



# Lee Surveying and Mapping Co.



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

143 EAST COLUMBUS AVENUE  
BELLEFONTAINE, OHIO 43311

(513) 593-7335  
(513) 593-5780

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

## DEAN (1.022ACRE TRACT)

Lying in V.M.S. 3229, Monroe Township, Logan County, Ohio.

Being out of that 80.875 acre tract in the name of Lucy Dean as deeded and described in Volume 391, Page 852 (Tract I) of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike set on the center-line of Township Road 168, a distance of 660.41 feet, easterly, with said center-line from the Logan-Champaign County Line.

THENCE, N 16°-30'-00" W, a distance of 296.72 feet to a 5/8 inch iron rod set, passing through a 5/8 inch iron rod set at 30.00 feet.

THENCE, parallel to the center-line of Township Road 168, N 74°-30'-00" E, a distance of 150.00 feet to a 5/8 inch iron rod set.

THENCE, S 16°-30'-00" E, a distance of 296.72 feet to a railroad spike set on the center-line of Township Road 168, passing through a 5/8 inch iron rod set at 266.72 feet.

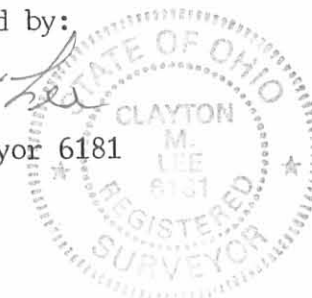
THENCE, with said center-line, S 74°-30'-00" W, a distance of 150.00 feet to the point of beginning.

Containing 1.022 acres.

The basis for bearings is based upon the center-line of Township Road 168 being S 74°-30'-00" W, and all other bearings are from angles and distances measured in a field survey performed on June 12, 1990 by Lee Surveying and Mapping Company.

Description prepared by:

*Clayton M. Lee*  
Clayton M. Lee  
Professional Surveyor 6181  
June 13, 1990



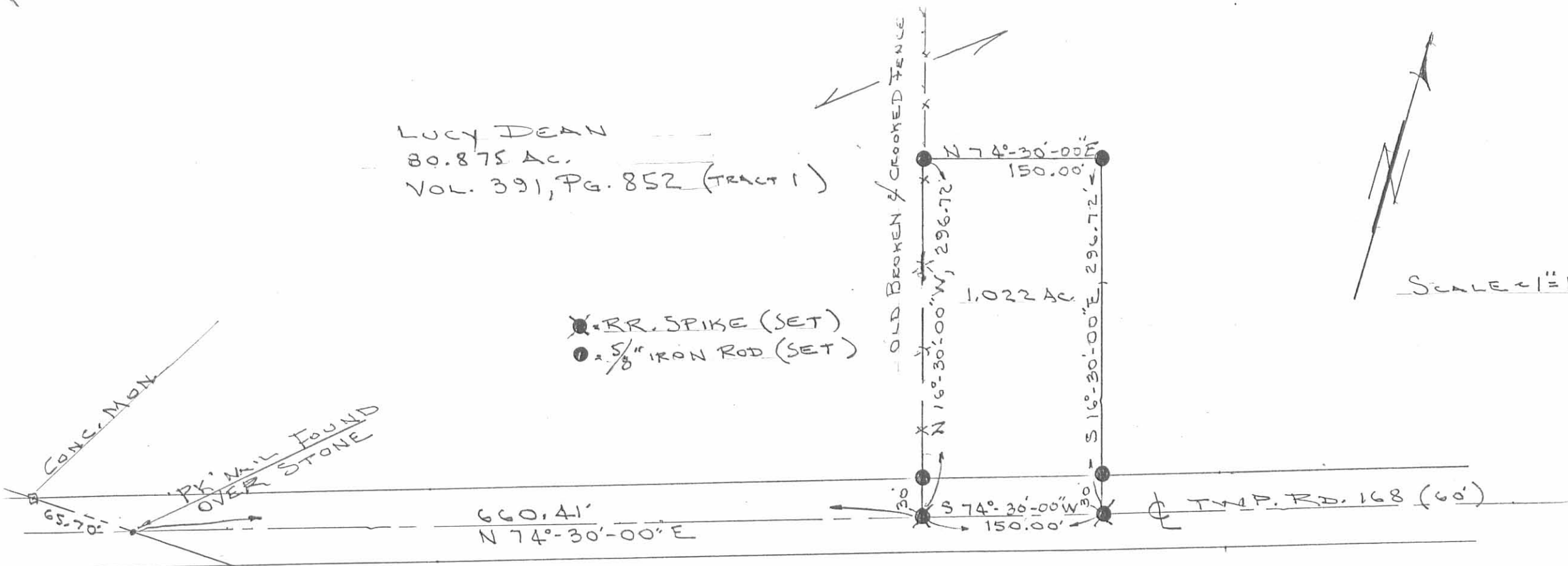
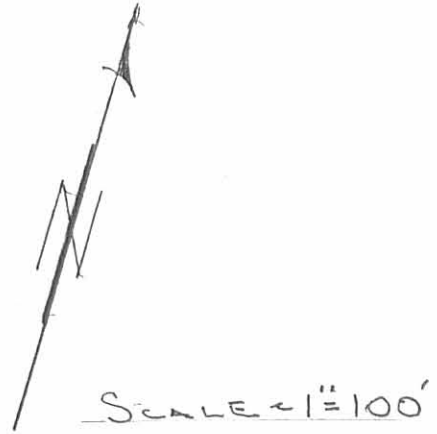
ORIGINAL FILED IN GREEN

