

Cart Survey
 V.M.S. 4477
 Jefferson Twp

Road. 55 - Road Record No 1
 Page 384 (Map)

J. E. M. Phelan

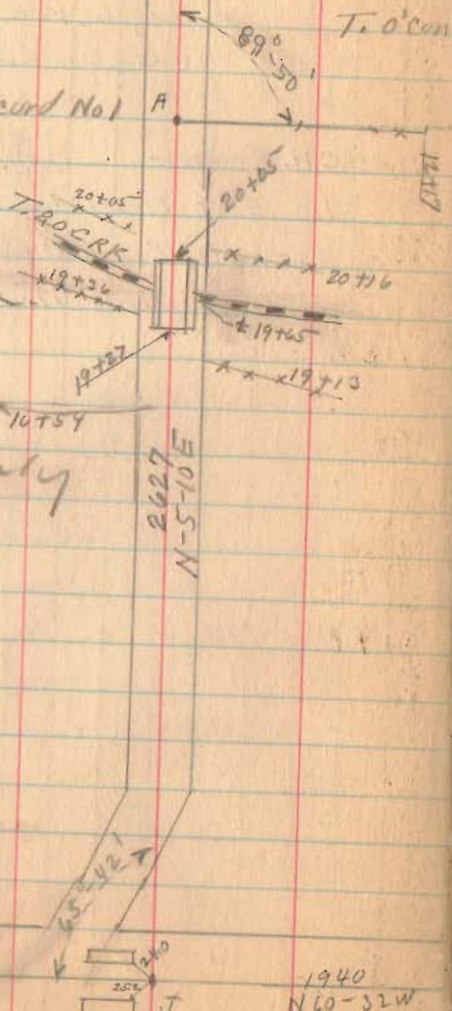
W. H. Early

1635

INDEXED ON MAP

Road. 29

Road. 179



V.M.S.
 T. O'Connell

Feb. 2 - 1935
 cloudy
 F. Wright
 E. Core

W A E

S. 3220

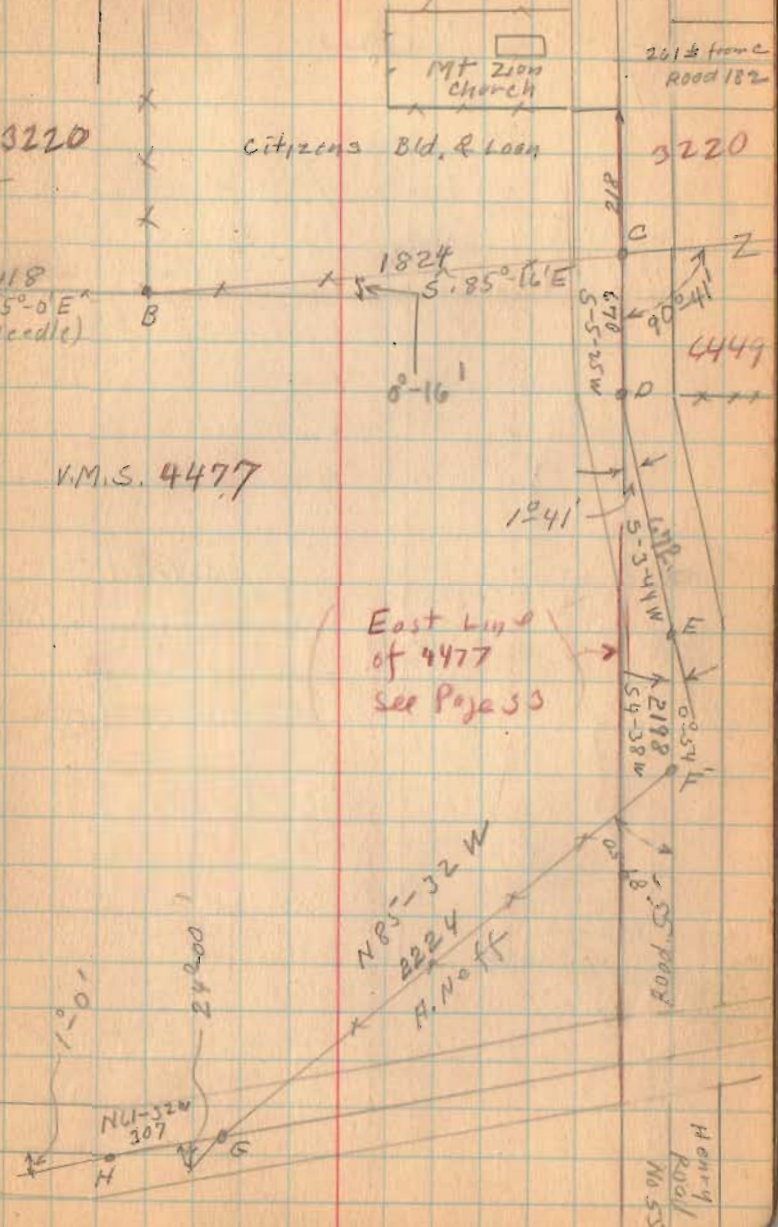
Citizens Bld. & Loan

261 ft from
 Road 182

2418
 S. 85°-0'E
 Needle

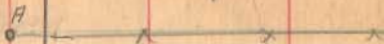
V.M.S. 4477

East line
 of 4477
 See Page 33



Henry
 Road
 No 55

Carr
Survey



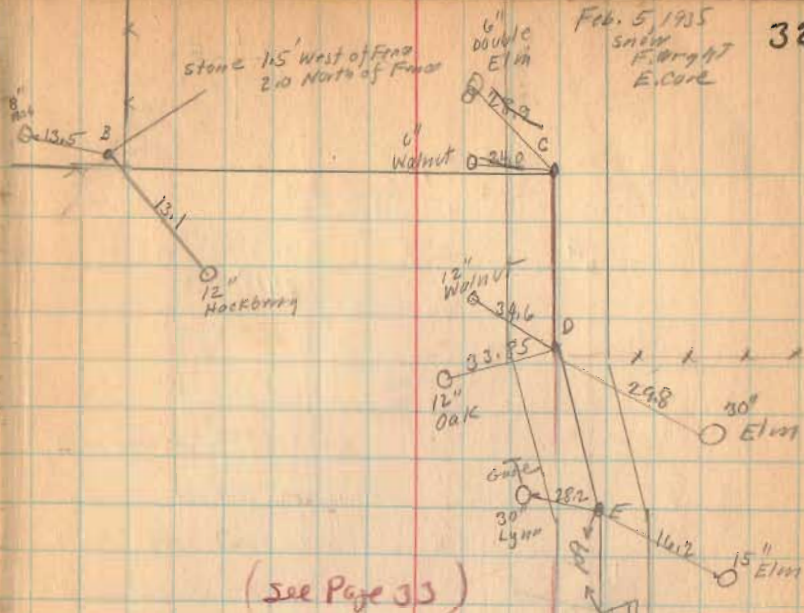
324.21 Feet
R.R.

