

REC'D 12-27-94 smy ok ✓



Lee Surveying and Mapping Co.



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

143 EAST COLUMBUS AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-7335

JEFFREY I. LEE, P.S.

SHIRLEY CULP 9.912 ACRES

Lying in Section 3, Town 2, Range 14, Pleasant Township, Logan County, Ohio.

Being out of the Shirley Culp 125.05 acre tract as deeded and described in Volume 214, Page 3 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike found at the intersection of center-lines of Ohio Route 47 and Ohio Route 235.

THENCE, with the center-line of Ohio Route 235 (60 feet wide), S 4°-15'-00" W, a distance of 2557.33 feet to a railroad spike set at the TRUE POINT OF BEGINNING.

THENCE, S 84°-58'-39" E, a distance of 1373.53 feet to a 5/8 inch iron rod set. (Surveyor's Note: all iron rods set are about 18 inches below the surface.)

THENCE, N 2°-09'-33" E, a distance of 184.05 feet to a 5/8 inch iron rod set.

THENCE, S 85°-01'-58" E, a distance of 445.15 feet to a 5/8 inch iron rod set.

THENCE, S 2°-09'-33" W, a distance of 506.77 feet to a 5/8 inch iron rod set.

THENCE, N 85°-01'-58" W, a distance of 445.15 feet to a 5/8 inch iron rod set.

THENCE, N 2°-09'-33" E, a distance of 172.53 feet to a 5/8 inch iron rod set.

THENCE, N 84°-58'-39" W, a distance of 1379.01 feet to a railroad spike set.

THENCE, with the center-line of Ohio Route 235, N 4°-15'-00" E, a distance of 150.01 feet to the point of beginning.

Containing 9.912 acres of which 0.103 acre is within the highway right-of-way.

The basis for bearings is based upon the center-line of Ohio Route 235 being N 4°-15'-00" E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Company on December 22, 1994.

Description prepared by:

Jeffrey I. Lee
Professional Surveyor 6359
December 23, 1994
Rev. December 27, 1994



L 2247

ORIGINAL STAMP IN GREEN

INDEXED ON MAP
8964 1D

REC'D 12-27-94

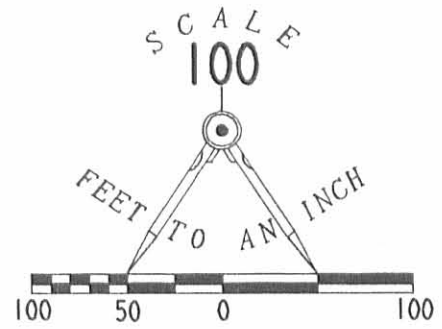
REFERENCE

LOGAN COUNTY ENGINEER'S MAP ROOM INDEX NUMBER L-19.

47

LEGEND

- ⊗ RAILROAD SPIKE FOUND
- ⊕ RAILROAD SPIKE SET
- 5/8" IRON ROD SET



SHIRLEY CULP
125.05 AC.
VOL. 214, PG.3

2557.33'
S 04° 15' 00" W

30.00'

N 04° 15' 00" E
150.01'

30.00'

60.0'
30.0'

235

S 84° 58' 39" E
1373.53'

N 02° 09' 33" E
184.05'

S 85° 01' 58" E
445.15'

9.912 ACRES

(OF WHICH 0.103 ACRE IS WITHIN
THE HIGHWAY RIGHT-OF-WAY.)