INDEXED ON MAP  
8057 1D

LUCY DEAN  
 80.875 AC.  
 VOL. 391, PG. 852 (TRACT 1)

⊗ = RR. SPIKE (SET)  
 ● = 5/8" IRON ROD (SET)

OLD BROKEN & CROOKED FENCE



SURVEY OF 1.022 ACRES OUT OF THE  
 LUCY DEAN ORIG. 97.975 AC. (VOL. 391, PG. 852)  
 V.M. S. 3229, MONROE TWP.  
 LOGAN COUNTY, OHIO

By

*Jeffrey I. Lee*  
 JEFFREY I. LEE  
 REG. SURVEYOR 6389  
 JUNE 12, 1990



ORIGINAL STAMP IN GREEN

LOGAN COUNTY  
 CHAMPAIGN COUNTY

Bearings reference

Logan County Engineer's File R-4967

INDEXED ON MAP  
 8057 1P

**RICHARD Y. KIMBALL SURVEY**  
**3.488 ACRES**  
**August 19, 2009**

The following described 3.488 acre tract of land is situated in Virginia Military Survey 3229, Monroe Township, Logan County and Wayne Township, Champaign County, Ohio and being part of C & L Mtg. Co., an Ohio Corporation's 79.853 acre, Tract I, described in Logan County Official Record Volume 311, page 422 (no record in Champaign County), said 3.488 acre tract more particularly described as follows:

Beginning at a PK nail found in the centerline of Mt. Tabor Road (Champaign Co. Rd. 108, 60 feet wide) at the southwest corner of said 79.853 acre tract and at the southeast corner of Richard Y. Kimball's and Philip M. Kimball's 64.75 acre, Tract III, described in Logan County Official Record Volume 357, page 612 and in Champaign County Official Record Volume 239, page 458, said PK nail bearing South 74°30'00" West 2.34 feet from a railroad spike found in the north line of Wayne Township, Champaign County and in the south line of Monroe Township, Logan County;

Thence **North 15°26'40" West 297.16 feet**, departing from the centerline of Mt. Tabor Road, following the west line of said 79.853 acre tract and the east line of said 64.75 acre tract, entering Monroe Township, Logan County at 0.89 feet and passing an iron pin set at 30.00 feet, to an iron pin set;

Thence **North 74°30'00" East 514.02 feet**, departing from the east line of said 64.75 acre tract and entering said 79.853 acre tract, to an iron pin set;

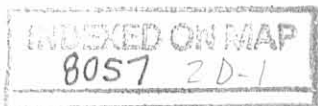
Thence **South 14°24'36" East 297.21 feet**, passing an iron pin set at 267.21 feet, to a magnetic nail set in the centerline of Logan County Road 168 (60 feet wide) and in the south line of said 79.853 acre tract;

Thence **South 74°30'00" West 508.65 feet**, following the centerline of Logan County Road 168 and the south line of said 79.853 acre tract, passing at 506.31 feet a railroad spike found in the north line of Wayne Township, Champaign County and in the south line of Monroe Township, Logan County, following the centerline of Mt. Tabor Road (Champaign County Road 108) thereafter, to the **place of beginning, containing 3.488 acres**, more or less, and subject to all valid easements and restrictions of record.