INDEXED ON MAP

I

Feb. 5 1935
S.W. Ferry 17
E. Core

32



(See Page 33)

377

H

Dr. Henning

12"
Hackberry

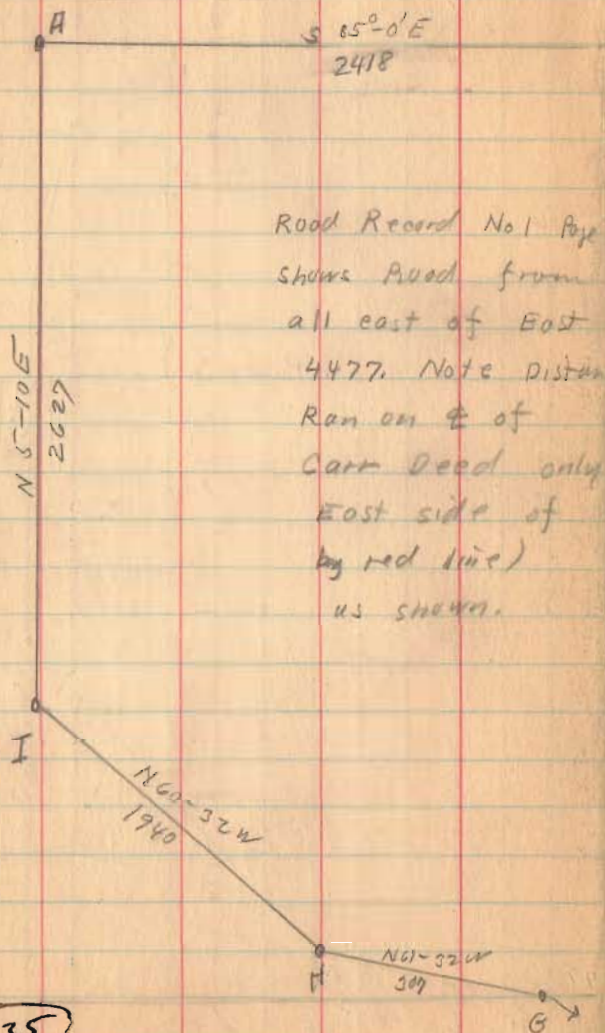
89.0

15'

25.7



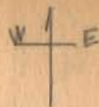
Carr Survey



Road Record No 1 Page
shows Road from
all east of East
4477. Note Distances
Ran on E of
Carr Deed only
East side of
by red line)
as shown.

1635

INDEXED ON MAP



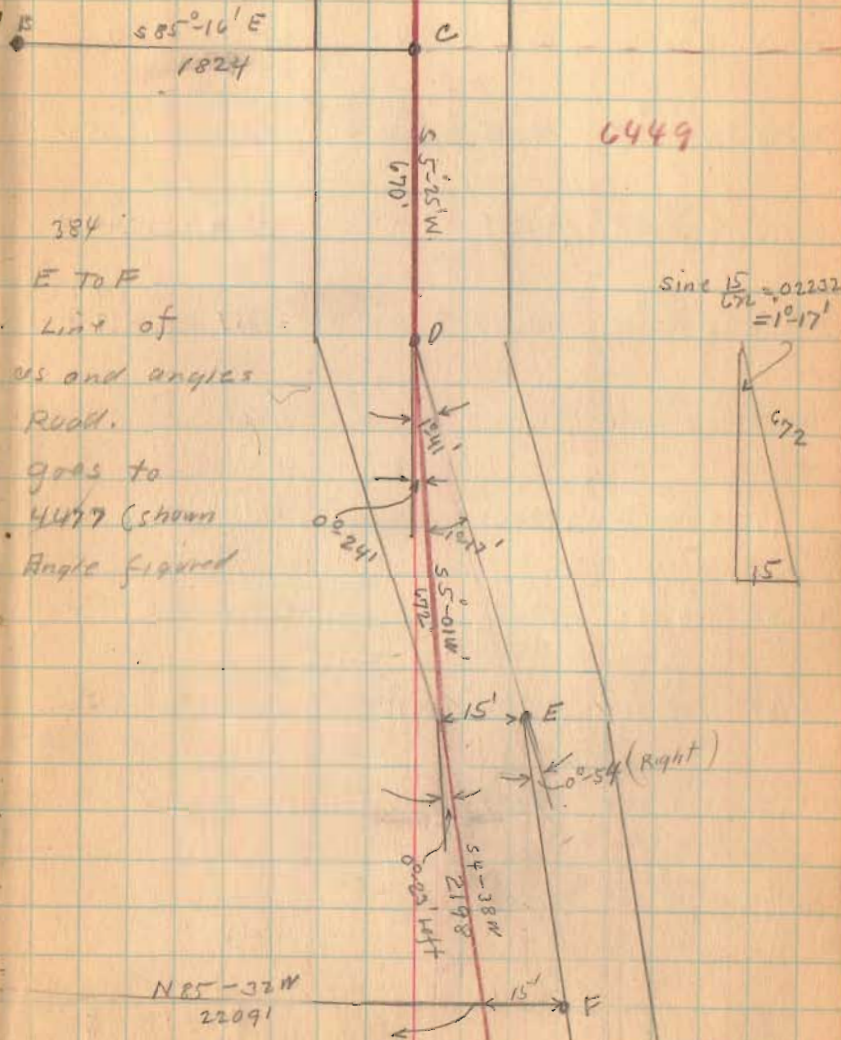
2-5-35

33

3220

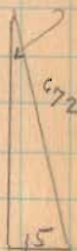
3220

6449



384
E to F
Line of
us and angles
Road.
goes to
4477 (shown
Angle figured

$$\sin \frac{15}{672} = 0.2232 = 1^{\circ} 17'$$



Lee Surveying and Mapping Co.



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

855 EAST SANDUSKY AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.
JEFFREY I. LEE, P.S.

ROPP 55 ACRE SURVEY

Lying in V.M.S. 4477, Jefferson Township, Logan County, Ohio.

Being out of that original 176.45 acre tract lying in the name of Donald Ropp as deeded and described in Volume 394, Page 992 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at an iron rod found at an angle in the center-line of County Road 29 a distance westerly along the said center-line of 2742 feet from the center-line of County Road 55 and designated as being Station 58+25 in Field Book 602, Page 27 of the Logan County Engineer's survey of County Road 29.

THENCE, with the said center-line of County Road 29, N 59°-59' W, a distance of 253.58 feet to a railroad spike set for the southwest corner of this survey.

THENCE, N 29°-04' E, a distance of 1572.84 feet to a 5/8" iron rod set on the south line of a 40 acre tract (Volume 348, Page 341; Land Contract).

THENCE, with said south line, S 71°-25'-30" E, a distance of 698.34 feet to a 5/8" iron rod marking the southeast corner of a 2.53 acre tract (Mortgage Volume 349, Page 72).

THENCE, with the east line of said 2.53 acre tract, N 28°-49'-26" E, a distance of 544.07 feet to an iron rod found on the south line of an abandoned railroad.

