

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.

CLIFFORD BELL (12 ACRE TRACT)

Lying in the southwest corner of Section 22, T-1, R-8, Miami Township, Logan County, Ohio and being the south part of that 40.16 acres lying in the name of R.V. Armstrong et al as deeded and described in Volume 359, Page 155 of the Logan County Records of Deeds and more particularly described as follows:

Beginning at the original corner stone found marking the southeast corner of said 40.16 acres which lies northerly along the east line of said 40.16 acres a distance of 41.78 feet (42 feet, Deed) from the southwest corner of the Quincy cemetery property (Volume 69, Page 259).

THENCE, S 86°-32'-30" W, a distance of 435.84 feet to a corner stone found (disturbed and re-set with an iron rod placed along side) at the bank of the Miami River, crossing County Road 73 at approximately 370 feet.

THENCE, with the bank of said river, the following 4 (four) bearings and distances;

N 72°-25' W, a distance of 34.50 feet.

N 46°-01' W, a distance of 103.32 feet.

N 59°-27' W, a distance of 100.02 feet.

N 89°-47' W, a distance of 92.65 feet to an iron rod set on the bank at the southwest corner of grantor's 40.16 acres. (The same being the projection, southerly, of the center-line of County Road 34).

THENCE, with grantor's west line, N 3°-30' W, a distance of 599.18 feet to an iron spike set on the center-line of County Road 34 for the northwest corner of this survey.

THENCE, N 85°-59'-45" E, a distance of 719.92 feet to an iron rod set on the grantor's east property line.

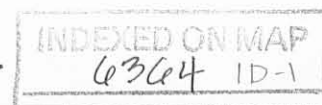
THENCE, between the grantor's land and D. Hubble's land (Volume 382, Page 105) and continuing by the Quincy Cemetery, S 4°-23'-50" E, a distance of 763.69 feet to the point of beginning. Containing 12.00 acres.

Last previous deed reference: Volume 359, Page 155.



Surveyed by:

Clayton M. Lee
Clayton M. Lee
Reg. Surveyor No. 6181
11-19-79



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BELLEFONTAINE, OHIO 43311

(513) 593-5780

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

CLIFFORD BELL (5.345 ACRES)

Lying in the southwest corner of Section 22, T-1, R-8, Miami Township, Logan County, Ohio and being the south part of that 40.16 acres lying in the name of R.V. Armstrong et al as deceded and described in Volume 359, Page 155 of the Logan County Records of Deeds and more particularly described as follows:

Beginning at the original corner stone found marking the southeast corner of said 40.16 acres which lies northerly along the east line of said 40.16 acres a distance of 41.78 feet (42 feet, Deed) from the southwest corner of the Quincy Cemetery property (Volume 69, Page 259).

THENCE, S 86°-32'-30" W, a distance of 435.84 feet to a corner stone found (disturbed and re-set with an iron rod placed along side) at the bank of the Miami River, crossing County Road 73 at approximately 390 feet.

THENCE, with the bank of said river, the following 4 (four) bearings and distances;

N 72°-25' W, a distance of 44.50 feet.

N 46°-01' W, a distance of 103.32 feet.

N 59°-27' W a distance of 100.02 feet.

N 89°-47' W, a distance of 92.65 feet to an iron rod set on the bank at the southwest corner of grantor's 40.16 acres. (The same being the projection, southerly, of the center-line of County Road 34).

THENCE, with grantor's west line, N 3°-30' W, a distance of 204.60 feet to an iron rod set for the northwest corner of this survey.

THENCE, N 87°-00'-20" E, a distance of 726.30 feet to an iron rod set on the grantor's east property line.

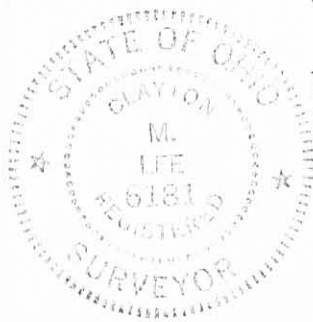
THENCE, between the grantor's land and the Quincy Cemetery, S 4°-23'-50" E, a distance of 356.33 feet to the point of beginning. Containing 5.345 acres.

