



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.

OAKLEY (1.051 ACRE)

Lying in Section 30, Town 6, Range 8, Stokes Township, Logan County, Ohio.

Being out of the Paul F. Oakley 10.0 acre and 25.96 acre tracts as deeded and described in Volume 402, Page 963 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 5/8 inch iron rod found at the intersection of the west line of said Section 30 and the center-line of State Route 720.

THENCE, with the center-line of State Route 720, S 62°-30'-00" E, a distance of 422.98 feet to a 5/8 inch iron rod found at Station 266+11 per the Logan County Engineer's Field Book 559, Page 33.

THENCE, continuing with the center-line of State Route 720, S 60°-16'-08" E, a distance of 808.71 feet to a railroad spike set at the TRUE POINT OF BEGINNING.

THENCE, N 00°-24'-41" E, a distance of 273.36 feet to a 5/8 inch iron rod set.

THENCE, S 60°-16'-08" E, a distance of 192.00 feet to a 5/8 inch iron rod set.

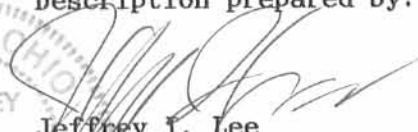
THENCE, with the west line of the James Oakley 24.23 acre tract (Vol. 283, Pg. 143), S 00°-24'-41" W, a distance of 273.36 feet to a railroad spike set.


THENCE, with the center-line of State Route 720, N 60°-16'-08" W, a distance of 192.00 feet to the point of beginning.

Containing 1.051 acre of which 0.132 acre is within the highway right-of-way.

The basis for bearings is based upon the center-line of State Route 720 lying west of said Station 266+11 being S 62°-30'-00" E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Company on April 15, 1992.

Description prepared by:


 Jeffrey I. Lee
 Professional Surveyor 6359
 April 20, 1992



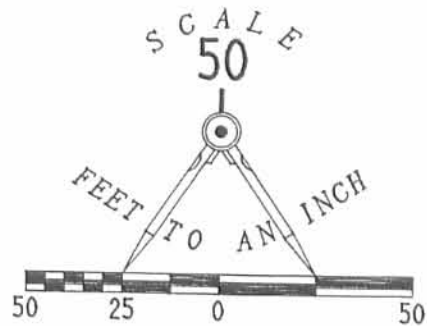
L 1894

ORIGINAL STAMP IN GREEN

INDEXED ON MAP
8682

1D

AUGLAIZE COUNTY SECTION LINE & C/L C.R. 17



PAUL F. OAKLEY
25.96 ACRES
VOL. 402. PG. 963

10.00 ACRES

STA. 266+11

720

1.051 ACRE
OF WHICH 0.132 ACRE
IS WITHIN THE HIGHWAY
RIGHT-OF-WAY

JAMES OAKLEY
24.23 AC.
VOL. 283. PG. 143

- LEGEND**
- 5/8" I. ROD FOUND
 - ⊕ RAILROAD SPIKE SET
 - 5/8" I. ROD SET

REFERENCES

LOGAN COUNTY ENGINEER'S RECORDS:
FIELD BOOK 559. PAGES 30-35

FILE R-4661
R-6168

SURVEY OF 1.051 ACRE OUT OF THE
PAUL F. OAKLEY 10.0 ACRE TRACT
AND 25.96 ACRE TRACT
VOLUME 402. PAGE 963
SECTION 30. TOWN 6. RANGE 8
STOKES TOWNSHIP
LOGAN COUNTY, OHIO



SURVEYED BY:
[Signature]
JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
APRIL 15, 1992

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

INDEXED ON MAP
8682 1P

5-17-10

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117 N. Madriver St.
Bellefontaine OH 43311



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surveys@lsminc.us

OAKLEY 44.898 ACRES

Lying in Section 30, Town 6 South, Range 8 East, Between the Miami Rivers Survey, Stokes Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being the remainder of the James K. Oakley original 25.96 acre tract and 10 acre tract and all of the 10 acre tract as deeded and described in Official Record 373, Page 894, Tract I, Tract II and Tract III, respectively, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found at the intersection of the center-lines of Ohio Route 720 (60 feet wide) and County Highway 17 (50 feet wide), being on the west line of Stokes Township, Logan County and said Section 30 and the east line of Clay Township, Auglaize County and Section 25, Town 6 South, Range 7 East;

