

Received 2-18-89 OK 9-19-89 C.L.

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 L. LEE, P.S.

STEVENS 24.436 ACRES

Lying in Section 4, T-3, R-13, Miami Township, Logan County, Ohio.

Being out of that Charles Stevens, Jr. 112.5 acre tract as deeded and described in Volume 349, Page 156 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a county line monument found on the south line of Logan County at the southwest corner of said Section 4. This point also being the southwest corner of the said 112.5 acre tract.

THENCE, with the west line of said Section 4, the same being the west line of said 112.5 acre tract, N 6°-09'-40" E, a distance of 1047.54 feet to a 5/8 inch iron rod set on the southwest corner of the Ralph Weeks 30.47 acre tract (Vol. 379, Pg. 190, Tract II.)

THENCE, with the south line and the south line, extended, of the said 30.47 acres, S 84°-12' E, a distance of 931.32 feet to a 5/8 inch iron rod set.

THENCE, S 6°-00' W, a distance of 1016.26 feet to a point within an 8 inch tree. (Referenced by a 5/8 inch iron rod set 1.00 feet south of true corner. This corner being 42.0 feet north of the Logan-Champaign County line.

THENCE, S 84°-22'-55" E, a distance of 982.70 feet to a 5/8 inch iron rod set 56.63 feet north of the said county line.

THENCE, N 78°-35'-43" E, a distance of 441.32 feet to a 5/8 inch iron rod set.

THENCE, N 78°-50' E, a distance of 343.29 feet to a railroad spike set on the center-line of County Highway 65.

THENCE, with said center-line, S 5°-56'-25" W, a distance of 31.74 feet to a railroad spike set.

THENCE, with the north line of the R. E. Harnish 2.5 acre tract (Vol. 370, Pg. 277), S 76°-53'-14" W, a distance of 788.08 feet to a 5/8 inch iron rod set on the Logan-Champaign County line.

THENCE, with said county line, N 83°-32'-30" W, a distance of 1921.51 feet to the point of beginning.

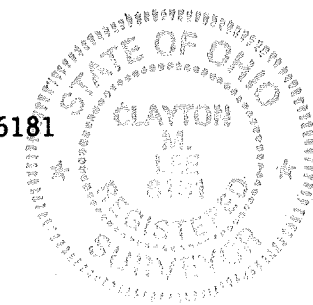
Containing 24.436 acres.

This survey prepared from an actual field survey.

Basis for bearings: Center-line of County Highway 65 = S 5°-52'-25" W

Prepared by:

Clayton M. Lee
Professional Surveyor No. 6181
September 15, 1989



OHIO SURVEYING BOARD

INDEXED ON MAP
7948 1D

RALPH WEEKS
30.47 ACRES
VOL. 379, PG. 190, TR. 11
S 84° 12' 00" E
931.32'

RALPH WEEKS
158 ACRES
VOL. 379, PG. 190, TR. 11

N 06° 09' 40" E
1047.54'

24.436 ACRES

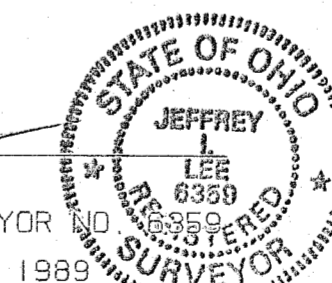
S 06° 00' 00" W
1016.26'

NOTES:

1. THE DEED DESCRIPTION FOR R.E. HARNISH APPEARS TO BE IN ERROR. THE DESCRIPTION FOUND IN THE CHAMPAIGN COUNTY MORTGAGE RECORDS VOL. 35, PG. 542, FOR THE ORIGINAL 11.0 ACRES AND THE DESCRIPTION FOUND IN THE LOGAN COUNTY DEED RECORDS VOL. 35, PG. 316, FOR THE THREE ACRE EXCEPTION, MORE ACCURATELY DESCRIBE THE HARNISH LAND.
2. THE FENCES NORTH OF THE COUNTY LINE ARE RECENT REPLACEMENTS FOR THE FENCES SHOWN ON THE LOGAN-CHAMPAIGN COUNTY LINE SURVEY AND APPEAR TO BE IN THE SAME LOCATION AS SHOWN IN THAT SURVEY. ADVERSE POSSESSION MAY APPLY. LEGAL ADVICE IS RECOMMENDED.