Last previous deed reference: Volume 359, Page 155.

Surveyed by:

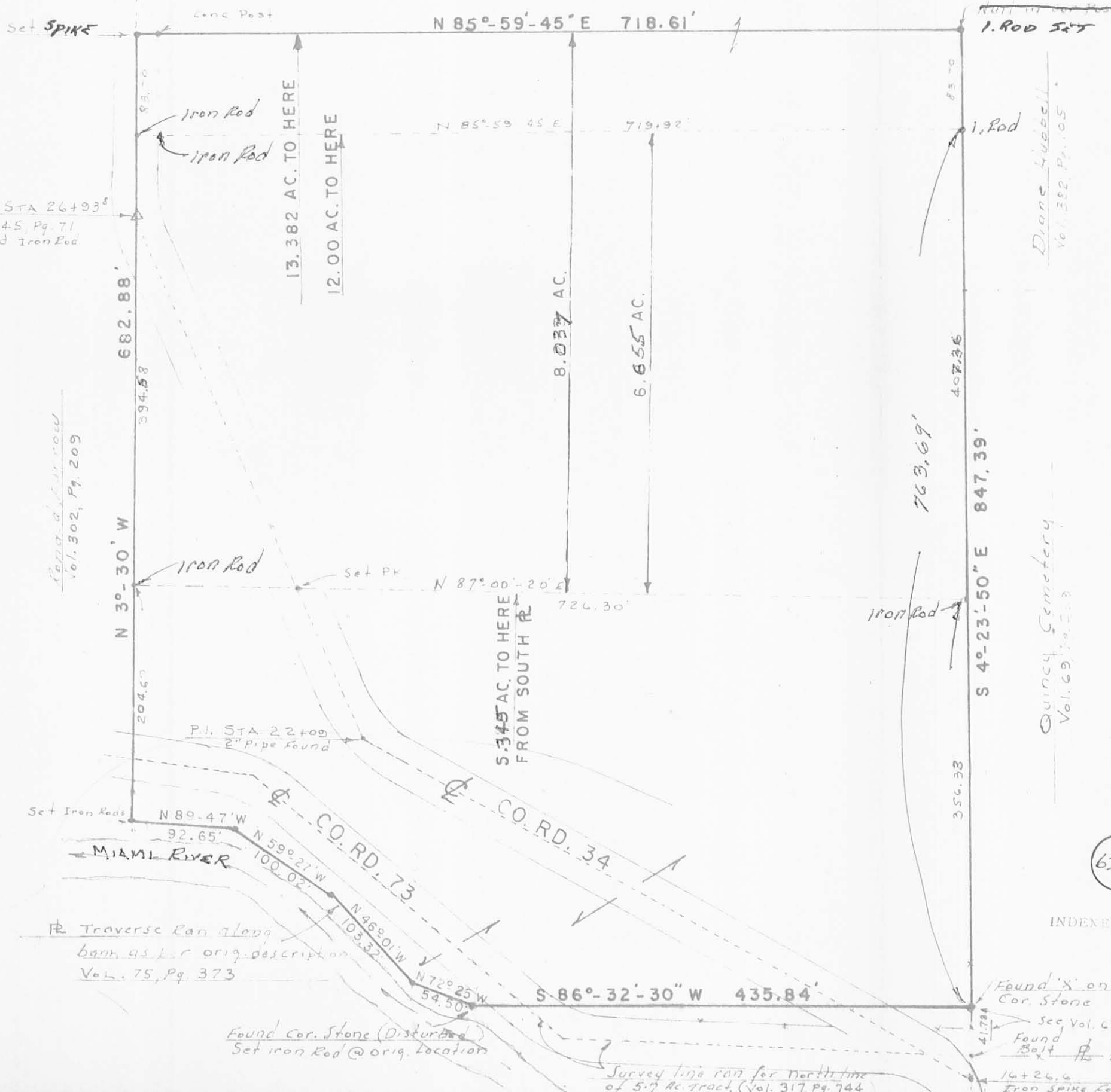
Clayton M. Lee

Clayton M. Lee
Reg. Surveyor No. 6181
11-19-79



INDEXED ON MAP

CLIFFORD BELL 40.16 AC
 Robt. V. Armstrong et al. (Vol. 359, Pg. 155)



