

REC'D 7-14-98 SWJ ok yea

SMITH SURVEY  
FRAC. SEC. 17 & 23, T. 5, R. 13  
MONROE TOWNSHIP  
LOGAN COUNTY, OHIO

The following described real estate situated in the State of Ohio, County of Logan, Township of Monroe, being part of Fractional Sections 17 and 23, Town 5, Range 13, and more particularly described as follows:

Beginning at a 3/4 inch iron bar found marking the common corner of Fractional Sections 16, 17 and 23.

THENCE, with the south line of Fractional Section 23, also the north line of Eleanor Jean Milroy's 104.94 acre tract, O.R. 55, Page 517, S. 85° 07' 48" E. 839.30 feet to a 5/8 inch iron bar found in the south line of Patricia McClure's 162.32 acre tract, O.R. 180, Page 462.

THENCE, with the south line of McClure, N. 71° 02' 16" E. 1155.82 feet to a harrow tooth found in the center of County Road 1, passing a 1 inch iron pipe set at 1124.03 feet.

THENCE, with the center of County Road 1, S. 0° 21' 36" W. 84.26 feet to a 5/8 inch iron bar found, Sta. 58+55 as shown in Logan County Engineer's Field Book 582, Page 43.

THENCE, continuing with the center of County Road 1, S. 19° 48' 20" E. 254.28 feet to a PK Nail set.

THENCE, S. 70° 11' 40" W. 363.99 feet to the point of beginning, passing a 5/8 inch iron bar set at 30.00 feet.

Containing 5.807 acres, more or less, of which 0.233 acres are contained within the right-of-way of County Road 1, 3.597 acres being in Fractional Section 23 and 2.210 acres being in Fractional Section 17.

The above described 5.807 acre tract being part of Philip D. Smith, etux's 11.250 acre tract as described in D.B. Vol. 395, Page 161.

Basis for bearing: Centerline of C.R. 1 (S. 19° 48' 20" E.).

This survey prepared from an actual field survey.

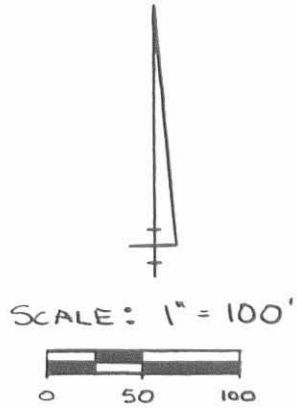
Prepared by: Richard A. Bruce  
Richard A. Bruce, P.S.  
Reg. Surveyor No. 6993  
June 27, 1998

142 West Baird St.  
West Liberty, Ohio 43381  
937-465-0986



INDEXED ON MAP  
6705 1D

SMITH SURVEY  
FRAC. SEC. 17 & 23, T. 5, R. 13  
MONROE TOWNSHIP  
LOGAN COUNTY, OHIO



PATRICIA McCLURE  
O.R. 180, PG. 462  
162.32 AC.

N. 71° 02' 16" E.  
1155.82'

(3.597 AC ~ SEC. 23)

(2.210 AC ~ SEC. 17)

AREA = 5.807 AC.  
(0.233 AC. IN ROAD R/W)

839.30'  
S. 85° 07' 48" E.

5/8" IRON BAR FND.

REFERENCES:  
F.B. 582, PG. 43  
SURVEYS 6705



ELEANOR JEAN MILROY  
O.R. 55, PG. 517  
104.94 AC.

SURVEY BY: Richard A. Bruce  
RICHARD A. BRUCE, P.S.  
REG. SURVEYOR 6993  
JUNE 27, 1998

PHILIP D. SMITH, ETUX  
D.B. 395, PG. 161  
11.250 AC.

APPROX. SEC. LINE

HARROW TOOTH  
FND  
31.79'

1" I.D. IRON  
PIPE SET

S. 0° 21' 36" W.  
84.26'

5/8" IRON BAR FND.  
STA. 58+55  
F.B. 582, PG. 43

CR. 1 ~ 60' R/W  
S. 19° 48' 20" E.  
254.28'

(BASIS FOR BEARING)

PK NAIL SET

5/8" IRON BAR SET

363.99'  
S. 70° 11' 40" W.

30.00'

129.89'

3/4" IRON BAR FND.

1/2" IRON BAR FND.