THENCE, with the said south line on a curve having a central angle of 13°-34'-16" and a length of 727.02 feet. (The chord bearing being S 43°-00'-33" E, a distance of 725.89 feet) to the P.T. of said curve.

THENCE, S 36°-13'-25" E, a distance of 256.14 feet to a 5/8" iron rod found marking the northwest corner of the James Day 4.50 acre tract.

THENCE, with the west line of said 4.50 acre tract, S 13°-03'-30" W, a distance of 585.96 feet to a 5/8" iron rod at the southwest corner of said 4.50 acres.

THENCE, with the south line of said 4.50 acres, S 76°-56'-30" E, a distance of 557.94 feet to an iron rod found on the east line of V.M.S. 4477, being 15 feet westerly from the center-line of County Road 55.

THENCE, with the said V.M.S. line, parallel to and 15 feet westerly from said road center-line, S 5°-08'-30" W, a distance of 294.85 feet to a 5/8" iron rod set on the southeast corner of grantor's land.

THENCE, with grantor's south line, N 76°-52' W, a distance of 804.77 feet to a 5/8" iron rod.

THENCE, with the north line of a 17.661 acre tract, N 83°-54'-50" W, a distance of 1454.83 feet to a 5/8" iron rod found at the northwest corner of said 17.661 acre tract.

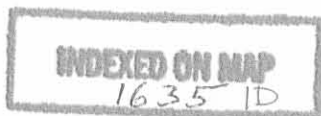
THENCE, with the west line of said 17.661 acres, S 29°-04' W, a distance of 450.00 feet to a railroad spike found on the center-line of County Road 29.

THENCE, with said center-line, N 60°-56' W, a distance of 58.40 feet to the point of beginning.

Containing 55.00 acres.

Prepared by:

Clayton M. Lee
Registered Surveyor No. 6181
March 5, 1985



ORIGINAL SET IN GREEN

JERSEY VALLEY FARM, 40 AC.
 Vol. 348, Pg. 341
 (LAND CONTRACT)

2.53 AC.
 MOET. VOL. 349, Pg. 72
 JERSEY VALLEY FARM

ABANDONED RAILROAD
 S 4°-00'-35" E, 725.85
 S 71°-25'-30" E, 698.34
 N 28°-45'-20" E, 544.07
 FOUND 5/8" IRON RODS

4.50 AC.
 JAMES M. DAY

CHAS NEWLAND
 7.76 AC.

SCALE - 1" = 200'

SURVEY OF 55.00 ACRES OUT OF
 THE R5PT ORIG 176.45 ACRES
 (VOL. 394, Pg. 922)
 V.M.S. 4477, JEFFERSON TWP.
 LOGAN COUNTY, OHIO

BY
Jeffrey I. Lee
 JEFFREY I. LEE
 REGISTERED SURVEYOR 6355



ORIGINAL STAMP IN GREEN

INDEXED ON MAP
 1635-1P

N 29°-04' E
 1572.84

55.00 ACRES

N 83°-54'-50" W, 1454.83
 17.66 ACRES

S 29°-04' W
 450.00

SET RR SPIKE

SET RR SPIKE

N 59°-55' W
 253.57
 N 60°-56' W
 58.40

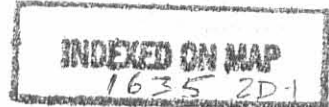
FOUND IRON ROD
 STA 7.58+25
 CO. ENGR. TB. 602
 PG 27

NOTE:
 5/8" IRON RODS SET AT INTERIOR CORNERS - ○
 RR SPIKES SET ON ROAD CORNERS - ●
 5/8" IRON RODS FOUND - - - ●

| TOLERANCES (EXCEPT AS NOTED) | REVISIONS | | | DRAWN BY | SCALE | MATERIAL |
|---------------------------------|-----------|------|----|----------|-----------|-------------------------|
| | NO. | DATE | BY | | | |
| DECIMAL | 1 | | | JLL | 1" = 200' | DRAWING NO. L-1102-3 |
| ± | 2 | | | | | |
| FRACTIONAL | 3 | | | | | |
| ± | 4 | | | | | |
| ANGULAR | 5 | | | | | |

DATE: 3-5-85
 APP'D

Carr Farm



The following described real estate situate in Jefferson Township, Logan County, Ohio and being in Ohio Virginia Military Survey Number 4477.

Beginning at an iron pin in the Northwest corner of V.M.S. 4477, said iron being in the center of County Highway Number 179 and in Thos. E. O'Connors Southwest corner; thence with the North line of V.M.S. 4477 and the South line of said O'Connors land S. 85° - 00' E. 2418.0 feet to a stone in the Southeast corner of said O'Connors land, and the Southwest corner of the land of Robert J. Lovett etux, thence continuing with the North line of V.M.S. 4477 and the South line said Lovett's land S. 85° - 16' E. 1824.0 feet to the center of County Highway Number 55; thence with the center of said County Highway Number 55 and the East line of V.M.S. 4477 S. 5° - 25' West 670.0 feet to an iron pin; thence continuing with the East line of V.M.S. 4477 S. 5° - 01' W. 672.0 feet to a point 15 feet West of the center of County Highway Number 55; then continuing with the East line of V.M.S. 4477 and 15 feet West of and parallel to the center of County Highway Number 55 S. 4° - 38' W. 1379.5 feet to the southerly right - of - way line of the St. Marys branch of the abandoned T & O RR, at Sta. 809 + 91.3 as shown on right - of - way plan V - 303 at page 9 as filed in the Logan County Engineers Office file number H-2; thence with said southerly right - of - way line northwesterly with a 3° - 22' curve to the right and 100 feet from the center line

