

# 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

## MAAG 1.500 ACRES

Lying in Section 21, Town 6, Range 8, Stokes Township, Logan County, Ohio.

Being out of the Modestus J. Maag original 80.0 acre tract as deeded and described in Volume 312, Page 333, Tract II, of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a stone found in monument box at the southeast corner of Section 21 on the center-line of County Highway 87.

THENCE, with the south line of Section 21 and the center-line of County Highway 87, (40 feet wide), S 88°-48'-20" W, a distance of 1330.16 feet to a stone found in monument box at the TRUE POINT OF BEGINNING.

THENCE, with the south line of Section 21, S 88°-48'-20" W, a distance of 175.00 feet to a MAG nail set.

THENCE, N 1°-09'-49" W, a distance of 373.37 feet to a 5/8 inch iron rod set, passing the center-line of County Highway 87 at 0.03 feet and passing a 5/8 inch iron rod set at 20.03 feet.


THENCE, N 88°-48'-20" E, a distance of 175.00 feet to a 5/8 inch iron rod set.

THENCE, with the west line of the Alan Boogher 80.0 acre tract, (O.R. 293, Pg. 283), S 1°-09'-50" E, a distance of 373.37 feet to the point of beginning, passing a 5/8 inch iron rod set at 353.37 feet.

Containing 1.500 acres, of which 0.080 acre is within the highway right-of-way.

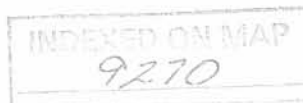
The basis for bearings is the south line of Section 21, being S 88°-48'-20" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on August 25, 1999.

Description prepared by:

  
Jeffrey I. Lee  
Professional Surveyor 6359  
August 26, 1999

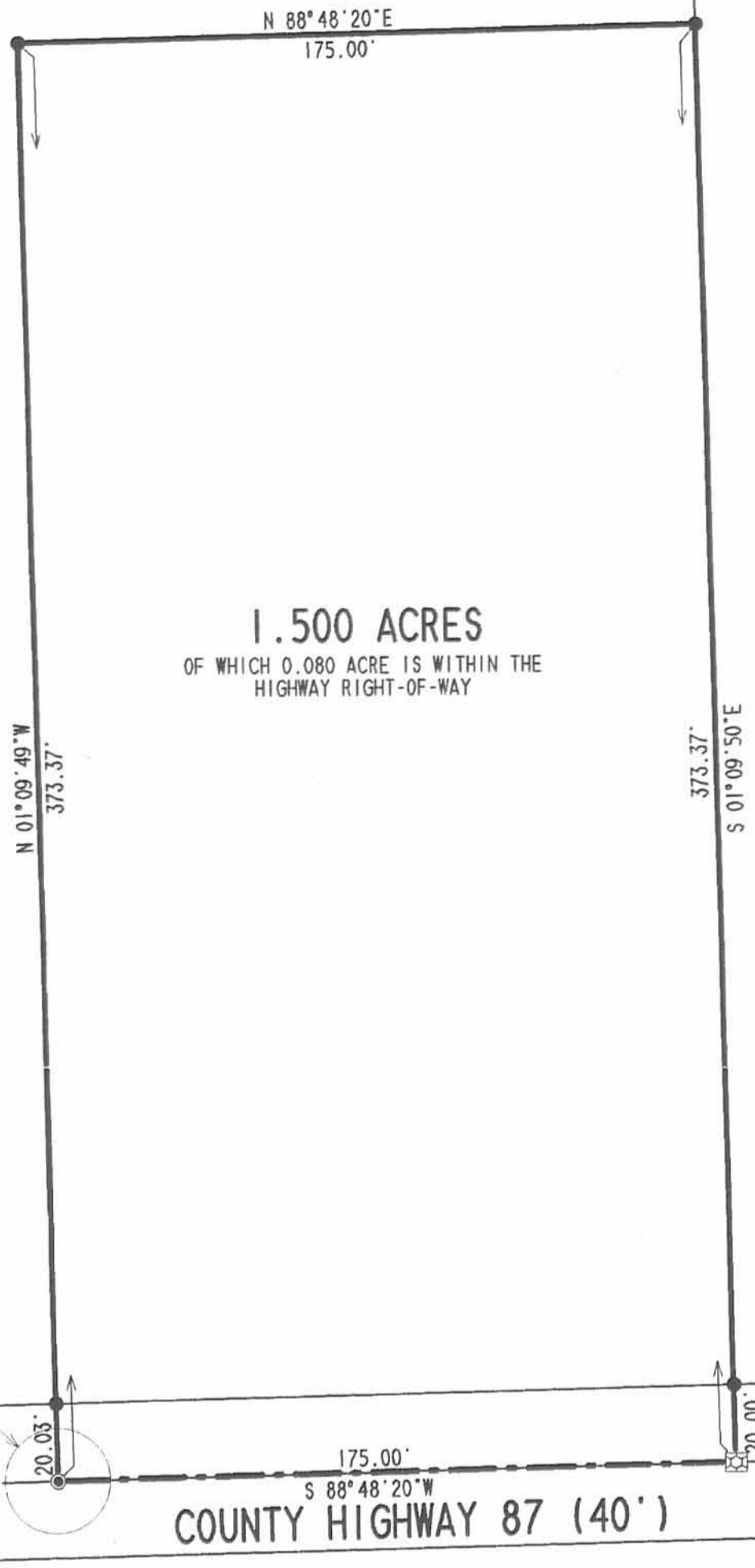
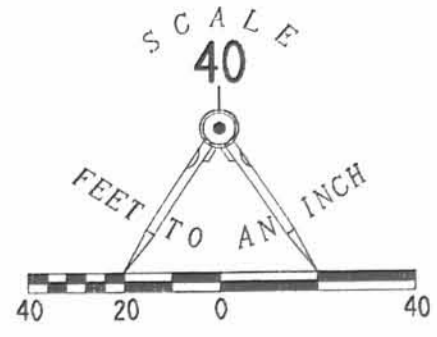


