

RECEIVED 5-24-94 SWY



Lee Surveying and Mapping Co.



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

143 EAST COLUMBUS AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-7335

JEFFREY I. LEE, P.S.

FRAZEE 5.001 ACRES

Lying in Virginia Military Survey 3227, Monroe Township, Logan County, Ohio.

Being out of the William Blair Frazee 63.88 acre tract as deeded and described in Official Record 170, Page 421 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike found at the intersection of center-lines of County Highway 171 and Township Road 169.

THENCE, with the center-line of Township Road 169 the following three courses:

N 35°-31'-08" E, a distance of 529.23 feet to a railroad spike found.

N 26°-45'-56" E, a distance of 354.50 feet to a railroad spike found.

N 3°-21'-44" E, a distance of 213.07 feet to a railroad spike found at the TRUE POINT OF BEGINNING.

THENCE, with the center-line of Township Road 169 (60 feet wide), N 3°-58'-07" W, a distance of 150.02 feet to a railroad spike set.

THENCE, N 85°-11'-30" E, a distance of 567.97 feet to a 5/8 inch iron rod set.

THENCE, N 69°-47'-01" E, a distance of 59.83 feet to a 5/8 inch iron rod set.

THENCE, N 16°-06'-52" W, a distance of 209.31 feet to a 5/8 inch iron rod set.

THENCE, N 69°-47'-01" E, a distance of 338.02 feet to a 5/8 inch iron rod set.

THENCE, S 16°-06'-52" E, a distance of 359.70 feet to a 5/8 inch iron rod set.

THENCE, with the north line of the Jerry A. Eaton 16.500 acre tract (O.R. 212, Pg. 2), S 69°-47'-01" W, a distance of 407.38 feet to a 3/4 inch iron rod found.

THENCE, continuing with the north line of the said 16.500 acre tract and the north line of the Harold Jaynes original 24.441 acre tract (O.R. 144, Pg. 992), S 85°-11'-30" W, a distance of 590.46 feet to the point of beginning.

Containing 5.001 acres of which 0.103 acre is within the highway right-of-way.

The basis for bearings is based upon the north line of the Harold Jaynes tract being S 85°-11'-30" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Company on April 17, 1994.

Description prepared by:

Jeffrey I. Lee
Professional Surveyor 6359
April 20, 1994
Rev. May 24, 1994

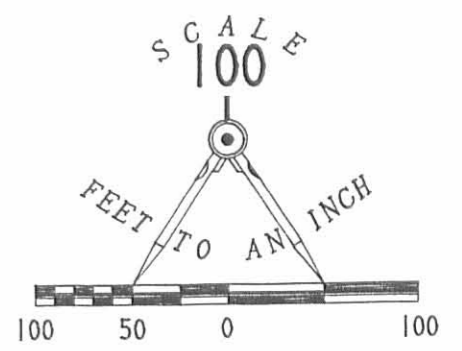


ORIGINAL COPY IN GREEN

INDEXED ON MAP
7055 1D

L 324

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



- LEGEND**
- 5/8" IRON ROD FOUND
 - ⊕ RAILROAD SPIKE SET
 - 3/4" IRON ROD FOUND
 - ⊗ RAILROAD SPIKE FOUND

REFERENCES

LOGAN COUNTY ENGINEERS MAP ROOM INDEX NUMBERS 7054, 7059

LEE SURVEYING AND MAPPING COMPANY SURVEYS OF 63.88 ACRES, 51.356 ACRES AND 16.500 ACRES.

I HEREBY STATE:
 THAT THERE ARE NO ENCROACHMENTS FROM NOR UPON THE SUBJECT PREMISES EXCEPT AS SHOWN HEREON AND THAT THE FOREGOING MORTGAGE LOCATION SURVEY WAS PREPARED IN ACCORDANCE WITH CHAPTER 4733-38, OHIO ADMINISTRATIVE CODE, AND THE BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 OF SAID CODE.

THE PREMISES SHOWN HEREON ARE IN FLOOD ZONE "C". (AREA OF MINIMAL FLOODING) PER THE NATIONAL FLOOD INSURANCE RATE MAP 390772 0225 C. DATED MAY 15, 1985.

