

1936

Miami
51.74 ✓

DeBoben Survey

14

The following described land S.W. Quarter of Section 17, Town 3, Range 13 of between the Miami Rivers Survey and being in Miami Township, Logan County.

Beginning at S. W. Corner of said Section 17 in center of County Road No. 66 (Quincy Pike) thence North with the center of said Road #66 1205.0 feet to center of Road No. 71, thence with the center of said No. 71 S. 84°-23' E. 2049.0 feet; thence with the West side of J. Terrell lane S. 0°-23' E. 1003.0 feet to a stone in J. Terrells N. line and at South side of Section 17 thence with said section line West 2045.0 feet to the place of beginning said tract containing 51.74 acres more or less and being the same tract as surveyed Dec. 10, 1936 as shown in Logan County, Engineer Records Book 608, Page 50.

1767 2D

INDEXED ON MAP

19

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

CUMMINGS, TRUSTEE 0.170 ACRE

Lying in Section 17, Town 3, Range 13, Miami Township, Logan County, Ohio.

Being out of the Timothy F. Cummings, Trustee 51.74 acre tract as deeded and described in Official Record 808, Page 602, Tract 1, of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a stone found on the center-line of Township Road 71 at center-line Station 17+06 (Logan County Engineer's Field Book 552, Page 16) at an angle point in the road.

THENCE, with the center-line of Township Road 71 (30 feet wide), S 5°-30'-00"W, a distance of 1706.89 feet to a 3/4 inch square iron bar found at center-line Station 0+00 at the TRUE POINT OF BEGINNING.

THENCE, with west line of the Linda S. King 5.000 acre tract (O.R. 886, Pg.770), S 5°-30'-00"W, a distance of 492.15 to a 5/8 inch iron rod found.

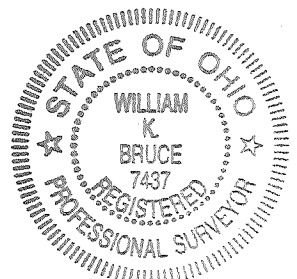
THENCE, N 84°-30'-00"W, a distance of 15.00 feet to a 5/8 inch iron rod set.

THENCE, N 5°-30'-00"E, a distance of 493.73 feet to a MAG nail set, passing a 5/8 inch iron rod set at 463.56 feet.

THENCE, with the center-line of Township Road 71, S 78°-30'-00"E, a distance of 15.08 feet to the point of beginning.

Containing 0.170 acre, of which 0.010 acre is within the highway right-of-way.

The basis for bearings is the center-line of Township Road 71, between center-line Stations 0+00 and 17+06, being S 5°-30'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on November 20, 2007.



ORIGINAL STAMP IN GREEN

Description prepared by:

A handwritten signature in black ink that reads 'William K. Bruce'.

William K. Bruce
Professional Surveyor 7437
November 20, 2007

4339117



REF ID 11-26-01 S.M.J.C.M.

LEGEND:

- ☒ STONE FOUND
- 3/4 INCH SQUARE IRON BAR FOUND
- MAG NAIL SET
- 5/8 INCH IRON ROD SET
- 5/8 INCH IRON ROD FOUND

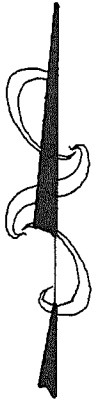
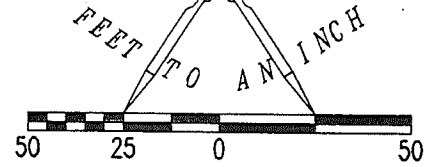
STATION 17+06
LOGAN COUNTY ENGINEER'S
FIELD BOOK 552, PG. 16

TOWNSHIP ROAD 71

TOWNSHIP ROAD 71 (30')

(BASIS FOR BEARINGS)
S 05°30'00" W
1706.89'

SCALE
50



TOWNSHIP ROAD 71 (60')

15.08'
S 78°30'00" E

STATION 0+00
LOGAN COUNTY ENGINEER'S
FIELD BOOK 552, PG. 15

30.17'

0.170 ACRE

OF WHICH 0.010 ACRE IS WITHIN
THE HIGHWAY RIGHT-OF-WAY

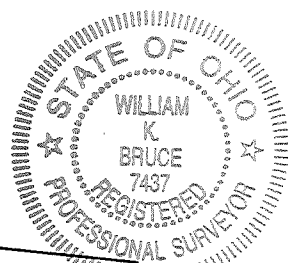
LINDA S. KING
5.000 ACRE TRACT
O.R. 886, PG. 770

TIMOTHY F. CUMMINGS, TRUSTEE
51.74 ACRES
O.R. 808, PG. 602
TRACT NO. 1

N 05°30'00" E
493.73'

