

REC'D 7-16-04 8AM OK

# 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

## BELL 0.396 ACRE

Lying in Section 18, Town 4, Range 13, Union Township, Logan County, Ohio.

Being out of the David B. Bell and P. Joanne Bell 75.85 acre tract as deed and described in Official Record 574, Page 728 of the Logan County Records of Deeds being more particularly described as follows:

Beginning at a re-survey monument found inside a monument box at the northwest corner of Section 18 on the center-line of Township Road 45 (60 feet wide). Referenced in Logan County Engineer's Field Book 660, page 31.

THENCE, with the north line of Section 18 and the center-line of Township Road 45, S 83°-56'-00"E, a distance of 950.06 feet to a railroad spike set at the True Point of Beginning.

THENCE, with the north line of Section 18 and the center-line of Township Road 45, S 83°-56'-00"E, a distance of 100.73 feet to a railroad spike found.

THENCE, with the west line of the David B. Bell 1.21 acre tract (O.R. 587, Pg. 195), S 6°-04'-00"W, a distance of 180.00 feet to a 7/8 inch iron rod found in concrete, passing a 5/8 inch iron rod set at 30.00 feet.

THENCE, N 83°-56'-37"W, a distance of 90.93 feet to 5/8 inch iron rod set.

THENCE N 2°-57'-06"E, a distance of 180.27 feet to the point of beginning, passing a 5/8 inch iron rod set at 150.23 feet.

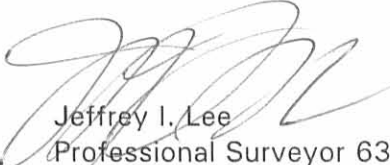
Containing 0.396 acre of which 0.068 acre is within the highway right-of-way.

The basis for bearings is the north line of Section 18 being S 83°-56'-00"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on June 30, 2004.

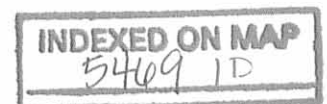


ORIGINAL STAMP IN GREEN

Description prepared by:

  
Jeffrey I. Lee  
Professional Surveyor 6359

July 1, 2004



3832064

REC'D 7-0-04 8M OK

19/13  
24/18

TOWNSHIP ROAD 45 (60 FEET WIDE)

BASIS FOR BEARINGS  
S 83°56'00" E  
950.06'

S 83°56'17" E  
100.73'

N 02°57'06" E  
180.27'

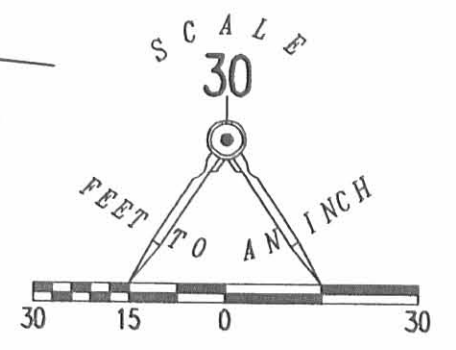
S 06°04'00" W  
180.00'

0.396 ACRE  
OF WHICH 0.068 ACRE IS  
WITHIN THE HIGHWAY  
RIGHT-OF-WAY

DAVID B. BELL  
O.R. 587, PG. 195  
1.21 ACRE TRACT

DAVID B. BELL AND P. JOANNE BELL  
O.R. 574, PG. 728  
75.85 ACRE TRACT

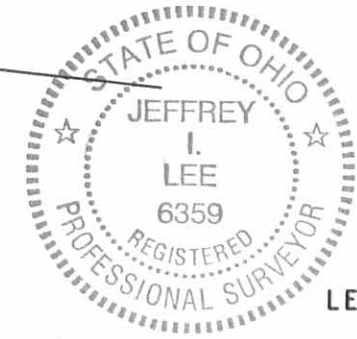
A SURVEY OF A  
0.396 ACRE TRACT OUT OF THE  
DAVID B. BELL AND P. JOANNE BELL  
75.85 ACRE TRACT  
OFFICIAL RECORD 574, PAGE 728  
SECTION 18, TOWN 4, RANGE 13  
UNION TOWNSHIP  
LOGAN COUNTY, OHIO