THENCE, with said center-line of Ohio Route 720, the following two (2) courses:

1) S 62°-02'-24" E, a distance of 423.76 feet to a 5/8 inch iron rod found; and

2) S 59°-48'-09" E, a distance of 345.81 feet to a point at the **TRUE POINT OF BEGINNING**, said point being the southeast corner of the Timothy Roy Hardesty and Erika Hardesty 3-1/2 acre tract as deeded and described in Volume 388, Page 871 and the northeast corner of the Alan Boogher 32-1/2 acre tract as deeded and described in Official Record 293, Page 291, Tract II and on the west line of said 25.96 acre tract;

THENCE, with a common line to said 25.96 acre and 3-1/2 acre tracts, N 01°-12'04" E, a distance of 495.51 feet to a 5/8 inch iron rod set on the quarter Section line, being the northwest corner of said 25.96 acre tract and the northeast corner of said 3-1/2 acre tract and on the south line of the Alan Boogher 88.54 acre tract as deeded and described in Official Record 293, Page 286, Parcel (A), passing a 5/8 inch iron rod set at 34.30 feet;

THENCE, with a common line to said 25.96 acre, 10 acre (Tract II) and 88.54 acre tracts, S 89°-20'-49" E, a distance of 568.33 feet to a 5/8 inch iron rod set at the northeast corner of said 10 acre (Tract II) tract and the northwest corner of the Roxanna R. Shoffstall and Kenneth E. Shoffstall, Jr., Trustees, original 25-5/16 acre tract as deeded and described in Official Record 994, Page 704, Parcel 2;

THENCE, with a common line to said 10 acre and 26-5/16 acre tracts, S 00°-53'-04" W, a distance of 545.11 feet to a 5/8 inch iron rod set at the northeast corner of the William R. Wilt, III and Christina Wilt, 1.051 acre tract as deeded and described in Official Record 1279, Page 511;

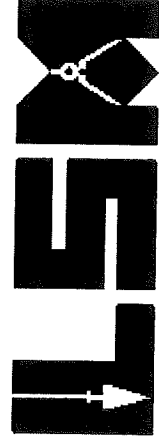
THENCE, with the north line of said 1.051 acre tract, N 59°-47'-45" W, a distance of 192.12 feet to a 5/8 inch iron rod set at the northwest corner to said 1.051 acre tract;

THENCE, with the west line of said 1.051 acre tract, S 00°-53'-04" W, a distance of 273.36 feet to a railroad spike found on the center-line of said Ohio Route 720 at the southwest corner of said 1.051 acre tract, passing a 5/8 inch iron rod set at 239.01 feet;

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THENCE, with the center-line of said Ohio Route 720, the south line of said 1.051 acre tract and partly with the south line of said 26-5/16 acre tract, S 59°-46'-21" E, a distance of 472.15 feet to a railroad spike found at Station 253+29 (Logan County Engineer's Field Book 559, Page 32), being the northeast corner of said 10 acre (Tract III) tract and the northwest corner of the Rhonda Forsythe, Trustee, 0.045 acre tract as deeded and described in Official Record 1124, Page 412, Tract II;

THENCE, with the easterly line of said 10 acre Tract III) tract and with the westerly lines of said 0.045 acre tract and the Rhonda Forsythe, Trustee, 11.693 acre tract as deeded and described in Official Record 1124, Page 412, Tract I, S 00°-33'-08" E, a distance of 1706.64 feet to a point on the south line of said Section 30 and the north line of Section 31, being in Muchinnippi Creek, at the southeast corner of said 10 acre (Tract III) tract and the southwest corner of said 11.693 acre tract and on a north line of the Jay J. Winner and Colleen M. Winner 331.962 acre tract as deeded and described in Official Record 820, Page 964, Parcel III, passing a ¾ inch iron pipe found at a distance of 34.53 feet and a 5/8 inch iron rod found at a distance of 1641.71 feet;

THENCE, with the common line to said Section 31 and said Section 30, being in Muchinnippi Creek, the southerly lines of said 10 acre (Tract III), 10 acre (Tract II) and 25.96 acre tracts and northerly lines of said 331.962 acre tract and the Alan Boogher 78.31 acre tract as deeded and described in Official Record 293, Page 291, Tract I, N 89°-08'-44" W, a distance of 869.89 feet to a point at the southwest corner of said 25.96 acre tract and the southeast corner of said 32-1/2 acre tract, said point referenced by a railroad spike found at a common westerly corner to Section 31 and Section 30 on the center-line of County Highway 17, bearing N 89°-08'-44"W, a distance of 656.70 feet;

