

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

WATKINS 7.691 ACRES

Lying in Section 29, Town 3, Range 13, Village of Quincy, Miami Township, Logan County, Ohio.

Being all of the Sheila A. Watkins original 8.95 acre tract and Lot 116 of Chambers Addition to Quincy, Plat Cabinet A, Slide 93 as deeded and described in Official Record 429, Page 357 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a stone found at the intersection of the center-lines of State Route 235 (Carlisle Street) and Liberty Street (66 feet wide).

THENCE, with the center line of Carlisle Street (60 feet wide), S 4°-09'-44" W, a distance of 1220.04 feet to a MAG nail set.

THENCE, N 85°-40'-07" W, a distance of 30.00 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING.

THENCE, with the north line of the Gary Lee Bell 12.25 acre tract (O.R. 406, Pg. 566), N 85°-40'-06" W, a distance of 1263.34 feet to a 5/8 inch iron rod set.

THENCE, with the east line of the Tim W. Davidson, Trustee of the Tim W. Davidson Trust Dated May 24, 1994 20.00 acre tract (O.R. 410, Pg. 3, Parcel V, Tract II), N 4°-09'-08" E, a distance of 166.13 feet to a 5/8 inch iron rod set on the south line of the Conrail Railroad property.

THENCE, with the south line of the said Conrail Railroad property, N 84°-38'-00" E, a distance of 1050.53 feet to a 5/8 inch iron rod set on the west line of a 16.5 feet wide alley.

THENCE, with the west line of the said alley, S 33°-21'-35" E, a distance of 102.58 feet to a 5/8 inch iron rod set at the southwest corner of the said alley.

THENCE, with the south line of the said alley, N 56°-38'-25" E, a distance of 16.50 feet to a 5/8 inch iron rod set at the southwest corner of Lot 116.

THENCE, with the west line of Lot 116, N 33°-21'-35" W, a distance of 37.50 feet to a 5/8 inch iron rod set at the southwest corner of Lot 117.

THENCE, with the south line of Lot 117, N 56°-38'-25" E, a distance of 62.28 feet to a 5/8 inch iron rod set on the south line of the Ohio Southern R.R. Co. 0.12 acre tract (Vol. 84, Pg. 46).

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THENCE, with the south line of the said 0.12 acre tract with a curve to the right with a central angle of $23^{\circ}-12'-10''$, a radius of 343.56 feet, an arc length of 139.13 feet, a tangent of 70.53 feet, a chord length of 138.18 feet, and a chord bearing $S\ 60^{\circ}-49'-05''\ E$ to a 5/8 inch iron rod set on the west right-of-way of Carlisle Street.

THENCE, with the west right-of-way of Carlisle Street, $S\ 4^{\circ}-09'-44''\ W$, a distance of 281.69 feet to the place of beginning.

Containing 7.691 acre.

The basis for bearings is the center-line of Carlisle Street being $S\ 4^{\circ}-09'-44''\ W$, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on August 3, 2000.

Description prepared by:



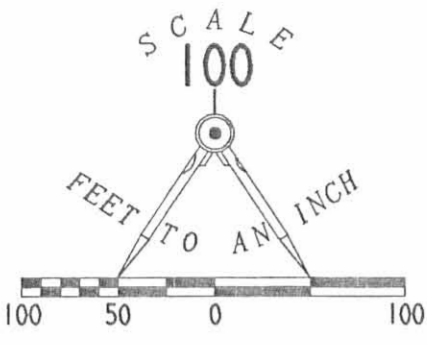
ORIGINAL STAMP IN GREEN

A handwritten signature in black ink, appearing to read 'William K. Bruce'.

