

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

CHURCH EASEMENT 0.004 ACRE

Lying in the Village of DeGraff, Miami Township, Logan County, Ohio.

Being a construction easement over a portion of The DeGraff United Methodist Church of DeGraff, Ohio, part of Lot 65 of the Northern Addition (Plat Cabinet A, Slide 80) as deeded and described in Official Record 123, Page 910 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning on a MAG nail set on the intersection of the east right-of-way of Main Street (60 feet wide) and the south right-of-way of Miami Street (60 feet wide) on the northwest corner of Lot 65.

THENCE, with the south right-of-way of Miami Street and the north line of Lot 65, S 86°-22'-22"E, a distance of 22.42 feet to a 5/8 inch iron rod set.

THENCE, S 43°-42'-34"W, a distance of 20.67 feet to a 5/8 inch iron rod set on the east right-of-way of Main Street and the west line of Lot 65.

THENCE, with the east right-of-way of Main Street and the west line of Lot 65, N 26°-19'-57"W, a distance of 18.25 feet to the point of beginning.

Containing 0.004 acre.

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

The basis for bearings is the center-line of Miami Street, being S 86°-22'-22"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on November 10, 2010.



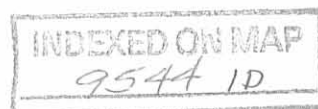
ORIGINAL STAMP IN GREEN

Description prepared by:

A handwritten signature in black ink that reads 'William K. Bruce'.

William K. Bruce
Professional Surveyor 7437
November 12, 2010

49691110



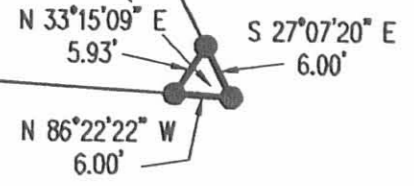
REC'D 11-15-10 SMY OR

ELIZABETH ANN COOK
0.051 ACRE
P/O LOT 141
O.R. 1000, PG. 642

HUMPHREY ADDITION
PLAT CABINET A, SLIDE 81

ELIZABETH ANN COOK, AS TRUSTEE
0.137 ACRE
P/O LOT 141
O.R. 370, PG. 215
TRACT VI

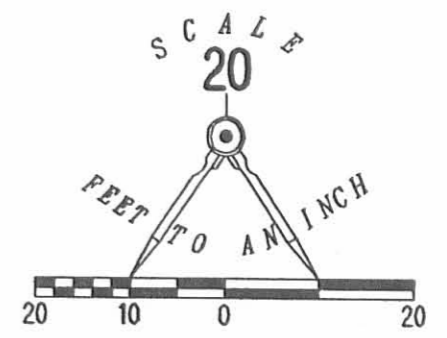
15.46 SQ. FT.



- LEGEND:
- MAG NAIL SET
 - 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM 7437"

CINDY COOK ALLEN
P/O LOT 140
O.R. 347, PG. 953

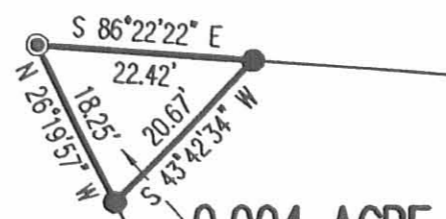
140



SURVEY OF A 15.46 SQUARE FEET EASEMENT OVER THE ELIZABETH ANN COOK, AS TRUSTEE 0.137 ACRE TRACT PART OF LOT 141 HUMPHREY ADDITION PLAT CABINET A, SLIDE 81 OFFICIAL RECORD 370, PAGE 215, TRACT VI AND A 0.004 ACRE EASEMENT OVER THE DEGRAFF UNITED METHODIST CHURCH OF DEGRAFF, OHIO PART OF LOT 65 NORTHERN ADDITION PLAT CABINET A, SLIDE 80 OFFICIAL RECORD 123, PAGE 910 VILLAGE OF DEGRAFF MIAMI TOWNSHIP LOGAN COUNTY, OHIO



MIAMI STREET (60')



0.004 ACRE
THE DEGRAFF UNITED METHODIST CHURCH OF DEGRAFF, OHIO
P/O LOT 65
O.R. 123, PG. 910

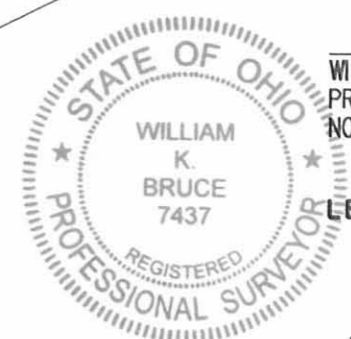
76
NEW BEGINNINGS COMMUNITY CHURCH
LOT 76 AND P/O LOT 75
O.R. 211, PG. 632