SHIRLEY CULP
125.05 AC.
VOL. 214, PG.3

1379.01'
N 84° 58' 39" W

N 02° 09' 33" E
172.53'

506.77'
S 02° 09' 33" W

445.15'
N 85° 01' 58" W

SHIRLEY CULP
125.05 AC.
VOL. 214, PG.3

SURVEY OF 9.912 ACRES OUT OF
THE SHIRLEY CULP
125.05 ACRES
VOLUME 214, PAGE 3
SECTION 3, TOWN 2, RANGE 14, M.R.S.
PLEASANT TOWNSHIP
LOGAN COUNTY
OHIO

SURVEYED BY:

JEFFREY A. LEE
PROFESSIONAL SURVEYOR 6359
DECEMBER 22, 1994



ORIGINAL STAMP IN GREEN

LEE SURVEYING & MAPPING CO.
143 East Columbus Avenue
BELLEFONTAINE, OHIO 43311
(513) 593-7335

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

INDEXED ON MAP
8964 1P

D251 LCULP L 1540-3

10-21-13



SURVEY FOR LARRY CULP

11.001 Acres

October 9, 2013

The following described 11.001 acre tract is situated in the State of Ohio, County of Logan, Township of Pleasant, Section 3, Town 2, Range 14, B.T.M.R.S., part of Larry G. Culp's 115.138 acre Tract III-Parcel I described in Official Record 812, page 232 and all of Larry G. Culp's 9.912 acre tract described in Official Record 457, page 778, and said 11.001 acre tract being more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of State Route 47 (60 feet wide) with the centerline of State Route 235 (60 feet wide), said spike being in the west line of said Section 3 and in the east line of Section 9, Township 2, Range 14;

Thence South $04^{\circ}15'00''$ West (assumed bearing) 2557.27 feet, following the centerline of State Route 235, the west line of said Section 3, and the east line of said Section 9, to a magnetic nail found at the northwest corner said 9.912 acre tract and at a southwest corner of said 115.138 acre tract, said nail marking the *place of beginning*;

Thence *South $84^{\circ}59'09''$ East 1373.65 feet*, departing from the centerline of State Route 235, following a north line of said 9.912 acre tract and a south line of said 115.138 acre tract, passing at 30.18 feet a 5/8 inch iron pin found with cap marked "LEE PS 6359", to a 5/8 inch iron pin found with cap marked "LEE PS 6359";

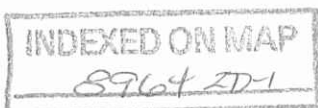
Thence *North $02^{\circ}09'03''$ East 184.05 feet*, following a west line of said 9.912 acre tract and an east line of the said 115.138 acre tract, to a 5/8 inch iron pin found with cap marked "LEE PS 6359";

Thence *South $85^{\circ}02'28''$ East 467.42 feet*, following a north line of said 9.912 acre tract and a south line of said 115.138 acre tract, passing at 445.15 feet the northeast corner of said 9.912 acre tract, thereafter entering said 115.138 acre tract, to an iron pin set;

Thence *South $02^{\circ}09'03''$ West 584.24 feet*, continuing through said 115.138 acre tract, to an iron pin set;

Thence *North $85^{\circ}02'28''$ West 467.42 feet*, continuing through said 115.138 acre tract, to an iron pin set;

Thence *North $02^{\circ}09'03''$ East 250.00 feet*, continuing through said 115.138 acre tract, passing at 77.47 feet a southwest corner of said 9.912 acre tract, thereafter following a west line of said 9.912 acre tract and an east line of said 115.138 acre tract, to a 5/8 inch iron pin found with cap marked "LEE PS 6359";



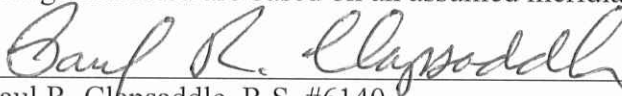
Thence *North 84°59'09" West 1379.15 feet*, following a south line of said 9.912 acre tract and a north line of said 115.138 acre tract, passing at 1348.97 feet a 5/8 inch iron pin found with cap marked "LEE PS 6359", to a magnetic nail found in the centerline of State Route 235, in the west line of said Section 3, and in the east line of said Section 9;

Thence *North 04°15'00" East 150.02 feet*, following the west line of said 9.912 acre tract and said Section 3, and the east line of said Section 9, to the *place of beginning, containing 11.001 acres*, more or less, and being subject to all valid easements and restrictions of record.

