

3-7

Bickham Survey Huntsville V.M.S. ⁹⁹⁰³ 8928 0.30 Acre Oct. 1948

The following described land in the Village of Huntsville, McArthur Township Logan County Ohio and being in V.M.S. ⁹⁹⁰³ 8928

Beginning at the South side of Neal Ave. and in the center of Wilmont Street thence with the South side of Neal Ave. S. 82° - 40' W. 13.25 feet to an iron pipe said pipe being the beginning point of this survey thence again with the South side of Neal Ave. S. 82° - 40' W. 150.00 feet to a pipe thence turning ninty degrees to the left and measuzing S. 7° - 20' E. 86.00 feet to a pipe thence N. 82° - 40' E. 150.00 feet to a pipe thence N. 7° - 20' W. 86.00 feet to the place of beginning said tract containing 0.30 of one acre.




3089 ID

INDEXED ON MAP

5-22-18

Lee Surveying and Mapping Co.

 APPROVED Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



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

BICKHAM 0.673 ACRE

Lying in Virginia Military Survey 9903-9928, Village of Huntsville, McArthur Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Sharon L. Bickham (Life Estate), 0.30 acre tract and 0.89 acre tract as deeded and described in Official Record 1021, Page 15, Tracts II and III respectively, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found at the southwest terminus of Neal Avenue (30 feet wide) on a west line of the Village of Huntsville Corporation Line;

THENCE, with the north lines of the Sharon L. Bickham 0.33 acre tract as deeded and described in Official Record 1021, Page 15, Tract I and said 0.30 acre tract and south right-of-way line of Neal Street, N 82°-32'-42" E, a distance of 42.07 feet to a 5/8 inch iron rod set at the **TRUE POINT OF BEGINNING**;

THENCE, continuing with the north line of said 0.30 acre (Tract II) tract and said south right-of-way line, N 82°-32'-42" E, a distance of 129.47 feet to a 3/4 inch iron pipe found at the common northerly corner to said 0.30 acre and the Christine S. Hurley 0.304 acre tract as deeded and described in Official Record 791, Page 976, Tract I;

THENCE, with a common line to said 0.30 acre, 0.89 acre and 0.304 acre tracts, S 07°-20'-00" E, a distance of 224.45 feet to a 3/4 inch iron pipe found on the north line of the Christine S, Hurley 0.579 acre tract as deeded and described in Official Record 791, Page 976, Tract III;

THENCE, with a common line to said 0.89 acre and 0.579 acre tracts S 82°-18'-16" W, passing a 5/8 inch iron rod set at 51.86 feet, a total distance of 131.40 feet to a point;

THENCE, with a new division line through said 0.89 acre and 0.30 acre tracts, N 06°-50'-30" W, passing a 5/8 inch iron rod set at 20.27 feet, a total distance of 225.01 feet to the **POINT OF BEGINNING**.

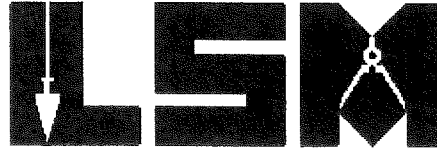
Containing 0.673 acre, more or less.

INDEXED ON MAP
3009

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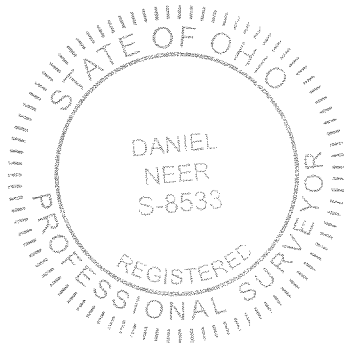
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Iron rods set, where indicated, are 30 inches in length, 5/8 inch in diameter with an orange plastic I.D. cap stamped "L-8533".

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

The basis for bearings, described herein, is the assumed bearing for the south right-of-way of Neal Street, being N 82°-32'-42" E. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by Lee Surveying and Mapping Co. on April 26, 2018.