SURVEYED BY:

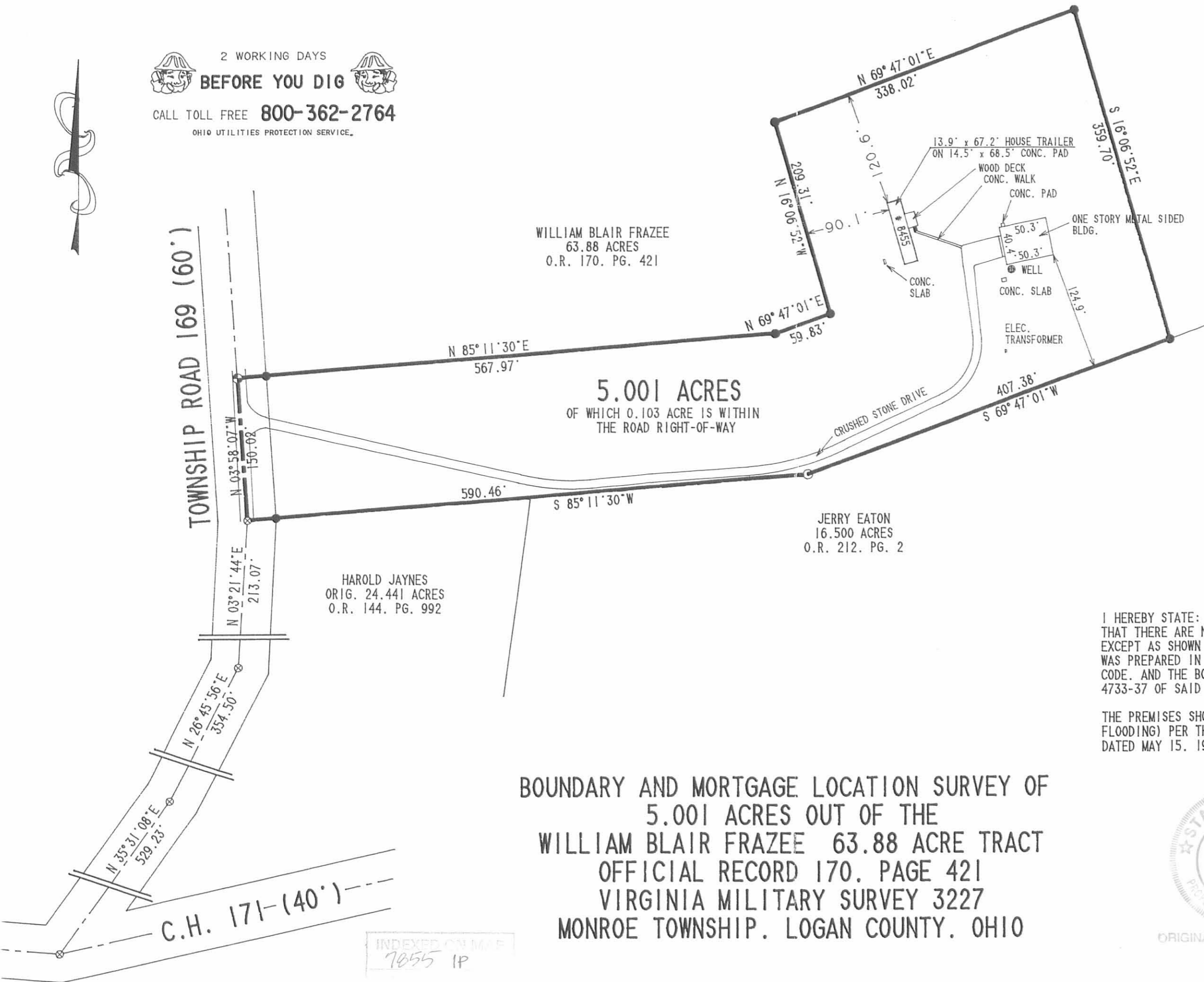
 JEFFREY I. LEE
 PROFESSIONAL SURVEYOR 6359
 APRIL 17, 1994
 RE-STAKED MAY 24, 1994