ORIGINAL STAMP IN GREEN



L-2794

MODESTUS J. MAAG  
 ORIG. 80.0 ACRES  
 VOL. 312, PG. 333  
 TRACT II



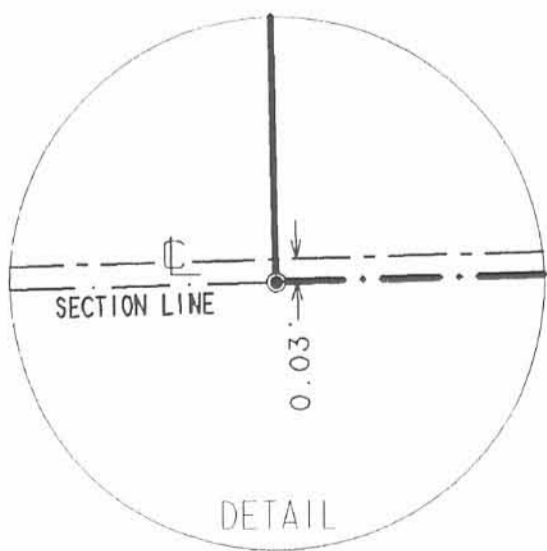
**1.500 ACRES**  
 OF WHICH 0.080 ACRE IS WITHIN THE  
 HIGHWAY RIGHT-OF-WAY

- LEGEND**
- 5/8" IRON ROD SET
  - ⊙ MAG NAIL SET
  - ⊠ STONE IN MONUMENT BOX FOUND

ALAN BOOGER AND  
 SALLY McTISH  
 80.0 ACRES  
 O.R. 293, PG. 283



SURVEY OF 1.500 ACRES OUT OF  
 THE MODESTUS J. MAAG  
 ORIGINAL 80.0 ACRE TRACT  
 VOLUME 312, PAGE 333, TRACT II  
 SECTION 21, TOWN 6, RANGE 8  
 STOKES TOWNSHIP  
 LOGAN COUNTY, OHIO



4P  
 INDEXED ON MAP  
 9270



ORIGINAL STAMP IN GREEN

SURVEYED BY:  
  
 JEFFREY I. LEE  
 PROFESSIONAL SURVEYOR 6359  
 AUGUST 25, 1999

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

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 CALL TOLL FREE **800-362-2764**  
 OHIO UTILITIES PROTECTION SERVICE.

