

THOMPSON ESTATES

R-1 DEVELOPMENT

DESCRIPTION

Lying in the northeast quarter of Section 15, T-3, R-14, Harrison Township, Logan County, Ohio.

Being a part of that 10.619 acre tract in the name of Mark W. Thompson as deeded and described in Volume O.R. 56, Page 553 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike found on the center-line of County Highway No. 11 (Silver Lake Pike) marking the center of Section 15, T-3, R-14.

THENCE, with the said north-south quarter-section line, N 3°-02'-35" E, a distance of 296.76 feet to a 5/8" iron rod (set) at the northwest corner of said 10.916 acres.

THENCE, with the north line of said 10.619 acres, S 86°-54'-50" E, a distance of 979.65 feet to a railroad spike found on the center-line of County Highway 11.

THENCE, with the said center-line, S 3°-10'-10" W, a distance of 296.76 feet to the intersection of the two center-lines of County Highway 11 to a 3/4" I. rod found.

THENCE, continuing with the said center-line of said County Highway 11, N 86°-54'-50" W, a distance of 979.07 feet to the point of beginning.

Containing 6.672 acres, of which 0.858 acres lie within the right-of-way of County Highway 11.

LOT	PARCEL NO.
1	08-090-00-00-082.017
2	08-090-00-00-082.018
3	08-090-00-00-082.019
4	08-090-00-00-082.020
5	08-090-00-00-082.021
6	08-090-00-00-082.022

NOTES:

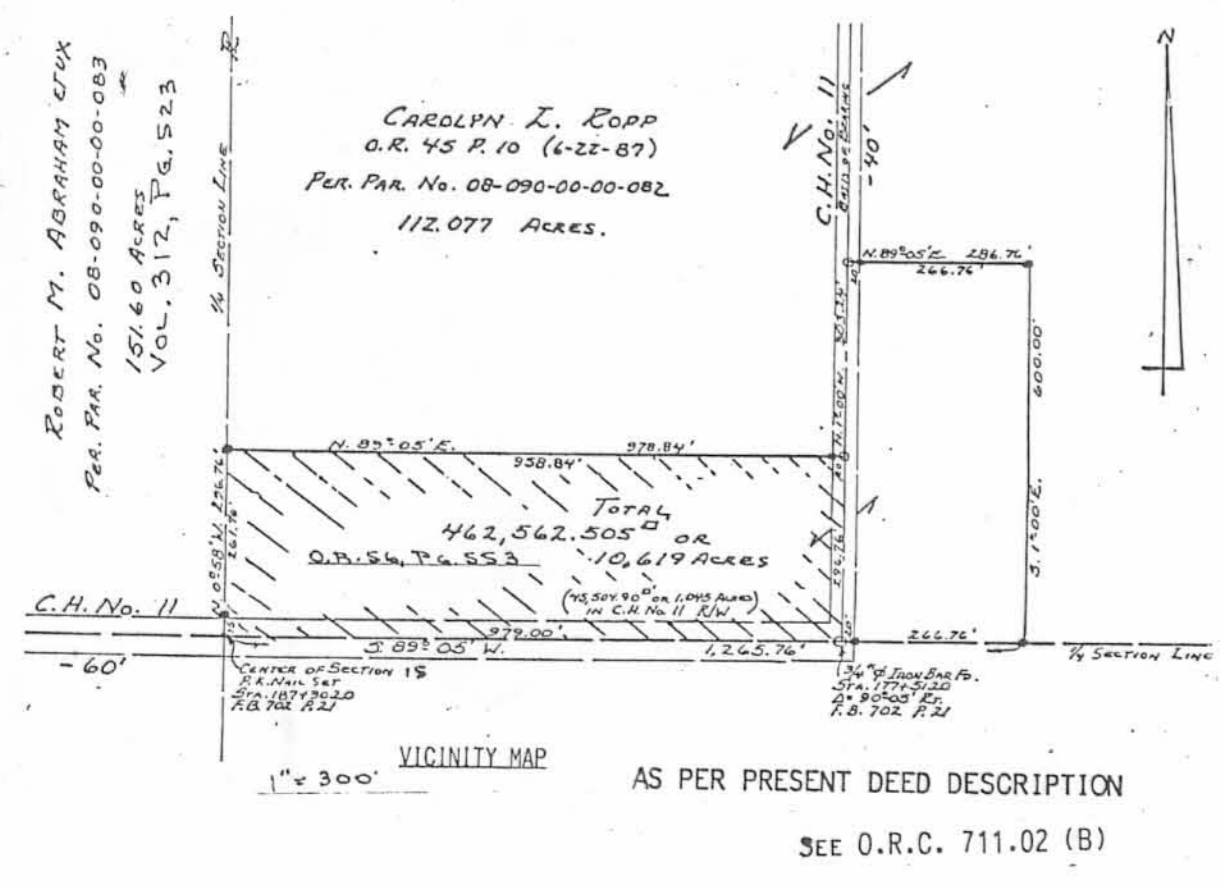
(A) ALL EASEMENTS ARE TO BE A MINIMUM OF 10 FEET IN WIDTH CENTERED ON ALL SIDE LOT LINES AND A MINIMUM OF 12' ALONG ALL REAR LOT LINES. NO PERMANENT STRUCTURES OR PLANTINGS ARE PERMITTED WITHIN THE AREAS DESIGNATED AS "EASEMENT".

