

REC'D 7-9-08 SWJ 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

## SAUNDERS 0.265 ACRE

Lying in Virginia Military Survey 9903, Village of Huntsville, McArthur Township, Logan County, Ohio.

Being out of the Jill E. Saunders 0.57 acre tract as deeded and described in Official Record 892, Page 194 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a 5/8 inch iron rod found on the intersection of the center-line of Wilmont Terrace and the north right-of-way of Neal Avenue.

THENCE, with the north right-of-way of Neal Avenue (30 feet wide), N 78°-39'-29"E, a distance of 184.97 feet to a 3/4 inch iron pipe found at the TRUE POINT OF BEGINNING.

THENCE, with the east line of Wren's Allotment (Plat Cabinet A, Slide 277), N 10°-39'-22"W, a distance of 115.50 feet to a 5/8 inch iron rod found.

THENCE, with the south line of the William H. Jolliff 3.074 acre tract (O.R. 805, Pg. 236), N 78°-39'-21"E, a distance of 100.00 feet to a 5/8 inch iron rod set.

THENCE, S 10°-39'-22"E, a distance of 115.50 feet to a 5/8 inch iron rod set on the north right-of-way of Neal Avenue.

THENCE, with the north right-of-way of Neal Avenue, S 78°-39'-29"W, a distance of 100.00 feet to the point of beginning.

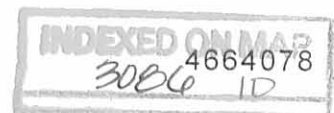
Containing 0.265 acre.

The basis for bearings is the north right-of-way of Neal Avenue, being N 78°-39'-29"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on July 8, 2008.

