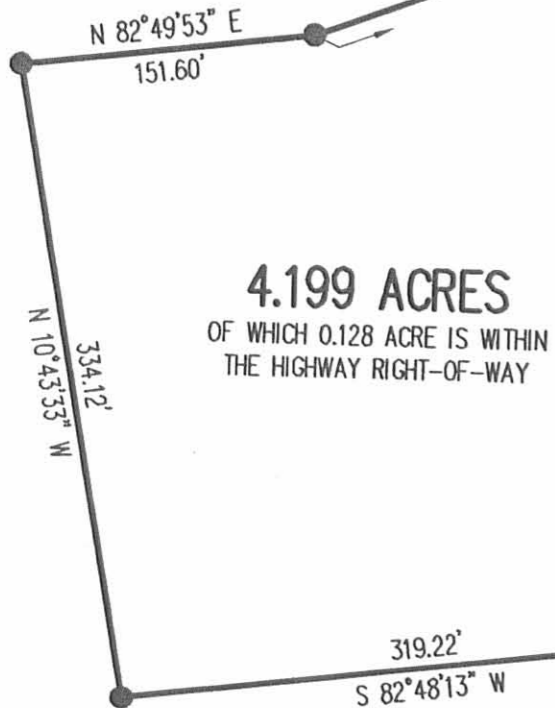
William K. Bruce
Professional Surveyor 7437
June 10, 2009

4802069



REC'D 6-12-09 SWM OK

STEVEN R. FANSLER AND
EDWARD K. CORE, JR.
AS CO-TRUSTEES FOR
SCOTT A. LYNN,
HEIDI M. LYNN KELLY AND
BRUCE E. LYNN
70 ACRES
O.R. 110, PG. 959
TRACT II



4.199 ACRES
OF WHICH 0.128 ACRE IS WITHIN
THE HIGHWAY RIGHT-OF-WAY

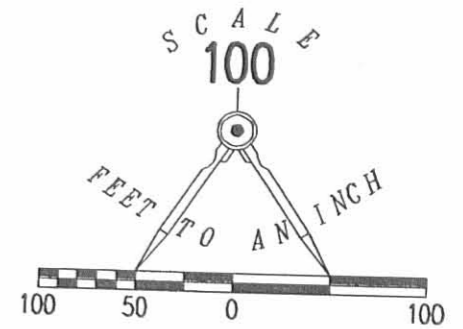
STEVEN R. FANSLER AND
EDWARD K. CORE, JR.
AS CO-TRUSTEES FOR
SCOTT A. LYNN,
HEIDI M. LYNN KELLY AND
BRUCE E. LYNN
70 ACRES
O.R. 110, PG. 959
TRACT II

STATION 145+93.50
(LOGAN COUNTY ENGINEER'S
FIELD BOOK 561, PAGE 13)

STATION 133+75.7
(LOGAN COUNTY ENGINEER'S
FIELD BOOK 561, PAGE 12)

LEGEND:

- ⊗ RAILROAD SPIKE FOUND
- ⊙ MAG NAIL SET
- 5/8 INCH IRON ROD SET



**SURVEY OF 4.199 ACRES OUT OF THE
STEVEN R. FANSLER AND
EDWARD K. CORE, JR.
AS CO-TRUSTEES FOR
SCOTT A. LYNN,
HEIDI M. LYNN KELLY
AND BRUCE E. LYNN
70 ACRE TRACT
OFFICIAL RECORD 110, PAGE 959
TRACT II
SECTION 1, TOWN 2, RANGE 15
HARRISON TOWNSHIP
LOGAN COUNTY, OHIO**

SURVEYED BY:

William K. Bruce
WILLIAM K. BRUCE
PROFESSIONAL SURVEYOR 7437
JUNE 10, 2009



T.R. 219

ORIGINAL STAMP IN GREEN
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117 North Madriver Street
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(937) 593-7335
surveys@lsmcinc.us
KSS D0609 4802069 L-4802-3

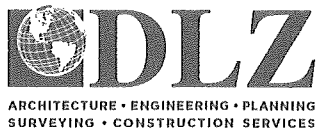
2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE **800-362-2764**
OHIO UTILITIES PROTECTION SERVICE.

