

REC'D 8-25-95 5:00 PM ✓

**LESLIE H. GEESLIN**

**REGISTERED SURVEYOR 5248**

**P. O. BOX 274**

**RUSHSYLVANIA, OHIO 43347**

**TELEPHONE: (513) 468-2793**

**SNYDER SURVEY**

August 18, 1995

The following described real estate situated in the State of Ohio, County of Logan, Township of Rushcreek, being part of Virginia Military Survey 13446 in the Village of Ruahsylvania and more particularly described as follows:

Beginning at a cap and nail set in the centerline of Sandusky Street ( S. R. 274 ) at the southeast corner of Constance Smith's 0.367 acre tract as described in O. R. Vol. 41 Page 469.

Thence with said centerline S. 37° 39' 32" W. 114.28 feet to cap and nail set at the northeast corner of Elinor J. Smith's 0.25 acre tract as described in O. R. Vol. 156 Page 652.

Thence with said Elinor Smith's north line N. 54° 09' 00" W. 223.84 feet to a 5/8 inch iron bar set in the east line of Dan J. Fish's 7.15 acre tract as described in O. R. Vol. 54 Page 535, passing a 5/8 inch iron bar set at 30.00 feet.

Thence with said Fish's east line N. 37° 40' 40" E. 55.13 feet to a 5/8 inch iron bar set at an angle in said east line.

Thence with said Fish's east line N. 54° 09' 00" W. 71.36 feet to a 5/8 inch iron bar set.

Thence with said east line N. 37° 16' 19" E. 289.80 feet to a Railroad tie corner post found in the south line of Gary E. Downey's 7.101 acre tract as described in O. R. Vol. 191 Page 256.

Thence with said Downey's south line S. 55° 10' 33" E. 135.93 feet to a 5/8 inch iron bar found at the northwest corner of said Constance L. Smith's 0.475 acre tract as described in O. R. Vol. 41 Page 469.

Thence with said Smith's west line S. 37° 50' 30" W. 227.72 feet to a 3/4 inch iron bar found at the southwest corner of said Smith's 0.367 acre tract ( same Vol. & Page ).

Thence with said Smith's south line S. 52° 13' 50" E. 161.95 feet to the place of beginning.

Containing 1.411 acres more or less, of which 0.079 acre is in the right of way of Sandusky Street.

Bearings are based on an assumed bearing ( S. 37° 39' 32" W. ) for the centerline of Sandusky Street in this field survey by Leslie H. Geeslin on August 18, 1995.

The above description being a new survey of the 0.27 acre and the 1.158 acre tracts ( tracts 4 and 5 respectively ) as described in O. R. Vol. 225 Page 640 in the name of Lewis F. Snyder.



