

# Lee Surveying and Mapping Co.

Land Surveys • Topography • Subdivisions • Construction Layout

**APPROVED**117 N. Madriver St.  
Bellevue OH 43311Phone: (937) 593-7335  
Fax: (937) 593-7444  
surveys@lsmc.us

## WARD 1.759 ACRES

Lying in Section 5, Town 3 South, Range 13 East, Between the Miami Rivers Survey, Miami Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Cynthia A. Ward original 23.30 acre tract as deeded and described in Official Record 477, Page 126 and being more particularly described as follows:

Commencing at a 5/8 inch iron rod found at the intersection of the north right-of-way line of Ohio Route 508 (width varies) and the east line of said Section 5;

THENCE, with the north right-of-way line of said Ohio Route 508, the following four (4) courses:

- (1) N 46°-06'-52"W, a distance of 489.90 feet to a concrete right-of-way monument found;
- (2) N 42°-37'-13"W, a distance of 257.18 feet to a point, passing a 5/8 inch iron rod found at a distance of 195.87 feet;
- (3) N 34°-16'-54"W, a distance of 253.63 feet to a point at Station 104+50 (70 feet left); and
- (4) N 39°-57'-19"W, a distance of 93.68 feet to a point in the center of Stoney Creek, at the **TRUE POINT OF BEGINNING**, said point being referenced by a 5/8 inch iron rod set bearing N 39°-57'-19"W, for a distance of 25.00 feet;

THENCE, with said center of Stoney Creek, being a new division line through said 23.30 acre tract, S 37°-27'-44"W, a distance of 62.92 feet to a point within the right-of-way of Ohio Route 508 on the southerly line of said 23.30 acre tract;

THENCE, within the right-of-way of Ohio Route 508 and a southerly line of said 23.30 acre tract, N 45°-41'-21"W, a distance of 45.32 feet to a point at a common corner of the said 23.30 acre tract and the Robert J. Pool and Joy Pool 80.339 acre tract as deeded and described in Official Record 1084, Page 137, Tract II;

THENCE, with the westerly line of said 23.30 acre tract and the easterly line of said 80.339 acre tract, N 34°-41'-12"E, a distance of 1277.86 feet to a 5/8 inch iron rod set at a common corner to said 23.30 acre tract and said 80.339 acre tract and on the south line of the Robert J. Pool and Joy Pool 125.39 acre tract as deeded and described in Official Record 1084, Page 137, Tract I, passing a 5/8 inch iron rod set at a distance of 68.37 feet;

THENCE, with the north line of said 23.30 acre tract and the south line of said 125.39 acre tract, S 87°-47'-43"E, a distance of 60.35 feet to a point in Stoney Creek, passing a 5/8 inch iron rod set at a distance of 40.35 feet;

THENCE, with said center of Stoney Creek, being new division lines through said 23.30 acre tract, the following five (5) courses:

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- (1) S 33°-05'-05"W, a distance of 516.21 feet to a point;
- (2) S 40°-17'-56"W, a distance of 112.19 feet to a point, referenced by a 5/8 inch iron rod set bearing N 53°-56'-52"W, a distance of 15.00 feet;
- (3) S 28°-00'-58"W, a distance of 159.46 feet to a point;
- (4) S 38°-13'-23"W, a distance of 182.94 feet to a point, referenced by a 5/8 inch iron rod set bearing N 52°-14'-29"W, a distance of 20.00 feet; and
- (5) S 37°-27'-44"W, a distance of 286.71 feet to the **POINT OF BEGINNING**.

Containing 1.759 acres, more or less, of which 0.154 acre is within the 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 "L-8533."

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

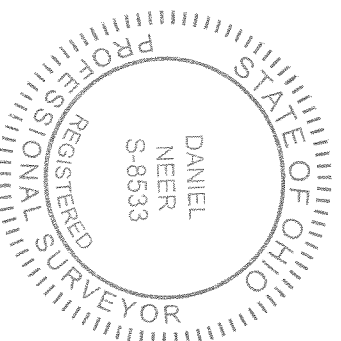
Property is subject to any and all previous easements and rights-of-way of record.

The basis for bearings, described herein, is the east line of Section 5, being S 06°-11'-16"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co. on January 25, 2018.

Description prepared by:

A handwritten signature in black ink, appearing to read 'D. Neer', is written over the typed name of the surveyor.