LEGEND

- ⊗ RAILROAD SPIKE FOUND
- ⊕ RAILROAD SPIKE SET
- 5/8 INCH IRON ROD SET
- ⊠ 7/8 INCH IRON ROD FOUND IN CONCRETE
- ⊞ RE-SURVEY MONUMENT FOUND INSIDE MONUMENT BOX

REF:  
LOGAN COUNTY ENGINEER'S FIELD  
BOOK 660, PAGE 31



*Jeffrey I. Lee*  
JEFFREY I. LEE  
PROFESSIONAL SURVEYOR 6359  
JUNE 30, 2004

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LEE SURVEYING & MAPPING CO., INC.  
117 North Madriver Street  
BELLEFONTAINE, OHIO 43311  
(937) 593-7335  
ADW D412 3832064 L3832064-3

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

INDEXED ON MAP  
5469 TP

MOORE SURVEY

JANUARY 1974

The following described real estate situated in the northwest  $\frac{1}{4}$  of Section 18, Town 4, Range 13, Union Township, Logan County, Ohio and being more particularly described as follows:

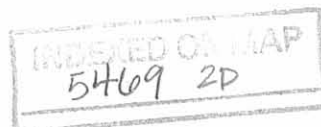
Beginning at an iron bar in the centerline of Township Road No.45 at the northwest corner of Oscar E. Sidle's 77.0 acre tract; thence with said Sidle's west line S.6°41'W. (180.0 feet to an iron bar; thence N.83°56'W. 293.1 feet to an iron bar; thence N.6°04'E. 180.0 feet to an iron bar in the centerline of Township Road No.45; thence with said centerline S.83°56'E. 295.0 feet to the place of beginning.

Containing 1.21 acres more or less.

The above described 1.21 acres being in the northeast corner of Helen Moore's 77.0 acre tract.

I hereby certify that the above is a true and accurate description of a survey made by me.

Leslie H. Geeslin  
Reg.Surveyor 5248



OSCAR E. SIDLE  
77.0 AC.

R.R. SPK  
SET

S. 6° 41' W. 180.0'

7/8"  $\phi$  SET



T.R. 45 (40')  
S. 83° 56' E. 295.0'

1.21 AC.

N. 83° 56' W. 293.1'

R.R. SPK  
SET

N. 6° 04' E 180.0'

7/8"  $\phi$  SET

MOORE SURVEY  
JANUARY 5, 1974  
SEC. 18 T. 4 R. 13  
UNION TOWNSHIP  
LOGAN COUNTY, OHIO  
SCALE 1" = 50'

5469 2P

INDEXED ON MAP

REF: G-2 PG 78  
FB. 55B PG 64.

LESLIE H. GEESLIN  
REG. SURVEYOR 5248

Sidle to M<sup>C</sup>Brien Survey Description ( 1 acre tract)  
February, 1973

Being situated in Union Township, Logan County, Ohio; and being a part of Section 18, Town 4, Range 13.

Beginning at a concrete monument at the northeast corner of the northwest quarter of Section 18.

Thence with the north line of Section 18 (also the center of Township Road 45) S 89° - 53'W 208.7 feet to a iron.

Thence South 208.7 feet to a iron, passing thru a iron at 20.0 feet.

Thence N 89° - 53'E 208.7 feet to a iron in the line between quarter sections.

Thence with said quarter section line North 208.7 feet to the place of beginning.

Containing 1.00 acre more or less.