(B) THERE SHALL BE A MINIMUM BUILDING SETBACK LINE OF 20 FEET MAINTAINED ON ALL SIDE LOT LINES.

- = 5/8" IRON ROD SET
- ✕ = RR SPIKE FOUND
- = 3/4" IRON ROD FOUND

FLOOD PLANE PANEL No. 390772-0115-C--Zone 'C'

■ = DEDICATED PORTION OF HIGHWAY



DESCRIPTION CHECKED J.C.H. 4-26-89
LOGAN COUNTY ENGINEER MAP ROOM

SITUATED IN THE STATE OF OHIO, COUNTY OF LOGAN, TOWNSHIP OF HARRISON, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, T-3, R-14 AND BEING 6.672 ACRES OUT OF THAT 10.619 ACRES AS CONVEYED TO MARK W. THOMPSON BY DEED OF RECORD IN VOLUME O.R. 56, PAGE 553, ALL REFERENCES BEING TO THOSE OF RECORD IN THE RECORDER'S OFFICE, LOGAN COUNTY, OHIO.

EASEMENTS ARE RESERVED, WHERE INDICATED ON THE PLAT, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND PRIVATE UTILITIES, ABOVE AND BENEATH THE SURFACE OF THE GROUND, AND WHERE NECESSARY, ARE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE.

KNOW ALL MEN BY THESE PRESENTS THAT MARK W. THOMPSON, TAX MAILING ADDRESS BEING 466 COUNTY ROAD 11, BELLEFONTAINE, OHIO, PROPRIETOR OF THE LAND INDICATED ON THE ACCOMPANYING PLAT HAS AUTHORIZED THE PLATTING THEREOF AND DOES HEREBY DEDICATE THAT PORTION OF COUNTY HIGHWAY NO. 11 (SILVER LAKE PIKE) SHOWN THEREON, TO THE PUBLIC USE FOREVER

WITNESSES
Donna J. Hines
Bruce Perry

PROPRIETORS
Mark W. Thompson
466 COUNTY ROAD 11, BELLEFONTAINE, OHIO 43311
593-0051

STATE OF OHIO ss:
COUNTY OF LOGAN

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME MARK W. THOMPSON, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 1st DAY OF May, 1989

REVIEWED THIS 29th DAY OF April, 1989
Danell R. Collins
CHAIRMAN HARRISON TOWNSHIP TRUSTEES

APPROVED THIS 28th DAY OF April, 1989
Chester R. Kurtz, P.E., P.S.
COUNTY ENGINEER, LOGAN COUNTY, OHIO

APPROVED THIS 28th DAY OF April, 1989
William A. Verbaan, D.V.M.
HEALTH DEPARTMENT, LOGAN COUNTY, OHIO

THE WITHIN COUNTY HIGHWAY 11 RIGHT-OF-WAY IS HEREBY APPROVED AND ACCEPTED FOR PUBLIC MAINTENANCE BY RESOLUTION NO. _____ RECORDED IN LOGAN COUNTY COMMISSIONERS JOURNAL ON THIS THE _____ DAY OF _____ 19____

