

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

BELL 15.744 ACRES

Lying in Section 21, Town 1, Range 8, Miami Township, Logan County, Ohio.

Being out of the Laura R. Bell original 105.27 acre tract as deeded and described in Official Record 231, Page 948 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a stone found in a monument box on the west line of Section 21 at the intersection of the center-lines of Township Road 23 and County Highway 73.

THENCE, with the center-line of County Highway 73, (60 feet wide), S 53°-11'-55" E, a distance of 1666.33 feet to a 5/8 inch iron rod found at an angle in County Highway 73 at the TRUE POINT OF BEGINNING.

THENCE, with the east line of the Trel H. Yocum original 103.492 acre tract, (O.R. 161, Pg. 556, Tract No. I), N 0°-21'-53" E, a distance of 1102.04 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 37.29 feet.

THENCE, S 63°-17'-27" E, a distance of 819.81 feet to a 5/8 inch iron rod set.

THENCE, S 0°-12'-02" E, a distance of 757.53 feet to a MAG nail set, passing a 5/8 inch iron rod set at 727.51 feet.

THENCE, with the center-line of County Highway 73, N 88°-08'-56" W, a distance of 742.39 feet to the point of beginning.

Containing 15.744 acres of which 0.512 acre is within the highway right-of-way.

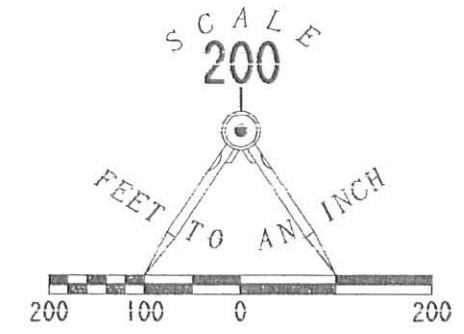
The basis for bearings is the east line of the aforesaid 103.492 acre tract, being N 00°-21'-53" E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on February 10, 2000.

Description prepared by:

Jeffrey I. Lee
Professional Surveyor 6359
February 11, 2000



9303 10



- LEGEND
- 5/8 INCH IRON ROD SET
 - 5/8 INCH IRON ROD FOUND
 - ⊙ MAG NAIL SET
 - ⊠ STONE FOUND IN A MONUMENT BOX

TRELL H. YOCUM
AND MARISA B. YOCUM
ORIG. 103.492 ACRES
O.R. 161, PG. 556
TRACT NO. 1

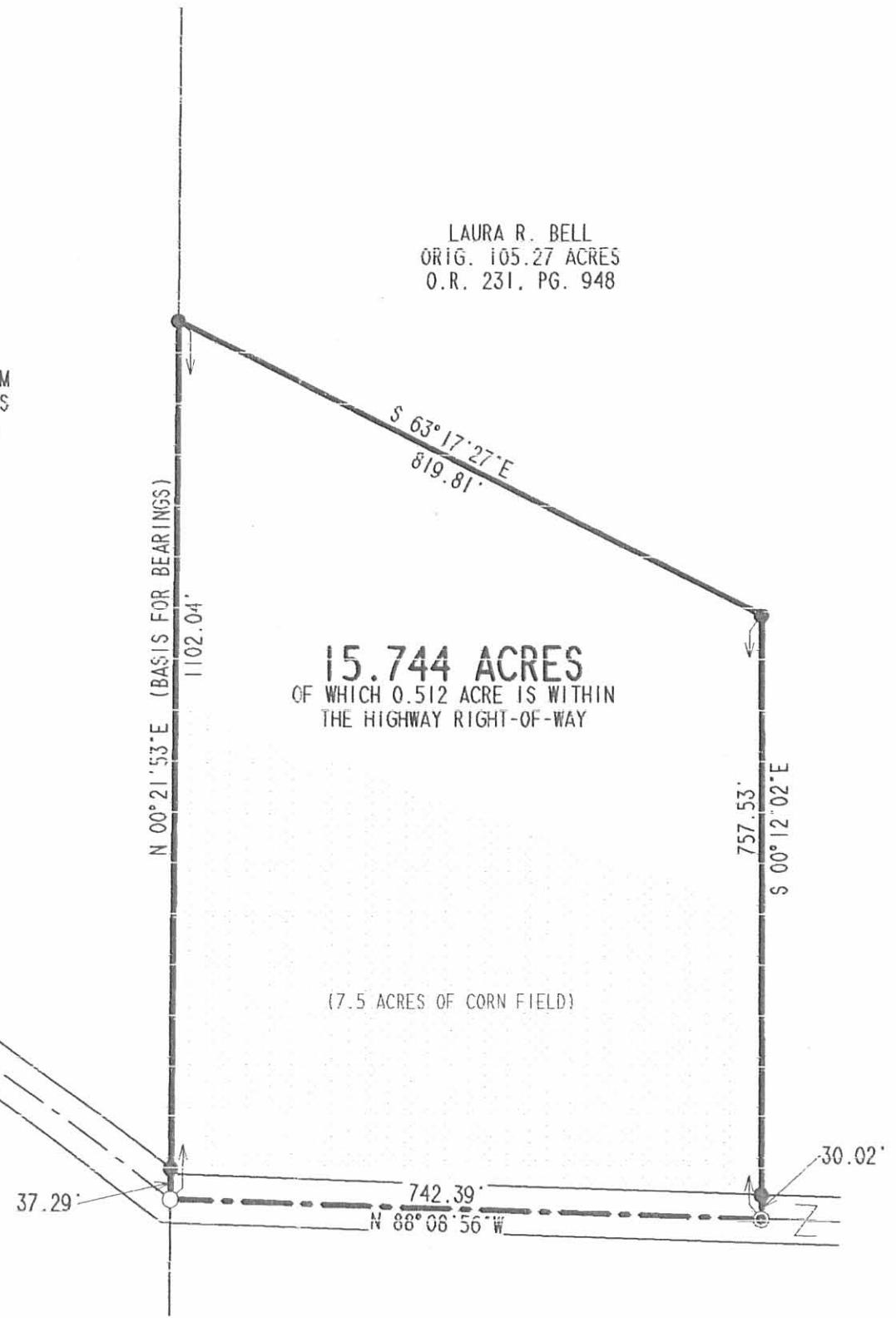
LAURA R. BELL
ORIG. 105.27 ACRES
O.R. 231, PG. 948

