

Rose Survey Miami Township April 1959 42.39 Acres ( West Tract )

The following described land in Miami Township, Logan County, Ohio and being in Section 34 Town 3 Range 13

Beginning at an iron in the center of County Road Number 67 ( now State Route Number 706 ) and the center of County Road Number 4

thence with the center of said County Road Number 4 which is the east side of Shelby County and the west side of Logan County S. 1 - 22 E. 1800.00 feet to an iron at the S.W. corner of the N.W. Quarter of said section 34

thence with the south line of the N.W. quarter of said section 34 and with the present fence at the north side of Lewis Whitney Rose 94.32 acre tract N. 89 - 19 E. 1019.4 feet to an iron

thence N. 1 - 22 W. 1823.5 feet to an iron in the center of State Route Number 706 the last described line being along the west side of a 31.79 acre tract and the last described line passing an iron at the south side of the State Highway at 1793.5 feet

thence with the center of the State Highway S. 88 - 00 W. ~~755.6 feet~~ to the place of beginning.

1019.40

said tract containing 42.39 acres.

see Description for East tract

cc  
Logan County Engineer

our Plat Book

3116

Rose Survey Miami Township April 1959 31.79 Acres ( East Tract )

The following described land in Miami Township, Logan County, Ohio and being in Section 34 Town 3 Range 13

Beginning at an iron in the center of County Road Number 67 ( Now State Route Number 706 ) and the center line of County Road Number 4 said iron being in the east side of Shelby County and the west side of Logan County

Thence with the center line of State Route Number 706 N. 88 - 00 E. 1019.4 feet to an iron said iron being the beginning point of this survey

thence with the east side of a 42.39 acre tract S. 1 - 22 E. 1823.5 feet to an iron in the south line of the N.W. Quarter of said section 34

thence with the present fence at the south side of said N.W. quarter of section 34 N. 89 - 19 E. 755.6 feet to an ~~iron~~ wood post at the S.W. corner of John H. Offenbacher's 71.00 acre tract the last described line passing an iron at the N.E. corner of Lewis Whitney Rost 94.32 acre tract at 493.6 feet

thence with the west side of said Offenbacher's 71.00 acre tract N. 1 - 22 W. 1841.0 feet to an iron in the center of State Route Number 706

thence with the center of State Route Number 706 S. 88 - 00 W. 755.6 feet to the place of beginning

said described tract containing 31.79 acres.

cc  
Logan County Engineer

'10-8-13

# 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  
surveys@lsminc.us

## BELL, TRUSTEE 2.593 ACRES

Lying in Section 34, Town 3, Range 13, Miami Township, Logan County, Ohio.

Being out of the James K. Bell, Trustee 70 acre tract as deeded and described in Official Record 1123, Page 392 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a stone found inside a monument box, at P.I. Station 30+07 (Logan County Engineer's file R-1717) at the intersection of the center-line of Ohio Route 706 (60 feet wide) and the quarter section line of Section 34.

THENCE, with the center-line of Ohio Route 706, the following two courses:

S 83°-22'-04"W, a distance of 632.03 feet to a MAG nail set.

S 88°-00'-00"W, a distance of 92.99 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE, with the center-line of Ohio Route 706, S 88°-00'-00"W, a distance of 300.17 feet to a MAG nail set.

THENCE, N 00°-11'-37"W, a distance of 244.43 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 30.01 feet.

THENCE, N 85°-44'-29"E, a distance of 596.87 feet to a 5/8 inch iron rod set.

THENCE, S 46°-36'-51"W, a distance of 405.11 feet the point of beginning, passing a 5/8 inch iron rod set at 359.73 feet.

Containing 2.593 acres of which 0.218 acre is within the highway right-of-way.

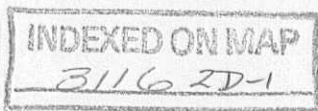
Property is subject to any and all previous easements and rights-of-way of record.

The basis for bearings is the center-line of Ohio Route 706, being N 88°-00'-00"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on September 27, 2013.