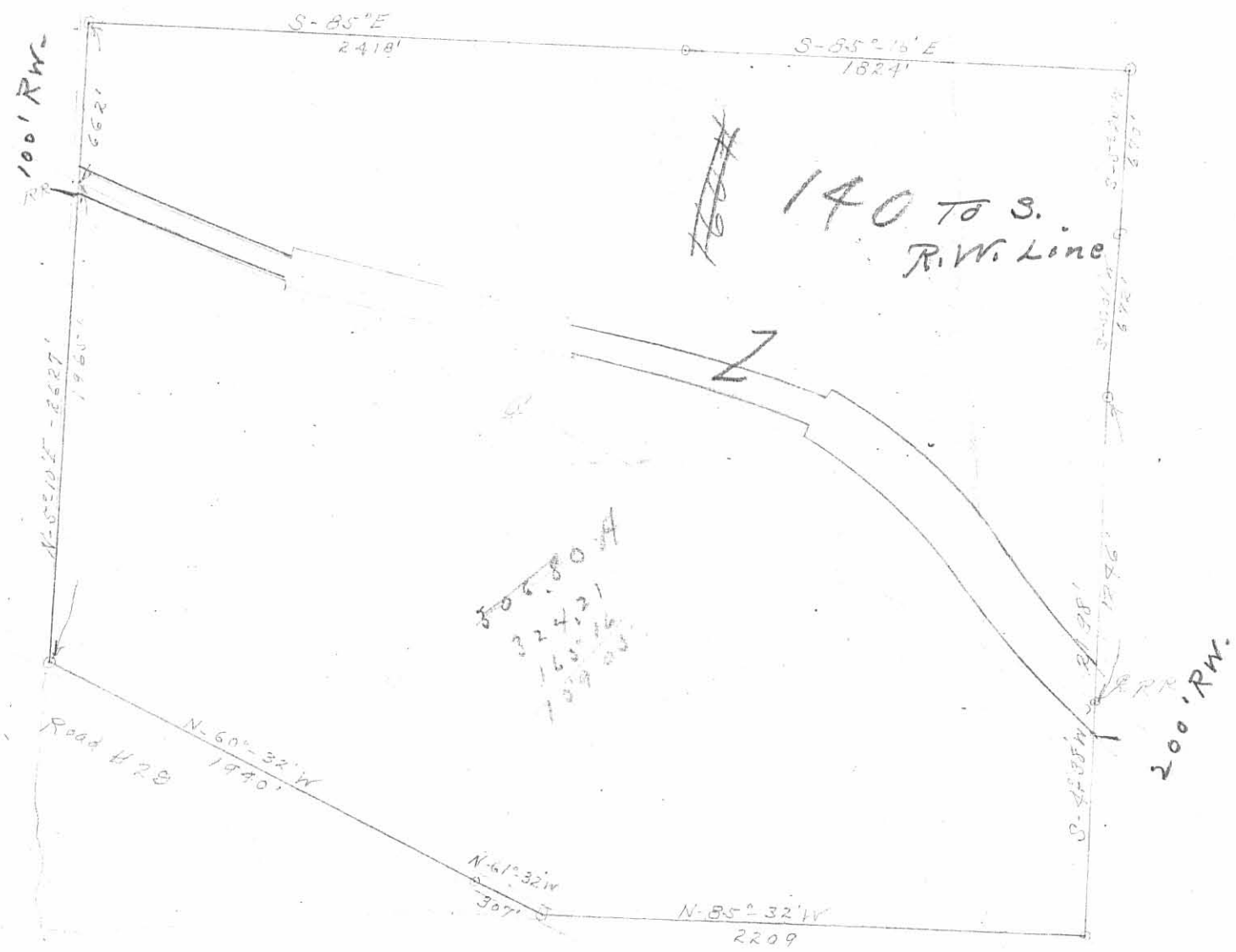
1635
PART

measured at right angles therto 320.0 feet, to the P.T.
of said curve; thence continuing with said right of way
line 625.9 feet to the P.C. of a $2^{\circ} - 58'$ curve to the
left; thence with the curve to the left 845.40 feet
~~thence with the curve to the left 845.40 feet~~ thence
deflecting 90° to the right 50 feet thence deflecting 90°
to the left continue with said center line curve of
 $2^{\circ} - 58'$ on a line 50 feet therefrom measured at right
angles 450.7 feet; thence continuing with said right
of way line 849.3 feet thence deflecting 90° left 25 ft.,
thence deflecting 90° right 840.65 feet to the P.C.
of a $1^{\circ} - 00' - 30''$ curve to the right, thence with the
right of way line 159.35 feet, thence deflect 90° right
25 feet thence deflecting 90° left continue with
said $1^{\circ} - 00' - 30''$ curve to the right 923.2 feet to the
center of County Highway number 179 and the West line
of V.M.S. 4477; thence with the center of said County
Highway Number 179 and the West line of said survey N.
 $5^{\circ} - 10'$ E. 716.12 feet to the place of beginning containing
140.00 acres, more or less.

all Land North of S. R.W. Line of
T. & O. C. R.R.

INDEXED ON MAP
1635 2D2

667



Planimeter Reading

for

1635 2P

1935

Carr Survey

INDEXED ON MAP
1635-301

The following Described land in V.M.S. 4477 Jefferson Township Logan County Ohio

Beginning at an iron in the center of road No 179 said iron being at the N.W. corner Of V.M.S. 4477 and the S.W. corner of Thomas O Conner land thence with the North side of V.M.S. 4477 and the south side of said O Conner land S. 85-0E. 241.8 feet to a stone said stone being the S. E. corner of said O Conner land and the S. W. corner of the Citizens Bld. & Loan tract thence with the North side of V.M.S. 4477 and the South side of said Bld. & Loal tract S. 85 - 16 E. 182.4 feet to the center of road No. 55 thence with the center of road No 55 and the East side of V.M.S. 4477 S. 5 - 25 W. 670 feet to an iron thence with the East line of V.M.S. 4477 S. 5 - 01 W. 672 feet to a point 15 feet West of the center of said road No. 55 thence with the East line of V.M.S. 4477 and 15 feet West of the center of road No. 55 S. 4 - 38 W. 2198 feet to a point 15 feet west of an iron in the center of road No 55 and said point being the N.E. corner of H. Neff land the last described line passing the center of the T.&O.C. R.R. at 1246 feet thence with the North line of said Neff N. 85 - 32 W. 2209 feet to the center of road No 29 thence with the center of road No. 29 N. 61 - 32 W. 307 feet to an iron thence with the center of road No 29 N. 60 ° 32 W. 1940 feet to an iron in the west side of V.M.S. 4477 thence N. 5 - 10 E. 2627 feet to the place of beginning the last described line passing W.H. Early N.E. corner at 1654 feet and the center of the T.& O. C. R.R. at 1965 feet said described tract containing 324.21 acres more or less and being the same tract as surveyed Feb. 1935 as shown and described in Logan County Surveyors Book No. 584 pages 31 to 34

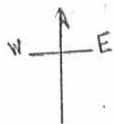
Except therefrom lands described as follows : a strip of land 100 feet in width a distance of 821 feet (From station I320 + 79 to station I329 +00) ; a strip 150 feet in width a distance of 1000 feet (from station I329 + 00 to Sta. I339 +00) ; a strip 100 feet in width a distance of 1300 feet (from station I339+ 00 to Station I352+ 00) a strip 200 feet in width a distance of 1710 feet (from station I352 +00 to Station I369+10); in Jefferson Township Logan County Ohio in V.M.S. 4477 in present location of Columbus Northwestern Railway and containing 16.18 acres conveyed to John T. Adams for the Toledo & Ohio Central Railway Co. on Feb. 11 1898 as shown by Deed records of Logan County Ohio Vol. 95 at Page 409 ; and of which there was conveyed back to said James E. Funk the following ;

The following described real estate situated in the County of Logan State of Ohio and in Jefferson Township commencing at a point in the west line of Mt Zion road (Road No 55) and 20 feet south of the center of the tract thence south and on the west line of said road 103 feet to a stake thence west parallel with the center of said tract 250 feet to a stake thence North 80 feet to a stake thence east to the place of beginning containing 15,000 square feet (0.34 acres)

as shown by Deed of conveyance The Toledo and Ohio Central
Railway Co. of Oct. 6 1902 in Deed records of Logan County Ohio Vol.
97 pages 313 & 314 making **15.84** acres in Railroad land and
making a total of ~~308.03~~ acres after excepting the railroad land.
308.37

