

# Lee Surveying and Mapping Co.



Far • Lot Surveys • Topography • Subdivisions • Construction Layout

855 EAST SANDUSKY AVENUE  
BELLEFONTAINE, OHIO 43111

(513) 593-5780

CLAYTON M. LEE, P.S.  
JEFFREY I. LEE, P.S.

## RUBY E. PATRICK SURVEY

Lying in V.M.S. 9679, Zane Township, Logan County, Ohio.

Being off the north side of that 65.5 acre tract lying in the name of Ruby Patrick as deeded and recorded in Volume 359, Page 226, Tract 2, of the Logan County Records of Deeds and more particularly described as follows:

Beginning at a bolt set on the center-line of County Road 15, marking the northwest corner of the said 65.5 acres and being a distance of 1688 feet southeasterly along said center-line from the intersection with the center-line of State Route 287.

THENCE, with the north line of said 65.5 acres, N 82°-39'-40" E, a distance of 884.43 feet to an iron rod set on the northeast corner of said 65.5 acres.

THENCE, with the east line of said 65.5 acre tract, the same being the west line of a 54.41 acre tract (Volume 369, Page 249), S 24°-46'-15" E, a distance of 551.52 feet to an iron rod set in a fence line.

THENCE, S 74°-15'-50" W, a distance of 971.95 feet to a bolt set on the center-line of County Road 15.

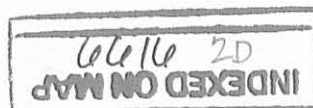
THENCE, with said center-line, N 14°-43' W, a distance of 351.36 feet to a railroad spike found marking an angle in said center-line.

THENCE, continuing with said center-line, N 15°-00' W, a distance of 322.54 feet to the point of beginning. Containing 12.853 acres.

Last previous deed reference: Volume 359, Page 226, Tract 2.

Surveyed by:

  
Clayton M. Lee  
Reg. Surveyor No. 6181  
April, 1981





SCALE ~ 1" = 400'