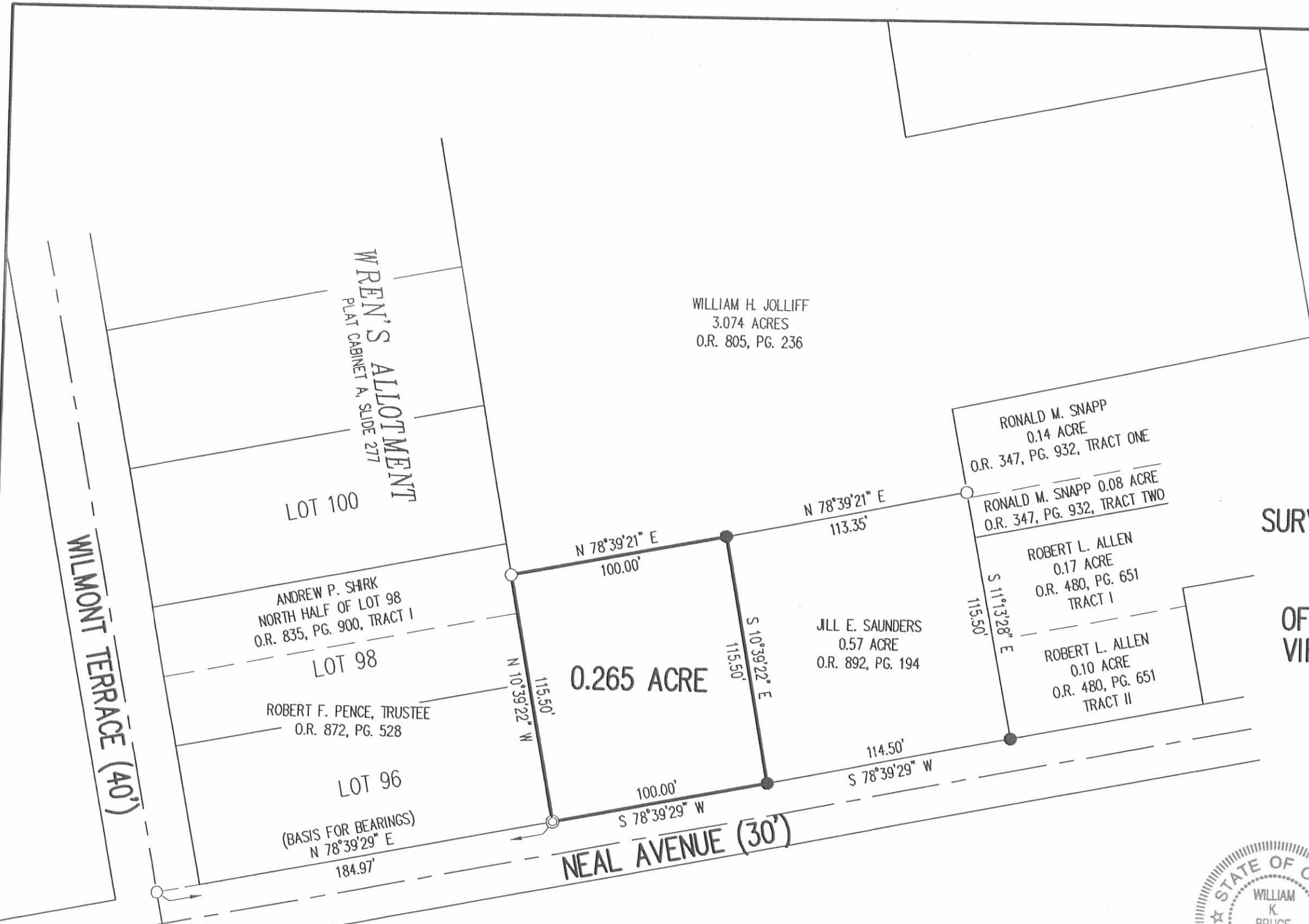


Description prepared by:

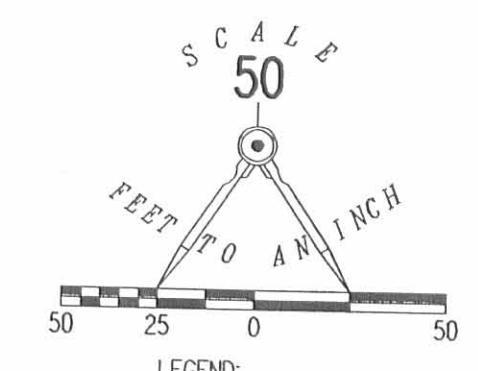
William K. Bruce  
Professional Surveyor 7437  
July 8, 2008



REC'D 7-9-08 SAM OK



117



- LEGEND:
- 5/8 INCH IRON ROD FOUND
  - ⊙ 3/4 INCH IRON PIPE FOUND
  - 5/8 INCH IRON ROD SET

**SURVEY OF 0.265 ACRE OUT OF THE  
JILL E. SAUNDERS  
0.57 ACRE TRACT  
OFFICIAL RECORD 892, PAGE 194  
VIRGINIA MILITARY SURVEY 9903  
VILLAGE OF HUNTSVILLE  
McARTHUR TOWNSHIP  
LOGAN COUNTY, OHIO**

SURVEYED BY:

*William K. Bruce*  
WILLIAM K. BRUCE  
PROFESSIONAL SURVEYOR 7437  
JULY 8, 2008



ORIGINAL STAMP IN GREEN

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**LEE SURVEYING & MAPPING CO., INC.**  
117 North Madriver Street  
BELLEFONTAINE, OHIO 43311  
(937) 593-7335  
surveys@lsmcinc.us  
KSS D0708 4664078 L-4664-3

INDEXED ON MAP  
3086 1P

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

Peoples Survey, Huntsville McArthur Twp. 2.85 Acres Feb. 1947

The following described land in V.M.S. <sup>9903</sup> ~~8928~~ and being in the Village of Huntsville McArthur Township Logan County Ohio.