William K. Bruce
Professional Surveyor 7437
August 15, 2000

L-2934

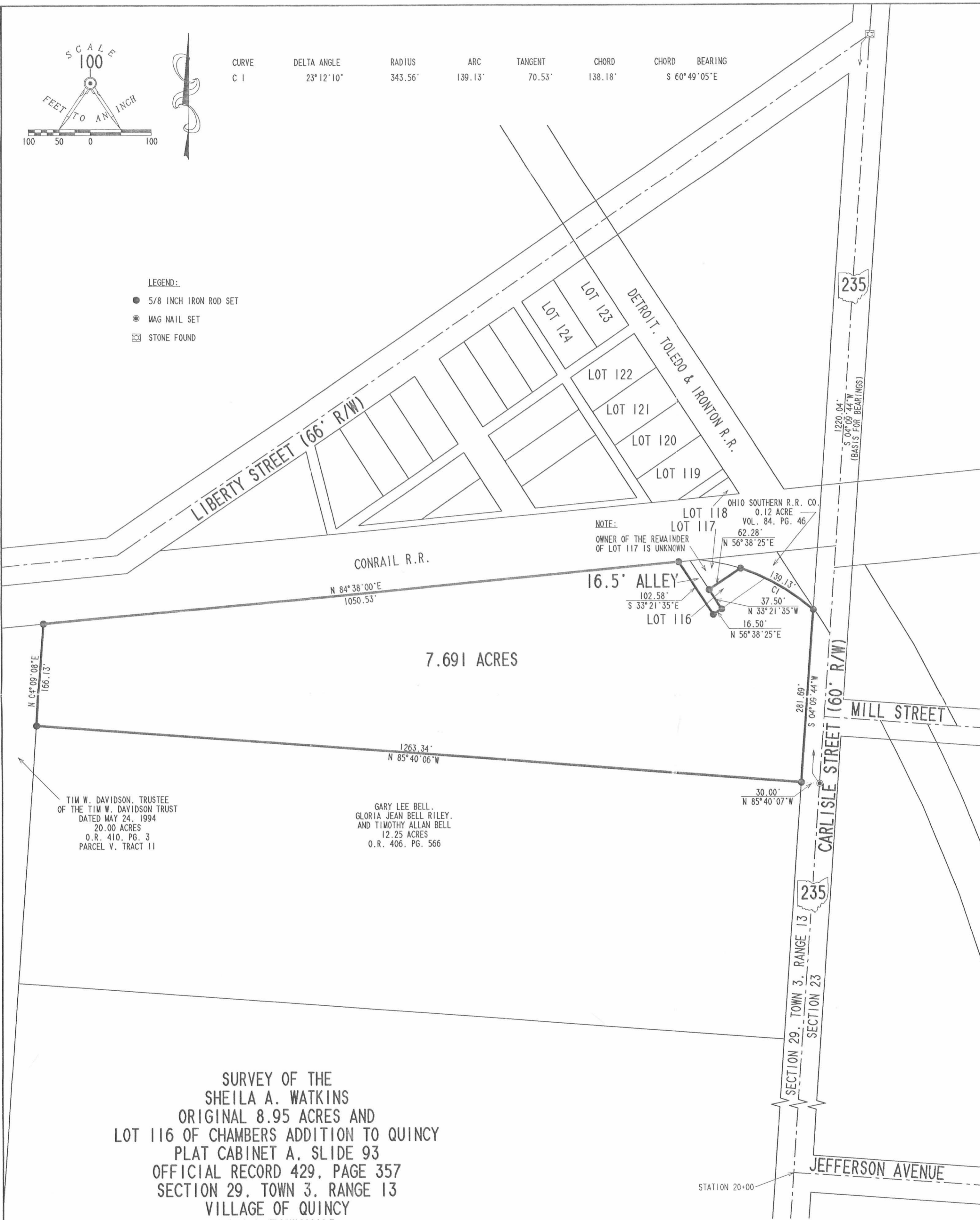
9331 ID-2



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	23° 12' 10"	343.56'	139.13'	70.53'	138.18'	S 60° 49' 05" E

LEGEND:

- 5/8 INCH IRON ROD SET
- ⊙ MAG NAIL SET
- ⊠ STONE FOUND



NOTE:
OWNER OF THE REMAINDER
OF LOT 117 IS UNKNOWN

OHIO SOUTHERN R.R. CO.
0.12 ACRE
VOL. 84, PG. 46

TIM W. DAVIDSON, TRUSTEE
OF THE TIM W. DAVIDSON TRUST
DATED MAY 24, 1994
20.00 ACRES
O.R. 410, PG. 3
PARCEL V, TRACT 11

GARY LEE BELL,
GLORIA JEAN BELL RILEY,
AND TIMOTHY ALLAN BELL
12.25 ACRES
O.R. 406, PG. 566

SURVEY OF THE
SHEILA A. WATKINS
ORIGINAL 8.95 ACRES AND
LOT 116 OF CHAMBERS ADDITION TO QUINCY
PLAT CABINET A, SLIDE 93
OFFICIAL RECORD 429, PAGE 357
SECTION 29, TOWN 3, RANGE 13
VILLAGE OF QUINCY
MIAMI TOWNSHIP
LOGAN COUNTY, OHIO



SURVEYED BY:
William K. Bruce
WILLIAM K. BRUCE
PROFESSIONAL SURVEYOR 7437
AUGUST 10, 2000

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117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335

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

D-383 CCUPPS L-2934-2

INDEXED ON MAP
9331 IP

1-7-19

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APPROVED

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Bellefontaine OH 43311
www.lee-surveying.com



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surveys@lee-surveying.com

BELL, BELL, CO-TRUSTEES AND RILEY 11.388 ACRES

Lying in Section 29, Town 3, Range 13, Between the Miami Rivers Survey, Village of Quincy, Miami Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Annette Kaye Bell (1/3 interest), Timothy A. Bell and Andrea M. Bell, Co-Trustees (1/3 interest) and Gloria J. Riley (1/3 interest) as deeded and described in Official Record 979, Page 648, Official Record 1154, Page 697 and Official Record 406, Page 566, respectively, 6 acre and 6 1/4 acre tracts and being more particularly described as follows:

COMMENCING at a stone found in a monument box at the intersection of the center-lines of Liberty Street and Carlisle Street (60 feet wide);

THENCE, with said center-line of Carlisle Street (Ohio Route 235), S 04°-09'-44" W, a distance of 1219.89 feet to a MAG nail set at the **TRUE POINT OF BEGINNING**, being the easterly corner common to said 6 1/4 acre tract and the Tim W. Davidson, Trustee, 7.691 acre tract as deeded and described in Official Record 985, Page 9;

THENCE, continuing with said center-line, S 04°-09'-44" W, a distance of 198.98 feet to a MAG nail set;

THENCE, with new division lines through said 6 1/4 acre and 6 acre tracts, the following two (2) courses:

- 1) N 85°-16'-39" W, passing an iron rod set at a distance of 30.00 feet, a total distance of 199.41 feet to an iron rod set; and
- 2) S 04°-45'-42" W, a distance of 219.96 feet to an iron rod set on a common line to said 6 acre tract and the north line of the Lee W. Davidson and Lynn A. Davidson 20.00 acre tract as deeded and described in Official Record 1293, Page 33, Parcel V, Tract I;

THENCE, with said common line, N 85°-39'-38" W, a distance of 1091.64 feet to an iron rod set on an east line of the Lee W. Davidson and Lynn A. Davidson 20.00 acre tract as deeded and described in Official record 1293, Page 33, Parcel V, Tract II;

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THENCE, with a common line to said 6 acre, 6 1/4 acre and 20.00 acre (Parcel V, Tract II) tracts, N 04°-09'-15" E, a distance of 417.47 feet to a 5/8 inch iron rod found (I.D. cap stamped "LEE P.S. 6359") at the southwest corner of said 7.691 acre tract;

THENCE, with the common line to said 6 1/4 acre and 7.691 acre tracts, S 85°-39'-59" E, passing a 5/8 inch iron rod found (I.D. cap stamped "LEE P.S. 6359") at a distance of 1263.37 feet, a total distance of 1293.41 feet to the **POINT OF BEGINNING**.