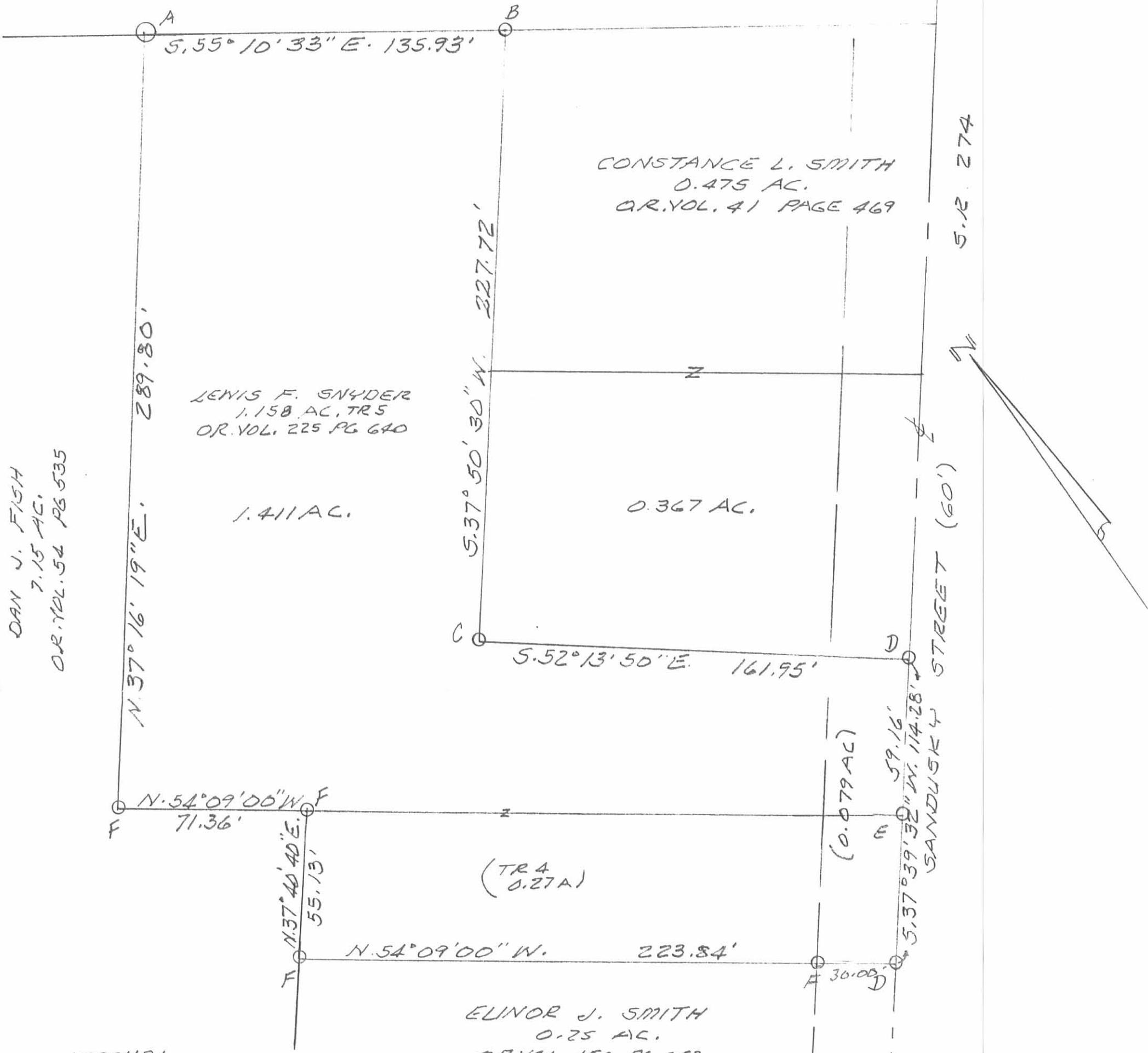
*Leslie H. Geeslin*

RU A:\40\SNYDER.SAM

INDEXED ON MAP  
9030 10

REC'D 3-25-95 SMY JK

GARY E. DOWNEY  
7.101 AC.  
OR. VOL. 191 PG 256



DAN J. FISH  
7.15 AC.  
OR. VOL. 54 PG 535

- LEGEND:
- A=RR. TIE COR. POST FD
  - B=5/8" IRON BAR FD
  - C=3/4" IRON BAR FD
  - D=CAP & NAIL SET
  - E=CAP & NAIL FD
  - F=5/8" IRON BAR SET

SURVEY OF 1.411 ACRE TRACT IN  
V.M.S. 13446, RUSHCREEK TOWNSHIP  
LOGAN COUNTY, VILLAGE OF RUSH-  
SYLVANIA, OHIO FOR LEWIS SNYDER.  
AUGUST 18, 1995  
SCALE: 1"=40'



Leslie H. Geeslin  
LESLIE H. GEESLIN  
RUSHSYLVANIA, OHIO  
PH 513-468-2793

INDEXED ON MAP  
9036 IP



# Haley-Dusa Engineering & Surveying Group, LLC

DESCRIPTION OF  
0.255 ACRES  
VIRGINIA MILITARY SURVEY NUMBER 13446  
VILLAGE OF RUSHSYLVANIA  
TOWNSHIP OF RUSHCREEK  
LOGAN COUNTY, OHIO

Situate in Virginia Military Survey Number 13446, in the Village of Rushsylvania, Township of Rushcreek, County of Logan, State of Ohio, being all of a 0.27 acre tract conveyed to Chad E. Stratton in Official Record 296, Page 972 of the records of Logan County, Ohio, more particularly described as follows:

Beginning at a 5/8" iron pin found on the southeast line of a 7.15 acre tract conveyed to Danny J. Fish and Charlotte J. Fish in Official Record 54, Page 535, at a southwest corner of a 1.411 acre tract shown on a survey for Lewis Snyder dated August 18, 1995;

Thence along the southeast line of said 7.15 acre tract, South 37° 40' 40" West a distance of 206.60 feet to a 5/8" iron pin set at the westernmost corner of a 0.25 acre tract conveyed to Chad M. Craycraft in Official Record 713, Page 538, said point being the **True Point of Beginning**;