ORIGINAL STAMP IN GREEN

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

D 237 BFRAZEER L-324-3



**BOUNDARY AND MORTGAGE LOCATION SURVEY OF
 5.001 ACRES OUT OF THE
 WILLIAM BLAIR FRAZEE 63.88 ACRE TRACT
 OFFICIAL RECORD 170, PAGE 421
 VIRGINIA MILITARY SURVEY 3227
 MONROE TOWNSHIP, LOGAN COUNTY, OHIO**

INDEXED ON MAP
 7855 1P

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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.

ROPP 24.441 ACRES

Lying in V.M.S. 3227, Monroe Township, Logan County, Ohio.

Being the remainder of that original 111.91 acres in the name of Ropp as deeded and described in Volume 373, Page 229 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike found on the center-line of County Road 171, at the inter-section of the center-line of County Road 169.

THENCE, with the said center-line of Township Road 169, the following 3 bearings and distances:

N 35°-15' E, 525.0 feet to a railroad spike (found).

N 26°-58' E, 355.0 feet to a railroad spike (found)

N 3°-32' E, 213.5 feet to a railroad spike found at the southwest corner of the Holycross 63.88 acre tract (Volume 373, Page 475).

THENCE, with the south line of said 63.99 acre tract, the following 2 bearings and distances:

N 85°-23'-40" E, 591.40 feet to a 5/8" iron rod (found).

N 69°-50' E, 504.27 feet to a 1/2" iron rod found the the northwest corner of the Darling 5.00 acre tract (Volume O.R. 63, Page 497).

THENCE, with the west line of said 5.00 acre tract, S 14°-00' E, a distance of 780.66 feet to a railroad spike found on the center-line of County Road 171.

THENCE, with said center-line, the following 2 bearings and distances:

S 75°-27'-50" W, 918.63 feet to a railroad spike (found).

S 77°-09' W, 861.0 feet to the point of beginning.

Containing 24.441 acres.

This description prepared from an actual field survey.

Basis for bearings: Center-line of County Road 171 = S 77°-09' W.

Prepared by:

Clayton M. Lee

Clayton M. Lee

Registered Professional Surveyor No. 6181

November 14, 1988



ORIGINAL STATE SEAL

L-324

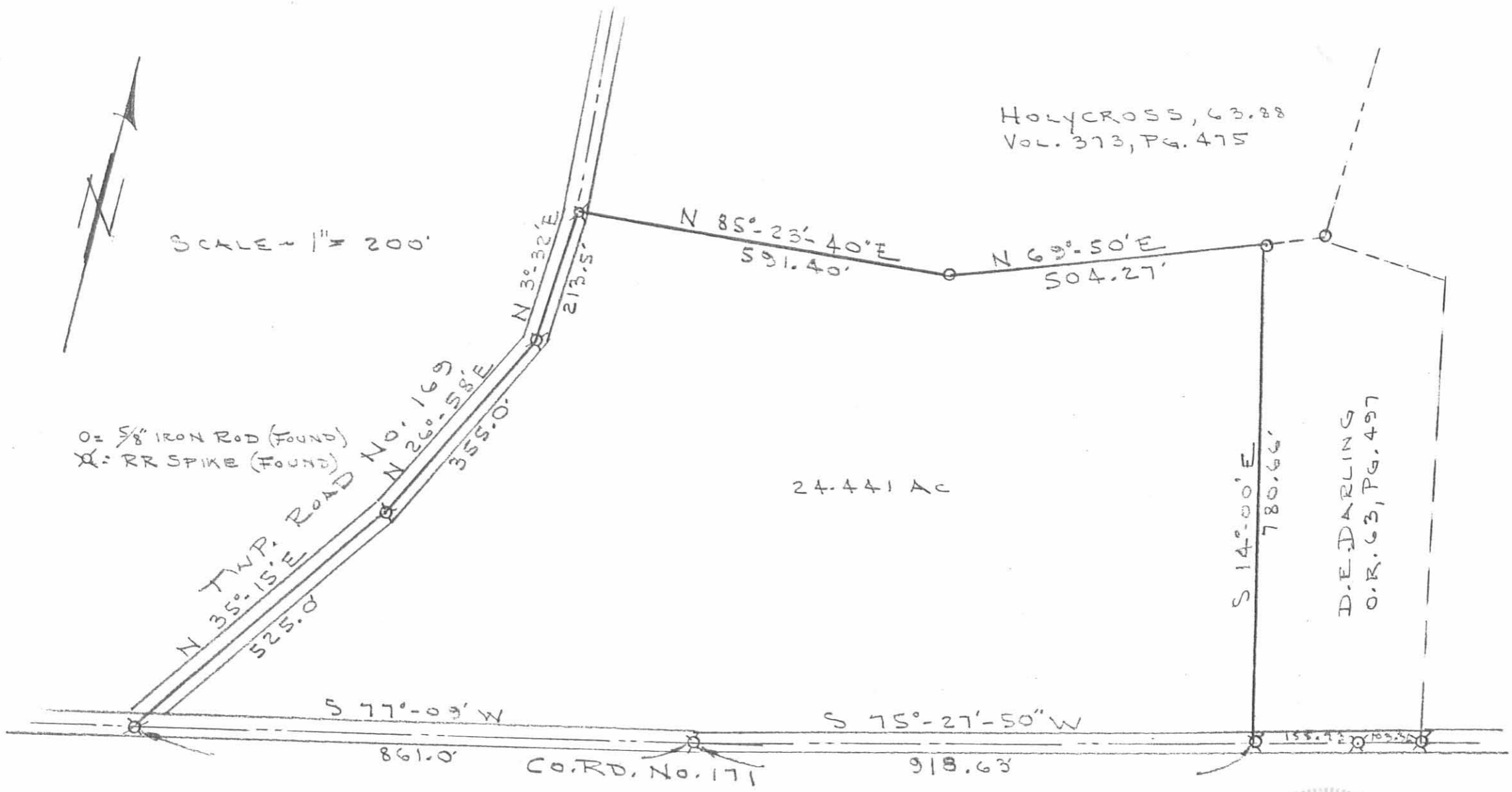
INDEXED ON MAP
7855 2D



SCALE - 1" = 200'

HOLYCROSS, 63.88
VOL. 373, PG. 475

O = 5/8" IRON ROD (FOUND)
X = RR SPIKE (FOUND)



24.441 AC

D.E. DARLING
O.R. 63, PG. 497

SURVEY OF 24.441 ACRES (REMAINDER OF ROPP LAND)
V.M.S. 3227, MONESE TWP, LOGAN COUNTY, OHIO
(RE-TRACEMENT)

By: Clayton M. Lee

CLAYTON M. LEE
REG. SURVEYOR 6181
Nov. 14, 1988



ORIGINAL STAMP IN GREEN

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143 EAST COLUMBUS AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-7335

JEFFREY I. LEE, P.S.

HAROLD JAYNES 16.500 ACRES

Lying in Virginia Military Survey 3227, Monroe Township, Logan County, Ohio.

Being out of the Harold Jaynes original 24.441 acre tract as deeded and described in Official Record 144, Pg. 992 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike found at the intersection of the center-lines of Township Road 169 and County Highway 171.

THENCE, with the center-line of County Highway 171, N 76°-56'-37" E, a distance of 684.18 feet to a railroad spike set at the TRUE POINT OF BEGINNING.

THENCE, N 7°-34'-37" E, a distance of 837.74 feet to a 5/8 inch iron rod set.

THENCE, with the southerly lines of the William B. Frazee 63.88 acre tract (O.R. 170, Pg. 421) the following two courses:

N 85°-11'-30" E, a distance of 292.07 feet to a 3/4 inch iron rod found.

N 69°-47'-01" E, a distance of 504.24 feet to a 5/8 inch iron rod set.

THENCE, with the west line of the Dwight E. Darling 5.00 acre tract (O.R. 63, Pg. 497), S 14°-10'-00" E, a distance of 781.47 feet to a railroad spike set.