Beginning at a pipe at the west edge of the sidewalk at the West side of Lima Street in Huntsville ( Lima Street being State Highway Number 130 and also being U.S. Route Number 33 ) said pipe being at the S.E. corner of Walker D. Cline 0.25 acre tract thence with the west edge of said sidewalk S II E. 69.3 feet to a pipe at the N.E. corner of Ethel Garwood's 0.26 acre tract thence with the North side of said Garwood tract S. 79 W. 173.3 feet to a pipe at the N.W. corner of said Garwood tract thence with the West side of the Garwood tract and also with the west side of H.F.Hall's 0.56 acre tract S. II E. 95.7 feet to a wood post at the N.E. corner of W.D.Neal's 0.57 acre tract the last described line passing a pipe at the S.W. corner of the Ethel Garwood land at 56.7 feet thence with the North side of the Neal land S. 79° W. 212.0 feet to a wood post at the N.W. corner of the Neal tract and also being in the East line of John C.Hover's 16.36 acre tract thence with the East line of the Hover land N. II° W. 531.0 feet to a wood post at thence with the South side of the Hover land N. 79° E. 212 feet to a wood post thence with the West lines of Cora A. Shirk's 0.43 acre tract, L.S.Hyde's 0.18 acre tract ; John Rex 0.30 acre tract O.B.Ricks 0.32 acre tract Walter D.Cline's 0.25 acre tract 362.0 feet to a pipe at Cline's S.W. corner thence with said Cline's South line N. 79° E. 173.3 feet to the place of beginning said tract containing 2.85 acres.

3086 2D

INDEXED ON MAP



REC'D 2-5-96  
only OK ✓

# Lee Surveying and Mapping Co.



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

143 EAST COLUMBUS AVENUE  
BELLEFONTAINE, OHIO 43311

(513) 593-7335

JEFFREY I. LEE, P.S.

## JON E. DETWILER 3.074 ACRES

Lying in Virginia Military Survey 9903, Village of Huntsville, McArthur Township, Logan County, Ohio.

Being all of the Jon E. Detwiler and Susan K. Detwiler 3.110 acres as deeded and described in Official Record 249, Page 209, Tract I and II of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 5/8 inch iron rod set at the northeast corner of Village of Huntsville Lot 114.

THENCE, with the south line of the Janice K. Wolford 1.41 acre tract (O.R. 69, Pg. 948), N 80°-24'-04" E, a distance of 212.00 feet to a 5/8 inch iron rod set.

THENCE, with the west lines of the following six tracts: Christopher L. Stevens 0.36 acre tract (O.R. 220, Pg. 589), John Doss 0.43 acre tract (O.R. 71, Pg. 407), Paul Mallory Costello 0.125 acre tract and 0.30 acre tract (O.R. 246, Pg. 822), Richard Russell 0.32 acre tract O.R. 56, Pg. 578), and the Pauline Jenkins 0.25 acre tract (Vol. 343, Pg. 583), S 10°-36'-47" E, a distance of 361.38 feet to a 1/2 inch iron pipe found.

THENCE, with the south line of the said 0.25 acre tract, N 78°-08'-40" E, a distance of 169.32 feet to a 5/8 inch iron rod set.

THENCE, with the west line of Lima Street (60 feet wide), S 11°-14'-02" E, a distance of 125.10 feet to a 5/8 inch iron rod set.

THENCE, with the lines of the Henry S. Dysert 0.22 acre tract (O.R. 104, Pg. 694) the following two courses:

S 77°-27'-33" W, a distance of 169.37 feet to a 5/8 inch iron rod set.

S 11°-13'-28" E, a distance of 39.00 feet to a 5/8 inch iron rod set.

THENCE, with the north line of the Walter Dale Neal 0.57 acre tract (Vol. 390, Pg. 852), S 78°-39'-21" W, a distance of 213.35 feet to a 5/8 inch iron rod set.

THENCE, with the east line of the Wren's Allotment to Huntsville, N 10°-39'-22" W, a distance of 533.97 feet to the point of beginning.

Containing 3.074 acres.

The basis for bearings is the center-line of Wilmont Terrace being N 11°-06'-00" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on January 31, 1996.

