

REC'D 7-12-06 SML BK

# 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

**1975-2005 - 30 YEARS OF EXCELLENCE**

**SIEBENECK, TRUSTEES  
2.173 ACRES**

Lying in Section 14, Town 6, Range 8, Stokes Township, Logan County, Ohio.

Being out of the Carol J. Siebeneck and Charles G. Siebeneck, Trustees, original 93.66 acre tract as deeded and described in Official Record 252, Page 296 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing at a railroad spike found on the west line of Section 14 on the intersection of center-lines of Township Road 88 and Ohio Route 366.

THENCE, with the center-line of Ohio Route 366 (60 feet wide), S 85°-36'-00"E, a distance of 209.32 feet to a railroad spike found at the TRUE POINT OF BEGINNING.

THENCE, with the east line of the Lora M. Siebeneck 1.00 acre tract (O.R. 479, Pg. 435) and said line extended, N 0°-39'-00"W, a distance of 306.61 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 30.12 feet.

THENCE, S 87°-38'-11"E, a distance of 312.09 feet to a 5/8 inch iron rod set.

THENCE, S 2°-21'-49"W, a distance of 316.71 feet to a MAG nail set on the center-line of Ohio Route 366, passing a 5/8 inch iron rod set at 286.69 feet.

THENCE, with the center-line of Ohio Route 366 and within the right-of-way of Ohio Route 235 (60 feet wide), N 85°-36'-00"W, a distance of 296.16 feet to the point of beginning.

Containing 2.173 acres, of which 0.205 acre is within the highway rights-of-way.

The basis for bearings is the center-line of Ohio Route 366 at the intersection of Township Road 88, being S 85°-36'-00"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on July 7, 2006

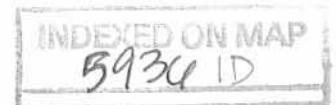
Description prepared by:



ORIGINAL STAMP IN GREEN

  
Jeffrey I. Lee  
Professional Surveyor 6359  
July 10, 2006

0174076



REC'D 7-12-06 SML/OL

SECTION 15, TOWN 6, RANGE 8  
SECTION 14, TOWN 6, RANGE 8

CAROL J. SIEBENECK AND  
CHARLES G. SIEBENECK,  
TRUSTEES  
ORIGINAL 93.66 ACRES  
O.R. 252, PG. 296

S 87°38'11" E  
312.09'

2.173 ACRES  
OF WHICH 0.205 ACRE IS WITHIN  
THE HIGHWAY RIGHTS-OF-WAY

LORA M. SIEBENECK  
1.00 ACRE  
O.R. 479, PG. 435

N 00°39'00" W  
306.61'

S 02°21'49" W  
316.71'

(BASIS FOR BEARINGS)  
S 85°36'00" E  
209.32'

296.16'  
N 85°36'00" W

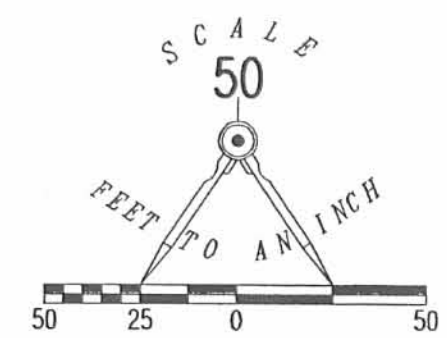
30.12'

30.02'

TOWNSHIP ROAD 88

366  
(60')

235

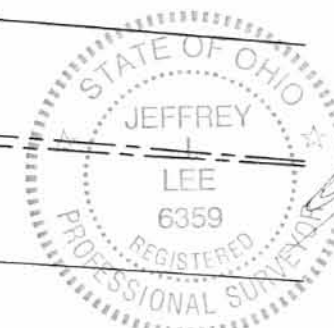


LEGEND:

- ⊗ RAILROAD SPIKE FOUND
- ⊙ MAG NAIL SET
- 5/8 INCH IRON ROD SET

SURVEY OF 2.173 ACRES OUT OF THE  
CAROL J. SIEBENECK AND  
CHARLES G. SIEBENECK, TRUSTEES  
ORIGINAL 93.66 ACRE TRACT  
OFFICIAL RECORD 252, PAGE 296  
SECTION 14, TOWN 6, RANGE 8  
STOKES TOWNSHIP  
LOGAN COUNTY, OHIO

SURVEYED BY:



JEFFREY T. LEE  
PROFESSIONAL SURVEYOR 6359  
JULY 7, 2006

COPYRIGHT 2006 BY:  
LEE SURVEYING & MAPPING CO., INC.  
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

INDEXED ON MAP  
5936 IP

KSR D0706 0174076 L-174-3

# Lee Surveying and Mapping Co.



Farm Surveys • Lot Surveys • Descriptions • Subdivisions

855 EAST SANDUSKY AVENUE  
BELLEFONTAINE, OHIO 43311

CLAYTON M. LEE, P. S.  
(513) 593-5780

## CHARLES G. SIEBENECK SURVEY

Situated in Stokes Township, Logan County, Ohio, Section 14, Town 6 South, Range 8 East and being out of that 99.71 acre tract lying in the name of Charles G. Siebeneck and recorded in Volume 358, Page 36 of the Logan County Records of Deeds.