SURVEYED BY:

Jeffrey Lee
JEFFREY LEE
PROFESSIONAL SURVEYOR NO. 8338
AUGUST & SEPTEMBER 1989



ORIGINAL STAMP IN GRAY
N 78° 35' 43" E
441.32'
788.08'
S 76° 53' 14" W

R. E. HARNISH
2.5 ACRES
VOL. 370, PG. 277
* SEE NOTES

MIAMI TOWNSHIP, LOGAN COUNTY
ADAMS TOWNSHIP, CHAMPAIGN COUNTY

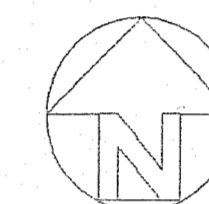
C. H. 65

S 05° 56' 25" W
264.00'

RALPH FRIEND
114 ACRES
CHAMPAIGN CO. VOL. 243, PG. 988

10 4
9 3

SURVEY OF 24.436 ACRES
OUT OF THE CHARLES STEVENS, JR.
112.5 ACRE TRACT
VOL. 349, PG. 156
SECTION 4, T-3, R-13
MIAMI TOWNSHIP
LOGAN COUNTY, OHIO



SCALE 1" = 100'



LEGEND

- ⊕ COUNTY LINE MONUMENT
- R.O.W. MONUMENT
- P.K. NAIL FOUND
- 5/8" I. ROD SET
- ⊙ R.R. SPIKE SET
- - - FENCE LINE

INDEXED ON MAP
7948 1P

INDEXED ON MAP
7948

10-13-2022

APPROVED

HAVENAR

Engineering & Surveying

Amy L. Havenar, P.E.
Britt R. Havenar, P.E., P.S.

Legal Description for 1.923 acres

Situate in the Southwest quarter of Section Four (4), Town Three (3), Range Thirteen (13), Township of Miami, County of Logan, State of Ohio, and being part of a 16.25 acre tract owned by Adam J. & Rhiannon M. Rose in Official Record 1409, Page 4729 of the Recorder's Office of Logan County, Ohio, as shown by a survey by Britt R. Havenar, Ohio P.S. No. 8266, and being more particularly described as follows:

Commencing at a stone found in a monument box on the centerline of right-of-way of Township Road 295 (40' R/W), also being on the east-west half-section line, said stone also being the northwest corner of the southwest quarter of Section Four (4), Town Thirteen (3), Range Thirteen (13), thence South 84 degrees 05 minutes 48 seconds East, along said centerline of right-of-way and east-west half-section line, a distance of 1259.06 feet to a 1" Mag spike set, said spike being the True Point of Beginning of the tract of land herein described;

Thence continuing South 84 degrees 05 minutes 48 seconds East, along said centerline of right-of-way of Township Road 295 and becoming County Road 65 and half-section line, a distance of 391.42 feet to a 1" Mag spike set, said spike being the northwest corner of a 88.064 acre tract owned by Theresa L. Prater in Official Record 326, Page 408;

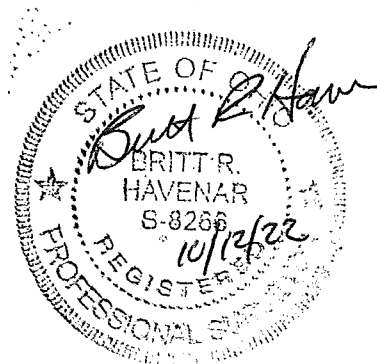
Thence South 05 degrees 59 minutes 17 seconds West, along the west line of said 88.064 acre tract, a distance of 214.03 feet to a 5/8" capped iron pin set, passing through a 5/8" capped iron pin set at a distance of 30.00 feet which marks the south right-of-way line of County Road 65;

Thence North 84 degrees 05 minutes 48 seconds West, along the new division line, a distance of 391.42 feet to a 5/8" capped iron pin set;

Thence North 05 degrees 59 minutes 17 seconds East, along the new division line, a distance of 214.03 feet to a 1" Mag spike found, said spike being on the centerline of right-of-way of Township Road 295 and the east-west half-section line of Section Four (4), passing through a 5/8" capped iron pin found at a distance of 194.03 feet, said spike being the True Point of Beginning of the above described tract, containing 1.923 acres more or less, of which 0.263 acres are in existing right-of-way, subject to all easements of record.