INDEXED ON MAP  
6705 1P

REC'D 9-23-98 *SMY/OLV*



# Lee Surveying and Mapping Co., Inc.



Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver Street  
Bellefontaine OH 43311

Phone: (937) 593-7335  
Fax: (937) 593-7444

## PHILIP SMITH 6.533 ACRES

Lying in Sections 17 and 23, Town 5, Range 13, Monroe Township, Logan County, Ohio.

Being out of the Philip D. Smith and Rachel Ann Smith original 11.250 acre tract as deeded and described in Volume 395, Page 161 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 3/4 inch iron rod found at the southeast corner of Section 23.

THENCE, with the south line of Section 23 and the North line of the Elenor Jean Milroy original 104.94 acre tract (O.R. 55, Pg. 517), N 85°-09'-40" W, a distance of 839.24 feet to a 5/8 inch iron rod found.

THENCE, with the south line of the Patricia McClure original 162.32 acre tract, (O.R. 180, Pg. 462), N 71°-01'-40" E, a distance of 1155.92 feet to a harrow tooth found on the center-line of County Highway 1, passing a 1 inch iron pipe found at 1124.13 feet.

THENCE, with the center-line of County Highway 1, (60 feet wide), the following three courses:

S 0°-20'-41" W, a distance of 84.19 feet to a 5/8 inch iron rod found.

S 19°-48'-20" E, a distance of 384.26 feet to a 1/2 inch iron rod found.

S 33°-03'-49" E, a distance of 49.21 feet to a 3/4 inch iron rod found on the south line of Section 17.

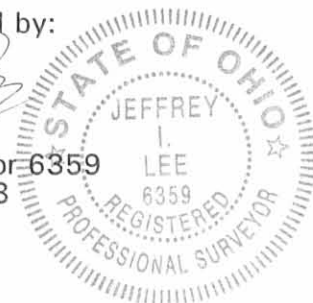
THENCE, with the south line of Section 17, N 84°-28'-15" W, a distance of 415.23 feet to the point of beginning, passing a 5/8 inch iron rod set at 38.38 feet.

Containing 6.533 acres, of which 3.594 acres are in Section 23, 2.939 acres are in Section 17 of which 0.347 acre is within the highway right-of-way.

The basis for bearings is the South line of Section 23, being N 85°09'40"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on September 11, 1998.

Description prepared by:

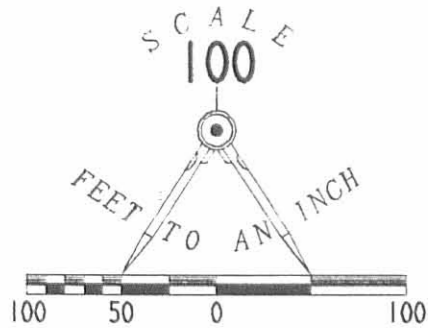
*Jeffrey I. Lee*  
Jeffrey I. Lee  
Professional Surveyor 6359  
September 15, 1998



L-885

ORIGINAL STAMP IN GREEN

INDEXED ON MAP  
6705 2D



- LEGEND**
- 5/8" IRON ROD SET
  - ⊙ 1" IRON PIPE FOUND
  - HARROW TOOTH FOUND
  - 5/8" IRON ROD FOUND
  - ⊕ 1/2" IRON ROD FOUND
  - ⊙ 3/4" IRON ROD FOUND

PATRICIA McCLURE  
ORIG. 162.32 ACRES  
O.R. 180. PG. 462

N 71°01'40"E  
1155.92'

**6.533 ACRES**

0.347 ACRE IS IN HIGHWAY RIGHT-OF-WAY

839.24'  
N 85°09'40"W  
(BASIS FOR BEARINGS)

ELENOR JEAN MILROY  
ORIG. 104.94 ACRES  
O.R. 55. PG. 517

SECTION 23 SECTION 17  
SECTION 22 SECTION 16

PHILIP D. SMITH AND  
RACHEL ANN SMITH  
ORIG. 11.250 ACRES  
VOL. 395. PG. 161

31.79'  
S 00°20'41"W  
84.19'

COUNTY HIGHWAY 1 (60')  
S 19°48'20"E (BASIS FOR BEARINGS)  
384.26'

49.21'  
S 33°03'49"E

415.23'  
N 84°28'15"W

38.38'

**SURVEY OF 6.533 ACRES  
OUT OF THE PHILIP D. SMITH  
AND RACHEL ANN SMITH  
ORIGINAL 11.250 ACRE TRACT  
VOLUME 395, PAGE 161  
SECTIONS 17 AND 23, TOWN 5, RANGE 13  
MONROE TOWNSHIP  
LOGAN COUNTY, OHIO**