## Survey for A. H. Smith

A. H. Smith	{ Flag & ch.
Lowell Smith	{ " "
Harry Smith	{ " "
Sam Miller	Axe & flag
Wm. C. Taylor	Axe & flag

9270

Dugger stone at S.E. & Shultz  
and S.W. Miller

A. Found stone and brick

B Found stone S.W. Miller

Ch. W.  $40 \frac{33}{12}$  to sect. cor. stone

Went N. to N.W. Miller S.W. on  
ch. south 40.22 as per H.S.D. Survey  
" " 40.14 to stone

Stone at S.W. Miller is a trifle  
south of line produced east  
from stone S.W. Miller of S.E. corner  
stone at S.W. cor. Sec. 21

Line east from B to A =  $5.89 \frac{1}{4} E$

ch. East from B 10.078 to  
stone at A.

ch. east from A 10.00 ch set stone

- 10.078
- 10.078
- 20.156
- 40.312
- 20.078
- 20.234

9270

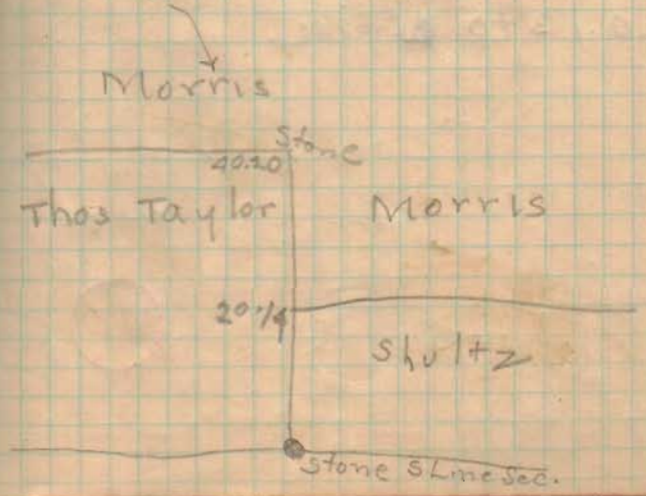
66 | 2654.5 | 140.22  
269  
145  
132  
130

39.82

LINE B  
W. LINE S.E. Qr. Sec. 21

20.1A at N.W. Miller Shultz  
40.20 to Morris wire fence  
to West.  
stone at N. side of end post

This stone is center of sect.  
21  
of



## LINE C

Ch. East from center Section.

Set stake at 20.00

old end post at 20.12

30. K. cse S.  $89\frac{1}{4}$  E

40.30 to End post at N.E

← A. M. Smith and N. W. & Morris

40.26 to L tree (see p. 143)

No stone

Half Dist: 20.13

Drove stake for corner 2' N.

of old post

Present: A. M. Smith, Harry Smith

Lowell Smith, Sam Miller, Wm. C.

Taylor same at Walnut tree ←

## LINE D

ch N. from N.E. ← Smith from tree

Set stake at 40.00

40.13 to  $\Phi$  pine

## LINE E

ch. W. from Sloans W. Line  
20.13 to Taylors W. Line.

ch. E. from Sloans W. Line

19.97 to

## LINE F

ch. N. from S.E. ← Sec 2-1

40.15 to tree

This tree taken as L tree

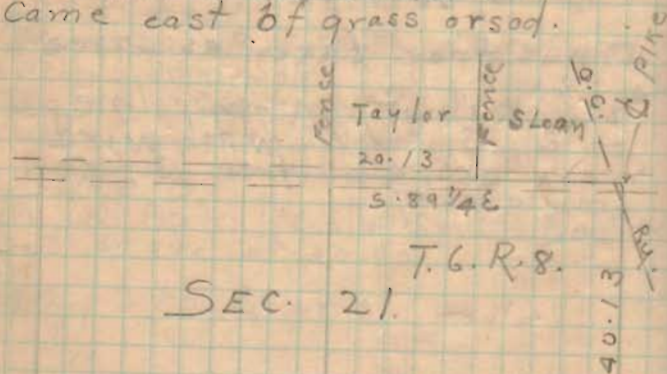
→ 12" Walnut in fence line  
to E, S, and W. with wire  
mark around tree 3 feet  
from ground.

