

# Lee Surveying and Mapping Co.



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

855 EAST SANDUSKY AVENUE  
BELLEFONTAINE, OHIO 43311

(513) 593-5780

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

## JAMES E. DUFF - 9.331 ACRES

Lying in V.M.S. 9903-9928, McArthur Township, Logan County, Ohio.

Being off the southwest corner of that 67.13 acre tract lying in the name of James E. Duff as deeded and described in Volume 344, Page 188 of the Logan County Records of Deeds and more particularly described as follows:

Beginning at an iron pipe found at the intersection of the south line of said Duff property and the west right-of-way line of the old C. & L.E. Railroad. This point being a southeast corner of said Duff land and being at the northeast corner of a 50 foot wide lane on the land of Gerald Wagner (Volume 339, Page 549).

THENCE, with the south line of the said Duff land, the same being the north line of said Wagner land, S 81°-21' W, a distance of 884.45 feet to an iron rod set at the southwest corner of said Duff land.

THENCE, continuing with the property line between Duff and Wagner, N 7°-40' W, a distance of 511.67 feet to an iron rod set for the northwest corner of this survey.

THENCE, parallel to the south line, N 81°-21' E, a distance of <sup>621.92</sup>~~601.92~~ feet to an iron rod set on the east line of the aforementioned old railroad right-of-way.

THENCE, with said east line of the old railroad right-of-way, on a curve to the right with a radius of 1459.70 feet, a distance of 461.92 feet (Chord= S 43°-56'-20" E, 460.00 feet) to an iron rod set at the northeast corner of the Carl Wallace 0.31 acre tract (Volume 350, Page 219, Parcel 3).

THENCE, across said old right-of-way, S 81°-07'-20" W, a distance of 73.85 feet to an iron rod set on the west line of said right-of-way.

THENCE, with said west right-of-way line, on a curve to the right with a radius of 1393.7 feet, a distance of 149.37 feet, (Chord= S 33°-08' E, 149.25 feet) to the point of beginning. Containing 9.331 acres.

Last previous deed reference: Volume 344, Page 188.

Prepared by:

*Clayton M. Lee*

Clayton M. Lee  
Reg. Surveyor No. 6181  
11-27-81



IRON ROD SET @ R/W LINE  
 232.5  
 Set 5/8" Iron Rods  
 U.S. 339

JAMES E. DUFF  
 67.13 AC.  
 Vol. 344, Pg. 188



SCALE ~ 1" = 100'

N 81°-21' E  
 621.92'

9,331 ACRES

DITCH  
 N 72°-40' W, 511.67'

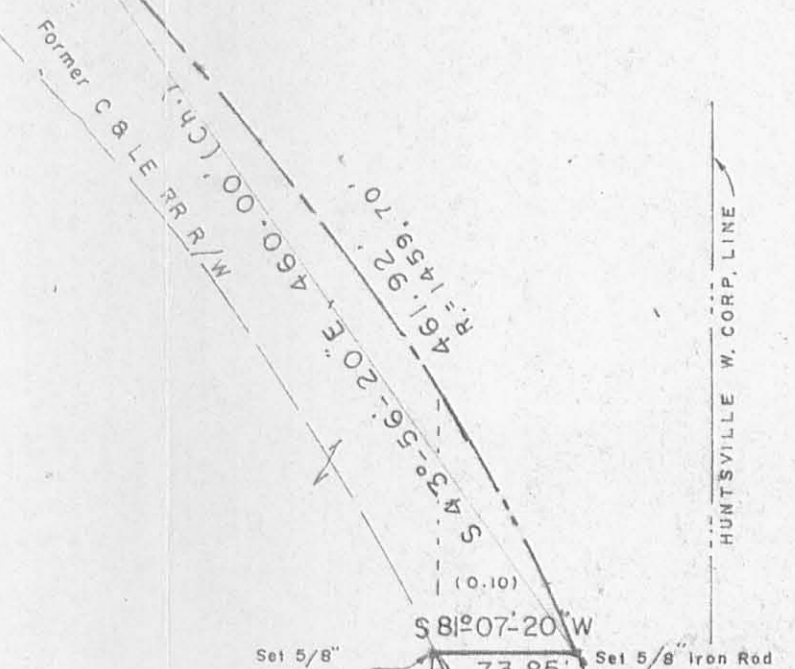
172.93'

Set 5/8" Iron Rod

S 81°-21' W  
 884.45'