INDEXED ON MAP
16353D-2

Carr
Survey

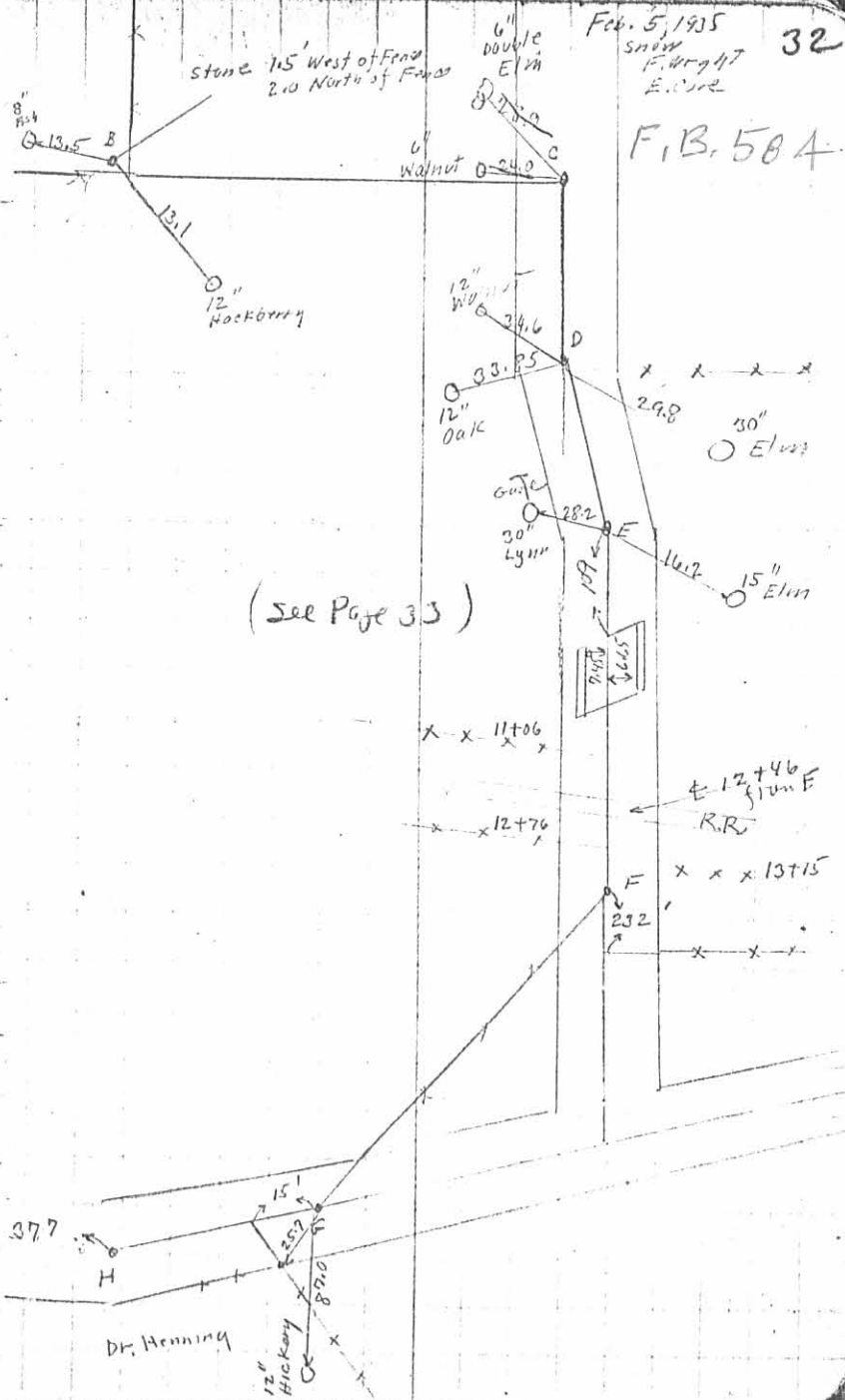


A

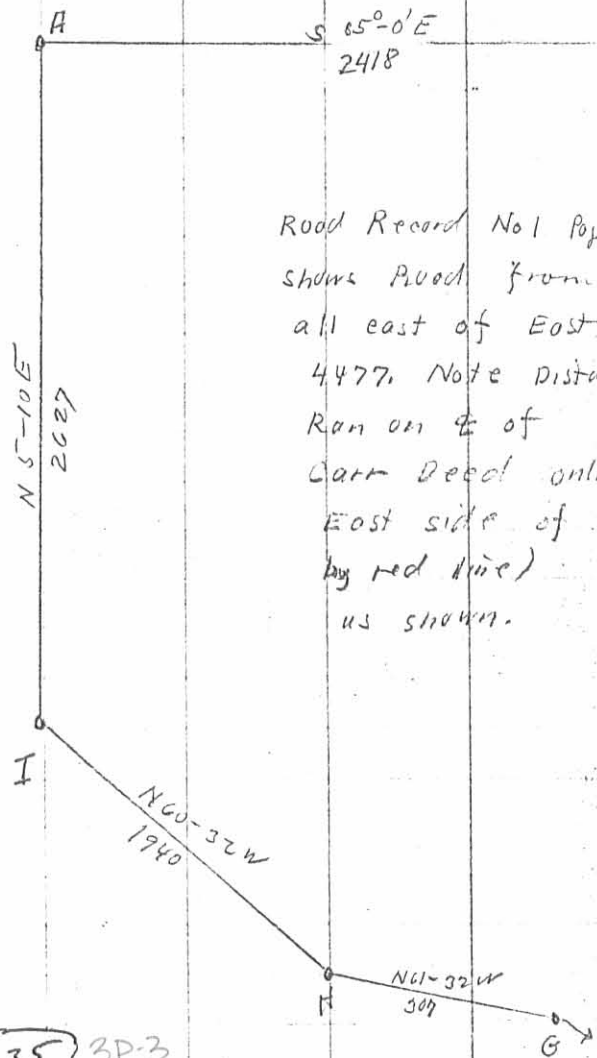
324.21 FCHS
R.R.

