

FB 480

Milroy Survey - Northward.

Lots as Recorded:

All lots 66 X 132

See Deed Book Y Page 223

Note Plat Book says Bellefontaine
St. was 40' then made 60'

N. $49\frac{1}{2}$ E TO N.W. Cor. of
Seminary Bldg. 20.8 Pctrs = 343.20

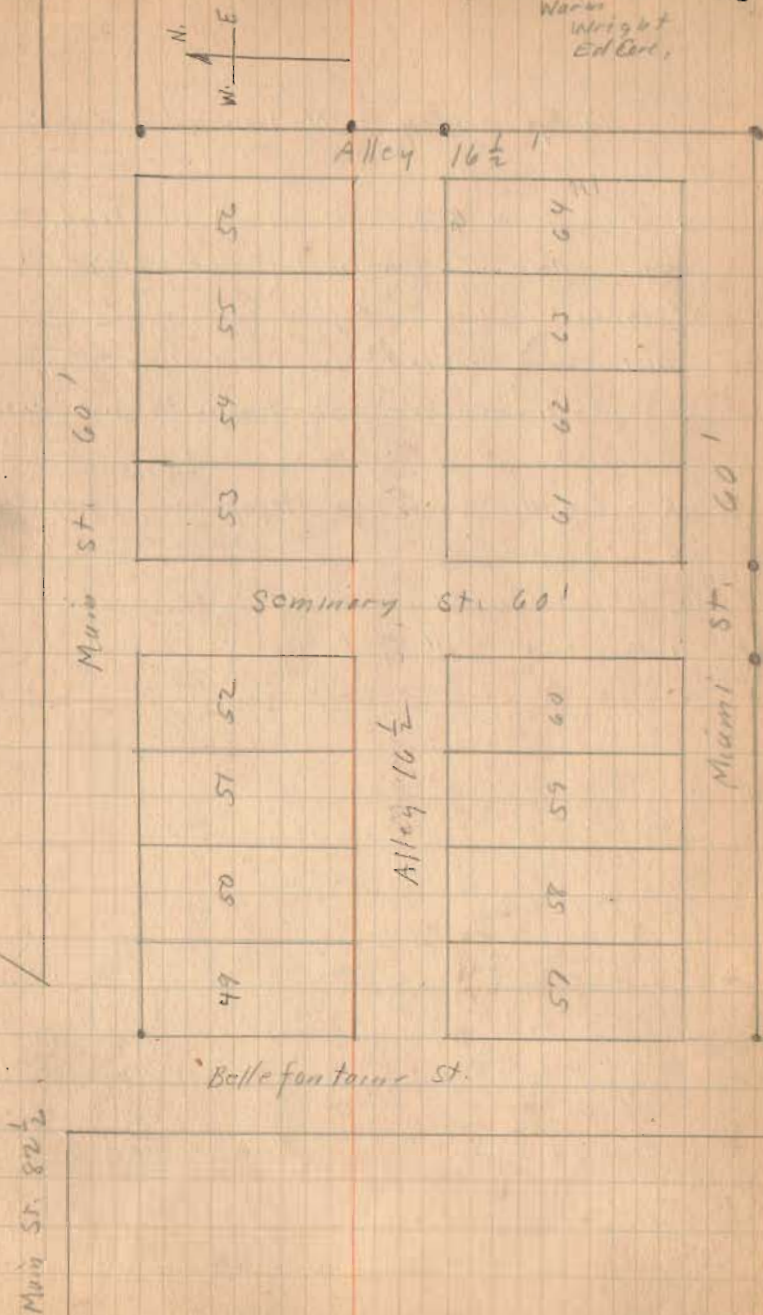
660

INDEXED ON MAP

See Drawer R

JUN 30 1928
Warren
Wright
Ed. Cert.