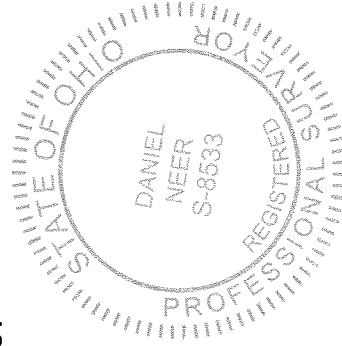
THENCE, with the common line to said 25.96 acre and 32-1/2 acre tract, N 01°-12'-04" E, a distance of 2164.55 feet to the **POINT OF BEGINNING**, passing 5/8 inch iron rods found at a distance of 191.13 feet and 2130.25 feet.

Containing 44.898 acres, more or less, of which 0.965 acre is within the highway right-of-way.


Iron rods set, where indicated, are 30 inches in length, 5/8 inch in diameter with an orange plastic I.D. cap stamped "L-8533."

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

The basis for bearings, described herein, is the center-line of Ohio Route 720 east of the intersection of the center-line of County Highway 17, being S 62°-02'-24" E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co. on March 5, 2018.



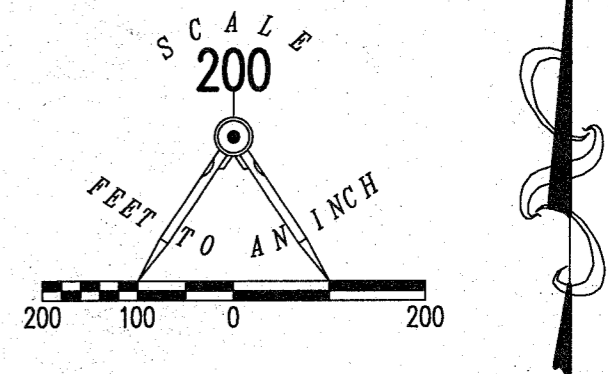
Description prepared by:


Daniel A. Neer
Professional Surveyor No. 8533
March 7, 2018

18940118

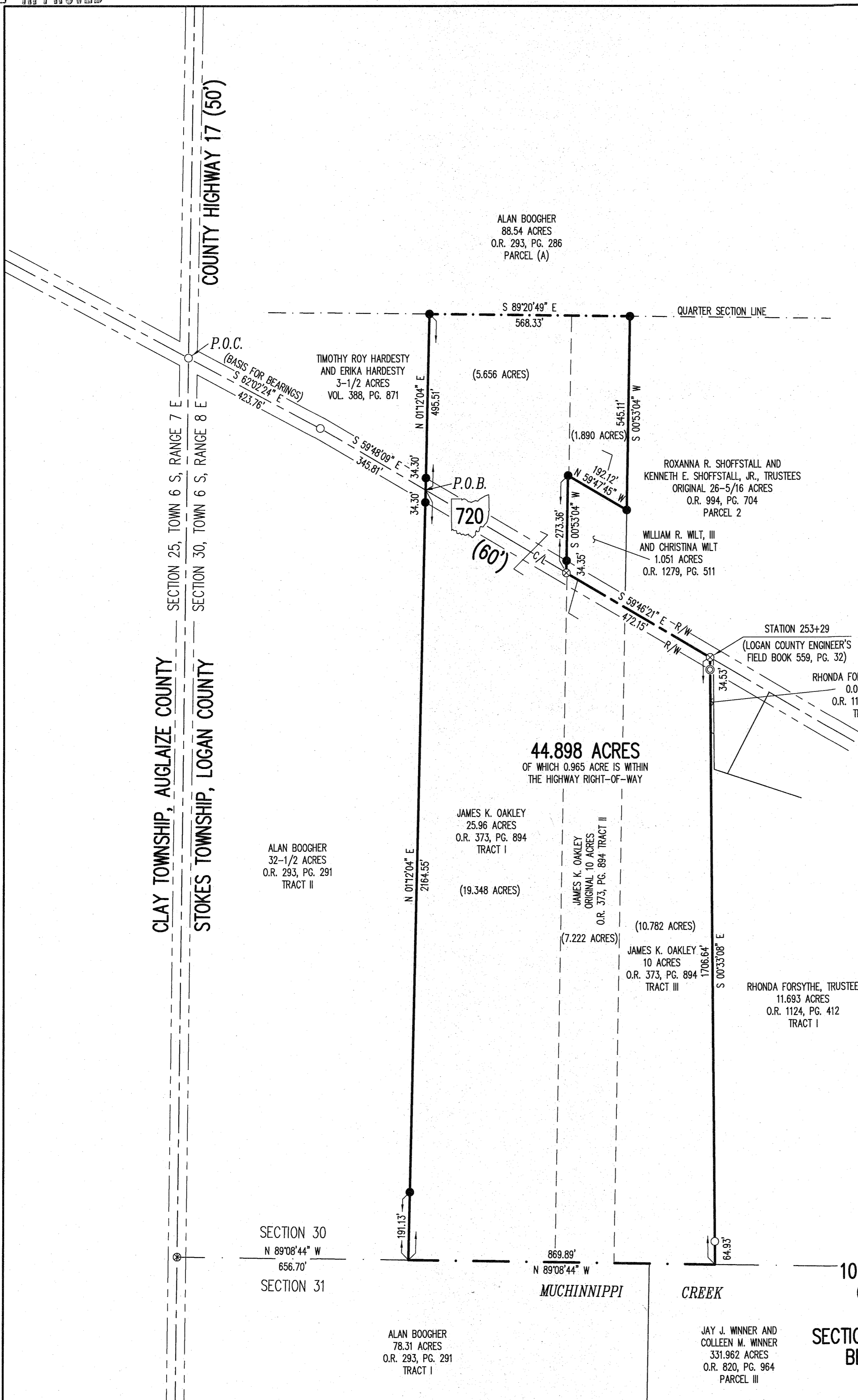
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9682