MAIN STREET (60')

NORTHERN ADDITION
PLAT CABINET A, SLIDE 80

65

SURVEYED BY:
William K. Bruce
WILLIAM K. BRUCE
PROFESSIONAL SURVEYOR 7437
NOVEMBER 10, 2010



COPYRIGHT 2010 BY:
LEE SURVEYING & MAPPING CO., INC.
117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335
surveys@smirc.us
KSS D1110 49691110 L-4969-3

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

INDEXED ON MAP
9544 1P

3-27-15



Legal Description of a 0.689 Acre Tract of Land

Situate in the Village of DeGraff, Miami Township, Logan County, Ohio, and being all of Lots 63, 64, and 65 as designated by the renumbering of Lots in said Village (formally Lots 3, 4 & 5 in the Northern Addition of DeGraff plat recorded in Plat Cabinet A, Slide 79) as conveyed to MSM Holdings, LLC. and recorded in O.R. Volume 1071, Page 866, Tracts II-V of the Logan County Deed Records; and also including the 16.5' wide Public Alley vacated by Village of DeGraff Ordinance No. 15-05 recorded in O.R. 1174, Page 799; said tract being more particularly described as follows:

Beginning at a Mag nail found at the intersection of the south right-of-way of East Miami Street (State Route 235) and the east right-of-way of Main Street (State Route 508); said nail being at the northwest corner of the aforementioned Lot 65 and also at the true place of beginning for the herein described tract;

Thence from said true place of beginning, S 86° 22' 22" E with the south right-of-way of East Miami Street for a distance of 152.22 feet to an iron pin set on the west line of a 16.5' wide Public Alley;

Thence S 26° 19' 55" E with said Public Alley for a distance of 189.56 feet to an iron pin set at the northeast corner of Part Lot 62 as conveyed to MSM Holdings, LLC. recorded in O.R. Vol. 1071, pg. 866 Tract I – Part B (Parcel ID:26-117-07-06-005-000);

Thence S 63° 40' 05" W with said MSM Holdings (Part Lot 62) north line for a distance of 131.88 feet to an iron pin set on the east right-of-way of Main Street (State Route 508);

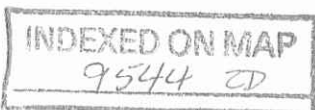
Thence N 26° 19' 55" W with said right-of-way for a distance of 265.58 feet (passing a 5/8" iron pin found at 247.36 feet) to the true place of beginning, containing 0.689 acres (inclusive of a 16.5' wide Public Alley vacated by Village of DeGraff Ordinance No. 15-05 which contains 0.050 acres lying between Lots 64 and 65), more or less subject however to all highways, easements, and restrictions of record.

The above legal description is the result of a field survey, June 2014, by John T. Burkhardt, Ohio Professional Land Surveyor No. 6487. All iron pins set are 5/8" x 30" rebar capped "JTB S-6487".

Basis of Bearing: North line as described in O.R. Volume 1071, Page 866 (bearing S 86° 22' 22" E)

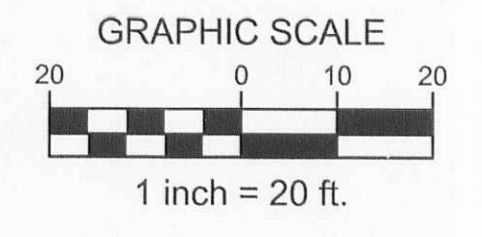
Prior Deed Reference: O.R. Volume 1071, Page 866

Prepared by:
Burkhardt Engineering Company
P.O. Box 29
Miamisburg, OH 45343
Phone: 937.388.0060
Email: info@burkhardtinc.com