Daniel A. Neer  
Professional Surveyor No. 8533  
February 13, 2018



6151217

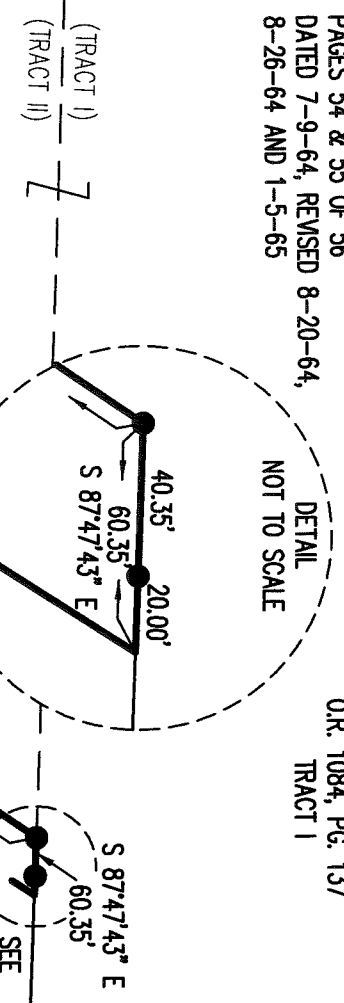
INDEXED ON MAP  
9720

**DEED REFERENCES:**

VOL. 300, PG. 631  
VOL. 304, PG. 636  
O.R. 477, PG. 126  
O.R. 1084, PG. 137

**SURVEY REFERENCES:**

O.D.O.T. RIGHT-OF-WAY PLANS  
LOGAN COUNTY, LOG-508-(1.88-1.98)  
PAGES 54 & 55 OF 56  
DATED 7-9-64, REVISED 8-20-64,  
8-26-64 AND 1-5-65



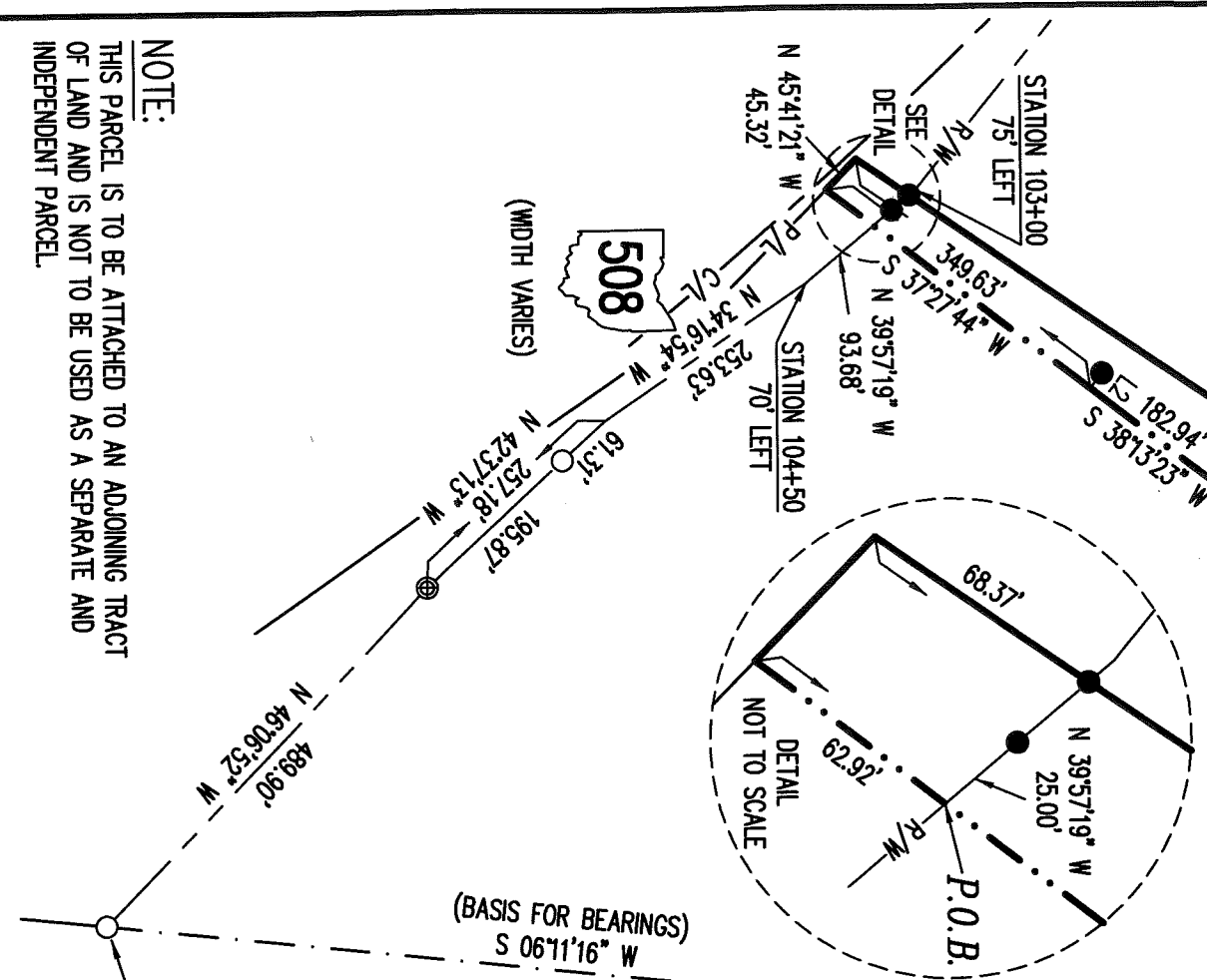
ROBERT J. POOL  
AND JOY POOL  
125.39 ACRES  
O.R. 1084, PG. 137  
TRACT I

