

# 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.

## FLANNERY TO PARTNERSHIP

Lying in V.M.S. 4478, Jefferson and Lake Townships, Logan County, Ohio.

Being parcels and parts of parcels of that Flannery lands as deeded and described in Volume 379, Page 367 of the Logan County Records of Deeds and being more particularly described as follows:

Being all of that 41.967 acres as deeded and described as being Parcel III. (Jefferson Township) and all of the following tracts in Lake Township;  
PARCEL I, 7.16 acres (3.61 acres in city).  
PARCEL IV, 2.40 acres.  
PARCEL VII, 10.19 acres. (All in city).  
PARCEL VIII, 11.50 acres.

### ALONG WITH THE FOLLOWING:

Lying in V.M.S. 4478, Lake Township, Logan County, Ohio and being off the north side of Parcels V and VI of the Flannery land as deeded and described in Volume 379, Page 367 of the Logan County Records of Deeds, being more particularly described as follows:

Beginning at an iron rod set on the northwest corner of said Parcel V.

THENCE, with the north line of said Parcels V and VI, S 89°-58'-45" E, a distance of 1073.43 feet to a 5/8" iron rod set on the west line of the C.E. Knowlton 20.97 acre tract (Exception, Volume 379, Page 367).

THENCE, with said west line, S 35°-32'-51" E, a distance of 462.49 feet to an iron rod found marking the southwest corner of said 20.97 acres.

THENCE, with the south line of said 20.97 acre tract, N 88°-36' E, a distance of 203.23 feet to a 3/4" iron rod found on the west line of the Bellefontainvue, Inc. original 45.618 acre tract (Volume 347, Page 551) and marking the southeast corner of said 20.97 acre tract.

THENCE, with the west line of said 45.618 acre tract, the same being the east line of grantor's Parcel VI, S 0°-57'-34" E, a distance of 219.00 feet to a 5/8" iron rod.

THENCE, with a fence line, S 89°-03'-57" W, a distance of 1527.47 feet to a 5/8" iron rod set on the west line of Parcel V.

THENCE, with said west line, N 2°-02' W, a distance of 615.98 feet to the point of beginning.

Containing 18.347 acres, of which 11.169 acres are out of Parcel V and 7.178 acres are out of Parcel VI.

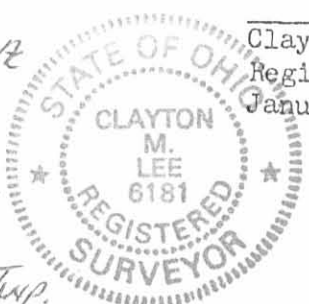
X Making a total of ~~91.564~~ acres in this transfer, of which ~~13.80~~ acres are in the City of Bellefontaine; ~~35.797~~ acres are in V.M.S. 4478, Lake Township; and 41.967 acres are in V.M.S. 4478, Jefferson Township.

*Making a total of 92.568 acres  
in this transfer, of which 13.111A  
are in the City of Bellefontaine;  
37.491A are in V.M.S. 4478,  
Lake Twp., and 41.967A  
are in V.M.S. 4478, Jeff. Twp.*

Prepared by:

*Clayton M. Lee*

Clayton M. Lee  
Registered Surveyor No. 6181  
January 31, 1985



ORIGINAL STAMP IN GREEN

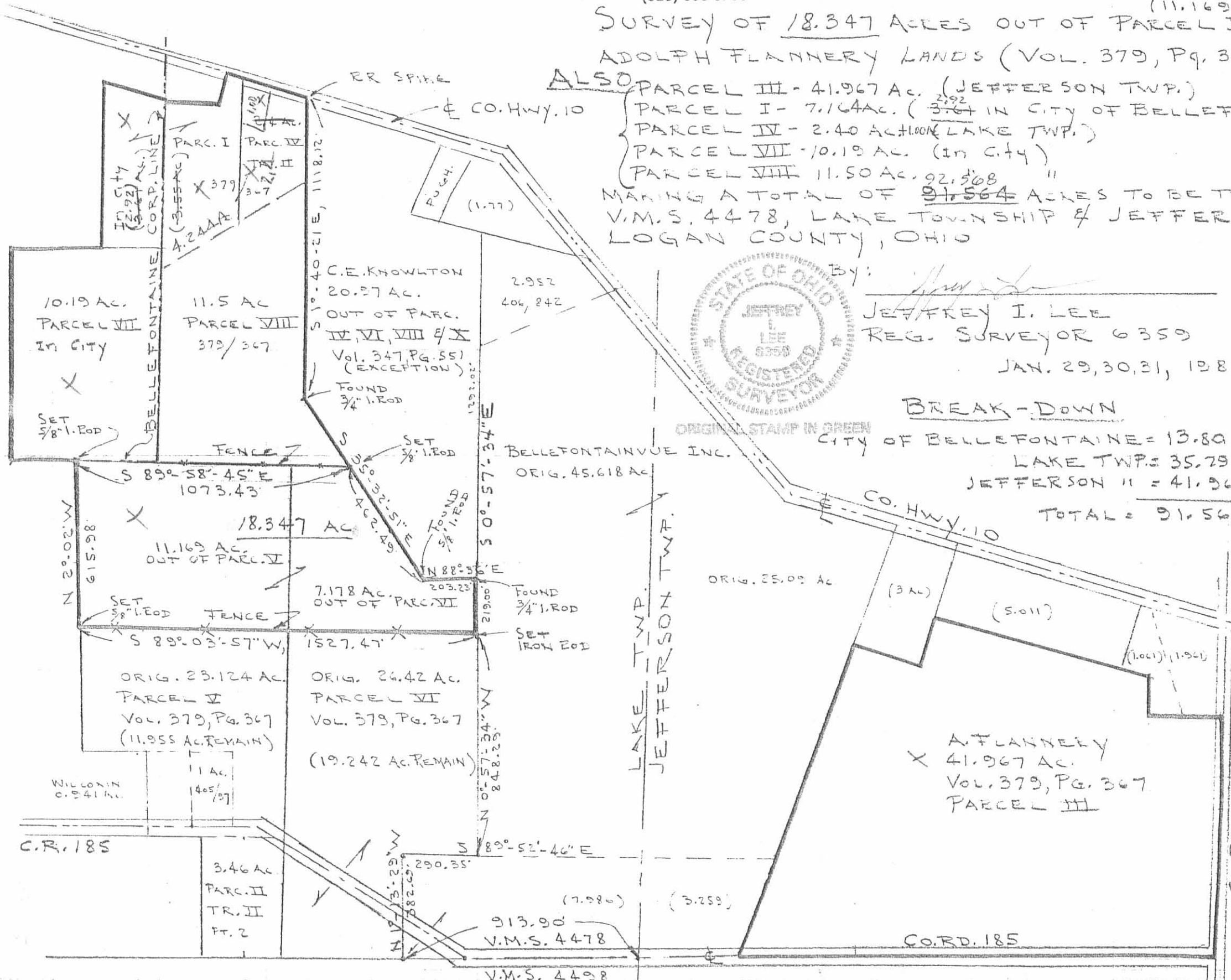
L-1121

7296 ID

**Lee Surveying & Mapping Co.**  
 855 E. Sandusky Ave.  
 BELLEFONTAINE, OHIO 43311  
 (513) 593-5780

SURVEY OF 18.347 ACRES OUT OF PARCEL V & PARCEL VI OF  
 ADOLPH FLANNERY LANDS (VOL. 379, Pg. 367)

**ALSO** PARCEL III - 41.967 Ac. (JEFFERSON TWP.)  
 PARCEL I - 7.164 Ac. (<sup>2.92</sup> IN CITY OF BELLEFONTAINE)  
 PARCEL IV - 2.40 Ac. (LAKE TWP.)  
 PARCEL VII - 10.19 Ac. (IN CITY)  
 PARCEL VIII - 11.50 Ac. (<sup>92.508</sup> " "  
 MAKING A TOTAL OF 91.564 ACRES TO BE TRANSFERRED  
 V.M.S. 4478, LAKE TOWNSHIP & JEFFERSON TWP.  
 LOGAN COUNTY, OHIO



By: Jeffrey I. Lee  
 JEFFREY I. LEE  
 REG. SURVEYOR 6359  
 JAN. 29, 30, 31, 1985