Of the above-described 3.488 acre tract of land, 0.351 acre is within the road right-of-way of Logan County Road 168, 3.488 acres are within Monroe Township, Logan County and 1 square feet (0.000 ac.) of land is within Wayne Township, Champaign County.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of August 2009. 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 Logan County Road 168 (60 feet wide) bearing South 74°30'00" West.

Description prepared by: George A. Blackburn 8/19/09  
George A. Blackburn, R.S. #7873  
12125 Green Street  
Middleburg, Ohio 43336  
(937) 666-5605



C & L Mtg. Co. SURVEY  
1.023 ACRES  
August 19, 2009

The following described 1.023 acre tract of land is situated in Virginia Military Survey 3229, Monroe Township, Logan County, Ohio and being part of C & L Mtg. Co., an Ohio Corporation's 79.853 acre, Tract I, described in Logan County Official Record Volume 311, page 422, said 1.023 acre tract more particularly described as follows:

Beginning for reference at a railroad spike found at the westernmost point of termination of the centerline of Logan County Road 168 (60 feet wide), said railroad spike being in the north line of Wayne Township, Champaign County, in the south line of Monroe Township, Logan County, and in the south line of said 79.853 acre tract;

Thence North 74°30'00" East 506.31 feet, following the centerline of Logan County Road 168 and the south line of said 79.853 acre tract, to a magnetic nail set and marking the **place of beginning**;

Thence North 14°24'36" West 297.21 feet, departing from the centerline of Logan County Road 168 and entering said 79.853 acre tract, passing an iron pin set at 30.00 feet, to an iron pin set;

Thence North 74°30'00" East 150.00 feet to a 5/8 inch iron pin found at the northwest corner of Jessie L. Nichol's 1.022 acre tract described in Official Record Volume 279, page 92, said iron pin also at an angle point in the south line of said 79.853 acre tract;

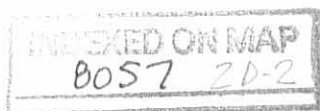
Thence South 14°24'36" East 297.21 feet, following the west line of said 1.022 acre tract and the south line of said 79.853 acre tract, passing a 5/8 inch iron pin found at 266.51 feet and a railroad spike found at 296.46 feet, to a magnetic nail set in the centerline of Logan County Road 168;

Thence South 74°30'00" West 150.00 feet, to the **place of beginning**, containing 1.023 acres, more or less, and subject to all valid easements and restrictions of record.

Of the above-described 1.023 acre tract of land, 0.103 acre is within the road right-of-way of Logan County Road 168.

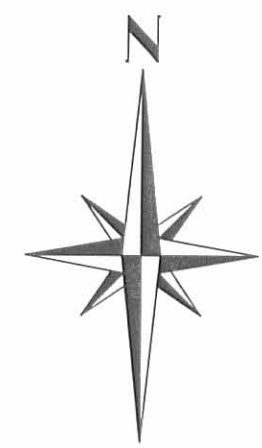
The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of August 2009. Iron pins set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS #7873." Bearings indicated herein are based on the centerline of Logan County Road 168 (60 feet wide) bearing South 74°30'00" West.

