

REC'D 10-18-07 MEMBER OF OK JCH



EDWARDS SURVEYING
110 SOUTH MAIN STREET
URBANA, OHIO 43078
(937) 653-6508



LEGAL DESCRIPTION FOR KOHLI'S 0.424 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Miami, Village of DeGraff, and being a part of Lot 95, originally Lot 2, of the Boggs Addition as recorded in Plat Cabinet "A", Slide 81, of the Logan County Plat Records, and being more particularly described as follows:

Beginning at an iron bar set on the East line of Walker Street (60' right-of-way) at the Southwest corner of Lot 96, originally Lot 3, of Boggs Addition, as conveyed to Michael L. Idle, et al., by Deed recorded in Official Record 533, Page 37, of the Logan County Records;

thence with the South line of said Lot 96 N-65°13'51"-E, 280.00' (feet) to a 5/8" diameter iron bar found at the Southeasterly corner of said Lot 96 and on the West line of a 16.5' (foot) wide alley, passing for reference an iron bar set at 264.00' (feet);

thence with the West line of said alley S-25°00'00"-E, 66.00' (feet) to a railroad spike set on the North line of a 14' (foot) wide alley, replacing a bent 5/8" diameter iron bar found

thence with the North line of said alley S-65°13'51"-W, 280.00' (feet) to a 5/8" diameter iron bar found on the East line of aforementioned Walker Street, passing for reference a railroad spike set at 16.00' (feet);

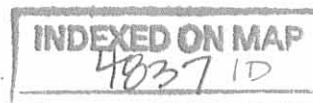
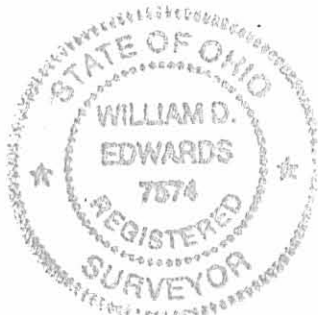
thence with the East line of said Walker Street N-25°00'00"-W, 66.00' (feet) to the place of beginning.

Containing 0.424 acre, but being subject to the rights of all legal highways and all easements of record.

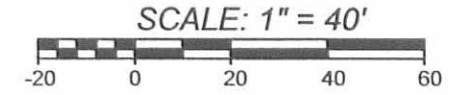
Being a more accurate description of that part of Lot 95, originally Lot 2, of Boggs Addition, conveyed to Darrell D. Kohli, et ux., by Deed recorded in Official Record 259, Page 523, of the Logan County Records.

The foregoing description prepared by and in accordance with a Survey by William D. Edwards, Professional Surveyor No. 7574, October 8, 2007. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 4792 PS 7574". The basis of bearings for the herein described tract is the East line of Walker Street per an assumed bearing of N-25°00'00"-W.