**BREAK-DOWN**  
 ORIGINAL STAMP IN GREEN  
 CITY OF BELLEFONTAINE = 13.80 Ac.  
 LAKE TWP. = 35.297 Ac.  
 JEFFERSON II = 41.967 Ac.  
 TOTAL = 91.564 Ac. - SCALE = 1" = 400'

7296 1P

INDEXED ON MAP

**SHAWN D. WILCOXON SURVEY**  
**7.672 ACRES**  
**June 3, 2001**

The following described 7.672 acre tract of land is situated in Virginia Military Survey 4478, City of Bellefontaine, Lake Township, Logan County, Ohio and being part of Jananne Properties, an Ohio General Partnership's Tract I, 67.760 acres, described in Official Record 120, page 476, Tract II, originally 100 acres, described in Official Record 120, page 479 and Tract VI, 18.347 acres, described in Official Record 120, page 495, said 7.672 acre tract more particularly described as follows:

Beginning for reference at a 5/8 inch iron pin found in the centerline of Township Road 185 (variable right-of-way width) at centerline Station 30+26.8 as shown in Logan County Engineer's field book 589, page 20;

Thence North 56°05'10" West 102.70 feet, following the centerline of Township Road 185, to a magnetic nail found at the southwest corner of Mark K. and Amy L. Richardson's 2.830 acre tract described in Official Record 451, page 163 and at the southeast corner of Michael L. and Stephanie A. Young's 2.138 acre tract described in Official Record 249, page 225;

Thence North 2°20'55" West 515.09 feet, departing from the centerline of Township Road 185, following the west line of said 2.830 acre tract and the east line of said 2.138 acre tract, to a 5/8 inch iron pin found in the south line of the remainder of said original 100 acre tract, said iron pin marking the **place of beginning**;

Thence **North 2°20'55" West 465.73 feet**, crossing the remainder of said original 100 acre tract, to an iron pin set in a south line of the Bellefontaine Corporation Limits and in the south line of said 18.347 acre tract;

Thence **North 89°04'19" East 276.71 feet**, following a south line of the Bellefontaine Corporation Limits, the south line of said 18.347 acre tract, and the north line of the remainder of said original 100 acre tract, to an iron pin set;

Thence **North 5°03'52" West 213.29 feet**, departing from a south line of the Bellefontaine Corporation Limits and the north line of the remainder of said original 100 acre tract, crossing said 18.347 acre tract, to a 5/8 inch iron pin found in a northerly line of the Bellefontaine Corporation Limits, and at the southwest corner of Walter L. Lamb, Jr. and Vicki L. Lamb's 20.97 acre tract described in Official Record 62, page 829;

Thence **North 87°24'55" East 220.38 feet**, following a north line of the Bellefontaine Corporation Limits, the north line of said 18.347 acre tract, and the south line of said 20.97 acre tract, to a 5/8 inch iron pin found in the west line of John Christopher and Jennifer Ann O'Connor's 16.507 acre tract described in Official Record 336, page 244;



Thence **South 1°16'33" East 125.70 feet**, following an east line of the Bellefontaine Corporation Limits, the west line of said 16.507 acre tract, and the east line of said 18.347 acre tract, to a 5/8 inch iron pin found at the northwest corner of the remainder of said 67.760 acre tract;

Thence **North 89°23'59" East 123.18 feet**, departing from an east line of the Bellefontaine Corporation Limits and the east line of said 18.347 acre tract, following the south line of said 16.507 acre tract and the north line of the remainder of said 67.760 acre tract, to a 5/8 inch iron pin found at the northwest corner of Fred C. Warren's 7.867 acre tract described in Official Record 433, page 824;

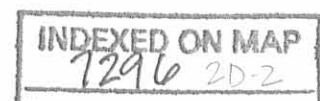
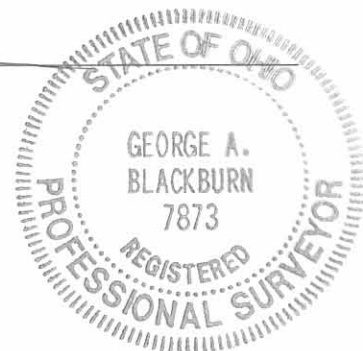
Thence **South 1°14'31" East 546.90 feet**, departing from the south line of said 16.507 acre tract, following the west line of said 7.867 acre tract and the east line of the remainder of said 67.760 acre tract, to a 5/8 inch iron pin found in the north line of Shawn D. and Tiffany J. Wilcoxon's Tract I, 5.957 acres, described in Official Record 459, page 761;