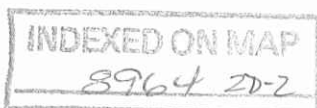
Of the above described 11.001 acre tract, 0.103 acre is within the right of way of State Route 235. Also of the above described 11.001 acre tract, 9.912 acres are all of said 9.912 acre tract and 1.089 acre is part of said 115.138 acre tract.

The above description was prepared from an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of August 2013. Iron pins set are 5/8" by 30" reinforcing rods with caps marked "CLAPSADDLE RS #6140". Bearings indicated are based on an assumed meridian and are to denote angles only.

ATTEST:



Paul R. Clapsaddle, R.S. #6140
19019 West Darby Road
Marysville Ohio 43040
(937) 747-2599





SURVEY FOR LARRY CULP
219.329 Acres
October 9, 2013

The following described 219.329 acre tract is situated in the State of Ohio, County of Logan, Township of Pleasant, Section 3, Town 2, Range 14 and Section 2, Town 2, Range 14, B.T.M.R.S., being all of Larry G. Culp's 36.58 acre Tract Two described in Deed Record 390, page 762, part of Larry G. Culp's 115.138 acre Tract III-Parcel I, all of his 50 acre Tract III-Parcel II, and all of his 15 acre Tract III-Parcel III, all described in Official Record 812, page 232, and said 219.329 acre tract being more particularly described as follows:

Beginning at a railroad spike found at the intersection of the centerline of State Route 47 (60 feet wide) with the centerline of State Route 235 (60 feet wide), said spike being in the west line of said Section 3, in the east line of Section 9, Township 2, Range 14, and at the northwest corner of said 36.58 acre tract, said spike marking the *place of beginning*;

Thence *North 76°01'25" East 1389.97 feet*, following the centerline of State Route 47, entering said Section 3, and following the north line of said 36.58 acre tract, to a magnetic nail set at the northwest corner of James R. Grandstaff, Trustee's 80 acre Tract III, Parcel 1 described in Official Record 377, page 383;

Thence *South 03°48'19" West 1486.44 feet*, departing from the centerline of State Route 47, following the east line of said 36.58 acre tract and the west line of said 80 acre tract, passing at 31.51 feet an iron pin set, to a 12 inch concrete post found in the north line of said 115.138 acre tract;

Thence *South 85°54'56" East 1327.47 feet*, following a north line of said 115.138 acre tract and the south line of said 80 acre tract, to a 5/8 inch iron pin found with cap marked "LEE PS 6359" at the southwest corner of James R. Grandstaff, Trustee's 73 acre Tract I and northwest corner of said Grandstaff's 42.56 acre Tract III-Parcel 2, both being described in Official Record 377, page 383, said iron pin marking the center of said Section 3;

Thence *South 04°04'51" West 2690.99 feet*, following the east line of said 115.138 acre tract, the east line of said 15 acre tract, the east line of said 50 acre tract, the west line of said 42.56 acre tract, and the west line of James R. Grandstaff, Trustee's 46.08 acre Tract II, described in Official Record 377, page 383, to an iron pin set in the west right of way line of Township Road 210 (33 feet wide), in the south line of said Section 3, and in the north line of said Section 2, said iron pin bearing North 85°03'00" West 16.50 feet from a 3/4 inch iron pin found at an angle point in the centerline of Township Road 210;

Thence *South 03°52'09" West 461.78 feet*, following the west right of way line of Township Road 210, entering said Section 2, and following the east line of said 50 acre tract, to an iron pin set in the centerline of Township Road 210, said iron pin bearing North 85°04'59" West 16.50 feet from a 3/4 inch iron pin found at an angle point in the centerline of Township Road 210;

