

Received 11-16-05 O-JCH



Lee Surveying and Mapping Co.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

143 EAST COLUMBUS AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-7335

JEFFREY L. LEE, P.S.

ROY L. BRAGG 4.756 ACRES

Lying in Virginia Military Surveys 4493-4525 and 6516, Monroe Township, Logan County, Ohio.

Being all of the Roy L. Bragg 1.052 acre tract and part of the 8.58 acre tract as deeded and described in Official Record 121, Page 15, Tracts IV and III of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike found at the northwest corner of the said 8.58 acre tract and being on the center-line of County Highway 47 and the north line of Virginia Military Survey 6516.

THENCE, with the center-line of County Highway 47, N 51°-12'-00" E, a distance of 197.04 feet to a PK nail set at the TRUE POINT OF BEGINNING.

THENCE, with the center-line of County Highway 47 (66 feet wide), N 51°-12'-00" E, a distance of 356.85 feet to a bridge spike found.

THENCE, with the east line of the aforesaid 1.052 acre tract and a west line of the Patricia McClure 138.538 acre tract (O.R. 183, Pg. 742), S 16°-05'-00" E, a distance of 927.43 feet to a 5/8 inch iron rod found.

THENCE, with the south line of the said 1.052 acre tract and the south line of the aforementioned 8.58 acre tract, S 73°-55'-00" W, a distance of 200.00 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod found at 50.00 feet.

THENCE, N 18°-40'-21" W, a distance of 623.15 feet to a 5/8 inch iron rod set.

THENCE, S 58°-01'-20" W, a distance of 50.49 feet to a 5/8 inch iron rod set.

THENCE, N 32°-15'-03" W, a distance of 188.39 feet to the point of beginning.

Containing 4.758 acres of which there is the following acreage breakdown:

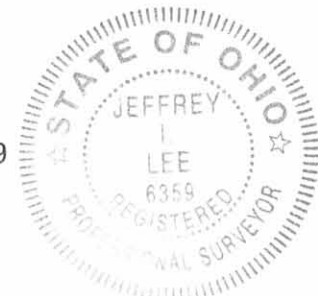
The basis for bearings is the center-line of County Road 47 being N 51°-12'-00" E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Company on November 15, 1995.

The 1.052 acre tract has 0.860 acre in V.M.S. 6516 and 0.192 acre in V.M.S. 4493-4525 with 0.041 acre in the highway right-of-way and;

The 3.706 acres out of the 8.58 acre tract have 2.965 acres in V.M.S. 6516 and 0.741 acre in V.M.S. 4493-4525 with 0.225 acre within the highway right-of-way.

Description prepared by:

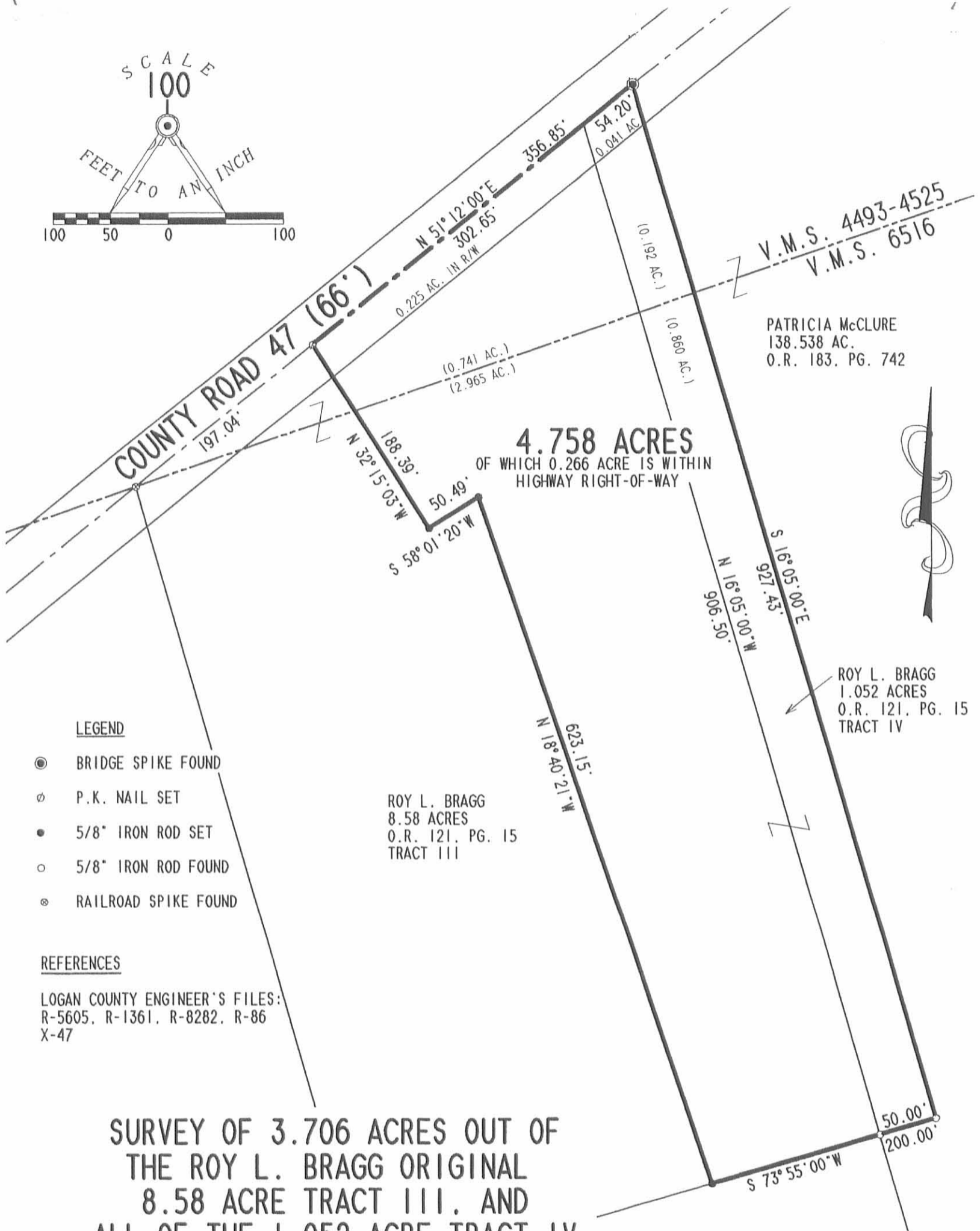
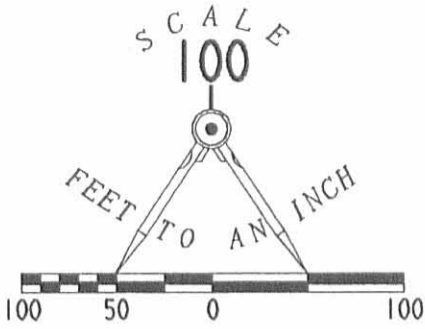
Jeffrey I. Lee
Professional Surveyor 6359
November 15, 1995
Rev. November 16, 1995



L 578

INDEXED ON MAP
5605 1D

ORIGINAL STAMP IN GREEN



LEGEND

- BRIDGE SPIKE FOUND
- ⊙ P.K. NAIL SET
- 5/8" IRON ROD SET
- 5/8" IRON ROD FOUND
- ⊗ RAILROAD SPIKE FOUND

REFERENCES

LOGAN COUNTY ENGINEER'S FILES:
R-5605, R-1361, R-8282, R-86
X-47

**SURVEY OF 3.706 ACRES OUT OF
THE ROY L. BRAGG ORIGINAL
8.58 ACRE TRACT III, AND
ALL OF THE 1.052 ACRE TRACT IV
OFFICIAL RECORD 121, PAGE 15
VIRGINIA MILITARY SURVEY 4493 & 6516
MONROE TOWNSHIP
LOGAN COUNTY, OHIO**

ROY L. BRAGG
8.58 ACRES
O.R. 121, PG. 15
TRACT III

PATRICIA McCLURE
138.538 AC.
O.R. 183, PG. 742

ROY L. BRAGG
1.052 ACRES
O.R. 121, PG. 15
TRACT IV



SURVEYED BY:
Jeffrey I. Lee
JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
NOVEMBER 15, 1995
REV. NOVEMBER 16, 1995

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LEE SURVEYING & MAPPING CO.
143 East Columbus Avenue
BELLEFONTAINE, OHIO 43311
(513) 593-7335

2 WORKING DAYS
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OHIO UTILITIES PROTECTION SERVICE.

INDEXED ON MAP
5605 110

D 267 RBRAGG4 L-578-4

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.