THENCE, with the center-line of County Highway 171 (40 feet wide), S 75°-27'-50" W, a distance of 915.10 feet to a railroad spike found.

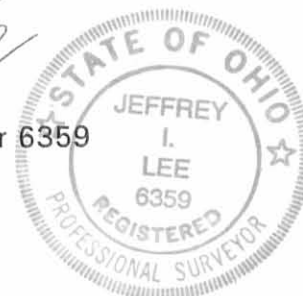
THENCE, with the center-line of County Highway 171, S 76°-56'-37" W, a distance of 184.90 feet to the point of beginning.

Containing 16.500 acres of which 0.503 acre is within the highway right-of-way.

The basis for bearings is based upon the west line of the aforementioned 5.000 acres being S 14°-10'-00" E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Company on November 18, 1993.

Description prepared by:

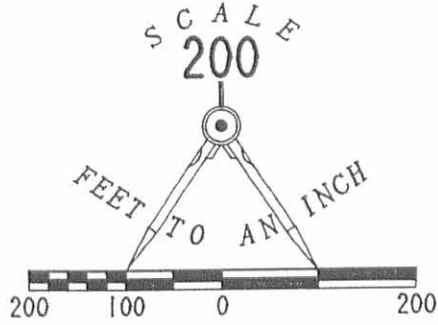
Jeffrey I. Lee
Professional Surveyor 6359
November 19, 1993



L 324

ORIGINAL STAMP IN GREEN

INDEXED ON MAP
7855 3D



SCALE
200

F E E T
T O
A N
I N C H

WILLIAM BLAIR FRAZEE
63.88 ACRES
O.R. 170. PG. 421

LEGEND

- ⊗ RAILROAD SPIKE FOUND
- 5/8" IRON ROD FOUND
- 3/4" IRON ROD FOUND
- ⊕ RAILROAD SPIKE SET
- 5/8" IRON ROD SET

REFERENCES

LOGAN COUNTY ENGINEER'S
MAP ROOM INDEX NUMBERS
7054 AND 7059.

LEE SURVEYING AND
MAPPING COMPANY SURVEYS OF
63.88 ACRES AND 51.356 ACRES.

16.500 ACRES

(OF WHICH 0.503 ACRE IS WITHIN
THE HIGHWAY RIGHT-OF-WAY.)

HAROLD JAYNES
24.441 ACRES (ORIG.)
O.R. 144. PG. 992

DWIGHT E. DARLING
5.00 ACRES
O.R. 63. PG. 497

INDEXED ON MAP
785538

TOWNSHIP ROAD 169

COUNTY HIGHWAY 171 (40')

COUNTY HIGHWAY 28

SURVEY OF 16.500 ACRES OUT OF
THE HAROLD JAYNES 24.441 ACRES
OFFICIAL RECORD 144. PAGE 992
VIRGINIA MILITARY SURVEY 3227
MONROE TOWNSHIP. LOGAN COUNTY. OHIO



SURVEYED BY:
Jeffrey I. Lee
JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
NOVEMBER 18, 1993

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

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CALL TOLL FREE **800-362-2764**
OHIO UTILITIES PROTECTION SERVICE.

ORIGINAL STAMP IN GREEN

D 227 JAYNES L 324-4

8-1-17



APPROVED

SURVEY DESCRIPTION

2.500 Acres

July 28, 2017

The following described 2.500 acre tract is situated in the State of Ohio, County of Logan, Township of Monroe, and V.M.S. 3227, being part of Henry P. and Constance H. Montgomery's 58.879 acre TRACT I described in Official Record 1246, page 67, and said 2.500 acre tract being more particularly described as follows;

Beginning for reference at railroad spike found at the eastern intersection of the centerline of County Road 171 (40 feet wide) with the centerline of Township Road 169 (60 feet wide);

Thence North $34^{\circ}11'41''$ East (assumed bearing) 529.23 feet, following the centerline of Township Road 169, to a railroad spike found;

