

REC'D 3-31-00 SMY OLV

Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



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

WILLIAM R. SMITH 34.217 ACRES

Lying in Virginia Military Survey 3225, Monroe Township, Logan County, Ohio.

Being all of the William R. Smith and Teresa K. Smith 33.84 acre tract as deeded and described in Official Record 66, Page 60 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 1 inch iron rod found at the intersection of the center-lines of State Route 287 and Township Road 169 (60 feet wide).

THENCE, with the center-line of Township Road 169 the following three courses:

S 36°-52'-10" W, a distance of 55.52 feet to a 1 inch iron rod found.

S 38°-30'-00" W, a distance of 521.94 feet to a 1 inch iron rod found.

S 17°-09'-22" W, a distance of 519.25 feet to a 1 inch iron rod found at the TRUE POINT OF BEGINNING.

THENCE, with the center-line of Township Road 169, S 17°-09'-22" W, a distance of 59.35 feet to a railroad spike found.

THENCE, with the north line of the Gene D. Brumbaugh original 33.710 acre tract (O.R. 244, Pg. 257), S 74°-22'-08" W, a distance of 1792.58 feet to a 5/8 inch iron rod found, passing a 5/8 inch iron rod found at 30.92 feet.

THENCE, with the east line of the Danny L. Wells 32.736 acre tract (O.R. 299, Pg. 717), N 17°-30'-35" W, a distance of 799.86 feet to a 10 inch wood post found, referenced by a 5/8 inch iron rod found, S 74°-31'-48" W, a distance of 2.69 feet.

THENCE, with the south lines of the Steven T. Bangs 89.030 acre tract (O.R. 359, Pg. 896) and the Robert L. Trabert original 103.20 acre tract (Vol. 379, Pg. 792, Tract 2), N 74°-31'-48" E, a distance of 2178.59 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod found at 3.27 feet.

THENCE, with the lines of the Linda K. Gillfillan 4.31 acre tract (O.R. 260, Pg. 820) the following two courses:

S 22°-30'-17" W, a distance of 944.09 feet to a 3/4 inch iron rod found.

N 74°-33'-21" E, a distance of 255.36 feet to the point of beginning, passing a 5/8 inch iron rod set at 220.87 feet and a 5/8 inch iron rod found at 235.91 feet.

Containing 34.217 acres of which 0.038 acre is within the highway right-of-way.

The basis for bearings is the center-line of Township Road 169 being S 17°-09'-22" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on March 23, 2000.

Description prepared by:

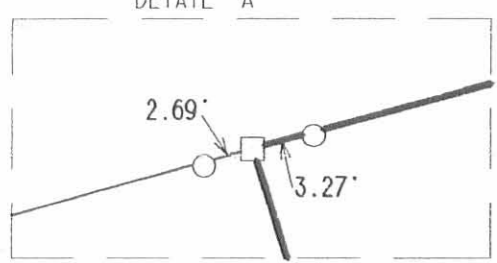
Jeffrey I. Lee
Professional Surveyor 6359
March 27, 2000