ROBERT J. POOL  
AND JOY POOL  
80.339 ACRES  
O.R. 1084, PG. 137  
TRACT II

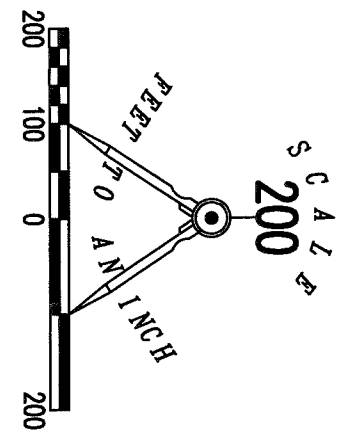
**1.759 ACRES**  
OF WHICH 0.154 ACRE IS WITHIN  
THE HIGHWAY RIGHT-OF-WAY

CYNTHIA A. WARD  
ORIGINAL 23.30 ACRES  
O.R. 477, PG. 126

SECTION 5, TOWN 3, RTANGE 13  
SECTION 35, TOWN 4, RANGE 13



LINE	BEARING	DISTANCE
L1	N 53°56'52\" W	15.00'
L2	N 52°14'29\" W	20.00'



**LEGEND:**

- ⊙ CONCRETE R/W MONUMENT FOUND
- 5/8 INCH IRON ROD FOUND
- 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "L-8533"
- C/L = CENTER-LINE
- R/W = RIGHT-OF-WAY
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- S = SOUTH
- E = EAST

**SURVEY OF 1.759 ACRES OUT OF THE  
CYNTHIA A. WARD  
ORIGINAL 23.30 ACRE TRACT  
OFFICIAL RECORD 477, PAGE 126  
SECTION 5, TOWN 3 S, RANGE 13 E  
BETWEEN THE MIAMI RIVERS SURVEY  
MIAMI TOWNSHIP  
LOGAN COUNTY, OHIO**

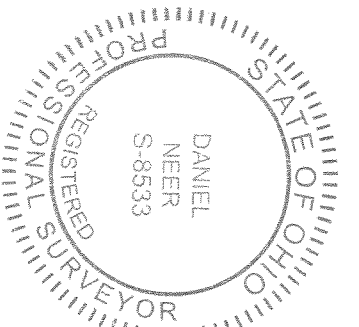
**NOTE:**  
THIS PARCEL IS TO BE ATTACHED TO AN ADJOINING TRACT  
OF LAND AND IS NOT TO BE USED AS A SEPARATE AND  
INDEPENDENT PARCEL.

**BASIS FOR BEARINGS:**  
THE BASIS FOR BEARINGS SHOWN HEREON  
IS THE EAST LINE OF SECTION 5  
BEING, S 06°11'16\" W.

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

2 WORKING DAYS  
**BEFORE YOU DIG**

CALL TOLL FREE **800-362-2764**  
OHIO UTILITIES PROTECT OUR SERVICE.



DANIEL A. NEER  
PROFESSIONAL SURVEYOR NO. 8533  
JANUARY 25, 2018

**LEE SURVEYING & MAPPING CO.**  
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