Thence North $25^{\circ}26'29''$ East 354.50 feet, continuing with the centerline of Township Road 169, to a railroad spike found;

Thence North $2^{\circ}02'17''$ East 213.07 feet, continuing with the centerline of Township Road 169, to a railroad spike found at the southwest corner of Allison H. Frazee's 5.001 acre tract described in Official Record 1034, page 987;

Thence North $5^{\circ}17'34''$ West 150.01 feet, continuing with the centerline of Township Road 169 and the west line of said 5.001 acre tract, to a railroad spike found at the southwest corner of said 58.879 acre tract;

Thence North $83^{\circ}52'03''$ East 567.98 feet, departing from the centerline of said Road and following a north line of said 5.001 acre tract and a south line of said 58.879 acre tract, passing at 30.00 feet a 5/8 inch iron pin found with cap marked "LEE PS 6359", to a 5/8 inch iron pin found with cap marked "LEE PS 6359";

Thence North $68^{\circ}27'34''$ East 35.44 feet, following a north line of said 5.001 acre tract and a south line of said 58.879 acre tract, to an iron pin set and marking the *place of beginning*;

Thence *North $20^{\circ}25'10''$ West 291.73 feet*, entering said 58.879 acre tract, to an iron pin set;

Thence *North $64^{\circ}22'27''$ East 578.08 feet*, continuing through said 58.879 acre tract, to an iron pin set;

Thence *South $4^{\circ}44'07''$ East 504.39 feet*, continuing through said 58.879 acre tract, to an iron pin set in the north line of Suzanne Kay Ratzloff's 16.500 acre TRACT I described in Official Record 1200, page 687;

INDEXED ON MAP

7855 4

Thence **South 68°27'34" West 84.84 feet**, following a south line of said 58.879 acre tract and a north line of said 16.500 acre tract, to a 5/8 inch iron pin found with cap marked "LEE PS 6359" at the southeast corner of said 5.001 acre tract;

Thence **North 17°26'19" West 359.69 feet**, following the east line of said 5.001 acre tract and a west line of said 58.879 acre tract, to a 5/8 inch iron pin found with cap marked "LEE PS 6359";

Thence **South 68°27'34" West 338.02 feet**, following a north line of said 5.001 acre tract and a south line of said 58.879 acre tract, to a 5/8 inch iron pin found with cap marked "LEE PS 6359";

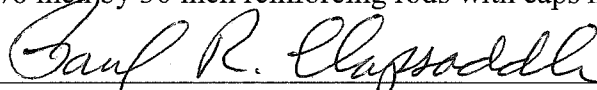
Thence **South 17°26'19" East 209.31 feet**, following a west line of said 5.001 acre tract and an east line of said 58.879 acre tract, to a 5/8 inch iron pin found with cap marked "LEE PS 6359";

Thence **South 68°27'34" West 24.39 feet**, following a north line of said 5.001 acre tract and a south line of said 58.879 acre tract, to the **place of beginning, containing 2.500 acres**, more or less, and being subject to all valid easements and restrictions of record.

The above described 2.500 acre tract has no road frontage and must be attached to an adjoining tract that has road frontage.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of July 2017. Bearings indicated herein are based on an assumed meridian with all others based on angles turned. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS 6140"

ATTEST:



Paul R. Clapsaddle, R.S. #6140

19019 West Darby Road

Marysville, Ohio 43040

(937) 747-2599



APPROVED

PLAT OF SURVEY FOR WILLIAM FRAZEE

State of Ohio
Logan County
Monroe Township
V.M.S. 3227

2.500 Acres
Part of Henry P. and
Constance H. Montgomery
58.879 acre TRACT I described
in Official Record 1246, page 67

Henry P. and
Constance H. Montgomery
58.879 acres, TRACT I
O.R. 1246, Pg. 67

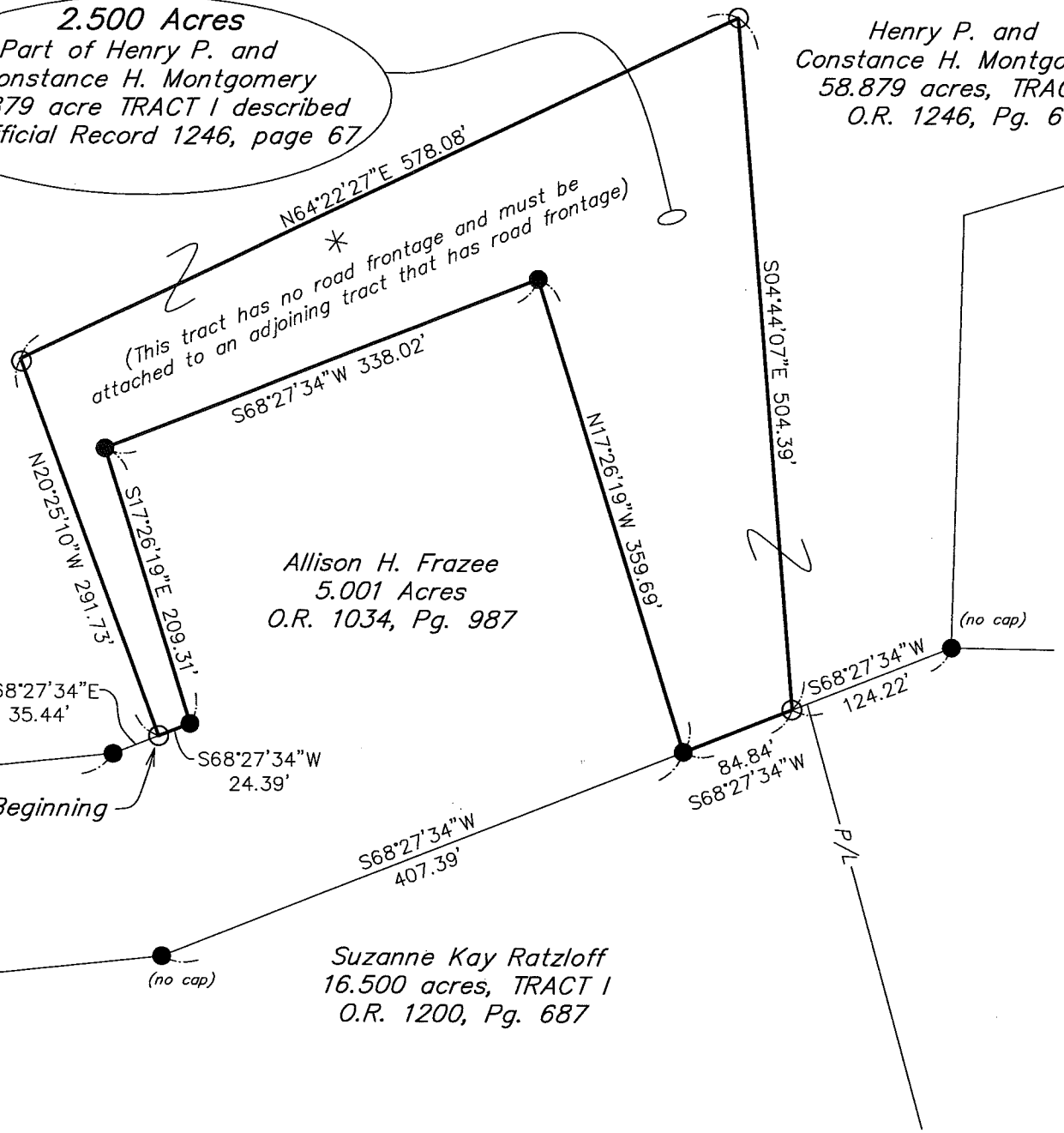
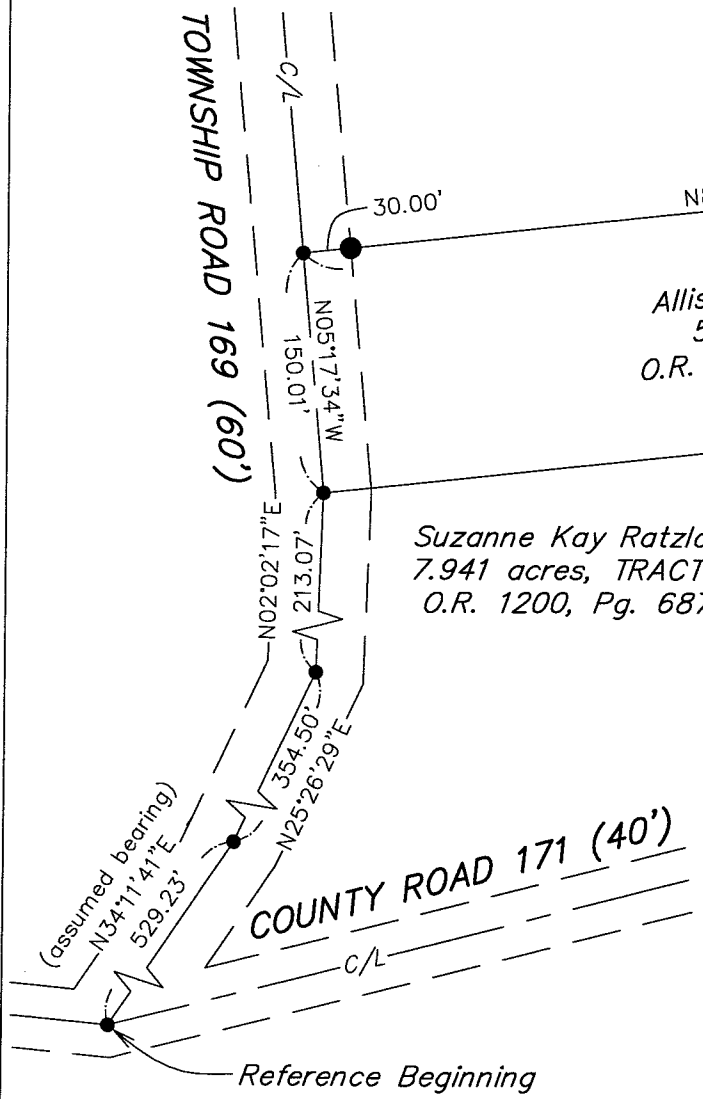
Henry P. and
Constance H. Montgomery
58.879 acres, TRACT I
O.R. 1246, Pg. 67