4288 ID

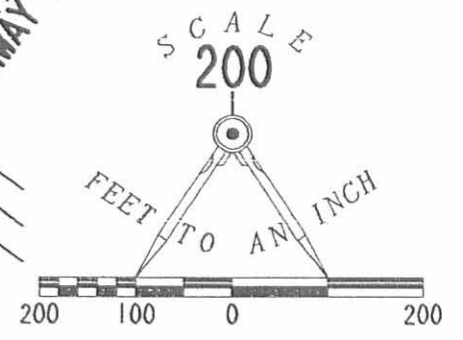
ORIGINAL STAMP IN GREEN-840

REC'D 3-31-00 SMY OK ✓

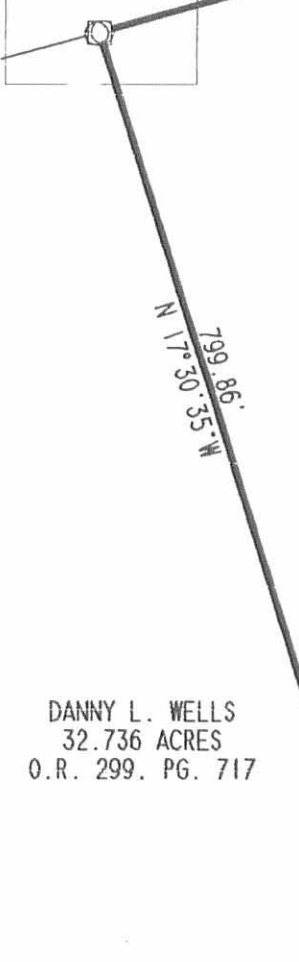


STEVEN T. BANGS AND MARY A. BANGS
89.030 ACRES
O.R. 359, PG. 896

ROBERT L. TRABERT AND WANDA F. TRABERT
ORIG. 103.20 ACRES
VOL. 379, PG. 792
TRACT 2



SEE DETAIL 'A'



DANNY L. WELLS
32.736 ACRES
O.R. 299, PG. 717

34.217 ACRES
OF WHICH 0.038 ACRE IS WITHIN
THE HIGHWAY RIGHT-OF-WAY

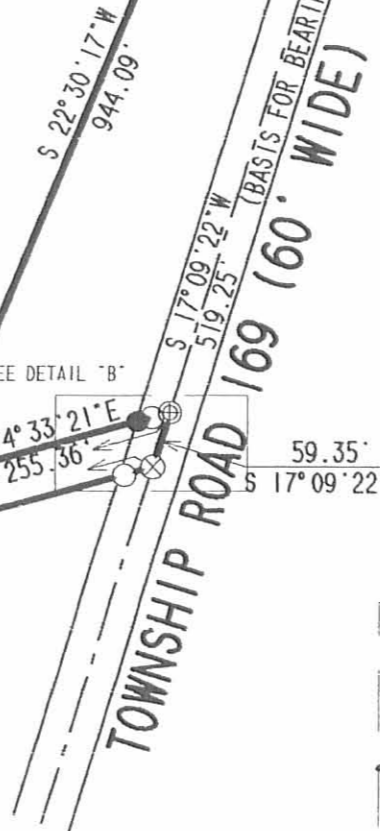
1792.58'
S 74° 22' 08" W

GENE D. BRUMBAUGH AND BRENDA L. BRUMBAUGH
ORIG. 33.710 ACRES
O.R. 244, PG. 257

RETRACEMENT SURVEY OF THE WILLIAM R. SMITH AND TERESA K. SMITH 33.84 ACRE TRACT OFFICIAL RECORD 66, PAGE 60 VIRGINIA MILITARY SURVEY 3225 MONROE TOWNSHIP LOGAN COUNTY, OHIO

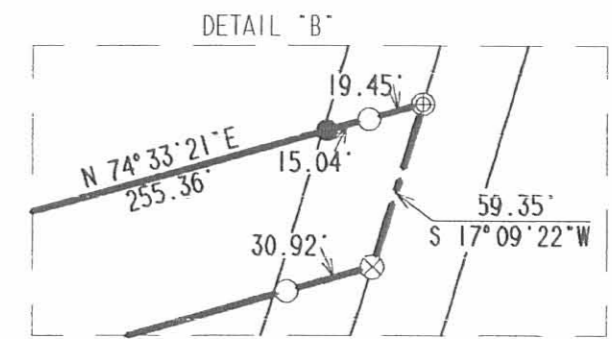
SEE DETAIL 'B'

N 74° 33' 21" E 255.36'
S 17° 09' 22" W 59.35'



LINDA K. GILLFILLAN AND JAY D. GILLFILLAN
4.31 ACRES
O.R. 260, PG. 820

55.52'
S 36° 52' 10" W
376.50'
S 74° 31' 48" W



- LEGEND
- 5/8 INCH IRON ROD SET
 - 5/8 INCH IRON ROD FOUND
 - ⊙ 3/4 INCH IRON ROD FOUND
 - ⊕ 1 INCH IRON ROD FOUND
 - ⊗ RAILROAD SPIKE FOUND
 - 10 INCH WOOD POST FOUND