William D. Edwards
Professional Surveyor No. 7574



PLAT OF SURVEY
PT. LOT 95, BOGGS ADDITION
VILLAGE OF DeGRAFF
MIAMI TOWNSHIP, LOGAN COUNTY, OHIO



DATE: OCTOBER 8, 2007



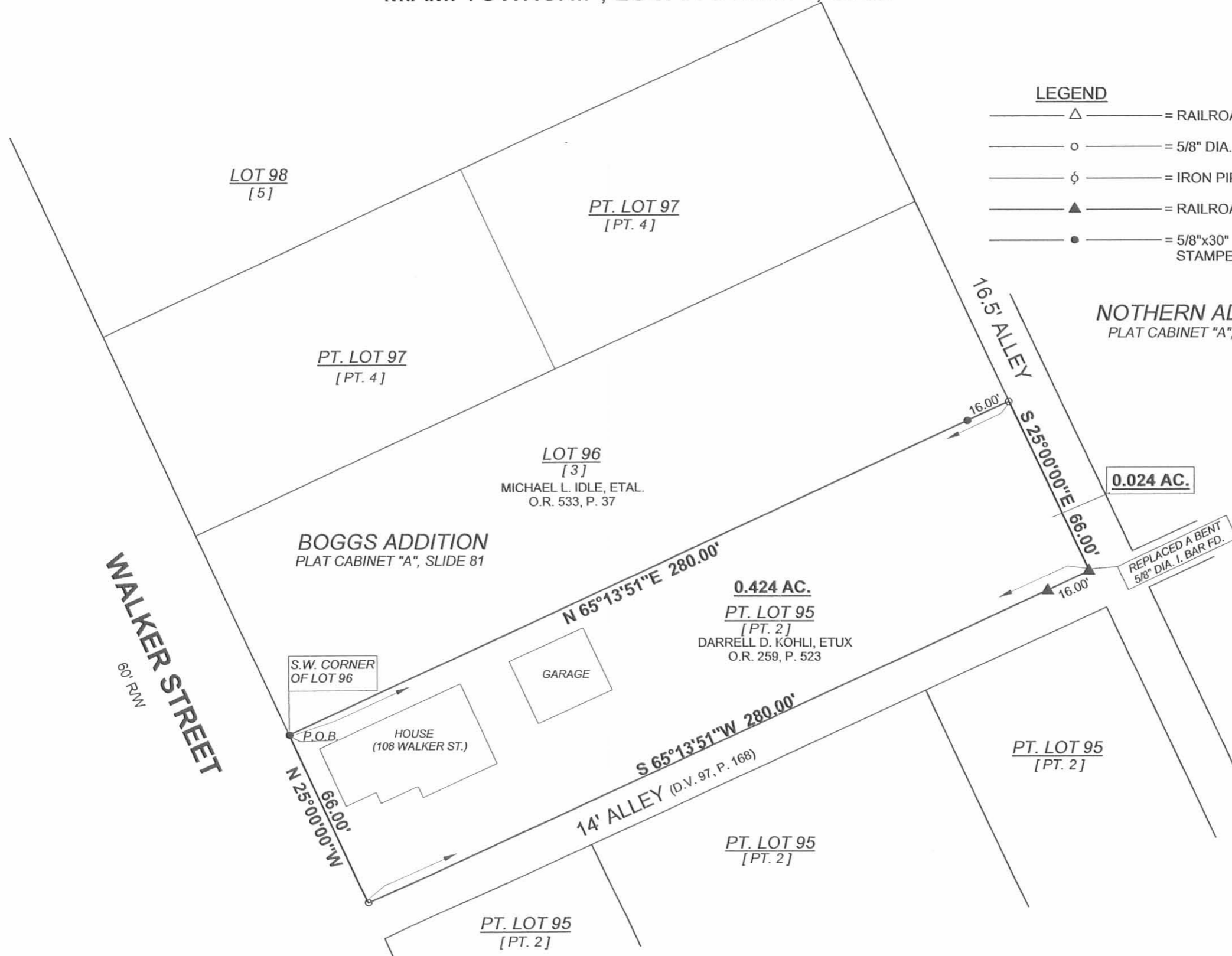
LEGEND

- Δ — = RAILROAD SPIKE.....FOUND
- ○ — = 5/8" DIA. IRON BAR.....FOUND
- φ — = IRON PIPE.....FOUND
- ▲ — = RAILROAD SPIKE.....SET at grade
- ● — = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 4792 PS 7574".....SET at grade