GERALD WAGNER  
 11.33 ACRES  
 Vol. 339, Pg. 549

OLLIE CARTER  
 3.75 ACRES  
 Vol. 325, Pg. 941



SURVEY OF 9.331 ACRES OUT OF THE  
 JAMES E. DUFF LANDS (Vol. 344, Pg. 188)  
 V. M. S. 9903-9928  
 McARTHUR TOWNSHIP  
 LOGAN COUNTY, OHIO

By: *Jeffrey I. Lee*  
 JEFFREY I. LEE  
 Reg. Surveyor No. 6359  
 Nov., 1981



4946 IP

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 C. M. LEE	SCALE 1" = 100'	MATERIAL
±	2					
FRACTIONAL	3			CHK'D	DATE 11-24-81	DRAWING NO.
±	4					
ANGULAR	5			TRACED	APP'D	L- 883-3
±						

WREN SURVEY  
V.M.S. 9903-9928  
McARTHUR TOWNSHIP  
December 28, 1971

The following described real estate situated in McArthur Township, Logan County, Ohio and being part of Virginia Military Survey 9903-9928 and more particularly described as follows:

Beginning at a stone at the northwest corner of Ollie Carter's 3.75 acre tract as described in Logan County Deed Records, Volume 325, page 941; thence with said Carter's west line  $S.7^{\circ} 37'E.$  580.1 feet to an iron bar at a corner of R. W. Wilson's 6.07 acre tract, passing an iron pipe at said Carter's southwest corner at 427.6 feet; thence with said Wilson's north line  $S.82^{\circ} 23'W.$  264.7 feet to an iron bar in the east right of way line of U. S. Route No.33; thence with said east right of way line  $N.47^{\circ} 02'W.$  561.1 feet to a concrete right of way monument, said monument being 80.0 feet right of U. S. Route No.33 centerline station 546+00; thence continuing with said right of way line  $N.44^{\circ} 50'W.$  51.3 feet to an iron bar in the east line of Gerald A. Wagner's 23.79 acre tract; thence with said Wagner's east line  $N.8^{\circ} 51'W.$  832.0<sup>FEET</sup> to a wood corner post at the northeast corner of said tract; thence  $N.82^{\circ} 12'E.$  232.5 feet to an iron bar; thence  $S.7^{\circ} 40'E.$  684.6 feet to an iron bar; thence  $N.81^{\circ} 21'E.$  884.7 feet to an iron bar in the west right of way line of the

STATE OF OHIO  
PLAT L. 1270  
REGISTERED  
RYE

2D-1  
4946

INDEXED ON MAP



~~C. & L. E. R.R. Co.~~, FORMERLY THE I. C. & E. TRACTION CO.,  
~~T. & O. C. R.R.~~ as shown in Logan County Engineers Plan R-38, page 25;  
thence with said west right of way line S.32° 01'E. 36.5 feet to  
an iron bar at the southeast corner of Wilbur J. Wren's 0.16 acre  
tract; thence continuing with said right of way line S.32° 22'E.  
18.0 feet to an iron bar in the north line of Ollie Carter's 3.75  
acre tract; thence with said Carter's north line S.81° 21'W. 470.5  
feet to the place of beginning.

Containing 11.33 acres more or less.