Basis of bearings based on State Plane Coordinates, NAD83, Ohio North Zone.

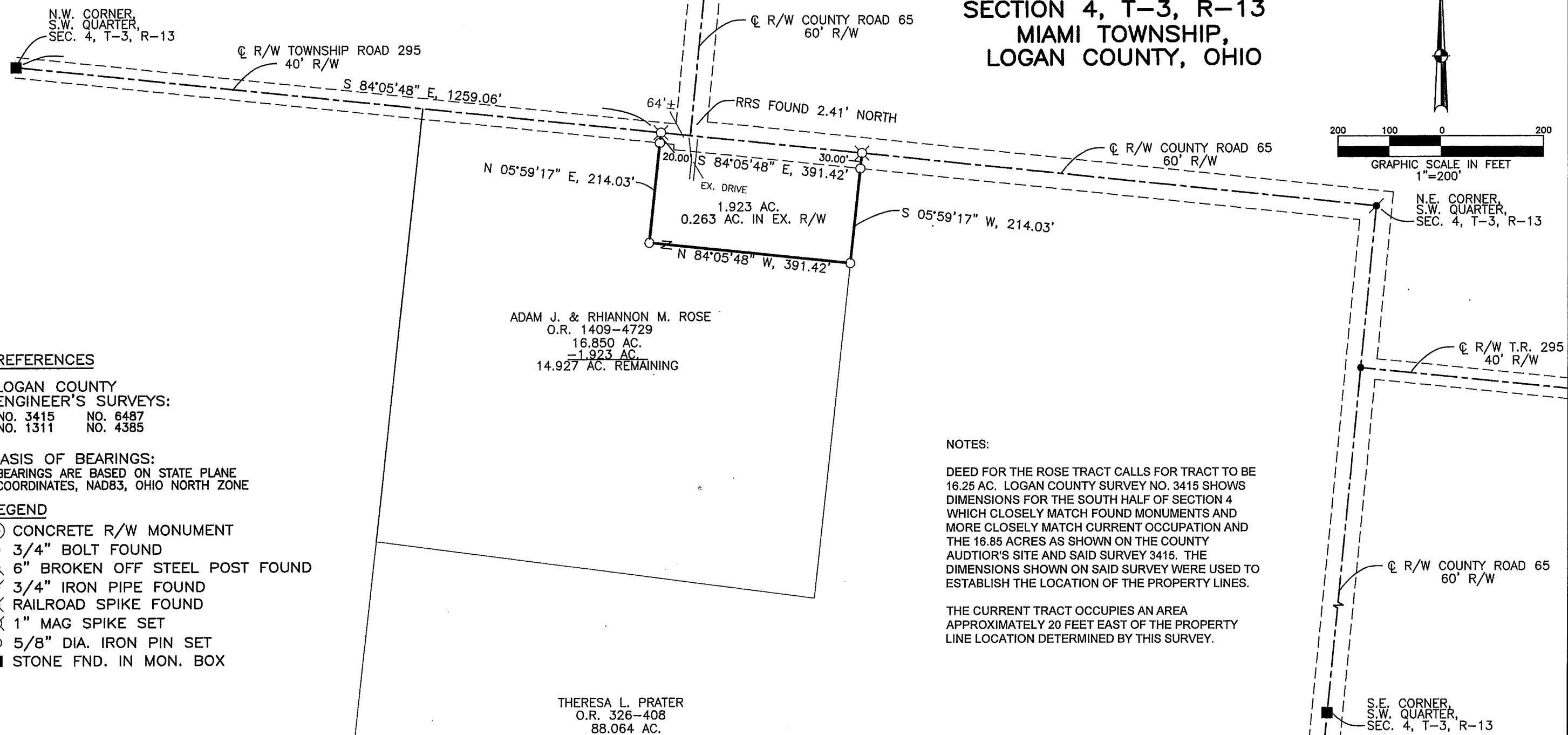
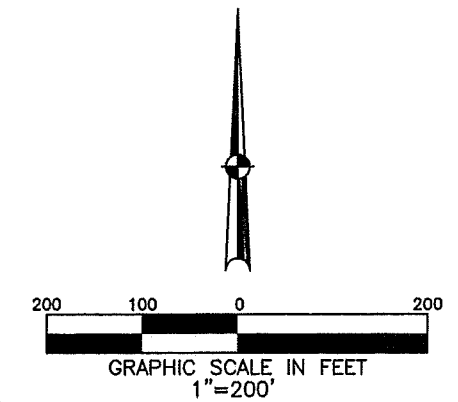
Description prepared by:
Britt R. Havenar, P.E., P.S., Ohio P.S. No. 8266