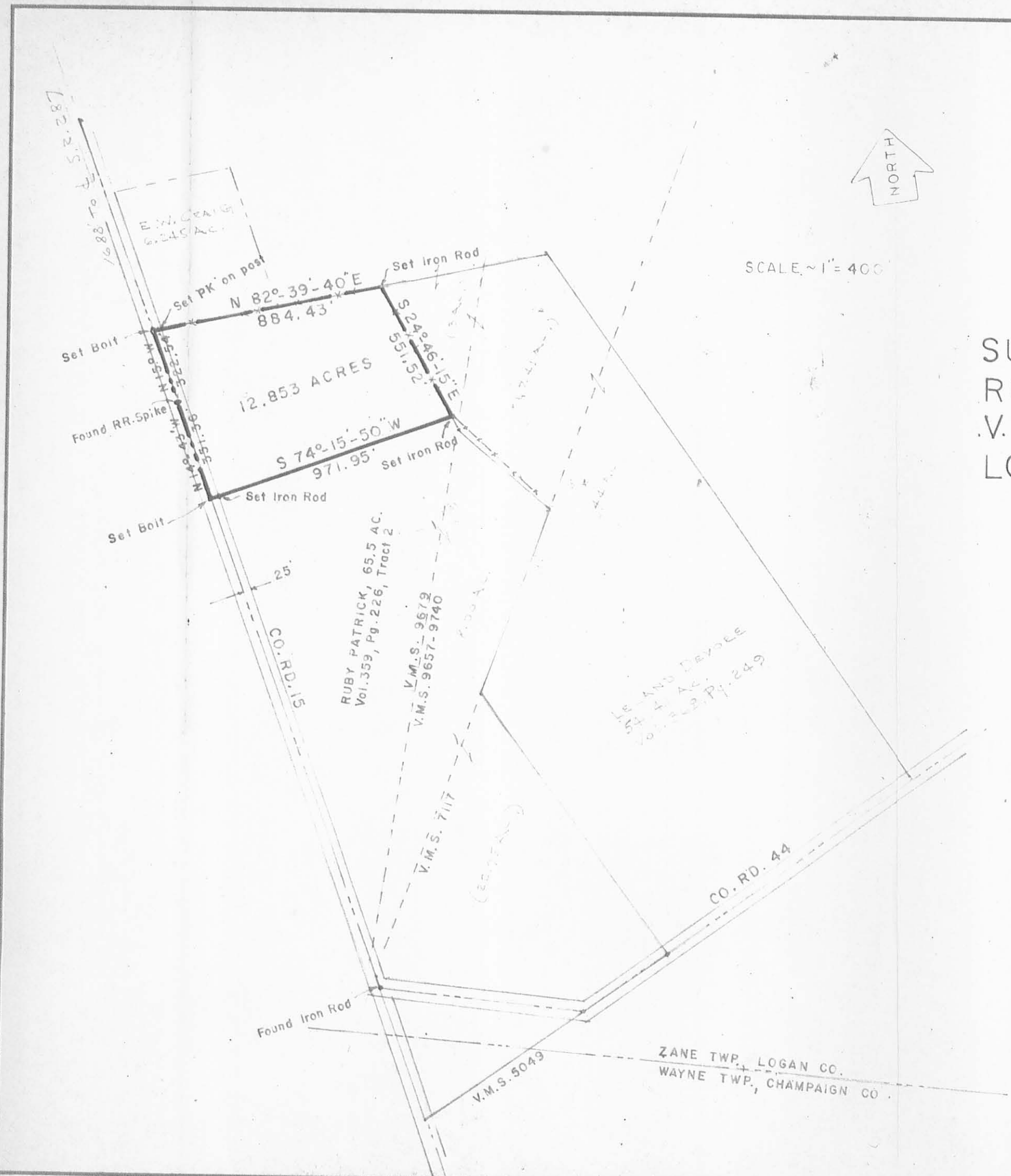
# SURVEY OF 12.853 ACRES OUT OF THE RUBY E. PATRICK 65.5 AC. TRACT (Vol. 359, Pg. 226) V.M.S. 9679, ZANE TOWNSHIP, LOGAN COUNTY, OHIO

BY: Clyde M. Lee  
Reg. Surveyor 6181  
Apr. 1981

6616 2P

INDEXED ON MAP

TOLERANCES (EXCEPT AS NOTED)	REVISIONS			LEE SURVEYING & MAPPING CO. 855 E. Sandusky Ave. BELLEFONTAINE, OHIO 43311 (513) 593-5780		
	NO.	DATE	BY			
DECIMAL	1			DRAWN BY	SCALE 1" = 400'	MATERIAL
±	2					
FRACTIONAL	3			CHK'D	DATE	DRAWING NO.
±	4			TRACED	APP'D	L-816-3
ANGULAR	5					
±						



# Lee Surveying and Mapping Co.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

855 EAST SANDUSKY AVENUE  
BELLEFONTAINE, OHIO 43311

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CLAYTON M. LEE, P.S.  
JEFFREY I. LEE, P.S.

## PATRICK TO WELTY

Lying in V.M.S. 9679 and V.M.S. 9657-9740, Zane Township, Logan County, Ohio.

Being out of that original 65.5 acres deeded and described in Volume 359, Page 226 of the Logan County Records of Deeds and more particularly described as follows:

Beginning at a bolt found on the center-line of County Road 15, being southerly along said center-line a distance of 673.9 feet from the northwest corner of said original 65.5 acres and marking the southwest corner of a 12.853 acre tract previously deeded from said 65.5 acres (Volume 392, Page 580).

THENCE, with the south line of said 12.853 acres, N 74°-15'-50" E, a distance of 971.95 feet to an iron rod found on the west line of the Leland Devore land (Volume 369, Page 249) marking the southeast corner of said 12.853 acres.