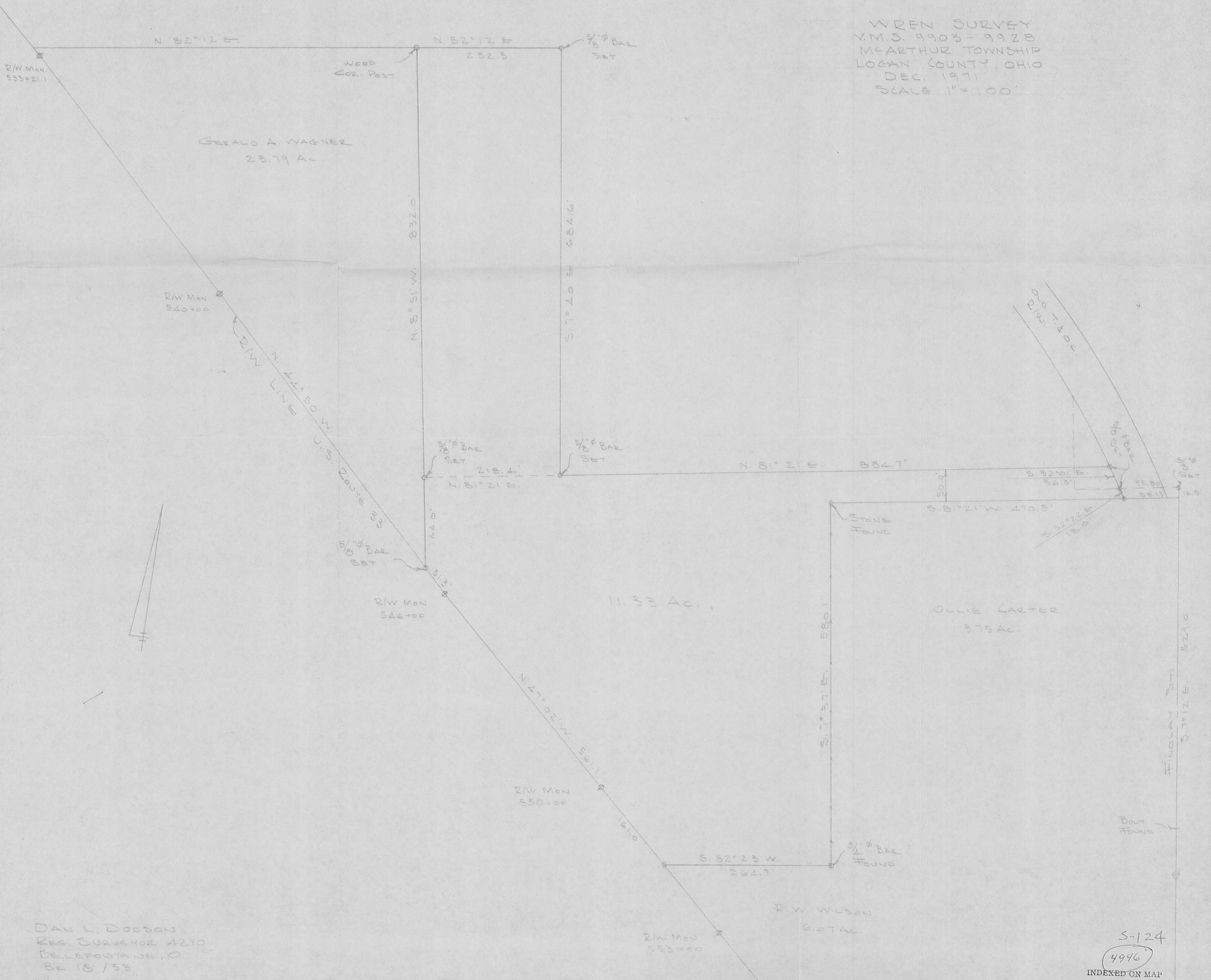
The above described tract being 11.28 acres out of Wilbur J. Wren's  
79.41 acre tract and 0.05 of an acre out of Wilbur J. Wren's 0.16  
acre tract.

INDEXED ON MAP

4946 2D-2



WREN SURVEY  
 N.M.S. 9903-9928  
 McARTHUR TOWNSHIP  
 LOGAN COUNTY, OHIO  
 DEC. 1971  
 SCALE 1"=100'



