

Received 7-8-88

# 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.

## FLANNERY - HASTINGS SURVEY

Lying in V.M.S. 4478 and V.M.S. 4498, Lake Township, Logan County, Ohio.

Being out of that land in the name of Flannery as deeded and described in Volume 379, Page 367, Parcel 2 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 5/8" iron rod set on the northwest corner of V.M.S. 4498 and being on the south line of V.M.S. 4478.

THENCE, with the said south line of V.M.S. 4478, N 89°-55' W, a distance of 196.94 feet to a 5/8" iron rod found on the east line of the L.P.Z. land (Volume 341, Page 628).

THENCE, with said east line, N 1°-01'-20" E, a distance of 477.78 feet to a 1 1/2" iron bar inside a 3" pipe found on the south line of Township Road 185 (Brennan Road).

THENCE, with the said south line, this line also being the grantor's property line and being 16 feet south of the center-line of said Township Road 185, S 88°-55'-40" E, a distance of 243.58 feet to a railroad spike set on the center-line of said Township Road 185.

THENCE, with said center-line, the following 2 bearings and distances:  
S 73°-27'-30" E, 81.47 feet to a 5/8" iron rod (found).  
S 54°-43'-55" E, 217.87 feet to a 5/8" iron rod (set).

THENCE, S 1°-01'-20" W, a distance of 404.91 feet to a 5/8" iron rod (set), passing the south line of V.M.S. 4478 at 324.94 feet.

THENCE, N 88°-58'-40" W, a distance of 303.61 feet to a 5/8" iron rod set on the west line of V.M.S. 4498.

THENCE, with said west line, N 0°-14'-55" W, a distance of 75.00 feet to the point of beginning.

Containing 5.637 acres, of which 5.095 acres are in V.M.S. 4478 and 0.542 acre is in V.M.S. 4498.

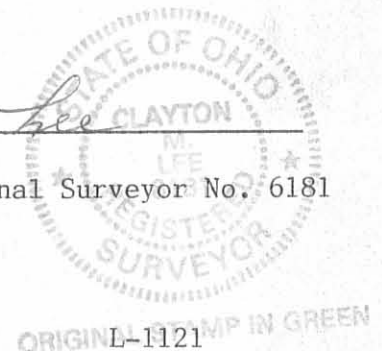
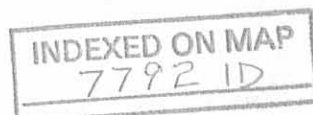
This description prepared from an actual field survey.

Basis for bearings: Center-line of Township Road 185 = S 88°-55'-40" E.

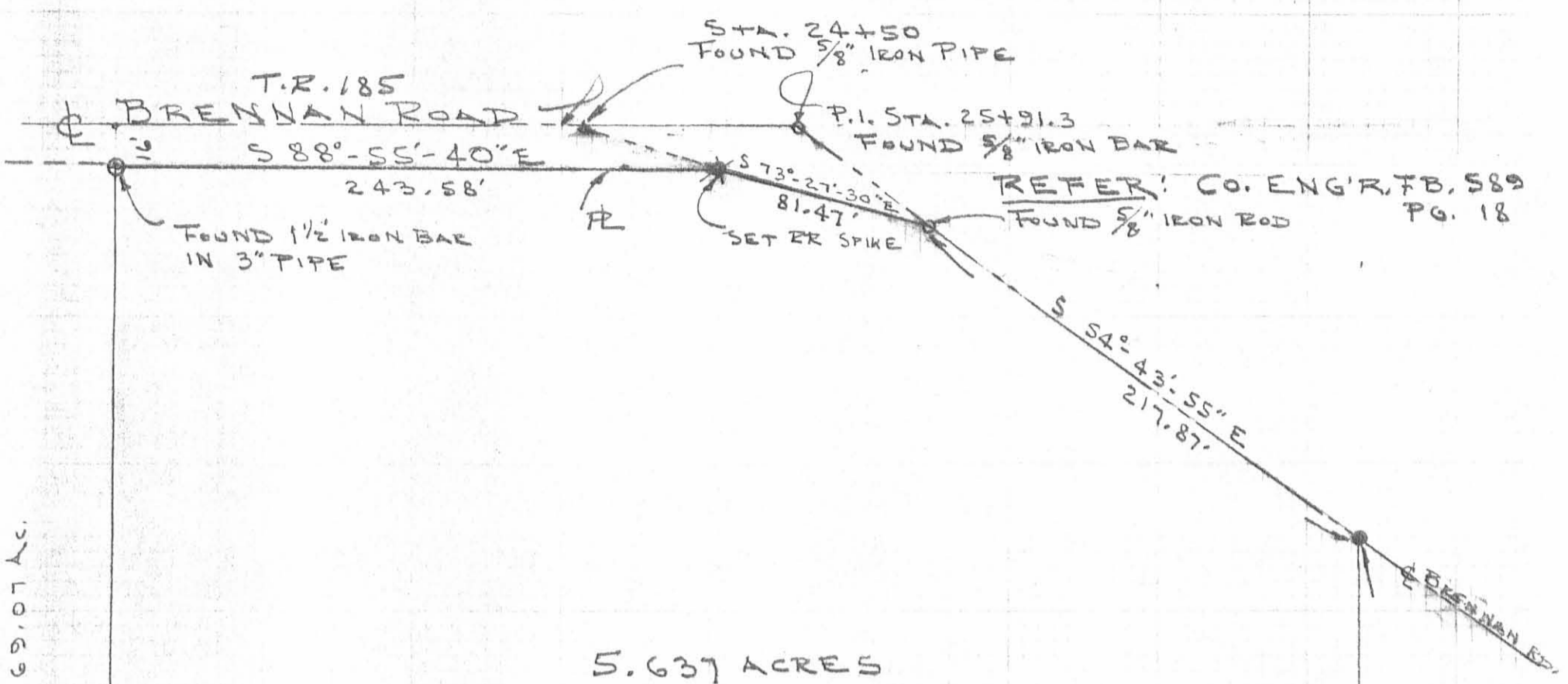
Prepared by:

*Clayton M. Lee*

Clayton M. Lee  
Registered Professional Surveyor No. 6181  
June 28, 1988



L.P.Z. CONST. CO., 69,07 AC.  
VOL. 341, PG. 628



5.637 ACRES

N 1°-01'-20"E  
477.78'

BELLEFONTAINE CORP. LINE

N 89°-55' W  
196.94'

N 10°-14'-55" W  
75.00'

V.M.S. 9572  
V.M.S. 4498

P.O.B.

NW COR. V.M.S. 4498  
478 COR "

V.M.S. 4478 (5.095 AC)  
V.M.S. 4498 (0.542 AC)

N 88°-58'-40" W  
303.61'

S 1°-01'-20" W  
404.91'

○ = FOUND 5/8" IRON ROD  
● = SET 5/8" " "

SCALE = 1" = 60'

SURVEY OF 5.637 ACRES OUT OF THE  
FLANNERY LAND (VOL. 379, PG. 367, PARC. 2)  
V.M.S. 4478 & V.M.S. 4498  
LAKE TOWNSHIP, LOGAN COUNTY, OHIO

By: *Jeffrey I. Lee*  
JEFFREY I. LEE  
REG. SURVEYOR 6359  
JUNE 27, 1988  
OHIO REGISTERED SURVEYOR  
6359

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7792 1P

ORIGINAL STAMP IN GREEN

L-1121-3

**JANANNE PROPERTIES SURVEY**

**17.205 ACRES**

**November 10, 1999**

The following described 17.205 acre tract of land is situated in Virginia Military Survey 4478 and Virginia Military Survey 4498, Lake Township, Logan County, Ohio and being part of Jananne Properties, an Ohio General Partnership's Tract II, originally 100 acres and Tract IV, originally 24 acres, both described in Official Record 120, page 479, and Jananne Properties, an Ohio General Partnership's original 67.760 acre tract described in Official Record 120, page 476, said 17.205 acre tract being more particularly described as follows:

Beginning for reference at a 5/8 inch iron pin found at the intersection of the centerline of Township Road #185 (variable right of way width) with the east line of Lake Township, said iron pin also marking the southeast corner of said 67.760 acre tract;

Thence South 88°54'55" West 339.62 feet, following the centerline of Township Road #185 and the south line of said 67.760 acre tract, to a 5/8 inch iron pin found at the northeast corner of John S. and Elaine Berry's 3.365 acre tract described in Deed Volume 401, page 262;