TOWNSHIP ROAD 23
SECTION 20
SECTION 21

COUNTY HIGHWAY 73 (60')
S 53° 11' 55" E
1666.33'

15.744 ACRES
OF WHICH 0.512 ACRE IS WITHIN
THE HIGHWAY RIGHT-OF-WAY

(7.5 ACRES OF CORN FIELD)



SURVEY OF 15.744 ACRES
OUT OF THE LAURA R. BELL
ORIGINAL 105.27 ACRES
OFFICIAL RECORD 231, PAGE 948
SECTION 21, TOWN 1, RANGE 8
MIAMI TOWNSHIP
LOGAN COUNTY, OHIO



SURVEYED BY:
Jeffrey I. Lee
JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
FEBRUARY 10, 2000

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LEE SURVEYING & MAPPING CO., INC.
117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335
D 370 BELLRD73

9303 1P

ORIGINAL STAMP IN GREEN

L-2882-3

REC'D 2-17-00 SIMJ OK ✓

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OHIO UTILITIES PROTECTION SERVICE.



**DESCRIPTION OF SURVEY FOR
GREGORY SCOTT BELL
84.151 ACRES
June 5, 2023**

The following described 84.151 acre tract of land is situated in fractional Section 21, Town 1, Range 8 East (Congress Lands West of the Miami River), Miami Township, Logan County, Ohio and being part of Holmes E. Bell's Tract I (89.526 acres) and all of Tract II (5.0 acres) described in Official Record Volume 798, page 702, said 11.523 acre tract of land more particularly described as follows:

Commencing at a stone found at the intersection of the centerline of County Road 73 (variable right-of-way width) with the centerline of Township Road 23 (40 feet wide), said stone also in the west line of Section 21;

Thence South 52°48'31" East 935.43 feet, following the centerline of County Road 73 and entering Section 21, to a magnetic spike set;

Thence South 54°54'57" East 731.16 feet, continuing along the centerline of County Road 73, to a 5/8 inch iron bar found at the southwest corner of Gregory Scott Bell's and Melissa R. Bell's 15.744 acre tract described in Official Record Volume 1331, page 169 and at a northwest corner of said 89.526 acre tract, said iron bar also in the east line of Yocum Properties, LLC's Exhibit "A", Tract II (103.492 acres) described in Official Record Volume 800, page 354;

Thence South 88°41'05" East 742.36 feet, continuing along the centerline of County Road 73, following the south line of said 15.744 acre tract and a north line of said 89.526 acre tract, to a magnetic nail found at the southeast corner of said 15.744 acre tract, said magnetic nail marking the **place of beginning**;

Thence **North 00°43'46" West 757.49 feet**, departing from the centerline of County Road 73, following the east line of said 15.744 acre tract and a west line of said 89.526 acre tract, passing a 5/8 inch iron bar found at 30.07 feet, to a 5/8 inch iron bar found;