THENCE, with the said west line of the Devore land, S 43°-22'-50" E, a distance of 491.59 feet to a corner stone found on the east line of V.M.S. 9657-9470 marking the most easterly corner of said 65.5 acres.


THENCE, S 78°-26'-35" W, a distance of 1209.43 feet to a harrow tooth set on the center-line of said County Road 15.

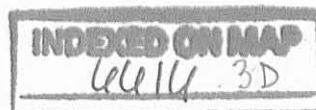
THENCE, with said road center-line, N 14°-43' W, a distance of 347.39 feet to the point of beginning. Containing 9.674 acres, of which 7.564 acres lie in V.M.S. 9679 and 2.11 acres lie in V.M.S. 9657-9740.

Last previous deed records: Volume 359, Page 226.  
Volume 392, Page 580.



Prepared by:

  
Clayton M. Lee  
Reg. Surveyor No. 6181  
12-16-81





## DESCRIPTION OF 38.477 ACRES

Situated in the State of Ohio, County of Logan, Township of Zane, in V.M.S. 7117, 9657, 9740, and 9679, of "The Virginia Military District - 1784", being a new survey of part of a 41.254 acres tract as conveyed to Betty Jo Welty by Official Records Volume 159, Page 383 of the Logan County Recorder's Office, and being bounded and described as follows:

Beginning at a 1" iron pin found in the centerline intersection of County Road No. 15 and County Road No. 44 (Note: Reference bearing on the centerline of County Road No. 15 to the north of County Road No. 44 used as North 17°30'00" West as shown on the road note of County Road 15.);

Thence, from said Point of Beginning and running with the centerline of County Road No. 15 (50' wide R/W) and the west line of V.M.S. 7117, North 17°30'00" West a distance of 31.17 feet to a railroad spike found at the common corner of V.M.S. Surveys 7117, 9657, 9740, 9679, 3230, 3231, and 10425;

Thence, continuing with the centerline of County Road No. 15 (50' wide R/W) and the west line of V.M.S. 9679, North 17°30'00" West a distance of 1,597.11 feet to a railroad spike found at the southwest corner of a 9.674 acres tract as conveyed to Jerry L. Welty by Deed Volume 395, Page 146 of the Logan County Recorder's Office;

Thence, leaving the road with the south line of said Jerry L. Welty property, North 75°28'35" East a distance of 1,209.43 feet to an iron pin set in the east line of V.M.S. 9657 and 9740, passing through a 5/8" iron pin found capped "Lee PS-6359" at a distance of plus 25.00 feet and passing through an iron pin set in the east line of V.M.S. 9679 and the west line of V.M.S. 9657 and 9740 at a distance of plus 858.06 feet, respectively;

Thence, with the east line of V.M.S. 9657 and 9740, the north line of V.M.S. 7117, and the west line of an original 54.41 acres tract as conveyed to Karen E. Haas by Tract II of Official Records Volume 165, Page 183 of the Logan County Recorder's Office, South 20°42'35" West a distance of 770.55 feet to an iron pin set;

Thence, leaving the V.M.S. line and continuing with the west line of said Karen E. Haas property, South 34°39'50" East a distance of 1,226.15 feet to a mag. nail set in the centerline of County Road No. 44 and in the south line of V.M.S. 7117, passing through two iron pins set at distances of plus 1,076.15 feet and plus 1,176.15 feet, respectively;

Thence, with the centerline survey of County Road No. 44 (60' wide R/W), the south line of V.M.S. 7117, and the north line of V.M.S. 5049 and 5043, South 57°02'33" West a distance of 396.53 feet to a 1" iron pin found, passing through a 3/4" bolt found at a distance of plus 277.87 feet;

Thence, continuing with the centerline survey of County Road No. 44 (60' wide R/W) and leaving the V.M.S. line, North 83°27'04" West a distance of 107.00 feet to a 3/4" bolt found near the centerline of pavement of County Road No. 44 and being at the northwest corner of a 1.719 acres tract as conveyed to Eric M. Svenson, et. ux. by Official Records Volume 261, Page 132 of the Logan County Recorder's Office and by Official Records Volume 164, Page 116 of the Champaign County Recorder's Office;