Thence *North 85°04'59" West 2668.02 feet*, following the centerline of Township Road 210 and the south line of said 50 acre tract, to a 5/8 inch iron pin found at the intersection of the centerline of County Road 210 with the centerline of State Route 235 (60 feet wide), said iron pin being in the west line of said Section 2 and in the east line of Section 8, Town 2, Range 14;

Thence *North 03°57'11" East 463.31 feet*, following the centerline of State Route 235, a west line of said 50 acre tract and said Section 2, and following the east line of said Section 8, to a railroad spike found at the southeast corner of said Section 9, and southwest corner of said Section 3;

Thence *North 04°15'00" East 998.92 feet*, following the centerline of State Route 235, the west lines of said 50 acre tract, said 15 acre tract, said 115.138 acre tract, and said Section 3, and following the east line of said Section 9, to a magnetic nail found at the southwest corner of Larry G. Culp's 9.912 acre tract described in Official Record 457, page 778;

Thence *South 84°59'09" East 1379.15 feet*, departing from the centerline of State Route 235, following a south line of said 9.912 acre tract and a north line of said 115.138 acre tract, passing at 30.18 feet a 5/8 inch iron pin found with cap marked "LEE PS 6359", to a 5/8 inch iron pin found with cap marked "LEE PS 6359"

Thence *South 02°09'03" West 250.00 feet*, following a west line of said 9.912 acre tract, passing at 172.53 feet a southwest corner of said 9.912 acre tract, thereafter entering said 115.138 acre tract, to an iron pin set;

Thence *South 85°02'28" East 467.42 feet*, continuing through said 115.138 acre tract, to an iron pin set;

Thence *North 02°09'03" East 584.24 feet*, continuing through said 115.138 acre tract to an iron pin set;

Thence *North 85°02'28" West 467.42 feet*, continuing through said 115.138 acre tract, passing at 22.27 feet the northeast corner of said 9.912 acre tract, thereafter following the north line of said 9.912 acre tract and a south line of the said 115.138 acre tract, to a 5/8 inch iron pin found with cap marked "LEE PS 6359";

Thence *South 02°09'03" West 184.05 feet*, following a west line of said 9.912 acre tract, and an east line of the said 115.138 acre tract, to a 5/8 inch iron pin found with cap marked "LEE PS 6359";

Thence *North 84°59'09" West 1373.65 feet*, following the north line of said 9.912 acre tract and a south line of said 115.138 acre tract, passing at 1343.47 feet a 5/8 inch iron pin found with cap marked "LEE PS 6359", to a magnetic nail found in the centerline of State Route 235, in the west line of said Section 3, and in the east line of said Section 9;

Thence *North 04°15'00" East 2557.27 feet*, following the centerline of State Route 235, the west line of said 115.138 acre tract and said Section 3, and following the east line of said Section 9, to the *place of beginning, containing 219.329 acres*, more or less, and being subject to all valid easements and restrictions of record.

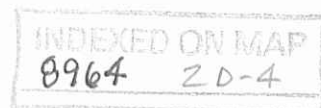
Of the above described 219.329 acre tract, 4.706 acres are within the right of way of State Route 235 and State Route 47. Of the above described 219.329 acre tract, 191.006 acres are in said Section 3 and 28.323 acres are in said Section 2. Also of the above described 219.329 acre tract, 38.469 acres are all of said 36.58 acre tract, 114.461 acres are *part of* said 115.138 acre tract, 16.399 acres are all of said 15 acre tract, and 50.000 acres are all of said 50 acre tract.

The above description was prepared from an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of August 2013. Iron pins set are 5/8" by 30" reinforcing rods with caps marked "CLAPSADDLE RS #6140". Bearings indicated are based on an assumed meridian and are to denote angles only.