Description prepared by:



D. A. Neer
Daniel A. Neer
Professional Surveyor No. 8533
May 10, 2018

63620318

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3089

LEGEND:

- ⊙ 3/4 INCH IRON PIPE FOUND
- 5/8 INCH IRON ROD FOUND
- 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "L-8533"
- R/W = RIGHT-OF-WAY
- C/L = CENTER-LINE
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING

SURVEY REFERENCES:

WRENS ALLOTMENT
PLAT CABINET A, SLIDE 277

SURVEY BY DANIEL E. GILBERT, P.S. 5402
ENTITLED "BICKHAM-DAVIS SURVEY",
DATED APRIL 29, 1972.

SURVEY BY WILLIAM K. BRUCE, P.S. 7437,
ENTITLED "SURVEY OF 59.533 ACRES OUT OF
THE SANDRA R. DUFF 66.595 ACRE TRACT",
DATED OCTOBER 29, 2015.

COLUMBUS AVENUES, LTD.
59.533 ACRES
O.R. 1209, PG. 605
TRACT II

DEED REFERENCES:

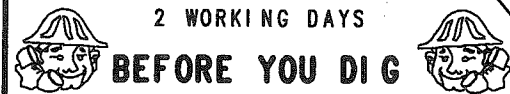
- O.R. 791, PG. 976
- O.R. 1166, PG. 744
- O.R. 1021, PG. 15
- O.R. 1209, PG. 605

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

SYBIL I. WALLACE
0.74 ACRE
O.R. 1166, PG. 744
PARCEL I

BASIS FOR BEARINGS:

THE BASIS FOR BEARINGS, SHOWN HEREON,
IS THE ASSUMED BEARING FOR THE SOUTH
RIGHT-OF-WAY OF NEAL STREET,
BEING N 82°32'42" E.



