

REC'D 1-8-04 SMM DL

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

MILLER 11.751 ACRES

Lying in Virginia Military Survey 9971, Richland Township, Logan County, Ohio.

Being all of the David S. Miller and Regina R. Miller 6 acre tract and 5.88 acre tract as deeded and described in Official Record 489, Page 337, First and Second Tract of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 3/4 inch iron rod found on the center-line of County Highway 97 (60 feet wide), at Station 49 + 45.57 as shown in the Logan County Engineer's Field Book 708, Page 3.

THENCE, with the center-line of County Highway 97, S 27°-30'-00"E, a distance of 171.26 feet to a MAG nail set at Station 47 + 75.30 at the TRUE POINT OF BEGINNING.

THENCE, with the south line of the James E. Stout and D. Maxine Stout 16.67 acre tract (O.R. 46, Pg. 519, Tract III, Parcel I and II), N 82°-31'-44"E, a distance of 1351.24 feet to a point in the center-line of the South Fork of the Great Miami River, passing a 5/8 inch iron rod found at 30.04 feet and a 5/8 inch iron rod set at 1326.24 feet.

THENCE, with the center-line of the south fork of the Great Miami River and the northwesterly line of the R. Marian Banta 50.31 acre tract (O.R. 347, Pg. 82, Parcel III, Tract I), the following two courses:

S 32°-49'-01"W, a distance of 147.99 feet to a point referenced by a 5/8 inch iron rod set, N 37°-54'-29"W, a distance of 25.00 feet.

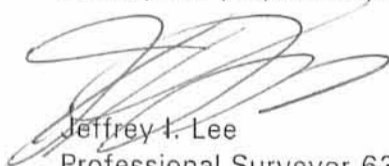
S 52°-05'-31"W, a distance of 1160.03 feet to a MAG nail set on the center-line of County Highway 97.

THENCE, with the said center-line, N 27°-30'-00"W, a distance of 745.64 feet to the point of beginning.

Containing 11.751 acres, of which 0.492 acre is within the highway right-of-way.

The basis for bearings is the center-line of County Highway 97 being N 27°-30'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on December 30, 2003.

Description prepared by:


Jeffrey I. Lee

Professional Surveyor 6359
January 2, 2004



L-3736

ORIGINAL STAMP IN GREEN

INDEXED ON MAP
1855

2D

REC'D 1-8-04 SMM OK

NOTE:
STATIONING IS ESTABLISHED
IN LOGAN COUNTY ENGINEER'S
FIELD BOOK 708, PAGE 3

JAMES E. STOUT
D. MAXINE STOUT
16.67 ACRE TRACT
O.R. 46, PG. 519
TRACT III, PARCEL I AND II

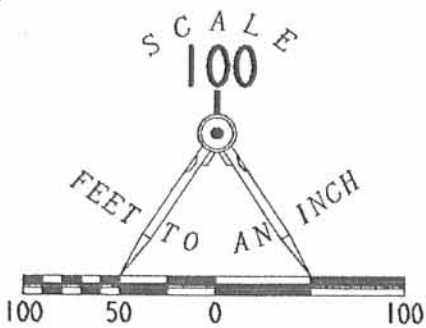
STATION 49+45.57

STATION 47+75.30
1-1/4" BOLT FOUND
0.66' WEST OF C/L

N 82° 31' 44" E
1351.24'

25.00'

N 37° 54' 29" W
25.00'



11.751 ACRES
OF WHICH 0.492 ACRE IS
WITHIN THE HIGHWAY RIGHT-OF-WAY

5.88 ACRE TRACT
SECOND TRACT

6.000 ACRE TRACT
FIRST TRACT

**SURVEY OF
11.751 ACRE TRACT
BEING ALL OF THE
DAVID S. MILLER AND REGINA R. MILLER
6 ACRE TRACT AND 5.88 ACRE TRACT
OFFICIAL RECORD 489, PAGE 337
FIRST AND SECOND TRACT
VIRGINIA MILITARY SURVEY 9971
RICHLAND TOWNSHIP
LOGAN COUNTY, OHIO**

COUNTY HIGHWAY 97 (60')
BASIS FOR BEARINGS
N 27° 30' 00" W
745.64'

R. MARIAN BANTA
50.31 ACRE TRACT
O.R. 347, PG. 82
PARCEL III, TRACT I

LEGEND:

- 5/8 INCH IRON ROD SET
- 5/8 INCH IRON ROD FOUND
- ⊙ MAG NAIL SET
- 3/4 INCH IRON BAR FOUND



SURVEYED BY:

Jeffrey I. Lee
JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
DECEMBER 30, 2003

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

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INDEXED ON MAP
1855

2 P

Logansville & De Graff fords

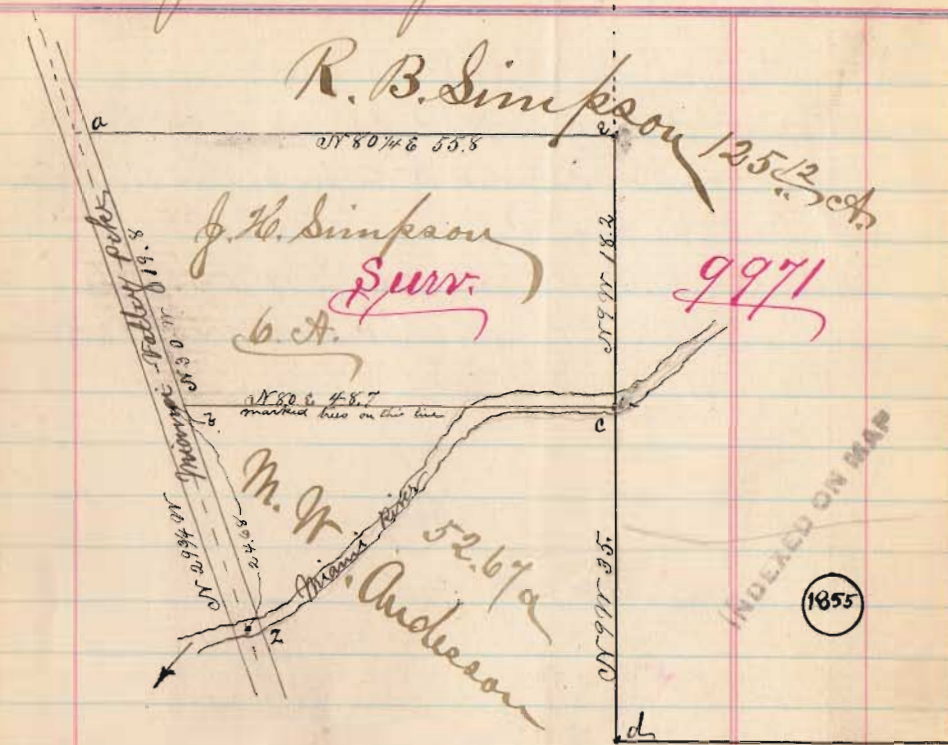
cut pike post east side county road
 fence with east side road S 46 E = 38 ft.

fence with east pike N 57 1/4 E from above
 post, cut top face west stone about at
 19 poles, low water mark at 24 poles +
 west east end of right of way
 middle of our right of way about about
 = 41 feet



De Graff ford post in east pike, B 2 (from
 post) right of way bears S 43 1/2 W 50 links, thence
 with link N 88 W, pass cut top face
 stone about on east Br. at 9.08 poles, west
 about top face at 12.34 poles + post cut pike at
 at N W 2 to the Rogers & in line with his west
 line at 21.24 poles, thence with west line
 to Rogers S 1 1/2 W 196 poles to fence post

Correct plat Simpson Surv.



- a = Stake in cut M. W. pike also stake N 80 1/4 E 25 feet
- b = " " " " " " N 29 1/4 W 24.68 from 2 = cent Br. over the River
- c = " in chan River with c = 30.30" S 77 W 53 ft = 80% lbs, also ash 5 1/2 from post S 10 W 14 lbs
 with d = N 25 1/4 E 37 ft 7 1/2 inches
- d = " old Surv. R. B. Stump (old mt) S 86 1/2 E 38 lbs + B. Stump (old mt) S 17 1/2 W 62 lbs + B. O. Stump (old mt) 30' dia
- e = Stake { 37 ft 7 1/2 inches = 57 1/2 links

Surveyed as above
 for R. B. Simpson
 April 25th 1881
 S A B

66 $20 \frac{11}{2} = 19$ $76 = \frac{71}{1852}$

Simpson Surv

A = Start at G = SW \angle Surv
 run from d to g = NE \angle 50 ans = N 9 W
 run 1-7-25 = 35 poles \angle in south side Cr
 put in stake = \angle d
 pit C = B.O. old pit 30" S 17 W 53 feet =
 " " = ash 8" 2 from 1st old pit = S 10 W 4 links

1853

INDEXED ON MAP

S line to 6a

B Start at C = 7 links south \angle stake
 Run from marked line trees + get true line
 true course C to B = S 80 W = 2-4-17 = 48.68 poles
 S 80 W 48.7 poles

Run from cent line Miami on pipe: N 29 1/2 W
 dist 24 poles 17 links = 24.68 poles to true \angle at B

67 $43 \frac{7}{2} = 48.7$

Simpson Surv.

