

Hubble Survey De Graff.

- A Iron post
- B Iron post in concrete
- C Iron Found.
- D Iron Placed by Wright also noted in walk.
- E Old Post OK. for lot corner
- F Stake placed by Wright also notch in walk.
- EF Lot Line as established by Wright.

G Temporary mark on walk.

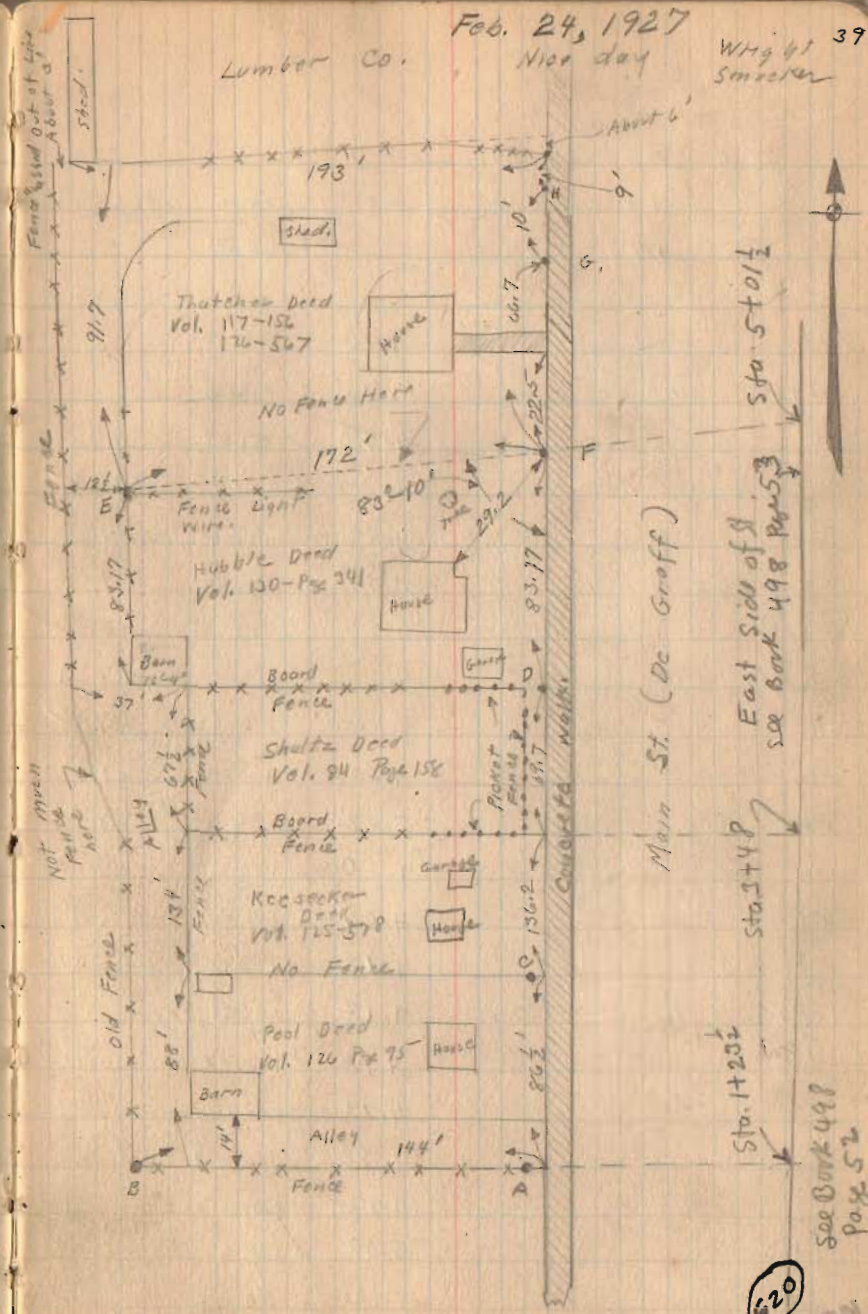
H " " " "

Measured North from D (line of fence) the dead distance ($16\frac{1}{2} + 66.9''$) = 83.17'

Note The next dead distance is 66.7 plus 10 feet alley. This leaves 9' to the fence. The lumber Co. Man stated this fence was north of the true line in order to pass the shed which was built too far north.

For Lumber Co. Deed see Vol.

(See Book 498 Page 52 for south side of st.)
Note date



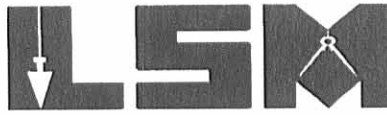
INDEXED ON N

REC'D 9-29-06 SMOKE

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

THE BRAIN LUMBER COMPANY

2.298 ACRES

Lying in Section 12, Town 3, Range 13, Village of Degraff, Miami Township, Logan County, Ohio.

Being all of The Brain Lumber Company 1.72 acre tract as deeded and described in Volume 174, Page 510 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing at a railroad spike found at the intersection of center-lines of Ohio Route 508 (60 feet wide) and County Highway 63.

THENCE, with the center-line of Ohio Route 508, S 37°-06'-45"E, a distance of 14.58 feet to a P.K. nail found.