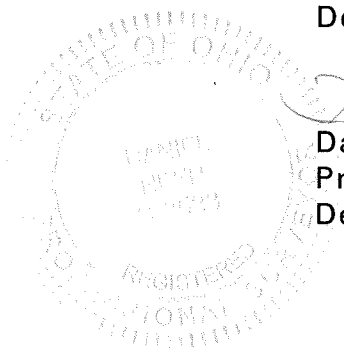
Containing 11.388 acres, more or less, of which 0.137 acre is within the highway right-of-way.

Iron rods set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "P.S. 8533".

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

The basis for bearings, described herein, is an assumed bearing for the center-line of Carlisle Street, being S 04°-09'-44" W. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by Lee Surveying and Mapping Co. on December 19, 2018.

Description prepared by:



Daniel A. Neer
Daniel A. Neer
Professional Surveyor No. 8533
December 31, 2018

64721218

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9331

LEGEND:

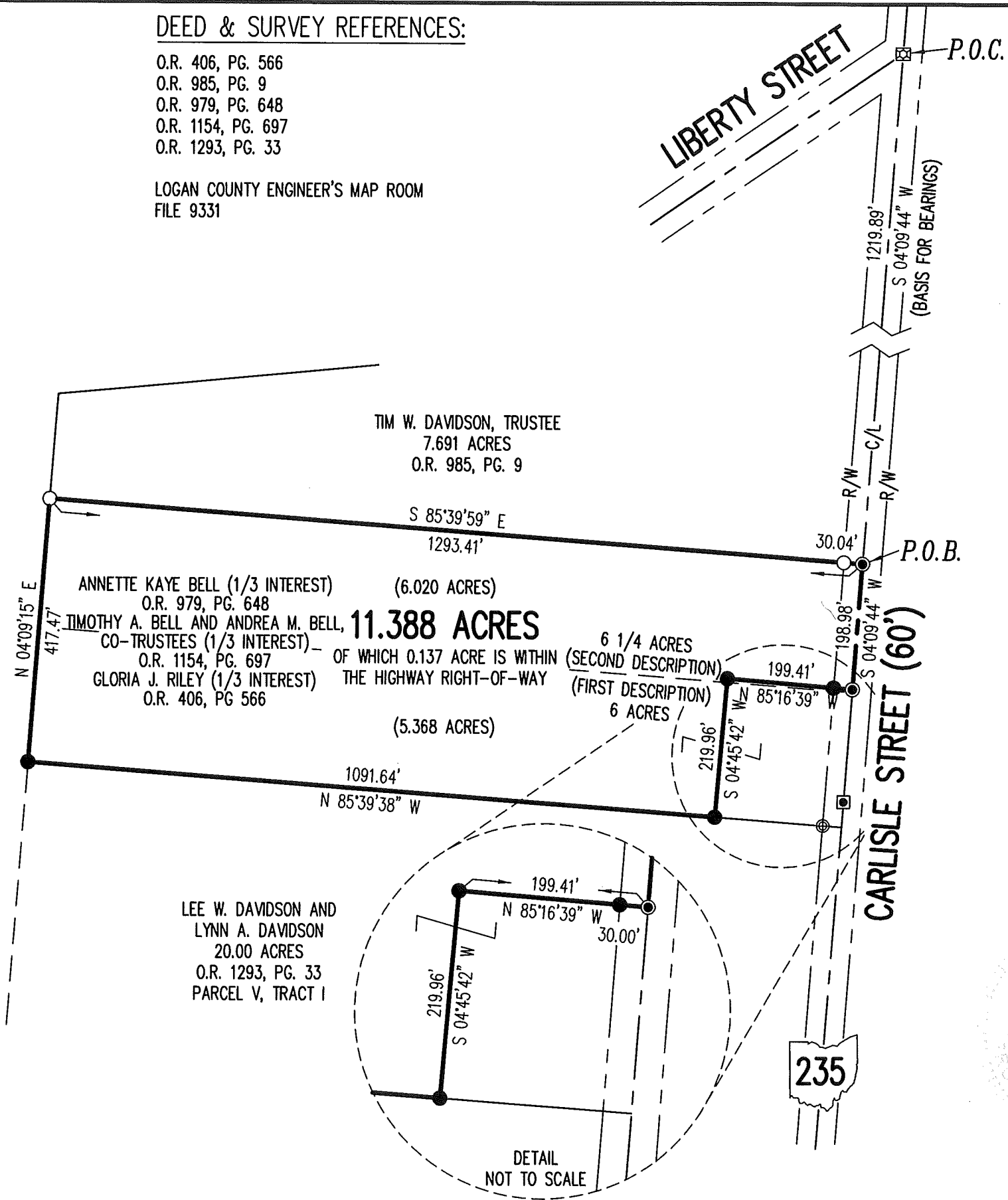
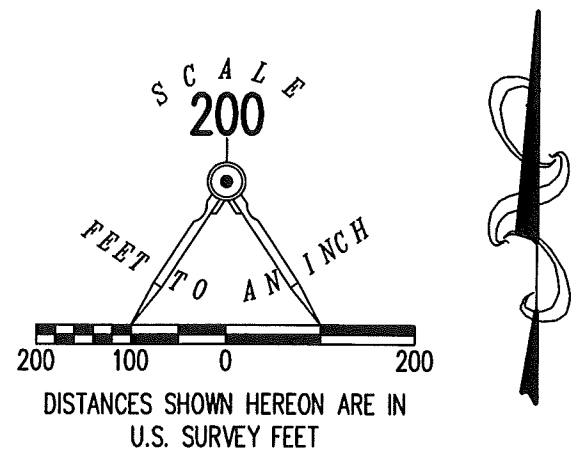
- STONE FOUND IN A MONUMENT BOX
- 5/8 INCH IRON ROD FOUND IN A MONUMENT BOX
- MAG NAIL SET
- 10 INCH CONCRETE POST FOUND
- 5/8 INCH IRON ROD FOUND WITH I.D. CAP STAMPED "LEE P.S. 6359"
- 5/8 INCH BY 30 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "P.S. 8533"