Thence, continuing with the centerline survey of County Road No. 44 (60' wide R/W), North 83°27'04" West a distance of 671.41 feet to The Point of Beginning;

Containing 38.477 acres, more or less, of which 1.742 acres are in the right-of-way of roads:

15.709 acres are out of V.M.S. 9679,

6.433 acres are out of V.M.S. 9657 and 9740, and

16.335 acres are north of C. R. 44 out of V.M.S. 7117.



Page 2 of 2  
Description of 38.477 acres

Subject to all legal right-of-ways, easement, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of County Road No. 15.

Subject to the right-of-way of County Road No. 44.

Subject to the 100-Year Flood Plain restrictions, if applicable.

All iron pins set are 5/8" x 30" rebar capped and labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the centerline of County Road No. 15 to the north of County Road No. 44 used as North 17°30'00" West as shown on the road survey of County Road 15 in Logan County Field Book 558, Page 36.

A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on an actual field survey of July 9, 2000; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume 159, Page 383 Logan County Recorder's Office

Surveyor: Roger W. Claus  
Date: 07-25-00



INDEXED ON MAP  
6616 4D-2







## DESCRIPTION OF GRASS WATERWAY AND DRAINAGE EASEMENT

Situated in the State of Ohio, County of Logan, Township of Zane, in V.M.S. 7117, 9657, 9740, and 9679, of "The Virginia Military District - 1784". Being a permanent grass waterway and drainage easement out of a 38.477 acres tract as conveyed to Bruner Land Company, Inc. by Official Records Volume 465, Page 689 of the Logan County Recorder's Office. Said easement being bounded and described as follows:

Commencing for Reference at a 1" iron pin found in the centerline intersection of County Road No. 15 and County Road No. 44 (Note: Reference bearing on the centerline of County Road No. 15 to the north of County Road No. 44 used as North 17°30'00" West as shown on the road note of County Road 15.);

Thence, with the centerline of County Road No. 15 (50' wide R/W) and the west line of V.M.S. 7117, North 17°30'00" West a distance of 31.17 feet to a railroad spike found at the common corner of V.M.S. Surveys 7117, 9657, 9740, 9679, 3230, 3231, and 10425;

Thence, continuing with the centerline of County Road No. 15 (50' wide R/W) and the west line of V.M.S. 9679, North 17°30'00" West a distance of 1,125.25 feet to a point, being **THE TRUE POINT OF BEGINNING** for this description;

Thence, from said Point of Beginning and continuing with the centerline of County Road No. 15 (50' wide R/W) and the west line of V.M.S. 9679, North 17°30'00" West a distance of 56.86 feet to a point;

Thence, leaving the road, South 79°03'47" East a distance of 28.43 feet to a point in the east right-of-way line of County Road No. 15;

Thence, with the east right-of-way line of County Road No. 15, North 17°30'00" West a distance of 245.00 feet to an iron pin set, passing through an iron pin set at a distance of plus 54.62 feet;

Thence, leaving the road right-of-way line, South 70°56'36" East a distance of 31.12 feet to an iron pin set;

Thence North 74°40'38" East a distance of 10.00 feet to a point;

Thence, running parallel to the east right-of-way line of County Road No. 15, South 17°30'00" East a distance of 245.03 feet to a point, passing through an iron pin set at a distance of plus 183.94 feet;

Thence South 79°03'47" East a distance of 55.30 feet to a point;

Thence South 57°46'33" East a distance of 626.95 feet to a point, passing over the east line of V.M.S. 9679 and the west line of V.M.S. 9657 - 9740 at a distance of plus 478.99 feet and passing over the east line of V.M.S. 9657 - 9740 and the west line of V.M.S. 7117 at a distance of plus 621.96 feet, respectively;