Description prepared by:

William K. Bruce  
Professional Surveyor 7437  
September 30, 2013

L-56140913



# Lee Surveying and Mapping Co., Inc.



**APPROVED**

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## BELL, TRUSTEE 14.867 ACRES

Lying in Section 34, Town 3, Range 13, Miami Township, Logan County, Ohio.

Being out of the James K. Bell, Trustee 70 acre tract as deeded and described in Official Record 1123, Page 392 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a stone found inside a monument box, at P.I. Station 30+07 (Logan County Engineer's file R-1717) at the intersection of the center-line of Ohio Route 706 (60 feet wide) and the quarter section line of Section 34.

THENCE, with the center-line of Ohio Route 706 the following two courses:

S 83°-22'-04"W, a distance of 632.03 feet to a MAG nail set.

S 88°-00'-00"W, a distance of 92.99 feet to a MAG nail set.

THENCE, N 46°-36'-51"E, a distance of 405.11 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 45.38 feet.

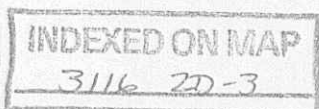
THENCE, S 85°-44'-29"W, a distance of 596.87 feet to a 5/8 inch iron rod set.

THENCE, S 00°-11'-37"E, a distance of 244.43 feet to a MAG nail set, passing a 5/8 inch iron rod set at 214.42 feet.

THENCE, with the center-line of Ohio Route 706, S 88°-00'-00"W, a distance of 200.67 feet to a MAG nail set.

THENCE, with the lines of the Thomas P. Faulkner, Trustee 140.833 acre tract (O.R. 905, Pg. 567) the following two courses:

N 00°-25'-51"W, a distance of 645.35 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 30.01 feet.



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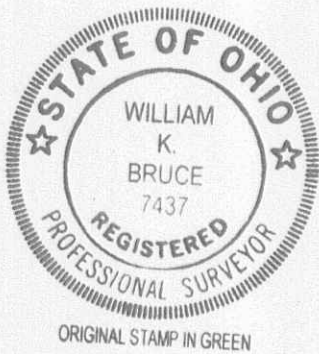
N 88°-39'-27"E, a distance of 1210.44 feet to a 12 inch concrete post found.

THENCE, with the quarter section line and the west line of the Aaron R. Cox and Mindy L. Cox 13.898 acre tract (O.R. 508, Pg. 619), S 01°-34'-52"E, a distance of 580.19 feet to the point of beginning, passing a 12 inch concrete post found at 553.40 feet.

Containing 14.867 acres of which 0.624 acre is within the highway right-of-way.

Property is subject to any and all previous easements and rights-of-way of record.

The basis for bearings is the center-line of Ohio Route 706, being N 88°-00'-00"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on September 27, 2013.

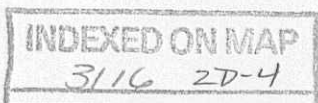


Description prepared by:

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

William K. Bruce  
Professional Surveyor 7437  
September 30, 2013

L-56140913



10-8-13

# Lee Surveying and Mapping Co., Inc.



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## BELL, TRUSTEE 52.380 ACRES

Lying in Section 34, Town 3, Range 13, Miami Township, Logan County, Ohio.

Being out of the James K. Bell, Trustee 70 acre tract as deeded and described in Official Record 1123, Page 392 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a stone found inside a monument box, at P.I. Station 30+07 (Logan County Engineer's file R-1717) at the intersection of the center-line of Ohio Route 706 (60 feet wide) and the quarter section line of Section 34.

THENCE, with the said quarter section line, the west line of the Rita E. Gilfillen, Trustee 16.701 acre tract (O.R. 1024, Pg. 616, Tract III) and the west line of the Mark Heath, Trustee 80 acre tract (O.R. 986, Pg. 273), S 00°-56'-10"E, a distance of 1917.99 feet to a point, passing 5/8 inch iron rods set at 30.15 feet and 1915.99 feet.

THENCE, with the north line of the Mark Heath, Trustee 93.15 acre tract (O.R. 986, Pg. 276), S 89°-16'-38"W, a distance of 1215.72 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 5.00 feet.