ROY BRAGG
BUSY BEE CROP SERVICE

(Area added to 8.58 acre tract)

Lying in both V.M.S. 4493-4525 and V.M.S. 6516. Monroe Township, Logan County, Ohio and being out of that land deeded and recorded in Volume 333, Page 426 (Tract 2) of the Logan County Records of Deeds (Carl McClure) and more particularly described as follows:

Beginning at the northwest corner of said McClure land at a railroad spike found in the center-line of County Road 47 and also marking the northeast corner of an 8.58 acre tract (Volume 374, Page 513) lying in the name of Roy Bragg.

THENCE, with the east line of said 8.58 acres, S 16°-05' E, a distance of 906.50 feet to an iron rod found at the southeast corner of said 8.58 acres.

THENCE, at right angles on a line projected from the south line of said 8.58 acres, N 73°-55' E, a distance of 50.00 feet to an iron rod.

THENCE, parallel to the east line of said 8.58 acres, N 16°-05' W, a distance of 927.43 feet to an iron spike set on the center-line of County Road 47.

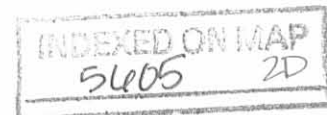
THENCE, with said center-line, S 51°-12' W, a distance of 54.20 feet to the point of beginning. Containing 1.052 acres of which 0.860 acre lies in V.M.S. 6516 and 0.192 acre lies in V.M.S. 4493-4525.

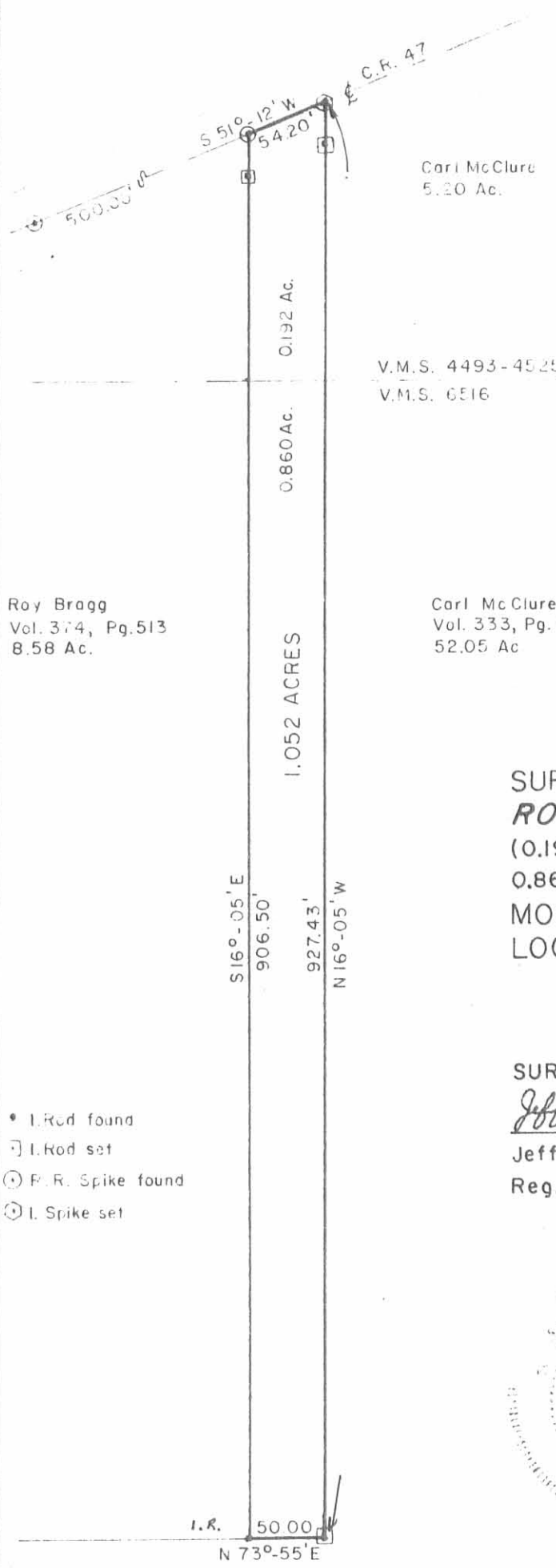
Last previous deed reference: Volume 333, Page 426 (Tract 2).