APPROVED THIS 18 DAY OF 4, 1989
Joseph D. Hecks
CHAIRMAN, BELLEFONTAINE CITY PLANNING COMMISSION

APPROVED THIS 18 DAY OF 4, 1989
Donald Lewis
LOGAN COUNTY COMMISSIONERS

TRANSFERRED THIS 1st DAY OF May, 1989
Juan Jones
AUDITOR, LOGAN COUNTY, OHIO

FILED FOR RECORD THIS 1st DAY OF MAY, 1989 AT 10:53 AM.
RECORDED THIS 1st DAY OF MAY, 1989 IN PLAT CABINET A
SLIDE 675
Carolyn Collins
RECORDER, LOGAN COUNTY, OHIO

LEE SURVEYING & MAPPING CO.

SURVEYOR'S CERTIFICATE
THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN THE NORTHEAST QUARTER OF SECTION 15, T-3, R-14, HARRISON TOWNSHIP, LOGAN COUNTY, OHIO.

THE TRACT HAS A TOTAL AREA OF 6.672 ACRES, OF WHICH 0.858 ACRES LIE WITHIN THE PROPOSED RIGHTS-OF-WAY, LEAVING A NET AREA IN THE LOTS OF 5.814 ACRES.

ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF.

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF THOMPSON ESTATES AS RE-SURVEYED ON OCT. 1988 AND THAT ALL MONUMENTS AND IRON RODS AS SHOWN HEREON HAVE BEEN SET.

Clayton M. Lee
CLAYTON M. LEE
REGISTERED PROFESSIONAL SURVEYOR No. 6181
855 E. Sandusky Ave.
BELLEFONTAINE, OHIO 43311
(513) 593-9780

Recd 8-16-99 OKYH



Lee Surveying and Mapping Co., Inc.



Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver Street
Bellefontaine OH 43311

Phone: (937) 593-7335
Fax: (937) 593-7444

SIMPSON 0.915 ACRE

Lying in Section 15, Town 3, Range 14, Harrison Township, Logan County, Ohio.

Being out of the James D. Simpson and Carol A. Simpson 5.973 acre tract as deeded and described in Official Record 96, Page 374 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 5/8 inch iron rod found on the northeast corner of Lot 2 of Thompson Estates Subdivision, (Plat Cabinet A, Slide 675).

THENCE, with the north line of Lot 2, N 86°-54'-50" W, a distance of 150.00 feet to a 5/8 inch iron rod found.

THENCE, N 3°-01'-59" E, a distance of 265.64 feet to a 5/8 inch iron rod set.

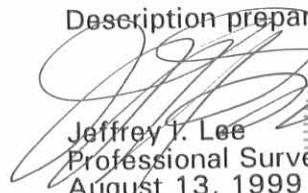
THENCE, with the south line of the James D. Simpson original 5.977 acre tract, (O.R. 69, Pg. 174), S 86°-54'-50" E, a distance of 150.00 feet to a 5/8 inch iron rod set.

THENCE, S 3°-01'-59" W, a distance of 265.64 feet to the point of beginning.

Containing 0.915 acre.

The basis for bearings is the north line of said Lot 2, being N 86°-54'-50" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on August 12, 1999.

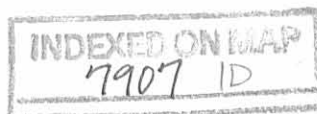
Description prepared by:


 Jeffrey I. Lee
 Professional Surveyor 6359
 August 13, 1999



L-1482

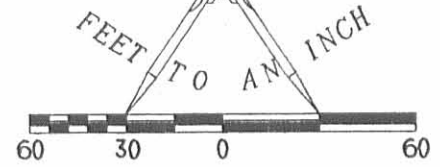
ORIGINAL STAMP IN GREEN



RD 8-16-99

JAMES D. SIMPSON AND
CAROL A. SIMPSON
ORIG. 5.977 ACRES
O.R. 69. PG. 174

SCALE
60



LEGEND

- 5/8 INCH IRON ROD SET
- 5/8 INCH IRON ROD FOUND

JAMES D. SIMPSON AND
CAROL A. SIMPSON
5.973 ACRES
O.R. 96. PG. 374

1/4 SECTION LINE

0.915 ACRES

S 86°54'50"E
150.00'