25



FB 480

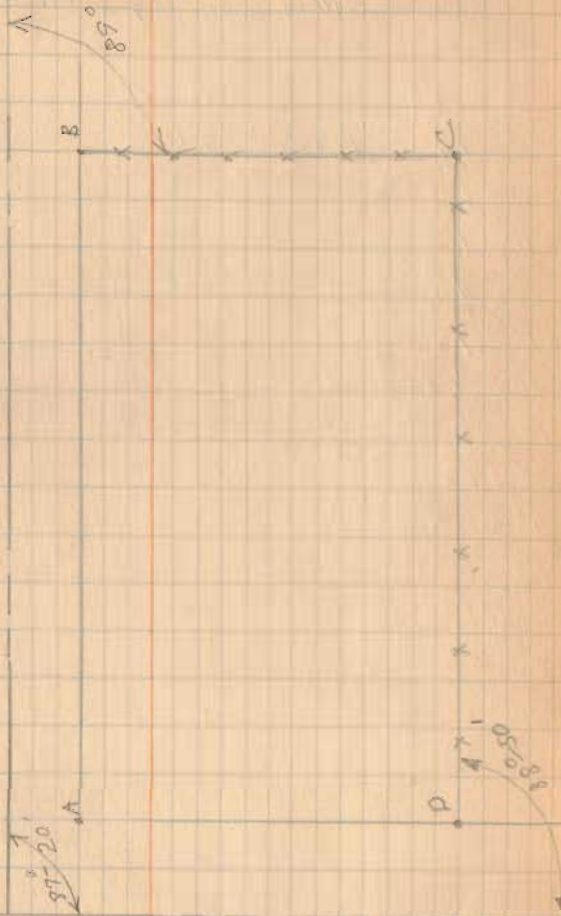
Milroy Survey Northward

Turned Angles from apparent ϕ of
Sts. as shown in order to draw map
better.

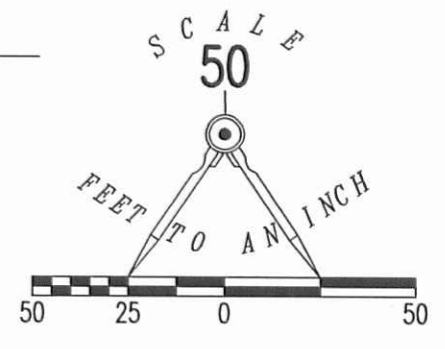
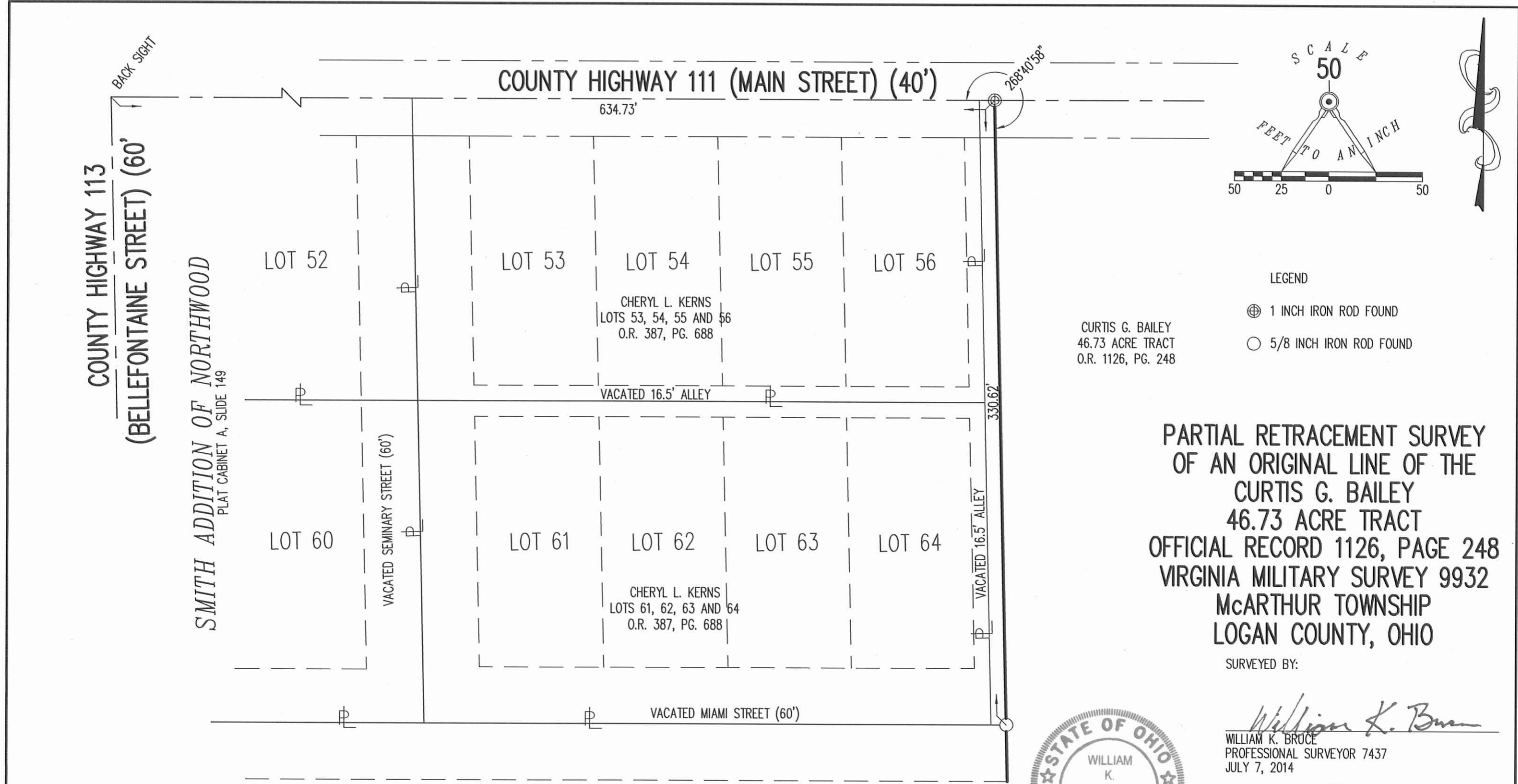
Approximate angles only. No
points held. No Flagman.