SCALE 1" = 100'

PARTITIONING OF THE CLIFFORD BELL 40.16 ACRES
 SW 1/4 OF SEC. 22, T-1, R-8
 MIAMI TOWNSHIP, LOGAN COUNTY, OHIO

Surveyed by:
Clayton M. Lee
 Clayton M. Lee
 Reg. Surveyor 6181
 11-19-79



LEE SURVEYING & MAPPING CO.
 855 E. Sandusky Ave.
 BELLEFONTAINE, OHIO 43311
 (513) 593-5780

6364 IP

INDEXED ON MAP

SCALE: 1" = 100'	APPROVED BY	DRAWN BY <i>C.M.L.</i>
DATE:		
		DRAWING NUMBER
		L-655-B

9-19-2024



APPROVED

**DESCRIPTION OF SURVEY FOR
THE ESTATE OF LINDA L. BELL
14.233 ACRES
September 5, 2024**

The following described 14.233 acre tract of land is situated in Section 22, Town 1 North, Range 8 East, Miami Township, Logan County, Ohio and being part of Linda L. Bell's Tract III (40.16 acres) described in Official Record Volume 1411, page 979, said 14.233 acre tract of land more particularly described as follows:

Beginning at a 5/8 inch iron bar found at County Road 34 (40 feet wide) P.I. Station 26+93.8 as referenced on page 71 of Logan County Engineer's field book 645, said iron bar being in the west line of said 40.16 acre tract and in the east line of Ronald Eugene Furrow's and Anna Christine Furrow's 2.825 acre tract (by Deed) (2.96 acres by Auditors records) described in Deed Volume 302, page 209;

Thence **North 0°43'47" East 217.26 feet**, following the centerline of County Road 34, the west line of said 40.16 acre tract and the east line of said 2.825 acre tract, to a magnetic nail set;

Thence **South 89°16'13" East 721.39 feet**, departing from the centerline of County Road 34 and crossing said 40.16 acre tract, passing an iron bar set at 20.00 feet, to an iron bar set in the west line of Kelly L. Tussing's and Jessica L. Tussing's Exhibit "A" (11.048 acres) described in Official Record Volume 1395, page 2380;

Thence **South 0°04'00" West 941.39 feet**, following the east line of said 40.16 acre tract, the west line of said 11.048 acre tract and the west line of Trustees of the Fairview Cemetery's 10.000 acre tract described in Deed Volume 69, page 259, to an iron bolt found at the northwest corner of Miami Township Trustees, Logan County, Ohio's 5.253 acre tract described in Official Record Volume 166, page 214, said iron bolt also in the road right-of-way of County Road 34 and at the northeast corner of Franklin Duane Stewart's Tract I (5.7 acres) described in Official Record Volume 1051, page 557;

Thence **North 86°54'16" West 358.00 feet**, following the south line of said 40.16 acre tract and the north line of said 5.7 acre tract, crossing the centerline of County Road 34 and following the centerline of Township Road 73 (variable width), to an iron bar set;

INDEXED ON MAP

6/30/24

Thence **North 49°08'16" West 353.50 feet**, following the centerline of Township Road 73, the south line of said 40.16 acre tract and the north line of said 5.7 acre tract, to an iron bar set;

Thence **North 74°26'17" West 107.91 feet**, following the centerline of Township Road 73, the south line of said 40.16 acre tract and the north line of said 5.7 acre tract, to a magnetic nail set at the southeast corner of said 2.825 acre tract;

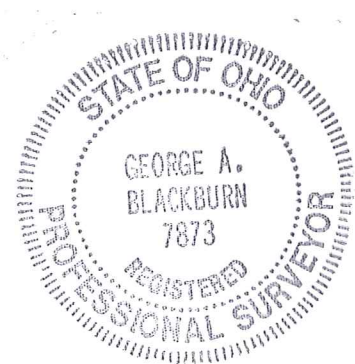
Thence **North 0°43'47" East 453.82 feet**, departing from the centerline of Township Road 73, following the west line of said 40.16 acre tract and the east line of said 2.825 acre tract, passing an iron bar set at 409.78 feet, to the **place of beginning, containing 14.233 acres** more or less and subject to all valid easements and restrictions of record.