THENCE, with the east line of Section 12 within the right-of-way of Ohio Route 508, N 3°-55'-25"E, a distance of 593.29 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING.

THENCE, with the north line of the David M. Godwin 10 feet wide strip of land (Vol. 398, Pg. 890), S 89°-47'-47"W, a distance of 252.71 feet to a 5/8 inch iron rod found, passing a MAG nail set on the center-line of Ohio Route 508 at 28.50 feet, and passing a MAG nail found at 58.53 feet.

THENCE, with the east line of The Village of Degraff, Logan County, Ohio, 5.241 acre tract (O.R. 317, Pg. 592), N 3°-44'-02"W, a distance of 283.22 feet to a 1/2 inch iron pipe found.

THENCE, with a southeasterly line of the C.C.C. & St. L. Ry. Co. 0.11 acre tract (Vol. 130, Pg. 449), N 43°-00'-15"E, a distance of 142.10 feet to a 5/8 inch iron rod set.

THENCE, with a southerly line of the C.C.C. & St. L. Ry. Co. 23.85 acre tract (Vol. 129, Pg. 470), the following two courses:

N 82°-40'-49"E, a distance of 146.50 feet to a MAG nail set on the center-line of Ohio Route 508, passing a 5/8 inch iron rod set at 115.96 feet.

S 85°-03'-29"E, a distance of 30.28 feet to a point on the east right-of-way of Ohio Route 508.

THENCE, with the east right-of-way of Ohio Route 508 and the west line of the Glenn D. Fairchild 0.17 acre tract (O.R. 225, Pg. 633, Tract II), the following two courses:

S 2°-51'-48"E, a distance of 171.63 feet to a point, referenced by a MAG nail set on the center-line of Ohio Route 508, S 89°-35'-58"W, a distance of 30.03 feet.

S 2°-03'-45"W, a distance of 37.73 feet to a 5/8 inch iron rod set.

THENCE, with the lines of the Glenn D. Fairchild 0.06 acre tract (O.R. 74, Pg. 271) and within the right-of-way of Ohio Route 508, the following three courses:



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1975-2005 - 30 YEARS OF EXCELLENCE

N 86°-19'-00"W, a distance of 22.99 feet to a MAG nail set.

S 4°-11'-00"W, a distance of 50.00 feet to a MAG nail set.

S 86°-19'-00"E, a distance of 27.96 feet to a 5/8 inch iron rod set on the east line of Section 12.

THENCE, with the east line of Section 12 and the west lines of the Ronnie W. Helmlinger 0.26 acre tract (Vol. 325, Pg. 81) and the Stephen F. Cotterman 0.34 acre tract (O.R. 230, Pg. 868), S 3°-55'-25"W, a distance of 142.72 feet to the point of beginning.

Containing 2.298 acres, of which there is 0.527 acre within the highway right-of-way.

The basis for bearings is the Village of DeGraff corporation Line, being N 3°-52'-00"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on September 26, 2006.

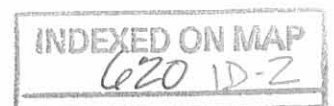
Description prepared by:



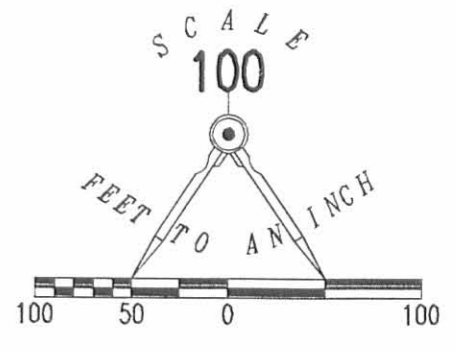
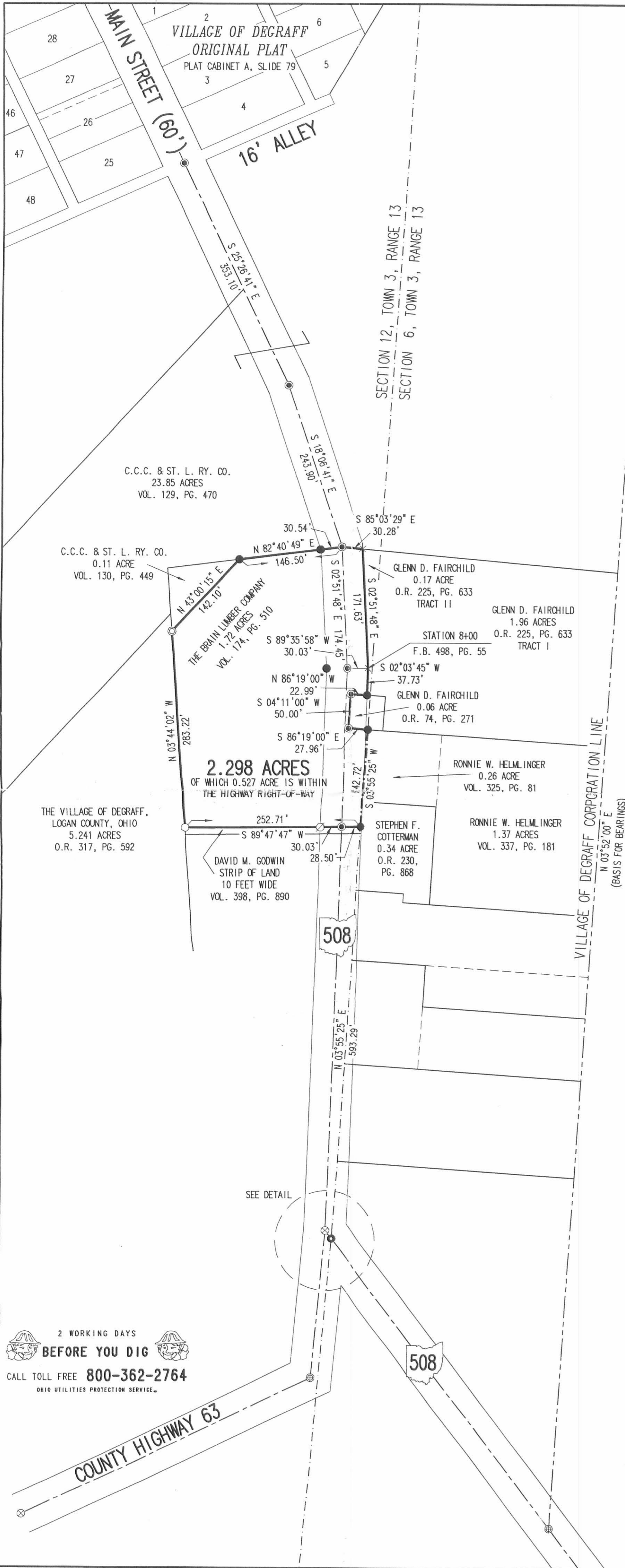
ORIGINAL STAMP IN GREEN

