

1 REC'D 8-14-97 SWM OK



Lee Surveying and Mapping Co., Inc.



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

117 NORTH MADRIVER STREET
BELLEFONTAINE, OHIO 43311

(937) 593-7335
FAX (937) 593-7444

WILLIAM P. DABE 1.459 ACRES

Lying in Section 23, Town 3, Range 14, Harrison Township, Logan County, Ohio.

Being out of the William P. Dabe original 19.544 acre tract as deeded and described in Official Record 255, Page 210 of the Logan County Records of Deeds and being more particularly described as follows.

Beginning at a 5/8 inch iron rod found at the southwest corner of the northwest quarter of Section 23, and S 84°-35'-06" E, a distance of 13.50 feet from a MAG nail set on the center-line of Township Road 31 (50 feet wide).

THENCE, with the west line of Section 23, N 5°-30'-00" E, a distance of 238.00 feet to a MAG nail set on the center-line of Township Road 31.

THENCE, S 84°-35'-06" E, a distance of 267.00 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 25.00 feet.

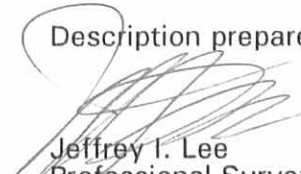
THENCE, S 5°-30'-00" W, a distance of 238.00 feet to a 5/8 inch iron rod set on the south line of the northwest quarter of section 23.

THENCE, with the south line of the northwest quarter of section 23, and the north line of the Douglas Michael Merges original 84 acre tract (O.R. 301, Pg. 115), N 84°-35'-06" W, a distance of 267.00 feet to the point of beginning, passing a 5/8 inch iron rod set at 255.38 feet.

Containing 1.459 acres, of which, 0.115 acre is within the right-of-way of Township Road 31.

The basis for bearings is the west line of Section 23, being N 5°-30'-00" E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on July 31, 1997

Description prepared by:


Jeffrey I. Lee
Professional Surveyor 6359
August 1, 1997



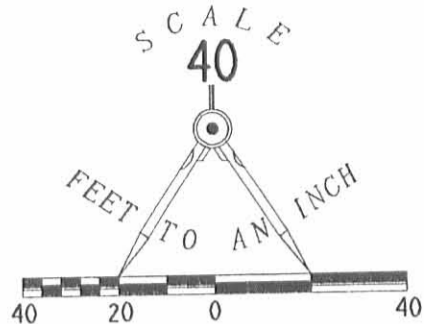
L-2557

ORIGINAL STAMP IN GREEN

INDEXED ON MAP
4184 ID

REFERENCES

LOGAN COUNTY ENGINEER'S FILES:
 R-4184, R-3574, R-4814
 FIELD BOOK 516, PAGE 11
 FIELD BOOK 385, PAGE 7
 X-31



LEGEND

- 5/8" IRON ROD SET
- 5/8" IRON ROD FOUND
- ⊕ MAG NAIL SET



FRAME GARAGE

FRAME GARAGE

WILLIAM P. DABE
 19.544 ACRES
 O.R. 255, PG. 210

1.459 ACRES
 OF WHICH 0.115 ACRE IS WITHIN
 THE HIGHWAY RIGHT-OF-WAY

DOUGLAS MICHAEL MERGES
 ORIG. 84 ACRES
 O.R. 274, PG. 811, TRACT 1
 O.R. 301, PG. 115

**SURVEY OF 1.459 ACRES OUT OF THE
 WILLIAM P. DABE 19.544 ACRE TRACT
 OFFICIAL RECORD 255, PAGE 210
 SECTION 23, TOWN 3, RANGE 14
 HARRISON TOWNSHIP
 LOGAN COUNTY, OHIO**



SURVEYED BY:
Jeffrey I. Lee
 JEFFREY I. LEE
 PROFESSIONAL SURVEYOR 6359
 JULY 31, 1997

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 OHIO UTILITIES PROTECTION SERVICE.