COUNTY HIGHWAY 47



SURVEYED BY:  
*[Signature]*  
JEFFREY I. LEE  
PROFESSIONAL SURVEYOR 6359  
SEPTEMBER 11, 1998  
COPYRIGHT 1998 BY:  
**LEE SURVEYING & MAPPING CO., INC.**  
117 North Madriver Street  
BELLEFONTAINE, OHIO 43311  
(937) 593-7335

ORIGINAL STAMP IN GREEN

D-332 PHLSMITH L-885-3

**LESLIE H. GEESLIN**

**REGISTERED SURVEYOR 5248**

**P. O. BOX 274**

**RUSHSVLVANIA, OHIO 43347**

**TELEPHONE: (513) 468-2793**

MOORE SURVEY

September 6, 1996

The following described real estate situated in the State of Ohio, County of Logan, Township of Monroe, being part of Fractional Sections 23 and 17, Town 5, Range 13 and more particularly described as follows:

Beginning at a Harrow tooth found in the centerline of County Highway 1 at the southeast corner of Patricia McClure's 162.32 acre tract as described in O. R. Vol. 180 page 462.

Thence with the centerline of said C. H. 1 S.  $0^{\circ} 20' 40''$  W. 63.59 feet to a cap and nail set.

Thence S.  $71^{\circ} 00' 10''$  W. 647.43 feet to a 5/8 inch iron bar set, passing a 5/8 inch iron bar set at 34.00 feet.

Thence S.  $3^{\circ} 02' 13''$  E. 143.39 feet to a 5/8 inch iron bar set in the north line of Eleanor Jean McClure's 104.94 acre tract as described in O. R. Vol. 55 Page 517.

Thence with said McClure's north line N.  $85^{\circ} 11' 15''$  W. 490.11 feet to a 5/8 inch iron bar found in the south line of said 162.32 acre tract.

Thence with the south line of said 162.32 acre tract N.  $71^{\circ} 00' 10''$  E. 1156.32 feet to the place of beginning.

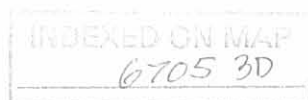
Containing 2.041 acres more or less of which 0.044 acre is in the right of way of County Highway 1, 0.333 acre is in Section 17 and 1.708 acres are in Section 23.

The above described 2.041 acre tract being part of Philip Smith, etux's 11.250 acre tract as described in D. B. Vol. 395 page 161.

Bearings are based on an assumed bearing (S.  $0^{\circ} 20' 40''$  W.) for the centerline of County Highway 1 in this field survey by Leslie H. Geeslin, Reg. Surveyor 5248 on September 6, 1996.