1635 3P-2
INDEXED ON MAP

I



Carr Survey

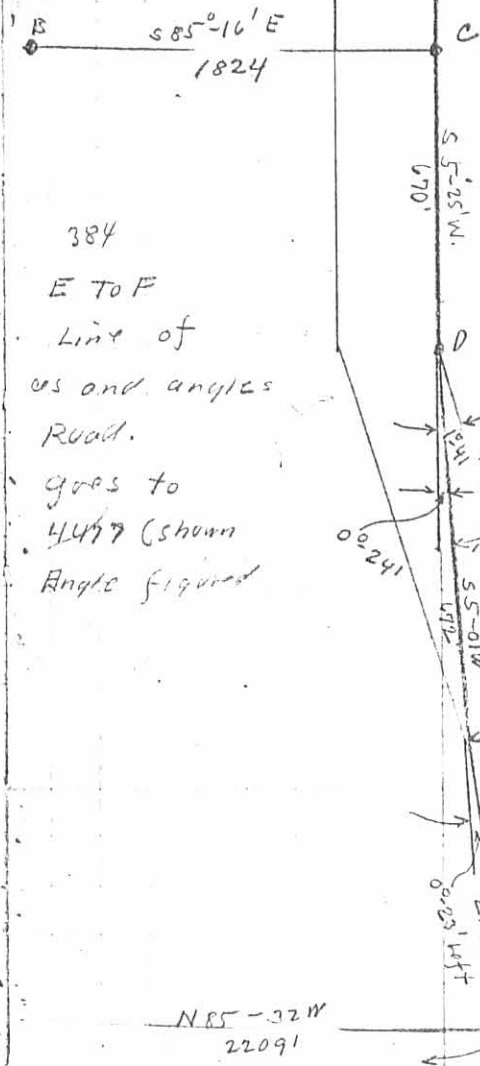


Road Record No 1 Page 384 shows Road from all east of East 4477. Note Distances Ran on E of Carr Deed only East side of by red line as shown.

1635 3P-3
INDEXED ON MAP

F.B. 584

3220



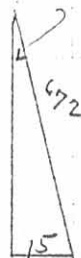
384 Line of Road. goes to 4477 (shown Angle figured

2-5-33 33

3220

6449

$$\text{Since } \frac{15}{672} = 0.02232 = 1^{\circ} 17'$$



Received 11-29-95 OKJH

**Survey for Don Ropp
2.53 acres
May 1984**

The following described tract of land is situated in the State of Ohio, County of Logan, Township of Jefferson, V.M.S. 4477, and being part of Donald W. Ropp's 176.45 acre tract recorded in deed volume 394, page 922 of the recorder's records, Logan County, Ohio, and being more particularly described as follows:

Beginning for reference at an iron pipe found in the centerline of Township Road #179(T.R.#179) referenced in Logan County Engineer's survey field book 607, page 45, said iron pipe marking an angle point in said centerline and being 125.00 feet from the intersection of the centerlines of T.R. #179 and County Road #29;

thence North 04°46'00" East 1029.56 feet, in the centerline of T.R. #179, to a spike set at the southwest corner of David Baldock's 40.00 acre tract;

thence South 76°10'40" East 1780.31 feet, following the south line of said 40.00 acre tract, to an iron pin set;

thence South 12°16'40" East 40.67 feet, following a south line of said 40.00 acre tract, to an iron pin set;

thence South 72°22'40" East 784.75 feet, following the south line of said 40.00 acre tract, to an iron pin set at the southeast corner of said tract and marking the place of beginning;

thence North 50°30'05" East 656.59 feet, following the easterly line of said 40.00 acre tract, to an iron pin set at 100.00 feet south as measured perpendicularly to station 87+01.3 in the centerline of the abandoned T. & O.C. railroad;

thence following a curve to the right in the southerly right of way line of said railroad 71.19 feet, the chord which bears South 59°25'18" East 71.18 feet, said curve having a radius of 1831.53 feet, to an iron pin set;

thence South 27°51'37" West 544.12 feet to an iron pin set;

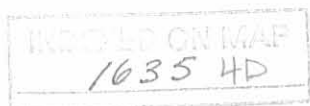
thence North 72°22'40" West 329.10 feet to the place of beginning, containing 2.53 acres, more or less, and subject to all valid easements and restrictions of record.

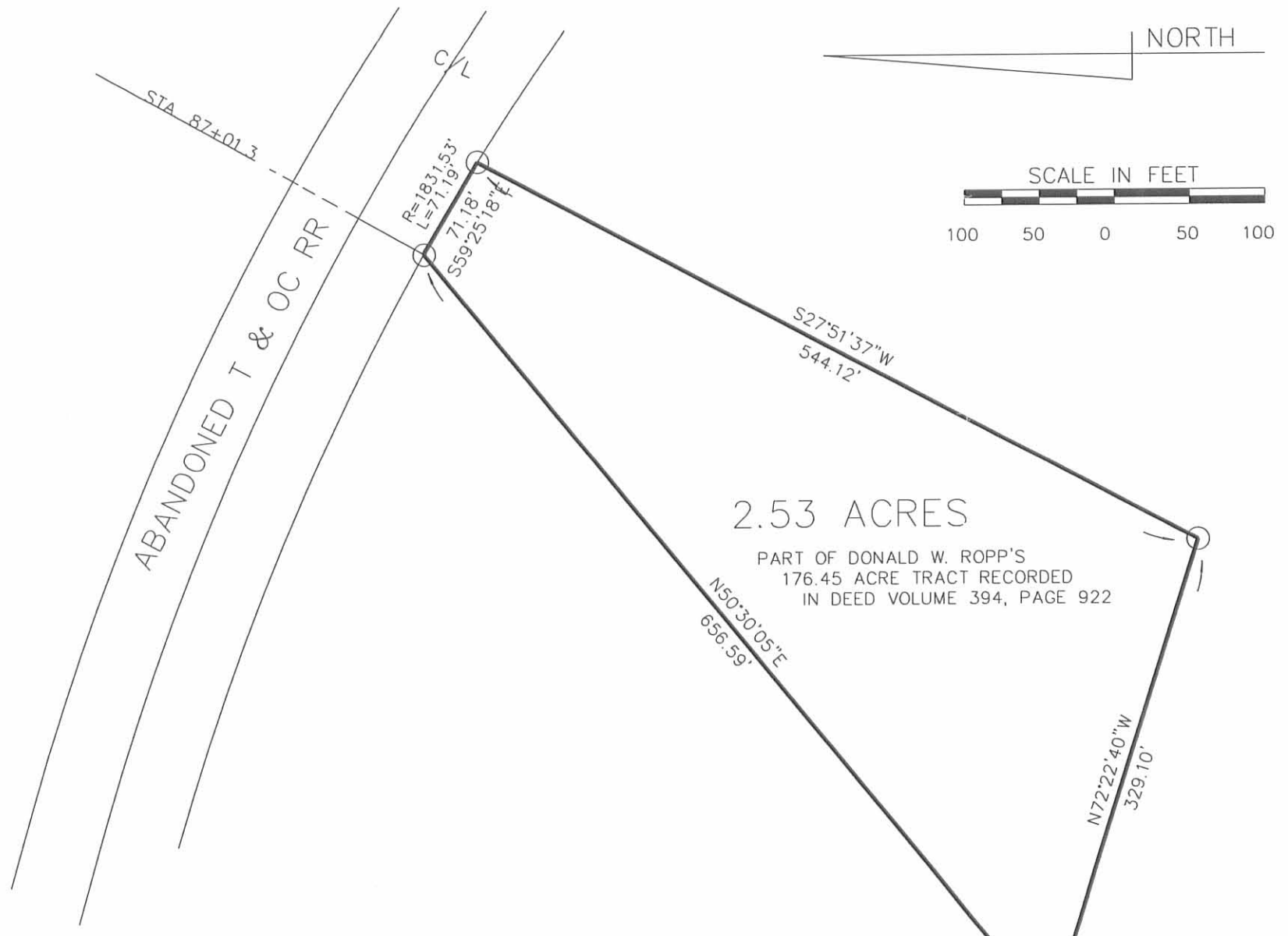
The above description was prepared from an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140 during the month of May, 1984. Iron pins set are 5/8" by 30" reinforcing rods with caps marked "CLAPSADDLE R.S. #6140." Bearings indicated hereon are based on an assumed meridian and are to denote angles only.