INDEXED ON MAP
 4184 1P

ORIGINAL STAMP IN GREEN

D 311 WDABE

L-2557-3

LESLIE H. GEESLIN
REGISTERED SURVEYOR 5248
P. O. BOX 274
RUSHSVLVANIA, OHIO 43347
TELEPHONE: (513) 468-2793

CRIM SURVEY

March 22, 1995

The following described real estate situated in the State of Ohio, County of Logan, Township of Harrison, being part of Section 23, Town 3, Range 14 and more particularly described as follows:

Beginning at a R. R. spike found in the centerline of County Highway 31 and the west line of Section 23 at the southwest corner of Orval Brenner, etux's 16.384 acre tract as described in D. B. Vol. 362 Page 733.

Thence with said Brenner's south line and the south line of his 2.16 acre tract (Tract 3) S. 84° 30' 41" E. 1674.03 feet to a R. R. tie post found in the west line of the Peggy Smith Trust, Peggy Smith Trustee's 148.63 acre tract as described in O. R. Vol. 236 Page 227.

Thence with the west line of said 148.63 acre tract S. 5° 22' 35" W. 89.21 feet to a point in the center of the Bokengehalas Ditch at the north corner of said Trust's 1.26 acre tract as described in O. R. Vol. 236 Page 227, passing a 5/8 inch iron bar set at 74.21 feet.

Thence with the west line of said 1.26 acre tract, the center of said ditch and an extension of said center of ditch S. 61° 48' 17" W. 421.48 feet to a 5/8 inch iron bar set.

Thence with an extension of said center of ditch and the center of said ditch S. 28° 46' 13" W. 303.93 feet to a point that is S. 84° 21' 42" E. 15.00 feet from a 5/8 inch iron bar set in the north line of Robert Kuck, etux's 84 acre tract as described in D. B. Vol. 368 Page 624.

Thence with said Kuck's north line N. 84° 21' 42" W. 1205.98 feet to a 5/8 inch iron bar found in the west line of said section 23.

Thence with said section line and the centerline of said C. H. 31 N. 5° 44' 18" E. 599.01 feet to the place of beginning.

Containing 19.544 acres of which 0.323 acre is in the right of way of County Highway 31.

The above described 19.544 acre tract being all of Kenneth Crim's 2.16 acre tract, the remainder of his 17.59 acre tract and the remainder of his 4.336 acre tract as described in D. B. Vol. 354 Page 413.

Bearings are based on a assumed bearing (N. 5° 44' 18" E.) for the section line of Section 23 in this field survey by Leslie H. Geeslin on March 22, 1995.



Leslie H. Geeslin

INDEXED ON MAP
4184 2D-2

REC'D 3-23-95 JMG OK

ORVAL BRENNER, ETUX
16.384 AC
D.B. VOL. 362 PG. 733

148.63 AC.

S. 89°30'41" E. 2.16 AC.
3 RD TRACT

2.16 AC

1674.03'
S. 5°22'35" W. 2ND TR.
89.21'

15.00'

KENNETH CRIM
17.59 AC.
D.B. VOL. 354. PAGE 413

1ST. TRACT 19.544 AC
TOTAL

PEGGY SMITH TRUST,
PEGGY SMITH, TRUSTEE
1.26 AC.
D.R. VOL. 236 PG. 227

N. 84°21'42" W. 1205.98'

ROBERT KUCK, ETUX
84 AC.
D.B. VOL. 368 PG. 624

SCALE: 1" = 200'



SURVEY OF 19.544 ACRES IN
SECTION 23, TOWN 3, RANGE 14,
HARRISON TOWNSHIP, LOGAN
COUNTY, OHIO FOR GARY
CRIM ON MARCH 22, 1995



Leslie H. Geeslin
LESLIE H. GEESLIN
RUSHSVLVANIA, O
(513) 468-2793

COUNT HIGHWAY 31 (50')

RIGHTWAY
N. 5°44'18" E. 599.01' (0.325 AC)
SECTION 23

SECTION LINE AND
PROPERTY LINE

LEGEND:

- △ = P.R. SPIKE FOUND
- = 5/8 INCH IRON BAR SET
- = 5/8 INCH IRON BAR FOUND
- = P.R. TIE POST FOUND

INDEXED ON MAP
4104 20

JLG

CRIM DESCRIPTION
(January, 1968)

Being situated in the northwest 1/4 of Section 25, Town 3,
Range 14 of the Between the Miami Rivers Survey, and in Harrison
Township, Logan County, Ohio.