Thence **South 87°58'40" West 597.10 feet**, following the north line of said 5.957 acre tract, the north line of said 2.830 acre tract, the south line of the remainder of said 67.760 acre tract, and the south line of the remainder of said original 100 acre tract, passing a 5/8 inch iron pin found at 298.55 feet, to the **place of beginning, containing 7.672 acres**, more or less, and subject to all valid easements and restrictions of record.

Of the above described 7.672 acre tract, 1.592 acres are part of said 67.760 acre tract, 5.026 acres are part of said original 100 acre tract, and 1.054 acres are part of said 18.347 acre tract and are within the Corporation Limits of the City of Bellefontaine.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of June 2001. Iron pins set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS #7873." Bearings indicated herein are based on the centerline of Township Road 185 being North 56°05'10" West.

Description prepared by: George A. Blackburn  
George A. Blackburn, R.S. #7873  
12125 Green Street  
Middleburg, Ohio 43336  
(937) 666-5605



REC'D 6-14-01 SWM/OLV

VIRGINIA MILITARY SURVEY 4478  
CITY OF BELLEFONTAINE  
LAKE TOWNSHIP  
LOGAN COUNTY, OHIO

CITY OF BELLEFONTAINE

Walter L. Lamb, Jr. and Vicki L. Lamb  
20.97 acres  
O.R. 62, pg. 829

John Christopher and Jennifer Ann O'Connor  
16.507 acres  
O.R. 336, pg. 244

Jananne Properties, an Ohio General Partnership  
Tract VI, 18.347 acres  
O.R. 120, pg. 495

Jananne Properties, an Ohio General Partnership  
Tract II, originally 100 acres  
O.R. 120, pg. 479

7.672 Acres

Jananne Properties, an Ohio General Partnership  
Tract II, originally 100 acres  
O.R. 120, pg. 479

Jananne Properties, an Ohio General Partnership  
Tract I, 67.760 acres  
O.R. 120, pg. 476

Fred C. Warren, 7.867 acres  
O.R. 433, pg. 824

Place of Beginning

Mark K. and Amy L. Richardson  
2.830 acres  
O.R. 451, pg. 163

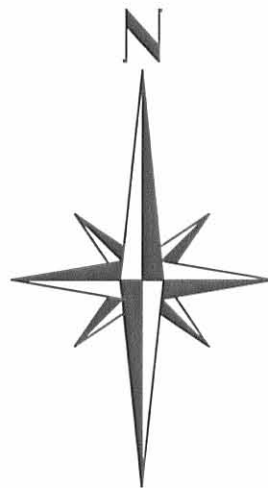
Shawn D. and Tiffany J. Wilcoxon  
Tract I, 5.957 acres  
O.R. 459, pg. 761

Michael L. and Stephanie A. Young  
2.138 acres  
O.R. 249, pg. 225

REFERENCE:  
Logan County Eng. F.B. 589  
pages 19 thru 21

SHAWN D. WILCOXON SURVEY

Being a 7.672 acre tract split out of Jananne Properties, an Ohio General Partnership's Tract I, 67.760 acres, described in Official Record 120, page 476, Tract II, originally 100 acres, described in Official Record 120, page 479 and Tract VI, 18.347 acres, described in Official Record 120, page 495.



LEGEND

- Magnetic nail found
- ⊙ 5/8" Iron pin found
- 5/8" Iron pin set

SURVEYED BY:

*George A. Blackburn*  
George A. Blackburn, R.S. 7873



SCALE IN FEET

BLACKBURN SURVEYING

George A. Blackburn

12125 Green Street  
Middleburg, Ohio 43336  
(937) 666-5605

Filename: SWilcoxon 5-01  
Scale: 1" = 100'  
Date: 6/3/01  
F.B. 6, pg. 27

TOWNSHIP ROAD 185  
(Variable right-of-way width)

INDEXED ON MAP  
7296 2P