DAV L. DOBSON  
 REG. SURVEYOR 4210  
 BELLEFONTAINE, O.  
 02 18 / 53

S-124  
 4946  
 INDEXED ON MAP



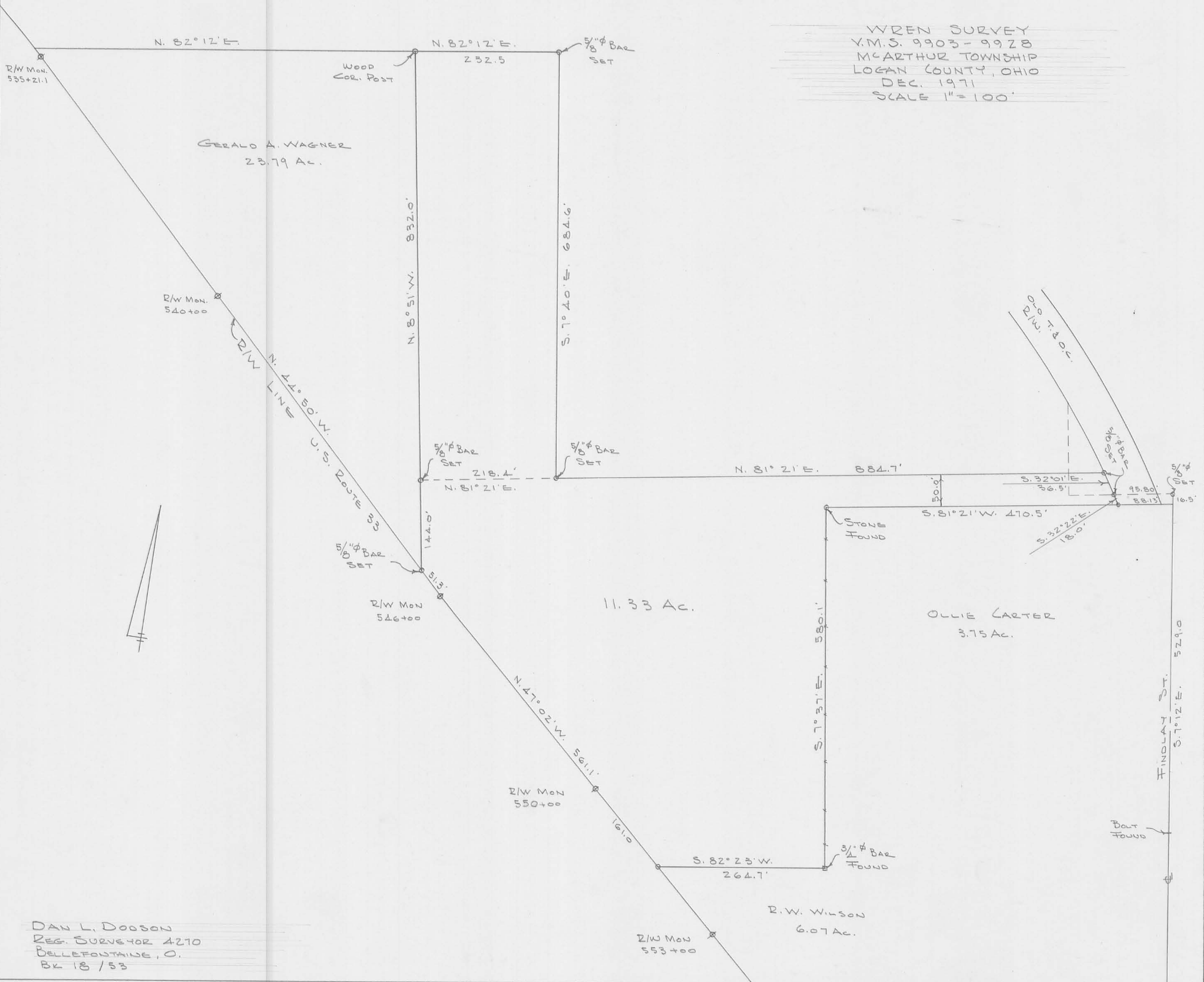
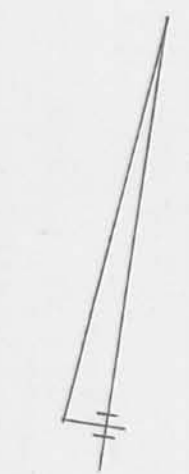
WREN SURVEY  
 Y.M.S. 9903-9928  
 McARTHUR TOWNSHIP  
 LOGAN COUNTY, OHIO  
 DEC. 1971  
 SCALE 1" = 100'

GERALD A. WAGNER  
 23.79 Ac.

11.33 Ac.

OLLIE CARTER  
 3.75 Ac.

R.W. WILSON  
 6.07 Ac.



DAN L. DOBSON  
 REG. SURVEYOR 4270  
 BELLEFONTAINE, O.  
 BK 18/53

REC'D 9-28-09 SMJ/OK

**CARL H. WAGNER SURVEY  
5.841 ACRES  
September 15, 2009**

The following described 5.841 acre tract of land is situated in Virginia Military Survey 9903, McArthur Township, Logan County, Ohio and being part of Opal G. Wagner's 23.97 acre, Tract Two, described in Official Record Volume 26, page 63, said 5.841 acre tract more particularly described as follows:

Beginning at a concrete monument found in the northeast line of U.S. Route 33 (variable right-of-way width) at Station 535+21.10 (100 feet left) as shown of highway plan L-39;

Thence **North 49°24'09" West 14.93 feet**, following the northeast line of U.S. Route 33, to an iron pin set in the north line of said 23.97 acre tract and in the south line of James E. Duff's 80.762 acre tract described in Deed Volume 344, page 188;