ATTEST:

Paul R. Clapsaddle

Paul R. Clapsaddle, Registered Surveyor #6140
19019 West Darby Road
Marysville, Ohio 43040
(513) 747-2599





2.53 ACRES
 PART OF DONALD W. ROPP'S
 176.45 ACRE TRACT RECORDED
 IN DEED VOLUME 394, PAGE 922

SURVEY FOR DON ROPP

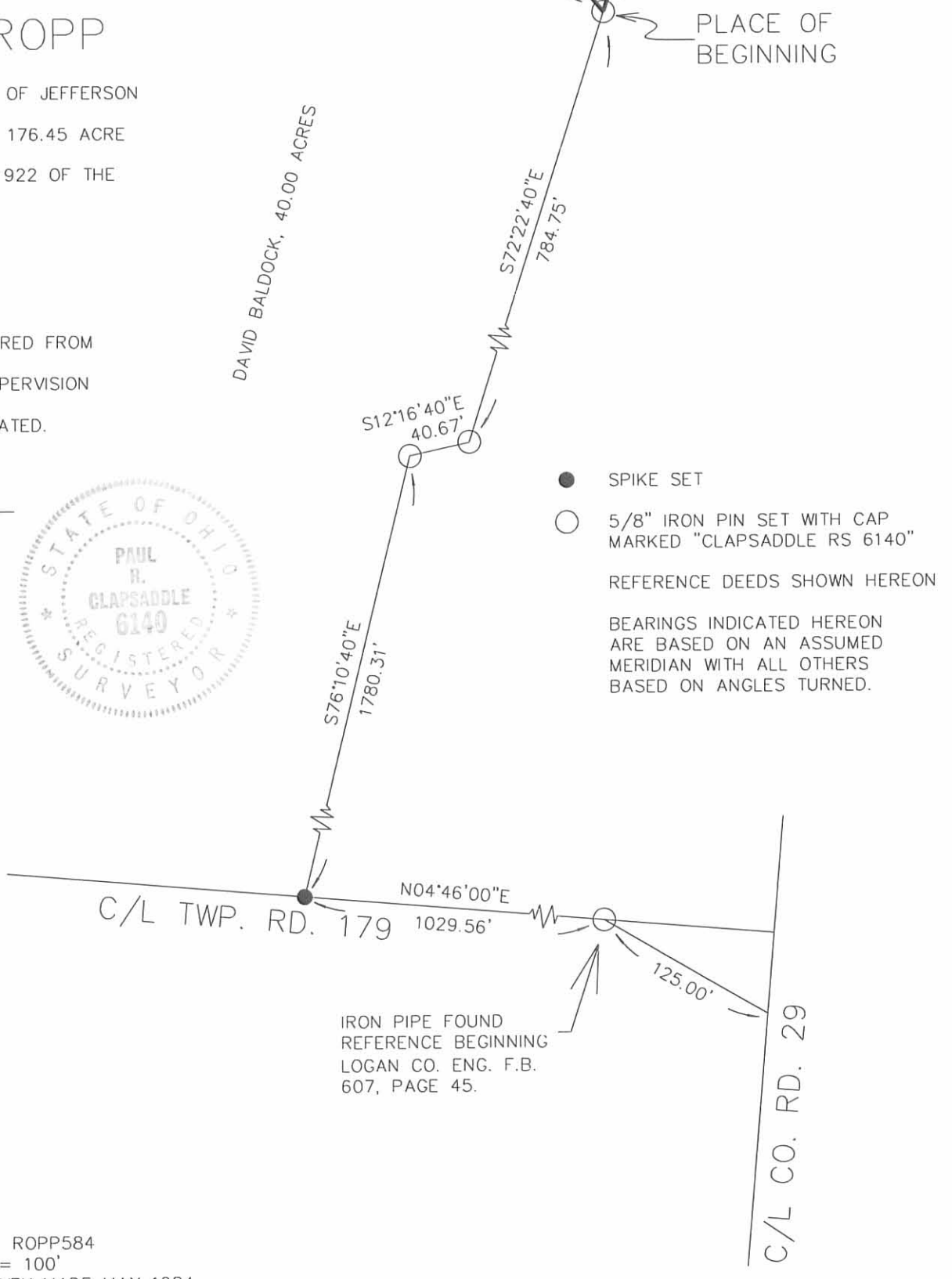
STATE OF OHIO, COUNTY OF LOGAN, TOWNSHIP OF JEFFERSON
 VMS 4477, BEING PART OF DONALD W. ROPP'S 176.45 ACRE
 TRACT RECORDED IN DEED VOLUME 394, PAGE 922 OF THE
 RECORDER'S RECORDS, LOGAN COUNTY, OHIO.

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM
 AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION
 AND THAT MONUMENTS WERE PLACED AS INDICATED.

Paul R. Clapsaddle
 PAUL R. CLAPSADDLE R.S. #6140



DAVID BALDOCK, 40.00 ACRES



PLACE OF BEGINNING

- SPIKE SET
 - 5/8" IRON PIN SET WITH CAP MARKED "CLAPSADDLE RS 6140"
- REFERENCE DEEDS SHOWN HEREON
- BEARINGS INDICATED HEREON ARE BASED ON AN ASSUMED MERIDIAN WITH ALL OTHERS BASED ON ANGLES TURNED.

INDEXED ON MAP
 1635 4P

Paul R. Clapsaddle and Associates
 REGISTERED ENGINEERS AND SURVEYORS
 19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040
 (513) 747-2599
 (800) 745-2599
 Paul R. Clapsaddle, P.E., P.S.