Description prepared by:

Jeffrey I. Lee  
Professional Surveyor 6359  
February 2, 1996  
Revised February 5, 1996



ORIGINAL STAMP IN GREEN

INDEXED ON MAP  
3086 3D

L 2362

REFERENCES:

LOGAN COUNTY ENGINEER'S FILES:  
FIELD BOOK 699, PG. 26  
R-5142

JANICE K. WOLFORD  
1.41 ACRES  
O.R. 69, PG. 948

CHRISTOPHER L. STEVENS  
0.36 ACRE  
VOL. O.R. PG. 589

JOHN DOSS  
0.43 ACRE  
O.R. 71, PG. 407

SCALE  
60

FEET TO AN INCH

60 30 0 60

PAUL MALLORY COSTELLO  
0.125 ACRE  
O.R. 246, PG. 822

LEGEND

- 5/8" IRON ROD SET
- 5/8" IRON ROD FOUND
- 1/2" IRON PIPE FOUND

3.074 ACRES

LOT 114

LOT 112

LOT 110

LOT 108

LOT 106

LOT 104

LOT 102

LOT 100

LOT 98

LOT 96

WILMONT TERRACE (40')  
N 11° 06' 00" W  
(BASIS FOR BEARINGS)

N 80° 24' 04" E  
212.00'

39.00'

S 10° 36' 47" E  
361.38'

S 11° 14' 01" E  
498.99'

PAUL MALLORY COSTELLO  
0.30 ACRE  
O.R. 246, PG. 822

RICHARD RUSSELL  
0.32 ACRE  
O.R. 56, PG. 578

PAULINE JENKENS  
0.25 ACRE  
VOL. 343, PG. 583

N 78° 08' 40" E  
169.32'

S 11° 14' 02" E  
125.10'

LIMA STREET (60')

117

169.37'

S 77° 27' 33" W  
HENRY S. DYSERT  
0.22 ACRE  
O.R. 104, PG. 694

S 11° 13' 28" E  
39.00'

213.35'  
S 78° 39' 21" W

WALTER DALE NEAL  
0.57 ACRE  
VOL. 390, PG. 852

NEAL STREET (30')

RETRACEMENT SURVEY OF THE  
JON E. DETWILER 3.074 ACRE TRACT  
VOLUME 249, PAGE 209, TRACTS I AND II  
VIRGINIA MILITARY SURVEY 9903  
VILLAGE OF HUNTSVILLE  
McARTHUR TOWNSHIP  
LOGAN COUNTY, OHIO

SURVEYED BY:

JEFFREY I. LEE  
PROFESSIONAL SURVEYOR 6359  
JANUARY 31, 1996  
REVISED FEBRUARY 5, 1996



ORIGINAL STAMP IN GREEN

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BELLEFONTAINE, OHIO 43311  
(513) 593-7335

D 273 DSHREVE

L-2362-3

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

INDEXED ON MAP  
3006, 3P

6-15-15

APPROVED

Situated in the Village of Huntsville, McArthur Township, County of Logan, State of Ohio, and being a part of the Virginia Military Survey No. 9903, also known as being all of the 52 square rods, 8 foot strip, and 0.43 acre parcels of land conveyed to Duff Development Company, LLC as recorded in O.R. 1179, Page 248 and part of a 3.074 acre parcel of land conveyed to Duff Development Company, LLC as recorded in O.R. 1121, Page 226 of said County's Records, and being further bounded and described as follows:

Commencing at a 5/8 inch capped iron pin "7434" found at the northeast corner of Lot 114 in Wrens Allotment as recorded in Plat Cabinet A, Slide 277 and on a south line of a 1.41 acre parcel of land conveyed to Wolford Rentals, LLC as recorded in O.R. 1154, Page 761, said capped pin found being the **TRUE POINT OF BEGINNING** of the parcel of land hereinafter described, thence clockwise along the following eight (8) courses and distances:

1. Thence along the south line of said Wolford Rentals, LLC, N 85° 01' 48" E for a distance of 212.00 feet to a 5/8 inch rebar with cap "GPD" set at a corner of said Wolford Rentals, LLC;
2. Thence along an east line of said Wolford Rentals, LLC, N 6° 58' 37" W for a distance of 70.20 feet to a 5/8 inch rebar found at a corner of said Wolford Rentals, LLC;
3. Thence along a south line of said Wolford Rentals, LLC, N 85° 16' 23" E for a distance of 195.84 feet to a Mag Nail set on the centerline of Lima St. (S.R. 117, 60 feet wide), passing over a 5/8 inch rebar with cap "GPD" set on the west right of way line of said Lima St. at 165.83 feet;
4. Thence along said centerline, S 6° 35' 08" E for a distance of 173.53 feet to a Mag Nail set at the northeast corner of a 0.18 acre parcel of land conveyed to Terry L. Scott, et al, as recorded in O.R. 684, Page 788;
5. Thence along the north line of said 0.18 acre conveyed to said Terry L. Scott, et al, S 83° 25' 51" W for a distance of 196.41 feet to a 1 inch iron pipe found at the northwest corner of said Terry L. Scott, et al, passing over a 5/8 inch rebar found on the west right of way line of said Lima St. at 30.00 feet;
6. Thence along the west line of said 0.18 acre parcel and a 0.30 acre parcel of land also conveyed to said Terry L. Scott, et al as recorded in O.R. 684, Page 788, S 5° 59' 03" E for a distance of 70.36 feet to a 5/8 inch rebar with cap "GPD" set;
7. Thence S 83° 58' 18" W for a distance of 211.82 feet to a 5/8 inch rebar with cap "GPD" set on the east line of Lot 110 in said Wrens Allotment;
8. Thence along the east line of said Lot 110 and the east line of Lots 112 and 114 in said Wrens Allotment, N 6° 01' 42" W for a distance of 183.92 feet the True Point of Beginning, passing over a 5/8 inch capped iron pin "7434" found at 86.46 feet, and containing 1.6789 acres (73,133 sq.ft.) of land, more or less, and subject to all easements, restrictions and covenants of record as surveyed under the supervision of James E. Karing, P.S. Number 7539, for Glaus, Pyle, Schomer, Burns & DeHaven, Inc., dba GPD Group, in March of 2015.

Basis of Bearing is State Plane Grid North, NAD 83 (2011), Geoid 12A, Ohio North Zone. Tied by GPS to the O.D.O.T. VRS.

O:\2014\2014066\39 Huntsville, OH\survey\Parcel A.doc

6/10/15

INDEXED ON MAP  
30906 4D-1

6-15-15

APPROVED

Situated in the Village of Huntsville, McArthur Township, County of Logan, State of Ohio, and being a part of the Virginia Military Survey No. 9903, also known as being a portion of a 3.074 acre parcel of land conveyed to Duff Development Company, LLC as recorded in O.R. 1121, Page 226 of said County's Records, and being further bounded and described as follows:

Commencing at a 5/8 inch capped iron pin "7434" found at the northeast corner of Lot 114 in Wrens Allotment as recorded in Plat Cabinet A, Slide 277 and on a south line of a 1.41 acre parcel of land conveyed to Wolford Rentals, LLC as recorded in O.R. 1154, Page 761, thence along the east lines of Lots 114, 112 and 110 in said Wrens Allotment, S 6° 01' 42" E for a distance of 183.92 feet to a 5/8 inch rebar with cap "GPD" set, passing over a 5/8 inch capped iron pin "7434" found at 97.46 feet, said rebar set being the **TRUE POINT OF BEGINNING** of the parcel of land hereinafter described, thence clockwise along the following eight (8) courses and distances:

1. Thence N 83° 58' 18" E for a distance of 211.82 feet to a 5/8 inch rebar with cap "GPD" set on the west line of a 0.30 acre parcel of land conveyed to Terry L. Scott, et al as recorded in O.R. 684, Page 788;

2. Thence along the west line of said Terry L. Scott, et al and the west line of a 0.32 acre Tract 2 and a 0.25 acre Tract 1 conveyed to Sherry L. Whiting as recorded in O.R. 856, Page 734, S 5° 59' 03" E for a distance of 181.38 feet to a 5/8 inch rebar with cap "GPD" set at the southwest corner of said Sherry L. Whiting 0.25 acre Tract 1;

3. Thence along a south line of said Sherry L. Whiting 0.25 acre Tract 1, N 82° 46' 24" E for a distance of 169.06 feet to a 5/8 inch rebar with cap "GPD" set on the west right of way line of Lima St. (S.R. 117, 60 feet wide);