A handwritten signature in black ink, appearing to read 'Jeffrey I. Lee'.
Jeffrey I. Lee
Professional Surveyor 6359
September 26, 2006

4265096

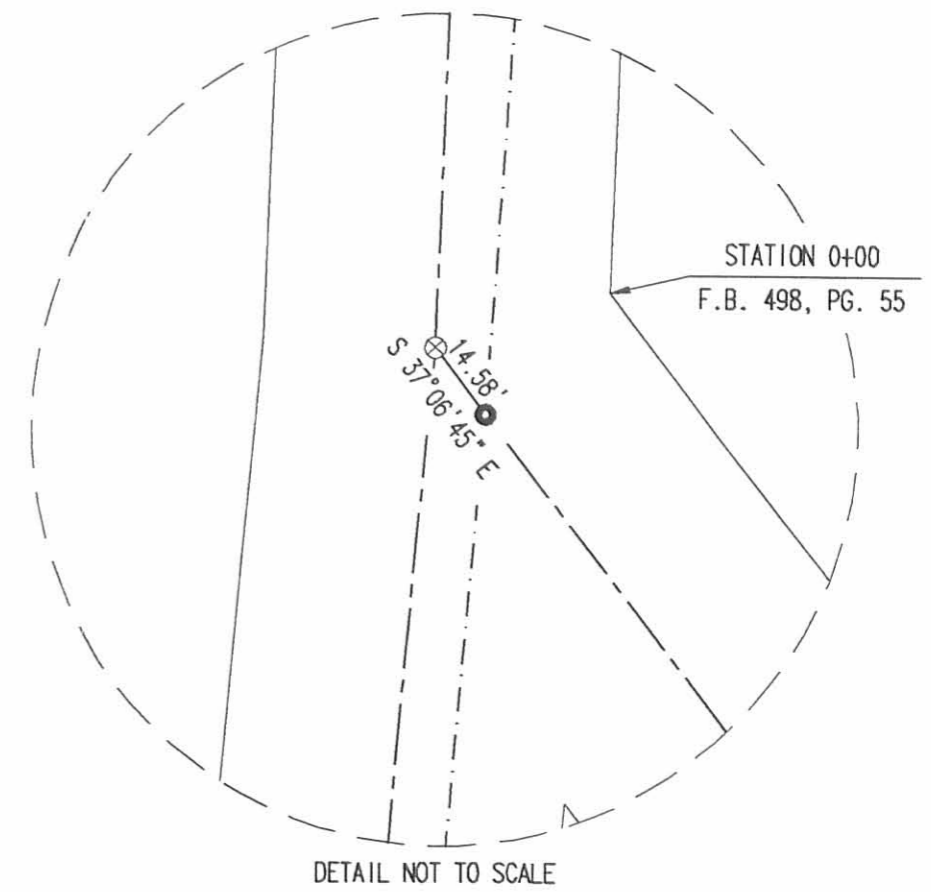


REV'D 9-29-06 SMY BK



- LEGEND:
- MAG NAIL SET
 - ⊗ MAG NAIL FOUND
 - 5/8 INCH IRON ROD FOUND
 - 5/8 INCH IRON ROD SET
 - ⊙ 1/2 INCH IRON PIPE FOUND
 - PK NAIL FOUND
 - ⊗ RAILROAD SPIKE FOUND
 - ⊙ 1 INCH IRON PIPE FOUND