NOTHERN ADDITION
PLAT CABINET "A", SLIDE 80

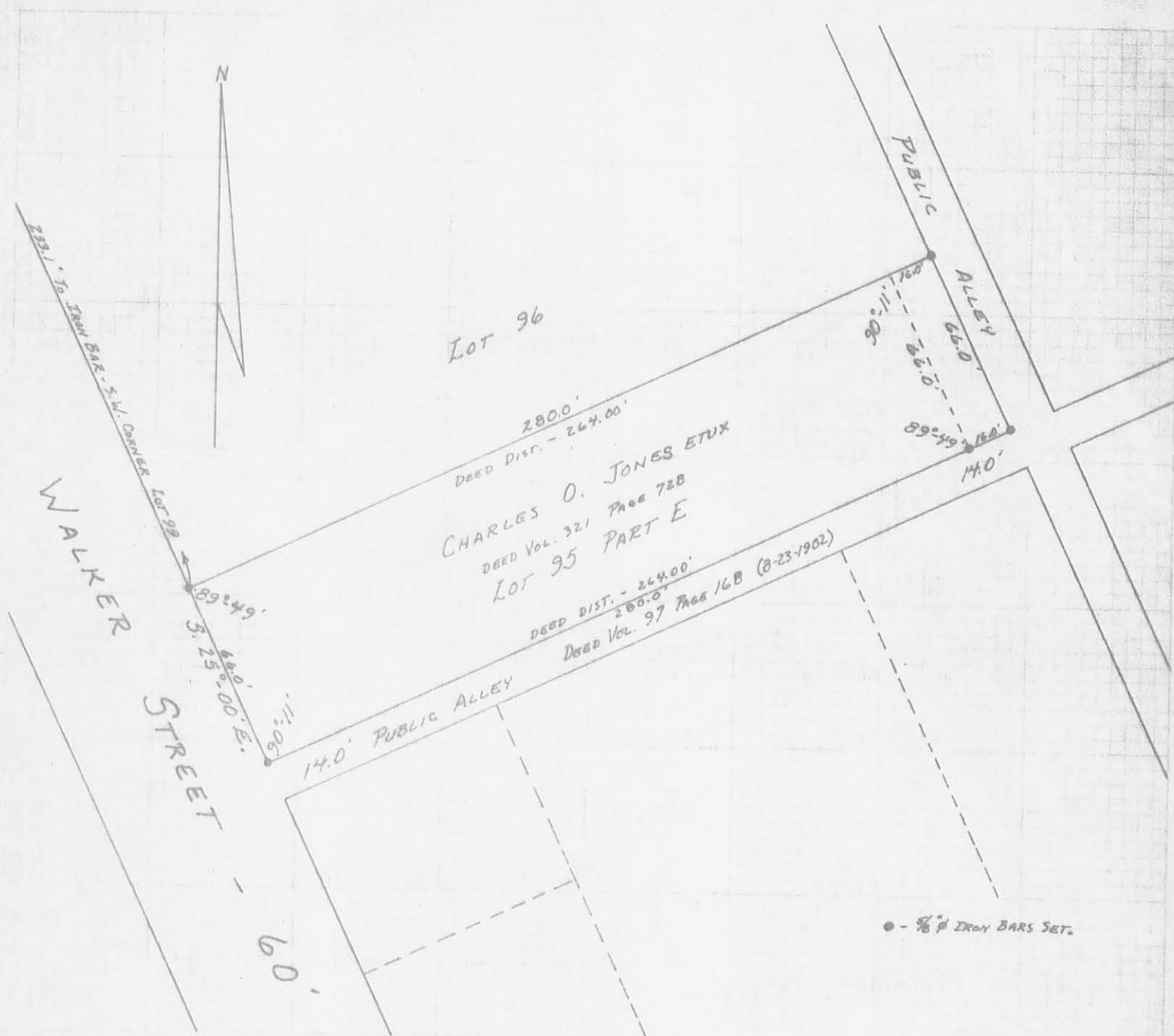
NOTE:

1. BEARINGS ARE BASED ON THE EAST LINE OF WALKER STREET PER AN ASSUMED BEARING OF N-25°00'00"-W.
2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY, RECORD PLAT OF BOGGS ADDITION, RECORD PLAT OF NORTHERN ADD..



SURVEYED BY: *William D. Edwards*
 WILLIAM D. EDWARDS
 PROFESSIONAL SURVEYOR No. 7574
 110 SOUTH MAIN STREET
 URBANA, OHIO 43078
 (937)653-6508

INDEXED ON MAP
4037 1P



● - 5/8" IRON BARS SET.

REFERENCE:
 BOGG'S ADDITION
 PLAT BOOK A Vol. 2 Page 84.

INDEXED ON MAP
 4837 2P


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



JONES SURVEY
 PART OF LOT No. 95
 VILLAGE OF DE GRAFF
 MIAMI TOWNSHIP
 LOGAN COUNTY, OHIO
 MAY 22, 1971
 SCALE: 1" = 50'

2-12-14

Lee Surveying and Mapping Co., Inc.