ORIGINAL STAMP IN GREEN

SURVEYED BY
Jeffrey I. Lee
JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
MARCH 23, 2000

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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 MAP
4208 1P

SMITH SURVEY
V.M.S. 3225
MONROE TOWNSHIP
October 18, 1969

The following described real estate situated in Monroe Township, Logan County, Ohio and being part of Virginia Military Survey 3225 and more particularly described as follows:

Beginning at an iron bar in the center of Township Road No.169 at the southeast corner of Enid N. Trabert's 103.20 acre tract, said iron bar being S.38° 30'W. 55.5 feet from an iron bar at the intersection of the centerline of said T. R. No.169 and the centerline of S. R. No.287 as shown in Logan County Engineers field book No.706, page 7; thence with the centerline of said T. R. No.169, S.38° 30'W. 522.1 feet to an iron bar; thence with said centerline S.17° 09'W. 519.6 feet to an iron pin; thence S.74° 33'W., parallel to and 50.0 feet north of the north line of Enid N. Trabert's 17.54 acre tract, 255.6 feet to an iron bar; thence N.22° 24'E. 947.5 feet to an iron bar in the south line of said Trabert's 103.20 acre tract; thence with said south line N.75° 04'E. 376.5 feet to the place of beginning.

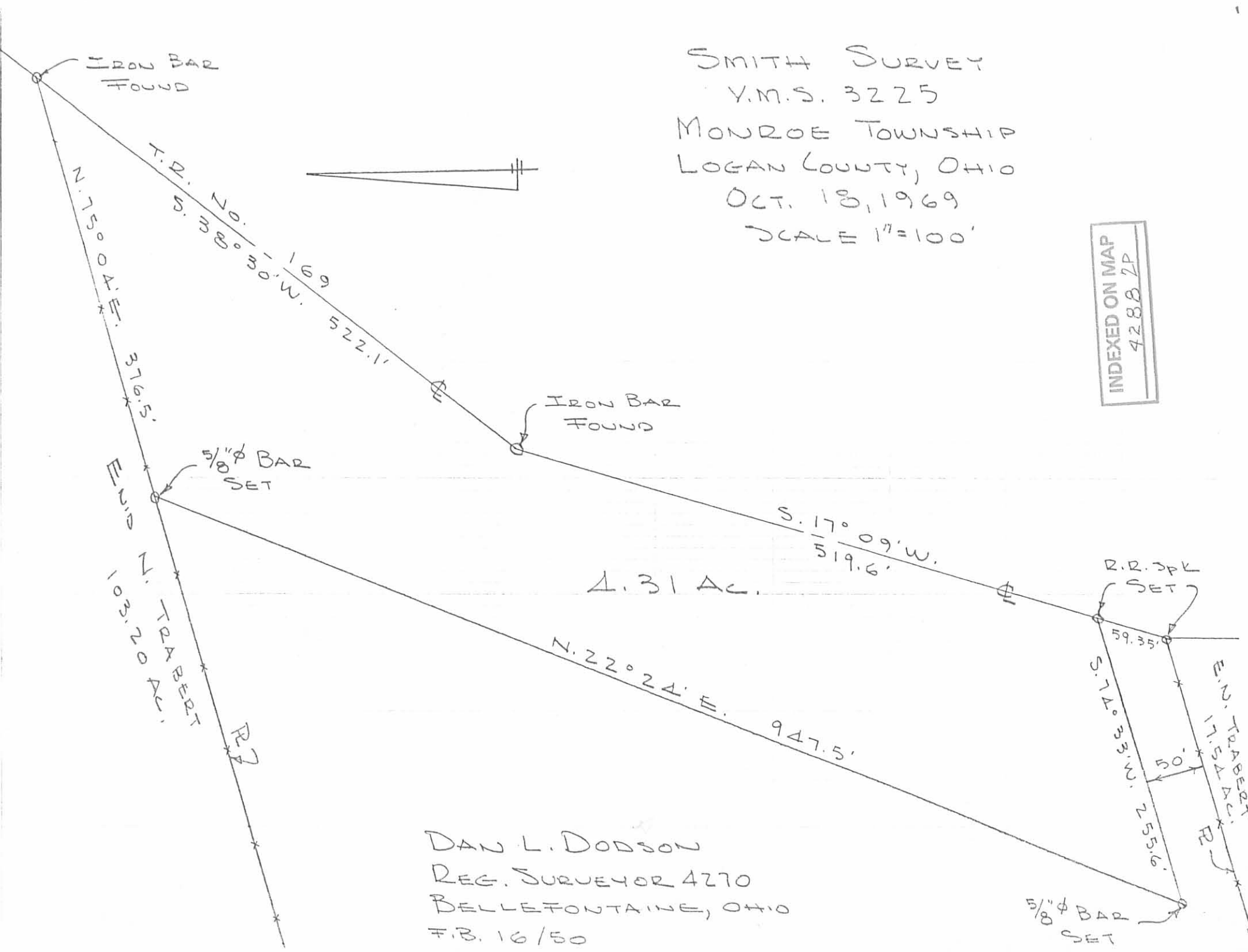
Containing 4.31 acres more or less.