4. Thence along said west right of way line, S 6° 35' 08" E for a distance of 125.10 feet to a 5/8 inch rebar with cap "GPD" set at the northeast corner of a 0.14 acre parcel of land conveyed to Ross A. Hughes as recorded in O.R. 1004, Page 381, Tract One, passing over a 5/8 inch pipe found at 65.21 feet;

5. Thence along the north line of said Ross A. Hughes, S 82° 05' 17" W for a distance of 169.07 feet to a 5/8 inch rebar with cap "GPD" set at the northwest corner of said Ross A. Hughes;

6. Thence along the west line of said Ross A. Hughes, S 6° 35' 44" E for a distance of 39.00 feet to a 5/8 inch rebar found at the northeast corner of a 0.305 acre parcel of land conveyed to Chad Faler and Fame Faler as recorded in O.R. 1043, Page 353;

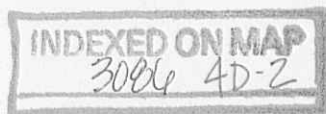
7. Thence along the north line of said Chad Faler and Fame Faler and the north line of a 0.265 acre parcel of land conveyed to Patrick Cochenour and Theresa Cochenour as recorded in O.R. 944, Page 543, S 83° 17' 05" W for a distance of 213.35 feet to a 5/8 inch rebar found at the northwest corner of said Patrick Cochenour and Theresa Cochenour and on the east line of Lot 98 in said Wrens Allotment, passing over a 5/8 inch capped iron pin "7434" found at the northwest corner of said Chad Faler and Fame Faler and the northeast corner of said Patrick Cochenour and Theresa Cochenour at 113.35 feet;

8. Thence along the east line of said Lot 98 and the east line of Lots 100, 102, 104, 106, 108 and 110 in said Wrens Allotment, N 6° 01' 42" W for a distance of 350.06 feet to the True Point of Beginning and containing 2.1878 acres (95,301 sq.ft.) of land, more or less, and subject to all easements, restrictions and covenants of record as surveyed under the supervision of James E. Karing, P.S. Number 7539, for Glaus, Pyle, Schomer, Burns & DeHaven, Inc., dba GPD Group, in March of 2105.

Basis of Bearing is State Plane Grid North, NAD 83 (2011), Geoid 12A, Ohio North Zone. Tied by GPS to the O.D.O.T. VRS.

O:\2014\2014066\39 Huntsville, OH\survey\Parcel B.doc

6/10/15

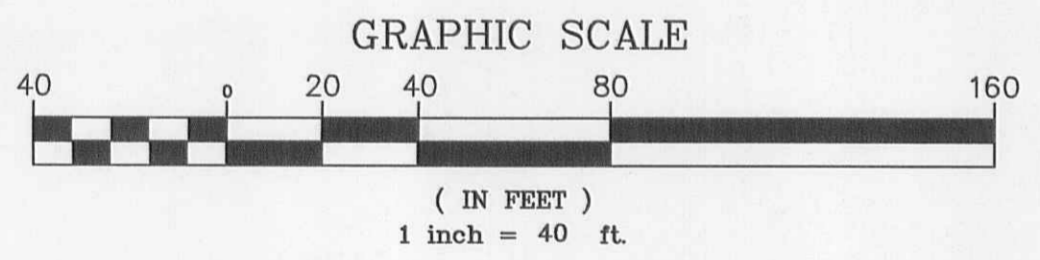
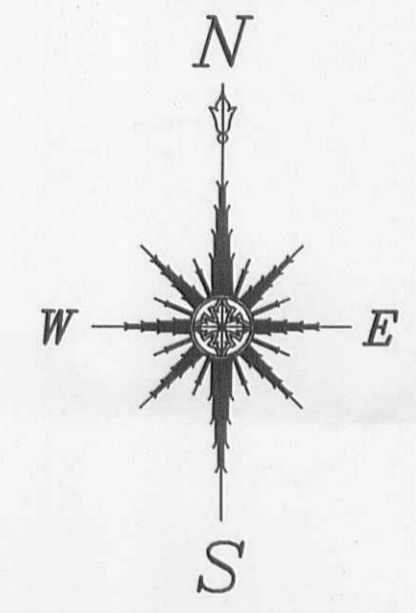