Beginning at the stone at the southwest corner of said north-
west 1/4 of Section 25 as shown in County Engineer's Field Book
#216, page 11.

Thence with the west line of said Section 25 (also the center
of County Road #31) N 5°-45'E 94.8 feet to an iron. Said iron is
the place of beginning for this description.

Thence continuing with the west line of said Section 25 N 5°-45'E
204.0 feet to an iron

Thence S84°-07'E 267.5 feet to an iron.

Thence S 8°-23'W 125.0 feet to an iron.

Thence S14°-25'W 80.0 feet to an iron.

Thence N84°-07'W 245.6 feet to the place of beginning.

Containing 1.22 acres more or less.

Surveyed from a 17.63 acre tract.

Owen A. Shirk
Surveyor 4271

INDEXED ON MAP

4184

3D

9-17-18

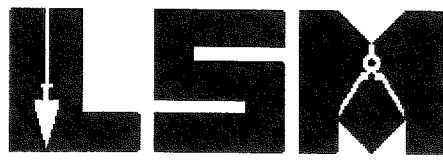


APPROVED

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Bellefontaine OH 43311
www.lee-surveying.com



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WILLIAM P. DABE 2.000 ACRES

Lying in Section 23, Town 3 East, Range 14 North, Between the Miami Rivers Survey, Harrison Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the William P. Dabe remainder of 19.544 acre tract as deeded and described in Official Record 255, Page 210 and being more particularly described as follows:

COMMENCING at a point at the southwest corner of the northwest quarter of said Section 23, said point being referenced by a 5/8 inch iron rod found bearing South 84°-31'-26" East, a distance of 11.50 feet and by a MAG nail found in the center-line of Township Road 31 bearing North 84°-31'-26" West, a distance of 13.53 feet;

THENCE North 05°-30'-00" East, along the west line of the northwest quarter of said Section, passing a MAG nail found at a distance of 233.33 feet, a total distance of 237.99 feet to a MAG nail found on said centerline and at the common westerly corner to said remainder of 19.544 acre tract and the Samantha J. Clevenger and Caleb C. Neff 1.459 acre tract as deeded and described in Official Record 1064, Page 214 and being the **TRUE POINT OF BEGINNING**;

THENCE North 05°-30'-00" East, with said centerline, the west line of said Section 23 and the westerly line of said remainder of 19.544 acre tract, a distance of 205.01 feet to a MAG nail set;

THENCE with new division lines through said remainder of 19.544 acre tract, the following three (3) courses:

- 1) South 84°-32'-39" East, passing an iron rod set at a distance of 25.00 feet, a total distance of 425.00 feet to an iron rod set;
- 2) South 05°-30'-00" West, a distance of 204.97 feet to an iron rod set; and
- 3) North 84°-32'-59" West, a distance of 158.23 feet a 5/8 inch iron rod found at the northeast corner of 1.459 acre tract;

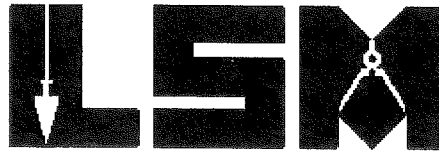
THENCE North 84°-32'-59" West, with the north line of said 1.459 acre tract, passing a 5/8 inch iron rod found at a distance of 241.79 feet, a total distance of 266.77 feet to the **TRUE POINT OF BEGINNING**.