The above described tract being part of Johnson Smith's 39.59 acre tract.

INDEXED ON MAP
4288 2D

SMITH SURVEY
 Y.M.S. 3225
 MONROE TOWNSHIP
 LOGAN COUNTY, OHIO
 OCT. 18, 1969
 SCALE 1"=100'

INDEXED ON MAP
 42882P



DAN L. DODSON
 REG. SURVEYOR 4270
 BELLEFONTAINE, OHIO
 FEB. 16/50

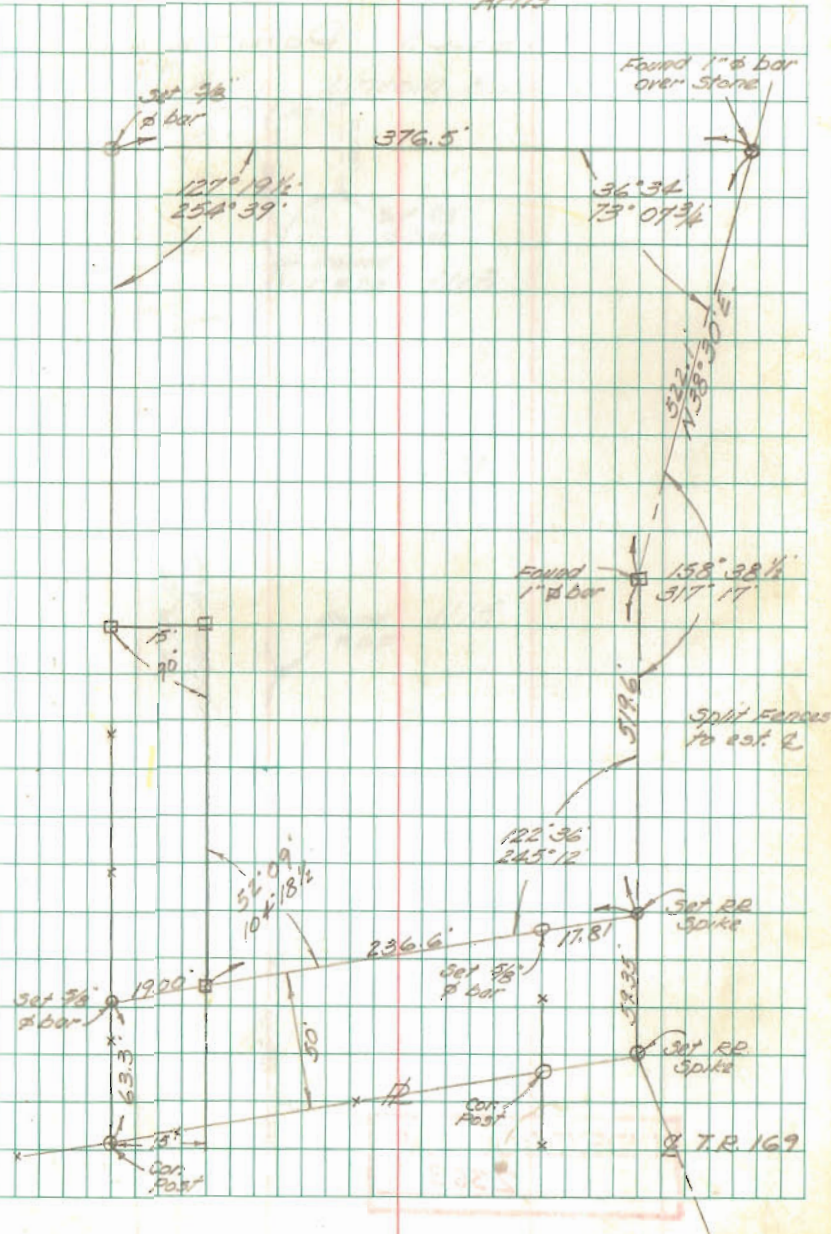
5/8" ϕ BAR SET

SMITH SURVEY

10-18-69

55°
Whitlow
Artis

50



INDEXED ON MAP

4288

3-26-2024



APPROVED



Legal Description
2.003 acres

The following described tract of land is situated in the State of Ohio, Logan County, Monroe Township, VMS 3225, being part of Shane J. and Jessica L. Freehauf's 4.31 acre tract described in Official Record 1404, page 5400, and being more particularly described as follows:

Commencing at a 1" square iron bar found marking the intersection of the centerline of State Route 287 with the centerline of Township Road 169 (60');

Thence South 37°32'19" West 55.50 feet, following the centerline of Township Road 169, to a 1" square iron bar found marking the northeast corner of said 4.31 acre tract;

Thence South 37°32'19" West 521.90 feet, following the centerline of Township Road 169 and the east line of said 4.31 acre tract, to a 1" square iron bar found;

Thence South 16°11'05" West 119.58 feet, following the centerline of Township Road 169 and the east line of said 4.31 acre tract, to a MAG nail set marking the **point of beginning**;