July 2-1927
Wright

27



APPROVED 7-18-14



LEGEND
 ⊕ 1 INCH IRON ROD FOUND
 ○ 5/8 INCH IRON ROD FOUND

CURTIS G. BAILEY
 46.73 ACRE TRACT
 O.R. 1126, PG. 248

PARTIAL RETRACEMENT SURVEY
 OF AN ORIGINAL LINE OF THE
 CURTIS G. BAILEY
 46.73 ACRE TRACT
 OFFICIAL RECORD 1126, PAGE 248
 VIRGINIA MILITARY SURVEY 9932
 McARTHUR TOWNSHIP
 LOGAN COUNTY, OHIO

SURVEYED BY:
William K. Bruce
 WILLIAM K. BRUCE
 PROFESSIONAL SURVEYOR 7437
 JULY 7, 2014

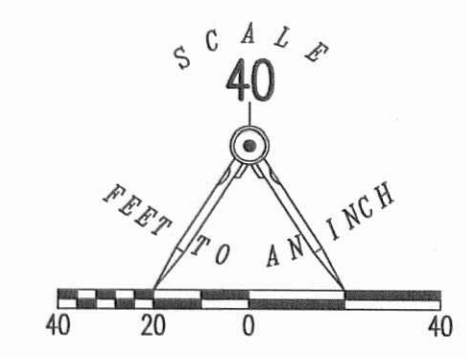


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 surveys@lsminc.us
 ADW D0614 57650614 L-5765-3