- LEGEND:**
- MONUMENT BOX FOUND
 - ⊗ RAILROAD SPIKE FOUND
 - ⊙ 3/4 INCH IRON PIPE FOUND
 - 5/8 INCH IRON ROD FOUND
 - 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "L-8533"
- R/W = RIGHT-OF-WAY
 C/L = CENTER-LINE
 P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 S = SOUTH
 E = EAST

- DEED & SURVEY REFERENCES:**
- VOL. 388, PG. 871
 - O.R. 293, PG. 286
 - O.R. 293, PG. 291
 - O.R. 373, PG. 894
 - O.R. 820, PG. 964
 - O.R. 994, PG. 704
 - O.R. 1124, PG. 412
 - O.R. 1279, PG. 511
- PLAT OF SURVEY BY JEFFREY I. LEE, P.S. 6359, ENTITLED "SURVEY OF 1.051 ACRE OUT OF THE PAUL F. OAKLEY 10.0 ACRE TRACT AND 25.96 ACRE TRACT DATED APRIL 15, 1992. LOGAN COUNTY MAP ROOM FILE R-8682
- PLAT OF SURVEY BY CRAIG C. PERRY, P.S. 7839, ENTITLED "PLAT OF A SURVEY IN THE SW 1/4 OF SECTION 30, T.6S, R.8E.", DATED 10-25-07. LOGAN COUNTY MAP ROOM FILE R-6331
- PLAT OF SURVEY BY JAMES M. KENT, P.S. 4664, ENTITLED "ALAN BOOGHER SURVEY", DATED JANUARY 11, 2006, REVISED AND CORRECTED JANUARY 25, 2006. LOGAN COUNTY MAP ROOM FILE R-6331
- PLAT OF SURVEY BY WILLIAM K. BRUCE, P.S. 7437, ENTITLED "SURVEY OF A 0.045 ACRE TRACT OUT OF THE ELLEN M. OAKLEY 0.68 ACRE TRACT", DATED AUGUST 23, 2012. LOGAN COUNTY MAP ROOM FILE R-4661
- PLAT OF SURVEY BY WILLIAM K. BRUCE, P.S. 7437, ENTITLED "SURVEY OF FOUR TRACTS OUT OF THE ELLEN M. OAKLEY, 0.68 ACRE TRACT, 0.58 ACRE TRACT AND 12.178 ACRE TRACT", DATED NOVEMBER 30, 2012. LOGAN COUNTY MAP ROOM FILE R-4661

