

MAE P. BROOKS DESCRIPTION

Being situated in the Village of Huntsville, McArthur Township, Logan County, Ohio, and being a part of V. M. S. #9904.

Beginning at a corner fence post of the N. W. corner of Robert Hughes 0.18 acre tract, said Post is also in the East line of Mary Zirkle's 3.22 acre tract. Thence with the North line of Robert Hughes' 0.18 acre tract N 88° 17' E 347.7 feet to a iron; thence N 7° 30' W 332.0 feet to a iron at the P. I. of the curve with a radius of 10.0 feet, passing through the P. C. of said curve at 324.2 feet, (The last mentioned course is 60.0 feet west and Parallel to the west line of the Board of Education's 2.69 acre tract); thence N 83° 14' W 234.3 feet, passing through the P. T. of the above mentioned curve with a radius of 10.0 feet at 7.8 feet; thence S 11° 00' W 374.0 feet to the place of beginning.

Containing 2.32 acres more or less.

3105 1D

INDEXED ON MAP

54-18

Lee Surveying and Mapping Co.



Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



Phone: (937) 593-7335
Fax: (937) 593-7444
surveys@lsminc.us

FRY AND PHELPS 2.324 ACRES

Lying in Virginia Military Survey 9904, Village of Huntsville, McArthur Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being all of the Craig E. Fry and Beverly Phelps 2.32 acre tract as deeded and described in Official Record 1241, Page 447 and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set at the northeast corner of Lot 141 of Myers Addition, recorded in Plat Cabinet A, Slide 331 and on the westerly right-of-way line of Myers Street (60 feet wide), said iron rod being the southeast corner of said 2.32 acre tract and the northeast corner of the Scott A. Gregory, part of Lot 141 as deeded and described in Official Record 759, Page 233, Tract II;

THENCE, with a common line to said 2.32 acre tract, said part of Lot 141, the Scott A. Gregory part of Lots 141 & 142 as deeded and described in Official Record 759, Page 233, Tract I and the Donald L. Burton and Camille S. Burton Lot 143 and part of Lot 142 and 0.18 acre tract as deeded and described in Official Record 576, Page 633, Tract II and Tract I, respectively, S 88°-54'-17" W, passing a 5/8 inch iron rod found at 335.96 feet, a total distance of 348.05 feet to a stone found on a common corner to said 2.32 acre tract and the Jenai E. Bruan and Ryan A. Valencia 2.560 acre tract as deeded and described in Official Record 1190, Page 502;

THENCE, with a common line to said 2.32 acre and 2.560 acre tracts, the east right-of-way line of a 16.5 feet wide alley, the east line of Lot 69 of Welch and Shaffer Addition recorded in Plat Cabinet A, Slide 159 and an east right-of-way line of High Street (width varies), N 11°-57'-11" E, passing 5/8 inch iron rods found at 188.95 feet and 353.76 feet, a total distance of 374.95 feet to a 5/8 inch iron rod set at the northwest corner of said 2.32 acre tract;

THENCE, with the north line of said 2.32 acre tract and the south right-of-way line of High Street (width varies), S 82°-21'-23" E, a distance of 227.01 feet to a 5/8 inch iron rod set at a point of curvature;

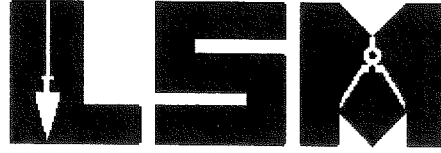
THENCE, with a curve to the right, having a central angle of 75°-57'-13", a radius of 10.00 feet, an arc length of 13.26 feet, a chord

INDEXED ON MAP
3105

Lee Surveying and Mapping Co.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



Phone: (937) 593-7335
Fax: (937) 593-7444
surveys@lsminc.us

bearing S 44°-26'-22" E, a distance of 12.31 feet to a 5/8 inch iron rod set on the westerly right-of-way line of Myers Street at a point of tangent;

THENCE, with a common line to said 2.32 acre tract and said westerly right-of-way line of Myers Street, S 06°-31'-20" E, a distance of 323.27 feet to the **POINT OF BEGINNING**.

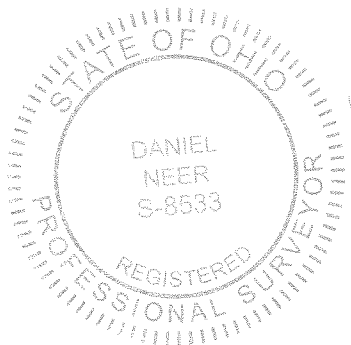
Containing 2.324 acres, more or less.


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 assumed bearing for the westerly right-of-way of Myers Street, being S 06°-31'-20" E. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by Lee Surveying and Mapping Co. on April 20, 2018.