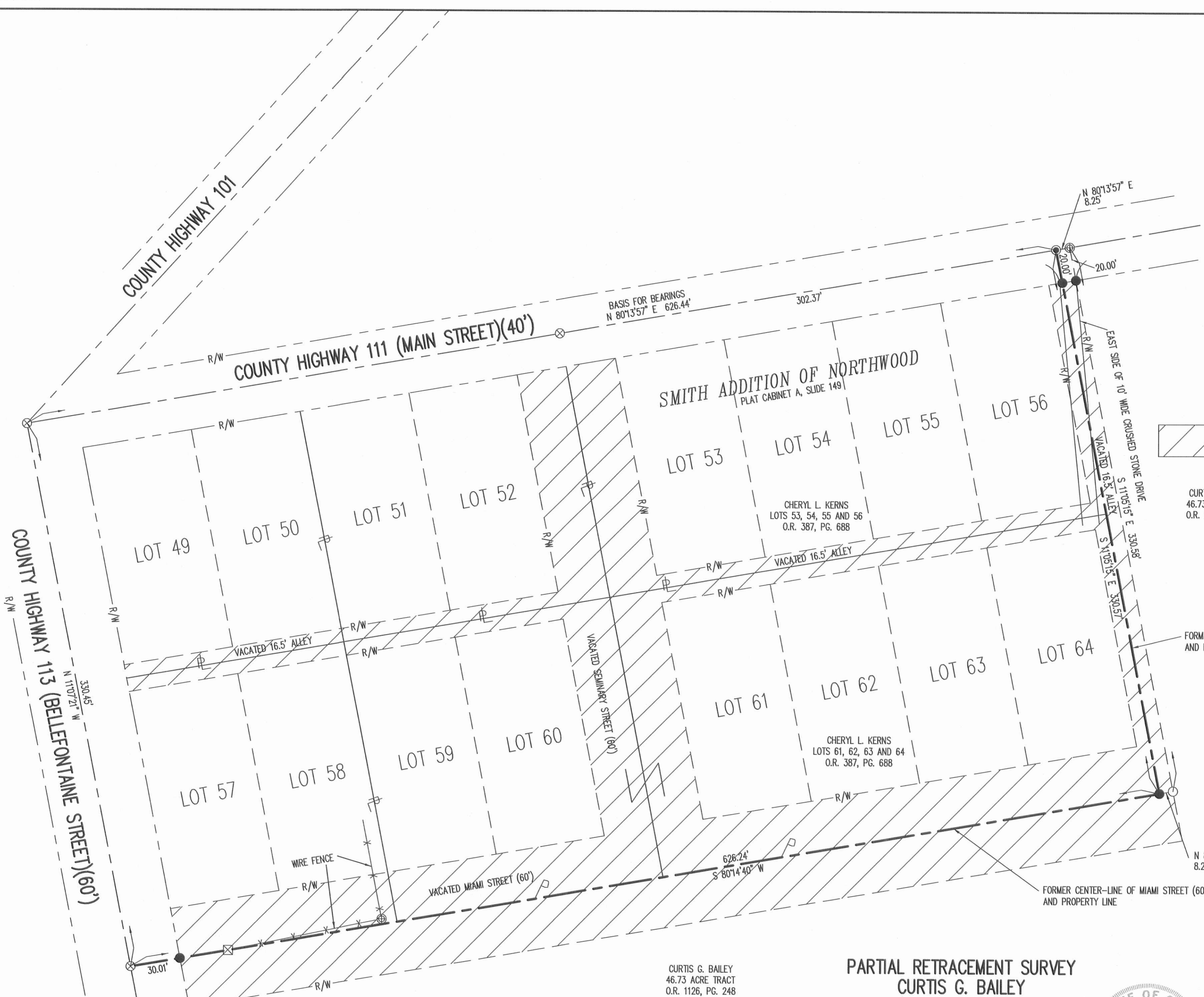
2 WORKING DAYS
BEFORE YOU DIG
 CALL TOLL FREE **800-362-2764**
 OHIO UTILITIES PROTECTION SERVICE.

CURTIS G. BAILEY
 46.73 ACRE TRACT
 O.R. 1126, PG. 248

INDEXED ON MAP
 660 1P



- LEGEND
- ⊕ 1 INCH IRON ROD FOUND
 - 5/8 INCH IRON ROD FOUND
 - 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM7437"
 - ⊙ MAG NAIL SET
 - ⊗ RAILROAD SPIKE FOUND
 - ⌵ WOOD LATH SET
 - ⊕ WOOD FENCE POST
 - ⊠ ANGLE IRON FENCE POST
 - ⌵ PROPERTY LINE
 - R/W RIGHT-OF-WAY
 - AREA VACATED IN RESOLUTION 207-90 DATED APRIL 26, 1990 O.R. 107, PG. 220