Prepared by:

Clayton M. Lee

Clayton M. Lee
Reg. Surveyor No. 6181
6-2-79





Carl McClure
5.20 Ac.

V.M.S. 4493-4525
V.M.S. 6516

Roy Bragg
Vol. 374, Pg. 513
8.58 Ac.

Carl McClure
Vol. 333, Pg. 426
52.05 Ac.

SCALE ~ 1" = 100'

**SURVEY OF 1.052 ACRES FOR
ROY BRAGG**
(0.192 Acres In V.M.S. 4493-4525 &
0.860 Acres In V.M.S. 6516)
**MONROE TOWNSHIP
LOGAN CO., OHIO**

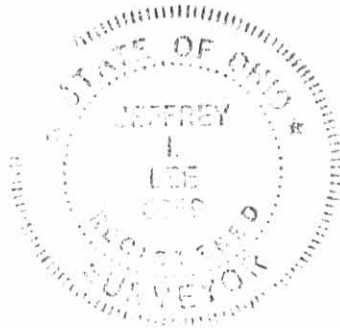
SURVEYED BY:

Jeffrey I. Lee

Jeffrey I. Lee
Reg. Surveyor 6359

8-15-79

- I. Rod found
- I. Rod set
- ⊙ P.R. Spike found
- ⊙ I. Spike set



5605 2P
INDEXED ON MAP

Lee Surveying & Mapping Co.
855 E. Sandusky Ave.
BELLEFONTAINE, OHIO 43311
(513) 593-5780

McClure Survey Description
November, 1974

Being situated in Monroe Township, Logan County, Ohio; and being a part of V.M.S. #4493 - 4525 and V.M.S. #6516.

Beginning at the intersection of County Road 47 and Township Road 166.

Thence with the center of County Road 47 S $52^{\circ} - 20'W$ 859.9 feet to an angle.

Thence again with the center of County Road 47 S $51^{\circ} - 12'W$ 1681.9 feet to a iron at the point of beginning for this description.

Thence continuing with the center of County Road 47 S $51^{\circ} - 12'W$ 500.0 feet to a iron.

Thence S $16^{\circ} - 05'E$ 713.5 feet to a iron.

Thence N $73^{\circ} - 55'E$ 461.2 feet to a iron.

Thence N $16^{\circ} - 05'W$ 906.5 feet to the place of beginning.

Containing 8.58 acres more or less of which 0.80 of an acre is from a 6.00 acre tract in V.M.S. #4493 - 4525, and the remaining 7.78 acres is from a 59.83 acre tract in V.M.S. #6516.