# LOT SPLIT & CONSOLIDATION

PART OF THE VIRGINIA MILITARY SURVEY No. 9903  
 VILLAGE OF HUNTSVILLE  
 McARTHUR TOWNSHIP  
 COUNTY OF LOGAN  
 STATE OF OHIO

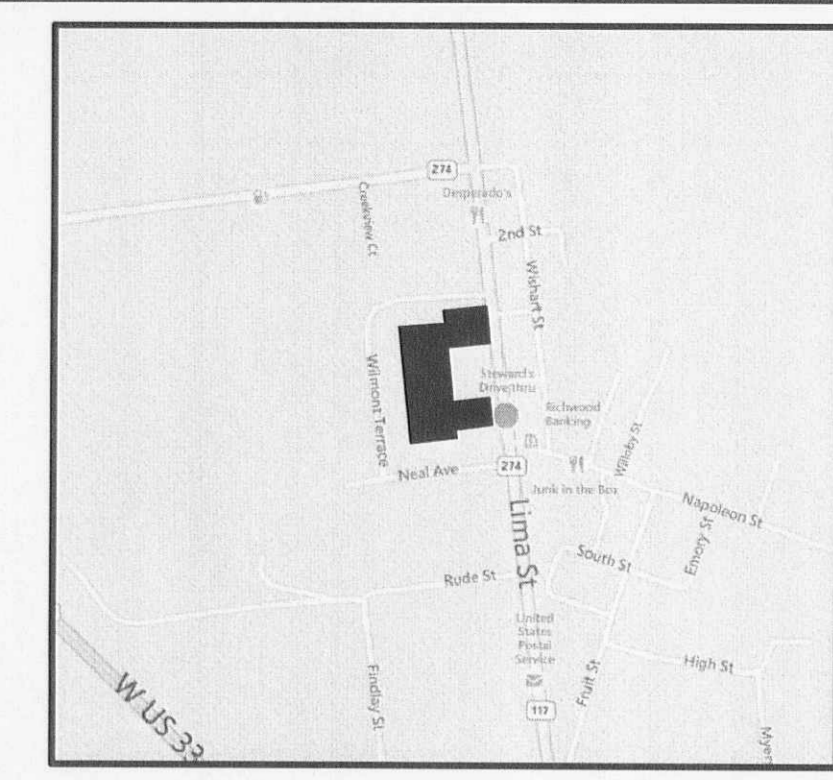
**BASIS OF BEARING:**  
 STATE PLANE GRID NORTH, MAD 83 (2011),  
 GEOID 12A, OHIO NORTH ZONE.  
 TIED BY GPS TO THE O.D.O.T. VRS.

- LEGEND:**
- EXISTING IRON PIN FOUND AS NOTED
  - ⊙ EXISTING IRON PIPE FOUND AS NOTED
  - ⊙ 5/8" REBAR WITH CAP "GPD" SET
  - ⊙ MAG NAIL SET
  - P/L- EXISTING PROPERTY LINE
  - R/W- EXISTING RIGHT OF WAY LINE
  - C/L- EXISTING CENTER LINE
  - T.P.O.B. TRUE POINT OF BEGINNING



**CERTIFICATION:**  
 I HEREBY CERTIFY THAT I HAVE SUPERVISED THE SURVEY OF THE ACCOMPANYING PARCEL OF LAND AND THAT THE MAP OR PLAT IS A CORRECT REPRESENTATION OF THE SAME AND PINS HAVE BEEN FOUND OR SET AT ALL PLACES SHOWN HEREON.

*James E. Karing* 6/10/15  
 JAMES E. KARING, P.S. No. 7539 DATE



LOCATION MAP

- REFERENCES:**
1. COUNTY TAX MAP.
  2. DEEDS.
  3. PLATS.
  4. TITLE REPORT

REV.	DATE	DESCRIPTION

LIMA ST.  
 HUNTSVILLE, OH 43324

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-
PROJECT MANAGER	DESIGNER
SLM	JEK