CURTIS G. BAILEY
46.73 ACRE TRACT
O.R. 1126, PG. 248

CHERYL L. KERNS
LOTS 53, 54, 55 AND 56
O.R. 387, PG. 688

CHERYL L. KERNS
LOTS 61, 62, 63 AND 64
O.R. 387, PG. 688

CURTIS G. BAILEY
46.73 ACRE TRACT
O.R. 1126, PG. 248

PARTIAL RETRACEMENT SURVEY
CURTIS G. BAILEY
46.73 ACRE TRACT
OFFICIAL RECORD 1126, PAGE 248
VIRGINIA MILITARY SURVEY 9932
McARTHUR TOWNSHIP
LOGAN COUNTY, OHIO



SURVEYED BY:
William K. Bruce
WILLIAM K. BRUCE
PROFESSIONAL SURVEYOR 7437
DECEMBER 2, 2015
REVISED DECEMBER 10, 2015

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ADW D1115 57651115-R L-5765-2

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OHIO UTILITIES PROTECTION SERVICE

INDEXED ON MAP
660 1P

3-17-2021



Curtis Bailey
Page 2 of 5
January 06, 2021

Parcel "A"
LEGAL DESCRIPTION

Being a part of the 46.730 acre tract in the name of Joshua W. Bailey, Trustee (O.R. 1288, Pg. 731) and being located in Virginia Military Survey 9932, McArthur Township, Logan County, Ohio, more particularly described as follows:

Commencing at an existing Railroad Spike at the intersection of the centerlines of Bellefontaine Street (C.R. 113) and County Road 111; thence N 84°-05'-20" E with the centerline of County Road 111 and being the N line of the Smith Addition of Northwood (P.C. A, Slide 149), 626.17' to an existing Mag Nail at the projected centerline of a 16.5' Vacated Alley of said Smith Addition and being the NW corner of said 46.730 acre tract and being the POINT OF BEGINNING; thence the following courses:

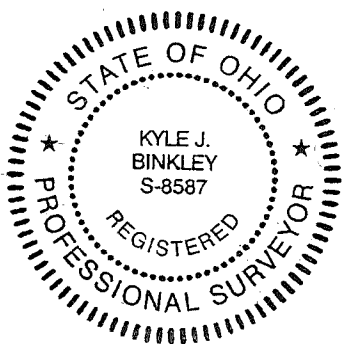
1. Continuing N 84°-05'-20" E with the centerline of County Road 111 and the N line of said 46.730 acre tract, 8.23' to an existing Mag Nail;
2. N 84°-33'-03" E continuing with the centerline of County Road 111 and the N line of said 46.730 acre tract, 275.44' to a set Mag Nail;
3. S 06°-56'-42" E, 1455.65' to a #5 Rebar set on the S line of said 46.730 acre tract and the N line of a 72.500 acre tract in the name of Steven W. Shields (O.R. 908, Pg. 234), passing a set #5 Rebar at 21.00';
4. N 82°-10'-39" W with the S line of said 46.730 acre tract and the N line of said 72.500 acre tract, 465.06' to a point, passing a set #5 Rebar at 425.06';
5. S 80°-11'-21" W with the S line of said 46.730 acre tract and the N line of said 72.500 acre tract, 442.19' to a #5 Rebar set on the centerline of Bellefontaine Street (C.R. 113) and the SW corner of said 46.730 acre tract and the NW corner of said 72.500 acre tract, passing a #5 Rebar set at 412.18';
6. N 08°-00'-13" W with the centerline of said Bellefontaine Street and the W line of said 46.730 acre tract, 71.62' to a #5 Rebar set at the SW corner of a 2.000 acre tract in the name of Dustin & Emily S. Bailey (O.R. 1040, Pg. 438) and being a common corner with said 47.630 acre tract;
7. N 82°-06'-10" E with the S line of said 2.000 acre tract and northerly line of said 47.630 acre tract, 247.70' to a set #5 Rebar, passing a set #5 Rebar at 30.00';
8. N 07°-53'-50" W with the E line of said 2.000 acre tract and the W line of said 47.630 acre tract, 298.41' an existing #5 Rebar;
9. N 44°-53'-50" W with the NE line of said 2.000 acre tract and a Southwesterly line of said 46.730 acre tract, 72.00' to an existing #5 Rebar;
10. S 82°-06'-10" W with the N line of said 2.000 acre tract and a common line of said 46.730 acre tract, 205.03' to a Mag Nail set on the centerline of said Bellefontaine Street, passing a set #5 Rebar at 175.03';
11. N 08°-00'-13" W with the centerline of said Bellefontaine Street and the W line of said 46.730 acre tract, 378.33' to a set Mag Spike;