ATTEST:

Paul R. Clapsaddle

Paul R. Clapsaddle, R.S. #6140
19019 West Darby Road
Marysville, Ohio 43040
(937) 747-2599



11-1-13

APPROVED

SURVEY FOR LARRY CULP

STATE OF OHIO, COUNTY OF LOGAN
TOWNSHIP OF PLEASANT
SECTION 3, TOWNSHIP 2, RANGE 14
SECTION 2, TOWNSHIP 2, RANGE 14
BETWEEN THE MIAMI RIVERS SURVEY

TOWNSHIP ROAD 208

Section 9,
Town 2,
Range 14,
B.T.M.R.S.

Section 3,
Town 2,
Range 14,
B.T.M.R.S.

Place of Beginning
219.329 Acres
Reference Beginning
11.001 Acres

NOTES:
Reference deeds are shown hereon
Bearings indicated hereon are based on an assumed meridian with all others based on angles turned
Right of way out shown out of scale for clarity



STATE ROUTE 235 (60' WIDE)
(assumed bearing)
N04°15'00"E

(assumed bearing)
N76°01'25"E
1389.97'

STATE ROUTE 47 (60' wide)

S03°48'19"W
1486.44'

James R. Grandstaff, Trustee
80 Acres, Tract III, Parcel 1
O.R. 377, Pg. 383

James R. Grandstaff, Trustee
73 Acres, Tract I
O.R. 377, Pg. 383

(38.469 Acres)
36.58 acre Tract II
115.138 acre tract
(114.461 Acres)

S85°54'56"E
1327.47'

center
Section 3

219.329 Acres
(4.706 acres in right of way)

All of Larry G. Culp's 36.58 acre Tract Two described in Deed Volume 390, page 762, and all of Larry G. Culp's 50 acre Tract III-Parcel II, all of his 15 acre Tract III-Parcel III, and part of his 115.138 acre Tract III-Parcel I all being described in Official Record 812, page 232

11.001 acres
(0.103 ac. in right of way)

All of Larry G. Culp's 9.912 acre tract described in Official Record 457, page 778 and part of Larry G. Culp's 115.138 acre Tract III-Parcel I, described in Official Record 812, page 232

Place of Beginning
11.001 Acres

N04°15'00"E
150.02'

N84°59'09"W
1373.65'

S02°09'03"W
184.05'

N85°02'28"W
467.42'

22.27'

S84°59'09"E
1379.15'

N84°59'09"W
1379.15'

S02°09'03"W
250.00'

N02°09'03"E
77.47'

467.42'

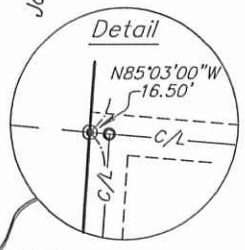
S85°02'28"E
467.42'

N85°02'28"W
467.42'

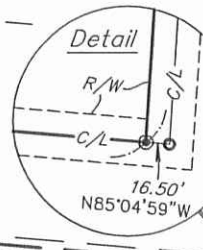
(114.461 Acres)
115.138 acre tract
15 acre tract
(16.399 Acres)

N04°15'00"E
998.92'

50 Acre, Tract III, Parcel II
(50.000 Acres)



T.R. 210



TOWNSHIP ROAD 210 (33' wide)
N85°04'59"W
2668.02'



Scale: 1"=400'
Date: October 9, 2013
Drawing: CulpLarryJune13
Project: CulpLarry613

- LEGEND:
- ◆ Railroad spike found
 - Magnetic nail set
 - 5/8 inch iron pin found with cap marked "LEE PS 6359"
 - ⊙ 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"
 - 3/4 inch iron pin found
 - △ 5/8 Inch iron pin found
 - ⊕ Concrete monument found 4 Inch diameter
 - Magnetic nail found
 - ⊠ 12 Inch concrete post found



I hereby certify that this plat was prepared from a field survey made under my supervision and that monuments were placed as indicated hereon.
Paul R. Clapsaddle
Paul R. Clapsaddle, R.S. #6140

INDEXED ON MAP
8964 ZP

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.