## LINE F

Along W. Side Smith  
Offset 10' E.

Random Line S  $\frac{3}{4}$  W O.K. Ge. S. 51/2  
came out 22 lks E of Stone  
Total casting 7 lks  
Correction at Millers N.E.  $\perp$  =  
15 lks + 3  $\frac{1}{2}$  lks = 18  $\frac{1}{2}$  lks

set stake in Millers E. Line  
but not at his corner.  
Came east of grass or sod.



Stone + post 20.13 40 stone 26 20.13 COR. TAGE

12" Walnut with wire mark 3' from ground



9270

S.E. Sec 21

Gerald Herndon

2-7-10

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surveys@lsminc.us

## WISCHMEYER, TRUSTEE 119.991 ACRES

Lying in Section 21, Town 6 South, Range 8 East, Between the Miami River Survey, Stokes Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being all of the Dennis J. Wischmeyer, Trustee, 78.50 acre tract and 40 acre tract as deeded and described in Official Record 1082, Page 690, Tract II and Tract III and being more particularly described as follows:

Commencing at a stone found in a monument box at the southeast corner of said Section 21, at the intersection of the center-line of County Highway 87 (40 feet wide);

THENCE, with the south line of said Section 21 and the center-line of said County Highway 87, N 89°-04'-16"W, a distance of 1505.14 feet to a point at the southwest corner of the Mark Luzader 1.500 acre tract as deeded and described in Official Record 1068, Page 956, at the **TRUE POINT OF BEGINNING**, referenced by a MAG nail found bearing S 00°-57'-04"W, a distance of 0.24 feet;

THENCE, continuing with the south line of said Section 21 and the center-line of said County Highway 87, N 89°-04'-16"W, a distance of 1155.81 feet to a MAG nail set at the southeast corner of the Dennis J. Wischmeyer, Trustee, 160 acre tract as deeded and described in Official Record 1082, Page 690, Tract I and the southwest corner of the southeast quarter of said Section 21;

THENCE, with the east line of said 160 acre tract and the west line of the southeast quarter of said Section 21, N 01°-00'-23"E, a distance of 2652.47 feet to a 3/4 inch iron rod found at the center of said Section 21 at the common easterly corner of said 160 acre tract and the Thomas J. Finkenbine and Jill K. Finkenbine 40 acre tract as deeded and described in Official Record 1212, Page 437, Tract I, passing a 5/8 inch iron rod set at a distance of 20.00 feet;

THENCE, with the east line of said 40 acre tract and the west line of the northeast quarter of said Section 21, N 00°-25'-53"E, a distance of 1324.66 feet to a 5/8 inch iron rod set at the southwest corner of the Lloyd M. Seeley and Eileen E. Seeley 39-1/2 acre tract as deeded and described in Volume 357, Page 883;

THENCE, with the south line of said 39-1/2 acre tract, S 89°-01'-45"E, a distance of 1339.55 feet to a 5/8 inch iron rod set on the westerly line of the Kay Richard Taylor and Helen B. Taylor 73.117 acre tract as deeded and described in Official Record 132, Page 37, Tract II;

THENCE, with said westerly line, S 00°-56'-23"W, a distance of 1325.50 feet to a 5/8 inch iron rod found at the common westerly corner to said 73.117 acre tract and the Alan Boogher (1/4 interest) and Sally McTish (1/4 interest) 80 acre tract as deeded and described in Official Record 293, Page 283, Parcel 1;

THENCE, with the west line of said 80 acre tract, S 00°-56'-13"W, a distance of 2277.61 feet to a 5/8 inch iron rod set at the northeast corner of said 1.500 acre tract;

INDEXED ON MAP  
9270

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THENCE, with lines of said 1.500 acre tract, the following two (2) courses:

(1) N 89°-04'-23"W, a distance of 175.12 feet to a 5/8 inch iron rod found;