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12. N 07°-17'-15" W with the centerline of said Bellefontaine Street and the W line of said 46.730 acre tract, 241.69' to an existing Railroad Spike at the intersection of the centerline of said Bellefontaine Street and the centerline of vacated Miami Street of said Smith Addition;
13. N 84°-06'-01" E with the N line of said 46.730 acre tract and being the former centerline of said Miami Street, 626.24' to a #5 Rebar set at the intersection of the centerline of said Miami Street and the centerline of a vacated 16.5' Alley of said Smith Addition, passing a set #5 Rebar at 29.40';
14. N 07°-17'-56" W with the centerline of said vacated 16.5' Alley and the W line of said 46.730 acre tract, 330.57' to the POINT OF BEGINNING, passing an existing #5 Rebar at 310.57'.

The above described parcel contains 21.895 acres, more or less, of which 0.612 acres are occupied by road right-of-way, subject to all legal highways and easements of record.

The system of bearings for this legal description is based on the Ohio State Plane-North Coordinate System NAD83 (2011). This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Kyle J. Binkley, P.S. #8587 on January 06, 2021. All markers called for above are in place.



A handwritten signature in black ink, appearing to read "K. Binkley", written over a faint horizontal line.

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3-17-2021



Curtis Bailey
Page 4 of 5
January 06, 2021

Parcel "B" LEGAL DESCRIPTION

Being a part of the 46.730 acre tract in the name of Joshua W. Bailey, Trustee (O.R. 1288, Pg. 731) and being located in Virginia Military Survey 9932, McArthur Township, Logan County, Ohio, more particularly described as follows:

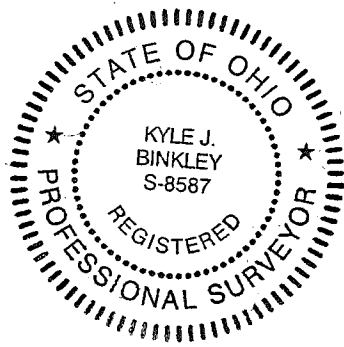
Commencing at an existing Railroad Spike at the intersection of the centerlines of Bellefontaine Street (C.R. 113) and County Road 111; thence N 84°-05'-20" E with the centerline of County Road 111 and being the N line of the Smith Addition of Northwood (P.C. A, Slide 149), 626.17' to an existing Mag Nail at the projected centerline of a 16.5' Vacated Alley of said Smith Addition and being the NW corner of said 46.730 acre tract; thence Continuing N 84°-05'-20" E with the centerline of County Road 111 and the N line of said 46.730 acre tract, 8.23' to an existing Mag Nail; thence N 84°-33'-03" E continuing with the centerline of County Road 111 and the N line of said 46.730 acre tract, 275.44' to a Mag Nail set at the POINT OF BEGINNING; thence the following courses:

1. Continuing N 84°-33'-03" E with the centerline of County Road 111 and the N line of said 46.730 acre tract, 519.94' to a Mag Nail set at the NW corner of a 1.670 acre tract in the name of Charles R., Sr. & Dianne L. Shields (O.R. 1130, Pg. 882, Parcel 2) and the NE corner of said 46.730 acre tract;
2. S 07°-36'-33" E with the E line of said 46.730 acre tract and the W line of said 1.670 acre tract, 290.00' to a point, as referenced by an existing #5 Rebar at S 85°-26'-55" E, 1.01', passing an existing #5 Rebar at 20.71';
3. N 84°-29'-03" E with the N line of said 46.730 acre tract and the S line of said 1.670 acre tract, 250.00' to a point at the SE corner of said 1.670 acre tract and the NE corner of said 46.730 acre tract and the E line of a 29.821 acre tract in the name of Charles R., Sr. & Dianne L. Shields (O.R. 1130, Pg. 882, Parcel 1), as referenced by an existing ½" Iron Pipe at S 83°-30'-09" E, 1.04';
4. S 07°-39'-39" E with the E line of said 46.730 acre tract and the W line of said 29.821 acre tract and the W line of a 13.383 acre tract in the name of Alan D. & Julia A. Yoder (O.R. 1203, Pg. 221), 1354.21' to a #5 Rebar set at the SE corner of said 46.730 acre tract and the NE corner of a 72.500 acre tract in the name of Steven W. Shields (O.R. 908, Pg. 234), passing an existing #5 Rebar at 1151.10' and being the SW corner of said 29.821 acre tract and the NW corner of said 13.383 acre tract;
5. N 82°-10'-39" W with the S line of said 46.730 acre tract and the N line of said 72.500 acre tract, 816.94' to a set #5 Rebar;
6. N 06°-56'-42" W, 1455.65' to the POINT OF BEGINNING, passing a set #5 Rebar at 1434.65'.