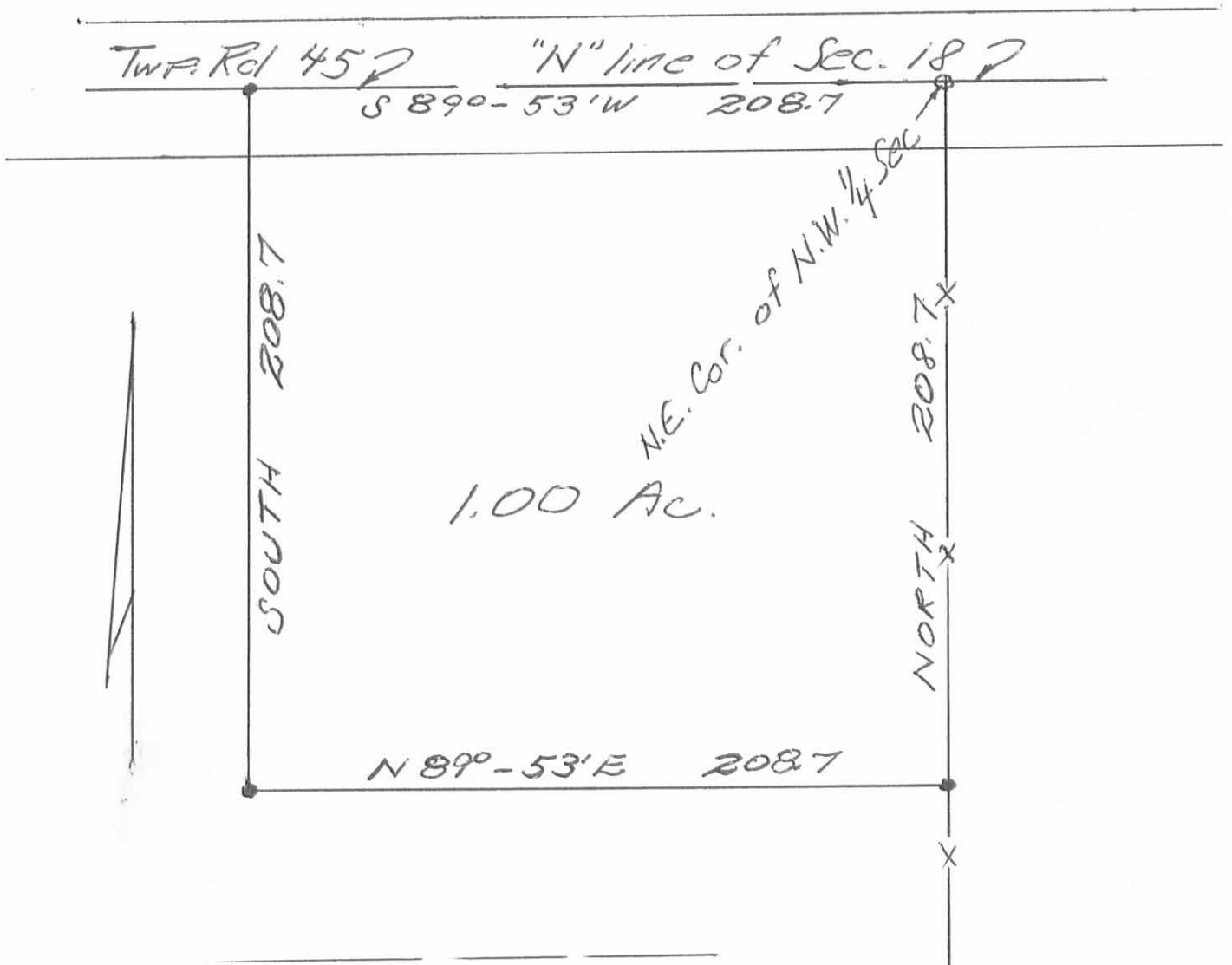
Being surveyed from a 77.00 acre tract.