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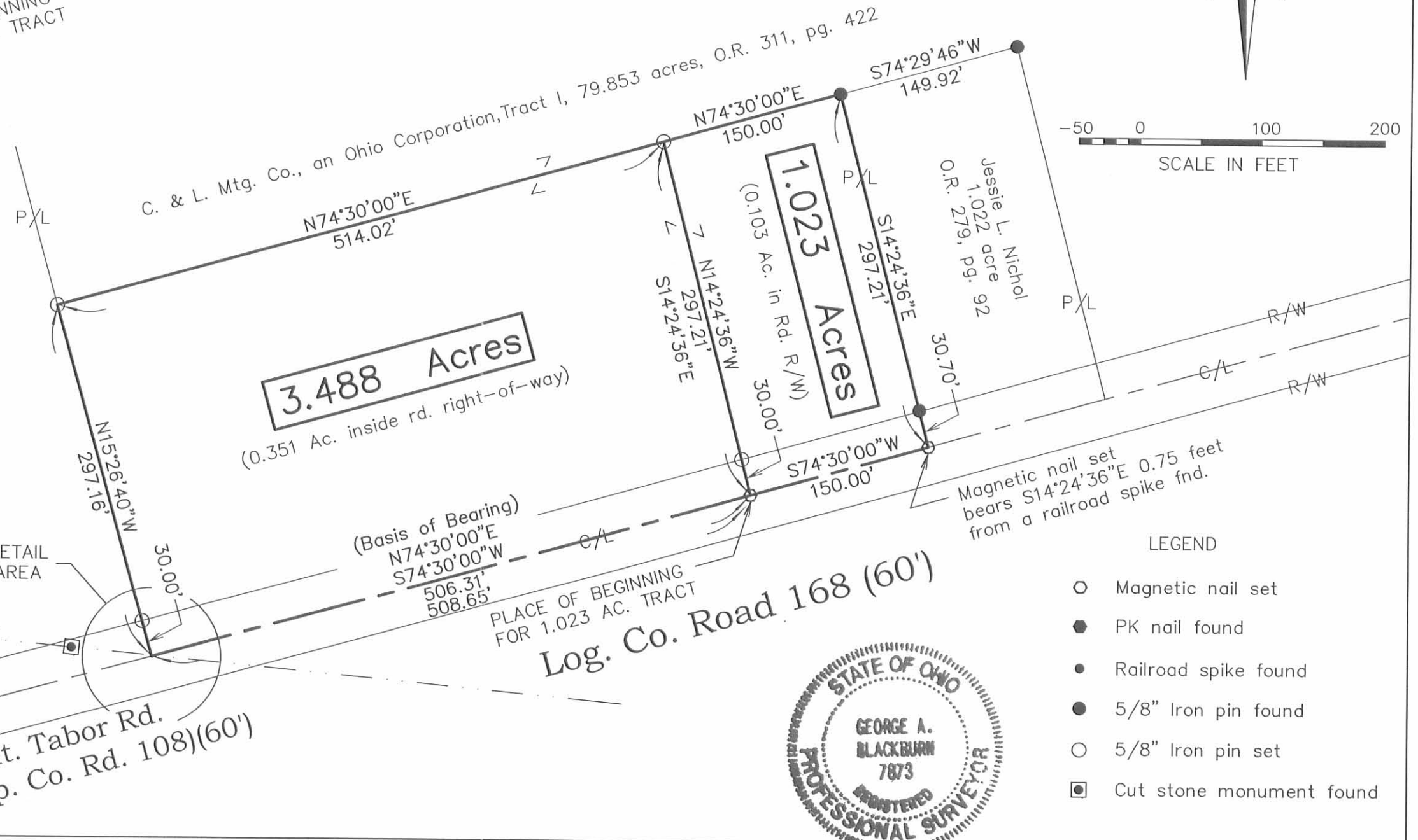
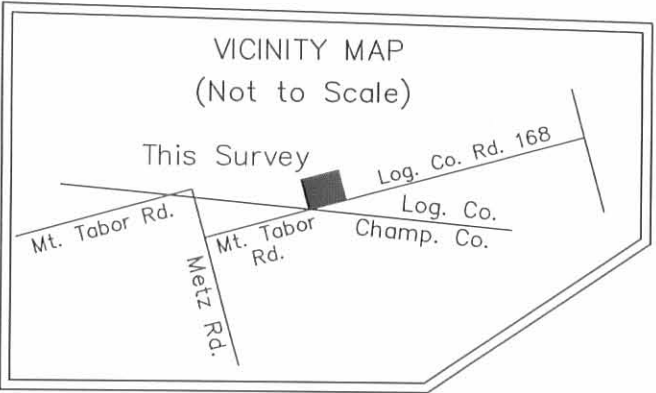
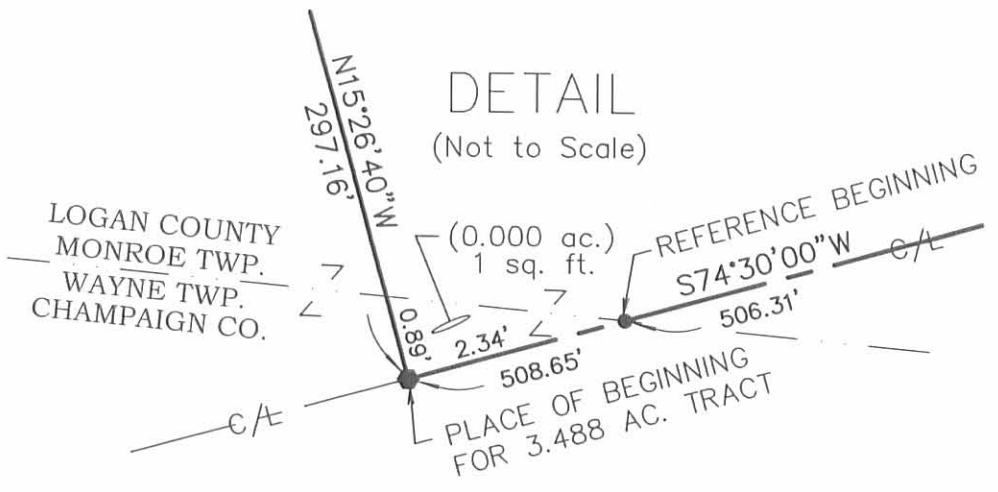