- REFERENCES:
- LOGAN COUNTY ENGINEER'S RECORDS:
- FIELD BOOK 498, PAGE 52-55
 - FIELD BOOK 418, PAGE 39
 - R-FILES: 3128, 2087, 1519, 1765 AND 1804
 - TAX MAPS OF DEGRAFF 1880, 1910, 1920
 - RAILROAD MAP R-46
 - LES GEESLIN SURVEY OF 5.241 ACRE TRACT
- LOGAN COUNTY RECORDER'S RECORDS:
- DEEDS NOT CITED ELSEWHERE:
- O.R. 329, PG. 335
 - VOL. 126, PG. 38
 - VOL. 341, PG. 870
 - VOL. 73, PG. 280
 - VOL. 73, PG. 282
 - VOL. 117, PG. 156
 - VOL. 121, PG. 563
 - VOL. 126, PG. 566
 - VOL. 175, PG. 244
 - VOL. 180, PG. 487
 - VOL. 129, PG. 451
 - VOL. 129, PG. 390
 - VOL. 130, PG. 123
 - VOL. 130, PG. 73
 - VOL. 129, PG. 247
 - VOL. 129, 466



RETRACEMENT SURVEY OF
 THE BRAIN LUMBER COMPANY
 1.72 ACRE TRACT
 VOLUME 174, PAGE 510
 SECTION 12, TOWN 3, RANGE 13
 VILLAGE OF DEGRAFF
 MIAMI TOWNSHIP
 LOGAN COUNTY, OHIO

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



SURVEYED BY:

 JEFFREY I. LEE
 PROFESSIONAL SURVEYOR 6359
 SEPTEMBER 25, 2006

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LEE SURVEYING & MAPPING CO., INC.
 117 North Madriver Street
 BELLEFONTAINE, OHIO 43311
 (937) 593-7335

KSR D0906 4265096 L-4265-2

INDEXED ON MAP
 620 1P

1 RECID 10-3-06 SMY OK

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Bellefontaine OH 43311



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Fax: (937) 593-7444

1975-2005 - 30 YEARS OF EXCELLENCE

**GODWIN
STRIP OF LAND 10 FEET WIDE**

Lying in Section 12, Town 3, Range 13, Village of DeGraff, Miami Township, Logan County, Ohio.

Being all of the David M. Godwin and Alice A. Godwin strip of land 10 feet wide as deeded and described in Volume 398, Page 890 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing at a PK nail found on the east line of Section 12 on the center-line of Main Street (Ohio Route 508).

THENCE, with the east line of Section 12, N 10°-43'-03"W, a distance of 583.27 feet to a point at the TRUE POINT OF BEGINNING.

THENCE, with the north line of the David M. Godwin and Alice A. Godwin 0.43 acre tract (Vol. 398, Pg. 890), S 75°-09'-19"W, a distance of 251.37 feet to a 5/8 inch iron rod set, passing 5/8 inch iron rods set at 58.30 feet and 239.35 feet.

THENCE, with the east line of The Village of Degraff, Logan County, Ohio 5.241 acre tract (O.R. 317, Pg. 592), N 18°-22'-30"W, a distance of 10.02 feet to a 5/8 inch iron rod found.

THENCE, with the south line of The Brain Lumber Company 1.72 acre tract (Vol. 174, Pg. 510), N 75°-09'-19"E, a distance of 252.71 feet to a 5/8 inch iron rod set on the east line of Section 12, passing MAG nails set at 194.18 feet and 224.21 feet.

THENCE, with the east line of Section 12, the west line of the Stephen F. Cotterman 0.34 acre tract (O.R. 230, Pg. 868) and within the right-of-way of Main Street (60 feet wide), S 10°-43'-03"E, a distance of 10.03 feet to the point of beginning.

Containing 0.058 acre, of which 0.013 acre is within the highway right-of-way.

The basis for bearings is the east line of Section 12, being N 10°-43'-03"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on July 3, 2006 and September 25, 2006.

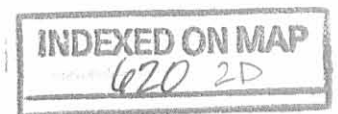


ORIGINAL STAMP IN GREEN

Description prepared by:

Jeffrey I. Lee
Professional Surveyor 6359
July 5, 2006

Revised September 25, 2006

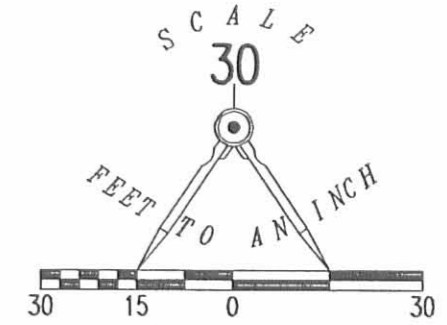


4265066R

REC'D 10-3-06 SAM OK

REFERENCES:

VOLUME 121, PG. 563 ESTABLISH DRIVE 1-18-1919
VOLUME 117, PG. 156 ESTABLISH 0.43 ACRE TRACT 3-31-1916
LESLIE GEESLIN SURVEY 5.241 ACRES
LOGAN COUNTY ENGINEER'S "R" FILES:
1804, 620, 5847, 4527 AND 5351
DON L. DODSON SURVEY, DATED APRIL 25, 1953,
ENTITLED "PLAT OF JESSIE W. TAYLOR SURVEY"