Owen K. Shirk  
Surveyor 4271

INDEXED ON MAP  
5469 3D

SIDLE TO C. Mc BRIEN  
 UNION TWP., LOGAN COUNTY, OHIO  
 SEC. 18, TOWN 4, RANGE 13 - 1" = 50'  
 • DENOTES IRONS



Owen K. Shirk  
 Surveyor 4271  
 2-24-73

INDEXED ON MAP  
 5469 3P

ROGERS SURVEY

The following described real estate situated in the Township of Union, County of Logan, State of Ohio and being a part of Section 18 Town 4 Range 13 and being more particularly described as follows:

Beginning at a concrete monument at the northeast corner of the northwest quarter of Section No. 18 and being Station No. 80 + 31.4 of T. R. No. 45 Survey as shown in F. B. No. 558 Page 66 and F. B. No. 660 Page 32 and also being the northeast corner to Charles W. McBrien's present 1.00 Acre tract as recorded in Deed Vol. 360 Page 749 (10-23,75);

Thence with the north line of Section No. 18 (also being the centerline of T. R. No. 45), S. 89° 53' W. 208.70 feet to a R. R. Spike found for the true place of beginning, said R. R. Spike marking the northwest corner to C. W. McBrien's present 1.00 Acre tract;

Thence continuing with the north line of Section No. 18, S. 89° 53' W. 208.70 feet to a R. R. Spike set;

Thence South 208.70 feet to an iron bar set, passing through an iron bar at 30.00 feet;

Thence N. 89° 53' E. 208.70 feet to an iron bar set at the southwest corner to McBrien's tract;

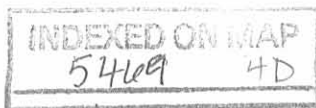
Thence with McBrien's west line, North 208.70 feet to the place of beginning, passing through an iron bar at 178.70 feet, containing 1.00 Acre, more or less.

The above described acre being off the north side of a 73.27 Acre tract in the name of Otis C. Rogers, Jr.

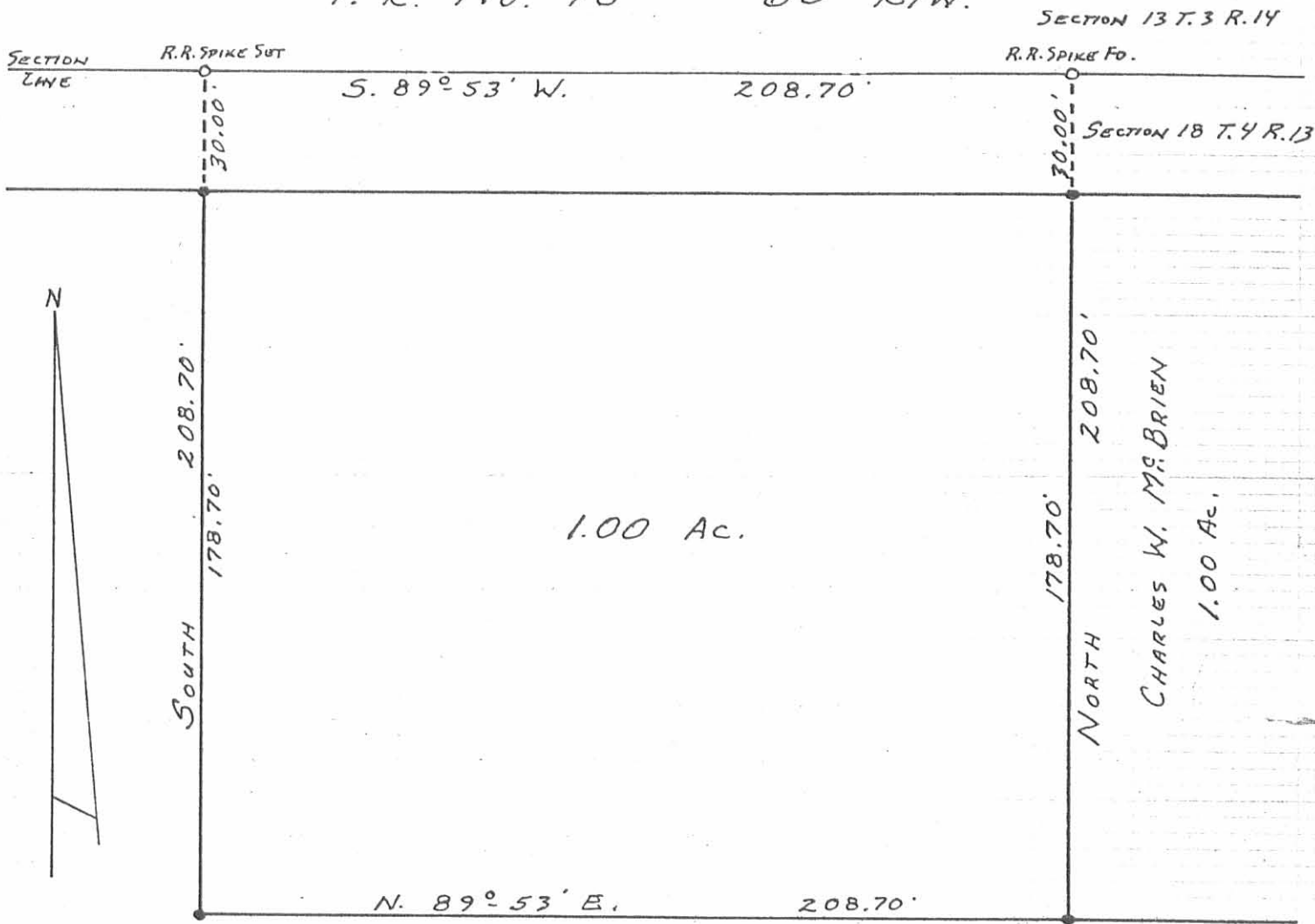
I hereby certify that this is a true and accurate description of a survey made by me on March 31, 1983.