Thence **North 63°49'15" West 819.87 feet**, following the north line of said 15.744 acre tract and a south line of said 89.526 acre tract, to a 5/8 inch iron bar found in the east line of said 103.492 acre tract;

Thence **North 00°10'57" West 1995.11 feet**, following the east line of said 103.492 acre tract and the west line of said 89.526 acre tract, to an iron bar set on the north side of a broken off 10 inch wood corner post found, said iron bar being in the north line of Section 21, in the south line of Section 16, Town 1, Range 8 East, in the north line of Miami Township, in the south line of Pleasant Township, at the southeast corner of Anthony Hoying's and Georgia Hoying's 40 acre tract described in Official Record Volume 1410, page 4082 and at the southwest corner of Gary Leiss's and Patricia A. Leiss's 40 acre tract described in Official Record Volume 343, page 300;

Thence **South 89°34'08" East 1316.42 feet**, following the north line of Miami Township, the south line of Pleasant Township, the north line of Section 21, the south line of Section 16, the north line of said 89.526 acre tract and the south line of said Leiss's 40 acre tract, to a 5/8



inch iron bar found at the northeast corner of the northwest quarter of Section 21, at the northwest corner of said 5.0 acre tract and at the southwest corner of Jeromy J. Greiwe's and Season M. Greiwe's Exhibit "A", Tract II (16.893 acres) described in Official Record Volume 964, page 674;

Thence **South 89°50'12" East 328.31 feet**, following the north line of Miami Township, the south line of Pleasant Township, the north line of Section 21, the south line of Section 16, the north line of said 5.0 acre tract and the south line of said 16.893 acre tract, to an iron bar set at the northwest corner of David B. Bell's and P. Joanne Bell's 106.095 acre tract described in Official Record Volume 795, page 718;

Thence **South 00°20'46" East 659.19 feet**, departing from the south line of Pleasant Township, the south line of Section 16 and the south line of said 16.893 acre tract, re-entering Miami Township and Section 21, following the west line of said 106.095 acre tract and the east line of said 5.0 acre tract, to a 5/8 inch iron bar found;

Thence **North 89°42'59" West 325.09 feet**, following a north line of said 106.095 acre tract and a south line of said 5.0 acre tract, to a 5/8 inch iron bar found in the north-south half section line of Section 21 and in the east line of said 89.526 acre tract;

Thence **South 00°20'38" East 2567.41 feet**, following the north-south half section line of Section 21, the west line of said 106.095 acre tract, the east line of said 89.526 acre tract and the west line of Robert Lee Yelton's and Jaime A. Yelton's 13.233 acre tract described in Official Record Volume 1312, page 460, passing 5/8 inch iron bars found at 2452.34 feet and at 2541.28 feet, to a magnetic nail found in the centerline of County Road 73;

Thence **North 73°27'09" West 12.02 feet**, following the centerline of County Road 73, departing from the west line of said 13.233 acre tract and entering said 89.526 acre tract, to a railroad spike found;

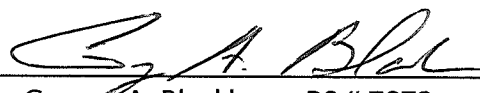
Thence **North 74°34'00" West 429.94 feet**, continuing along the centerline of County Road 73, to a magnetic spike set;

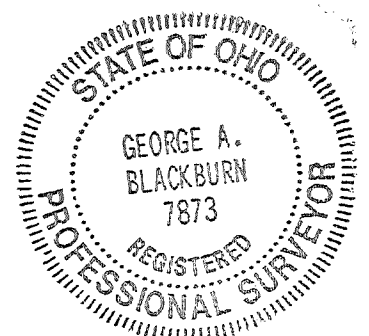
Thence **North 88°41'05" West 161.32 feet**, continuing along the centerline of County Road 73, to the **place of beginning, containing 84.151 acres** more or less and subject to all valid easements and restrictions of record.

The road right-of-way of County Road 73 contains 0.365 acres.

The above description was prepared from an actual field survey made by Blackburn Surveying, LLC, George A. Blackburn, Registered Surveyor # 7873, during the month of June 2023. Iron bars 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 County Road 73 (variable right-of-way width) bearing South 52°48'31" East.