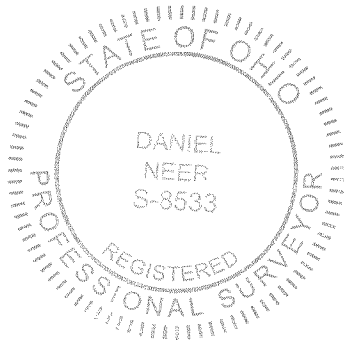
(2) S 00°-57'-04"W, a distance of 372.97 feet to the **POINT OF BEGINNING**, passing a 5/8 inch iron rod found at a distance of 353.33 feet.

Containing 119.991 acres, more or less, of which 0.531 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, described herein, is the south line of Section 21, being N 89°-04'-16"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co. on January 19, 2018.

Description prepared by:



A handwritten signature in cursive script, appearing to read 'D. Neer'.

Daniel A. Neer  
Professional Surveyor No. 8533  
January 30, 2018

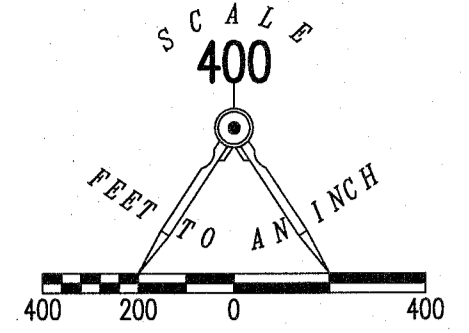
63320118



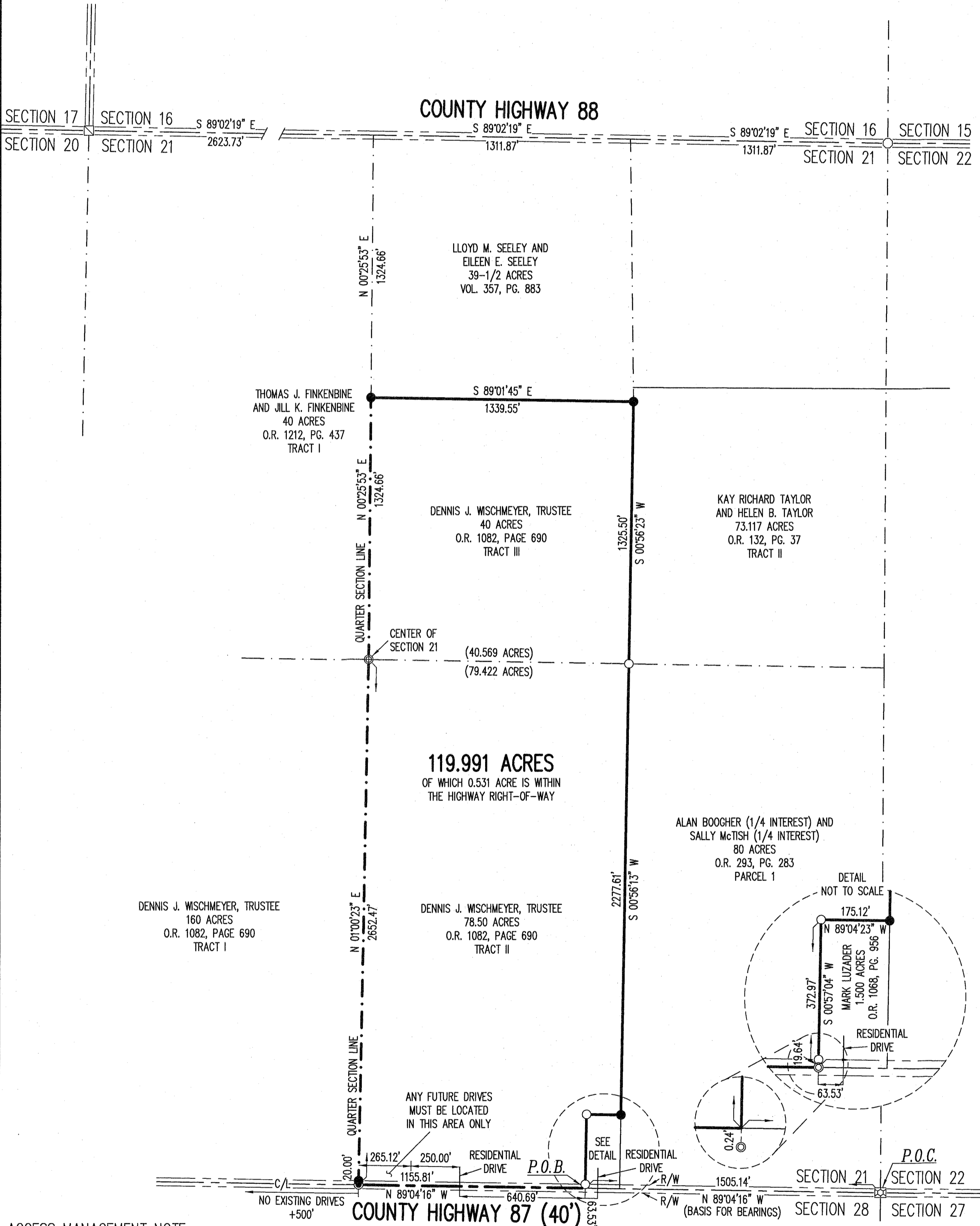


LEGEND:

- STONE FOUND IN A MONUMENT BOX
- MONUMENT BOX FOUND
- 3/4 INCH IRON BAR FOUND
- MAG NAIL FOUND
- MAG NAIL SET
- 3/4 INCH IRON ROD FOUND
- 5/8 INCH IRON ROD FOUND
- 5/8 INCH IRON ROD SET WITH PLASTIC CAP STAMPED "L-8533"
- R/W = RIGHT-OF-WAY
- C/L = CENTER-LINE
- = CENTER-LINE
- - - - = RIGHT-OF-WAY
- · - · - = SECTION LINE



RETRACEMENT SURVEY OF THE  
 DENNIS J. WISCHMEYER, TRUSTEE  
 78.500 ACRE TRACT  