492.15'
S 05°30'00" W

**SURVEY OF 0.170 ACRE OUT OF THE
TIMOTHY F. CUMMINGS, TRUSTEE
51.74 ACRE TRACT
OFFICIAL RECORD 808, PAGE 602
TRACT NO. 1
SECTION 17, TOWN 3, RANGE 13
MIAMI TOWNSHIP
LOGAN COUNTY, OHIO**



ORIGINAL STAMP IN GREEN

SURVEYED BY:

William K. Bruce
WILLIAM K. BRUCE
PROFESSIONAL SURVEYOR 7437
NOVEMBER 20, 2007

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

ADW

D1107

4339117

L-4339117-3

INDEXED ON MAP
1767 IP

2 WORKING DAYS

BEFORE YOU DIG

CALL TOLL FREE **800-362-2764**

OHIO UTILITIES PROTECTION SERVICE.



15.00'
N 84°30'00" W

DAVID J. KING
ORIGINAL 0.50 ACRE TRACT
O.R. 887, PG. 347

1-31-2023



SURVEY FOR LINDA BODENMILLER
0.209 Acres
January 12, 2023

The following described 0.209 acre tract is situated in the State of Ohio, County of Logan, Township of Miami, and Section 17, Town 3, Range 13, being part of Timothy F. Cummings Trustee's 51.740 acre Tract 1 described in O.R. 808, Pg. 602 and Pg. 607, and said 0.209 acre tract being more particularly described as follows:

Beginning for reference at a ¼ inch square iron bar found at an angle point in the centerline of Township Road 71 (60'), said iron bar referenced as Station 0+00 in Logan County Engineer's field book 552, page 15, said iron bar being in the west line of Linda S. Bodenmiller' 5.000 acre tract described in O.R. 1101, Pg. 704, and at the northeast corner of Linda S. Bodenmiller's 0.170 acre tract described in O.R. 916, Pg. 992 and Pg. 998;

Thence North 78°31'04" West 15.08 feet, following the centerline of Township Road 71 and the north line of said 0.170 acre tract, to a magnetic nail found at the northwest corner of said 0.170 acre tract and at the northeast corner of the remainder of said 51.740 acre tract, said magnetic nail marking the *place of beginning*;

Thence *South 05°28'56" West 493.73 feet*, departing from the centerline of said Road and following the west line of said 0.170 acre tract and an east line of the remainder of said 51.740 acre tract, passing at 30.10 feet a 5/8 inch iron pin found with cap marked "LEE PS 6359", to a 5/8 inch iron pin found;

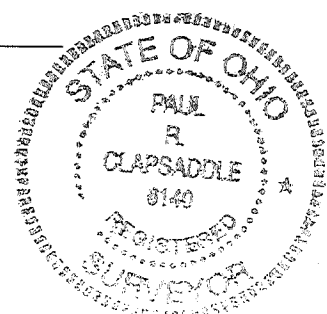
Thence *North 84°31'04" West 17.00 feet*, entering said 51.740 acre tract, to an iron pin set;

Thence *North 5°08'54" East 495.83 feet*, continuing through said 51.740 acre tract and passing at 465.65 feet an iron pin set, to a magnetic nail set on the centerline of Township Road 71 and on the north line of said 51.740 acre tract;

Thence *South 78°31'04" East 20.00 feet*, following the centerline of Township Road 71 and the north line of said 51.740 acre tract, to the *place of beginning, containing 0.209 acre*, more or less, and being subject to all valid easements and restrictions of record. Of the above described 0.209 acre tract, 0.014 acre is within the right of way of Township Road 71.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor 6140, during the month of December 2023. Bearings indicated herein are based on State Plane Coordinate North Zone, NAD 83 and GPS observations. 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, R.S. 6140
19019 West Darby Road
Marysville, Ohio 43040
(937) 747-2599