C = B = with cut pipe
 N 29 1/2 W = 9-44 = 19.76
 9-44 - 19.76 Stake in cent \angle 25 east
 in line \angle 1/2
 N 30 W 19.8 poles with cent. Miami pipe

INDEXED ON MAP 1853

N line to 6a

Start at C = 6a on pipe = a \angle E
 N 80 E = 2-7-45 = 55.80
 N 80 1/2 E 55.8 \angle 1/2

East line 6a

Start d = N 9 W 9 links 5 links = 18.20 \angle E
 N 9 W 18.2

Containing 6a

Consideration \$360.
 R. B. Simpson \angle wife to J. H. Simpson
 Manaster and

2-28-14

Lee Surveying and Mapping Co., Inc.

APPROVED Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



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surveys@lsminc.us

BANTA 50.695 ACRES

Lying in Virginia Military Survey 9971, Richland Township, Logan County, Ohio.

Being all of the R. Marian Banta 50.31 acre tract as deeded and described in Official Record 347, Page 82, Parcel No. III, Tract #1 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning on a 1 inch iron pipe found at Station 38+41.56 (Logan County Engineer's Field Book 708, Page 2) on the center-line of County Highway 97.

THENCE, with the center-line of County Highway 97 (60 feet wide), N 27°-53'-20"W, a distance of 187.13 feet to a MAG nail set.

THENCE, with the center of the south fork of the Great Miami River and the southeasterly lines of the Dan S. Miller 11.751 acre tract (O.R. 701, Pg. 185), the following two courses:

N 51°-42'-11"E, a distance of 1160.03 feet to a point, referenced by a 5/8 inch iron rod set bearing S 64°-26'-41"E, a distance of 50.22 feet.

N 32°-25'-48"E, a distance of 147.99 feet to a point, referenced by a 5/8 inch iron rod found bearing S 82°-08'-24"W, a distance of 25.00 feet and a 5/8 inch iron rod set bearing S 57°-49'-43"E, a distance of 40.02 feet.

THENCE, with the center of the south fork of the Great Miami River and the easterly lines of the J & D Stout, LLC 16.67 acre tract (O.R. 1068, Pg. 367, Tract III, Parcel I), the following two courses:

N 37°-06'-05"E, a distance of 293.49 feet to a point, referenced by a 5/8 inch iron rod set bearing S 52°-53'-55"E, a distance of 30.00 feet.

N 28°-12'-45"E, a distance of 372.70 feet to a point, referenced by a 5/8 inch iron rod found bearing S 82°-03'-49"W, a distance of 78.58 feet and a 5/8 inch iron rod set bearing S 58°-29'-38"E, a distance of 30.08 feet.

THENCE, with the center of the south fork of the Great Miami River and the easterly line of the Heintz Agri-Land, Ltd., 127.843 acre tract (O.R.

INDEXED ON MAP
1855 3D-1

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616, Pg. 812), N 31°-34'-02"E, a distance of 209.78 feet to a point, referenced by a 5/8 inch iron rod set bearing S 32'-51'-52"E, a distance of 45.04 feet.

THENCE, with the center of the south fork of the Great Miami River and the southerly line of a tract of unknown ownership, N 57°-12'-24"E, a distance of 311.83 feet to a point, referenced by a 5/8 inch iron rod set bearing S 07°-57'-45"E, a distance of 44.97 feet.

THENCE, with the lines of the Richard L. Kinney, etal 294.34 acre tract (O.R. 1088, Pg. 530, Parcel Twelve), the following two courses:

N 81°-59'-04"E, a distance of 411.84 feet to a 5/8 inch iron rod found.

S 07°-04'-52"E, a distance of 1563.06 feet to a 5/8 inch iron rod set.

THENCE, with the north line of the R. Marian Banta 75.714 acre tract (O.R. 347, Pg. 82, Parcel No. III, Tract #2), S 79°-11'-02"W, a distance of 2268.22 feet to the point of beginning, passing a 5/8 inch iron rod set at 2236.79 feet.