P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 R/W = RIGHT-OF-WAY
 C/L = CENTER-LINE

DEED & SURVEY REFERENCES:

O.R. 406, PG. 566
 O.R. 985, PG. 9
 O.R. 979, PG. 648
 O.R. 1154, PG. 697
 O.R. 1293, PG. 33

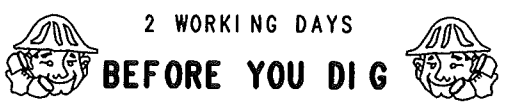
 LOGAN COUNTY ENGINEER'S MAP ROOM
 FILE 9331



BASIS FOR BEARINGS:

THE BASIS FOR BEARINGS, SHOWN HEREON, IS AN ASSUMED BEARING FOR THE CENTER-LINE OF CARLISLE STREET, BEING S 04'09'44" W.

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

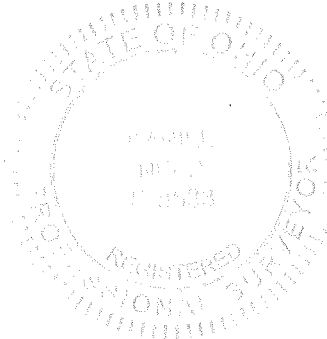


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SURVEY OF 11.388 ACRES OUT OF THE ANNETTE KAYE BELL (1/3 INTEREST) OFFICIAL RECORD 979, PAGE 648, TIMOTHY A. BELL AND ANDREA M. BELL, CO-TRUSTEES (1/3 INTEREST) OFFICIAL RECORD 1154, PAGE 697 AND GLORIA J. RILEY (1/3 INTEREST) OFFICIAL RECORD 406, PAGE 566 6 ACRE AND 6 1/4 ACRE TRACTS SECTION 29, TOWN 3, RANGE 13 BETWEEN THE MIAMI RIVERS SURVEY VILLAGE OF QUINCY MIAMI TOWNSHIP LOGAN COUNTY, OHIO

SURVEYED BY:

DANIEL A. NEER
 PROFESSIONAL SURVEYOR NO. 8533
 DECEMBER 19, 2018



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