Thence **South 16°11'05" West 399.76 feet**, following the centerline of Township Road 169 and the east line of said 4.31 acre tract, to a 1" square iron bar found marking the northeast corner of Joel R. Karg Trustee's 34.217 acre tract (O.R. 1330, page 974);

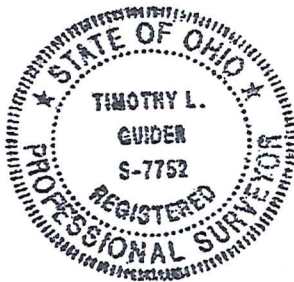
Thence **South 73°34'13" West 255.34 feet**, following the south line of said 4.31 acre tract and the north line of said 34.217 acre tract, passing at 34.42 feet a 5/8" iron pin found, to a 3/4" iron pin found;

Thence **North 21°34'47" East 540.82 feet**, following the west line of said 4.31 acre tract and the east line of said 34.217 acre tract, to an iron pin set;

Thence **South 73°26'58" East 164.23 feet**, crossing said 4.31 acre tract, passing at 134.23 feet an iron pin set, to the **point of beginning**, containing **2.003 acres**, more or less, with 0.277 acres within the road right of way. Subject to all valid easements and restrictions of record.

I, Timothy L. Guider, hereby certify that this description was prepared from an actual field survey made by me during the month of March 2024 and that monuments were set or found as indicated herein. Iron pins set are 5/8" x 30" reinforcing rods with caps marked "GUIDER S 7752". Basis of Bearing: State Plane Coordinate System, Ohio North Zone, NAD83.