Owen K. Shirk
Surveyor 4271

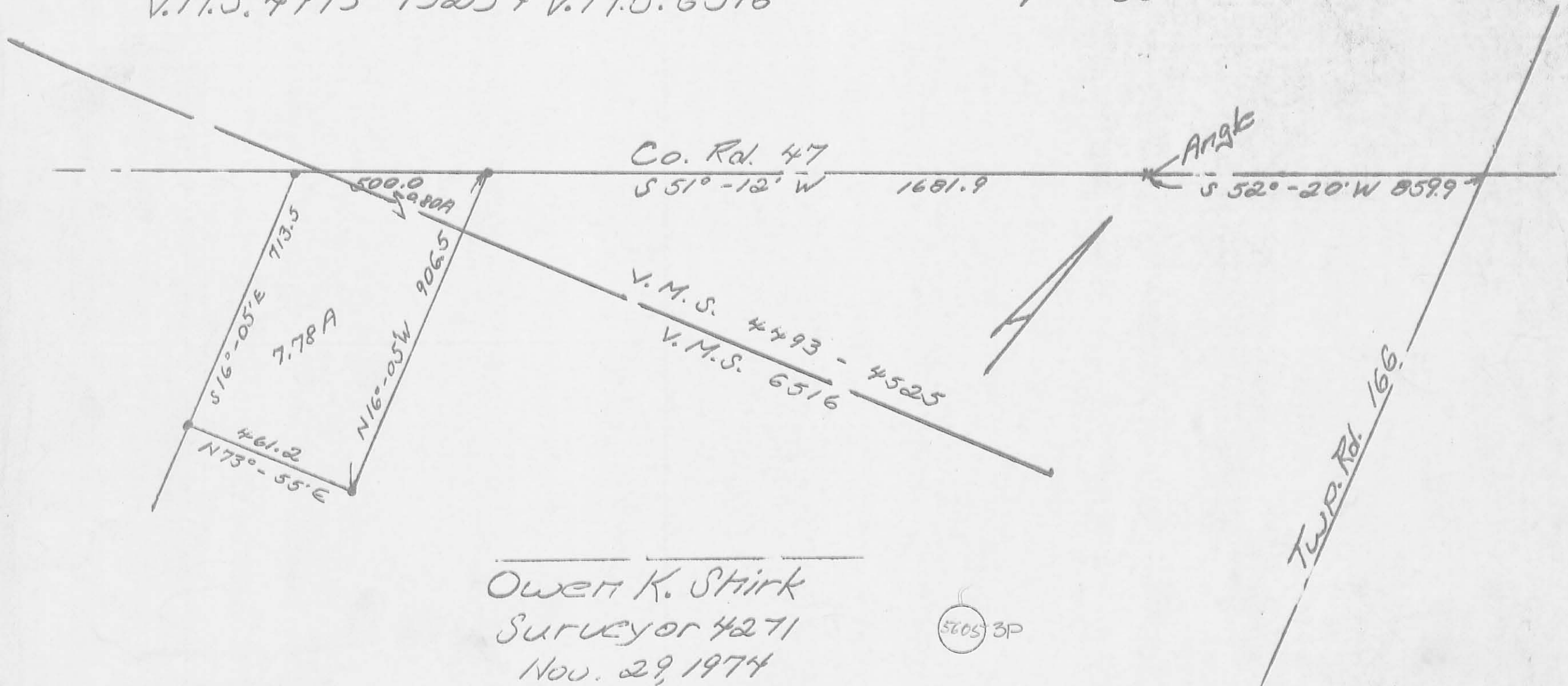
INDEXED ON MAP
5/6/05 3D

M^cCLURE SURVEY

MONROE TWP., LOGAN CO., OHIO

V.M.S. 4493 - 4525 & V.M.S. 6516

1" = 300'



Owen K. Stirk
Surveyor 4271
Nov. 29, 1974

5605 3P

INDEXED ON MAP

✓ APPROVED



EDWARDS SURVEYING

110 South Main Street
Urbana, Ohio 43078
(937) 653-6508



LEGAL DESCRIPTION FOR McCLURE'S 37.972 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Monroe, and being a part of Virginia Military Surveys 6516 and 4493, and being more particularly described as follows:

Beginning for reference at a 1/2" diameter iron bar found at the intersection of the centerlines of Township Road 166 (60' right-of-way) and County Road 47 (60' right-of-way) at Station 57+47 (F.B. 559, P. 15);

thence with the centerline of County Road 47 the following three (3) courses:

1. S-53°18'29"-W, 859.72'(feet) to a 1/2" diameter iron bar found at Station 48+87.1;
2. S-52°11'20"-W, 1085.97'(feet) to a 1/2" diameter iron bar found at Station 38+01;
3. S-51°56'18"-W, 55.02'(feet) to a Mag Nail set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described;

thence S-15°18'06"-E, 2377.48'(feet) to an iron bar set on the North line of a 159.30 acre tract conveyed to Jeff O. Harr by deed recorded in Official Record 878, Page 479, Tract II, also being on a Southerly line of V.M.S. 6516 which is also a Northerly line of V.M.S. 4479, passing for reference an iron bar set on the right-of-way line of County Road 47 at 32.53'(feet);

thence with the V.M.S. line and the North line of Harr's tract, S-33°10'58"-W, 552.32'(feet) to a 5/8" diameter iron bar found at a Northeast corner of a 97.927 acre tract conveyed to Julia B. Yoder, Trustee, by deed recorded in Official Record 920, Page 761, Tract I;

thence with the bounds of Yoder's tract the following two (2) courses:

1. S-33°55'46"-W, 778.82'(feet) to a 5/8" diameter iron bar found;
2. N-14°47'59"-W, 1217.00'(feet) to an iron bar set on at the Southeast corner of a 23.78 acre tract conveyed to Robert Eugene McClure by deed recorded in Official Record 1164, Page 140, Parcel II, Tract , III;

thence N-73°52'45"-E, 542.80'(feet) to an iron bar set;

thence with the East line of a 1.052 acre tract conveyed to Roy L. Bragg by deed recorded in Official Record 121, Page 15, Tract IV, and the East line thereof projected, N-15°18'06"-W, 1838.64'(feet) to a Mag Nail set on the centerline of aforementioned County Road 47, passing for reference a 5/8" diameter iron bar found at the Southeast corner of the 1.052 acre tract at 910.62'(feet), the right-of-way line of County Road 47 at 1806.11'(feet), and a 5/8" diameter iron bar found at 1810.94'(feet);

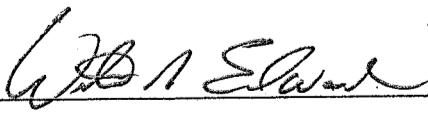
thence with the centerline of County Road 47, N-51°56'18"-E, 488.00'(feet) to the place of beginning.

Containing 37.972 acres, 0.336 acre of which is within the Road right-of-way, 3.017 acres of which are a part of V.M.S. 4493, and 34.955 acres of which are a part of V.M.S. 6516, but being subject to the rights of all legal highways and al easements of record.

Being a part of a 56.198 acre tract conveyed to Robert Eugene McClure by deed recorded in Official Record 1164, age 140, Parcel II, Tract II, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, October 26, 2020. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS7574". Bearings are based on the centerline of County Road 47 per an assumed bearing of N-51°56'18"-E.

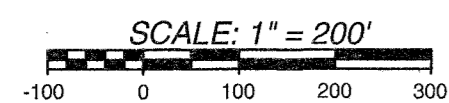
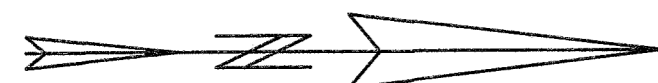



