

REF ID B-2-05 DMJ/ok
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

**SHANER
3.002 ACRES**

Lying in Virginia Military Survey 9904, McArthur Township, Logan County, Ohio.

Being out of the Richie S. Shaner and Sandra K. Shaner 1.32 acre tract as deeded in Official Record 774, Page 779, and part of the Richie S. Shaner and Sandra K. Shaner original 10.54 acre tract as deeded in Volume 373, Page 431 Tract II and being more particularly described as follows:

Beginning at a stone found inside a monument box at the intersection of center-lines of County Highway 39 (50 feet wide) and County Highway 222 (60 feet wide).

THENCE, with the center-line of County Highway 39, N 0°-24'-18"E, a distance of 68.84 feet to a 3/4 inch iron pipe found.

THENCE, with the center-line of County Highway 39, N 21°-28'-00"E, a distance of 35.81 feet to a MAG nail set at THE TRUE POINT OF BEGINNING.

THENCE, with the center-line of County Highway 39, N 21°-28'-00"E, a distance of 150.00 feet to a 7/8 inch iron rod found.

THENCE, with the south line of the Lorne M. Quay and Tonya M. Quay 1.762 acre tract (O.R. 554, Pg. 378) and the south line of the Fredrick P. Moyer 21.000 acre tract (O.R. 188, Pg. 659), N 82°-40'-24"E, a distance of 542.81 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 28.53 feet.

THENCE, with the west line of the Benton J. Hakes and Heather Y. Hakes 18.671 acre tract (O.R. 385, Pg. 199), S 0°-17'-30"E, a distance of 357.00 feet to a 5/8 inch iron rod set.

THENCE, S 82°-40'-24"W, a distance of 250.00 feet to a 5/8 inch iron rod set.

THENCE, N 0°-17'-30"W, a distance of 224.55 feet to a 5/8 inch iron rod set.

THENCE, S 82°-40'-24"W, a distance of 348.84 feet to the point of beginning, passing a 5/8 inch iron rod set at 320.31 feet.

Containing 3.002 acres of which 0.086 acre is within the highway right-of-way.

The basis for bearings is the center-line of County Highway 39, being N 21°-28'-00"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on July 15, 2005



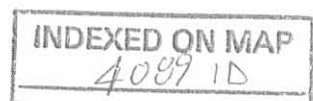
ORIGINAL STAMP IN GREEN

Description prepared by:

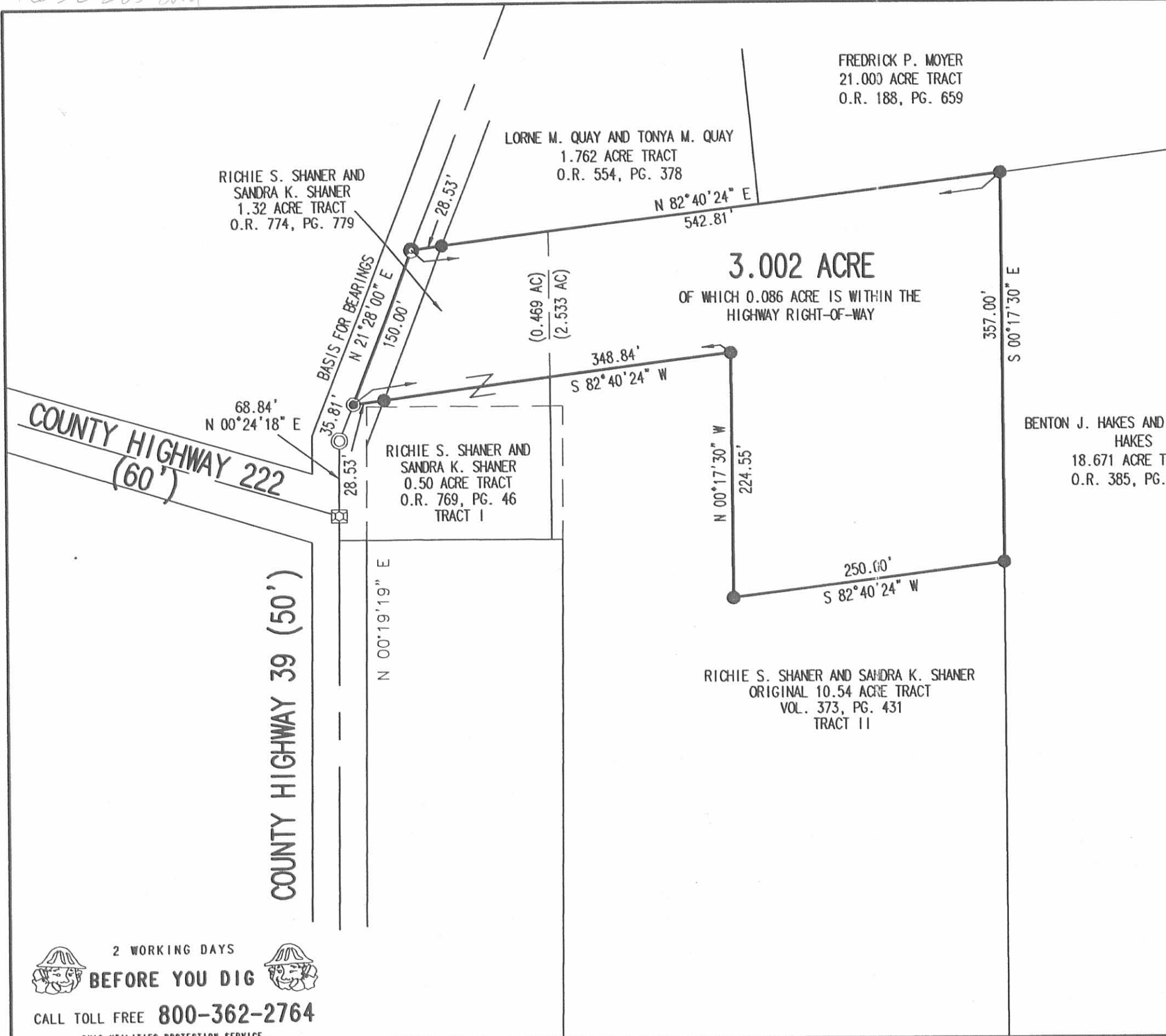
A handwritten signature in black ink, appearing to read 'Jeffrey I. Lee'.

Jeffrey I. Lee
Professional Surveyor 6359
July 15, 2005

L-4068075



REC'D 8-2-05 8AM OK



FREDRICK P. MOYER
21.000 ACRE TRACT
O.R. 188, PG. 659

LORNE M. QUAY AND TONYA M. QUAY
1.762 ACRE TRACT
O.R. 554, PG. 378

RICHIE S. SHANER AND
SANDRA K. SHANER
1.32 ACRE TRACT
O.R. 774, PG. 779

3.002 ACRE
OF WHICH 0.086 ACRE IS WITHIN THE
HIGHWAY RIGHT-OF-WAY

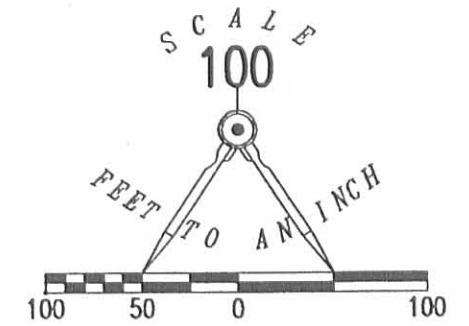
RICHIE S. SHANER AND
SANDRA K. SHANER
0.50 ACRE TRACT
O.R. 769, PG. 46
TRACT I

BENTON J. HAKES AND HEATHER Y.
HAKES
18.671 ACRE TRACT
O.R. 385, PG. 199

RICHIE S. SHANER AND SANDRA K. SHANER
ORIGINAL 10.54 ACRE TRACT
VOL. 373, PG. 431
TRACT II

LEGEND

- 5/8 INCH IRON ROD SET
- ⊙ MAG NAIL SET
- ⊙ 7/8 INCH IRON ROD FOUND
- ⊙ 3/4 INCH IRON PIPE FOUND
- ⊠ STONE FOUND INSIDE MONUMENT BOX



A SURVEY OF A
3.002 ACRE TRACT OUT OF THE
RICHIE S. SHANER AND SANDRA K. SHANER
1.32 ACRE TRACT
OFFICIAL RECORD 774, PAGE 779
AND OUT OF THE
RICHIE S. SHANER AND SANDRA K. SHANER
ORIGINAL 10.54 ACRE TRACT
VOLUME 373, PAGE 431, TRACT II
VIRGINIA MILITARY SURVEY 9904
McARTHUR TOWNSHIP
LOGAN COUNTY, OHIO

SURVEYED BY:



ORIGINAL STAMP IN GREEN

[Signature]
JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
JULY 15, 2005

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

ADW D0705 4068075 L-4068075-3

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

INDEXED ON MAP
4089 1P

Cummins - Shaner Survey McArthur Township April 1967 1.32 Acres.

