

1-5-16

# 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  
surveys@lsminc.us

## MILLER 5.778 ACRES

Lying in Virginia Military Survey 3223, Monroe Township, Logan County, Ohio.

Being out of the Don K. Miller and Virginia L. Miller 168.92 acre tract as deeded and described in Official Record 1180, Page 450 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing at a railroad spike found at the intersection of the center-line of County Highway 28 (60 feet wide) and the north line of Virginia Military Survey 3223.

THENCE, with the center-line of County Highway 28, S 20°-00'-00"E, a distance of 1344.64 feet to a MAG nail set at the TRUE POINT OF BEGINNING, passing a railroad spike found at Station 110+00 per Logan County Engineer's Field Book 706, Page 41 at 534.42 feet.

THENCE, with the center-line of County Highway 28, S 20°-00'-00"E, a distance of 466.18 feet to a MAG nail set, passing a railroad spike found at Station 100+00 per Logan County Engineer's Field Book 706, Page 41 at 190.01 feet.

THENCE, S 70°-21'-51"W, a distance of 555.74 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 30.00 feet.

THENCE, N 16°-01'-49"W, a distance of 467.74 feet to a 5/8 inch iron rod set.

THENCE, N 70°-26'-07"E, a distance of 523.36 feet to the point of beginning, passing a 5/8 inch iron rod set at 493.36 feet.

Containing 5.778 acres of which 0.321 acre is within the highway right-of-way.

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

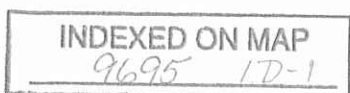
The basis for bearings is the center-line of County Highway 28, being S 20°-00'-00"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on December 30, 2015.



Description prepared by:

*William K. Bruce*  
William K. Bruce  
Professional Surveyor 7437  
December 30, 2015

L-60481215



1-5-14

# 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  
surveys@lsminc.us

## MILLER INGRESS/EGRESS EASEMENT

Lying in Virginia Military Survey 3223, Monroe Township, Logan County, Ohio.

Being a 18 feet wide ingress/egress easement through the Don K. Miller and Virginia L. Miller 168.92 acre tract as deeded and described in Official Record 1180, Page 450 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing at a railroad spike found at the intersection of the center-line of County Highway 28 (60 feet wide) and the north line of Virginia Military Survey 3223.

THENCE, with the center-line of County Highway 28, S 20°-00'-00"E, a distance of 1810.82 feet to a MAG nail set at the TRUE POINT OF BEGINNING, passing a railroad spike found at Station 100+00 per Logan County Engineer's Field Book 706, Page 41, at 534.42 feet a MAG nail set at 1344.64 feet, and a railroad spike found at Station 100+00 per Logan County Engineer's Field Book 706, Page 41, at 1534.65 feet.

THENCE, S 70°-21'-51"W, a distance of 444.92 feet to a point.

THENCE, N 19°-38'-09"W, a distance of 18.00 feet to a point.

THENCE, N 70°-21'-51"E, a distance of 444.80 feet to a point on the center-line of County Highway 28.

THENCE, with the center-line of County Highway 28, S 20°-00'-00"E, a distance of 18.00 feet to the point of beginning.

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

The basis for bearings is the center-line of County Highway 28, being S 20°-00'-00"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on December 30, 2015.

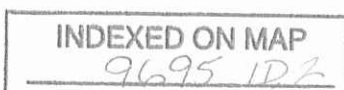
Description prepared by:

William K. Bruce  
Professional Surveyor 7437  
December 30, 2015



ORIGINAL STAMP IN GREEN

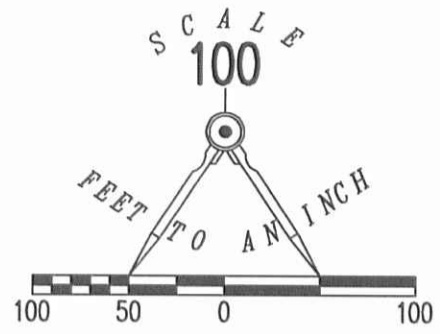
L-60481215



1-5-14

**APPROVED**

V.M.S. 3221  
V.M.S. 3223

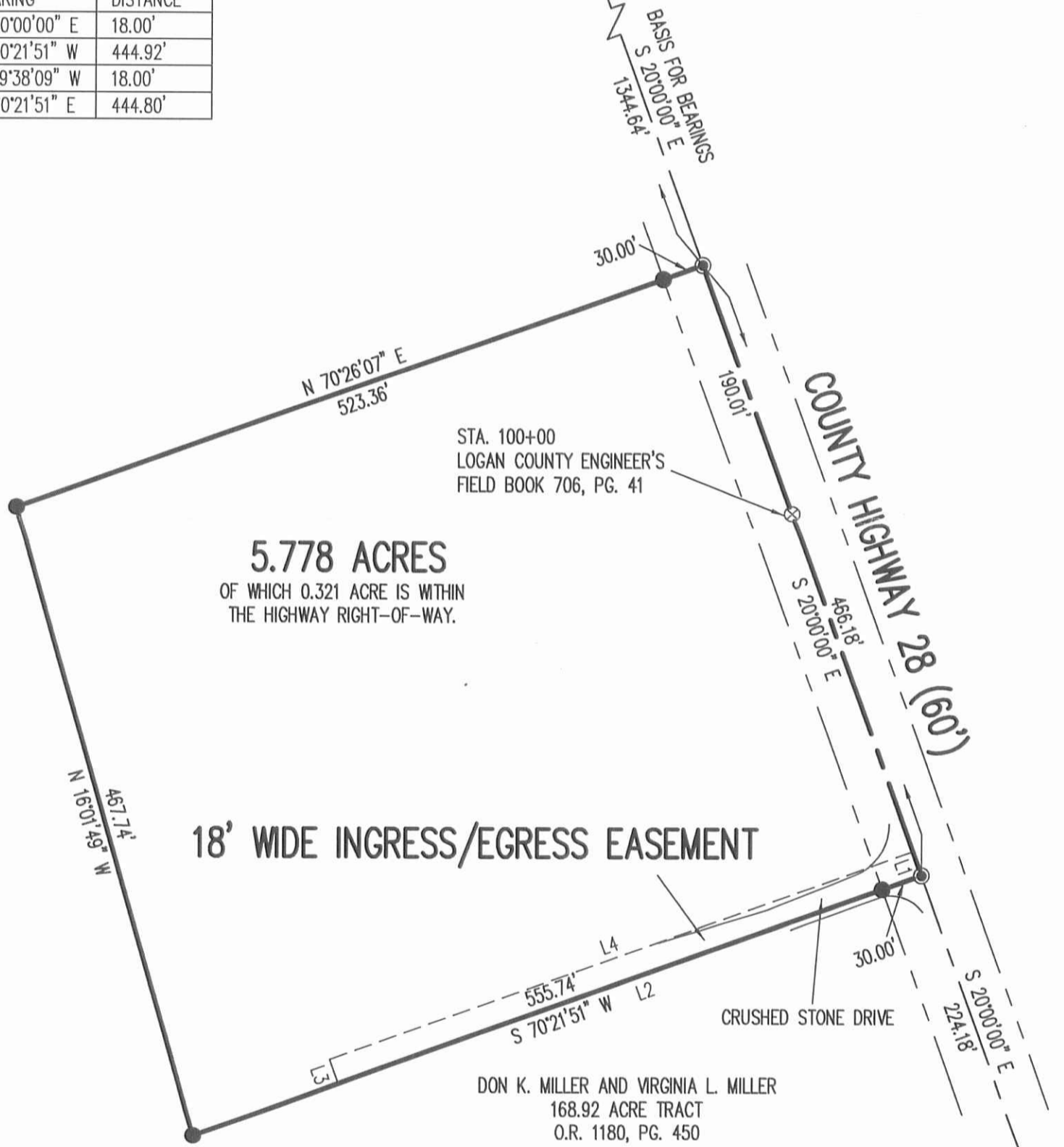


LEGEND

- 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM 7437"
- ⊗ RAILROAD SPIKE FOUND
- ⊙ MAG NAIL SET

STA. 110+00  
LOGAN COUNTY ENGINEER'S  
FIELD BOOK 706, PG. 41

LINE	BEARING	DISTANCE
L1	S 20°00'00" E	18.00'
L2	S 70°21'51" W	444.92'
L3	N 19°38'09" W	18.00'
L4	N 70°21'51" E	444.80'



A SURVEY OF A 5.778 ACRE TRACT OUT OF  
DON K. MILLER AND VIRGINIA L. MILLER  
168.92 ACRE TRACT  
OFFICIAL RECORD 1180, PAGE 450  
VIRGINIA MILITARY SURVEY 3223  
MONROE TOWNSHIP  
LOGAN COUNTY, OHIO

SURVEYED BY:

*William K. Bruce*  
WILLIAM K. BRUCE  
PROFESSIONAL SURVEYOR 7437  
DECEMBER 30, 2015



ORIGINAL STAMP IN GREEN

COPYRIGHT 2015 BY:  
**LEE SURVEYING & MAPPING CO., INC.**  
117 North Madriver Street  
BELLEFONTAINE, OHIO 43311  
(937) 593-7335  
WWW.LSMINC.US  
surveys@lsminc.us

ADW D1215 60481215 L-6048-3

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

INDEXED ON MAP  
9695 1D