LEGEND:

- 5/8 INCH IRON ROD FOUND
- 5/8 INCH IRON ROD SET
- ⊙ MAG NAIL SET
- ⊙ 1/2 INCH IRON PIPE FOUND
- ⊗ RAILROAD SPIKE FOUND
- ⊘ PK NAIL FOUND

THE BRAIN LUMBER COMPANY
1.72 ACRES
VOL. 174, PG. 510

0.058 ACRE

OF WHICH 0.013 ACRE IS WITHIN
THE HIGHWAY RIGHT-OF-WAY

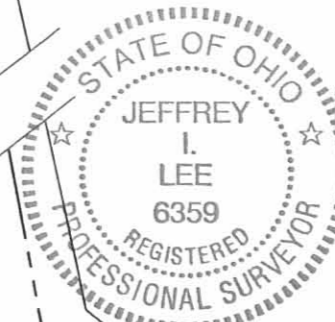
STEPHEN F. COTTERMAN
0.34 ACRE
O.R. 230, PG. 868

DAVID M. GODWIN AND
ALICE M. GODWIN
VOL. 398, PG. 890

DAVID M. GODWIN AND
ALICE A. GODWIN
0.43 ACRE
VOL. 398, PG. 890

RETRACEMENT SURVEY OF THE
DAVID M. GODWIN AND
ALICE A. GODWIN
STRIP OF LAND 10 FEET WIDE
VOLUME 398, PAGE 890
SECTION 12, TOWN 3, RANGE 13
VILLAGE OF DEGRAFF
MIAMI TOWNSHIP
LOGAN COUNTY, OHIO

SURVEYED BY:



ORIGINAL STAMP IN GREEN

JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
JULY 3, 2006
REVISED SEPTEMBER 25, 2006
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KSR D0606 4265066R L-4265-3

THE VILLAGE OF DEGRAFF,
LOGAN COUNTY, OHIO
5.241 ACRES
O.R. 317, PG. 592

2 WORKING DAYS

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CALL TOLL FREE 800-362-2764

OHIO UTILITIES PROTECTION SERVICE

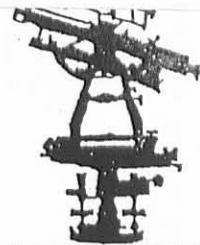
COUNTY HIGHWAY 63

INDEXED ON MAP

620 2P



EDWARDS SURVEYING
110 SOUTH MAIN STREET
URBANA, OHIO 43078
(937) 653-6508



REC'D 12-22-09 SMY DC ✓

LEGAL DESCRIPTION FOR JPMORGAN CHASE BANK'S 0.766 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Village of DeGraff, Miami Township, and being a part of Section 12, Town 3, Range 13, B.T.M.R.S., and being more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerlines of County Highway 63 (60' right-of-way) and State Route 508 (60' right-of-way), to the North and to the Southeast (AKA South Main Street);

thence with the centerline of State Route 508 S-37°06'45"-E, 14.58' (feet) to a PK nail found on the East line of said Section 12, also being the West line of Section 6;

thence with the East line of said Section 12 and the West line of Section 6, N-3°55'25"-E, 367.52' (feet) to an iron bar set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, said iron bar set being within the right-of-way of said South Main Street (State Route 508) and at the Northeast corner of a 0.33 acre tract conveyed to Rex L. Purtee by Deed recorded in Official Record 329, Page 335, of the Logan County Records;

thence with the North line of said Purtee's tract S-89°46'09"-W, 198.97' (feet) to an iron bar set on an East line of a 5.241 acre tract conveyed to the Village of DeGraff, Logan County, Ohio by Deed recorded in Official Record 317, Page 592, of the Logan County Records, passing for reference a Mag nail set on the centerline of said South Main Street (State Route 508) at 21.16' (feet) and a small Mag in a drill hole set on the right-of-way line of South Main Street at 51.18' (feet);

thence with the bounds of said Village of DeGraff's 5.241 acre tract the following three (3) courses:

1. N-1°31'13"-E, 47.52' (feet) to a 5/8" diameter iron bar found;
2. N-88°35'14"-W, 28.00' (feet) to an iron bar set;
3. N-3°44'22"-W, 100.72' (feet) to an iron bar set at the Southwest corner of a 0.430 acre tract conveyed to David M. Godwin, etux., by Deed recorded in Deed Volume 398, Page 890, of the Logan County Deed Records;

thence with the South line of said Godwin's 0.430 acre tract N-89°47'02"-E, 242.47' (feet) to an iron bar set on the aforementioned East line of Section 12, also being the West line of aforementioned Section 6, passing for reference a Mag nail set on the centerline of aforementioned South Main Street (State Route 508) at 216.46' (feet) and also passing for reference a small Mag in a drill hole set on the right-of-way line of South Main Street at 186.44' (feet);

thence with the East line of Section 12 S-3°55'25"-W, 149.17' (feet) to the place of beginning.