INDEXED ON MAP
4184

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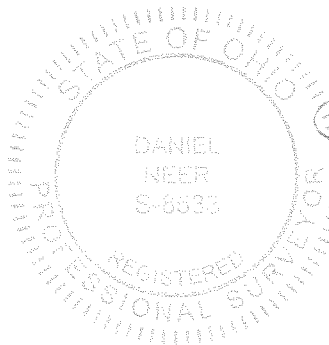
Containing 2.000 acres, more or less, of which 0.118 acre is within highway right-of-way.

Iron rods set, where indicated, are 30 inches in length, 5/8 inch in diameter with an orange plastic I.D. cap stamped "P.S. 8533".

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

The basis for bearings, described herein, is an assumed bearing for the centerline of Township Road 31, also being the west line of Section 23, being North 05°-30'-00" East. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by Lee Surveying and Mapping Co. on August 30, 2018.

Description prepared by:



D. Neer
Daniel A. Neer
Professional Surveyor No. 8533
September 6, 2018

JOB NO. L-64270818

INDEXED ON MAP
4184

- LEGEND:**
- ⊗ RAILROAD SPIKE FOUND
 - ⊙ MAG NAIL FOUND
 - MAG NAIL SET
 - 5/8 INCH IRON ROD FOUND
 - 5/8 INCH X 30 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "P.S. 8533"
- P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 R/W = RIGHT-OF-WAY
 C/L = CENTER-LINE

DEED & SURVEY REFERENCES:

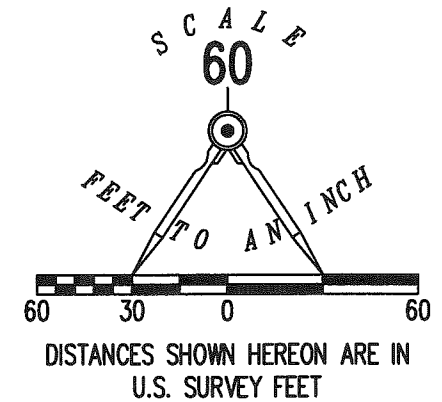
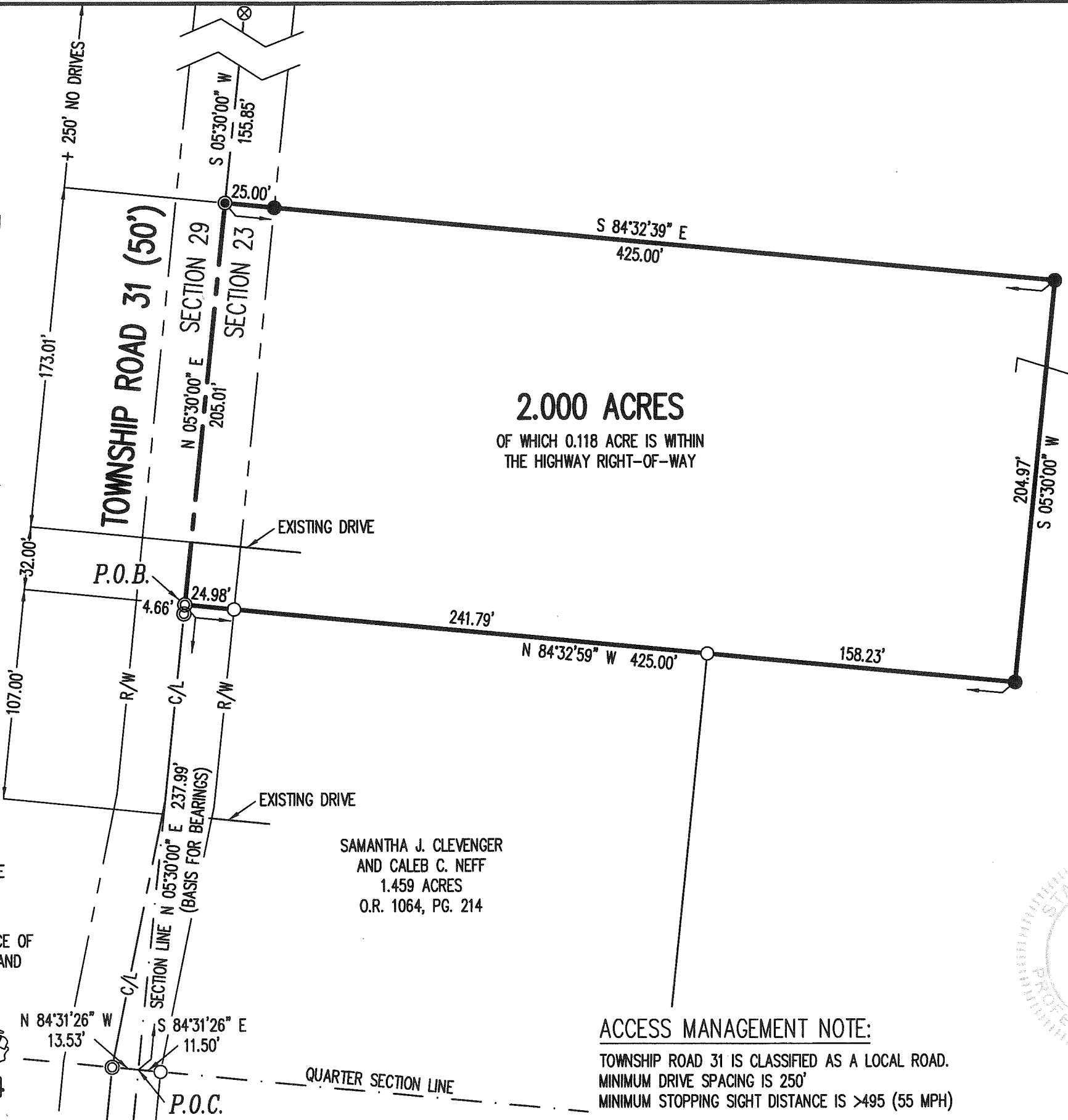
O.R. 255, PG. 210
 O.R. 1064, PG. 214
 LOGAN COUNTY ENGINEER'S MAP ROOM
 FILES: 3574 AND 4814
 SURVEY BY JEFFREY I. LEE, P.S. 6359
 ENTITLED "SURVEY OF 1.459 ACRES OUT
 OF THE WILLIAM P. DABE 19.544 ACRE
 TRACT", DATED JULY 31, 1997.