Thence South 88°58'00" West 399.29 feet, continuing along the centerline of Township Road #185, the south line of said original 67.760 acre tract, and the north line of said 3.365 acre tract, to a 3/4 inch iron pin found and referenced as Station 33+76.7 in Logan County Engineer's Field Book 589, page 21, said iron pin marking the **place of beginning**;

Thence **South 88°58'00" West 174.99 feet**, departing from the centerline of Township Road #185, continuing along the south line of said original 67.760 acre tract and the north line of said 3.365 acre tract, to a 3/4 inch iron pin found in the east line of the remainder of said original 100 acre tract;

Thence **South 1°14'18" East 254.85 feet**, following the west line of said 3.365 acre tract, the east line of the remainder of said original 100 acre tract, and the east line of the remainder of said original 24 acre tract, to a 3/4 inch iron pin found;

Thence **North 89°00'22" East 227.63 feet**, following the south line of said 3.365 acre tract and the north line of the remainder of said original 24 acre tract, to a point at the northwest corner of Duane S. Raid's 12.107 acre tract described in Official Record 285, page 548, said point bears South 1°00'39" East 0.36 feet from a 5/8 inch iron pin found;

Thence **South 1°00'39" East 671.67 feet**, following the west line of said 12.107 acre tract and the east line of the remainder of said original 24 acre tract, to a 5/8 inch iron pin found in the north line of Gary J. and Rebecca Barger's 52.529 acre tract described in Deed Volume 401, page 966;

Thence **South 85°31'57" West 792.94 feet**, following the north line of said 52.529 acre tract and the south line of the remainder of said original 24 acre tract, to a railroad rail post found in the east line of Evelyn Allison, Shirley Kress, and Richard L. Brackney's Tract II, 12.00 acres, described in Official Record 80, page 434;

Thence **North 1°44'34" West 195.69 feet**, following the east line of said 12.00 acre tract and the west line of the remainder of said original 24 acre tract, to a stone found at the southeast corner of L.P.Z. Construction Co., Inc., and Ohio Corporation's 73.09 acre tract described in Deed Volume 341, page 628, and at the southeast corner of the Corporation Limits of Bellefontaine;

Thence **North 1°33'49" West 687.93 feet**, following the east line of said 73.09 acre tract, the east line of the Bellefontaine Corporation Limits, and the west line of the remainder of said original 24 acre tract, to a 5/8 inch iron pin found at the southwest

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corner of Wayne L. and Deborah K. Hastings 5.637 acre tract described in Official Record 65, page 896;

Thence **North 89°43'22" East 303.68 feet**, departing from the east line of said 73.09 acre tract and the east line of the Bellefontaine Corporation Limits, and following the south line of said 5.637 acre tract and the north line of the remainder of said original 24 acre tract, to a 5/8 inch iron pin found;

Thence **North 0°17'34" West 405.75 feet**, following the east line of said 5.637 acre tract, the west line of the remainder of said original 24 acre tract, and the west line of the remainder of said original 100 acre tract, passing at 386.40 feet an iron pin set, to a railroad spike found in the centerline of Township Road #185;

Thence **South 56°05'10" East 217.33 feet**, following the centerline of Township Road #185, to a 5/8 inch iron pin found and referenced as Station 30+26.8 in Logan County Engineer's Field Book 589, page 20;

Thence **South 67°50'58" East 267.10 feet**, continuing along the centerline of Township Road #185, to a 5/8 inch iron pin found and referenced as Station 32+93.8 in Logan County Engineer's Field Book 589, pages 20 and 21;

Thence **South 11°05'15" East 82.74 feet**, continuing along the centerline of Township Road #185, to the **place of beginning, containing 17.205 acres**, more or less, and subject to all valid easements and restrictions of record.

Of the above described 17.205 acre tract, 1.903 acres are within Virginia Military Survey 4478 (1.462 acres within said original 100 acre tract and 0.441 acre within said original 67.760 acre tract) and 15.302 acres are within Virginia Military Survey 4498 (all being within said original 24 acre tract).

Also, of the above described 17.205 acre tract, 0.336 acre is within the road right of way of Township Road #185.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of November 1999. Iron pins set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS #7873." Bearings indicated herein are based on the centerline of Township Road #185 as being South 88°54'55" West.