Description prepared by:

 **6-5-2023**
George A. Blackburn, RS # 7873
6879 State Route 287
West Liberty, Ohio 43357
(937) 465-0424





**DESCRIPTION OF SURVEY FOR
GREGORY SCOTT BELL
11.523 ACRES
June 5, 2023**

The following described 11.523 acre tract of land is situated in fractional Section 21, Town 1, Range 8 East (Congress Lands West of the Miami River), Miami Township, Logan County, Ohio and being part of Holmes E. Bell's Tract I (89.526 acres) described in Official Record Volume 798, page 702, said 11.523 acre tract of land more particularly described as follows:

Commencing at a stone found at the intersection of the centerline of County Road 73 (variable right-of-way width) with the centerline of Township Road 23 (40 feet wide), said stone also in the west line of Section 21;

Thence South 52°48'31" East 935.43 feet, following the centerline of County Road 73 and entering Section 21, to a magnetic spike set;

Thence South 54°54'57" East 731.16 feet, continuing along the centerline of County Road 73, to a 5/8 inch iron bar found at the southwest corner of Gregory Scott Bell's and Melissa R. Bell's 15.744 acre tract described in Official Record Volume 1331, page 169 and at a northwest corner of said 89.526 acre tract, said iron bar also in the east line of Yocum Properties, LLC's Exhibit "A", Tract II (103.492 acres) described in Official Record Volume 800, page 354, said iron bar marking the **place of beginning**;

Thence **South 88°41'05" East 742.36 feet**, continuing along the centerline of County Road 73, following the south line of said 15.744 acre tract and a north line of said 89.526 acre tract, to a magnetic nail found at the southeast corner of said 15.744 acre tract;

Thence **South 88°41'05" East 161.32 feet**, continuing along the centerline of County Road 73 and entering said 89.526 acre tract, to a magnetic spike set;

Thence **South 74°34'00" East 429.94 feet**, continuing along the centerline of County Road 73, to a railroad spike found;

Thence **South 73°27'09" East 12.02 feet**, continuing along the centerline of County Road 73, to a magnetic nail found in the north-south half section line of Section 21 and in the west line of Robert Lee Yelton's and Jaime A. Yelton's 13.233 acre tract described in Official Record Volume 1312, page 460;

Thence **South 00°19'12" East 366.02 feet**, departing from the centerline of County Road 73, following the north-south half section line of Section 21, the west line of said 13.233 acre tract and the east line of said 89.526 acre tract, passing 5/8 inch iron bars found at 26.13 feet and at 327.55 feet, to a point in the low water line of the Great Miami River;

Thence **North 69°35'12" West 393.19 feet**, following the low water line of the Great Miami River and the south line of said 89.526 acre tract, to a point which bears South 65°12'08" East 95.71 feet from an iron bar set for reference;

Thence **South 86°12'25" West 868.51 feet**, continuing along the low water line of the Great Miami River and the south line of said 89.526 acre tract, to a point;



Thence **South 75°22'44" West 98.11 feet**, continuing along the low water line of the Great Miami River and the south line of said 89.526 acre tract, to a point at the southeast corner of said 103.492 acre tract;

Thence **North 00°10'39" West 449.67 feet**, departing from the low water line of the Great Miami River, following the east line of said 103.492 acre tract and the west line of said 89.526 acre tract, passing iron bars set at 42.74 feet and at 424.66 feet, to the **place of beginning, containing 11.523 acres** more or less and subject to all valid easements and restrictions of record.

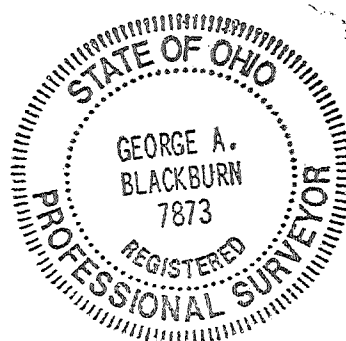
The road right-of-way of County Road 73 contains 0.876 acres.

The above description was prepared from an actual field survey made by Blackburn Surveying, LLC, George A. Blackburn, Registered Surveyor # 7873, during the month of June 2023. Iron bars 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 County Road 73 (variable right-of-way width) bearing South 52°48'31" East.

Description prepared by:

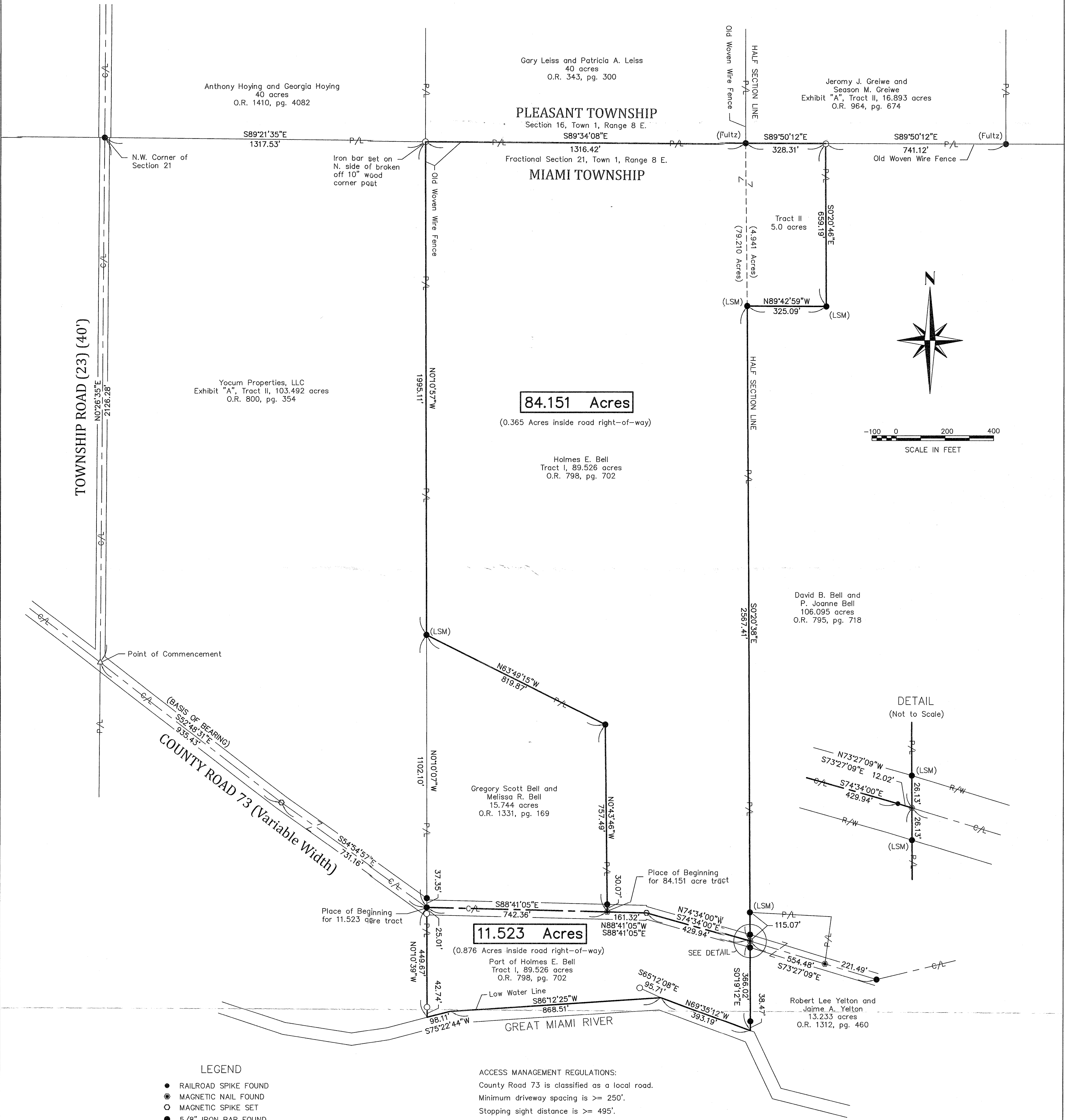
 6-5-2023

George A. Blackburn, RS # 7873
6879 State Route 287
West Liberty, Ohio 43357
(937) 465-0424



INDEXED ON MAP
9303

PLAT OF SURVEY IN
 FRACTIONAL SECTION 21, TOWN 1, RANGE 8 E.
 CONGRESS LANDS WEST OF THE MIAMI RIVER
 MIAMI TOWNSHIP
 LOGAN COUNTY, OHIO



- LEGEND**
- RAILROAD SPIKE FOUND
 - ⊙ MAGNETIC NAIL FOUND
 - MAGNETIC SPIKE SET
 - 5/8" IRON BAR FOUND
 - 5/8" IRON BAR SET
 - △ STONE FOUND

ACCESS MANAGEMENT REGULATIONS:
 County Road 73 is classified as a local road.
 Minimum driveway spacing is >= 250'.
 Stopping sight distance is >= 495'.

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND THAT MONUMENTS WERE PLACED AS INDICATED HEREON.
George A. Blackburn 6-5-2023
 GEORGE A. BLACKBURN, R.S. 7873



BLACKBURN SURVEYING, LLC
 6879 STATE ROUTE 287
 WEST LIBERTY, OHIO 43357
 (937) 465-0424

DATE : 6/5/2023
 SCALE : 1" = 200'
 FILE: Greg Bell 5-23

REVISIONS	DATE	BY

PLAT PREPARED FOR
 GREGORY SCOTT BELL

SHEET
 1
 OF 1