The road right-of-way of County Road 34 and Township Road 73 contain 1.678 acres more or less.

The above description was prepared from an actual field survey conducted by Blackburn Surveying, LLC, George A. Blackburn, Registered Surveyor # 7873, during the month of September 2024. Iron bars set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS # 7873." Bearings indicated herein are based on the centerline of Township Road 73 (variable width) bearing North 86°54'16" West and derived from GPS observations based on Ohio State Plane Coordinate System, North Zone (NAD83), Geoid Model 2018.

Description prepared by: *George A. Blackburn* 9.5.2024

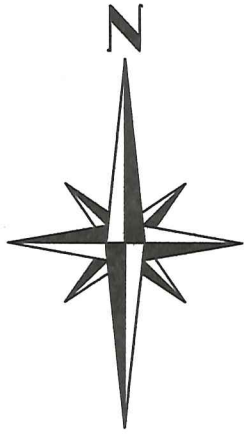
George A. Blackburn, RS # 7873
6879 State Route 287
West Liberty, Ohio 43357
(937) 465-0424



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6364

9-19-2024

APPROVED



PLAT OF SURVEY IN SECTION 22, TOWN 1 N, RANGE 8 E MIAMI TOWNSHIP LOGAN COUNTY, OHIO



LEGEND

- Magnetic nail set
- 5/8" Iron bar found
- 5/8" Iron bar set
- ⊙ 1" Iron pipe found
- ▣ Iron bolt found

Ronald Eugene Furrow and
Anna Christine Furrow
2.825 acres (Deed)
2.96 acres (Auditor)
D.V. 302, pg. 209

Linda L. Bell
Tract III
40.16 acres
O.R. 1411, pg. 979

Kelly L. Tussing and
Jessica L. Tussing
Exhibit "A", 11.048 acres
O.R. 1395, pg. 2380

14.233 Acres

(1.678 Acres inside
road right-of-way)

Linda L. Bell
Tract III
40.16 acres
O.R. 1411, pg. 979

Trustees of the
Fairview Cemetery
10.000 acres
D.V. 69, pg. 259

NOTES:

Bearings shown hereon are derived
from GPS observations based on
Ohio State Plane Coordinate
System, North Zone (NAD 83),
Geoid Model 2018.

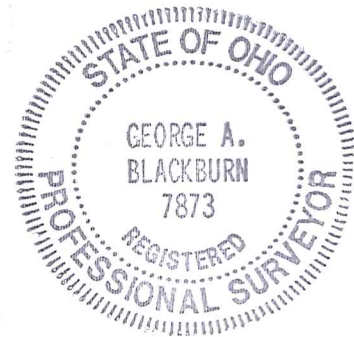
This survey was prepared from
information found in the current
instruments of conveyance (shown
hereon) and without a complete and
accurate title search.

ACCESS MANAGEMENT REGULATIONS:

- County Road 34 and County Road 73 are classified
as local roads.
- Minimum driveway spacing is $\geq 250'$.
- Minimum stopping sight distance is $\geq 495'$ (55 MPH).
- Driveway not requested at this time.

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL
FIELD SURVEY AND THAT MONUMENTS WERE PLACED AS
INDICATED HEREON.

George A. Blackburn 9-5-2024
GEORGE A. BLACKBURN, R.S. 7873



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6364

BLACKBURN SURVEYING, LLC
6879 STATE ROUTE 287
WEST LIBERTY, OHIO 43357
(937) 465-0424

DATE: 9/5/2024
SCALE: 1" = 200'
FILE: Linda Bell 9-24

PLAT PREPARED FOR THE
ESTATE OF LINDA L. BELL

Sheet
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of
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