Thence South 74°46'39" East a distance of 452.21 feet to an iron pin set in the west line of an original 54.41 acres tract as conveyed to Karen E. Haas by Tract II of Official Records Volume 165, Page 183 of the Logan County Recorder's Office;

Thence, with the west line of said Karen E. Haas property, South 34°39'50" East a distance of 131.92 feet to an iron pin set;

Thence, leaving the Haas property line, North 74°46'39" West a distance of 537.36 feet to a point, passing through an iron pin set at a distance of plus 251.75 feet;

66616 5D-1



Description of grass waterway and drainage easement

Thence South 18°20'02" East a distance of 373.04 feet to a point, passing through two iron pins set at distances of plus 148.02 feet and plus 338.04 feet, respectively;

Thence South 72°30'00" West a distance of 161.50 feet to a point;

Thence North 00°03'41" West a distance of 36.68 feet to an iron pin set;

Thence North 72°30'00" East a distance of 115.00 feet to a point;

Thence North 18°20'02" West a distance of 380.04 feet to a point, passing over the west line of V.M.S. 7117 and the east line of V.M.S. 9657-9740 at a distance of plus 339.92 feet;

Thence North 72°30'00" East a distance of 35.00 feet to an iron pin set, passing over the west line of V.M.S. 7117 and the east line of V.M.S. 9657-9740 at a distance of plus 32.16 feet;

Thence North 57°46'33" West a distance of 625.03 feet to a point, passing over the west line of V.M.S. 7117 and the east line of V.M.S. 9657-9740 at a distance of plus 2.27 feet, passing over the west line of V.M.S. 9657-9740 and the east line of V.M.S. 9679 at a distance of plus 136.41 feet, and passing through an iron pin set at a distance of plus 364.47 feet, respectively;

Thence North 79°03'47" West a distance of 87.06 feet to The Point of Beginning;

Containing 2.446 acres, more or less, of which 0.033 acre is in the right-of-way of public roads:

- 0.871 acres are out of V.M.S. 9679,
- 0.174 acres are out of V.M.S. 9657 and 9740, and
- 1.401 acres are out of V.M.S. 7117.

Subject to all legal right-of-ways, easement, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of County Road No. 15.

Subject to the 100-Year Flood Plain restrictions, if applicable.

All iron pins set are 5/8" x 30" rebar capped and labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the centerline of County Road No. 15 to the north of County Road No. 44 used as North 17°30'00" West as shown on the road survey of County Road 15 in Logan County Field Book 558, Page 36.

A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on an actual field survey of November 1, 2000; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Surveyor: Roger W. Claus  
 Date: 02-22-01

6616 SD-2





# SURVEY PLAT FOR A. AND J. LAND CO., INC.

NEW SURVEY OF  
GRASS WATERWAY AND  
DRAINAGE EASEMENT FOR  
A. AND J. LAND CO., INC.  
2.446 ACRES EASEMENT, OF WHICH:  
(0.033 ACRE IS IN R/W OF ROAD)  
0.871 ACRE IS IN V.M.S. 9679  
0.174 ACRE IS IN V.M.S. 9657 - 9740  
1.401 ACRE IS IN V.M.S. 7117

CURRENT LAND OWNER  
BRUNER LAND CO., INC.  
O.R. VOL. 465, PG. 689  
TOTAL FARM = 38.477 ACRES  
AS PER NEW SURVEY

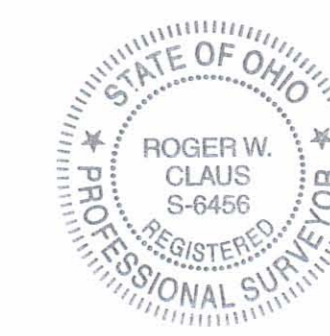
SITUATED IN THE STATE OF OHIO, BEING COUNTY  
OF LOGAN, TOWNSHIP OF ZANE, IN V.M.S. SURVEY  
NO. 7117, 9657, 9740, AND 9679, OF "THE VIRGINIA  
MILITARY DISTRICT - 1784"

### PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP "NORTH LEWISBURG"
- (4) U.S.G.S. QUAD. MAP "KINGS CREEK"
- (5) ASCS AERIAL PHOTO
- (6) LOGAN CO. SURVEY RD. 15 FROM RD. 44 TO S.H. 607  
F.B. 558, PG. 36 AND F.T. RECORD 5, PG. 441
- (7) SURVEY PLAT BY CLAYTON M. LEE (3-17-81)
- (8) SURVEY PLAT BY CLAYTON M. LEE (5-81)
- (9) SURVEY PLAT BY CLAYTON M. LEE (7-11-79)
- (10) SURVEY PLAT BY LESLIE H. GEESLIN (6-24-99)
- (11) SURVEY PLAT BY PAUL R. CLAPSADDLE (10-2-74)
- (12) V.M.S. SURVEY 3230 (SURVEY RECORD "C", PG. 24)
- (13) V.M.S. SURVEY 9657 AND 9740 (DEC. 1, 1818)
- (14) V.M.S. SURVEY 5049 (JAN. 22, 1807)
- (15) V.M.S. SURVEY 7117 (MAY 25, 1832)
- (16) V.M.S. SURVEY 3230 (JUNE 1, 1798)
- (17) V.M.S. SURVEY 5049 (JAN. 22, 1807)
- (18) V.M.S. SURVEY 3231 (NOV. 7, 1823)
- (19) V.M.S. INDEX MAP IN CHAMPAIGN CO., WAYNE TWP.
- (20) ROAD R/W MAP OF ROAD 44 LOGAN CO.  
MILEAGE LOG POINT 0.00 TO 4.24

- ▲ = MAG. NAIL SET
- = STEEL MONUMENT BOX FOUND IN ROAD  
"LOGAN COUNTY ENGINEER"
- ⊙ = 5/8" IRON PIN FOUND CAPPED "S-6034"
- ⊗ = 1" IRON PIN FOUND UNCAPPED.
- ⊘ = 3/4" IRON PIN FOUND UNCAPPED.
- ⊙ = 5/8" IRON PIN FOUND UNCAPPED.
- = 3/4" STEEL BOLT FOUND
- ⊙ = 1/2" X 30" IRON PIN FOUND CAPPED "CLAUS 6456".
- ⊙ = 5/8" X 30" IRON PIN SET CAPPED "CLAUS 6456"
- ⊙ = 1/2" IRON PIN FOUND UNCAPPED.
- ⊙ = 5/8" IRON PIN FOUND CAPPED "L. GEESLIN S-5248"
- ⊙ = 5/8" IRON PIN FOUND CAPPED "LEE PS-6359"
- ⊙ = 5/8" IRON PIN FOUND CAPPED "CLAPSADDLE RS-6140"
- ⊕ = CONCRETE MONUMENT FOUND
- ⊕ = MARKED STONE FOUND.
- = UN-MARKED STONE FOUND
- + = SURVEY ANGLE POINT
- ▲ = RAILROAD SPIKE SET
- ▲ = RAILROAD SPIKE FOUND.
- ⊙ = TREE WITH WIRE FOUND
- - - = EXISTING PROPERTY LINES
- x - = FENCE EVIDENCE FOUND
- = LINES OF THIS SURVEY

SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS,  
RESERVATIONS, AND ZONING REGULATIONS OF RECORD.  
SUBJECT TO 100 YEAR FLOOD PLAIN RESTRICTIONS, IF APPLICABLE.  
SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND  
ACCURATE TITLE SEARCH.