N 03°01'59"E
265.64'

S 03°01'59"W
265.64'

150.00'

N 86°54'50"W
(BASIS FOR BEARINGS)

THOMPSON ESTATES SUBDIVISION
PLAT CABINET A. SLIDE 675

WILLIAM MILLIS AND
JANA MILLIS
1.226 ACRES
O.R. 84. PG. 594

TRACY D. TAYLOR
LOT 2
O.R. 317. PG. 454

TIMOTHY J.L. FOREMAN
AND ROCHELLE L. FOREMAN
LOT 3
O.R. 95. PG. 919

N 03°01'59"E
296.76'

1/4 SECTION LINE

COUNTY HIGHWAY 11 (60')

CENTER OF
SECTION 15

SURVEY OF 0.915 ACRES OUT
OF THE JAMES D. SIMPSON AND
CAROL A. SIMPSON
5.973 ACRE TRACT
OFFICIAL RECORD 96. PAGE 374
SECTION 15, TOWN 3, RANGE 14
HARRISON TOWNSHIP
LOGAN COUNTY, OHIO



SURVEYED BY:

JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
AUGUST 12, 1999

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

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

INDEXED ON MAP
79071P

ORIGINAL STAMP IN GREEN

D 352 SIMPSON

L-1482-3

9-20-19
APPROVED



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

DESCRIPTION OF A 1.098 ACRE BOUNDARY SURVEY OF NICK RICHARDSON AND AMY RICHARDSON

Situated in the State of Ohio, Logan County, Harrison Township, lying in Section 15, Township 3, Range 14, Between the Miami Rivers Survey and being part of the 5.058 acre tract as deeded and described to Nick Richardson and Amy Richardson by deed of record in Official Record 1291, Page 299, Parcel 2 (all records, referenced herein, are from the Logan County Recorder's office), and being more particularly described as follows:

COMMENCING, for reference, at a railroad spike found at the center of said Section 15 and on the centerline of County Highway 11 (Silver Lake Pike-60 feet right-of-way);

THENCE North 02° 46' 41" East, crossing through the right-of-way of said County Highway 11, along the common line to the northwest and northeast quarters of said Section 15 and along the common line to the 143.909 acre tract as deeded and described to Atterholt Brothers Farms LLC by deed of record in Official Record 1258, Page 537 and Lot 1 of Thompson Estates as recorded in Plat Cabinet A, Slide 675, a distance of 294.41 feet to a 5/8 inch iron rod found at the common westerly corner to said Lot 1 and part of 5.058 acre tract, said iron rod found bearing South 32° 08' 38" West, a distance of 2.58 feet from a 1/2 inch iron rod found, and being the **TRUE POINT OF BEGINNING**;

THENCE North 02° 54' 58" East, along the common line to said 143.909 acre and part of 5.058 acre tracts, a distance of **265.71 feet** to a 1/2 inch iron rod found at the southwesterly corner of the 3.977 acre tract as deeded and described to Nick Richardson and Amy Richardson in Official Record 1291, Page 299, Parcel 1;

THENCE South 87° 02' 04" East, along the common line to said 3.977 acre and part of said 5.058 acre tracts, a distance of **180.04 feet** to a 5/8 inch iron rod found at the northwest corner of the 0.915 acre tract as deeded and described to Tracy D. Taylor by deed of record in Official Record 958, Page 72;

THENCE South 02° 53' 47" West, along the west line of said 0.915 acre and an east line of said part of 5.058 acre tracts, a distance of **265.66 feet** to a 5/8 inch iron rod found at the common northerly corner to said Lot 1 and Lot 2 of said Thompson Estates;

THENCE North 87° 02' 57" West, along the common line to said Lot 1 and said part of 5.058 acre tract, a distance of **180.14 feet** to the **POINT OF BEGINNING** containing **1.098 acres**, more or less, subject to all easements, restrictions and rights-of-way of record.