Containing 50.695 acres, of which 0.134 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 97 between Station 47 + 75.30 and Station 38 + 41.56, being S 27°-53'-20"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on February 19, 2014.

Description prepared by:

William K. Bruce
Professional Surveyor 7437
February 25, 2014

56530114

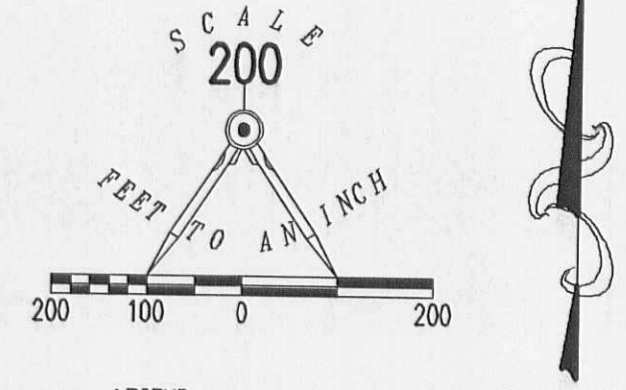


INDEXED ON MAP ORIGINAL STAMP IN GREEN
1855 3D-2

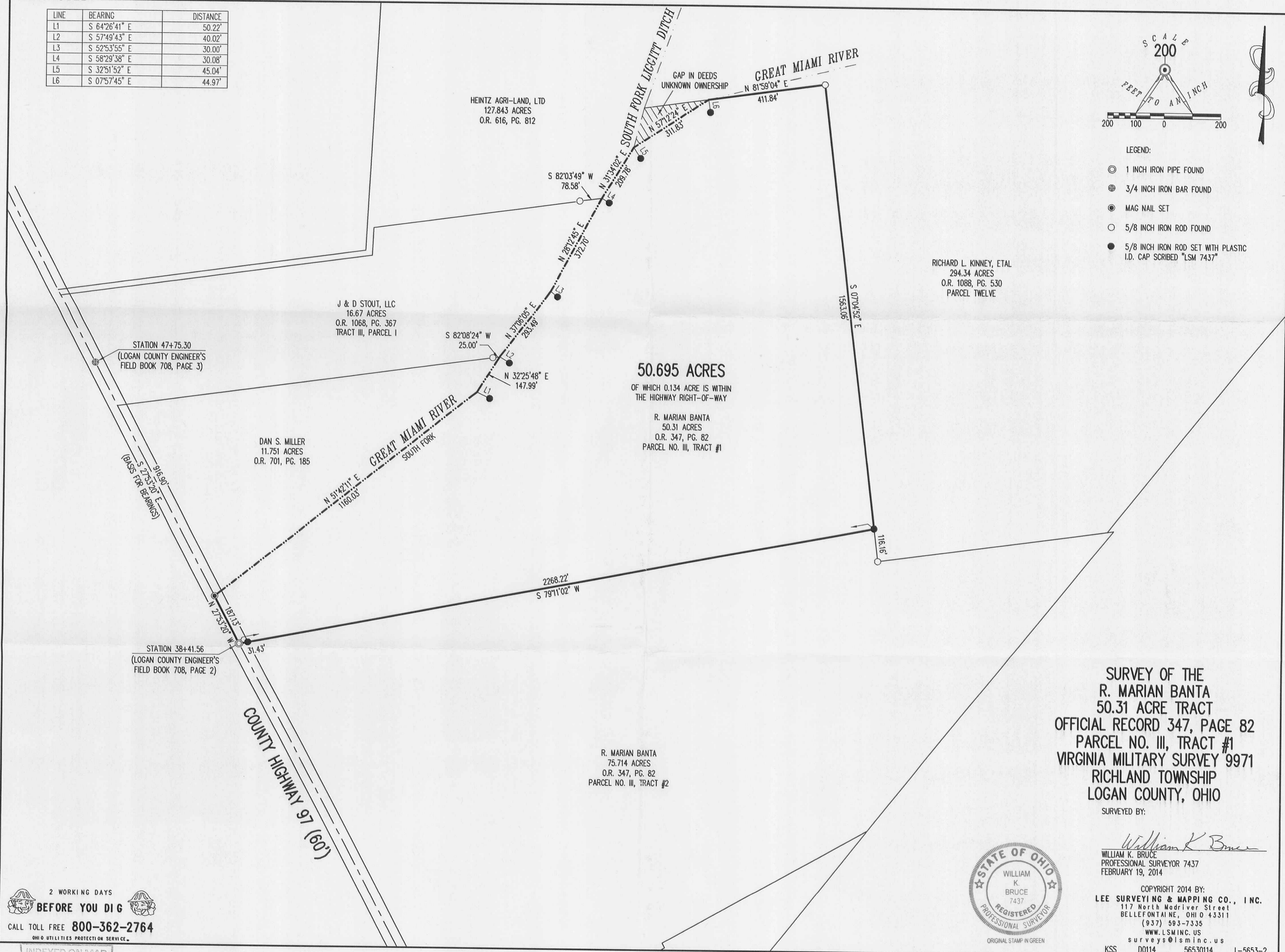
2-28-14

APPROVED

LINE	BEARING	DISTANCE
L1	S 64°26'41" E	50.22'
L2	S 57°49'43" E	40.02'
L3	S 52°53'55" E	30.00'
L4	S 58°29'38" E	30.08'
L5	S 32°51'52" E	45.04'
L6	S 07°57'45" E	44.97'



- LEGEND:
- ⊙ 1 INCH IRON PIPE FOUND
 - ⊕ 3/4 INCH IRON BAR FOUND
 - MAG NAIL SET
 - 5/8 INCH IRON ROD FOUND
 - 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP SCRIBED "LSM 7437"



SURVEY OF THE
R. MARIAN BANTA
50.31 ACRE TRACT
OFFICIAL RECORD 347, PAGE 82
PARCEL NO. III, TRACT #1
VIRGINIA MILITARY SURVEY 9971
RICHLAND TOWNSHIP
LOGAN COUNTY, OHIO

SURVEYED BY:
William K Bruce
WILLIAM K. BRUCE
PROFESSIONAL SURVEYOR 7437
FEBRUARY 19, 2014



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1355 3P

KSS D0114 56530114 L-5653-2

9-8-2022



**YOAKAM
SURVEYING**
 9425 Sugar Creek Road
 Harrod, Ohio 45850
 Leland D. Yoakam, P.S. #7676
 Phone (419) 230-5177

**CLIENT: STOUT
 COUNTY: LOGAN
 TOWNSHIP: RICHLAND
 SURVEYED BY: LDY
 SHEET: 2 of 2**

**TWP:
 RANGE:
 QUARTER:
 VMS: 9971
 DATE : 8-26-22**