INDEXED ON MAP
9593 IP

11-7-19



APPROVED



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

FANSLER & CORE, AS CO-TRUSTEES

1.500 ACRES

Lying in Section 1, Town 2, Range 15, Between the Miami Rivers Survey, Harrison Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Steven R. Fansler and Edward K. Core, Jr., as Co-Trustees for Scott A. Lynn, Heidi M. Lynn Kelly and Bruce E. Lynn 70 acre tract as deeded and described in Official Record 110, Page 959, Tract II and being more particularly described as follows:

COMMENCING at a railroad spike found (Station 133+75.7, Logan County Engineer's Field Book 561, Page 12) at the intersection of the center-lines of Township Road 56 (60 feet wide) and Township Road 219, being on a common line to said Section 1 and Virginia Military Survey 12485;

THENCE, with said center-line of Township Road 56 and said common Section and Virginia Military Survey line, N 14°-01'-48" W, passing a MAG nail found at a distance of 495.80 feet, a total distance of 683.67 feet to a MAG nail set at the **TRUE POINT OF BEGINNING**, being the northeasterly corner of the Joseph F. Kelly and Heidi M. Kelly 4.199 acre tract as deeded and described in Official Record 976, Page 649 and an easterly corner of the remainder of said 70 acre tract;

THENCE, with common lines to the remainder of said 70 acre and 4.199 acre tracts, the following two (2) courses:

- 1) **S 70°-18'-01" W**, passing an iron rod set at a distance of 32.00 feet, a total distance of **631.89 feet** to an iron rod set; and
- 2) **S 82°-54'-40" W**, a distance of **151.60 feet** to a 5/8 inch iron rod found (bent);

THENCE, with new division lines through said 70 acre tract, the following two (2) courses:

INDEXED ON MAP
9593



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

- 1) **N 10°-37'-37" W**, a distance of **94.84 feet** to an iron rod set; and
- 2) **N 76°-14'-36" E**, passing an iron rod set at a distance of 743.67 feet, a total distance of **773.67 feet** to a MAG nail set on said center-line and said common Section and Virginia Military Survey line;

THENCE, with said center-line and said common Section and Virginia Military Survey line, **S 14°-01'-48" E**, a distance of **46.87 feet** to the **POINT OF BEGINNING**.

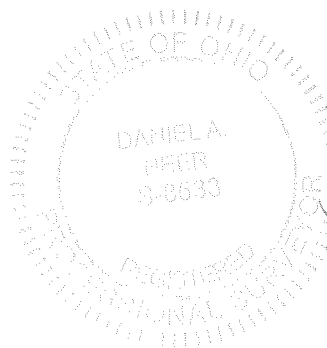
Containing **1.500 acres**, more or less, of which 0.033 acre is within the highway right-of-way.

Iron rods set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "DLZ OHIO INC.".

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

Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010), with the center-line of Township Road 56 having a bearing of S 14°-01'-48" E. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on October 25, 2019.

Description prepared by:



Daniel A. Neer
Daniel A. Neer

Professional Surveyor No. 8533

October 30, 2019

1921-2091.00



DEED & SURVEY REFERENCES:

REFERENCE DEEDS ARE SHOWN HEREON

LOGAN COUNTY ENGINEER'S FIELD BOOK
 561, PAGE 12

LOGAN COUNTY ENGINEER'S MAP ROOM
 FILES: 752, 1364, 4374, 4512 & 9593

STEVEN R. FANSLER AND
 EDWARD K. CORE, JR.,
 AS CO-TRUSTEES FOR
 SCOTT A. LYNN, HEIDI M. LYNN KELLY
 AND BRUCE E. LYNN
 70 ACRES
 O.R. 110, PG. 959
 TRACT II

OCCUPATION NOTE:

NO EVIDENCE OF OCCUPATION ALONG
 BOUNDARY LINES UNLESS OTHERWISE SHOWN

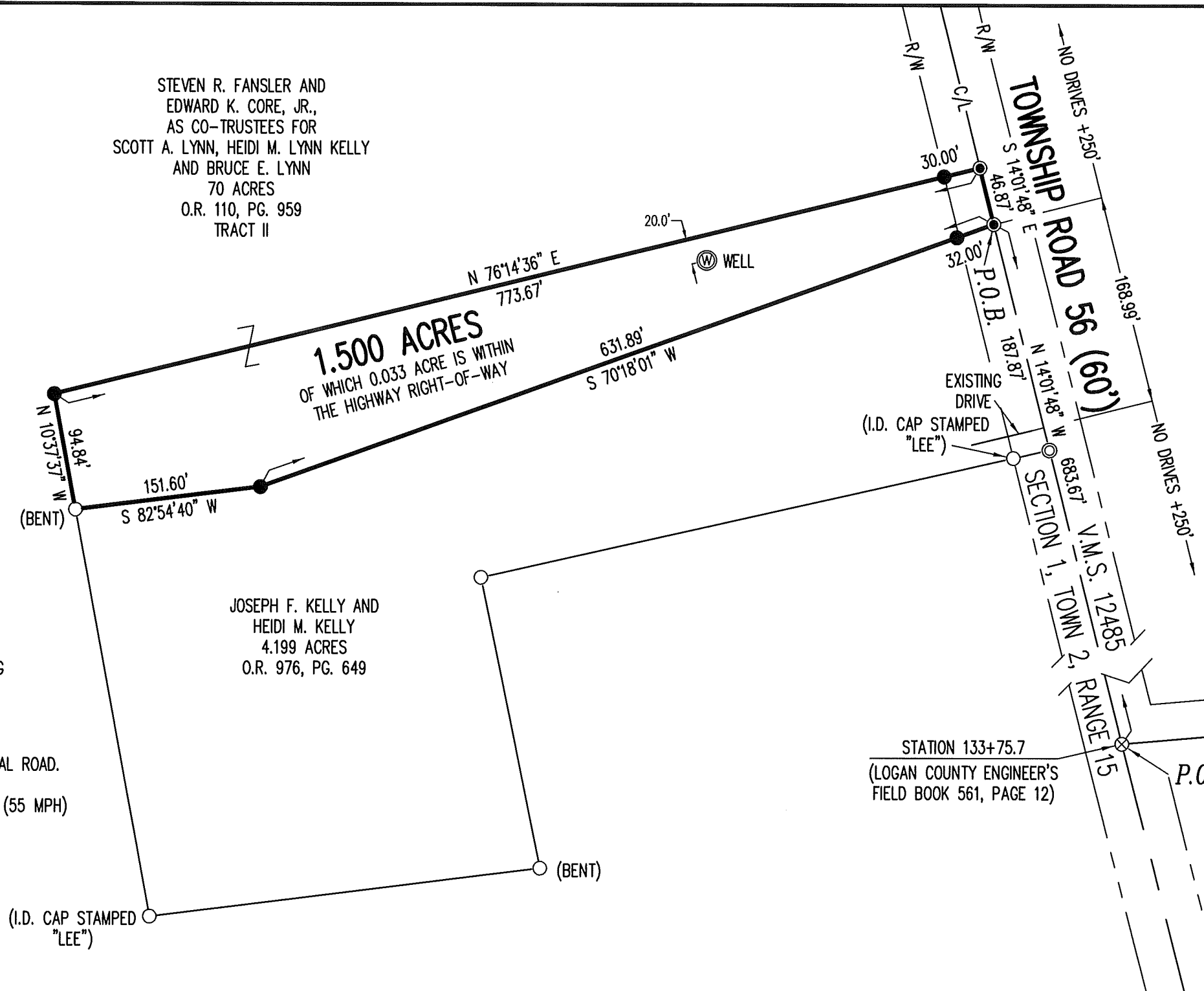
BASIS FOR BEARINGS:

BEARINGS AND DISTANCES, SHOWN HEREON,
 ARE DERIVED FROM GPS OBSERVATIONS
 BASED ON GRID NORTH, OHIO STATE PLANE
 COORDINATE SYSTEM, NORTH ZONE, NAD83
 (2011, EPOCH 2010), WITH THE
 CENTER-LINE OF TOWNSHIP ROAD 56, HAVING
 A BEARING OF N 14°01'48" W.

ACCESS MANAGEMENT NOTE:

TOWNSHIP ROAD 56 IS CLASSIFIED AS A LOCAL ROAD.
 MINIMUM DRIVE SPACING IS 250'
 MINIMUM STOPPING SIGHT DISTANCE IS >495 (55 MPH)
 (NO DRIVE BEING REQUESTED)

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



JOSEPH F. KELLY AND
 HEIDI M. KELLY
 4.199 ACRES
 O.R. 976, PG. 649

DANIEL A. NEER
 PROFESSIONAL SURVEYOR NO. 8533
 OCTOBER 25, 2019

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 117 N. Madriver Street • Bellefontaine, OH 43311
 (937) 593-7335 • www.dlz.com
 Project #1921-2091.00

LEGEND

⊗ RAILROAD SPIKE FOUND	● 5/8 INCH BY 30 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "DLZ OHIO INC."
⊙ MAG NAIL FOUND	
● MAG NAIL SET	
○ 5/8 INCH IRON ROD FOUND	
V.M.S. = VIRGINIA MILITARY SURVEY	
P.O.C. = POINT OF COMMENCEMENT	
P.O.B. = POINT OF BEGINNING	
R/W = RIGHT-OF-WAY	
C/L = CENTER-LINE	

SURVEY OF 2.500 ACRES
 SECTION 1, TOWN 2, RANGE 15
 BETWEEN THE MIAMI RIVERS SURVEY
 HARRISON TOWNSHIP
 LOGAN COUNTY, OHIO

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
KSS			10/30/2019

INDEXED ON MAP
 9593