

# 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

## BELL 5.060 ACRES TRACT A

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

Being out of the Ray Bell original 108 acre tract as deeded and described in Official Record 26, Page 883, including all of Lots 47, Lot 48 and all of a 16.5 feet wide unvacated alley between Lot 47 and Lot 48 of the South East Addition to the Village of Cherokee (Plat Cabinet A, Slide 147), and part of Lot 2 of the Original Plat of Cherokee (Plat cabinet A, Slide 147) of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 1-1/4 inch iron rod found at the intersection of the center-lines of County Highway 39 and State Route 274.

THENCE, with the center-line of State Route 274 (60 feet wide), N 89°-55'-44"E, a distance of 221.50 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE, with the center-line of State Route 274, N 89°-55'-44"E, a distance of 199.86 feet to a MAG nail set.

THENCE, S 00°-42'-14"E, a distance of 871.82 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 30.26 feet.

THENCE, with the north line of the Richard A. Deardurff 5.000 acre tract (O.R. 575, Pg. 837), S 89°-11'-53"W, a distance of 463.27 feet to a MAG nail found, passing a 5/8 inch iron rod found at 436.36 feet.

THENCE, with the center-line of County Highway 39 (50 feet wide), the following 2 (two) courses:

N 20°-56'-14"E, a distance of 69.28 feet to a 1-1/4 inch iron pipe found.

N 00°27'-05"E, a distance of 66.54 feet to a MAG nail set.

THENCE, with the centerline of a vacated alley (16 feet wide), and the south line of Lot 54 of the Haven's Addition (Plat Cabinet A, Slide 148), N 89°55'-44"E, a distance of 208.25 feet to a 5/8 inch iron set, passing a 5/8 inch iron rod set at 25.00 feet.

THENCE, with the center-line of a vacated alley (16 feet wide), N 00°-27'-05"E, a distance of 661.50 feet to a 5/8 inch iron rod set.

INDEXED ON MAP  
7700 1D-1

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THENCE, with the south line of the Margaret A. Bodi part of Lot 2 (Vol. 386, Page 712) of the Cherokee Original Plat, N 89°-55'-44"E, a distance of 13.25 feet to a 5/8 inch iron rod set.

THENCE, with east line of the said Margaret A. Bodi part of Lot 2, N 00°-27'-05"E, a distance of 85.00 feet to the point of beginning, passing a 5/8 inch iron rod set at 55.00 feet.

Containing 5.060 acres of which 0.195 acre is within the highway right-of-way, 0.300 acre in Lot 48, 0.200 acre in Lot 47, 0.083 acre in part of Lot 2 and 0.027 acre is in an unvacated 16.5 feet wide alley between Lot 47 and Lot 48.

The basis for bearings is the centerline of County Highway 39 at State Route 274, being N 00°-27'-05"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on June 25, 2003.



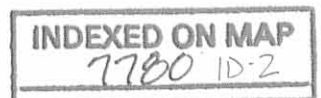
ORIGINAL STAMP IN GREEN

Description prepared by:

A handwritten signature in black ink, appearing to read 'Jeffrey I. Lee', written over a light blue horizontal line.

Jeffrey I. Lee  
Professional Surveyor 6359  
June 26, 2003

L-3059



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## BELL 5.060 ACRES TRACT B

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

Being out of the Ray Bell original 108 acre tract as deeded and described in Official Record 26, Page 883 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 1-1/4 inch iron rod found at the intersection of the center-lines of County Highway 39 and State Route 274.

THENCE, with the center-line of State Route 274, N 89°-55'-44"E, a distance of 421.36 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE, with the center-line of State Route 274, N 89°-55'-44"E, a distance of 253.31 feet to a P.K. nail found.

THENCE, with the west line of the Todd M. Dixon 5.002 acre tract (O.R. 231, Pg. 769), S 00°42'-14"E, a distance of 868.59 feet to a 5/8 inch iron rod found, passing a 5/8 inch iron rod set at 30.02 feet.

THENCE, with the north line of the Richard A Deardurff 5.000 acre tract (O.R. 575, Pg. 837), S 89°-11'-53"W, a distance of 253.30 feet to a 5/8 inch iron rod set.

THENCE, N 00°-42'-14"W, a distance of 871.82 feet to the point of beginning, passing a 5/8 inch iron rod set at 841.56 feet to the point of beginning.

Containing 5.060 acres, of which 0.174 acre is within the highway right-of-way.