REC'D 8-27-09 SURV AC

# PLAT OF SURVEY IN VIRGINIA MILITARY SURVEY 3229 MONROE TOWNSHIP, LOGAN COUNTY AND WAYNE TOWNSHIP, CHAMPAIGN COUNTY, OHIO



DETAIL  
(Not to Scale)



Richard Y. Kimball and Philip M. Kimball  
Tract III, 64.75 acres  
Logan Co. O.R. 357, pg. 612  
Champ. Co. O.R. 239, pg. 458

MONROE TWP., LOGAN CO.  
WAYNE TWP., CHAMP. CO.

Mt. Tabor Rd.  
(Champ. Co. Rd. 108)(60')

Log. Co. Road 168 (60')



- LEGEND
- Magnetic nail set
  - PK nail found
  - Railroad spike found
  - 5/8" Iron pin found
  - 5/8" Iron pin set
  - ◻ Cut stone monument found

BLACKBURN SURVEYING  
12125 GREEN STREET, MIDDLEBURG, OHIO 43336  
(937) 666-5605

DATE : 8/19/09  
SCALE : 1" = 100'  
Filename: Nichols 8-09  
F.B. 17, pg. 36

PLAT PREPARED FOR  
C & L MTG. CO.

I hereby certify that this plat was prepared from an actual field survey and that monuments were placed as indicated hereon.  
*George A. Blackburn* 8/19/09  
George A. Blackburn, R.S. 7873

SHEET  
1  
OF 1

8057 ZP



**RICHARD KIMBALL SURVEY  
32.337 ACRES  
November 17, 2010**

The following described 32.337 acre tract of land is situated in Virginia Military Survey 3229, Monroe Township, Logan County, Ohio and being part of Richard Y. Kimball's and Chad D. Kimball's 78.83 acre, Tract I and all of a 16.1 acre, Tract II both described in Official Record Volume 964, page 709, said 32.337 acre tract more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of County Road 168 (60 feet wide) with the south line of Monroe Township, Logan County, said railroad spike bearing North 72°10'29" East 2.34 feet from a PK nail found at the southernmost corner of said 78.83 acre tract;

Thence North 72°10'29" East 1233.15 feet, following the centerline of County Road 168 and the south line of said 78.83 acre tract, to a ½ inch iron pin found;

Thence North 72°00'00" East 1486.51 feet, continuing along the centerline of County Road 168 and the south line of said 78.83 acre tract, to a magnetic nail set and marking the **place of beginning**;

Thence **North 18°32'28" West 742.19 feet**, departing from the centerline of County Road 168 and entering said 78.83 acre tract, passing an iron pin set at 30.00 feet, to an iron pin set;

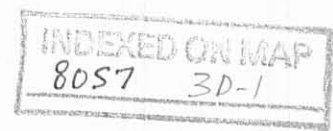
Thence **South 70°49'02" West 1614.53 feet** to an iron pin set;

Thence **North 23°43'29" West 850.96 feet** to an iron pin set in the north line of V.M.S. 3229, the south line of V.M.S. 3227, the north line of said 78.83 acre tract, and the south line of a 182.1 acre, Parcel I, Tract I conveyed to Gerald L. Connolly (1/3 interest) and William W. Connolly (1/3 interest) by Official Record Volume 919, page 168 and to Kevin Connolly (1/3 interest) by Official Record Volume 973, page 846;

Thence **North 71°12'42" East 75.71 feet**, following the north line of V.M.S. 3229, the south line of V.M.S. 3227, the north line of said 78.83 acre tract, and the south line of said 182.1 acre tract, to a stone found at the northwest corner of said 16.1 acre tract;