Thence along the southwest line of said 0.25 acre tract, **South 53° 34' 11" East**, passing a 5/8" iron pin set on the northwest right-of-way line of a Sandusky Street at 193.84 feet, a total distance of **223.85** feet to a mag nail set on the centerline of Sandusky Street at the southernmost corner of said 0.25 acre tract;

Thence along the centerline of Sandusky Street, **South 37° 39' 32" West** a distance of **49.56** feet to a mag nail set at the easternmost corner of a 0.51 acre tract conveyed to Danny J. Fish and Charlotte J. Fish in Deed Volume 329, Page 580;

Thence along the northeast line of said 0.51 acre tract, **North 53° 34' 11" West**, passing a 5/8" iron pin set on the northwest right-of-way line of Sandusky Street at 30.01 feet, a total distance of **223.86** feet to a 5/8" iron pin set on the southeast line of said 7.15 acre tract, at the northernmost corner of said 0.51 acre tract;

Thence along the southeast line of said 7.15 acre tract, **North 37° 40' 40" East** a distance of **49.56** feet to the **True Point of Beginning**.

Containing **0.255** acres, more or less, of which 0.034 acres are in the right-of-way of Sandusky Street, leaving 0.221 net acres.

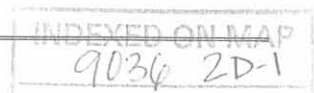
Subject to all legal highways, easements, and restrictions of record.

## North Office

270 Regency Ridge Drive, Suite 203  
Dayton, Ohio 45459  
Phone: (937) 439-4300 Fax: (937) 439-2005

## South Office

P.O. Box 684  
Cincinnati, Ohio 45201-0684  
Phone: (513) 241 - 6011 Fax: (513) 241 - 6311




**DESCRIPTION OF  
0.255 ACRES  
PAGE TWO**

Basis of Bearings: centerline of Sandusky Street, 1.411 acre tract  
South 37° 39' 32" West – Surveyed August 18, 1995

A (5/8" iron pin set) refers to a 30" long rebar with a plastic identification cap stamped "Haley-Dusa 6819".

This description is based upon a field survey conducted under the supervision of John P. Haley, Registered Surveyor, Ohio License Number 6819, on March 22, 2005.

**Haley-Dusa Engineering & Surveying Group, LLC**

  
John P. Haley  
Registered Surveyor  
Ohio License Number 6819



March 29, 2005  
Job #S1492

REV'D 4-7-05 SAM OK

# PLAT OF SURVEY

VIRGINIA MILITARY SURVEY #13446  
VILLAGE OF RUSHSYLVANIA  
TOWNSHIP OF RUSHCREEK  
LOGAN COUNTY, OHIO  
0.255 ACRES

### LEGEND

- SET 5/8" IRON PIN W/HALEY-DUSA CAP
- ⊗ SET MAG NAIL
- ⊗ FOUND MAG NAIL
- ⊙ FOUND 5/8" IRON PIN W/GEESLIN CAP
- ⊙ FOUND 5/8" IRON PIN
- WOOD POST