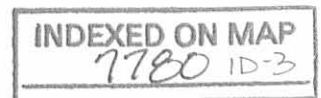
The basis for bearings is the centerline of County Highway 39 at State Route 274, being N 00°-27'-05"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on June 25, 2003.



Description prepared by:

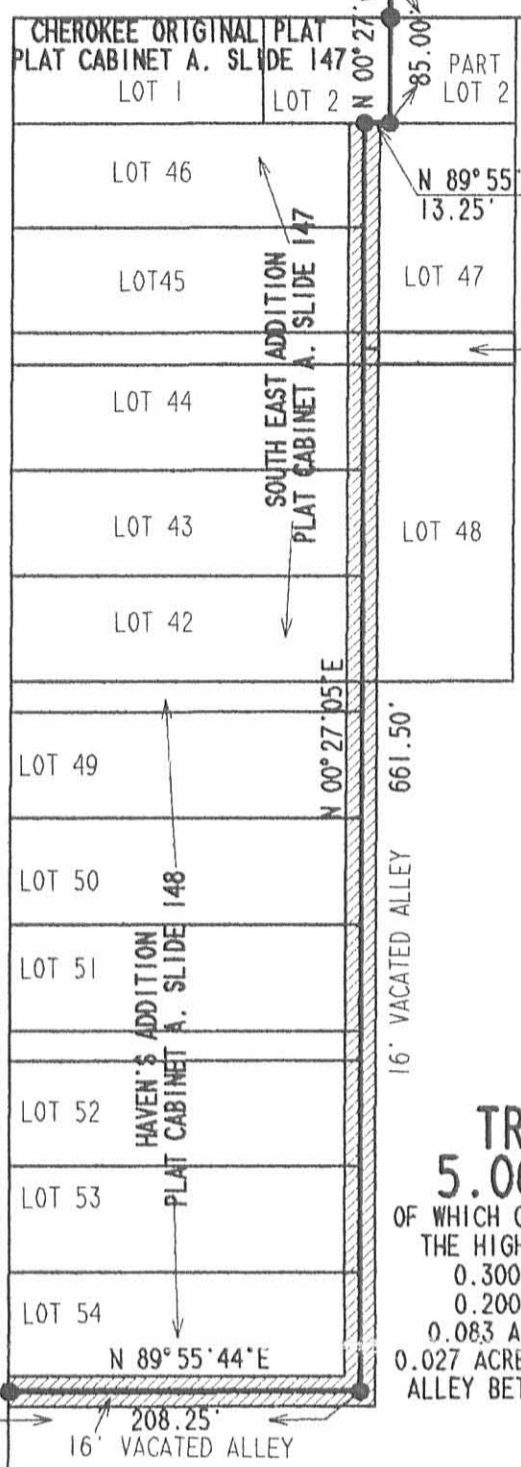
A handwritten signature in black ink, appearing to read 'Jeffrey I. Lee'.

Jeffrey I. Lee  
Professional Surveyor 6359  
June 26, 2003



STATE ROUTE 274 (60')

COUNTY HIGHWAY 39 (50')



**TRACT B**  
**5.060 ACRES**  
OF WHICH 0.174 ACRE IS WITHIN  
THE HIGHWAY RIGHT-OF-WAY

**TRACT A**  
**5.060 ACRES**  
OF WHICH 0.195 ACRE IS WITHIN  
THE HIGHWAY RIGHT-OF-WAY  
0.300 ACRE IN LOT 48  
0.200 ACRE IN LOT 47  
0.083 ACRE IN PART LOT 2  
0.027 ACRE IN UNVACATED 16.5'  
ALLEY BETWEEN LOT 47 AND 48

TODD M. DIXON  
5.002 ACRE TRACT  
O.R. 231. PG. 769

RICHARD A. DEARDURFF  
5.000 ACRE TRACT  
O.R. 575. PG. 837

NOTE: ORIGINAL PLATS  
HAVEN'S ADDITION.....VOL. O, PG. 513  
SOUTH EAST ADDITION.....VOL. M, PG. 5  
CHEROKEE.....VOL. D, PG. 302

NO RECORD FOUND OF THE 16.5 FEET WIDE ALLEY BETWEEN LOT 47 AND LOT 48 BEING VACATED. THIS TRACT IS INCLUDED IN THE 5.060 ACRE TRACT A BECAUSE THE VACATION OF THE NORTH-SOUTH 16 FEET WIDE ALLEY LANDLOCKS THE UNVACATED ALLEY. HOWEVER THE LAND IS NOT CURRENTLY OWNED BY RAY BELL AND CANNOT BE ACQUIRED UNTIL THE UNVACATED 16.5 FEET WIDE ALLEY IS PROPERLY VACATED.