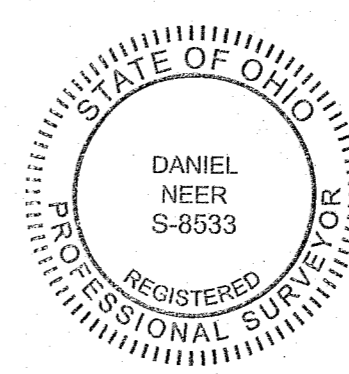


**RETRACEMENT SURVEY OF THE
 JAMES K. OAKLEY
 ORIGINAL 25.96 ACRE, ORIGINAL
 10 ACRE TRACT AND 10 ACRE TRACT
 OFFICIAL RECORD 373, PAGE 894
 TRACT I, TRACT II AND TRACT III
 SECTION 30, TOWN 6 SOUTH, RANGE 8 EAST
 BETWEEN THE MIAMI RIVERS SURVEY
 STOKES TOWNSHIP
 LOGAN COUNTY, OHIO**

BASIS FOR BEARINGS:
 THE BASIS FOR BEARINGS SHOWN HEREON IS THE CENTER-LINE OF OHIO ROUTE 720 EAST OF THE INTERSECTION OF THE CENTER-LINE OF COUNTY HIGHWAY 17, BEING S 62°02'24" E.

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

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



SURVEYED BY:

 DANIEL A. NEER
 PROFESSIONAL SURVEYOR NO. 8533
 MARCH 5, 2018

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 surveys@lsminc.us
 KSS D0118 18940118 L-1894-2

INDEXED ON MAP

6-6-18

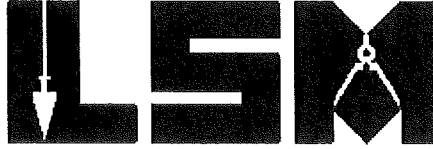
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APPROVED

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OAKLEY 44.831 ACRES

Lying in Section 30, Town 6 South, Range 8 East, Between the Miami Rivers Survey, Stokes Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being the remainder of the James K. Oakley original 25.96 acre tract and 10 acre tract and all of the 10 acre tract as deeded and described in Official Record 373, Page 894, Tract I, Tract II and Tract III, respectively, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found at the intersection of the center-lines of Ohio Route 720 (60 feet wide) and County Highway 17 (50 feet wide), being on the west line of Stokes Township, Logan County and said Section 30 and the east line of Clay Township, Auglaize County and Section 25, Town 6 South, Range 7 East;

THENCE, with said center-line of Ohio Route 720, the following two (2) courses:

- 1) S 62°-02'-24" E, a distance of 423.76 feet to a 5/8 inch iron rod found; and
- 2) S 59°-48'-09" E, a distance of 345.81 feet to a point at the **TRUE POINT OF BEGINNING**, said point being the southeast corner of the Timothy Roy Hardesty and Erika Hardesty 3-1/2 acre tract as deeded and described in Volume 388, Page 871 and the northeast corner of the Alan Boogher 32-1/2 acre tract as deeded and described in Official Record 293, Page 291, Tract II and on the west line of said 25.96 acre tract;

THENCE, with a common line to said 25.96 acre and 3-1/2 acre tracts, N 01°-12'04" E, a distance of 495.51 feet to a 5/8 inch iron rod set on the quarter Section line, being the northwest corner of said 25.96 acre tract and the northeast corner of said 3-1/2 acre tract and on the south line of the Alan Boogher 88.54 acre tract as deeded and described in Official Record 293, Page 286, Parcel (A), passing a 5/8 inch iron rod set at 34.30 feet;

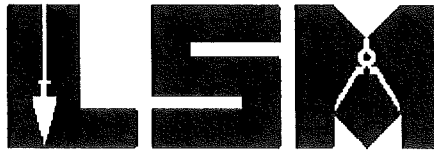
THENCE, with a common line to said 25.96 acre, 10 acre (Tract II) and 88.54 acre tracts, S 89°-20'-49" E, a distance of 568.33 feet to a 5/8 inch iron rod set at the northeast corner of said 10 acre (Tract II) tract and the

INDEXED ON MAP
5/6/87

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northwest corner of the Roxanna R. Shoffstall and Kenneth E. Shoffstall, Jr., Trustees, original 25-5/16 acre tract as deeded and described in Official Record 994, Page 704, Parcel 2;