3-27-15

APPROVED

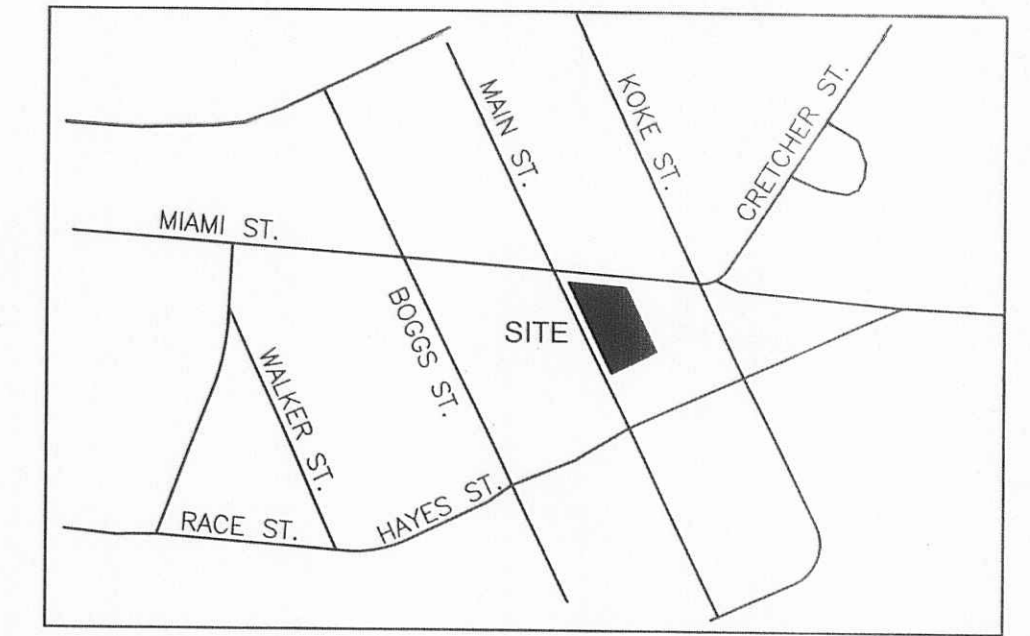


Bearing Basis: North line of Subject Property. Based on survey performed by Lee Survey & Mapping Co. on November 10, 2010, and recorded in O.R. Vol. 1026, Pg. 171. (S 86°22'22" E)