Thence **North 72°25'48" East 1640.79 feet**, continuing along the north line of V.M.S. 3229, the south line of V.M.S. 3227, the south line of said 182.1 acre tract, and following the north line of said 16.1 acre tract, to an iron pin set at the northwest corner of Jerry Eaton's and Marcella Eaton's 28.70 acre tract described in Official Record Volume 880, page 25;

Thence **South 18°51'12" East 924.17 feet**, departing from the south line of



V.M.S. 3227 and said 182.1 acre tract, re-entering V.M.S. 3229, following the east line of said 16.1 acre tract, the east line of said 78.83 acre tract, and the west line of said 28.7 acre tract, passing a stone found at 426.05 feet, to a 5 inch wood corner post found at the northwest corner of Hans Adolf Schmitt's and Janet Louise Schmitt's and Karl Schmitt's 2.00 acre, Tract II described in Official Record Volume 771, page 71;

Thence **South 18°32'28" East 620.24 feet**, continuing along the east line of said 78.83 acre tract, following the west line of said 2.00 acre tract and the west line of Matthew McIntosh's 1.990 acre tract described in Official Record Volume 1003, page 963, passing 5/8 inch iron pins found at 110.19 feet, 113.46 feet, and 590.24 feet, to a 1/2 inch iron pin found in the centerline of County Road 168;

Thence **South 72°00'00" West 30.00 feet**, following the centerline of County Road 168 and the south line of said 78.83 acre tract, to the **place of beginning, containing 32.337 acres**, more or less, and subject to all valid easements and restrictions of record.

Of the above-described 32.337 acre tract of land, 16.372 acres are part of said 78.83 acre tract, 15.965 acres are all of said 16.1 acre tract, and 0.021 acre is within the road right-of-way of County Road 168 (60 feet wide).

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of November 2010, 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 County Road 168 (60 feet wide) bearing North 72°00'00" East.

Description prepared by:

 11-17-2010

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



PLAT OF SURVEY IN  
 VIRGINIA MILITARY SURVEY 3229  
 MONROE TOWNSHIP  
 LOGAN COUNTY, OHIO

V.M.S. 3227

V.M.S. 3229

Gerald L. Connolly (1/3 interest) and William W. Connolly (1/3 interest)  
 Parcel I, Tract I, 182.1 acres, by O.R. 919, pg. 168  
 and Kevin Connolly (1/3 interest) by O.R. 973, pg. 846

**32.337 Acres**

Jerry Eaton and Marcella Eaton  
 28.70 acres  
 O.R. 880, pg. 25

Hans Adolf Schmitt and Janet Louise Schmitt  
 and Karl Schmitt, Tract II, 2.00 acres  
 O.R. 771, pg. 71

Tract II, 16.1 acres  
 (0.021 acre inside road right-of-way)  
 (15.965 acres)  
 (16.372 acres)

Richard Y. Kimball and Chad D. Kimball  
 Tract I, 78.83 acres  
 O.R. 964, pg. 709

5/8" Iron pins found  
 at 110.19' and at 113.46'

Matthew McIntosh  
 1.990 acres  
 O.R. 1003, pg. 963

Richard Y. Kimball and Chad D. Kimball  
 Tract I, 78.83 acres  
 O.R. 964, pg. 709

LEGEND

- Railroad spike found
- Magnetic nail set
- △ Stone found
- 5/8" Iron pin set
- 5/8" Iron pin found unless otherwise noted
- 5" Wood corner post found



REFERENCE BEGINNING  
 Railroad spike found  
 at the county line  
 N72°10'29"E 2.34' from  
 PK nail found at South  
 corner of 78.83 acre tract

LOGAN COUNTY, MONROE TWP.  
 CHAMPAIGN COUNTY, WAYNE TWP.

COUNTY ROAD 168 (60')

I hereby certify that this plat was prepared from an actual field survey and that monuments were placed as indicated hereon.

*George A. Blackburn* 11/17/2010  
 George A. Blackburn, R.S. 7873



INDEXED ON MAP  
 8057 3P

**BLACKBURN SURVEYING**  
 12125 GREEN STREET, MIDDLEBURG, OHIO 43336  
 (937) 666-5605

DATE: 11/17/2010  
 SCALE: 1" = 300'  
 Filename: RKimball 11-10  
 F.B. 17, pg. 71

PLAT PREPARED FOR RICHARD KIMBALL

SHEET  
 1  
 OF 1