INDEXED ON MAP
660

The above described parcel contains 26.050 acres, more or less, of which 0.251 acres are occupied by road right-of-way, subject to all legal highways and easements of record.

The system of bearings for this legal description is based on the Ohio State Plane-North Coordinate System NAD83 (2011). This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Kyle J. Binkley, P.S. #8587 on January 06, 2021. All markers called for above are in place.



A handwritten signature in black ink, appearing to read "K. Binkley", written over the seal.

INDEXED ON MAP
660

3-17-2021

APPROVED

Survey of Parcel #21-036-00-00-039-000 and being all of the 46.730 acre tract in the name of Joshua W. Bailey, Trustee and being located in V.M.S. 9932, McArthur Township, Logan County, Ohio.

(Prior Deed Referenced in O.R. 1288, Pg. 731)

Distance Data

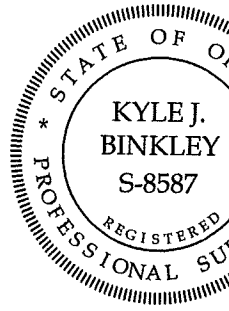
- D - 1 = 330.45' (R) 330.40' (M)
- D - 2 = 249.75" (R & M)
- D - 3 = 289.72' (R & M)
- D - 4 = 355.91' (R & M)

Line Data

- L - 1 = N 05°-05'-37" W ~ 41.36'
- L - 2 = N 07°-17'-56" W ~ 330.57' (R & M)
- L - 3 = S 07°-36'-33" E ~ 290.00' (R & M)
- L - 4 = N 84°-29'-03" E ~ 250.00' (R & M)
- L - 5 = S 80°-11'-21" W ~ 436.00' (R) 442.19' (M)
- L - 6 = N 82°-06'-10" E ~ 248.33' (R) 247.70' (M)
- L - 7 = N 07°-53'-50" W ~ 298.41' (R & M)
- L - 8 = N 44°-53'-50" W ~ 72.00' (R & M)
- L - 9 = S 82°-06'-10" W ~ 205.00' (R) 205.03' (M)
- L - 10 = S 85°-26'-55" E ~ 1.01'
- L - 11 = S 83°-30'-09" E ~ 1.04'