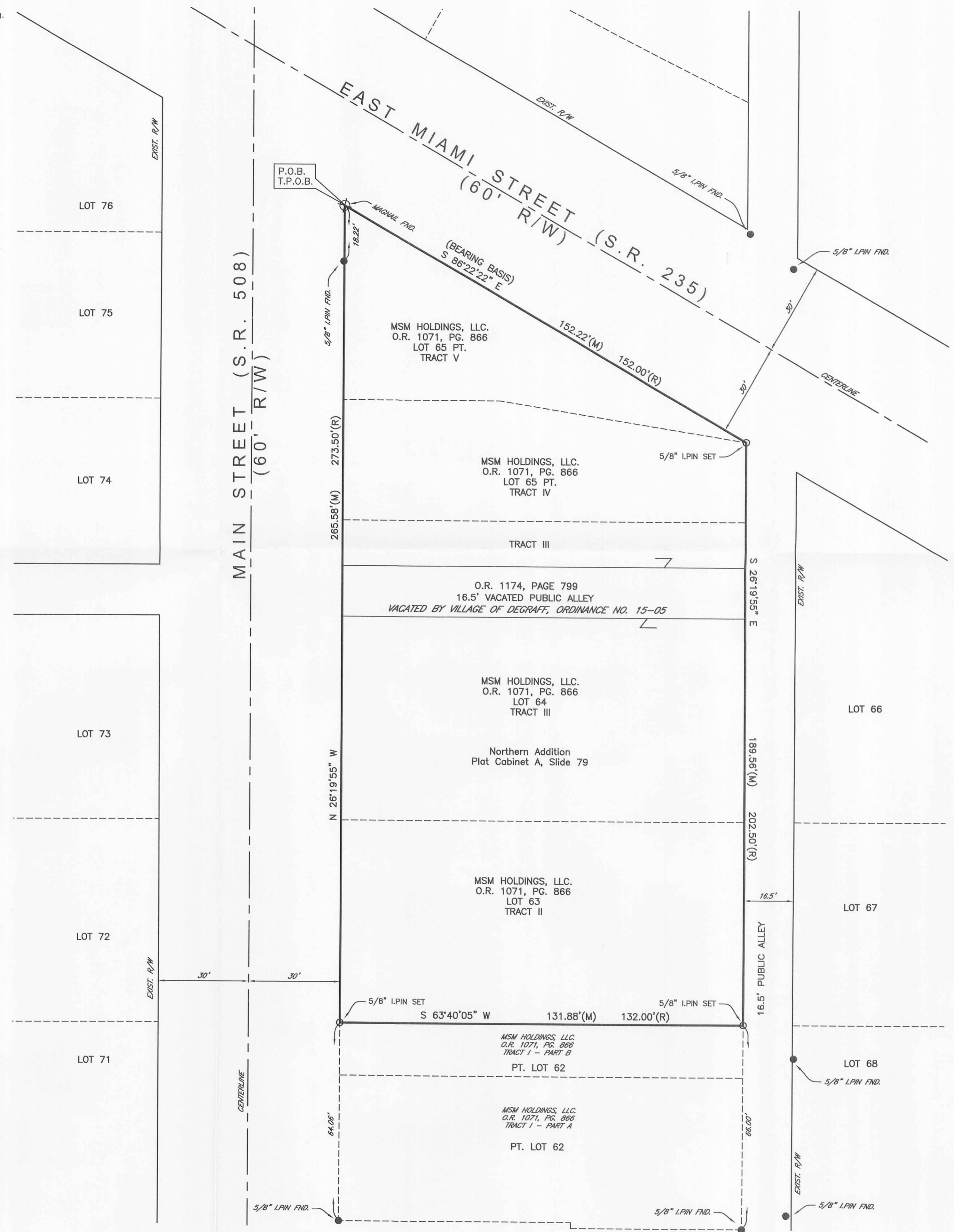
PLAT OF SURVEY / LOT COMBINATION

MSM HOLDINGS PROPERTY

VILLAGE OF DeGRAFF, MIAMI TOWNSHIP, LOGAN COUNTY, OHIO
0.689 ACRES



VICINITY MAP
Not to Scale



SURVEY NOTES:

1. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
2. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
3. IRON PINS SET ARE 30" x 5/8" REBAR, CAPPED "JTB/S-6487"
4. MAG NAILS SET ARE 1 1/2" x 1/4" MAG NAILS.
5. ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.

REFERENCES:

DEEDS: MSM HOLDINGS, LLC.
O.R. 1071, PG. 866

ALLEY VACATION
O.R. 1174, PG. 799

CERTIFICATION:

I CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

John T. Burkhardt 3/16/15
JOHN T. BURKHARDT DATE
OHIO PROFESSIONAL SURVEYOR NO.6487



LEGEND

●	IRON PIN FOUND
⊕	MAGNAIL FOUND
○	IRON PIN SET

INDEXED ON MAP
9544-27

BURKHARDT
ENGINEERING

PLANNERS • CIVIL ENGINEERS • SURVEYORS
PO Box 29 • Miamisburg, OH 45343 • Phone: 937-388-0060
www.burkhardtinc.com

Design: ---	Proj: 2260
Draw: R GK	Dwg: 2260.dwg
Check: JDB	Tab: SUR
Scale: 1"=20'	
Date: 03.16.2015	
Sheet: PLAT OF SURVEY	
Sheet No.: 1 of 1	

3-27-15



Easement for Waterline

Situate in the Village of DeGraff, Miami Township, Logan County, Ohio, and being an easement for waterline purposes upon Lot 65 in the Northern Addition recorded in Plat Cabinet A, Slide 79 (Parcel ID #26-117-07-06-002-000) and upon part of a vacated alley (Village of DeGraff Ordinance No. 15-05 recorded in O.R. 1174, Page 799); said easement being more particularly described as follows:

Beginning at a Mag nail found at the most northerly corner of the aforementioned Lot 65; said nail also being on the east right-of-way of Main Street (State Route 508) and the southwest right-of-way of East Miami Street (State Route 235);

Thence S 26° 19' 55" E with said Main Street east right-of-way and the west line of Lot 65 for a distance of 114.50 feet to a point at the true place of beginning for the herein described easement;

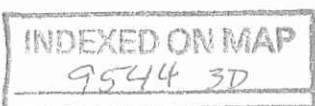
Thence from said true place of beginning, N 63° 40' 05" E for a distance of 131.88 feet to a point on the west right-of-way of a 16.5' wide Public Alley;

Thence S 26° 19' 55" E with said Public Alley west right-of-way for a distance of 10.00 feet to a point;

Thence S 63° 40' 05" W for a distance of 131.88 feet to a point on the east right-of-way of Main Street;

Thence N 26° 19' 55" W with said Main Street east right-of-way for a distance of 10.00 feet to the true place of beginning and the terminus of the herein described easement.