*Daniel E. Gilbert*

Daniel E. Gilbert, P.S.  
Reg. Sur. No. 5402  
1041 N. Main St.  
Bellefontaine, Ohio 43311



T. R. No. 45 - 60' R/W.



● - 5/8" x 30" REBARS SET.

OTIS C. ROGERS, JR. ETUX  
 73.27 Ac.  
 - 1.00  
 -----  
 72.27 Ac.

5469 4P

INDEXED ON MAP

SURVEYED AND PLATTED BY:  
 DANIEL E. GILBERT, P.S.  
 REG. SUR. No. 5402  
 1041 N. MAIN ST.  
 BELLEFONTAINE, OHIO 43311

ROGERS SURVEY  
 SECTION 18 T. 4 R. 13  
 UNION TOWNSHIP  
 LOGAN COUNTY, OHIO  
 MARCH 31, 1983  
 SCALE: 1" = 40'



Sidle to J. M<sup>C</sup>Brien Survey Description

February, 1973

Being situated in Union Township, Logan County, Ohio; and being a part of Section 18, Town 4, Range 13.

Beginning at a concrete monument at the northeast corner of the northwest quarter of Section 18.

Thence with the north line of Section 18 (also the center of Township Road 45) S 89° - 53'W 645.4 feet.

Thence with the center of a 15.0 foot lane S 0° - 02'E 1554.0 feet to a iron.

Thence again with said 15.0 foot lane S 41° - 06'W 170.5 feet to a iron at the true place of beginning for this description. These last two courses also describe the 15.0 foot right of way easement for the following described tract.

Thence N 89° - 57'W 611.8 feet to a iron in the east line of a 77.00 acre tract.

Thence with the east line of said 77.00 acre tract S 0° - 35'W 180.0 feet to a iron.

Thence N 89° - 47'E 664.0 feet to a iron.

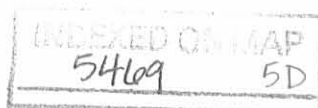
Thence N 0° - 06'E 177.0 feet to a iron.

Thence N 89° - 57'W 50.7 feet to the place of beginning.