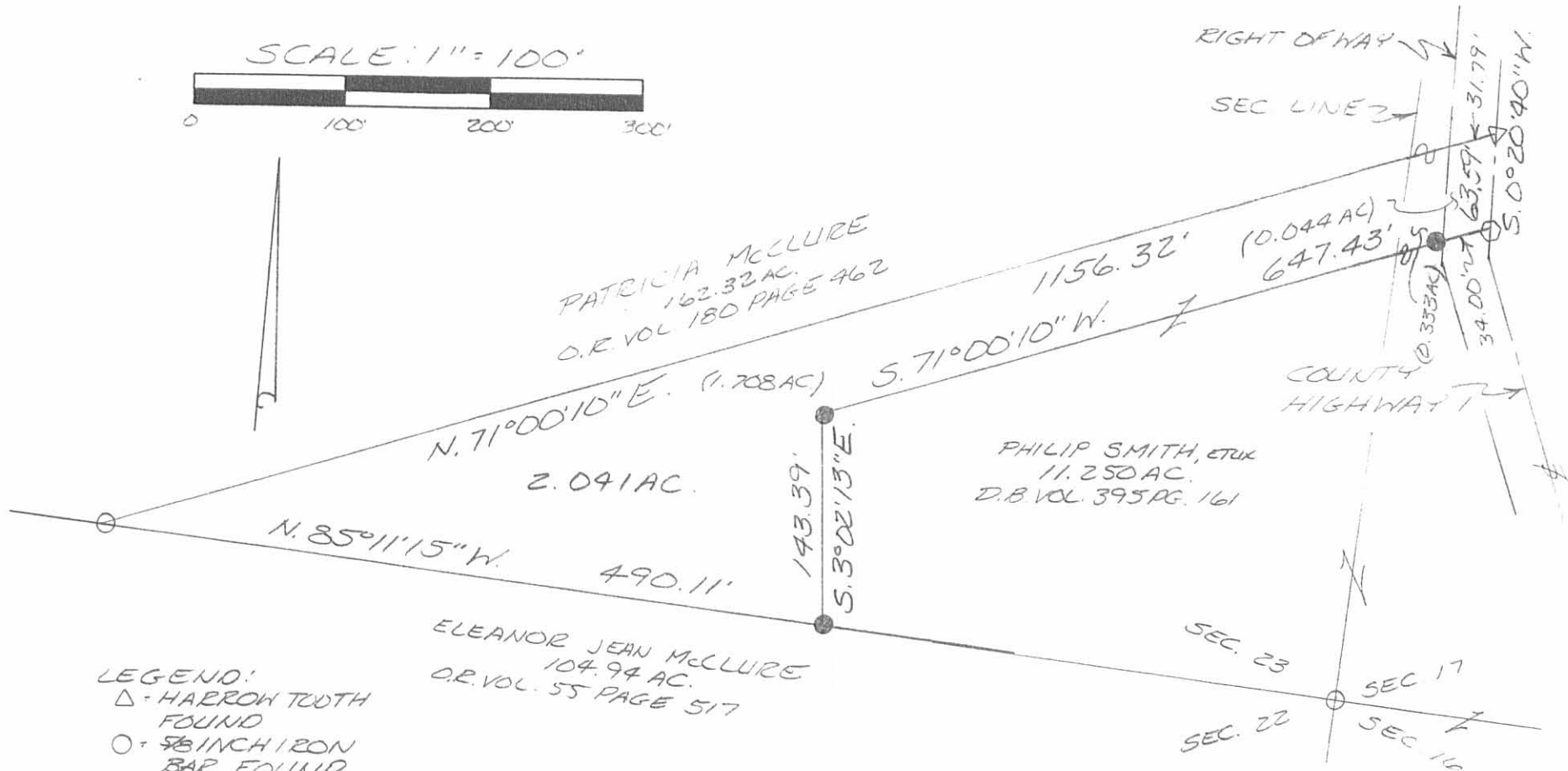


MO A:\10\MOORE.SAM



*Leslie H. Geeslin*

SCALE: 1" = 100'



- LEGEND:
- △ - HARROW TOOTH FOUND
  - - 5/8 INCH IRON BAR FOUND
  - - 5/8 INCH IRON BAR SET
  - ◊ - CAP AND NAIL SET

ELEANOR JEAN McCLURE  
104.94 AC.  
O.R. VOL. 55 PAGE 517

SURVEY OF 2.000 ACRES IN  
FRACTIONAL SECTIONS 23 AND 17,  
TOWN 5, RANGE 13, MONROE  
TOWNSHIP, LOGAN COUNTY,  
OHIO FOR GREG MOORE ON  
SEPTEMBER 5, 1996



*Leslie H. Geeslin*

LESLIE H. GEESLIN  
RUSHSVLVAN, O.  
(513) 468-2123

INDEXED ON MAP  
6705 3P

# 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.

## DALE McCLURE SURVEY

Lying in fractional Sections 16, 17 and 23, T-5, R-13, Monroe Township Logan County, Ohio.

Being off the southeast corner of that 173.57 acre tract deeded and described in Volume 393, Pages 853 to 857 of the Logan County Records of Deeds and more particularly described as follows:

Beginning at an iron rod set on the common corner of said Sections 16, 17 and 23 at the northeast side of a wooden corner post.

THENCE, with a fence on the south line of Section 23, N 85°-09'-40" W, a distance of 839.24 feet to an iron rod set at a fence corner.

THENCE, with another fence, N 71°-01'-40" E, a distance of 1155.92 feet to a harrow tooth set on the center-line of County Road No. 1 (Ludlow Road).

THENCE, with the said road center-line, the following four (4) distances and bearings;

S 0°-20'-40" W, a distance of 84.25 feet to an iron rod.

S 19°-48'-20" E, a distance of 384.14 feet to an iron rod.

S 33°-03' E, a distance of 334.04 feet to an iron rod.

S 14°-00' E, a distance of 26.85 feet to an iron pipe found marking the center-line intersection with County Road 47.