Timothy L. Guider R.S. #7752
Guider Winkle Partners, Inc.
19541 Delaware County Line Rd.
Marysville, Ohio 43040
(740)666-8902



Date: 3/20/24
Job# 24044-2.003



3-26-2024



APPROVED

Legal Description
2.255 acres

The following described tract of land is situated in the State of Ohio, Logan County, Monroe Township, VMS 3225, being part of Shane J. and Jessica L. Freehauf's 4.31 acre tract described in Official Record 1404, page 5400, and being more particularly described as follows:

Commencing at a 1" square iron bar found marking the intersection of the centerline of State Route 287 with the centerline of Township Road 169 (60');

Thence South 37°32'19" West 55.50 feet, following the centerline of Township Road 169, to a 1" square iron bar found marking the northeast corner of said 4.31 acre tract and the **point of beginning**;

Thence **South 37°32'19" West 521.90 feet**, following the centerline of Township Road 169 and the east line of said 4.31 acre tract, to a 1" square iron bar found;

Thence **South 16°11'05" West 119.58 feet**, following the centerline of Township Road 169 and the east line of said 4.31 acre tract, to a MAG nail set;

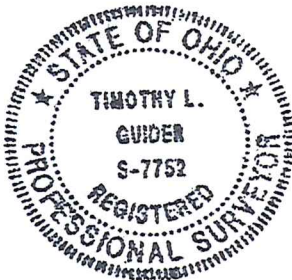
Thence **North 73°26'58" West 164.23 feet**, crossing said 4.31 acre tract, passing at 30.00 feet an iron pin set, to an iron pin set in the west line of said 4.31 acre tract and the east line of Joel R. Karg Trustee's 34.217 acre tract (O.R. 1330, page 974);

Thence **North 21°34'47" East 403.91 feet**, following the west line of said 4.31 acre tract and the east line of said 34.217 acre tract, to a 5/8" iron pin found marking the southwest corner of Bobbi Jo Smith's 1.525 acre tract (O.R. 1415, page 135);

Thence **North 73°33'27" East 375.55 feet**, following the north line of said 4.31 acre tract and the south line of said 1.525 acre tract, passing at 324.56 feet a 5/8" iron pin found to the **point of beginning**, containing **2.225 acres**, more or less, with 0.431 acres within the road right of way. Subject to all valid easements and restrictions of record.

I, Timothy L. Guider, hereby certify that this description was prepared from an actual field survey made by me during the month of March 2024 and that monuments were set or found as indicated herein. Iron pins set are 5/8" x 30" reinforcing rods with caps marked "GUIDER S 7752". Basis of Bearing: State Plane Coordinate System, Ohio North Zone, NAD83.

Timothy L. Guider R.S. #7752
Guider Winkle Partners, Inc.
19541 Delaware County Line Rd.
Marysville, Ohio 43040
(740)666-8902



Date: 3/20/24
Job# 24044-2.225



3-20-2024

APPROVED

Plat of Survey

Guider Winkle Partners, Inc.

State of Ohio, Logan County
Monroe Township, VMS 3225



SCALE : 1" = 150'