 **APPROVED** Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



Phone: (937) 593-7335
Fax: (937) 593-7444
surveys@lsmcinc.us

MADDEN INGRESS/EGRESS EASEMENT

Lying in Section 12, Town 3, Range 13, Village of Degraff, Miami Township, Logan County, Ohio.

Being an ingress/egress easement through the G. Michael Madden part of Lot 95 of Boggs Addition, Plat Cabinet A, Slide 81 and as deeded and described in Official Record 114, Page 365 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing at a 5/8 inch iron rod set at the intersection of the north right-of-way of Race Street (40 feet wide) and the east right-of-way of Walker Street (60 feet wide).

THENCE, with the north right-of-way of Race Street, S 81°-54'-32"E, a distance of 17.16 feet to a 5/8 inch iron rod set.

THENCE, N 07°-16'-56"E, a distance of 78.49 feet to a 5/8 inch iron rod set at THE TRUE POINT OF BEGINNING.

THENCE, N 19°-49'-56"W, a distance of 102.81 feet to a 5/8 inch iron rod set.

THENCE, with the south line and the extended south line of the G. Michael Madden Part of Lot 95 (O.R. 114, Pg. 357), N 67°-53'-02"E, a distance of 24.05 feet to a MAG nail set.

THENCE, N 20°-02'-39"W, a distance of 66.04 feet to a 5/8 inch iron rod set.

THENCE, with the south line of a 14 feet wide alley, N 67°-53'-02"E, a distance of 20.00 feet to a point.

THENCE, S 20°-02'-39"E, a distance of 86.06 feet to a point.

THENCE, S 03°-55'-54"E, a distance of 87.91 feet to a point.

THENCE, S 70°-10'-04"W, a distance of 20.00 feet to the point of beginning.

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

The basis for bearings is north right-of-way of Hayes Street, being S 67°-46'-28"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on January 31, 2014.

Description prepared by:

William K. Bruce
Professional Surveyor 7437
January 31, 2014
Revised February 10, 2014



ORIGINAL STAMP IN GREEN

L-56660114



2-12-14

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

MADDEN 0.184 ACRE

Lying in Section 12, Town 3, Range 13, Village of Degraff, Miami Township, Logan County, Ohio.

Being out of the G. Michael Madden part of Lot 95 of Boggs Addition, Plat Cabinet A, Slide 81 and as deeded and described in Official Record 114, Page 365 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 5/8 inch iron rod set at the intersection of the north right-of-way of Race Street (40 feet wide) and the east right-of-way of Walker Street (60 feet wide).

THENCE, with the east right-of-way of Walker Street (60 feet wide), N 22°-20'-49"W, a distance of 162.48 feet to a 5/8 inch iron rod set.

THENCE, with the south line of the of the G. Michael Madden Part of Lot 95, (O.R. 114, Pg. 357), N 67°-53'-02"E, a distance of 58.11 feet to 5/8 inch iron rod set.

THENCE, S 19°-49'-56"E, a distance of 102.81 feet to a 5/8 inch iron rod set.

THENCE, S 07°-16'-56"W, a distance of 78.49 feet to a 5/8 inch iron rod set.

THENCE, with the north right-of-way of Race Street, N 81°-54'-32"W, a distance of 17.16 feet.

Containing 0.184 acre.

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

The basis for bearings is north right-of-way of Hayes Street, being S 67°-46'-28"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on January 31, 2014.

Description prepared by:

William K. Bruce
Professional Surveyor 7437
January 31, 2014



ORIGINAL STAMP IN GREEN

L-56660114



2-12-14

Lee Surveying and Mapping Co., Inc.

✓ APPROVED Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



Phone: (937) 593-7335
Fax: (937) 593-7444
surveys@lsminc.us

MADDEN 0.936 ACRE

Lying in Section 12, Town 3, Range 13, Village of Degraff, Miami Township, Logan County, Ohio.

Being out of the G. Michael Madden part of Lot 95 of Boggs Addition, Plat Cabinet A, Slide 81 and as deeded and described in Official Record 114, Page 365 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing at a 5/8 inch iron rod set at the intersection of the north right-of-way of Race Street (40 feet wide) and the east right-of-way of Walker Street (60 feet wide).

THENCE, with the north right-of-way of Race Street, S 81°-54'-32"E, a distance of 17.16 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING.