Description prepared by:

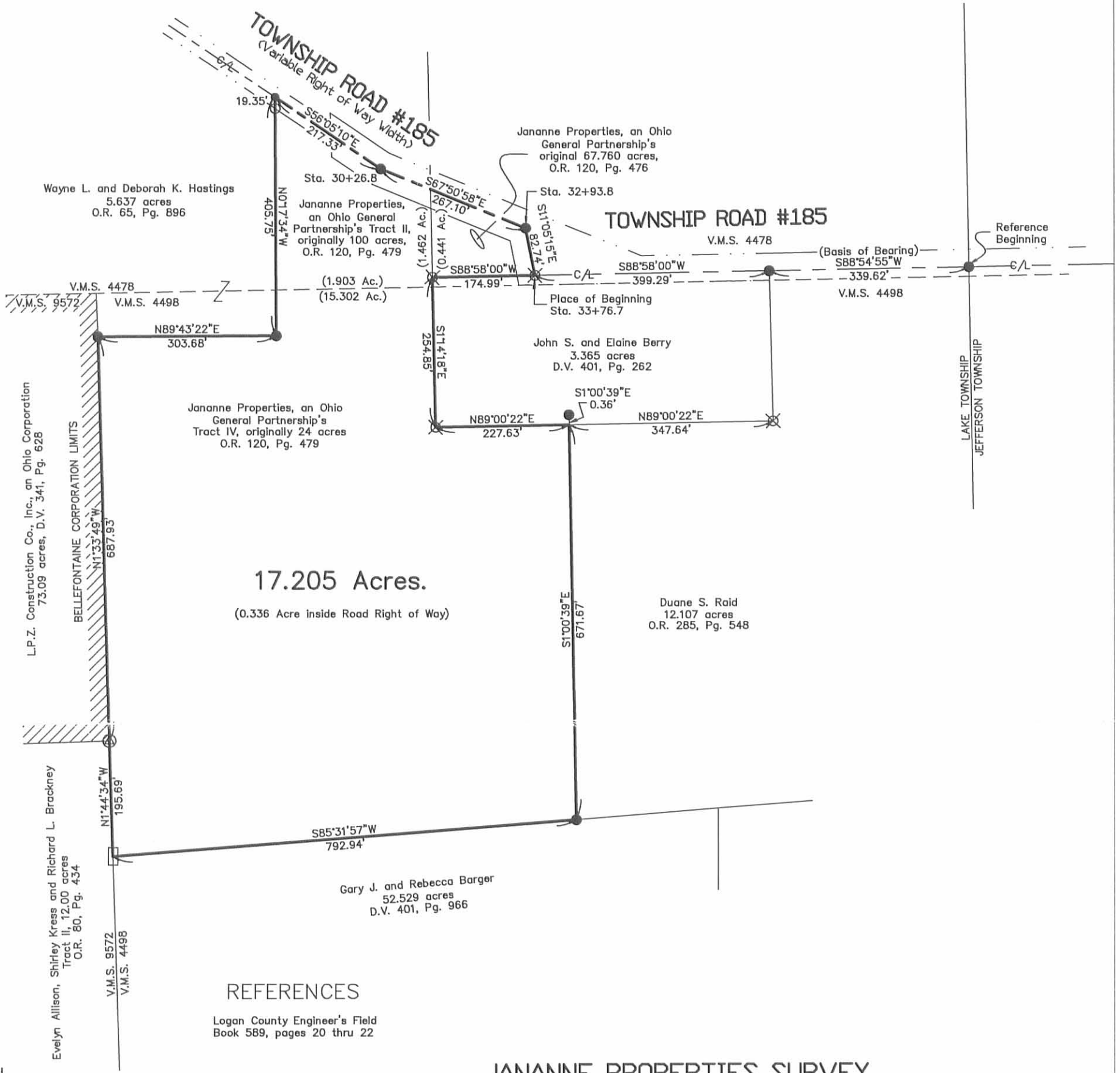


George A. Blackburn, R.S. #7873  
12125 Green Street  
Middleburg, Ohio 43336  
(937) 666-5605



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7792202

VIRGINIA MILITARY SURVEY 4478 AND  
 VIRGINIA MILITARY SURVEY 4498  
 LAKE TOWNSHIP  
 LOGAN COUNTY, OHIO



**JANANNE PROPERTIES SURVEY**

Being a 17.205 acre tract split out of Jananne Properties, an Ohio General Partnership's Tract II, originally 100 acres and Tract IV, originally 24 acres, both described in Official Record 120, page 479 and Jananne Properties, an Ohio General Partnership's original 67.760 acre tract described in Official Record 120, page 476.