The following described land in McArthur Township, Logan County, Ohio, and being in V.M.S. 9904.

Beginning at an iron over a stone and a brick in the center of County Road Number 222 also known as Napoleon Street and also in the center of County Road Number 39 also known as the Huntsville - BelleCenter Pike.

Thence with the center of County Road Number 39 N. 0° - $00'$ E. 68.65 feet to an iron.

Thence again with the center of County Road Number 39 N. 21° - $09'$ E. 185.85 feet to an iron.

Thence N. 82° - $14'$ E. 127.30 feet to a round six inch locust post. The last described line being the south side of William O. Hoon's 25.00 acre tract.

Thence S. 2° - $08'$ W. 352.50 feet to an iron.

Thence N. 90° - $00'$ W. 180.00 feet to an iron in the center of County Road Number 39.

Thence with the center of County Road Number 39 N. 0° - $00'$ E. 93.00 feet to the place of beginning.

The above described tract contains 1.32 acres and is out of the N.W. corner of the present 11.04 acre tract now in the name of Richard Cummins.

cc
Logan County Engineer.



INDEXED ON MAE

4089

2D

Cummins Survey Description for Tract #1

February, 1972

Being situated in M^C Arthur Township, Logan County, Ohio; and being a part of V.M.S. #9904.

Beginning at a point in the center of County Road 39 that bears S 3° - 30'E 93.0 feet from the intersection of the centerlines of said County Road 39 and County Road 222.

Thence N 86° - 30'E 110.0 feet to a iron passing thru a iron at 25.0 feet.

Thence S 3° - 30'E 120.0 feet to a iron in the north line of a 50.0 foot right of way.

Thence with said north line of said 50.0 foot right of way easement S 86° - 30'W 110.0 feet to the center of County Road 39, passing thru a iron at 85.0 feet.

Thence with the center of County Road 39 N 3° - 30'W 120.0 feet to the place of beginning.

Containing 0.30 of an acre more or less.

The above described tract has access to the 50.0 foot right of way mentioned in this description.

Owen K. Shirk
Surveyor 4271

4089

INDEXED ON MAP

3D-1

Cummins Survey Description for Tract #2

February, 1972

Being situated in M^CArthur Township, Logan County, Ohio; and being a part of V.M.S. #9904.

Beginning at a point in the center of County Road 39 that bears S 3⁰ - 30'E 213.0 feet from the intersection of the centerlines of said County Road 39 and County Road 222.

Thence with the north side of a 50.0 foot right of way easement N 86⁰ - 30'E 110.0 feet to a iron at the true point of beginning for this description.

Thence N 3⁰ - 30'W 120.0 feet to a iron.

Thence N 86⁰ - 30'E 85.0 feet to a iron.

Thence S 3⁰ - 30'E 120.0 feet to a iron in the north line of said 50.0 foot right of way easement.

Thence with said north line of the 50.0 foot right of way easement S 86⁰ - 30'W 85.0 feet to the place of beginning.

Containing 0.23 of an acre more or less.

The above described tract has access to the 50.0 foot right of way easement mentioned in this description.

Owen K. Shirk
Surveyor 4271

4089

3D-2

4/10/72

CUMMINS SURVEY
 McARTHUR TWP., LOGAN CO., OHIO
 V.M.S. 9904 - 1" = 30' - • DENOTES IRONS



Owen K. Shirk
 Surveyor 4271
 2-26-72

2-12-2021

APPROVED

SHANER AND GANTZ SURVEY

0.399 Acre

January 21, 2021

The following described 0.399 acre tract is situated in the State of Ohio, County of Logan, Township of McArthur, and V.M.S. 9904, being part of the remainder of Richie Shaner and Sandra K. Shaner, Trustee's original 1.32 acre Parcel Two, part of the remainder of their original 0.50 acre Parcel One, Tract I, and part of the remainder of their original 10.54 acre Parcel One, Tract II, all three described in Official Record 1116, page 232, and said 0.399 acre tract being more particularly described as follows:

Beginning at a stone found in a monument box at the intersection of the centerline of County Road 39 (60 feet wide) with the centerline of County Road 222 (60 feet wide), said stone being in the west line of said 1.32 acre tract;

Thence North 01°00'23" East (assumed bearing) 68.84 feet, following the centerline of County Road 39 and a west line of said 1.32 acre tract, to a 3/4 inch iron pipe found;

Thence North 22°04'05" East 24.43 feet, following the centerline of County Road 39 and a west line said 1.32 acre tract, to a magnetic nail set and marking the *place of beginning*;

Thence *North 22°04'05" East 11.38 feet*, continuing with the centerline of County Road 39 and a west line of said 1.32 acre tract, to a magnetic nail found at the southwest corner of Jamie L. Gantz, Trustee's 3.002 acre tract described in Official Record 1264, page 738;

Thence *North 83°16'29" East 348.84 feet*, departing from the centerline of said Road and following a south line of said 3.002 acre tract and a north line of the remainder of said original 1.32 acre tract, passing at 28.85 feet a 5/8 inch iron pin found with cap marked "LEE PS 6359", also passing the northwest corner of the remainder of said original 10.54 acre tract, thereafter, following the north line of the remainder of said original 10.54 acre tract to a 5/8 inch iron pin found;

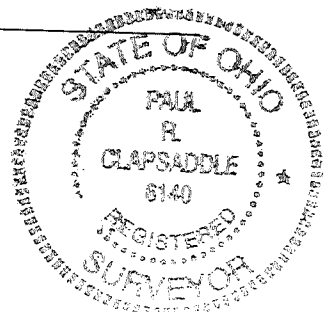
Thence *South 0°18'35" West 89.36 feet*, following a west line of said 3.002 acre tract and an east line of the remainder of said original 10.54 acre tract, to an iron pin set;

Thence *North 83°48'52" West 352.28 feet*, crossing the remainder of said original 10.54 acre tract and entering said 0.50 acre tract at approximately 143 feet, and entering said 1.32 acre tract at approximately 174 feet, continuing through and crossing said 1.32 acre tract, passing at 326.35 feet an iron pin set, to the *place of beginning, containing 0.399 acre*, more or less and being subject to all valid easements and restrictions of record.

Of the above described 0.399 acre tract, 0.011 acre is within the right of way of County Road 39, 0.123 acre is part of said original 1.32 acre tract, 0.255 acre is part of said original 10.54 acre tract, and 0.021 acre is part of said original 0.50 acre tract.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor 6140, during the month of January 2021. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS 6140".

ATTEST: Paul R. Clapsaddle
Paul R. Clapsaddle, Registered Surveyor 6140
19019 West Darby Road
Marysville, Ohio 43040
(937) 747-2599