THENCE, with a common line to said 10 acre and 26-5/16 acre tracts, S 00°-53'-04" W, a distance of 545.11 feet to a 5/8 inch iron rod set at the northeast corner of the William R. Wilt, III and Christina Wilt, 1.051 acre tract as deeded and described in Official Record 1279, Page 511;

THENCE, with the north line of said 1.051 acre tract, N 59°-47'-45" W, a distance of 192.12 feet to a 5/8 inch iron rod set at the northwest corner to said 1.051 acre tract;

THENCE, with the west line of said 1.051 acre tract, S 00°-53'-04" W, a distance of 273.36 feet to a railroad spike found on the center-line of said Ohio Route 720 at the southwest corner of said 1.051 acre tract, passing a 5/8 inch iron rod set at 239.01 feet;

THENCE, with the center-line of said Ohio Route 720, the south line of said 1.051 acre tract and partly with the south line of said 26-5/16 acre tract, S 59°-46'-21" E, a distance of 472.15 feet to a railroad spike found at Station 253+29 (Logan County Engineer's Field Book 559, Page 32), being the northeast corner of said 10 acre (Tract III) tract and the northwest corner of the Rhonda Forsythe, Trustee, 0.045 acre tract as deeded and described in Official Record 1124, Page 412, Tract II;

THENCE, with a common line to the easterly line of said 10 acre (Tract III) tract and the westerly line of said 0.045 acre tract, S 00°-22'-57" W, a distance of 209.84 feet to a 5/8 inch iron rod found, passing a 3/4 inch iron pipe found at a distance of 34.53 feet, being a northwest corner of the Rhonda Forsythe, Trustee, 11.693 acre tract as deeded and described in Official Record 1124, Page 412, Tract I;

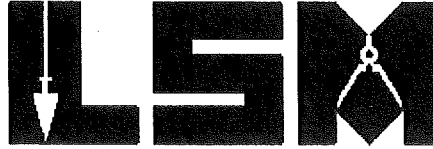
THENCE, with a common line to the easterly line of said 10 acre (Tract III) tract and the westerly line of said 11.693 acre tract, S 00°-40'-59" E, a distance of 1496.83 feet to a point on the south line of said Section 30 and the north line of Section 31, being in Muchinnippi Creek, at the southeast corner of said 10 acre (Tract III) tract and the southwest corner of said 11.693 acre tract and on a north line of the Jay J. Winner and Colleen M. Winner 331.962 acre tract as deeded and described in Official Record 820, Page 964, Parcel III, passing a 5/8 inch iron rod found at a distance of 1431.90 feet;

INDEXED ON MAP
0602

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THENCE, with the common line to said Section 31 and said Section 30, being in Muchinnippi Creek, the southerly lines of said 10 acre (Tract III), 10 acre (Tract II) and 25.96 acre tracts and northerly lines of said 331.962 acre tract and the Alan Boogher 78.31 acre tract as deeded and described in Official Record 293, Page 291, Tract I, N 89°-08'-44" W, a distance of 869.89 feet to a point at the southwest corner of said 25.96 acre tract and the southeast corner of said 32-1/2 acre tract, said point referenced by a railroad spike found at a common westerly corner to Section 31 and Section 30 on the center-line of County Highway 17, bearing N 89°-08'-44"W, a distance of 656.70 feet;

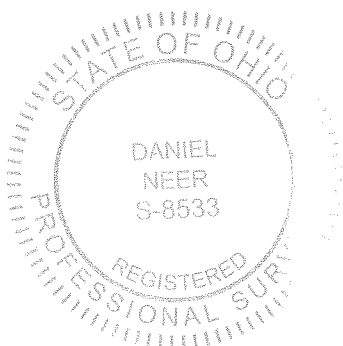
THENCE, with the common line to said 25.96 acre and 32-1/2 acre tract, N 01°-12'-04" E, a distance of 2164.55 feet to the **POINT OF BEGINNING**, passing 5/8 inch iron rods found at a distance of 191.13 feet and 2130.25 feet.

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The basis for bearings, described herein, is the center-line of Ohio Route 720 east of the intersection of the center-line of County Highway 17, being S 62°-02'-24" E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co. on March 5, 2018, Revised May 26, 2018.



Description prepared by:

D. Neer
Daniel A. Neer
Professional Surveyor No. 8533
May 26, 2018



18940118REV