 AND 40 ACRE TRACT  
 OFFICIAL RECORD 1082, PAGE 690  
 TRACT II AND TRACT III  
 SECTION 21,  
 TOWN 6 SOUTH, RANGE 8 EAST  
 BETWEEN THE MIAMI RIVER SURVEY  
 STOKES TOWNSHIP  
 LOGAN COUNTY, OHIO



**ACCESS MANAGEMENT NOTE:**  
 COUNTY HIGHWAY 87 IS CLASSIFIED AS A LOCAL ROAD.  
 MINIMUM DRIVE SPACING IS 250'  
 MINIMUM STOPPING SIGHT DISTANCE IS >495 (55 MPH)

**BASIS FOR BEARINGS:**  
 THE BASIS FOR BEARINGS SHOWN HEREON IS  
 THE SOUTH LINE OF SECTION 21, BEING  
 N 89°04'16" W.

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

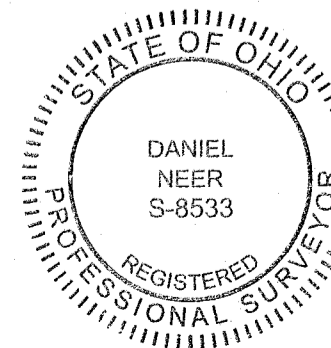
**DEED AND SURVEY REFERENCES:**

- VOL. 357, PG. 883
- O.R. 132, PG. 27
- O.R. 293, PG. 283
- O.R. 1082, PG. 690
- O.R. 1212, PG. 437

PLAT OF SURVEY BY  
 JEFFREY I. LEE, P.S. 6359,  
 ENTITLED "SURVEY OF 1.500  
 ACRES OUT OF THE MODESTUS  
 J. MAAG ORIGINAL 80.0 ACRE  
 TRACT", DATED AUGUST 25, 1999.

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OHIO UTILITIES PROTECTION SERVICE

SURVEYED BY:



*D. A. Neer*  
 DANIEL A. NEER  
 PROFESSIONAL SURVEYOR NO. 8533  
 JANUARY 19, 2018

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