I hereby certify that this plat was prepared from an actual field survey and that monuments were placed as indicated hereon.

*George A. Blackburn*  
 George A. Blackburn, R.S. #7873



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 7792 2P

- LEGEND**
- Railroad spike found
  - 5/8" Iron pin found
  - ⊙ Stone found
  - Railroad rail post found
  - 5/8" Iron pin set
  - ⊗ 3/4" Iron pin found



**BLACKBURN SURVEYING**  
 George A. Blackburn, P.S.  
 12125 Green Street  
 Middleburg, Ohio 43336  
 (937) 666-5605

Filename: Jananne Properties B99.Flx  
 Scale: 1" = 200'  
 Date: 11/10/99  
 F.B. 3, pg. 31

**PERMANENT EASEMENT FOR ROAD MAINTENANCE PURPOSES**

**0.149 ACRES  
Virginia Military Survey 4478  
Township of Lake  
County of Logan  
State of Ohio**

The following described permanent easement for road maintenance purposes is situated in Virginia Military Survey 4478, Township of Lake, County of Logan, State of Ohio. Said easement being part of Timothy M. Smith, Sr. and Mary A. Smith's 17.205 acre tract, described in Official Record 435, page 667, which has been assigned permanent parcel no. 150920000038031 and is more particularly described as follows:

Beginning for reference at a 5/8 inch iron pin found at an angle (which has a station of 33+76.7, found in the Logan County Field Book 589, pages 20 & 21) in the centerline of Lake Township Road 185 (variable width). Said iron pin being in the north line of Charles Hill and Marjorie Hill's 3.365 acre tract described in Official Record 624, page 502 (permanent parcel no. 151070000013000), and a southeast corner to said 17.205 acre tract.

Thence with north line of said 3.365 acre tract and a south line of said 17.205 acre tract N.84°40'34"W., 30.47 feet, departing from the centerline of said T.R. 185, to a point in the west right of way line of said T.R. 185. Said point being the true point of beginning for this easement description.

Thence departing from the right of way line of said T.R. 185, the north line of said 3.365 acre tract and a south line of said 17.205 acre tract N.51°24'52"W., 292.05 feet, entering said 17.205 acre tract to a point in the south right of way line of said T.R. 185.

Thence following the south right of way line of said T.R. 185, S.61°30'11"E., 254.00 feet to a point at an angle in the right of way of said T.R. 185.

Thence continuing with the west right of way line of said T.R. 185, S.4°45'09"E., 61.17 feet to the point of beginning.

The above-described easement contains 6497.259 square feet or 0.149 acres, more or less.

Basis of bearing being the centerline of T.R. 185 (S.84°40'34"E.) as shown in Logan County field book 589, page 20 & 21, filed in the Map Room of the Logan County Engineer's Office.

This description of a permanent easement for road maintenance purposes was prepared by the Logan County Engineer's Office from an actual field survey performed on November 9<sup>th</sup> 2005.

This instrument was prepared by the Logan County Engineer's Office.



*Curtis D. Dill*  
Curtis D. Dill  
Deputy Surveyor  
Logan County Engineer's Office  
Registered Surveyor No. 7310

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PERMANENT EASEMENT FOR ROAD MAINTENANCE PURPOSES

Virginia Military Survey 4478  
 Township of Lake  
 County of Logan  
 State of Ohio  
 November 2005

Basis of bearing established from  
 Right of Way Dedication(Plat Cab.B Slide10A)  
 being (S.84°40'34"E.) for the centerline  
 of Township Road 185(variable).  
 All other angles were measured  
 in the field.

References:  
 Logan County Engineer's Files:  
 Field Book 589, pages 20 & 21  
 Right of Way Dedication  
 Plat Cab. B Slide 9b and 10A

Note:  
 Original monuments on right of way  
 could not be found, possibly destroyed  
 during ditch reconstruction.