- LEGEND:
- 5/8 INCH IRON ROD SET
  - 5/8 INCH IRON ROD FOUND
  - MAG NAIL FOUND
  - ⊙ MAG NAIL SET
  - ⊘ P.K. NAIL FOUND
  - ⊕ 1-1/4 INCH IRON PIPE FOUND
  - ⊗ 1-1/4 INCH IRON ROD FOUND

SCALE  
100  
FEET TO AN INCH

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

**SURVEY OF  
TWO TRACTS OUT OF THE  
REMAINDER OF RAY BELL  
ORIGINAL 108 ACRE TRACT  
OFFICIAL RECORD 26, PAGE 883  
VIRGINIA MILITARY SURVEY 9904  
MCARTHUR TOWNSHIP  
LOGAN COUNTY, OHIO**



SURVEYED BY:  
  
JEFFREY I. LEE  
PROFESSIONAL SURVEYOR 6359  
JUNE 25, 2003

ORIGINAL STAMP IN GREEN

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**LEE SURVEYING & MAPPING CO., INC.**  
117 North Madriver Street  
BELLEFONTAINE, OHIO 43311  
(937) 593-7335  
D 411 RYBLL L-3059-3

INDEXED ON MAP  
7700 1P

Received 6-8-94 Jky OK

**LESLIE H. GEESLIN**  
REGISTERED SURVEYOR NO. 5248  
P.O. BOX 274  
RUSHSVLVANIA, OHIO 43347  
TELEPHONE: (513) 468-2793

BELL SURVEY

June 8, 1994

The following described real estate situated in the State of Ohio, County of Logan, Township of McArthur, being part of Virginia Military Survey 9904 and more particularly described as follows:

Beginning at a R. R. spike found in the centerline of State Route 274 at the northwest corner of Ted Wagler's 12.75 acre tract as described in O. R. Vol. 192 Page 39.

Thence with said Wagler's west line S. 00° 40' 52" E. 1159.38 feet to a 5/8 inch iron bar found at said Wagler's southwest corner.

Thence S. 87° 12' 00" W. 187.27 feet to a 5/8 inch iron bar set.

Thence N. 00° 41' 12" W. 1168.48 feet to a cap and nail set in said centerline, passing a 5/8 inch iron bar set at 1138.48 feet.

Thence with said centerline N. 89° 59' 03" E. 187.27 feet to the place of beginning.

Containing 5.002 acres more or less of which 0.129 acre is in the right of way of State Route 274.

Bearings are based on an assumed bearing (N. 89° 59' 03' E.) for the centerline of State Route 274 in this field survey by Leslie H. Geeslin, Reg. Surveyor 5248 on June 8, 1994.

The above described 5.002 acre tract being on the north side of Ray Bell's 108 acre tract as described in O. R. Vol. 26 Page 883.



*Leslie H. Geeslin*

INDEXED ON MAP  
7700 2D

STATE ROUTE 274 (60')

30.00' C N. 89° 59' 03" E. 187.27'

(0.129 AC IN RW)