Beginning at a railroad spike found at the intersection of State Route 366 and Township Road No. 88, said point lying N 2° E a distance of 517.1 feet from the southwest corner of said 99.71 acre tract.

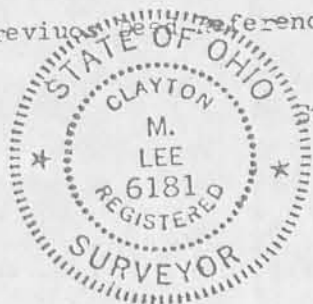
THENCE, with the center-line of Township Road No. 88, the same being the west line of Section No. 14 and the west line of said 99.71 acres, N 2°-00' E, a distance of 209.3 feet to a railroad spike marking the northeast corner of that 1.00 acre as recorded in volume 332, Page 468. This point also being the northwest corner of this survey.

THENCE, at right angles, S 88°-00' E, a distance of 199.8 feet to an iron rod.

THENCE, S 0°-39' E, a distance of 218.3 feet to a railroad spike set in the center-line of State Route 366.

THENCE, with the center-line of State Route 366, N 85°-36' W, a distance of 209.3 feet to the point of beginning. Containing 1.00 acre.

Last Previous Reference: Vol. 358, Page 36



Surveyed by

*Clayton M. Lee*

Clayton M. Lee

Reg. Surveyor # 6181

7-23-76

5936 2D

INDEXED ON MAP

S 88° 00' E  
199.8'

SURVEY OF 1.00 ACRE  
IN THE SW 1/4 OF SEC. 14  
T-6-S, R-9-E STOKES TWP.  
LOGAN COUNTY, OHIO

1.00 AC. OUT OF THE  
CHARLES G. SIEBENECK  
99.71 ACRES AS RECORDED  
IN VOL. 356 PG. 36

CO. RD. 88

N 2° 00' E  
209.3'

SEC. 14  
SEC. 14

S 0° 39' E  
218.3'

SCALE 1" = 40'



*M. Lee*  
M. LEE  
REGISTERED  
SURVEYOR

RR 57-286  
DART  
STATE ROUTE NO. 366  
N 85° 36' W  
209.3'

P.I. TO CURVE  
S. R. 235

517.1  
To South

S. R. NO. 235

5936 2P

INDEXED ON MAP

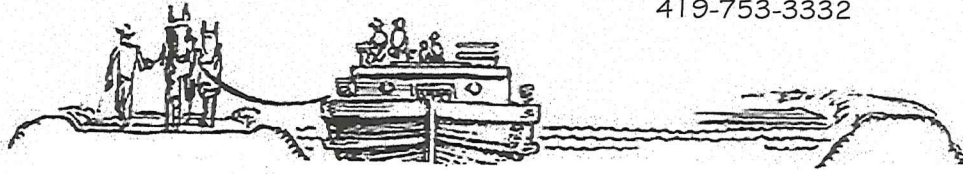


9-16-2024



Lock Two Surveying, LLP.  
5166 Lock Two Rd.  
New Bremen, Oh 45869  
419-753-3332

Cell: Jenny Saintignon 419-733-9606  
Chris Harmon P.S. 419-733-9607



**SIEBENECK SURVEY**  
**0.417 ACRES**

SITUATE IN SOUTHWEST QUARTER OF SECTION 14, T 6S, R 8E, STOKES TOWNSHIP, LOGAN COUNTY, OHIO, AND BEING PART OF A 60.204 ACRE TRACT OWNED BY CAROL J. SIEBENECK & CHARLES G. SIEBENECK AS RECORDED IN OFFICIAL RECORD 1396 PAGE 3199 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning for reference Mag Nail found at the southwest corner of the southwest quarter of Section 14, said Mag Nail being in the centerline of State Route 235;

Thence, with the west line of the southwest quarter of Section 14 and the centerline of State Route 235, North 00°44'27" East, 515.77 feet to a 5/8" iron pin found in the intersection of the tangent of the centerlines of State Route 235, State Route 366 and Township Road 88;

Thence, continuing with the west line of the southwest quarter of Section 14 and the centerline of Township Road 88, North 00°44'27" East, 209.30 feet to a Mag Nail set, said Mag Nail marking the **True Point of Beginning** of the tract herein described;

Thence, continuing with the west line of the southwest quarter of Section 14 and the centerline of Township Road 88, North 00°44'27" East, 88.27 feet to a Mag Nail set;