THENCE, with the center-line of County Road 47, S 72°-21'-20" W, a distance of 657.44 feet to an iron rod set at an angle in said center-line on the west line of Section 16.

THENCE, with a fence on the west line of Section 16, N 5°-48'-30" E, a distance of 507.00 feet to the point of beginning. Containing 11.250 acres, of which 4.747 acres lie in Section 16, 2.909 acres lie in Section 17 and 3.594 acres lie in Section 23.

Last previous deed reference: Volume 393, Page 857.

Prepared by:

*Clayton M. Lee*

Clayton M. Lee  
Reg. Surveyor No. 6181  
December 1, 1981



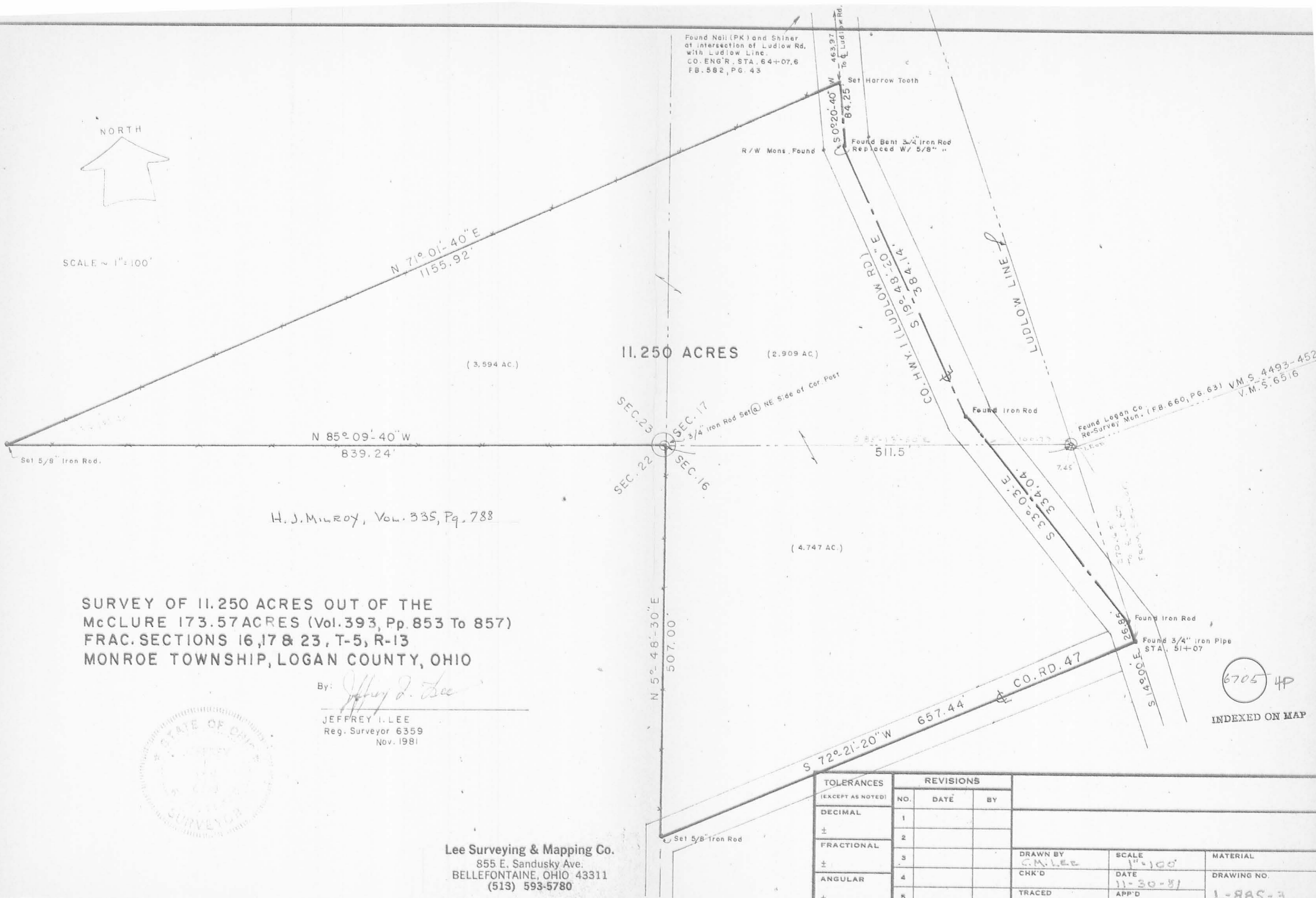
6705 4D

INDEXED ON MAP





SCALE ~ 1"=100'



11.250 ACRES (2.909 AC.)

(3.594 AC.)