INDEXED ON MAP
4039

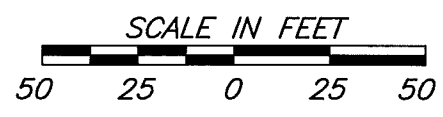
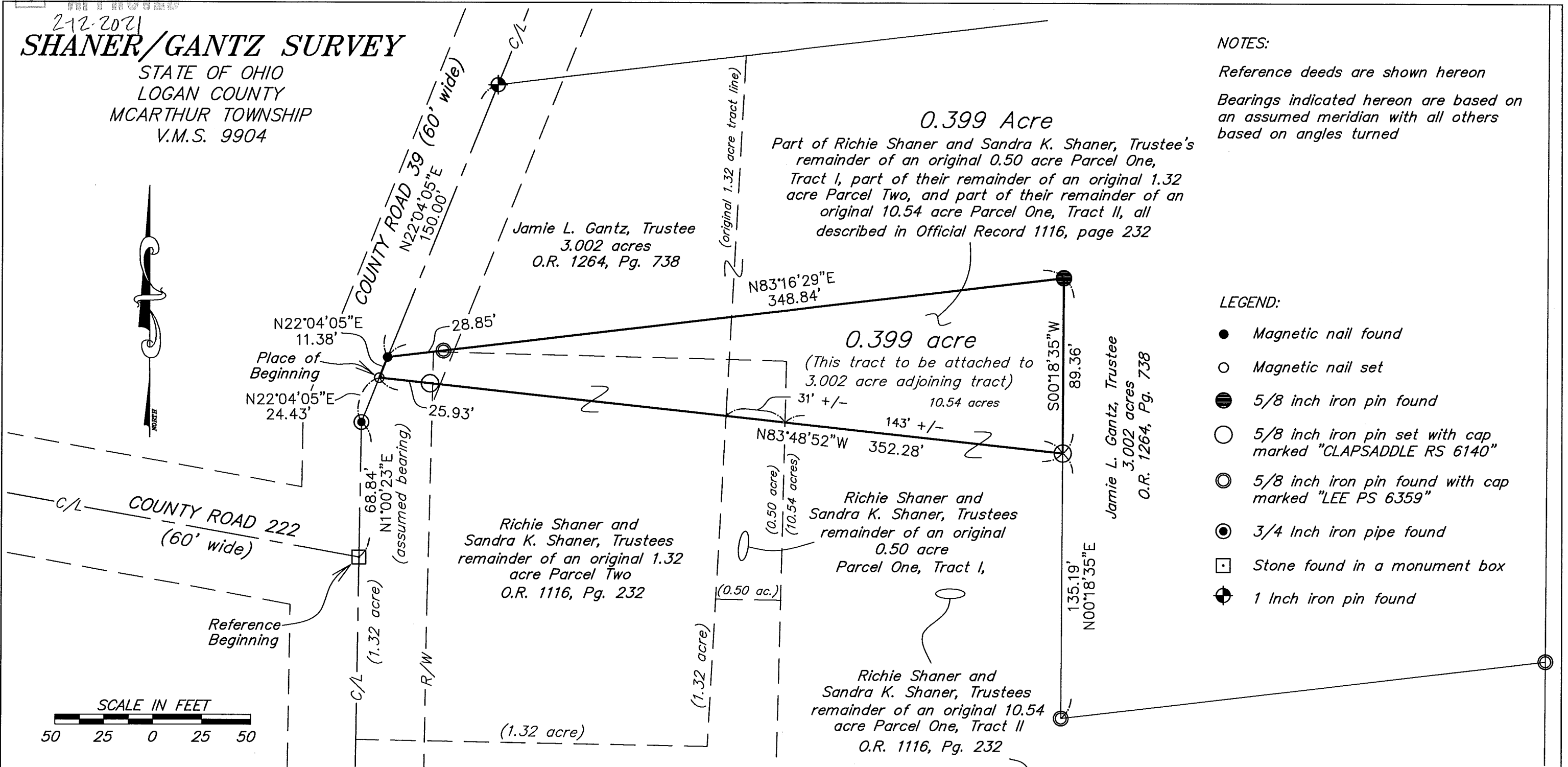
APPROVED

SHANER/GANTZ SURVEY

STATE OF OHIO
LOGAN COUNTY
MCARTHUR TOWNSHIP
V.M.S. 9904

NOTES:
Reference deeds are shown hereon
Bearings indicated hereon are based on an assumed meridian with all others based on angles turned

- LEGEND:
- Magnetic nail found
 - Magnetic nail set
 - ⊗ 5/8 inch iron pin found
 - ⊙ 5/8 inch iron pin set with cap marked "CLAPSADDLE RS 6140"
 - ⊕ 5/8 inch iron pin found with cap marked "LEE PS 6359"
 - ⊖ 3/4 Inch iron pipe found
 - Stone found in a monument box
 - ⊕ 1 Inch iron pin found



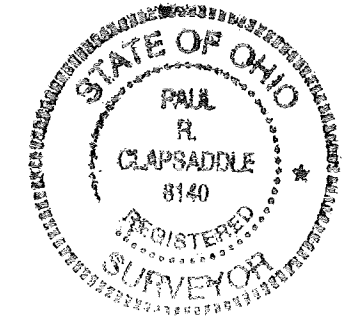
Paul R. Clapsaddle and Associates
REGISTERED ENGINEERS AND SURVEYORS
19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040
(937) 747-2599

Paul R. Clapsaddle, P.E., P.S.

Date: January 21, 2021
Scale: 1"=50'
Project: Shaner1120
Drawing: Shaner1120

I hereby certify that this plat was prepared from a field survey made under my supervision and that monuments were placed as indicated hereon.

Paul R. Clapsaddle
Paul R. Clapsaddle, R.S. 6140



INDEXED ON MAP
4089