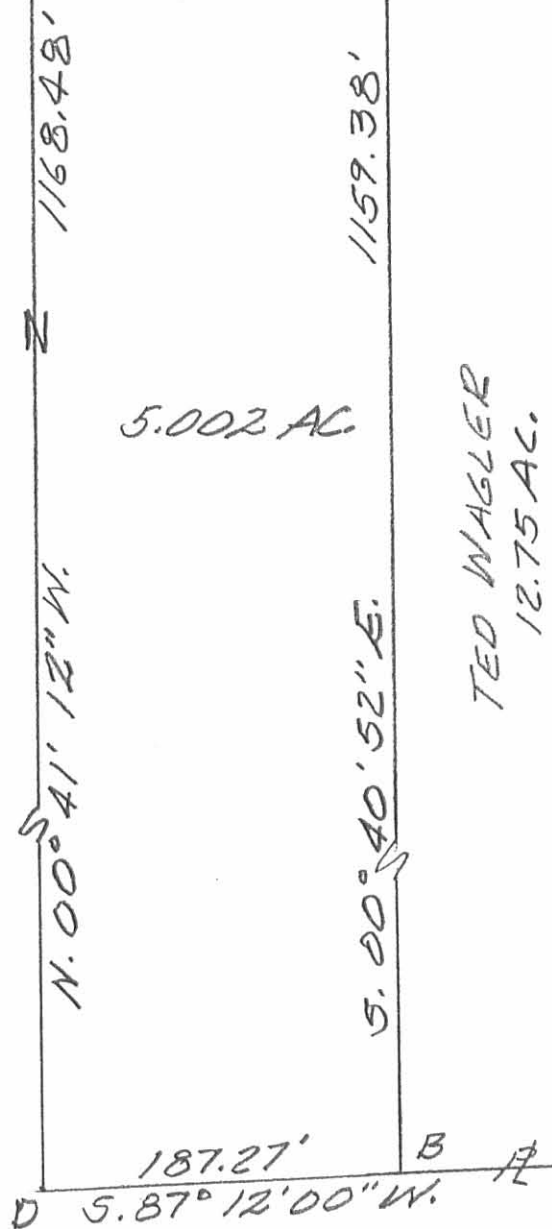
RAY BELL  
108 AC  
O.R. VOL. 26 PG 883

5.002 AC

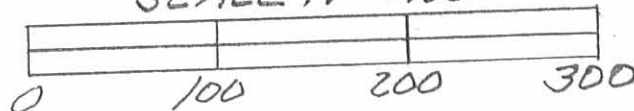
TED WAGLER  
12.75 AC.  
O.R. 192 PG 39

LEGEND:

- A = BR. SPIKE FD
- B = 5/8" IRON BAR FD
- C = CAP & NAIL SET
- D = 5/8" IRON BAR SET



SURVEY OF 5.002 AC. TRACT IN  
 VIRGINIA MILITARY SURVEY 9904,  
 McARTHUR TOWNSHIP, LOGAN  
 COUNTY, OHIO FOR RAY BELL.  
 JUNE 8, 1994  
 SCALE: 1" = 100'



INDEXED ON MAP  
 7700 2P

*Leslie H. Geeslin*  
 LESLIE H. GEESLIN  
 RUSHLYNIA, OHIO  
 OH 513-468-2793



RECEIVED 6-2-88 OK gch

**LESLIE H. GEESLIN**  
REGISTERED SURVEYOR NO. 5248  
P. O. BOX 274  
RUSHSVLVANIA, OHIO 43347

TELEPHONE: (513) 468-2793  
BELL SURVEY

May, 1988

The following described real estate situated in the State of Ohio, County of Logan, Township of McArthur, being part of Virginia Military Survey 9904 and more particularly described as follows:

Beginning at a railroad spike in the centerline of State Route 274 at the northwest corner of Urban Alber's 44.00 acre tract as described in D.B. 374 Page 378.

THENCE with said Alber's west line S.  $6^{\circ} 31' 18''$  E. (this bearing is assumed and all other bearings are from angles and distances measured in this field survey) 1140.30 feet to a 0.625 inch iron bar.

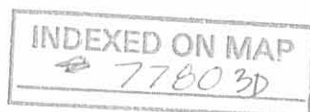
THENCE S.  $87^{\circ} 12'$  W. 542.41 feet to a 0.625 inch iron bar.

THENCE N.  $00^{\circ} 40' 52''$  W. 1159.38 feet to a railroad spike in the centerline of said S.R. 274.

THENCE with said centerline N.  $89^{\circ} 59' 03''$  E. 426.03 feet to the place of beginning.

Containing 12.75 acres more or less.

The above described 12.75 acre tract being in the northeast corner of Ray Bell's 108 acre tract as described in O.R. Vol. 26 Page 883:



*Leslie H. Geeslin*

C.H. 39

STATE ROUTE 274  
861.88' N. 89° 59' 03" E. 426.03'

SURVEY OF 12.75 AC. TRACT  
IN VIRGINIA MILITARY SURVEY  
9904 IN MEATHUR TOWNSHIP,  
LOGAN COUNTY, OHIO FOR RAY  
BELL.

MAY 1988  
SCALE: 1"=100'



1159.38'

N. 00° 40' 52" W.

12.75 AC.

1140.30'

URBAN ALBERS  
D.B. 374 PG. 378  
32.5 AC.

LEGEND:

- A = 1" IRON BAR FD
- B = RR. SPIKE SET
- C = 5/8" IRON BAR SET



*Leslie H. Geeslin*

S. 87° 12' W. 542.41'

S. 60° 31' 18" E.

INDEXED ON MAP  
7780 3P