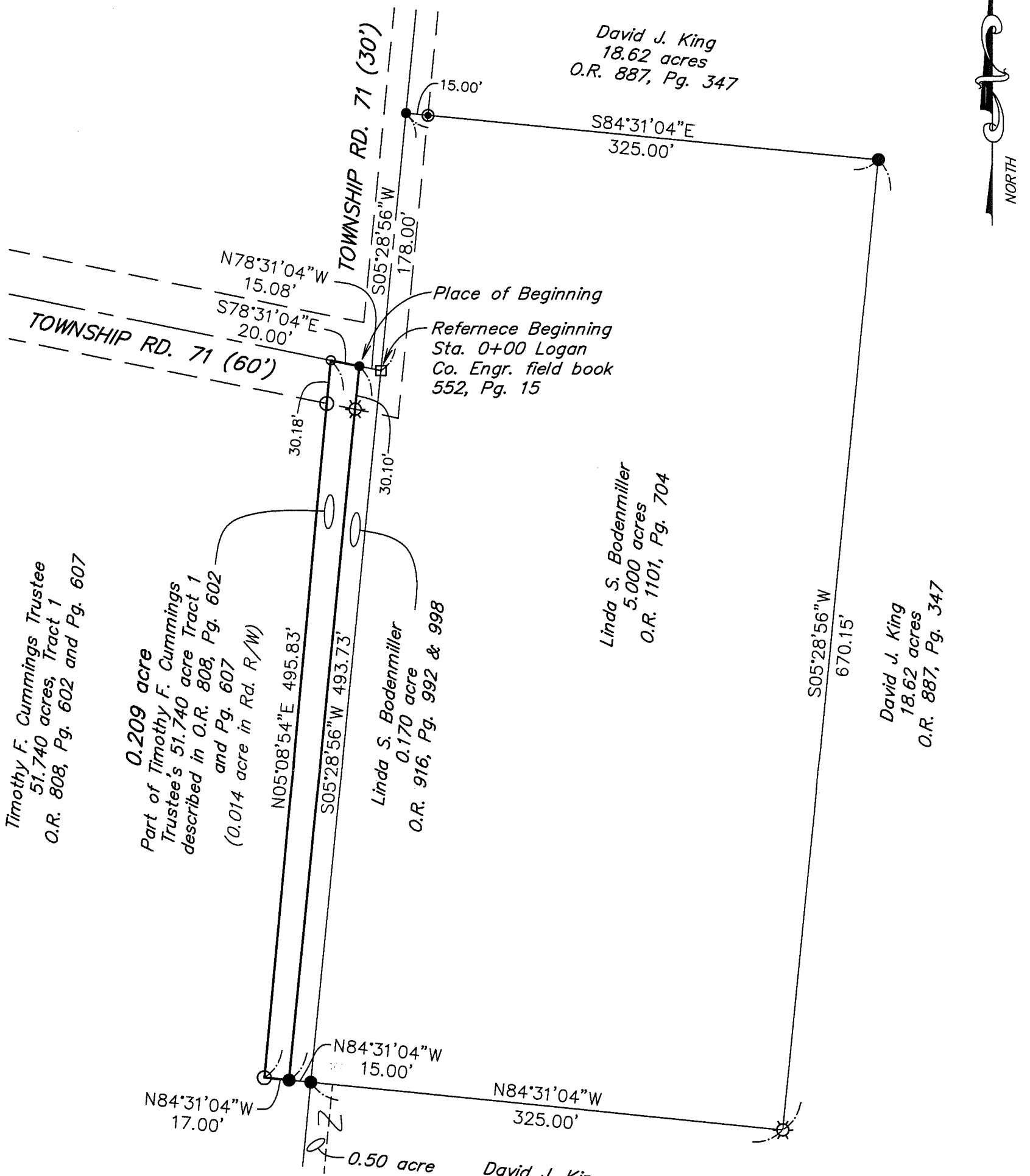
INDEXED ON MAP
1767

1-31-2023

APPROVED

PLAT OF SURVEY FOR LINDA S. BODENMILLER

STATE OF OHIO
LOGAN COUNTY, MIAMI TOWNSHIP
SECTION 17, TOWN 3, RANGE 13



NOTES:

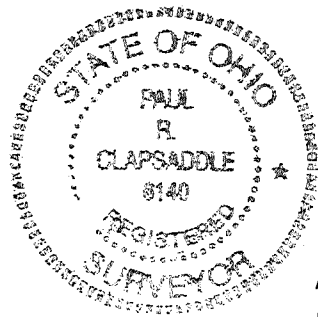
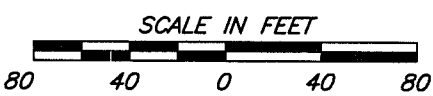
Reference deeds are shown hereon.
Bearings indicated hereon are based on Ohio State Plane Coordinate North Zone, NAD 83 and GPS observations.

ACCESS MANAGEMENT INFORMATION:

Township Rd. 71 is a local road
Minimum drive spacing is 250'
Minimum SSD is 495'
No new drives are being proposed

LEGEND:

- Magnetic nail found
- Magnetic nail set
- 5/8 inch iron pin found
- ⊗ 5/8 inch iron pin found with cap marked "LEE PS 6359"
- ⊙ 5/8 inch iron pin found with cap marked "LSM PS 7437"
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS 6140"
- 3/4 inch sq. iron bar found



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

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

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.

Scale: 1"=80'
Date: Nov. 18, 2022
Project: BodenmillerNov22
Drawing: BodenmillerNov22

INDEXED ON MAP
1707