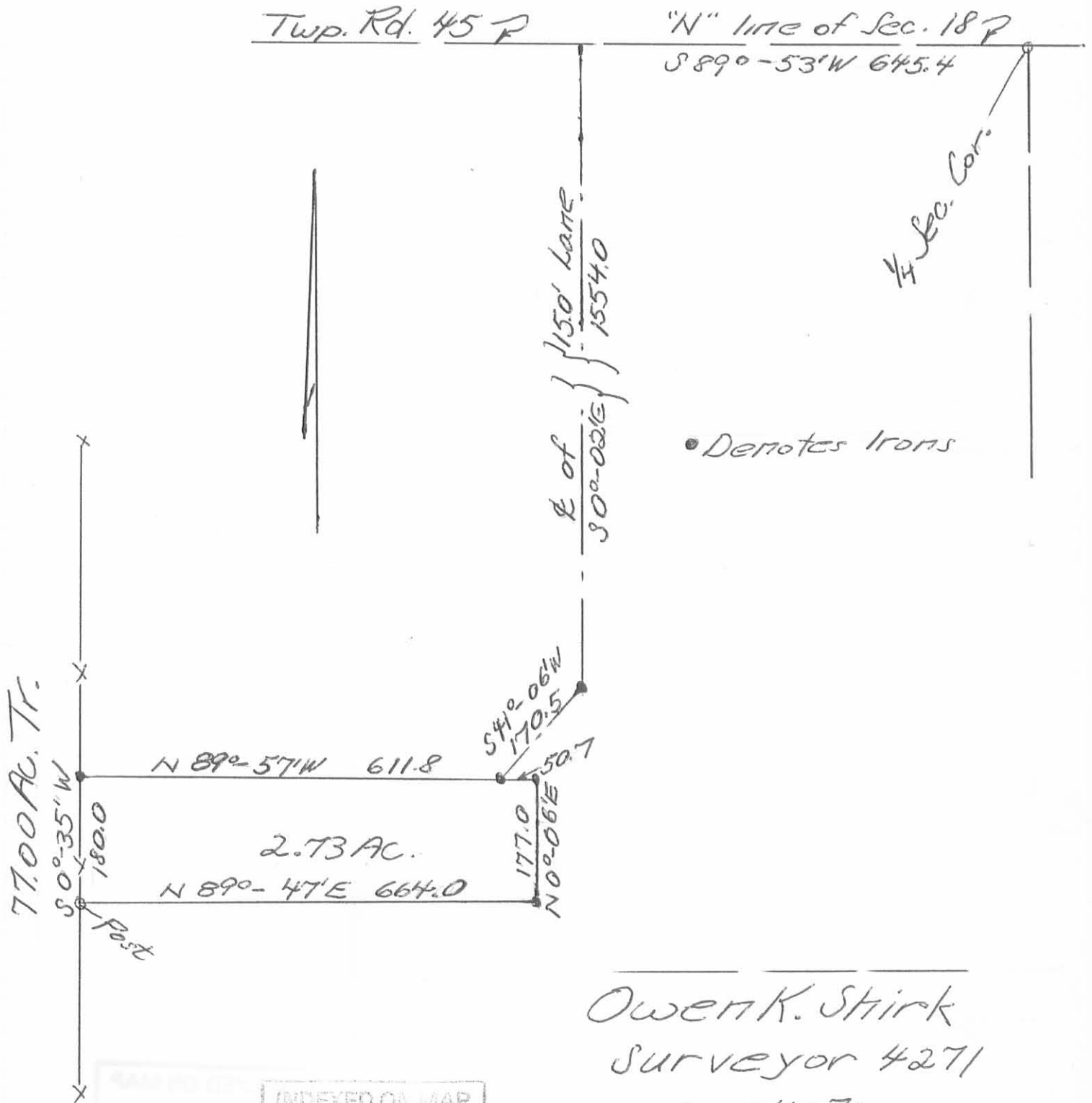
Containing 2.73 acres more or less. Being surveyed from a 77.00 acre tract.