THENCE, N 07°-16'-56"E, a distance of 78.49 feet to a 5/8 inch iron rod set.

THENCE, N 19°-49'-56"W, a distance of 102.81 feet to a 5/8 inch iron rod set.

THENCE, with the south line and the extended south line of the G. Michael Madden Part of Lot 95 (O.R. 114, Pg. 357), N 67°-53'-02"E, a distance of 24.05 feet to a MAG nail set.

THENCE, N 20°-02'-39"W, a distance of 66.04 feet to a 5/8 inch iron rod set.

THENCE, with the south line of a 14 feet wide alley, N 67°-53'-02"E, a distance of 125.25 feet to a 5/8 inch iron rod set.

THENCE, with the west line of the G. Michael Madden Part of Lot 95, (O.R. 114, Pg. 363), S 22°-20'-49"E, a distance of 263.21 feet to a 5/8 inch iron rod set.

THENCE, with the north right-of-way of Hayes Street (60 feet wide), S 67°-46'-28"W, a distance of 150.05 feet to a 5/8 inch iron rod set.

THENCE, with the north right-of-way of Race Street, N 81°-54'-32"W, a distance of 52.44 feet to the point of beginning.

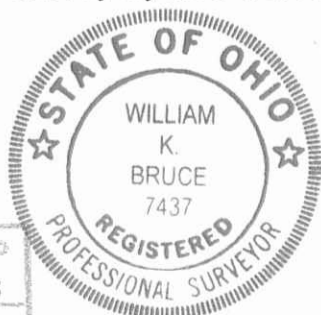
Containing 0.936 acre.

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

The basis for bearings is north right-of-way of Hayes Street, being S 67°-46'-28"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on January 31, 2014.

Description prepared by:

William K. Bruce
Professional Surveyor 7437
January 31, 2014



INDEXED ON MAP
4837 2D3

L-56660114

2-28-14

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

MADDEN 0.126 ACRE

Lying in Section 12, Town 3, Range 13, Village of Degraff, Miami Township, Logan County, Ohio.

Being out of the G. Michael Madden part of Lot 95 of Boggs Addition, Plat Cabinet A, Slide 81 and as deeded and described in Official Record 114, Page 365 and all of the G. Michael Madden part of Lot 95 as deeded and described in Official Record 114, Page 357 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing at a 5/8 inch iron rod set at the intersection of the north right-of-way of Race Street (40 feet wide) and the east right-of-way of Walker Street (60 feet wide).

THENCE, with the east right-of-way of Walker Street, N 22°-20'-49"W, a distance of 162.48 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING.

THENCE, with the east right-of-way of Walker Street, N 22°-20'-49"W, a distance of 66.00 feet to a 5/8 inch iron rod set.

THENCE, with the south right-of-way of a 14 feet wide alley, N 67°-53'-02"E, a distance of 84.81 feet to a 5/8 inch iron rod set.

THENCE, S 20°-02'-39"E, a distance of 66.04 feet to a MAG nail set.

THENCE, S 67°-53'-02"W, a distance of 82.16 feet to the point of beginning, passing a 5/8 inch iron rod set at 24.05 feet.

Containing 0.126 acre.

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

The basis for bearings is north right-of-way of Hayes Street, being S 67°-46'-28"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on February 24, 2014.

Description prepared by:

William K. Bruce

William K. Bruce
Professional Surveyor 7437
February 24, 2014



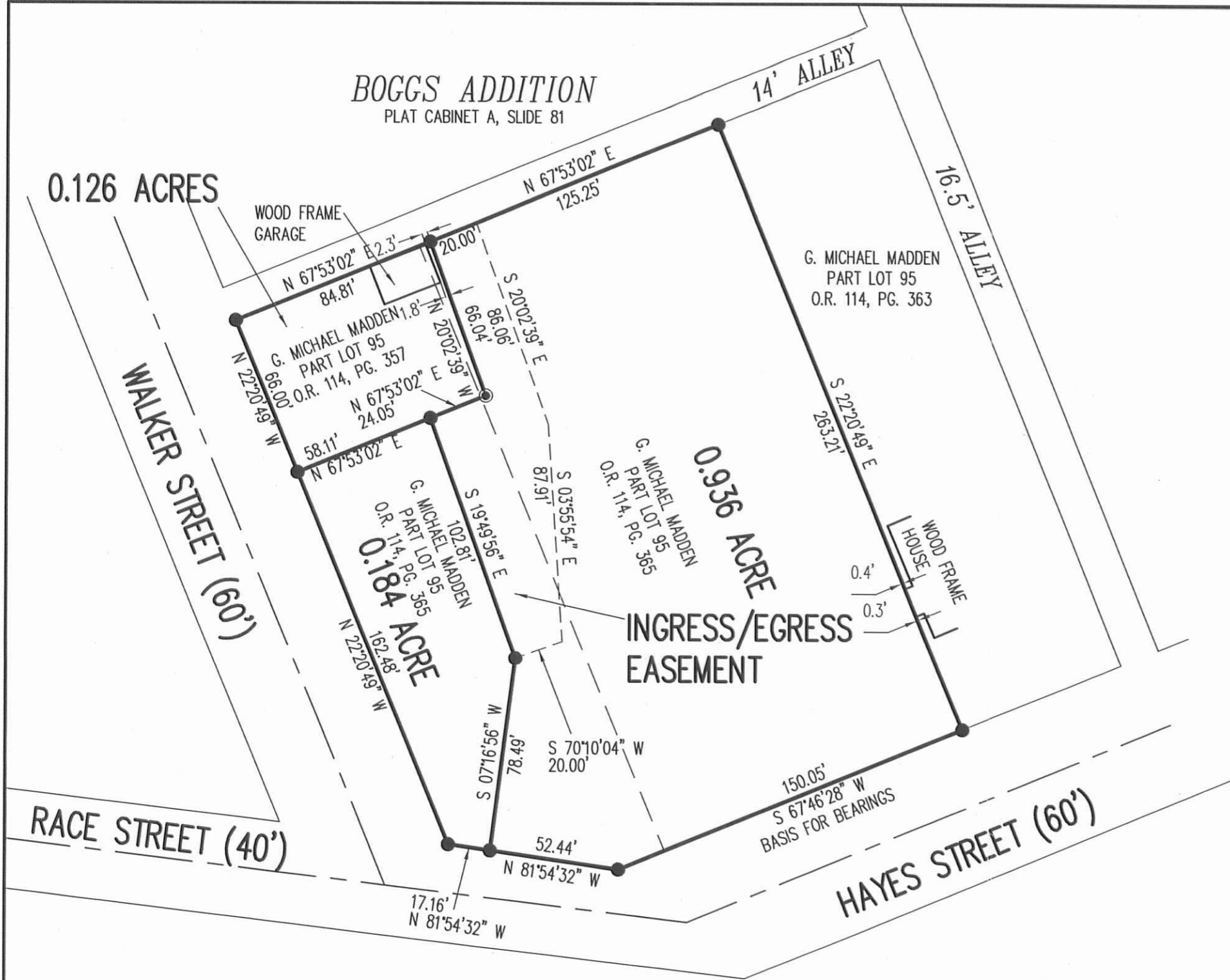
ORIGINAL STAMP IN GREEN

L-56660114



2-28-14

APPROVED



SURVEY OF THREE TRACTS AND A
INGRESS/EGRESS EASEMENT THROUGH THE
G. MICHAEL MADDEN
PARTS OF LOT 95
BOGGS ADDITION
PLAT CABINET A, SLIDE 81
OFFICIAL RECORD 114, PAGE 365
SECTION 12, TOWN 3, RANGE 13
VILLAGE OF DEGRAFF
MIAMI TOWNSHIP
LOGAN COUNTY, OHIO
SURVEYED BY:



William K. Bruce
WILLIAM K. BRUCE
PROFESSIONAL SURVEYOR 7437
JANUARY 31, 2014
REVISED FEBRUARY 24, 2014

COPYRIGHT 2014 BY:
LEE SURVEYING & MAPPING CO., INC.
117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335
WWW.LSMINC.US
surveys@lsminc.us
ADW D0114 56660114-R1 L-5666-3

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

INDEXED ON MAP
4837 2P