The following described parcel of land is situated in Virginia Military Survey 9971, Richland Township, Logan County, Ohio being part of the J & D. Stout LLC (James E. Stout, D. Maxine Stout LE) 16.67 acre tract as described in Official Record 1068, Page 367 Tract III and is more particularly described as follows:

Beginning at a mag nail (found) marking the southwest corner of said 16.67 acre tract and the centerline of County Road 97, also being Station 47+75.30 as shown in Logan County Engineers Field Book 708, page 3.

thence with the centerline of County Road 97, N 27° 30' 00" W, a distance of 171.26 feet to a 3/4 inch iron rod (found) at Station 49+45.57;

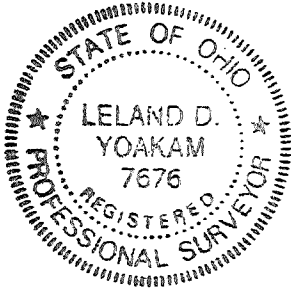
thence continuing with the centerline of County Road 97, N 27° 24' 50" W, a distance of 78.74 feet to a mag nail (set);

thence with a new division line N 82° 31' 44" E, a distance of 370.85 feet to a 5/8 inch rebar (set), passing at 30.04 feet a 5/8 inch rebar (set);

thence S 27° 28' 22" E, a distance of 250.00 feet to a 5/8 inch rebar (set) in the north line of the Joshua Miller 11.751 acre tract as described in Official Record 1378, Page 418;

thence with said Miller Tract, S 82° 31' 34" W, a distance of 370.85 feet to the POINT OF BEGINNING passing at 340.81 feet a 5/8 inch rebar (set). This parcel contains 2.000 acres, more or less, subject to all legal highways and easements of record. This description is based on a field survey performed in August, 2022 and was prepared by Leland D. Yoakam L.S. No. 7676. All bearings refer to the centerline of County Road 97 as being N 27° 30' 00" W

