

Chamberlain Survey
V.M.S. 3437
Jefferson Township
July 12, 1974

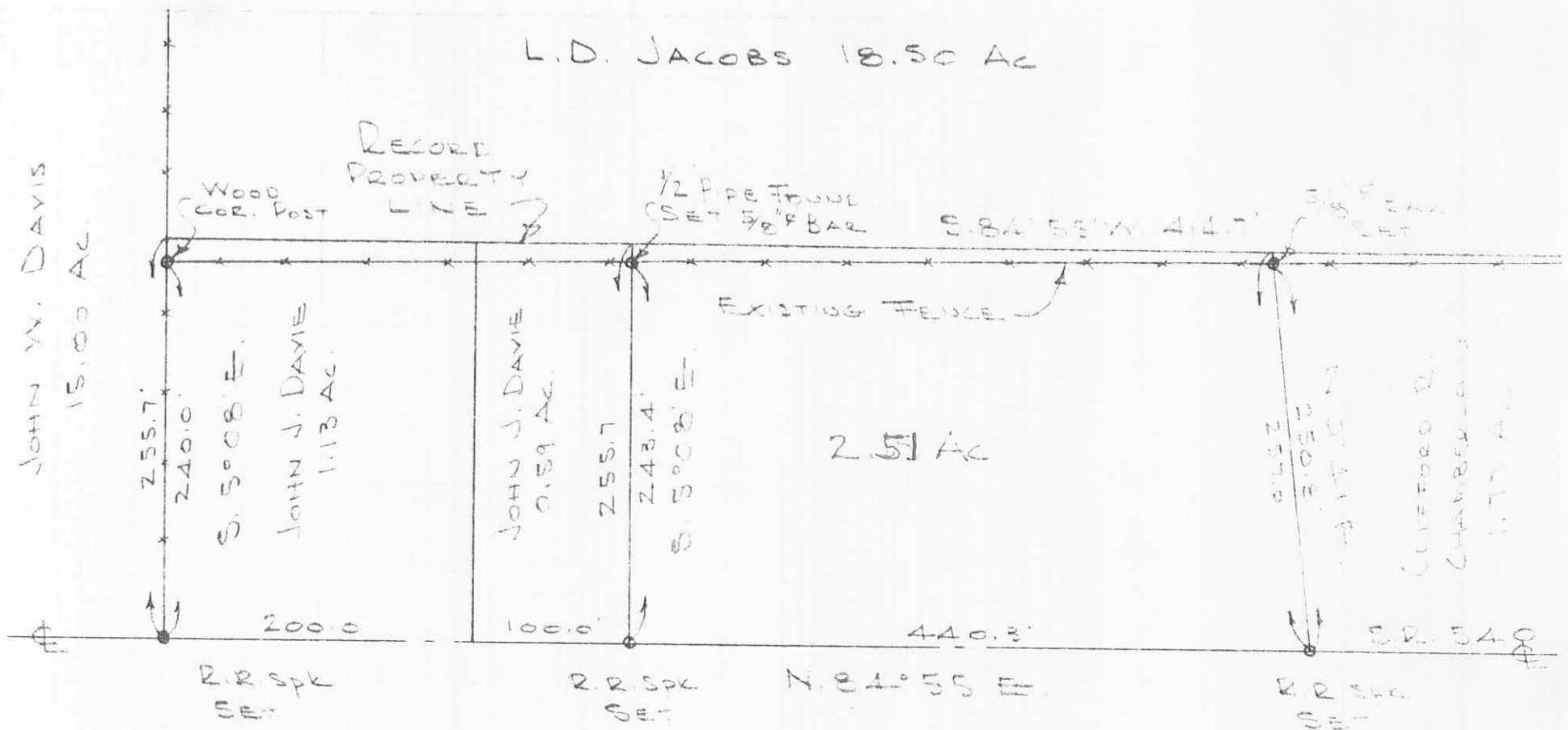
The following described real estate situated in Jefferson Township, Logan County, Ohio and being part of Virginia Military Survey 3437 and more particularly described as follows:

Commencing at a railroad spike in the center of State Route No. 540 at the southwest corner of John J. Davie's 1.13 acre tract, said spike being Sta. 89+28 as shown in Logan County Engineers field book No. 588, page 12; thence with the centerline of said S.R. 540 N. 84°55' E. 300.0 feet to a railroad spike at the southeast corner of John J. Davie's 0.59 acre tract, said spike being the beginning point of this description; thence continuing with said centerline N. 84°55' E. 440.3 feet to a railroad spike; thence N. 0°41' E. 257.0 feet to a point in the south line of Lucretia D. Jacob's 18.50 acre tract, passing an iron bar in the existing fence at 250.8 feet; thence with said Jacob's south line S. 84°55' W. 414.7 feet to a point at the northeast corner of John J. Davie's 0.59 acre tract; thence with said Davie's east line S. 5°08' E. 255.7 feet to the place of beginning, passing an iron bar in the existing fence at 12.3 feet.