**LEGEND:**

- ⊕ Railroad spike found
- ⊙ Magnetic nail found
- 5/8 inch iron pin found  
(unless otherwise noted)
- 1/2 inch iron pipe found
- ⊠ Stone in monument box found
- ⊙ Magnetic nail set
- ⊕ Railroad spike set
- 5/8 inch iron pin set

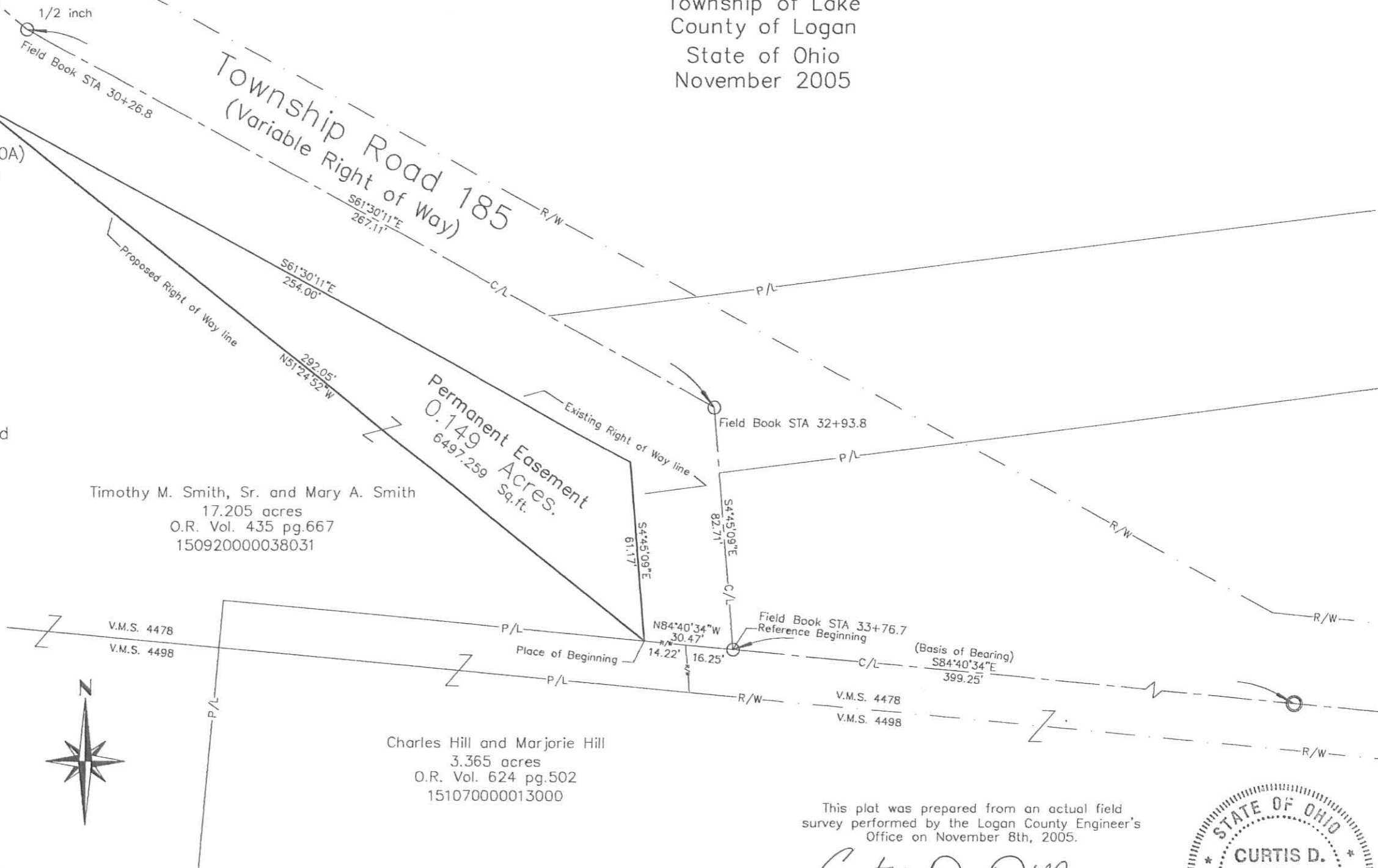


Date: / /

**LOGAN COUNTY ENGINEER'S OFFICE**

Scott C. Coleman, P.E., P.S.  
 1991 County Road 13, P.O. Box 427  
 Bellefontaine, Ohio 43311  
 Phone (937) 592-2791  
 Map Room (937) 599-7230

Drawn By: GTD



This plat was prepared from an actual field  
 survey performed by the Logan County Engineer's  
 Office on November 8th, 2005.

*Curtis D. Dill*  
 Curtis D. Dill  
 Deputy Surveyor  
 Logan County Engineer's Office  
 Registered Surveyor No. 7310



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