Owen K. Shirk  
Surveyor 4271



SIDLE TO J. Mc BRIEN  
 UNION TWP., LOGAN COUNTY, OHIO  
 SEC. 18, TOWN 4, RANGE 13 - 1"=200'



INDEXED ON MAP  
 54609 5P

Owen K. Stirk  
 Surveyor #271  
 2-24-73



INNOVATIVE IDEAS  
 EXCEPTIONAL DESIGN  
 UNMATCHED CLIENT SERVICE

**36.633 ACRES  
 UNION TOWNSHIP  
 LOGAN COUNTY, OHIO**

Situated in the State of Ohio, Logan County, Union Township, lying in Section 18, Township 4, Range 13 Between the Miami Rivers Survey, and being 36.633 acres out of that 75.85 acre tract as conveyed to David B. Bell and P. Joanne Bell by deed of record in Official Record 574, Page 728 (all records herein are from the Recorder's Office, Logan County, Ohio) and being more particularly described as follows:

**Beginning** at a re-survey monument at the intersection of Sections 13 & 19, Township 3, Range 14 and 18 & 24, Township 4, Range 13 and being on the centerline of Township Road 45 (60 feet in width);

Thence South 84°51'42" East a distance of 797.64 feet along the centerline of Township Road 45, the line common between Sections 13 and 18 to a magnetic nail set;

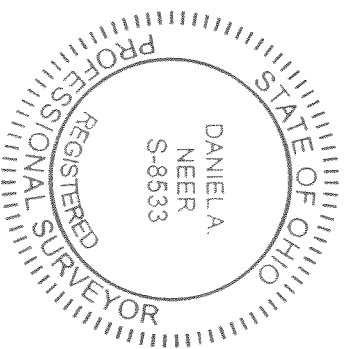
Thence South 05°30'59" West a distance of 1948.75 feet through said 75.85 acre tract, passing a 5/8-inch rebar set at 30.00 feet, to a 5/8-inch rebar set;

Thence, North 84°29'01" West a distance of 842.35 feet, to a 5/8-inch rebar set in the east line of Section 24 and being referenced by a stone found bearing South 06° 50' 05" West at 738.22 feet;

Thence, North 06°50'05" East a distance of 1944.00 feet, along the line common to Sections 18 and 24, passing a 5/8-inch rebar set at 1913.99 feet to the **Point of Beginning**, containing 36.633 acres, of which 0.550 acre is within the highway right-of-way, subject to all easements, restrictions and rights of way of record.

Bearings and distances in the above description are derived from GPS observations base on grid north, Ohio State Plane Coordinates System, North Zone, NAD 83(2011, Epoch 2010) with the centerline of Township Road 45 having a bearing of South 84° 51' 42" East.

All 5/8-inch rebars set are 30 inches in length with a yellow cap stamped "DLZ OHIO INC".



DLZ Ohio, Inc.

*Daniel A. Neer*

Daniel A. Neer  
 Professional Surveyor No. S-8533

Date

INDEXED ON MAP  
 5469

**\*ACCESS MANAGEMENT NOTE:**

TOWNSHIP ROAD 45 IS CLASSIFIED AS A LOCAL ROAD.  
MINIMUM DRIVE SPACING IS 250'  
MINIMUM STOPPING SIGHT DISTANCE IS > 495 (55 MPH)

**DEED & SURVEY REFERENCES:**

REFERENCE DEEDS ARE SHOWN HEREON

LOGAN COUNTY ENGINEER'S MAP ROOM  
FILES: 2645, 1360, 5469, 8585, 8281,  
6864 AND 9336

ARDEN J. NEER, SR., TRUSTEE  
80 ACRES  
O.R. 1084, PG. 483  
PARCEL II

**36.633 ACRES**  
OF WHICH 0.550 ACRE IS WITHIN  
THE HIGHWAY RIGHT-OF-WAY

DAVID B. BELL AND  
P. JOANNE BELL  
75.85 ACRES  
O.R. 574, PG. 728

**BASIS FOR BEARINGS:**

BEARINGS AND DISTANCES, SHOWN HEREON,  
ARE DERIVED FROM GPS OBSERVATIONS  
BASED ON GRID NORTH, OHIO STATE PLANE  
COORDINATE SYSTEM, NORTH ZONE, NAD83  
(2011, EPOCH 2010), WITH THE CENTER-LINE  
OF TOWNSHIP ROAD 45, HAVING A BEARING  
OF S 84°51'42" E.