FILE NAME: ROPP584
 SCALE: 1" = 100'
 DATE: SURVEY MADE MAY 1984
 PLAT REDRAWN NOVEMBER 1995

SURVEY FOR DON ROPP

40.00 acres

April 17, 1984

The following described tract of land is situated in the State of Ohio, County of Logan, Township of Jefferson, V.M.S.#4477, and being a part of Donald W. Ropp's 176.45 acre tract of record in deed book 394, page 922 of the Recorder's records, Logan County, Ohio and being more particularly described as follows:

Beginning at an iron pipe found in the centerline of Township Road #179(T.R.#179) referenced in Logan County Engineer's survey field book 607, page 45, said iron pipe marking an angle point in said centerline and being 125.0 feet from the intersection of the centerlines of T.R.#179 and County Road #29;

Thence North 4⁰ 46' East 1029.56 feet, in the centerline of T.R.#179, to a spike set marking the place of beginning of the 40.00 acre tract herein described;

Thence, continuing, North 4⁰ 46' East 619.26 feet, in said centerline, to a spike set;

Thence South 74⁰ 03' 15" East 176.95 feet, to an iron pin set;

Thence North 23⁰ 38' 10" East 92.31 feet, to an iron pin set in a southerly line of Chester V. Berry's 63.79 acre tract, the same being the southerly line of the abandoned T & O C RR right of way;

Thence, in a curve to the left, 596.66 feet with a radius of 5732.3 feet, the chord of which bears South 69⁰ 20' 45" East 596.39 feet, to an iron pin set;

Thence South 17⁰ 40' 20" West 25.00 feet, to an iron pin set;

Thence, in a curve to the left, 161.46 feet with a radius of 5757.3 feet, the chord of which bears South 73⁰ 07' 50" East 161.45 feet, to an iron pin set;

INDEXED ON MAP
1035 5D-1

Thence South 73⁰ 56' 05" East 840.65 feet, to an iron pin set;

Thence North 16⁰ 03' 55" East 25.00 feet, to an iron pin set;

Thence South 73⁰ 56' 05" East 849.30 feet, to an iron pin set;

Thence, in a curve to the right, 440.03 feet with a radius of 1881.53 feet, the chord of which bears South 67⁰ 14' 05" East 439.02 feet, to an iron pin set;

Thence South 29⁰ 27' 55" West 50.00 feet, to an iron pin set;

Thence, leaving said 63.79 acre tract and said T & O C RR southerly lines, South 50⁰ 30' 05" West 656.59 feet, to an iron pin set;

Thence North 72⁰ 22' 40" West 784.75 feet, to an iron pin set;

Thence North 12⁰ 16' 40" West 40.67 feet, to an iron pin set;

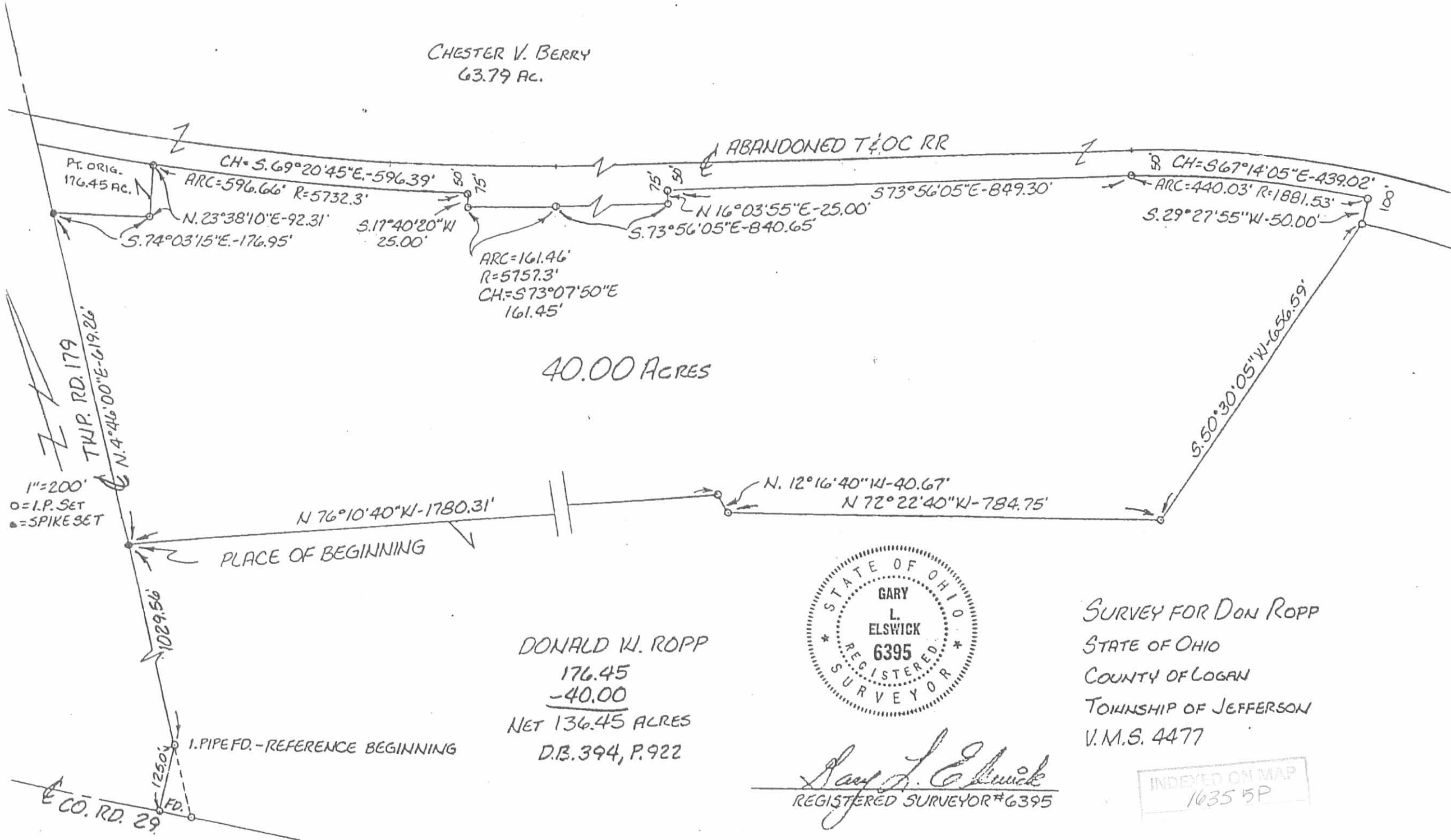
Thence North 76⁰ 10' 40" West 1780.31 feet, to the place of beginning, containing 40.00 acres, more or less, and being as shown on the drawing attached hereto and made a part hereof.

The above description was prepared from a field survey in April, 1984 by Gary L. Elswick, Registered Surveyor #6395. Bearings are based on the centerline of T.R.#179 being North 4⁰ 46' 00" East. Iron pins set are 30" x 5/8" reinforcing rod with I.D. cap.



INDEXED ON MAP
1635 5D2

CHESTER V. BERRY
63.79 AC.



40.00 ACRES

1"=200'
○=I.P. SET
●=SPIKE SET

PLACE OF BEGINNING

DONALD W. ROPP
176.45
-40.00
NET 136.45 ACRES
D.B. 394, P. 922



Gary L. Elswick
REGISTERED SURVEYOR #6395

SURVEY FOR DON ROPP
STATE OF OHIO
COUNTY OF LOGAN
TOWNSHIP OF JEFFERSON
V.M.S. 4477

INDEXED ON MAP
1635 5P