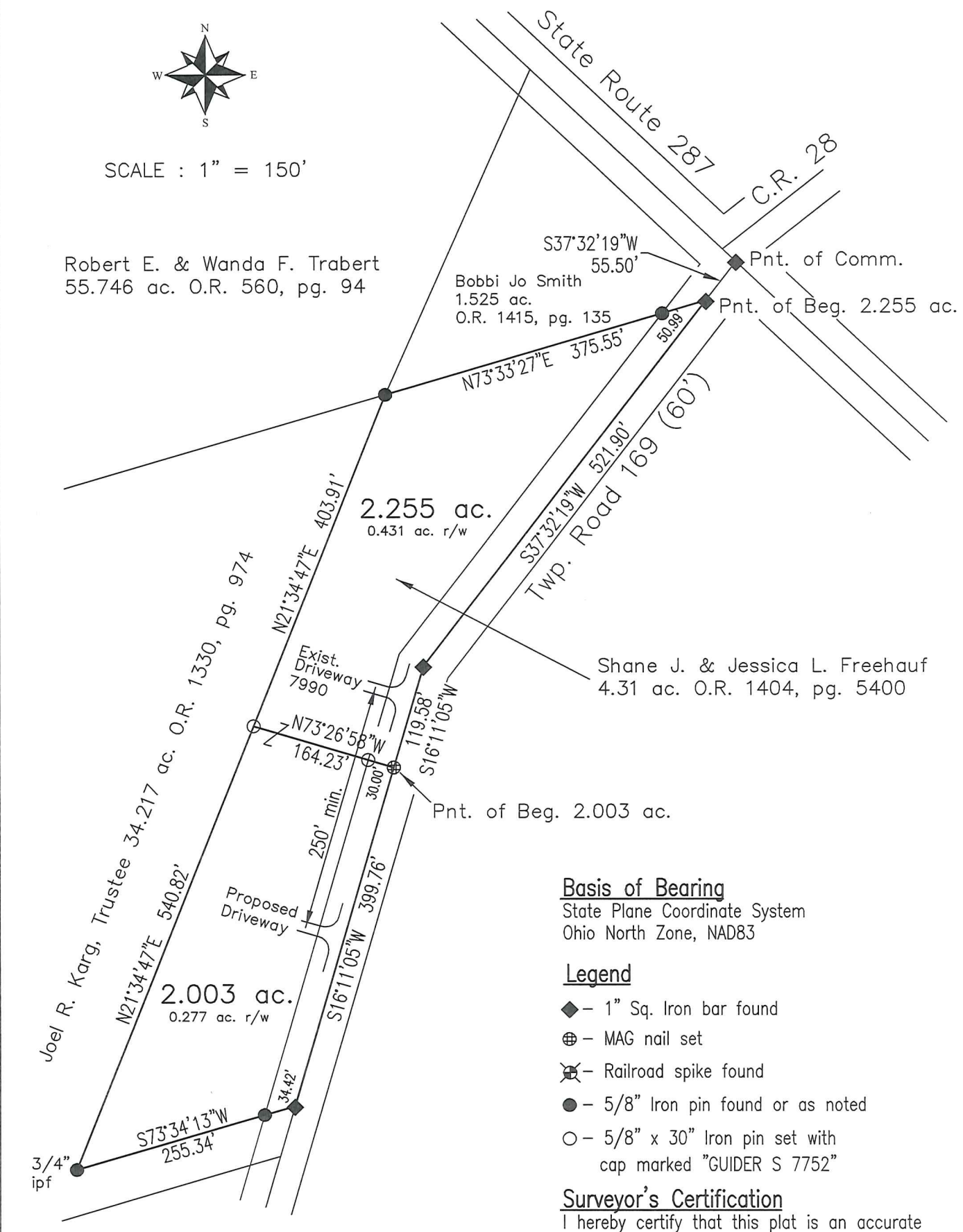
Robert E. & Wanda F. Trabert
55.746 ac. O.R. 560, pg. 94

Bobbi Jo Smith
1.525 ac.
O.R. 1415, pg. 135

Shane J. & Jessica L. Freehauf
4.31 ac. O.R. 1404, pg. 5400

Joel R. Karg, Trustee 34.217 ac. O.R. 1330, pg. 974
2.003 ac.
0.277 ac. r/w

2.255 ac.
0.431 ac. r/w



Basis of Bearing
State Plane Coordinate System
Ohio North Zone, NAD83

- Legend**
- ◆ - 1" Sq. Iron bar found
 - ⊕ - MAG nail set
 - ⊗ - Railroad spike found
 - - 5/8" Iron pin found or as noted
 - - 5/8" x 30" Iron pin set with cap marked "GUIDER S 7752"

Surveyor's Certification
I hereby certify that this plat is an accurate representation of a field survey made by me and is correct to the best of my knowledge.

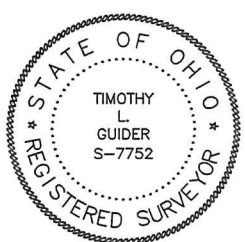
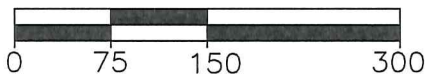
Timothy L. Guider

Timothy L. Guider R.S. #7752
Guider Winkle Partners, Inc.
19541 Delaware County Line Road
Marysville, Ohio 43040
(740)-666-8902

3/20/24
Date

Access Management
TR 169 is a local Road
Minimum driveway spacing is 250'
Minimum sight distance is 495'

Scale in Feet



INDEXED ON MAP
4288

Job#24044