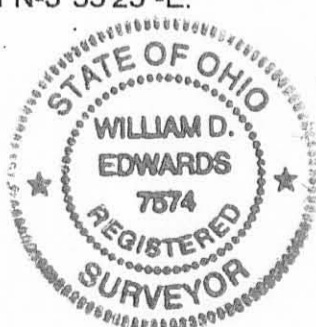
Containing 0.766 acre, 0.183 acre of which is within the road right-of-way, but being subject to the rights of all legal highways and all easements of record.

Being a more accurate description of a 0.45 acre tract conveyed to JPMorgan Chase Bank, Trustee, by Deed recorded in Official Record 952, Page 214, tract 1, and of a 0.1 acre tract also conveyed to JPMorgan Chase Bank, Trustee, by Deed recorded in Official Record 952, Page 214, Tract 2, and all of a 0.33 acre tract also conveyed to JPMorgan Chase Bank, Trustee, by Deed recorded in Official Record 952, Page 214, Tract 3, of the Logan County Records.

The foregoing description prepared by and in accordance with a Survey by William D. Edwards, Professional Surveyor No. 7574, December 10, 2009. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 4792 PS 7574". The basis of bearings for the herein described tract is the East line of Section 12, Town 3, Range 13, per an assumed bearing of N-3°55'25"-E.

William D. Edwards

William D. Edwards
Professional Surveyor No. 7574



INDEXED ON MAP
620 3D

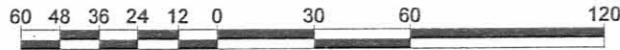
REC'D 12-22-09 SWEAK ✓

PLAT OF SURVEY

VILLAGE OF DEGRAFF, MIAMI TOWNSHIP, LOGAN COUNTY, OHIO
SECTION 12, TOWN 3, RANGE 13 B.T.M.R.S.



SCALE: 1" = 60'



DATE: DECEMBER 10, 2009

LEGEND

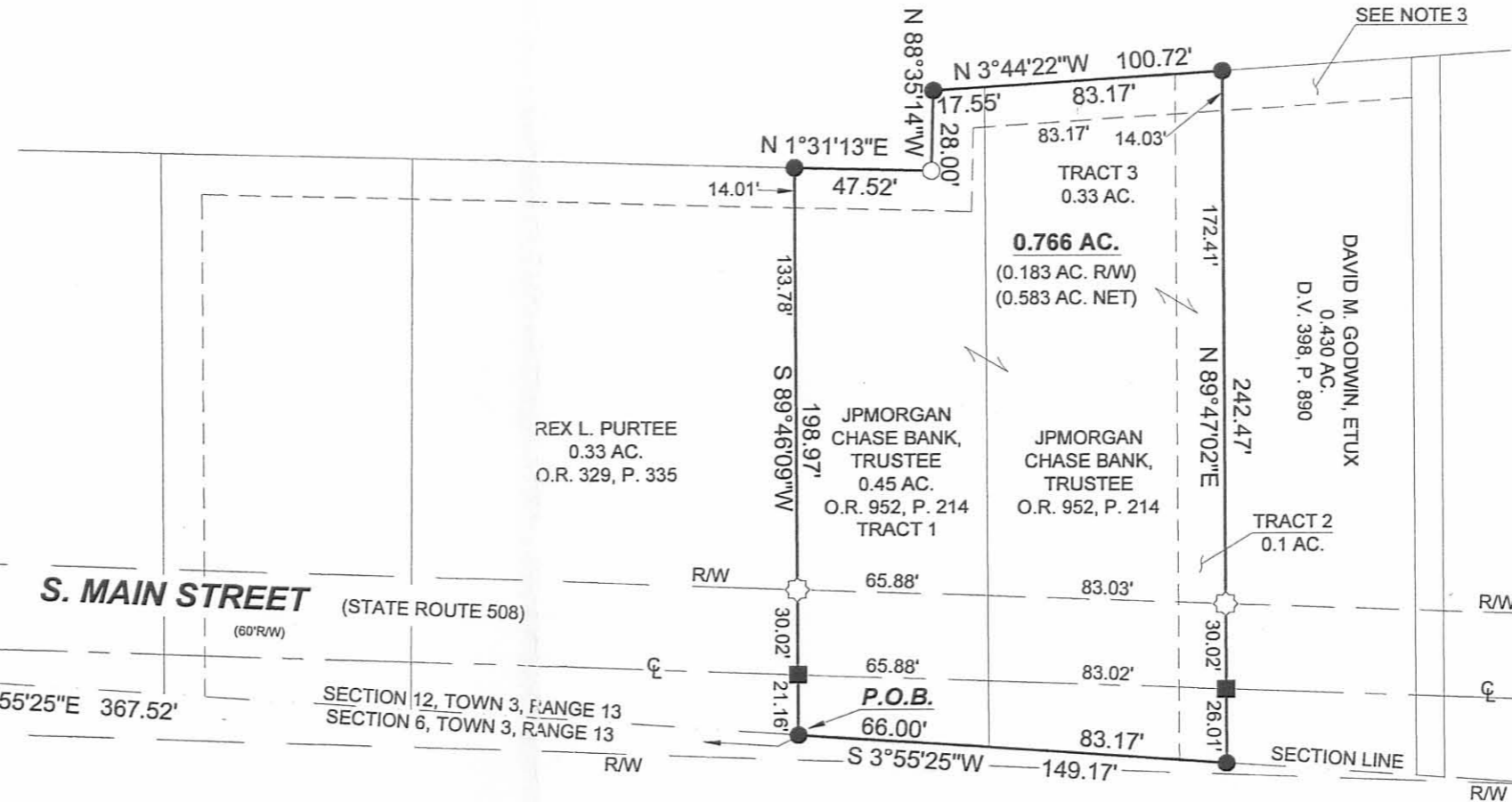
- 5/8" DIA. IRON BAR (FOUND)
- PK NAIL (FOUND)
- △ RAILROAD SPIKE (FOUND)
- MAGNAIL (SET)
- ⊛ SMALL MAG NAIL IN DRILL HOLE (SET)
- 5/8" DIA. IRON RE-BAR W/ YELLOW PLASTIC CAP STAMPED "EDWARDS PS 4792 PS 7574" (SET)