Prepared by:
Burkhardt Engineering Company
P.O. Box 29
Miamisburg, OH 45343
Phone: 937.388.0060
Email: info@burkhardtinc.com



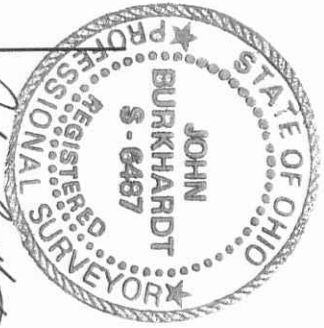
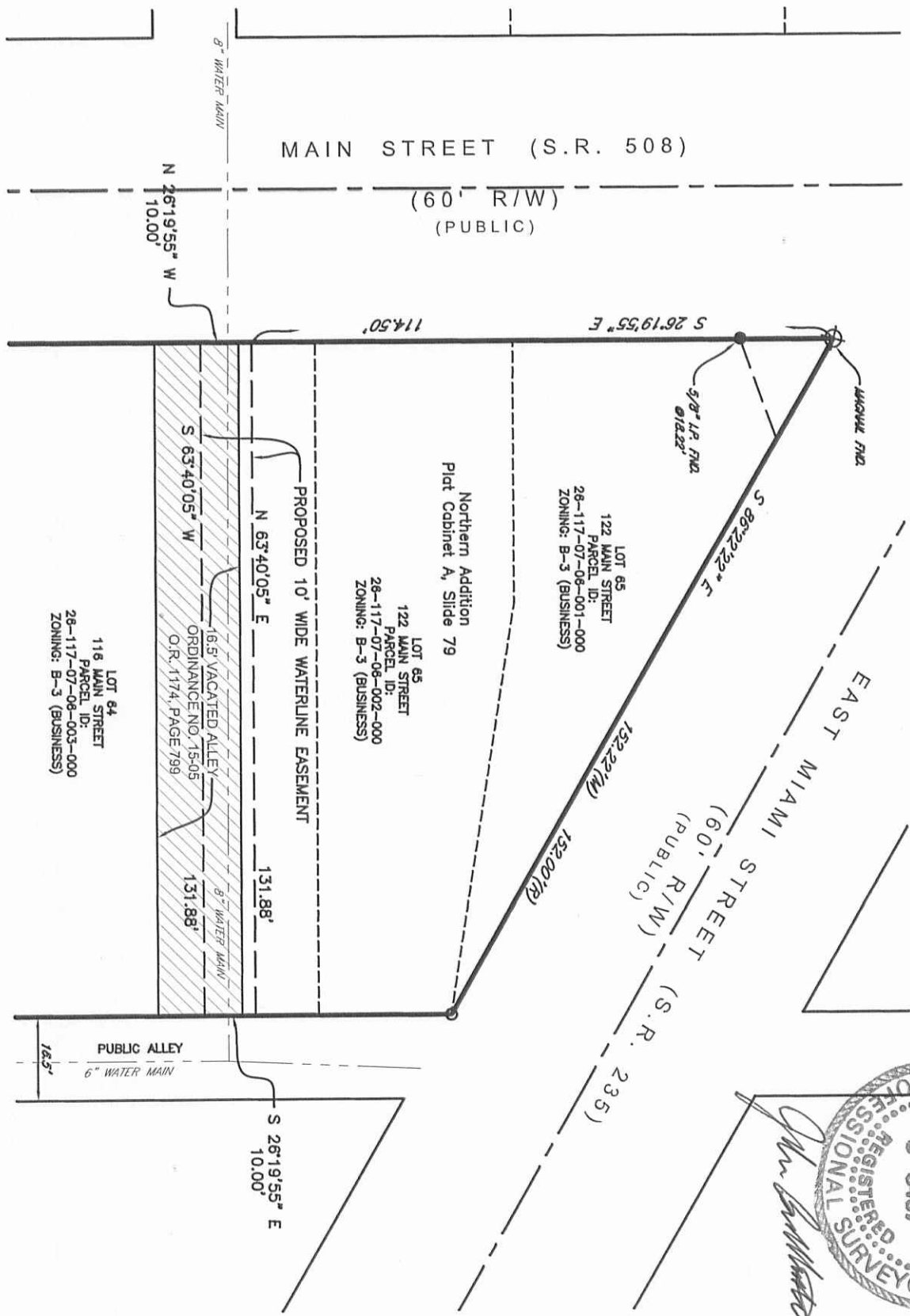
3-27-15

APPROVED



GRAPHIC SCALE

INDEXED ON MAP
95744 3P



Waterline Easement Exhibit
for
Lot 65 and Vacated Alley (Ordinance No. 15-05)
Village of DeGraff, Miami Township, Logan County, Ohio

BURKHARDT
ENGINEERING

PLANNERS • CIVIL ENGINEERS • SURVEYORS
PO Box 29 • Miamiaburg, OH 45343 • Phone: 937-388-0060
www.burkhardtinc.com

Design: —	Proj: 2260
Draw: RGH	Dwg: 2260-Survey
Check: JDB	Tab: EXH
Scale: 1"=30'	
Date: 03.16.2015	
Sheet No.: 1 of 1	