William D. Edwards, P.S. 7574

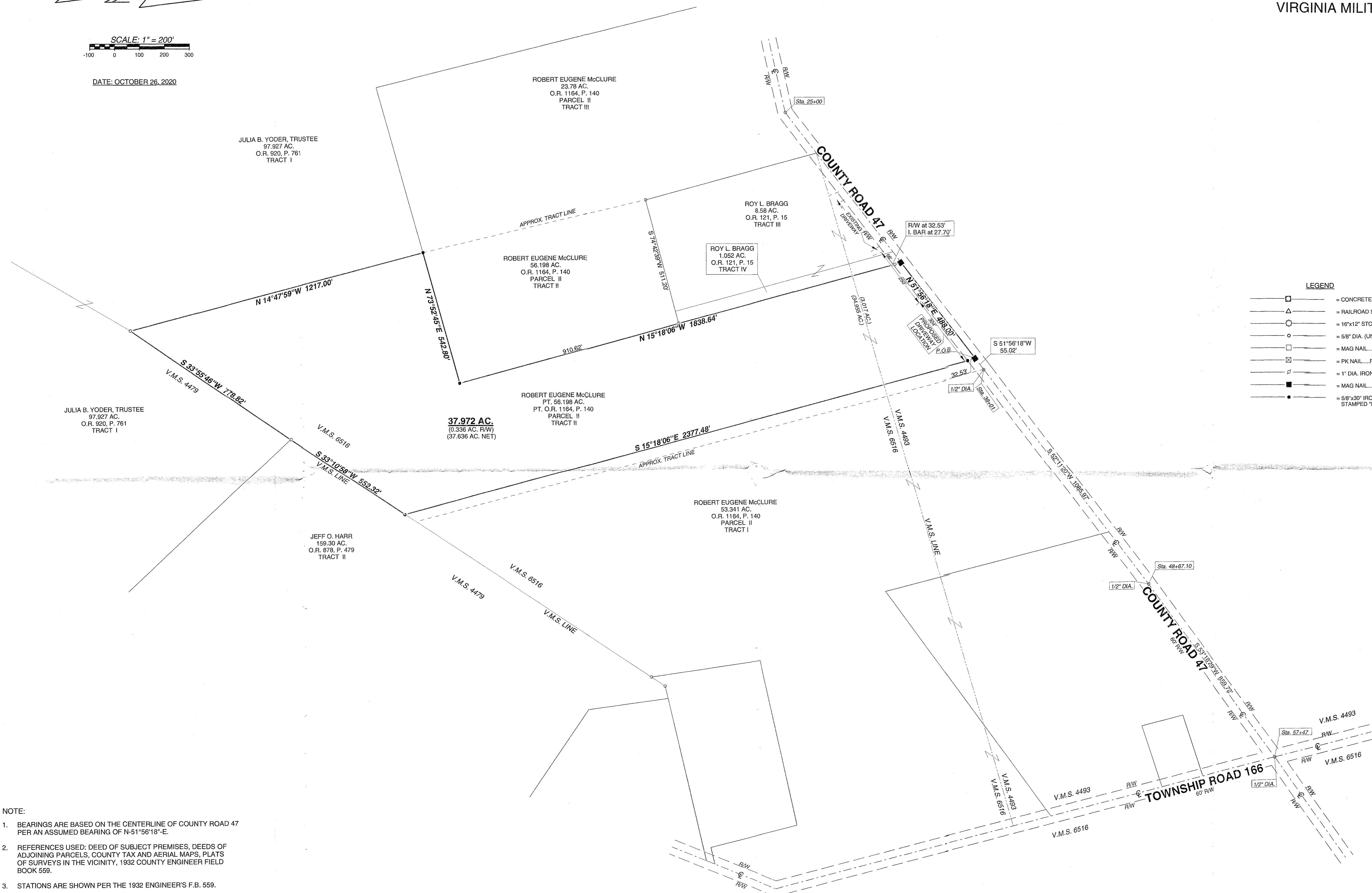
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PLAT OF SURVEY

MONROE TOWNSHIP, LOGAN COUNTY, OHIO
VIRGINIA MILITARY SURVEYS 6516 & 4493



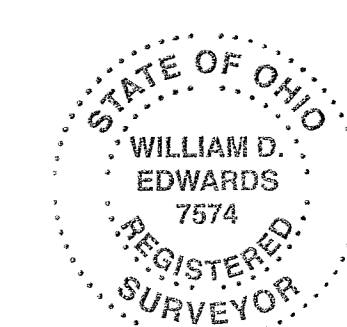
DATE: OCTOBER 26, 2020



LEGEND

- = CONCRETE RIGHT-OF-WAY MONUMENT.....FOUND
- = RAILROAD SPIKE.....FOUND
- = 16"x12" STONE MONUMENT.....FOUND
- = 5/8" DIA. (UNLESS NOTED) IRON BAR.....FOUND
- = MAG NAIL.....FOUND
- = PK NAIL.....FOUND
- = 1" DIA. IRON PIPE.....FOUND
- = MAG NAIL.....SET at grade
- = 5/8"x3/32" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 7574".....SET at grade

- NOTE:
1. BEARINGS ARE BASED ON THE CENTERLINE OF COUNTY ROAD 47 PER AN ASSUMED BEARING OF N-51°56'18"-E.
 2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX AND AERIAL MAPS, PLATS OF SURVEYS IN THE VICINITY, 1932 COUNTY ENGINEER FIELD BOOK 559.
 3. STATIONS ARE SHOWN PER THE 1932 ENGINEER'S F.B. 559.
 4. THE 37.972 ACRE TRACT SHOWN HEREON IS SUBJECT TO ACCESS MANAGEMENT APPROVAL. COUNTY ROAD 47 IS CLASSIFIED AS A LOCAL ROAD. MINIMUM DRIVE SPACING IS 250'. MINIMUM STOPPING SIGHT DISTANCE IS >495.



SURVEYED BY: *W.D. Edwards*
 WILLIAM D. EDWARDS
 PROFESSIONAL SURVEYOR No. 7574
 110 SOUTH MAIN STREET
 URBANA, OHIO 43078
 (937)653-6508