**OCCUPATION NOTE:**

NO EVIDENCE OF OCCUPATION ALONG  
BOUNDARY LINES, UNLESS OTHERWISE  
SHOWN HEREON.

THIS SURVEY WAS PREPARED IN THE  
ABSENCE OF A COMPLETE AND ACCURATE  
TITLE SEARCH AND DOES NOT GUARANTEE  
TITLE.

S 06°50'05" W  
738.22'

842.35'  
N 84°29'01" W

SECTION 24, TOWN 4, RANGE 13  
SECTION 18, TOWN 4, RANGE 13

N 06°50'05" E  
1944.00'

TOWNSHIP ROAD 45 (60')

SECTION 13, TOWN 3, RANGE 14  
SECTION 18, TOWN 4, RANGE 13

\*106.37' 143.63'

S 84°51'42" E  
797.64'

S 84°51'42" E  
548.05'

\*NO NEW DRIVES  
PERMITTED IN  
THIS AREA

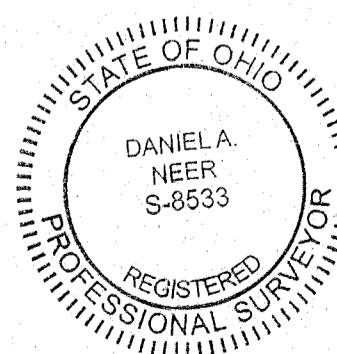
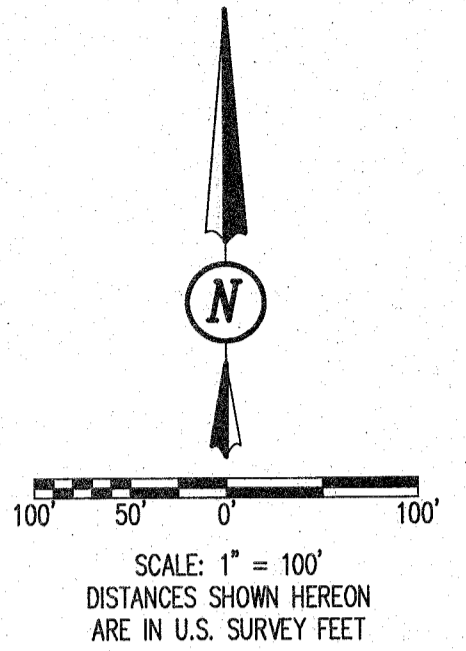
EXISTING  
FIELD DRIVE

APPROXIMATE EDGE OF TREE LINE

APPROXIMATE EDGE OF FIELD DRIVE

APPROXIMATE EDGE OF CORNFIELD

1948.75'  
S 05°30'59" W



*[Signature]*  
DANIEL A. NEER  
PROFESSIONAL SURVEYOR NO. S-8533  
AUGUST 7, 2019

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**LEGEND**

- ☐ RE-SURVEY MONUMENT FOUND IN A MONUMENT BOX
- ⊗ RAILROAD SPIKE FOUND
- MAG NAIL SET
- 5/8 INCH BY 30 INCH IRON REBAR SET WITH PLASTIC I.D. CAP STAMPED "DLZ OHIO INC."
- ☒ STONE FOUND
- P.O.B. = POINT OF BEGINNING
- R/W = RIGHT-OF-WAY
- C/L = CENTER-LINE
- O.R. = OFFICIAL RECORD
- PG. = PAGE

**BOUNDARY SURVEY**

SECTION 18, TOWN 4, RANGE 13  
UNION TOWNSHIP  
LOGAN COUNTY, OHIO

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
KSS			8/12/2020
DAN	REVISED TO SHOW OCCUPATION FEATURES		8/19/2020

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5469