Thence **North 82°22'29" East 613.22 feet**, departing from the northeast line of U.S. Route 33, following the north line of said 23.97 acre tract and the south line of said 80.762 acre tract, to an iron pin set at the northwest corner of Opal G. Wagner, etals 11.33 acre, Transfer No. 3, described in Official Record Volume 37, page 262;

Thence **South 8°41'28" East 832.00 feet**, departing from the south line of said 80.762 acre tract, following the east line of said 23.97 acre tract and the west line of said 11.33 acre tract, to a 5/8 inch iron pin found in the northeast line of U.S. Route 33;

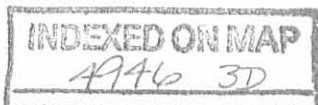
Thence **North 44°38'17" West 1027.83 feet**, departing from the west line of said 11.33 acre tract, following the northeast line of U.S. Route 33 and entering said 23.97 acre tract, to the **place of beginning, containing 5.841 acres**, more or less, and subject to all valid easements and restrictions of record.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of September 2009. Iron pins set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS #7873." Bearings indicated herein are based on the northeast line of U.S. Route 33 (variable right-of-way width) bearing North 44°38'17" West.

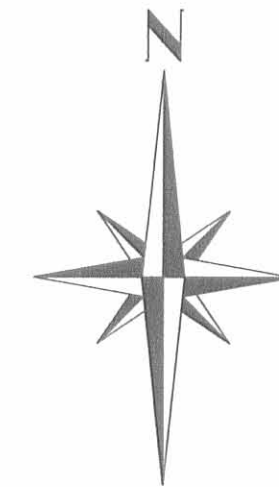
Description prepared by:

 7-15-09

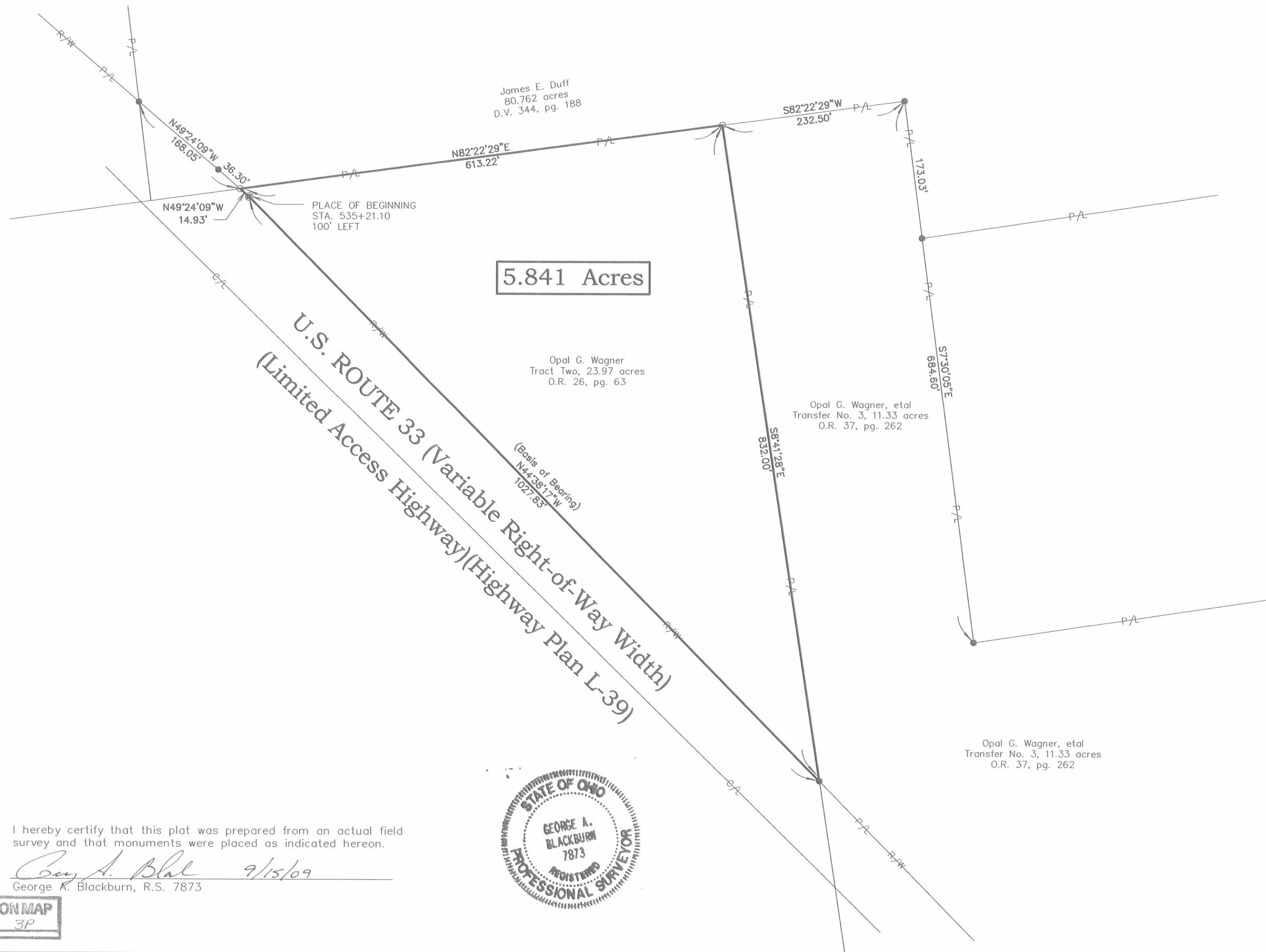
George A. Blackburn, R.S. #7873  
12125 Green Street  
Middleburg, Ohio 43336  
(937) 666-5605