### SURVEYORS CERTIFICATION:

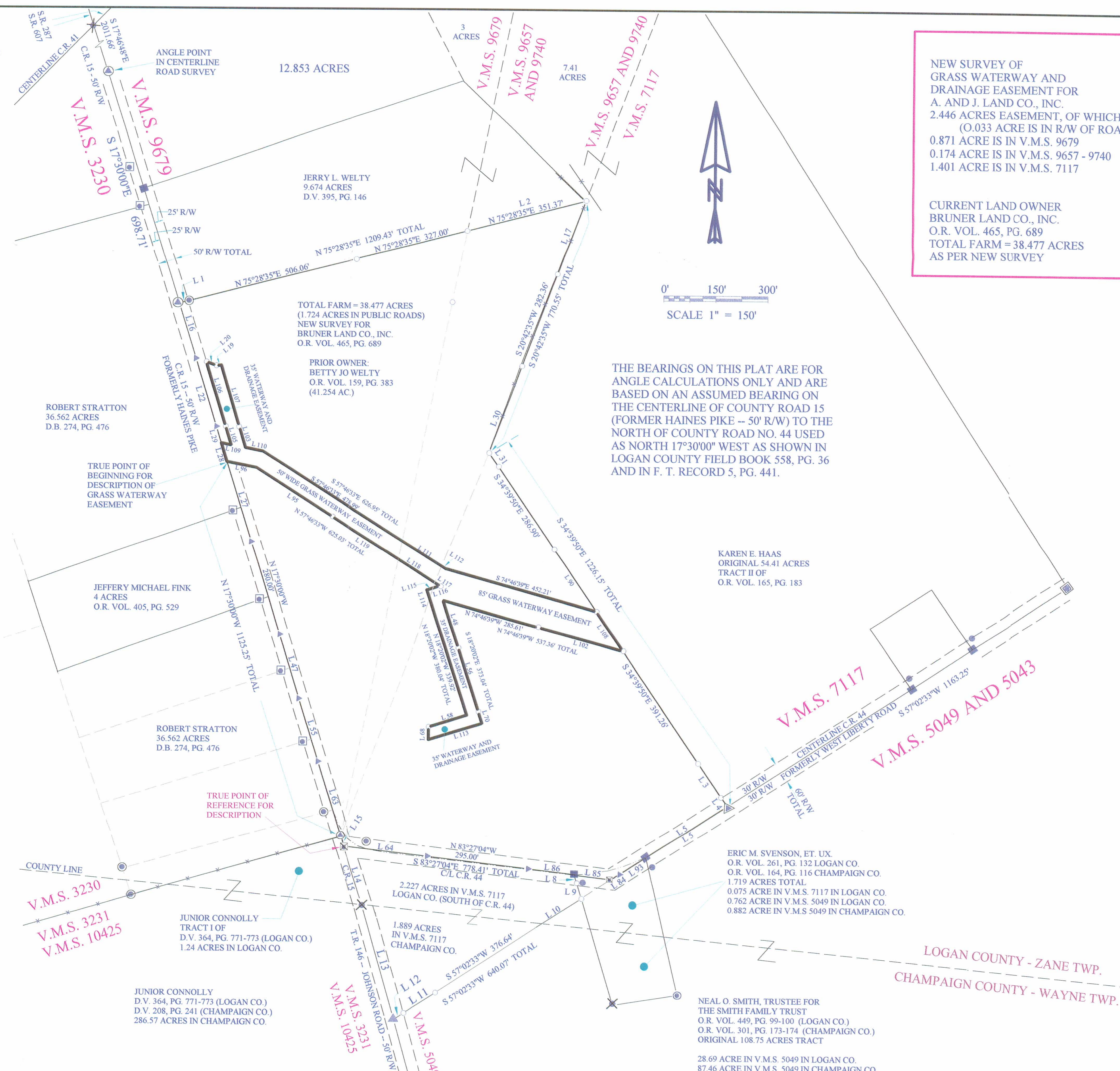
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND  
CORRECT TO THE BEST OF MY KNOWLEDGE AND  
THAT IT WAS PREPARED FROM AN ACTUAL FIELD  
SURVEY OF THE PREMISES.