THENCE, with the east line of the Melvin Pfister and Vivian D. Goins, Trustees 31.79 acre tract (O.R. 861, Pg. 807, Tract Six), N 01°-21'-26"W, a distance of 1839.63 feet to a MAG nail set, passing a 5/8 inch iron rod set at 1809.63 feet.

THENCE, with the center-line of Ohio Route 706 the following two courses:

N 88°-00'-00"E, a distance of 600.43 feet to a MAG nail set, passing MAG nails set at 6.60 feet, 207.27 feet and 507.44 feet.

N 83°-22'-04"E, a distance of 632.03 feet to the point of beginning.

Containing 52.380 acres of which 0.851 acre is within the highway right-of-way.

Property is subject to any and all previous easements and rights-of-way of record.

The basis for bearings is the center-line of Ohio Route 706, being N 88°-00'-00"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on September 27, 2013.

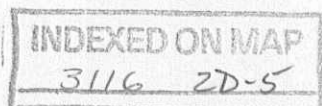
Description prepared by:

William K. Bruce  
Professional Surveyor 7437  
September 30, 2013

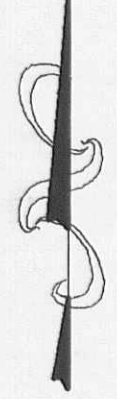
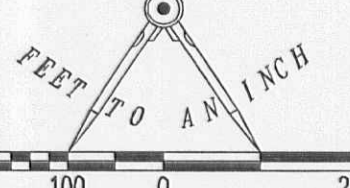


ORIGINAL STAMP IN GREEN

L-56140913



SCALE  
200



SECTION 35  
SECTION 34

THOMAS P. FAULKNER, TRUSTEE  
140.833 ACRE TRACT  
O.R. 905, PG. 567

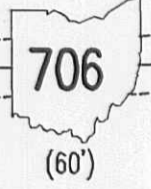
LOGAN COUNTY  
SHELBY COUNTY

- LEGEND
- 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM 7437"
  - 5/8 INCH IRON ROD FOUND
  - MAG NAIL SET
  - ⊙ 12" CONCRETE POST FOUND
  - ⊠ STONE FOUND INSIDE MONUMENT BOX
  - ⊗ CONCRETE MONUMENT FOUND

14.867 ACRES  
OF WHICH 0.624 ACRE IS WITHIN THE  
HIGHWAY RIGHT-OF-WAY.

2.593 ACRES  
OF WHICH 0.218 ACRE IS  
WITHIN THE HIGHWAY  
RIGHT-OF-WAY.

AARON R. COX AND MINDY L. COX  
13.898 ACRES  
O.R. 508, PG. 619



P.I. STA. 30+07  
S.H. 865 SEC. "B" S.R. 706  
LOGAN COUNTY ENGINEER'S MAPROOM  
FILE R-1717

RITA E. GILFILLEN, TRUSTEE  
16.701 ACRE TRACT  
O.R. 1024, PG. 616  
TRACT III

JAMES K. BELL, TRUSTEE  
70 ACRE TRACT  
O.R. 1123, PG. 392

52.380 ACRES  
OF WHICH 0.851 ACRE IS WITHIN THE  
HIGHWAY RIGHT-OF-WAY.

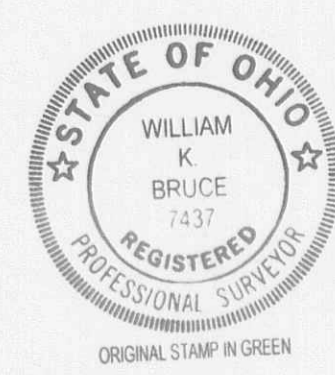
MARK HEATH, TRUSTEE  
80 ACRE TRACT  
O.R. 986, PG. 273