2 WORKING DAYS
BEFORE YOU DIG

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

OHIO UTILITIES PROTECTION SERVICE

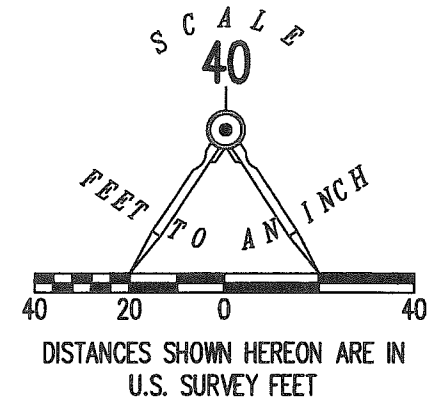
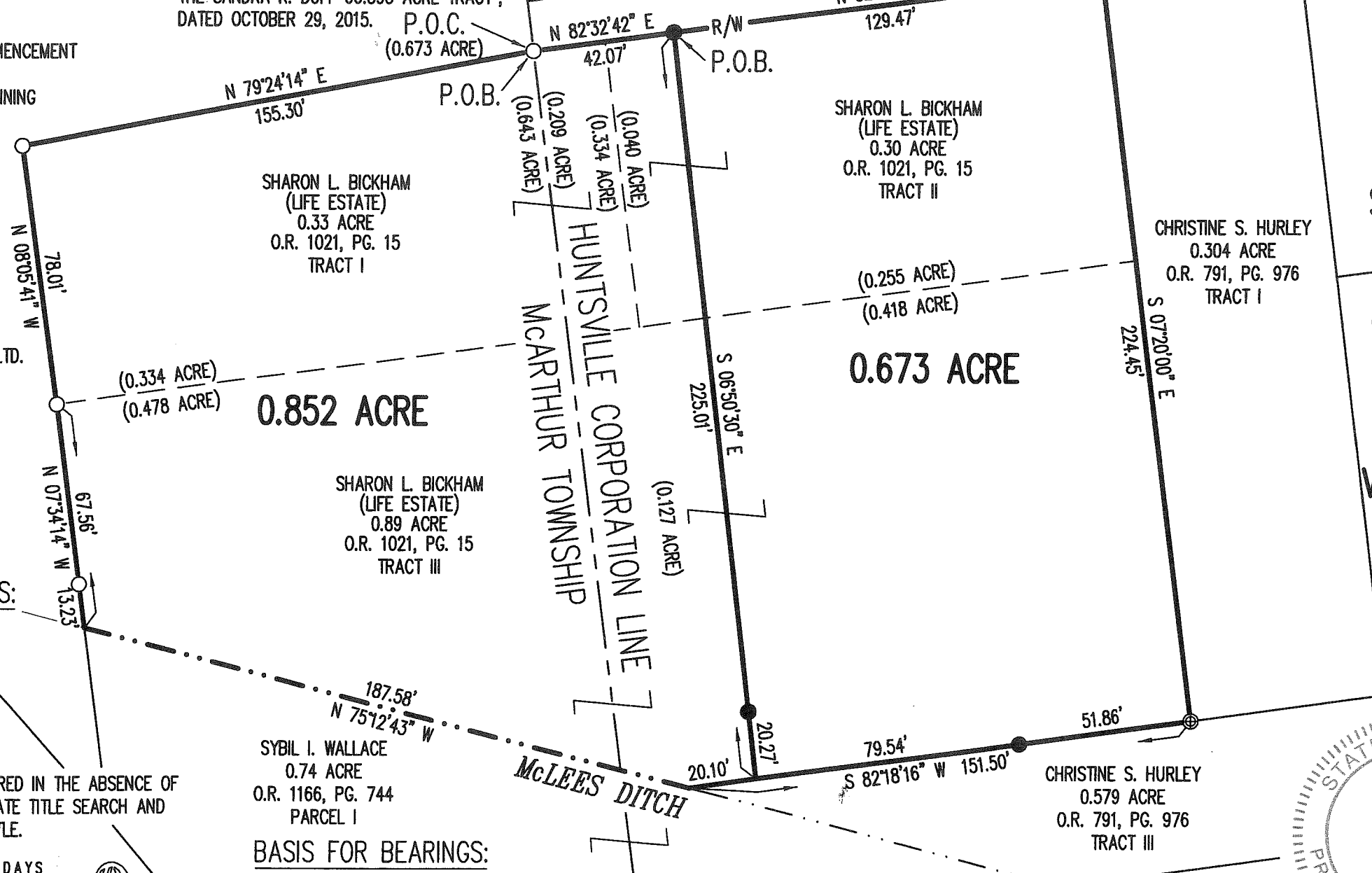
95

WRENS ALLOTMENT
PLAT CABINET A, SLIDE 277

96

NEAL AVENUE (30')

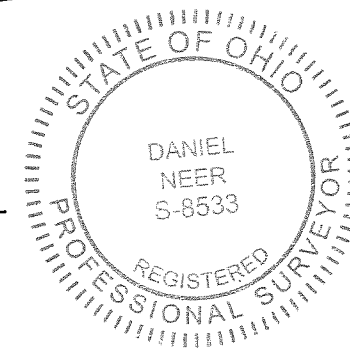
(BASIS FOR BEARINGS)
N 82°32'42" E



**SURVEY OF TWO TRACTS OUT OF THE
SHARON L. BICKHAM
(LIFE ESTATE)
0.33 ACRE TRACT, 0.30 ACRE TRACT
AND 0.89 ACRE TRACT
OFFICIAL RECORD 1021, PAGE 15
TRACTS I, II AND III
VIRGINIA MILITARY SURVEY 9903-9928
VILLAGE OF HUNTSVILLE
McARTHUR TOWNSHIP
LOGAN COUNTY, OHIO**

SURVEYED BY:

D. A. Neer
DANIEL A. NEER
PROFESSIONAL SURVEYOR NO. 8533
APRIL 26, 2018



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LEE SURVEYING & MAPPING CO.
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KSS D0318 63620318 L-6362-3

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