COUNTY HIGHWAY 63
(60'R/W)
SECTION LINE
STATE ROUTE 508
(60'R/W)

S. MAIN STREET (STATE ROUTE 508)
(60'R/W)

SECTION 12, TOWN 3, RANGE 13
SECTION 6, TOWN 3, RANGE 13

VILLAGE OF DEGRAFF, LOGAN COUNTY, OHIO
5.241 AC.
O.R. 317, P. 592



NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 12, TOWN 3, RANGE 13 OF MIAMI TOWNSHIP OF LOGAN COUNTY PER AN ASSUMED BEARING OF N 3°55'25"E.
2. REFERENCES USED: DEEDS OF SUBJECT PREMISES AND ADJOINERS, COUNTY TAX AND AERIAL MAPS, PLATS OF SURVEYS IN THE VICINITY.
3. TAX MAP SHOWS AN ALLEY ON THE WEST END OF THE SUBJECT PROPERTY. NO RECORD WAS FOUND FOR AN ALLEY IN THIS LOCATION AND THERE IS NO EVIDENCE ON THE GROUND OF THIS ALLEY.

SURVEYED BY:

William D. Edwards

WILLIAM D. EDWARDS
PROFESSIONAL SURVEYOR No. 7574
EDWARDS SURVEYING
110 SOUTH MAIN STREET
URBANA, OHIO 43078
(937)653-6508

4314.DWG

INDEXED ON MAP
620 3P

8-27-2024



LEGAL DESCRIPTION FOR GODWIN'S 0.434 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Miami, Village of DeGraff, and being a part of the Northwest Quarter of Section 12, Town 3, Range 13, Between the Miami Rivers survey, and being more particularly described as follows:

Beginning for reference at a PK nail found at the intersection of the centerline of State Route 508 (60' right-of-way) with the east line of Section 12, Town 3, Range 13, B.M.R.S.;

thence with the east line of said Section 12, N-4°43'56"-E, 516.75'(feet) to a 5/8" iron bar found at the northeast corner of a 0.766 acre tract conveyed to Betty Smith by deed recorded in Official Record 980, Page 734, at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described;

thence with the north line of said 0.766 acre tract, N-89°26'54"-W, 242.51'(feet) to a 5/8" iron bar found at the northwest corner thereof, passing for reference a MAG nail set on the centerline of South Main Street (State Route 508) 60' right-of-way at 26.01'(feet) and a MAG nail found on the west line of said Main Street at 56.03'(feet);

thence with the east line of a 5.241 acre tract conveyed to Village of DeGraff, Logan County, Ohio by deed recorded in Official Record 317, Page 592, N-2°50'51"-W, 76.68'(feet) to a 5/8" iron bar found at the southwest corner of a 2.298 acre tract conveyed to Cirus L. and Beth A. Noble by deed recorded in Official Record 849, Page 300, passing for reference a 5/8" iron bar found at 66.66'(feet);

thence with the south line of said 2.298 acre tract, S-89°24'04"-E, 252.64'(feet) to a 5/8" iron bar found at the southeast corner thereof, passing for reference a MAG nail set on the west line of South Main Street at 194.09'(feet), and a MAG nail set on the centerline of said South Main Street at 224.11'(feet);

thence with the east line of said Section 12, S-4°43'58"-W, 76.54'(feet) to the place of beginning.

Containing 0.434 acres, of which 0.100 acre is within the right-of-way of South Main Street, but being subject to the rights of all legal highways and all easements of record.

Being all of the 0.43 acre tract and all of the 0.058 acre tract conveyed to Alice A. Godwin by deed recorded in Official Record 1218, Page 186, Tracts I and II, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by Terry A. Hoppes, Professional Surveyor No. 6352, August 19, 2024. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on Ohio State Plane Coordinates, NAD 1983, North Zone, resulting in a bearing for the east line of Section 12 of N-4°43'56"-E.