Thence, with a new division line, South 87°15'35" East, 205.19 feet to a 5/8 inch iron pin found at the northwest corner of a 2.173 acre tract of land owned by Triple C Holdings LLC as recorded in Official Record 916 Page 801, passing for reference at 20.01 feet an iron pin set it the east right of way line of Township Road 88;

Thence, with the west line of said 2.173 acre tract, South 00°03'02" West, 88.31 feet to an iron pin set at the northeast corner of a 1.00 acre tract of land owned by Lora M. Siebeneck as recorded in Official Record 479 Page 435;

Thence, with the north line of said 1.00 acre tract, North 87°15'35" West, 206.26 feet to the **True Point of Beginning**, passing for reference at 186.25 feet an iron pin set in the east right of way line of Township Road 88, containing 0.417 acres more or less of which 0.041 acres lie within the right of way of Township Road 88 and being subject to all legal rights of way, easements, agreements and restrictions of record.

The above described tract shall also benefit from the following described ingress egress easement across the said 60.204 acre parcel as described here on:

Beginning for reference at a 5/8 inch iron pin found at the northwest corner of a 2.173 acre tract of land owned by Triple C Holdings LLC as recorded in Official Record 916 Page 801;

Thence, with the new division line of the above described tract, North 87°15'35" West, 28.66 feet to **True Point of Beginning** of the ingress egress easement herein described;

Thence, North 87°15'35" West, 163.14 feet;

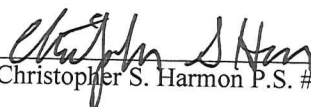
Thence, North 68°16'10" East, 36.21 feet;

Thence, South 87°15'35" East, 131.98 feet;

Thence, South 00°03'02" West, 15.02 feet to the **True Point of Beginning**.

Basis of bearings is based on the Ohio Department of Transportation V.R.S., Ohio State Plane North Zone 3401, NAD 83(2011ADJ). The Official Records and Deed Volumes are all recorded in Logan County Recorder's Office. Pins noted as set are 5/8" x 30" re-bar with pink plastic caps stamped "Lock-Two 7988".

The above description was prepared by Lock-Two Survey, LLP from a survey performed by Christopher S. Harmon, Professional Surveyor #7988 in August, 2024 and filed in the Logan County Tax Map Office.