Containing 2.51 acres more or less.

The above described tract being part of Clifford R. Chamberlain's 4.28 acre tract.





CHAMBERLAIN SURVEY
 V.M.S. 3487
 JEFFERSON TOWNSHIP
 LOGAN COUNTY, OHIO
 JULY 12, 1974
 SCALE 1"=100'

5565 1P

INDEXED ON MAP



REF:
 F.B. 588 Ps. 12-13

DEED VOL	PG
294	601
283	283
321	181

DAN L. DOBSON
 REG SURVEYOR 4270
 BELLEFONTAINE, OHIO
 BK 20/61

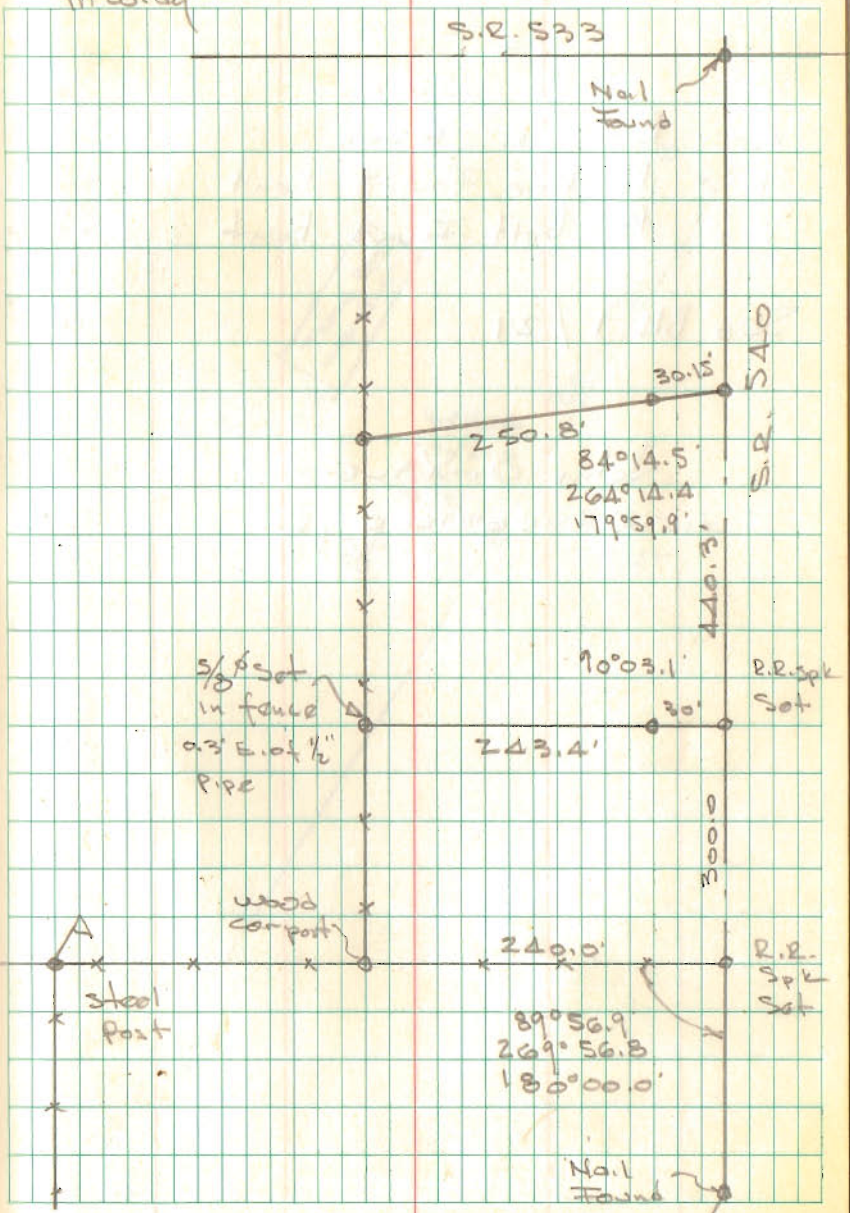
CHAMBERLAIN SURVEY

89.60
84.145
 545.5

INDEXED ON MAP
 5565

Dodson
 Artis
 McGrody

7/12/24
 61



5-6-19

Lee Surveying and Mapping Co.