(4.747 AC.)

H. J. MILROY, Vol. 335, Pg. 788

SURVEY OF 11.250 ACRES OUT OF THE  
 McCLURE 173.57 ACRES (Vol. 393, Pp. 853 To 857)  
 FRAC. SECTIONS 16, 17 & 23, T-5, R-13  
 MONROE TOWNSHIP, LOGAN COUNTY, OHIO

By:

*Jeffrey I. Lee*

JEFFREY I. LEE  
 Reg. Surveyor 6359  
 Nov. 1981



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

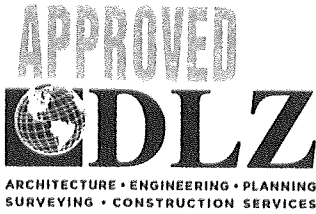
6705 4P

INDEXED ON MAP

TOLERANCES (EXCEPT AS NOTED)	REVISIONS			DRAWN BY C.M. Lee	SCALE 1"=100'	MATERIAL
	NO.	DATE	BY			
DECIMAL	1			CHK'D	DATE 11-30-81	DRAWING NO. L-885-3
±	2					
FRACTIONAL	3					
±	4					
ANGULAR	5					
±				TRACED	APP'D	



6-9-2021



INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
UNMATCHED CLIENT SERVICE

**SMITH  
0.601 ACRE**

Situate in the State of Ohio, Logan County, Monroe Township, and lying in Section 16, Town 5, Range 13, and being out of the 4.717 acre tract as conveyed to Rachel Ann Smith tract by deed or record in Official Record 1255, Page 157 (all records referenced herein refer to the Logan County Records of Deeds) and being more particularly described as follows:

**BEGINNING** on a magnetic nail found at the intersection of the center-line of County Highway 1 (60 feet wide) and the common line to Section 16 and Section 17, Town 5, Range 13, being the northeasterly corner of said 4.717 acre tract and southeasterly corner of that 6.533 acre tract as conveyed to Douglas L. Wilson, Trustee in Official Record 1120, Page 80;

THENCE, **S 32°-38'-12" E**, a distance of **70.50 feet** with said center-line to a magnetic nail set;

THENCE, **N 85°-08'-02" W**, a distance of **459.52 feet** with a new division line through said 4.717 acre tract, passing an iron rebar set at a distance of 37.77 feet, to an iron rebar set on the westerly line of said Section 16 and 4.717 acre tract and easterly line of Section 22, Town 5, Range 13 and that 104.94 acre tract as conveyed to Eleanor Jean Milroy in Official Record 55, Page 517;

THENCE, **N 06°-14'-47" E**, a distance of **64.18 feet**, with the common line to said Sections 16 and 22 and 4.717 acre and 104.94 acre tracts, to a 3/4 inch iron rebar found at the corner common to Sections 16, 17, 22 and 23, said 4.717 acre and 104.94 acre tracts and being on the southerly line of said 6.533 acre tract;

THENCE, **S 83°-59'-52" E**, a distance of **415.13 feet**, with the line common to said Sections 16 and 17 and said 4.717 and 6.533 acre tracts, passing a 5/8 inch iron rebar found at a distance of 376.75 feet, to the **POINT OF BEGINNING**.

Containing **0.601 acre**, more or less, of which 0.049 acre is within the highway right-of-way.

INDEXED ON MAP  
6705



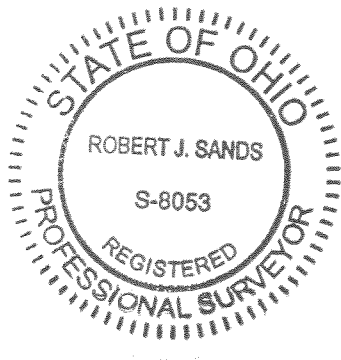
INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
UNMATCHED CLIENT SERVICE

Iron rebar set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "DLZ OHIO INC."

Property is subject to any and all previous easements and rights-of-way of record.

Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010), with the center-line of County Highway 1, having a bearing of S 32°-38'-12" E. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ Ohio, Inc. on May 28, 2021.