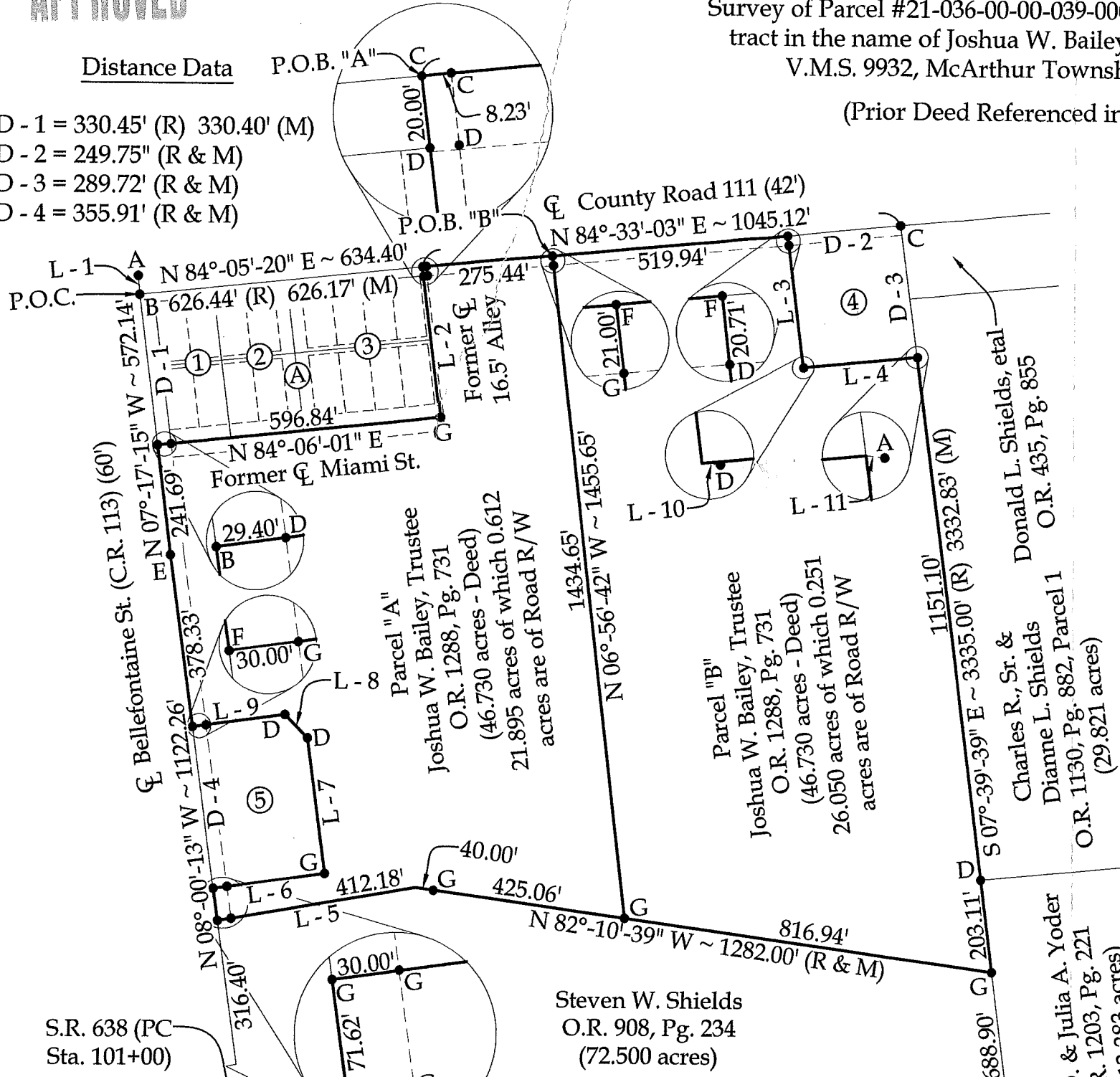
Property Information

- Ⓐ Smith Addition of Northwood (P.C. A, Slide 149) Vacation of Streets & Alleys (O.R. 107, Pg. 220)
- ① Russell C. & Mary E. Bales O.R. 1057, Pg. 997
- ② Cliff E. & Jessica J. May O.R. 1200, Pg. 916
- ③ Roger E. Adams & Cheryl L. Kerns O.R. 1275, Pg. 988



This plat and descriptions r survey compl supervision o

Kyle J. Binkle



S.R. 638 (PC Sta. 101+00)

Steven W. Shields O.R. 908, Pg. 234 (72.500 acres)

D. & Julia A. Yoder O.R. 1203, Pg. 221 (13.383 acres)

Charles R., Sr. & Dianne L. Shields Parcel 1 O.R. 1130, Pg. 882, Parcel 1 (29.821 acres)

Parcel "B" Joshua W. Bailey, Trustee O.R. 1288, Pg. 731 (46.730 acres - Deed) 26.050 acres of which 0.251 acres are of Road R/W

Parcel "A" Joshua W. Bailey, Trustee O.R. 1288, Pg. 731 (46.730 acres - Deed) 21.895 acres of which 0.612 acres are of Road R/W

300 15

- A = Exis
- B = Exis
- C = Exis
- D = Exis
- E = Set
- F = Set
- G = Set