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117 N. Madriver St.
Bellefontaine OH 43311
www.lee-surveying.com



Phone: (937) 593-7335
Fax: (937) 593-7444
surveys@lee-surveying.com

DAVIE 1.761 ACRES

Lying in Virginia Military Survey 3437, Jefferson Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being all of the Betty A. Davie 1.13 acre tract and 100 feet by 255.75 feet tract as deeded and described in Official Record 647, Page 904, Parcel I and Parcel II, Tract I and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found at the intersection of the center-lines of County Highway 5 and Ohio Route 540 (60 feet wide);

THENCE, with said center-line of Ohio Route 540, S 84°-54'-49" W, a distance of 811.09 feet to a railroad spike found at the **TRUE POINT OF BEGINNING**, being the southwest corner of the Steve A. Parmer 2.51 acre tract as deeded and described in Official Record 939, Page 618;

THENCE, continuing with said center-line of Ohio Route 540, S 84°-54'-49" W, a distance of **300.19** feet to a railroad spike found, being the southeast corner of the Donald R. King and Kaci N. King 10.601 acre tract as deeded and described in Official Record 918, Page 732;

THENCE, with a common line to said 1.13 acre and 10.601 acre tracts, N 04°-58'-52" W, passing a 5/8 inch iron rod found (I.D. cap stamped "LEE PS6359") at a distance of 31.99 feet, a total distance of **255.87** feet to a 5/8 inch iron rod found (I.D. cap stamped "LEE PS6359"), being the southwest corner of the John W. Phillips and Jill R. Macy, Trustees, 7.384 acre tract as deeded and described in Official Record 761, Page 181;

THENCE, with the north lines of said 1.13 acre and 100 feet by 255.75 feet tracts and the south line of said 7.384 acre tract, N 84°-54'-30" E, a distance of **299.37** feet to a point, being the northwest corner of said 2.51 acre tract;

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5565

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THENCE, with the common line to said 100 feet by 255.75 feet tract and 2.51 acre tract, **S 05°-09'-52" E**, passing 5/8 inch iron rods found at distances of 12.30 feet and 226.03 feet, a total distance of **255.89** feet to the **POINT OF BEGINNING**.

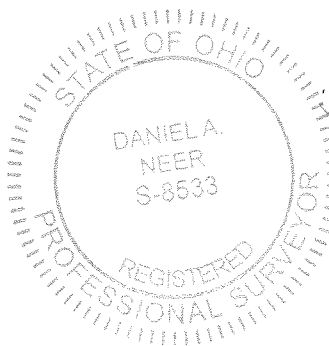
Containing **1.761 acres**, more or less, of which 0.207 acre is within the highway right-of-way.

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

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

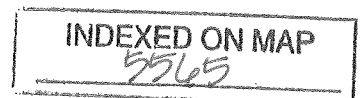
The basis for bearings, described herein, is an assumed bearing for the center-line of Ohio Route 540, being S 84°-54'-49" W. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by Lee Surveying and Mapping Co. on April 24, 2019.

Description prepared by:



D. Neer
Daniel A. Neer
Professional Surveyor No. 8533
April 25, 2019

65120419



- LEGEND:**
- ⊗ RAILROAD SPIKE FOUND
 - ⊕ 3/8 INCH IRON ROD FOUND
 - 5/8 INCH IRON ROD FOUND
 - ◎ MAG NAIL FOUND
 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - R/W = RIGHT-OF-WAY
 - C/L = CENTERLINE

DEED & SURVEY REFERENCES:

O.R. 647, PG. 904
 O.R. 761, PG. 181
 O.R. 918, PG. 732
 O.R. 939, PG. 618

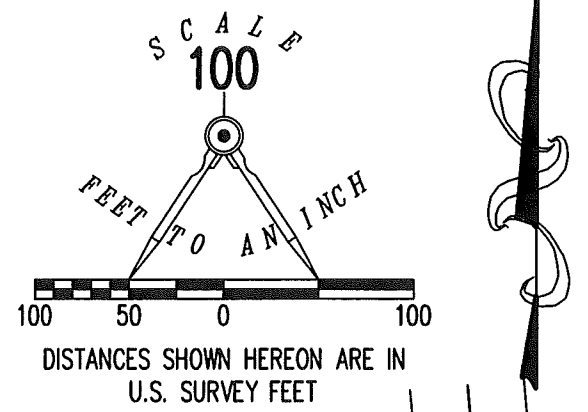
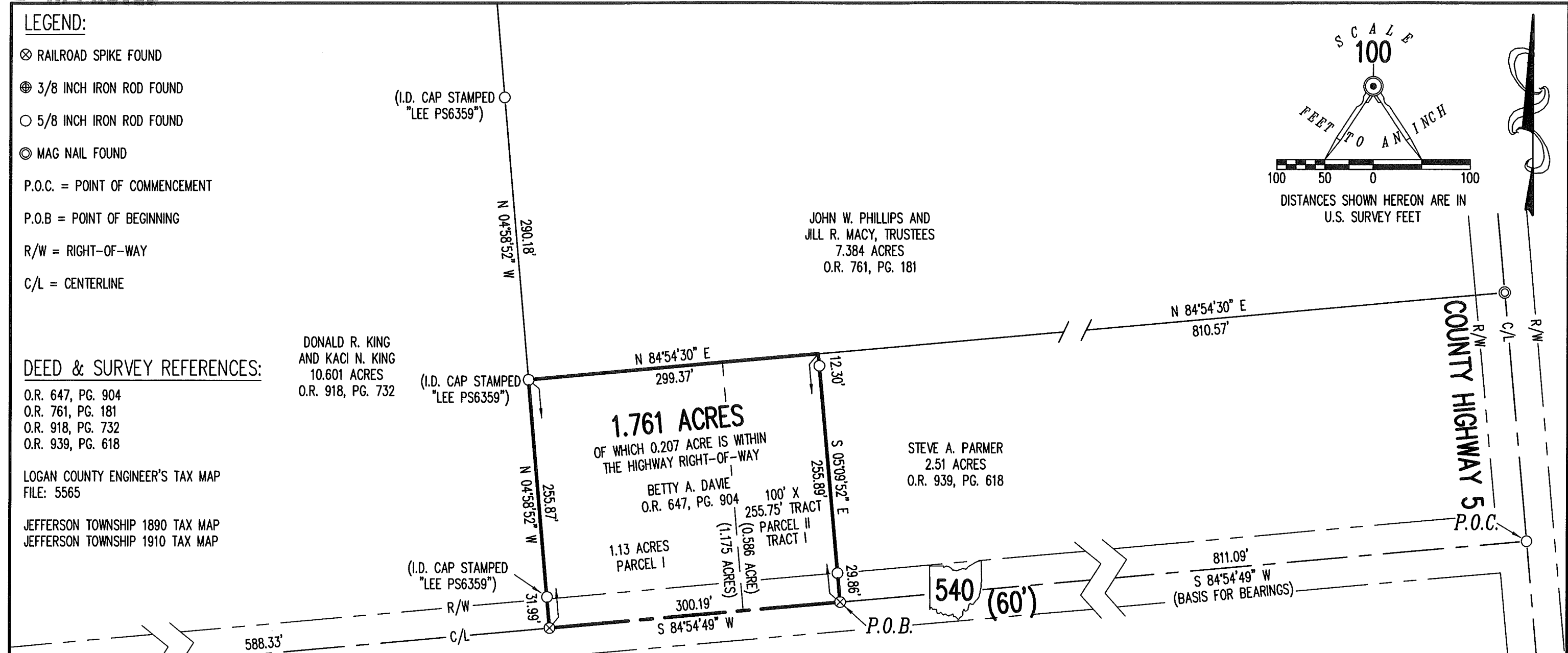
LOGAN COUNTY ENGINEER'S TAX MAP
 FILE: 5565

JEFFERSON TOWNSHIP 1890 TAX MAP
 JEFFERSON TOWNSHIP 1910 TAX MAP

DONALD R. KING
 AND KACI N. KING
 10.601 ACRES
 O.R. 918, PG. 732

JOHN W. PHILLIPS AND
 JILL R. MACY, TRUSTEES
 7.384 ACRES
 O.R. 761, PG. 181

STEVE A. PARMER
 2.51 ACRES
 O.R. 939, PG. 618

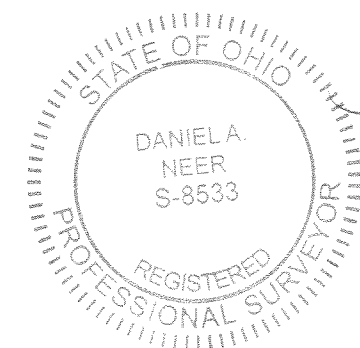


THIS SURVEY WAS PREPARED IN THE ABSENCE OF
 A COMPLETE AND ACCURATE TITLE SEARCH AND
 DOES NOT GUARANTEE TITLE.