# PLAT OF SURVEY IN VIRGINIA MILITARY SURVEY 9903 McARTHUR TOWNSHIP LOGAN COUNTY, OHIO



-50 0 100 200  
SCALE IN FEET



5.841 Acres



- LEGEND
- 5/8" Iron pin found
  - 5/8" Iron pin set
  - ⊙ Concrete right-of-way monument found

I hereby certify that this plat was prepared from an actual field survey and that monuments were placed as indicated hereon.

*George A. Blackburn* 9/15/09  
George A. Blackburn, R.S. 7873

INDEXED ON MAP  
4946 3P

**BLACKBURN SURVEYING**  
12125 GREEN STREET, MIDDLEBURG, OHIO 43336  
(937) 666-5605

DATE : 9/15/09  
SCALE : 1" = 100'  
Filename: Wagner 9-09  
F.B. 17, PG. 42

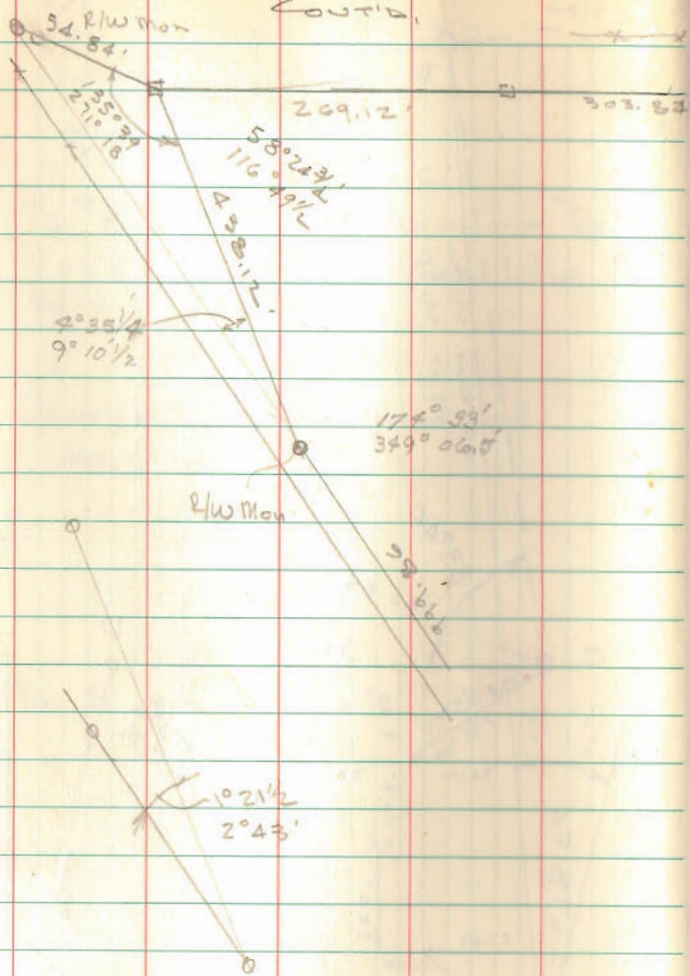
PLAT PREPARED FOR  
**CARL H. WAGNER**

Sheet  
1  
of  
1





WREN SURVEY  
CONT'D.



INDEXED ON MAP  
4946