Allison H. Frazee
5.001 Acres
O.R. 1034, Pg. 987

Allison H. Frazee
5.001 Acres
O.R. 1034, Pg. 987

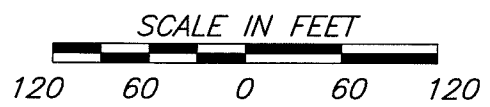
Suzanne Kay Ratzloff
16.500 acres, TRACT I
O.R. 1200, Pg. 687

Suzanne Kay Ratzloff
7.941 acres, TRACT II
O.R. 1200, Pg. 687



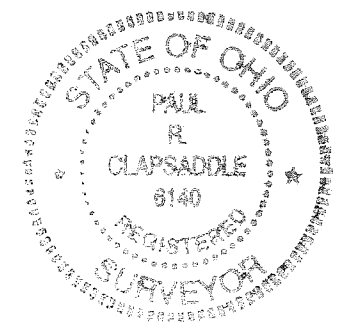
NOTES:
Reference deeds are shown hereon
Bearings indicated hereon are based on
an assumed meridian with all others
based on angles turned

- LEGEND:
- Railroad spike found
 - 5/8 inch iron pin found with cap marked "LEE PS 6359"
 - 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"



I hereby certify that this plat was prepared from
a field survey made under my supervision and that
monuments were placed as indicated hereon.

Paul R. Clapsaddle
Paul R. Clapsaddle, R.S. #6140



Date: July 28, 2017
Scale: 1"=120'
Proj: Montgomery1116
Dwg: Montgomery0517

**Paul R. Clapsaddle
and Associates**
REGISTERED ENGINEERS AND SURVEYORS
19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040
(937) 747-2599
Paul R. Clapsaddle, P.E., P.S.

INDEXED ON MAP
7855 4