JOB NO.  
**2014066.39**

**1 of 1**

INDEXED ON MAP  
 5086 AP



**APPROVED**

**LEGEND:**

- ⊙ 1 INCH IRON PIPE FOUND
- ⊕ 1 INCH IRON BAR FOUND
- 5/8 INCH IRON ROD FOUND
- R/W = RIGHT-OF-WAY
- C/L = CENTER-LINE
- (R) = RECORD BEARING AND DISTANCE

**DEED & SURVEY REFERENCES:**

O.R. 684, PG. 788	O.R. 856, PG. 734	108
O.R. 1004, PG. 381	O.R. 1043, PG. 353	
O.R. 1235, PG. 831	O.R. 1254, PG. 659	
O.R. 1310, PG. 482	O.R. 1323, PG. 847	

LOGAN COUNTY ENGINEER'S MAPROOM FILES:

**WRENS ALLOTMENT**  
PLAT CABINET A, SLIDE 277

106  
104  
102  
100

N 06°01'42" W 350.06'(R)  
N 06°03'51" W 350.03'

**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 SOUTHWESTERLY RIGHT-OF-WAY LINE OF LIMA STREET, HAVING A BEARING OF S 06°37'28" E.

LANCE D. MINNICH  
PART OF LOT 98  
O.R. 1235, PG. 831  
TRACT I

2 WORKING DAYS  
**BEFORE YOU DIG**

CALL TOLL FREE **800-362-2764**

OHIO UTILITIES PROTECTION SERVICE

JUDITH S. LYONS  
1.6789 ACRES  
O.R. 1310, PG. 482

TERRY L. SCOTT AND  
CYNTHIA S. SCOTT  
0.30 ACRE  
O.R. 684, PG. 788

SHERRY L. WHITING  
0.30 ACRE  
O.R. 856, PG. 734  
TRACT II

SHERRY L. WHITING  
0.250 ACRE  
O.R. 856, PG. 734  
TRACT I

**2.189 ACRES**  
CINDY CARNES  
2.1878 ACRES  
O.R. 1323, PG. 847

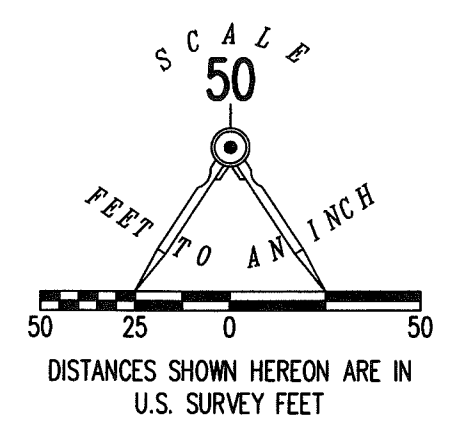
ROSS A. HUGHES  
0.14 ACRE  
O.R. 1004, PG. 381  
TRACT ONE

0.08 ACRE  
O.R. 1004, PG. 381, TRACT TWO

PATRICK COCHENOUR AKA  
PATRICK KENNETH COCHENOUR  
0.265 ACRE  
O.R. 1254, PG. 659

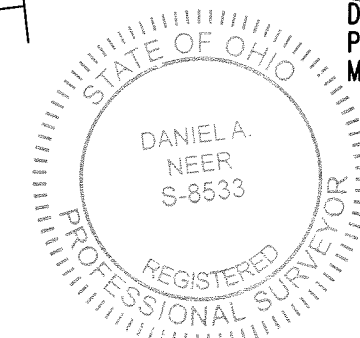
CHAD FALER AND FAME FALER  
0.305 ACRE  
O.R. 1043, PG. 353

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



**RETRACEMENT SURVEY OF THE  
CINDY CARNES  
2.1878 ACRE TRACT  
OFFICIAL RECORD 1323, PAGE 847  
VIRGINIA MILITARY SURVEY 9903  
VILLAGE OF HUNTSVILLE  
McARTHUR TOWNSHIP  
LOGAN COUNTY, OHIO**

SURVEYED BY:  
*Daniel A. Neer*  
DANIEL A. NEER  
PROFESSIONAL SURVEYOR NO. 8533  
MAY 7, 2019



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surveys@lee-surveying.com  
KSS D0519 23620519 L-2362-3

INDEXED ON MAP  
*3086*