Description prepared by:

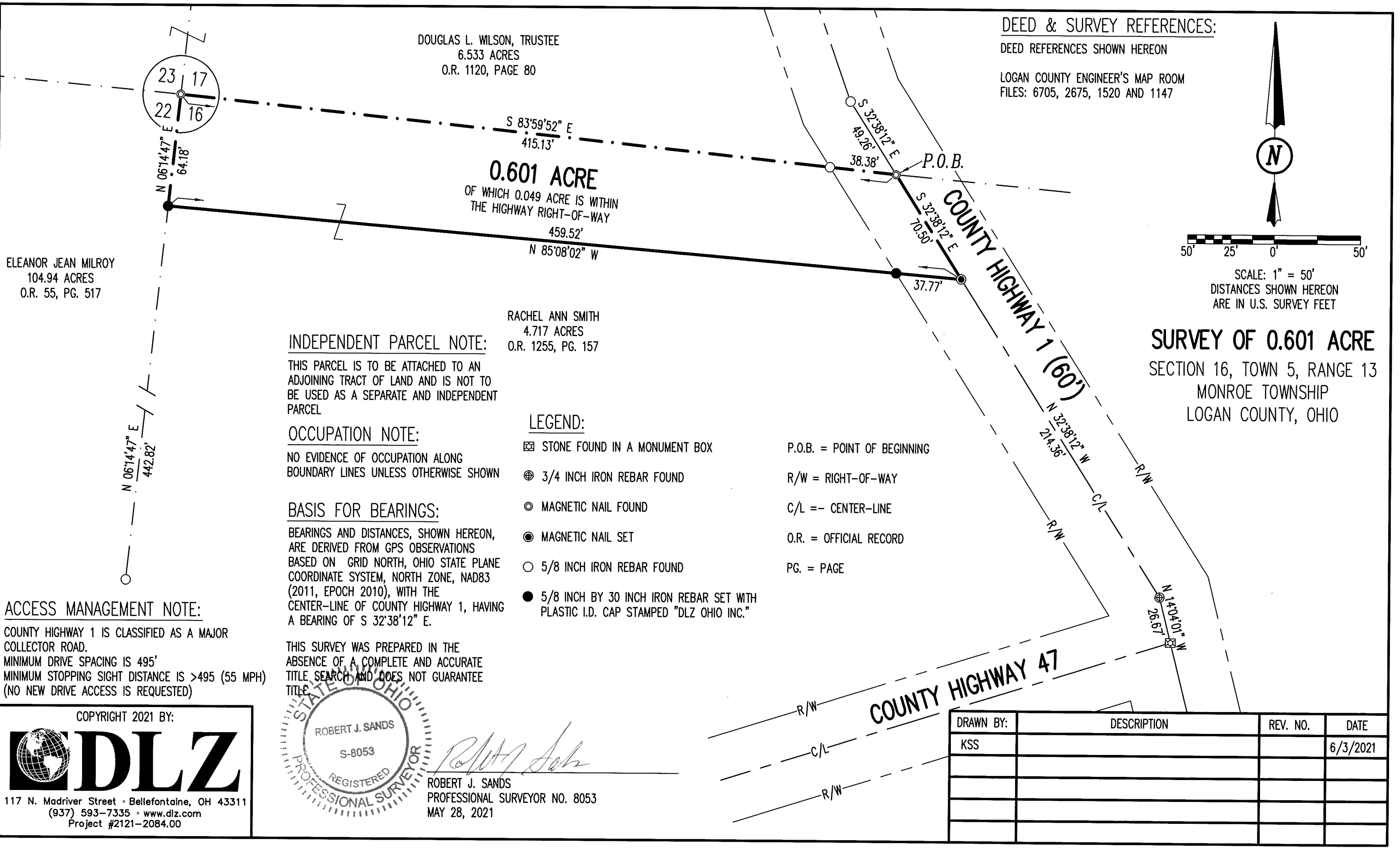


Robert J. Sands  
Professional Surveyor No. 8053  
June 3, 2021

2121-2084.00

INDEXED ON MAP  
6705

6-9-2021  
 **APPROVED**



ELEANOR JEAN MILROY  
 104.94 ACRES  
 O.R. 55, PG. 517

DOUGLAS L. WILSON, TRUSTEE  
 6.533 ACRES  
 O.R. 1120, PAGE 80

**0.601 ACRE**  
 OF WHICH 0.049 ACRE IS WITHIN  
 THE HIGHWAY RIGHT-OF-WAY

RACHEL ANN SMITH  
 4.717 ACRES  
 O.R. 1255, PG. 157

**INDEPENDENT PARCEL NOTE:**

THIS PARCEL IS TO BE ATTACHED TO AN ADJOINING TRACT OF LAND AND IS NOT TO BE USED AS A SEPARATE AND INDEPENDENT PARCEL

**OCCUPATION NOTE:**







NO EVIDENCE OF OCCUPATION ALONG BOUNDARY LINES UNLESS OTHERWISE SHOWN

**BASIS FOR BEARINGS:**

BEARINGS AND DISTANCES, SHOWN HEREON, ARE DERIVED FROM GPS OBSERVATIONS BASED ON GRID NORTH, OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011, EPOCH 2010), WITH THE CENTER-LINE OF COUNTY HIGHWAY 1, HAVING A BEARING OF S 32°38'12" E.

THIS SURVEY WAS PREPARED IN THE ABSENCE OF A COMPLETE AND ACCURATE TITLE SEARCH AND DOES NOT GUARANTEE TITLE

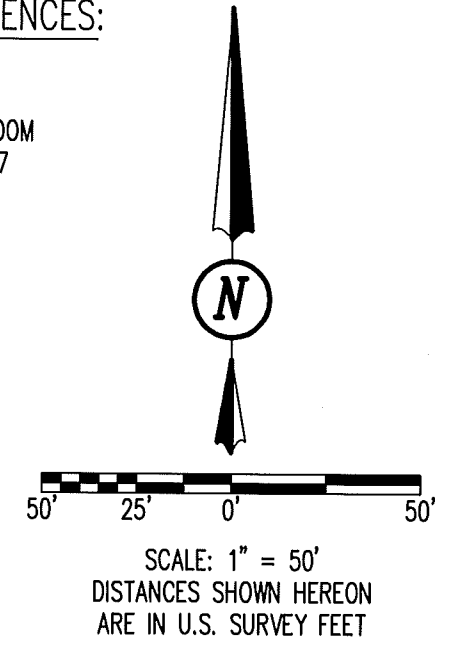
**LEGEND:**

-  STONE FOUND IN A MONUMENT BOX