Description prepared by:




Daniel A. Neer
Professional Surveyor No. 8533
April 27, 2018

63500318



5-4-18

APPROVED

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	75°57'13"	10.00'	13.26'	S 44°26'22" E	12.31'

DEED & SURVEY REFERENCES:

O.R. 576, PG. 633
 O.R. 759, PG. 233
 O.R. 1190, PG. 502
 O.R. 1241, PG. 447

WELCH AND SHAFER ADDITION
 PLAT CABINET A, SLIDE 159

MYERS ADDITION
 PLAT CABINET A, SLIDE 331

SURVEY BY DANIEL E. GILBERT, P.S. 5402,
 ENTITLED "LOT 141 - 142 E 1/2 SURVEY",
 DATED DECEMBER 11, 1971.
 LOGAN COUNTY MAP ROOM FILE 4953

SURVEY BY DANIEL E. GILBERT, P.S. 5402,
 ENTITLED "YELTON SURVEY", DATED 6-9-1994.
 LOGAN COUNTY MAP ROOM FILE 8915

SURVEY BY WILLIAM K. BRUCE, P.S. 7437,
 ENTITLED "BOUNDARY SURVEY OF TWO TRACTS
 OUT OF THE ANTHONY E. AND MONICA S.
 YELTON LANDS", DATED AUGUST 27, 1996,
 REVISED DECEMBER 3, 1996 AND JUNE 30, 2011.

SURVEY BY WILLIAM K. BRUCE, P.S. 7437,
 ENTITLED "SURVEY OF TWO TRACTS OUT OF
 THE BOARD OF EDUCATION OF HUNTSVILLE
 SCHOOL DISTRICT", DAYED MAY 26, 2009,
 REVISED OCTOBER 20, 2015.

JENAI E. BRUAN AND
 RYAN A VALENCIA
 2.560 ACRES
 O.R. 1190, PG. 502

2.324 ACRES

CRAIG E. FRY AND
 BEVERLY PHELPS
 2.32 ACRES
 O.R. 1241, PG. 447

BASIS FOR BEARINGS:

THE BASIS FOR BEARINGS, SHOWN HEREON,
 IS THE ASSUMED BEARING FOR THE WESTERLY
 RIGHT-OF-WAY LINE OF MYERS STREET,
 BEING S 06°31'20" 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

WELCH AND SHAFER ADDITION
 PLAT CABINET A, SLIDE 159

LOT 68

MULBERRY STREET
 (VACATED VOL. 202, PG. 365)

LOT 69

16.5' ALLEY

DOWNED FENCE N 17°57'11" E 374.95'
 188.95'

HIGH STREET (WIDTH VARIES)
 R/W

S 82°21'23" E
 227.01'
 DOWNED FENCE

MYERS STREET (60')
 (BASIS FOR BEARINGS)
 S 06°31'20" E
 323.27'

P.O.B.

S 88°54'17" W 348.05'

MYERS ADDITION

PLAT CABINET A, SLIDE 331

DONALD L. BURTON AND
 CAMILLE S. BURTON
 0.18 ACRE
 O.R. 576, PG. 633
 TRACT I

DONALD L. BURTON AND
 CAMILLE S. BURTON
 LOT 143 AND P/O LOT 142
 0.34 ACRE
 O.R. 576, PG. 633
 TRACT II

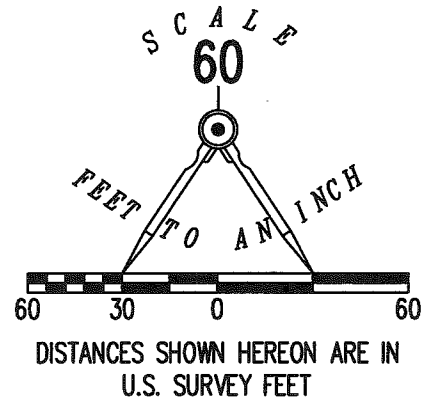
SCOTT A. GREGORY
 P/O LOTS 141 & 142
 O.R. 759, PG. 233
 TRACT I

SCOTT A. GREGORY
 P/O LOT 141
 O.R. 759, PG. 233
 TRACT II

VINE STREET

LEGEND:

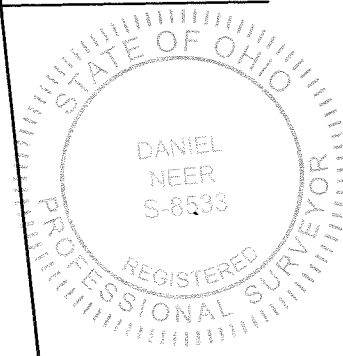
- ☒ STONE FOUND
- 5/8 INCH IRON ROD FOUND
- 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "L-8533"
- P.O.B. = POINT OF BEGINNING
- R/W = RIGHT-OF-WAY
- ✕ DENOTES FENCELINE



RETRACEMENT SURVEY OF THE
 CRAIG E. FRY AND
 BEVERLY PHELPS
 2.32 ACRE TRACT
 OFFICIAL RECORD 1241, PAGE 447
 VIRGINIA MILITARY SURVEY 9904
 VILLAGE OF HUNTSVILLE
 McARTHUR TOWNSHIP
 LOGAN COUNTY, OHIO

SURVEYED BY:

DANIEL A. NEER
 PROFESSIONAL SURVEYOR NO. 8533
 APRIL 20, 2018



COPYRIGHT 2018 BY:
 LEE SURVEYING & MAPPING CO.
 117 North Madriver Street
 BELLEFONTAINE, OHIO 43311
 (937) 593-7335
 WWW.LSMINC.US
 surveys@lsminc.us

KSS D0318 63500318 L-6350-3

INDEXED ON MAP 3105