*Roger W. Claus* 02-22-01  
ROGER W. CLAUS, REG. SURVEYOR 6456 DATE: \_\_\_\_\_  
33310 CHRISTMAN RIDGE ROAD  
LEWISVILLE, OHIO 43754  
1-740-567-3168  
1-740-567-3106 fax

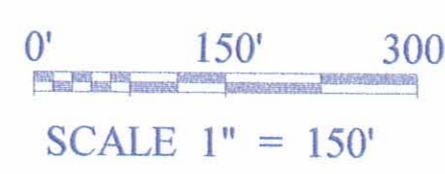
REVISIONS                      DATE                      INITIALS

SURVEY PLAT FILE: 000704-5

Line	Bearing	Distance
1	N 75°28'35"E	25.00'
2	N 75°28'35"E	351.37'
3	S 34°39'50"E	120.00'
4	S 34°39'50"E	30.00'
5	S 57°02'33"W	277.87'
6	S 57°02'33"W	118.66'
7	N 83°27'04"W	107.00'
8	S 17°01'44"E	22.50'
9	S 17°01'44"E	48.29'
10	S 57°02'33"W	133.44'
11	S 57°02'33"W	100.00'
12	S 57°02'33"W	30.00'
13	N 16°23'01"W	338.95'
14	N 18°13'32"W	176.12'
15	N 17°30'00"W	31.17'
16	N 17°30'00"W	165.00'
17	S 20°42'35"W	226.49'
18	S 74°40'38"W	125.02'
19	N 74°40'38"E	10.00'
20	S 70°56'36"E	31.12'
22	N 17°30'00"W	200.00'
23	S 74°40'38"W	261.61'
24	N 87°52'18"W	148.48'
25	N 87°52'18"W	37.16'
26	N 87°52'18"W	26.54'
27	N 17°30'00"W	238.32'
28	N 17°30'00"W	56.86'
29	N 17°30'00"W	50.00'
30	S 20°42'35"W	261.70'
31	S 34°39'50"E	50.02'
47	N 17°30'00"W	190.00'
48	S 18°20'02"E	148.02'
55	N 17°30'00"W	190.00'
56	S 18°20'02"E	190.02'
58	N 72°30'00"E	115.00'
63	N 17°30'00"W	226.93'
64	N 83°27'04"W	244.97'
70	N 0°03'41"W	36.68'
78	S 18°20'02"E	35.00'
84	S 57°02'33"W	26.53'
85	N 83°27'04"W	107.00'
86	N 83°27'04"W	131.44'
90	S 34°39'50"E	216.05'
93	S 57°02'33"W	92.13'
95	N 57°46'33"W	260.56'
96	N 79°03'47"W	87.06'
102	N 74°46'39"W	251.75'
103	S 17°30'00"E	61.09'
105	N 17°30'00"W	54.62'
106	N 17°30'00"W	190.38'
107	S 17°30'00"E	183.94'
108	S 34°39'50"E	131.92'
109	S 79°03'47"E	28.43'
110	S 79°03'47"E	55.30'
111	S 57°46'33"E	142.97'
112	S 57°46'33"E	4.99'
113	S 72°30'00"W	161.50'
114	N 18°20'02"W	40.12'
115	N 72°30'00"E	32.16'
116	N 72°30'00"E	2.84'
117	N 57°46'33"W	2.27'
118	N 57°46'33"W	134.14'
119	N 57°46'33"W	228.06'



THE BEARINGS ON THIS PLAT ARE FOR  
ANGLE CALCULATIONS ONLY AND ARE  
BASED ON AN ASSUMED BEARING ON  
THE CENTERLINE OF COUNTY ROAD 15  
(FORMER HAINES PIKE -- 50' R/W) TO THE  
NORTH OF COUNTY ROAD NO. 44 USED  
AS NORTH 17°30'00" WEST AS SHOWN IN  
LOGAN COUNTY FIELD BOOK 558, PG. 36  
AND IN F. T. RECORD 5, PG. 441.



6elle 5P