  
Christopher S. Harmon P.S. #7988



8/15/24  
Date

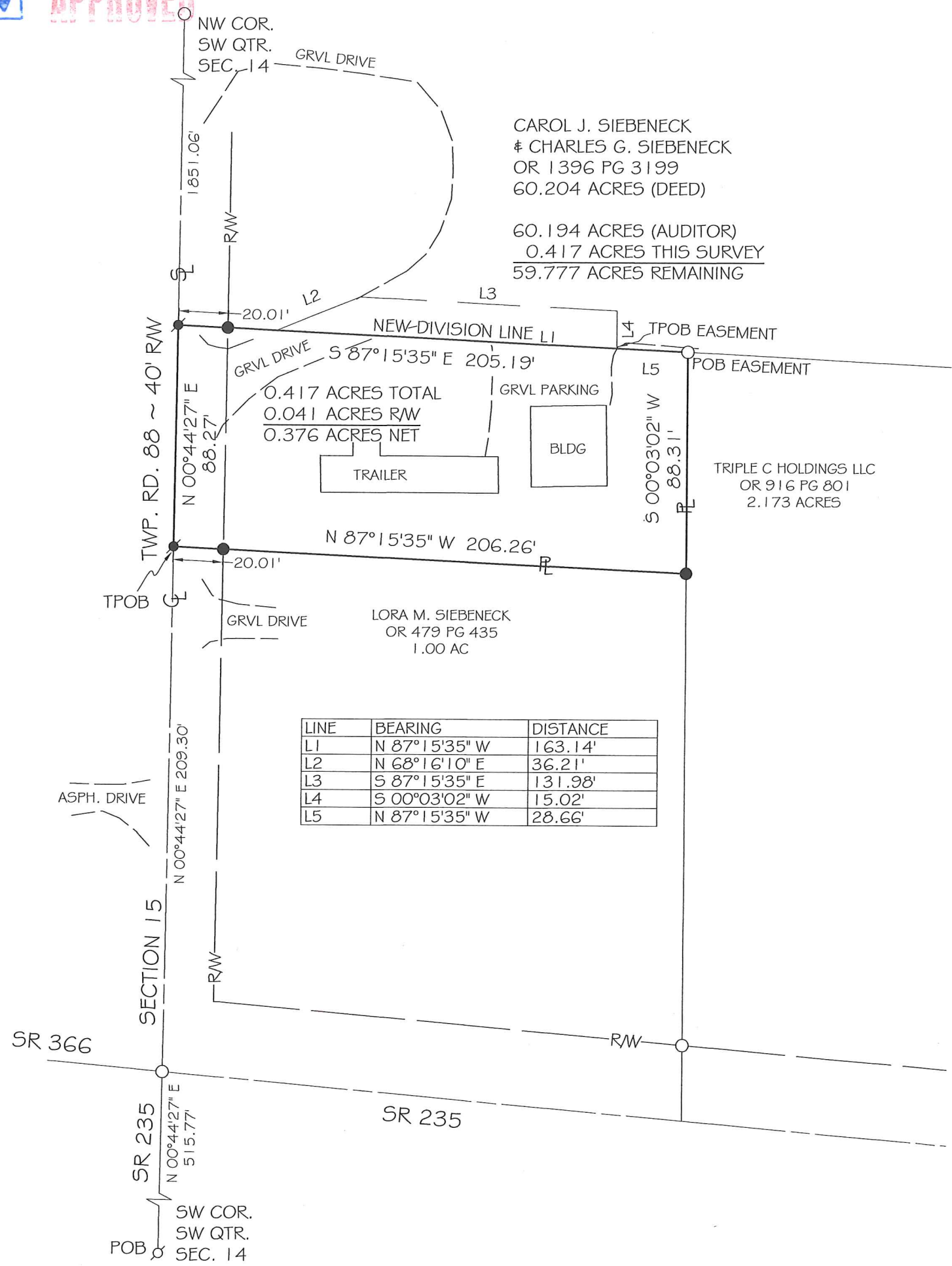


9-14-2024



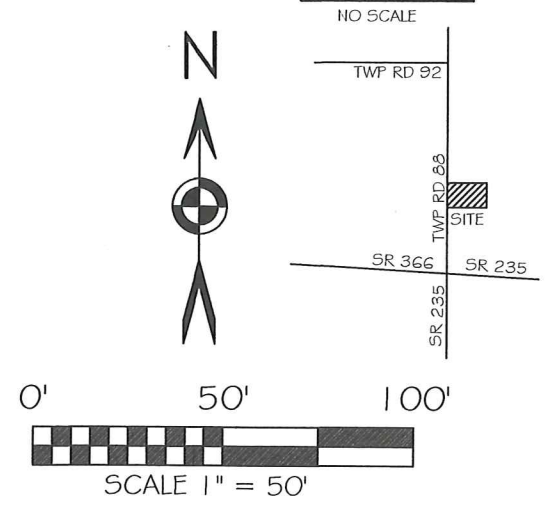
# SIEBENECK SURVEY

S.W. 1/4 SEC. 14, T 6S, R 8E  
STOKES TWP., LOGAN COUNTY, OHIO



LINE	BEARING	DISTANCE
L1	N 87°15'35" W	163.14'
L2	N 68°16'10" E	36.21'
L3	S 87°15'35" E	131.98'
L4	S 00°03'02" W	15.02'
L5	N 87°15'35" W	28.66'

### VICINITY MAP



BASIS OF BEARING: BEARINGS ARE BASED ON THE OHIO DEPARTMENT OF TRANSPORTATION V.R.S., OHIO STATE PLANE NORTH ZONE, 3401, NAD 83(2011 ADJ) WITH THE WEST LINE OF THE SOUTHWEST QUARTER BEING S 00°44'27" W.

### LEGEND

- 5/8x30" IRON PIN (SET) W/PINK PLASTIC CAP STAMPED "LOCK TWO 7988"
- MAG NAIL (SET)
- 5/8" IRON PIN (FOUND)
- MAG NAIL (FOUND)

### SURVEY REFERENCES

LEE SURVEY ~ JULY, 2006  
HOWBERT SURVEY ~ JUNE, 2019  
LEE SURVEY ~ JULY, 1976

### ACCESS MANAGEMENT NOTE:

TOWNSHIP ROAD 88 IS CLASSIFIED AS A LOCAL ROAD.  
MINIMUM DRIVE SPACING 250'.  
MINIMUM STOPPING SIGHT DISTANCE IS >495'.  
NO NEW DRIVE IS BEING PROPOSED AT THIS TIME.

INDEXED ON MAP  
5936

*Christopher S. Harmon*  
CHRISTOPHER S. HARMON P.S. #7988



8/15/24  
DATE:

SURVEY NOTE:  
I HEREBY STATE THAT THIS IS A TRUE AND ACCURATE SURVEY AS PERFORMED BY MYSELF. ALL ADJOINING OWNERS, FOUND MONUMENTS AND THEIR CONDITION ARE CURRENT AS OF THE TIME THE FIELD WORK WAS PERFORMED IN AUGUST, 2024 AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.

LOCK-TWO SURVEYING  
5166 LOCK TWO RD. NEW BREMEN, OH  
419-753-3332

#24062