INDEXED ON MAP
7948

10860 Sidney-Freyburg Road • Sidney, Ohio 45365
(937) 492-7408 • abhavenar@embarqmail.com

**ROSE SURVEY
 SECTION 4, T-3, R-13
 MIAMI TOWNSHIP,
 LOGAN COUNTY, OHIO**



ADAM J. & RHIANNON M. ROSE
 O.R. 1409-4729
 16.850 AC.
~~1.923 AC.~~
 14.927 AC. REMAINING

THERESA L. PRATER
 O.R. 326-408
 88.064 AC.

REFERENCES

LOGAN COUNTY
 ENGINEER'S SURVEYS:
 NO. 3415 NO. 6487
 NO. 1311 NO. 4385

BASIS OF BEARINGS:
 BEARINGS ARE BASED ON STATE PLANE
 COORDINATES, NAD83, OHIO NORTH ZONE

LEGEND

- ⊙ CONCRETE R/W MONUMENT
- 3/4" BOLT FOUND
- ⊗ 6" BROKEN OFF STEEL POST FOUND
- ⊕ 3/4" IRON PIPE FOUND
- ⊗ RAILROAD SPIKE FOUND
- ⊗ 1" MAG SPIKE SET
- 5/8" DIA. IRON PIN SET
- STONE FND. IN MON. BOX

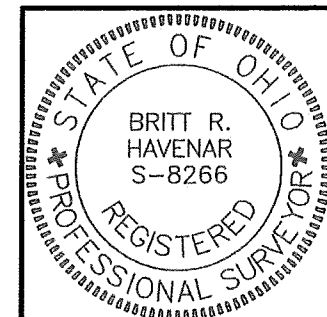
NOTES:

DEED FOR THE ROSE TRACT CALLS FOR TRACT TO BE 16.25 AC. LOGAN COUNTY SURVEY NO. 3415 SHOWS DIMENSIONS FOR THE SOUTH HALF OF SECTION 4 WHICH CLOSELY MATCH FOUND MONUMENTS AND MORE CLOSELY MATCH CURRENT OCCUPATION AND THE 16.85 ACRES AS SHOWN ON THE COUNTY AUDITOR'S SITE AND SAID SURVEY 3415. THE DIMENSIONS SHOWN ON SAID SURVEY WERE USED TO ESTABLISH THE LOCATION OF THE PROPERTY LINES.

THE CURRENT TRACT OCCUPIES AN AREA APPROXIMATELY 20 FEET EAST OF THE PROPERTY LINE LOCATION DETERMINED BY THIS SURVEY.

ACCESS MANAGEMENT:
 NO NEW ACCESS POINTS ARE BEING PROPOSED.
 COUNTY ROAD 65 IS A LOCAL ROAD.
 MINIMUM DRIVE SPACING IS 250'.
 MINIMUM STOPPING SIGHT DISTANCE IS >495'.
 MINIMUM DISTANCE FROM AN INTERSECTING ROADWAY IS 250'.

SURVEY 1.923 ACRES FOR ADAM ROSE
 IN MIAMI TOWNSHIP. OCTOBER 9, 2022.



Britt R. Havenar
BRITT R. HAVENAR, P.E., P.S.
 OHIO REGISTERED PROFESSIONAL SURVEYOR #8266
HAVENAR ENGINEERING & SURVEYING, INC.
 AMY L. HAVENAR, P.E.
 BRITT R. HAVENAR, P.E., P.S.
 10860 SIDNEY-FREYBURG ROAD
 SIDNEY, OHIO 45365
 (937) 492-7408
 EMAIL: abhavenar@embarqmail.com