Leland D. Yoakam
 Leland D. Yoakam P.L.S. No. 7676

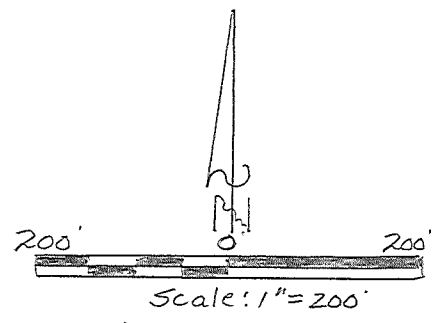
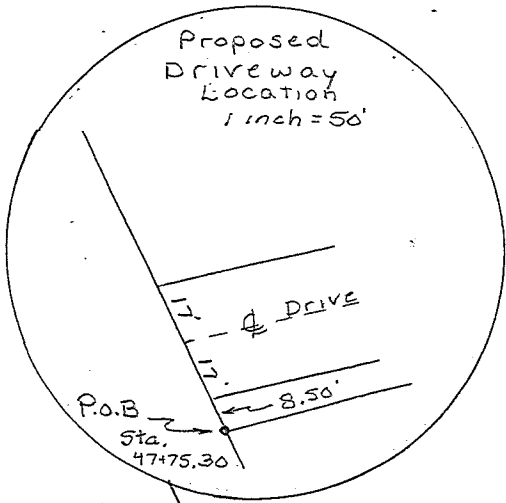


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 1855

4-8-2022

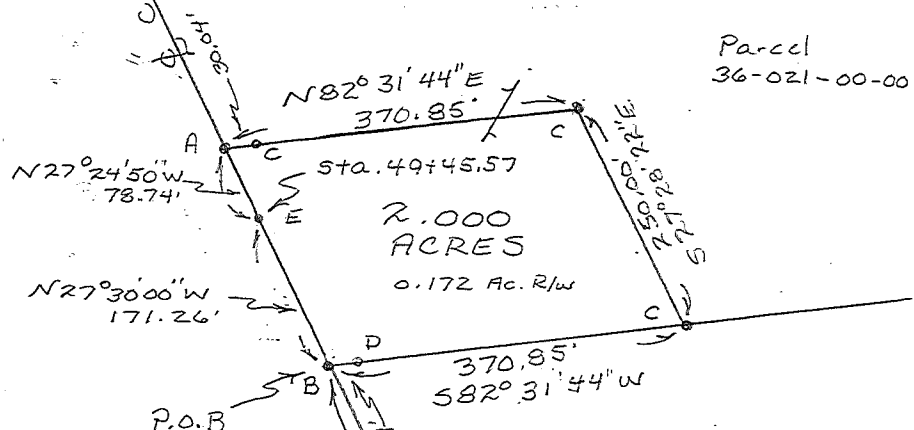


PLAT OF A SURVEY
IN VMS 9971
RICHLAND TOWNSHIP
LOGAN COUNTY, OHIO



J&D Stout LLC
(James E. Stout, D. Maxine Stout LE)
O.R. 1068 Pg. 367
16.670 Ac. Tract III

Parcel
36-021-00-00-020-000



Joshua Miller
O.R. 1378 Pg. 418 11.571 Ac.
Parcel 36-021-00-00-021-000

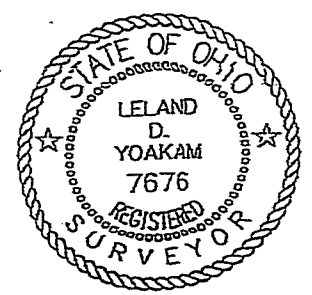
LEGEND

- A - Mag Nail Set
- B - Mag Nail Fd.
- C - 5/8" Rebar Set
- D - 5/8" Rebar Fd.
- E - 3/4" Iron Rod Fd.

Access Management Notes:

- County Road 97 is classified as a local Road.
- Minimum drive spacing is 250 feet.
- Minimum intersection spacing is 250 feet.
- Minimum stopping sight distance is 495 feet

This plat represents a field survey performed in August 2022. All bearings refer to the centerline of County Road 97 as being N 27° 30' 00" W



YOAKAM SURVEYING 9425 Sugar Creek Rd. Harrod, Ohio 45850 Leland D. Yoakam, P.S. 7676 Phone (419) 230-5177	CLIENT: STOUT
	COUNTY: LOGAN
	TOWNSHIP: RICHLAND
	SURVEYED BY: LDY
	SHEET: 1 OF 2
	SCALE: 1"=200' DATE: 8-24-22

Leland D. Yoakam
LELAND D. YOAKAM, REG. SUR. #7676

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1355