-  3/4 INCH IRON REBAR FOUND
-  MAGNETIC NAIL FOUND
-  MAGNETIC NAIL SET
-  5/8 INCH IRON REBAR FOUND
-  5/8 INCH BY 30 INCH IRON REBAR SET WITH PLASTIC I.D. CAP STAMPED "DLZ OHIO INC."

- P.O.B. = POINT OF BEGINNING
- R/W = RIGHT-OF-WAY
- C/L = CENTER-LINE
- O.R. = OFFICIAL RECORD
- PG. = PAGE

**DEED & SURVEY REFERENCES:**

DEED REFERENCES SHOWN HEREON  
 LOGAN COUNTY ENGINEER'S MAP ROOM  
 FILES: 6705, 2675, 1520 AND 1147




**SURVEY OF 0.601 ACRE**  
 SECTION 16, TOWN 5, RANGE 13  
 MONROE TOWNSHIP  
 LOGAN COUNTY, OHIO

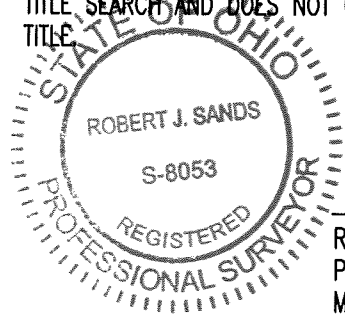
**ACCESS MANAGEMENT NOTE:**

COUNTY HIGHWAY 1 IS CLASSIFIED AS A MAJOR COLLECTOR ROAD.  
 MINIMUM DRIVE SPACING IS 495'  
 MINIMUM STOPPING SIGHT DISTANCE IS >495 (55 MPH)  
 (NO NEW DRIVE ACCESS IS REQUESTED)

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117 N. Madriver Street • Bellefontaine, OH 43311  
 (937) 593-7335 • www.dlz.com  
 Project #2121-2084.00



*Robert J. Sands*  
 ROBERT J. SANDS  
 PROFESSIONAL SURVEYOR NO. 8053  
 MAY 28, 2021

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
KSS			6/3/2021

INDEXED ON MAP  
 6705