BASIS FOR BEARINGS:

THE BASIS FOR BEARINGS, SHOWN HEREON,
 IS AN ASSUMED BEARING FOR THE WEST LINE
 OF SECTION 23, BEING N 05°30'00" E.

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

2 WORKING DAYS
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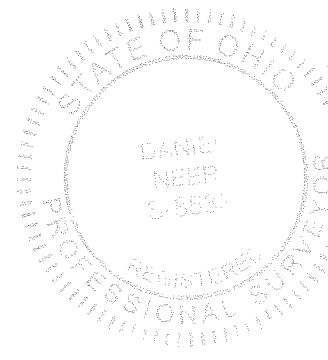


WILLIAM P. DABE
 19.544 ACRES
 O.R. 255, PG. 210

**SURVEY OF 2.000 ACRES OUT OF THE
 WILLIAM P. DABE
 19.544 ACRE TRACT
 OFFICIAL RECORD 255, PAGE 210
 SECTION 23
 TOWN 3 EAST, RANGE 14 NORTH
 BETWEEN THE MIAMI RIVERS SURVEY
 HARRISON TOWNSHIP
 LOGAN COUNTY, OHIO**

SURVEYED BY:

SAMANTHA J. CLEVINGER
 AND CALEB C. NEFF
 1.459 ACRES
 O.R. 1064, PG. 214



DANIEL A. NEFF
 PROFESSIONAL SURVEYOR NO. 8533
 AUGUST 30, 2018

ACCESS MANAGEMENT NOTE:
 TOWNSHIP ROAD 31 IS CLASSIFIED AS A LOCAL ROAD.
 MINIMUM DRIVE SPACING IS 250'
 MINIMUM STOPPING SIGHT DISTANCE IS >495 (55 MPH)

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