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

BASIS FOR BEARINGS:
 THE BASIS FOR BEARINGS, SHOWN HEREON,
 IS AN ASSUMED BEARING FOR THE CENTER-LINE
 OF OHIO ROUTE 540, BEING $S 84^{\circ}54'49'' W$.

**RETRACEMENT SURVEY OF THE
 BETTY A. DAVIE
 1.13 ACRE TRACT AND
 100' X 255.75' TRACT
 OFFICIAL RECORD 647, PAGE 904
 PARCEL I AND PARCEL II, TRACT I
 VIRGINIA MILITARY SURVEY 3437
 JEFFERSON TOWNSHIP
 LOGAN COUNTY, OHIO**



SURVEYED BY:

 DANIEL A. NEER
 PROFESSIONAL SURVEYOR NO. 8533
 APRIL 24, 2019

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LEE SURVEYING & MAPPING CO.
 117 North Madriver Street
 BELLEFONTAINE, OHIO 43311
 (937) 593-7335
 WWW.LEE-SURVEYING.COM
 surveys@lee-surveying.com
 KSS D0419 65120419 L-6512-3

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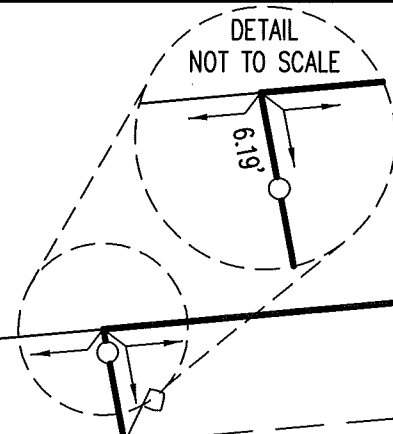
LEGEND:

- 5/8 INCH IRON ROD FOUND IN A MONUMENT BOX
- ⊗ RAILROAD SPIKE FOUND
- MAG NAIL FOUND
- 5/8 INCH IRON REBAR FOUND
- WOOD LATH SET
- P.O.B. = POINT OF BEGINNING
- C/L = CENTER-LINE
- R/W = RIGHT-OF-WAY
- O.R. = OFFICIAL RECORD
- PG. = PAGE

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), WITH THE CENTER-LINE OF OHIO ROUTE 540, HAVING A BEARING OF S 84°50'27" W.