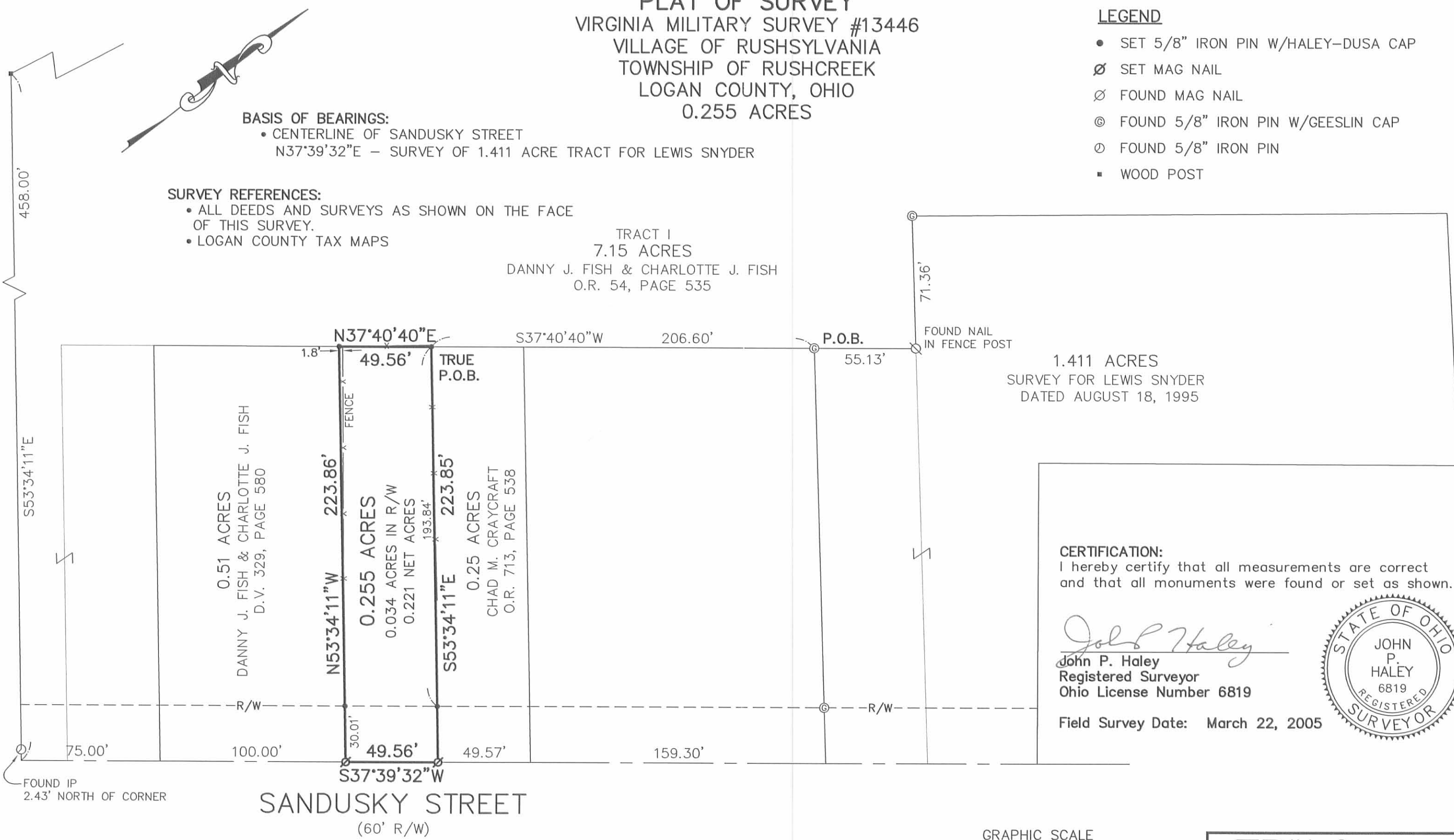
### BASIS OF BEARINGS:

- CENTERLINE OF SANDUSKY STREET  
N37°39'32"E - SURVEY OF 1.411 ACRE TRACT FOR LEWIS SNYDER

### SURVEY REFERENCES:

- ALL DEEDS AND SURVEYS AS SHOWN ON THE FACE OF THIS SURVEY.
- LOGAN COUNTY TAX MAPS

TRACT I  
7.15 ACRES  
DANNY J. FISH & CHARLOTTE J. FISH  
O.R. 54, PAGE 535



### CERTIFICATION:

I hereby certify that all measurements are correct and that all monuments were found or set as shown.

*John P. Haley*  
John P. Haley  
Registered Surveyor  
Ohio License Number 6819



Field Survey Date: March 22, 2005

### GENERAL NOTES:

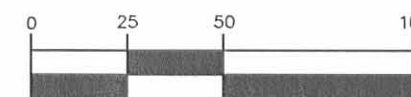
- ALL MONUMENTS WERE FOUND OR SET IN GOOD CONDITION.
- OCCUPATION IS AS SHOWN.

### CURRENT OWNER SUBJECT TRACT:

- 0.27 ACRES ~ CHAD E. STRATTON  
O.R. 296, PAGE 972

INDEXED ON MAP  
90340 2P

### GRAPHIC SCALE



1" = 50'

<b>Haley-Dusa</b> Engineering & Surveying Group, LLC 270 Regency Ridge Drive, Suite 203 Dayton, Ohio 45459 Phone: (937) 439-4300 Fax: (937) 439-2005		
Scale: 1"=50'	Drawn: DEP	Checked: JPH
Date: 03-29-05	Job No. S1492	