Terry A. Hoppes, P.S. 6352



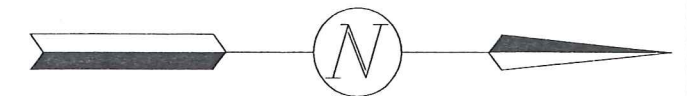
 **APPROVED**

LEGEND

- △— = RAILROAD SPIKE.....FOUND
- = 5/8" IRON BAR.....FOUND
- ⊗— = P.K. NAIL.....FOUND
- = MAG NAIL.....FOUND
- = MAG NAIL.....SET at grade
- = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 7574".....SET at grade

PLAT OF SURVEY

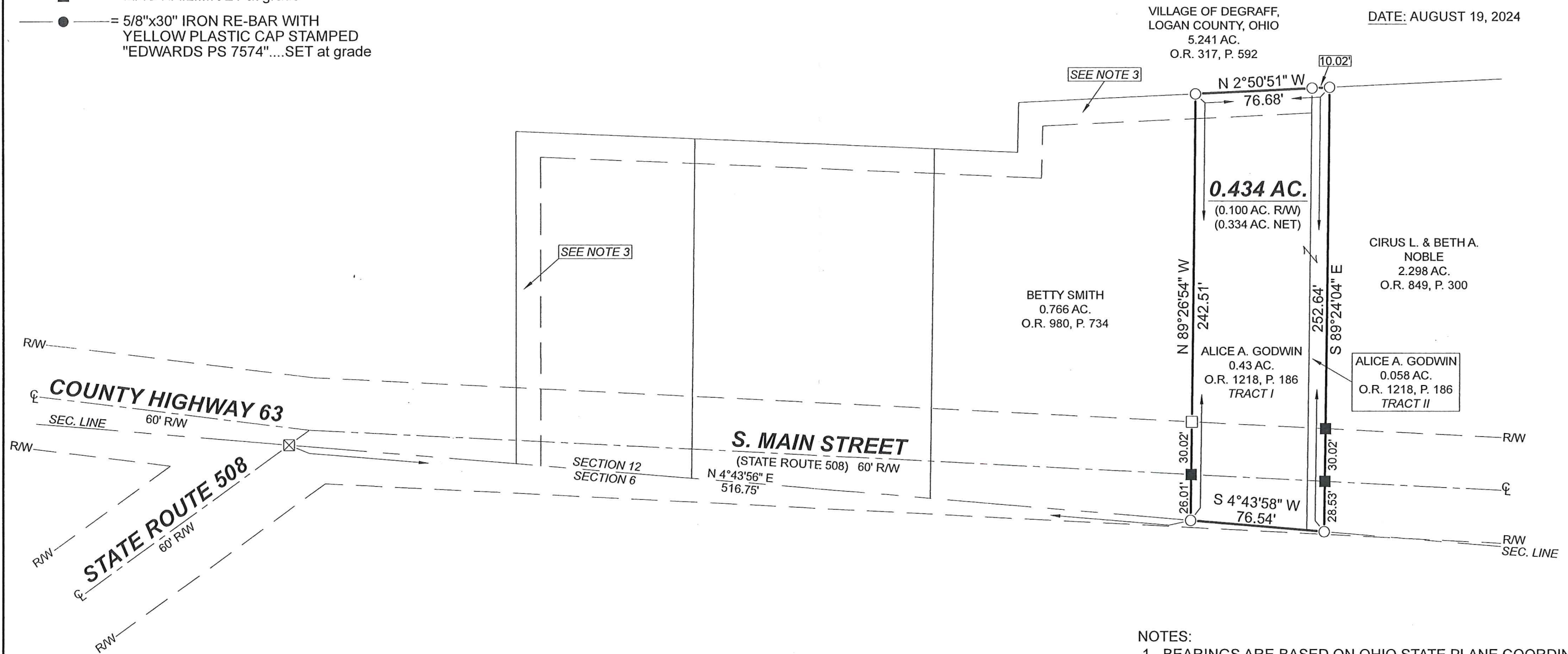
VILLAGE OF DEGRAFF, MIAMI TOWNSHIP, LOGAN COUNTY, OHIO
PT. N.W. 1/4, SECTION 12, TOWN 3, RANGE 13, B.T.M.R.S.




SCALE: 1" = 60'



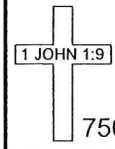
DATE: AUGUST 19, 2024



SURVEYED BY: 
TERRY A. HOPPES
PROFESSIONAL SURVEYOR No. 6352
B. EDWARDS SURVEYING, LLC
110 SOUTH MAIN STREET
URBANA, OHIO 43078
(937)653-6508



- NOTES:
1. BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATES, NAD 1983, NORTH ZONE, RESULTING IN A BEARING FOR THE EAST LINE OF SECTION 12 OF MIAMI TOWNSHIP OF N-4°43'56"-E.
 2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, PLATS OF SURVEYS IN THE VICINITY, COUNTY TAX AND AERIAL MAPS.
 3. THE TAX MAP SHOWS AN ALLEY ON THE WEST END OF THE SUBJECT PROPERTY. NO RECORD WAS FOUND FOR AN ALLEY IN THIS LOCATION AND THERE IS NO EVIDENCE ON THE GROUND OF THIS ALLEY.

 1 JOHN 1:9
7501.DWG

INDEXED ON MAP
620