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



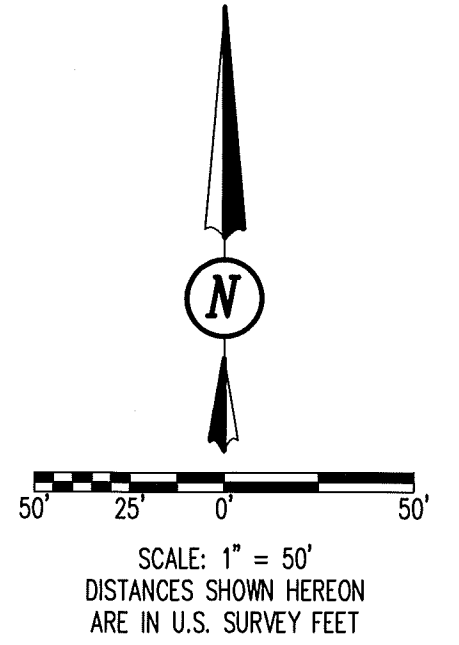
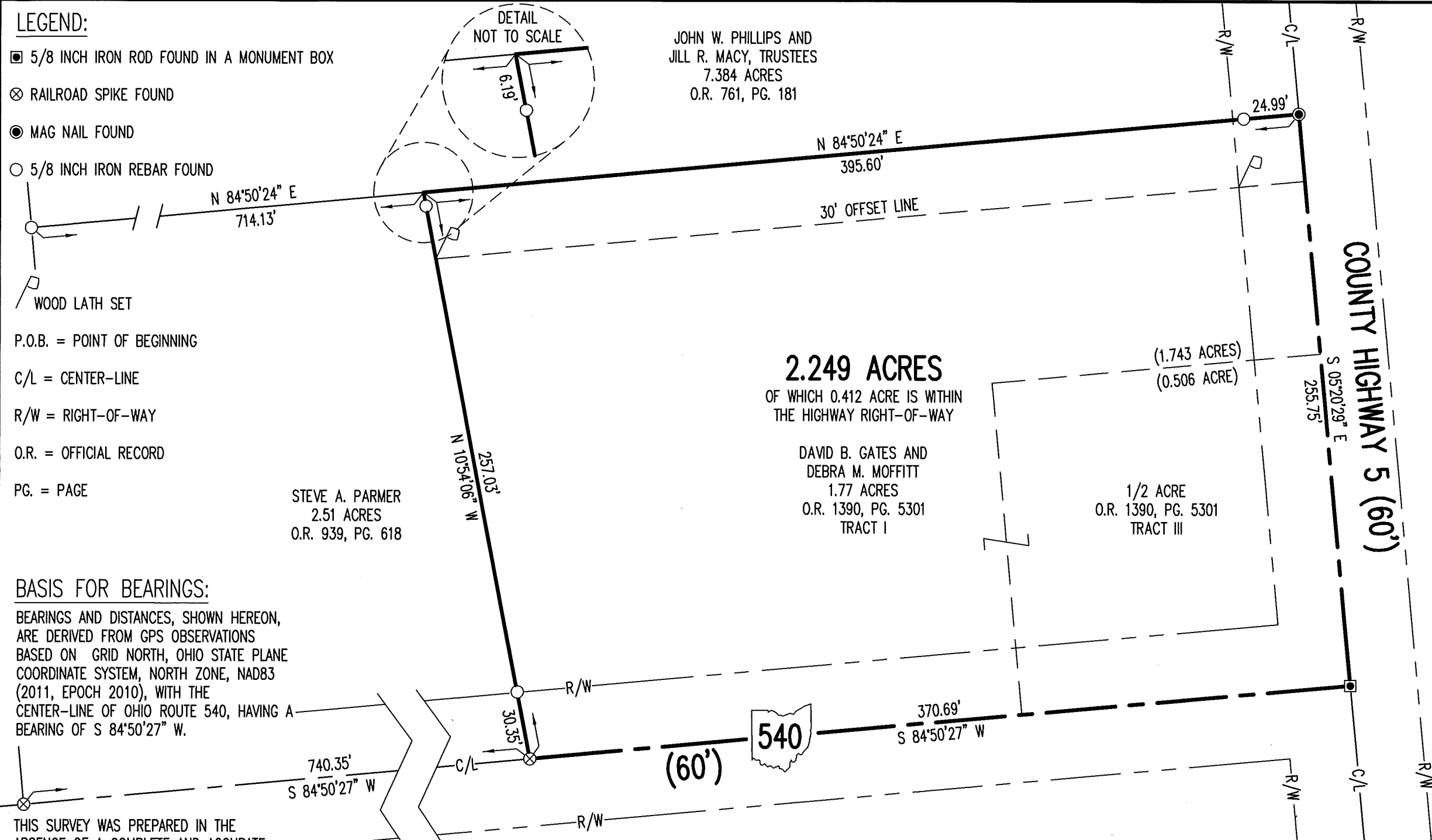
JOHN W. PHILLIPS AND
JILL R. MACY, TRUSTEES
7.384 ACRES
O.R. 761, PG. 181

2.249 ACRES
OF WHICH 0.412 ACRE IS WITHIN
THE HIGHWAY RIGHT-OF-WAY

DAVID B. GATES AND
DEBRA M. MOFFITT
1.77 ACRES
O.R. 1390, PG. 5301
TRACT I

1/2 ACRE
O.R. 1390, PG. 5301
TRACT III

STEVE A. PARMER
2.51 ACRES
O.R. 939, PG. 618



RETRACEMENT SURVEY
VIRGINIA MILITARY SURVEY 3437
JEFFERSON TOWNSHIP
LOGAN COUNTY, OHIO



D. Neer


DANIEL A. NEER
PROFESSIONAL SURVEYOR NO. 8533
NOVEMBER 9, 2020

DEED & SURVEY REFERENCES:

REFERENCE DEEDS ARE SHOWN HEREON
LOGAN COUNTY ENGINEER'S MAP ROOM
FILE: 5565

OCCUPATION NOTE:

NO EVIDENCE OF OCCUPATION ALONG
BOUNDARY LINES UNLESS OTHERWISE SHOWN

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	KSS			11/9/2020

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5565