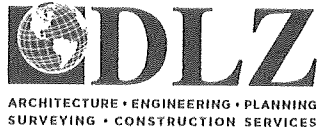
117 N Madriver St, Bellefontaine, OH 43311

OFFICE 937.593.7335

ONLINE WWW.DLZ.COM

INDEXED ON MAP

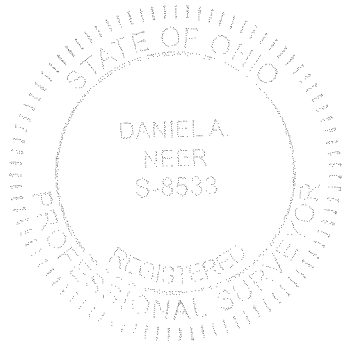
7907



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

This parcel is to be attached to an adjoining tract of land and is not to be used as a separate and independent parcel.

Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83 (2011, Epoch 2010). Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on August 30, 2019.



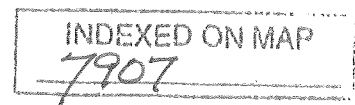
DLZ Ohio, Inc.

Daniel A. Neer

Date

Professional Surveyor No. S-8533

1921-2062.00



117 N Madriver St, Bellefontaine, OH 43311

OFFICE 937.593.7335

ONLINE WWW.DLZ.COM

9-20-19

APPROVED

LEGEND:

- - 5/8 INCH IRON ROD FOUND
- - 1/2 INCH IRON ROD FOUND
- ⊗ - RAILROAD SPIKE FOUND
- C/L - CENTERLINE
- R/W - RIGHT-OF-WAY
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING

DEED & SURVEY REFERENCES:

- O.R. 1291, PG. 299
- O.R. 958, PG. 72
- O.R. 1258, PG. 537
- THOMPSON ESTATES
- P.C. A, SL. 675
- LOGAN COUNTY SURVEYS
- 7907
- 7776

OCCUPATION NOTE:

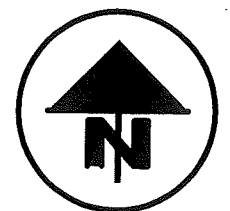
NO EVIDENCE OF OCCUPATION ALONG BOUNDARY LINES UNLESS OTHERWISE SHOWN HEREON.

BASIS FOR BEARINGS:

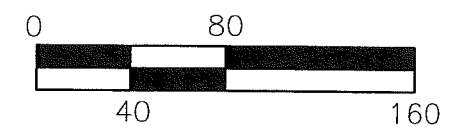
BEARINGS AND DISTANCES, SHOWN HEREON, ARE DERIVED FROM GPS OBSERVATIONS BASED ON GRID NORTH, OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011, EPOCH 2010).

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

BOUNDARY SURVEY



SCALE: 1"=80'



HORIZONTAL SCALE IN U.S. SURVEY FEET

ATTERHOLT BROTHERS FARMS LLC
143.909 ACRES
O.R. 1258, PG. 537
TRACT I

NICK RICHARDSON AND
AMY RICHARDSON
3.977 ACRES
O.R. 1291, PG. 299
PARCEL 1

NICK RICHARDSON AND
AMY RICHARDSON
PART OF 5.058 ACRES
O.R. 1291, PG. 299
PARCEL 2

NICK RICHARDSON AND
AMY RICHARDSON
5.058 ACRES
O.R. 1291, PG. 299
PARCEL 2

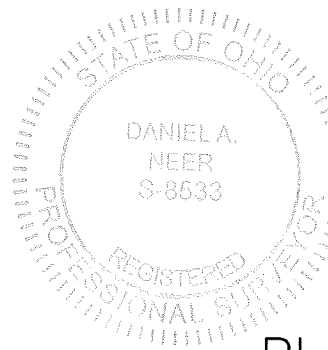
TRACY D. TAYLOR
0.915 ACRE
O.R. 958, PG. 72

PROJECT DESCRIPTION

SURVEY OF NICK RICHARDSON
AND AMY RICHARDSON
1.098 ACRE TRACT
OFFICIAL RECORD, 1291, PAGE 299
SECTION 15, TOWNSHIP 3, RANGE 14
BETWEEN THE MIAMI RIVERS SURVEY
HARRISON TOWNSHIP
LOGAN COUNTY, OHIO

SURVEYED BY:

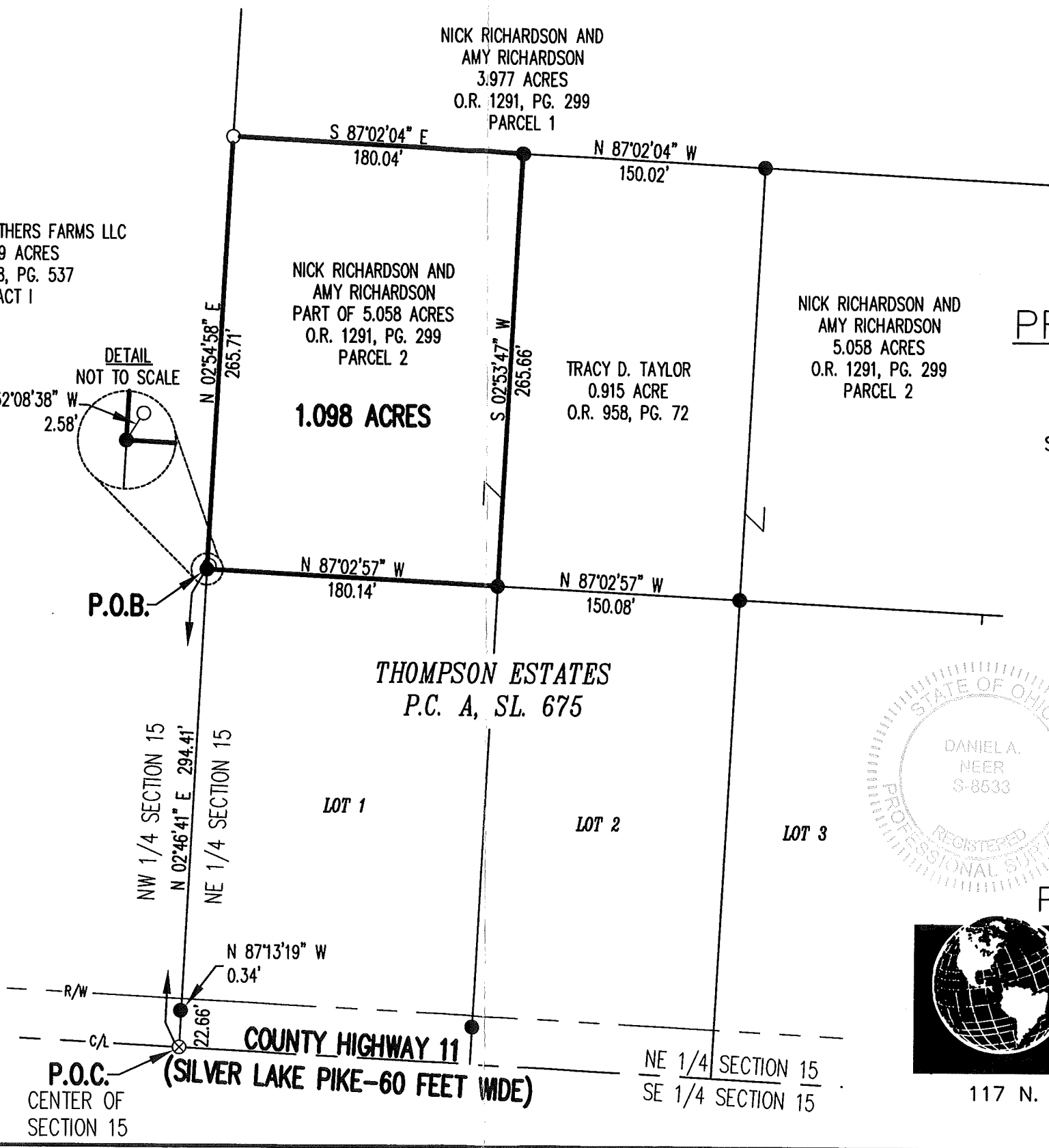
DANIEL A. NEER
PROFESSIONAL SURVEYOR NO. 8533
SEPTEMBER 06, 2019



PLAN PREPARED BY:



117 N. Mardriver St. • Bellefontaine, OH 43311
(937) 593-7335



Click, Call or Tap Before You Dig

INDEXED ON MAP
7907