MELVIN PFISTER AND VIVIAN D. GOINS, TRUSTEES  
31.79 ACRE TRACT  
O.R. 861, PG. 807  
TRACT SIX

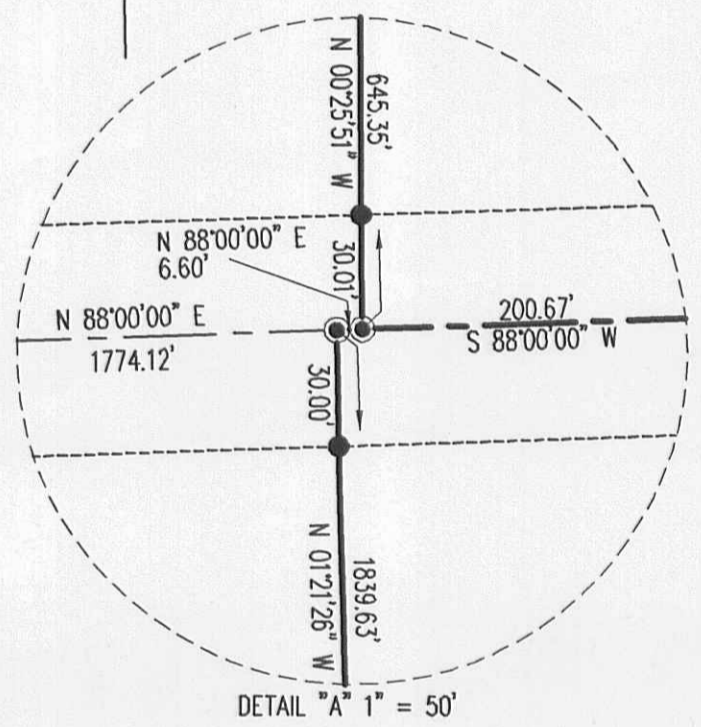
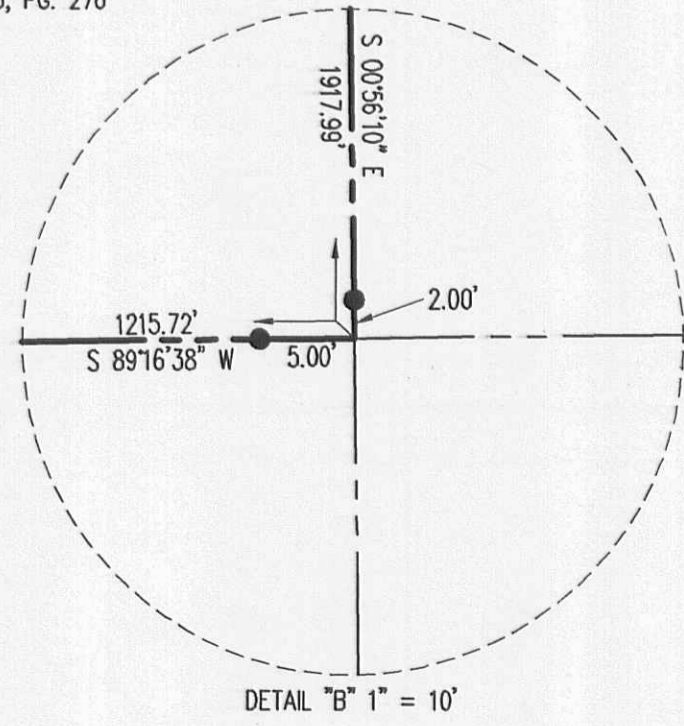
DANIEL ROSE, CYNTHIA ROSE  
AND KATHY SCHAEFER  
134.67 ACRE TRACT  
O.R. 1118, PG. 133  
TRACT 2

A SURVEY OF A  
14.867 ACRE, 2.593 ACRE  
AND 52.380 ACRE TRACTS OUT OF THE  
JAMES K. BELL, TRUSTEE  
70 ACRE TRACT  
OFFICIAL RECORD 1123, PAGE 392  
SECTION 34, TOWN 3, RANGE 13  
MIAMI TOWNSHIP  
LOGAN COUNTY, OHIO

SURVEYED BY:  
*William K. Bruce*  
WILLIAM K. BRUCE  
PROFESSIONAL SURVEYOR 7437  
SEPTEMBER 27, 2013



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surveys@lsminc.us  
ADW D0913 56140913 L-5614-2



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OHIO UTILITIES PROTECTION SERVICE

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