

REC'D 5-19-95 SUM OK ✓



Lee Surveying and Mapping Co.



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

143 EAST COLUMBUS AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-7335

JEFFREY I. LEE, P.S.

ROSTORFER 1.298 ACRES

Lying in Virginia Military Survey 3472, Rushcreek Township, Logan County, Ohio.

Being out of the John L. Rostorfer 52.58 acre tract as deeded and described in Volume 373, Page 780 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a stone found at the intersection of center-lines of Ohio Route 47 and County Highway 12.

THENCE, with the center-line of County Highway 12, N 19°-45'-00" W, a distance of 2602.57 feet to a railroad spike set at the TRUE POINT OF BEGINNING, passing a railroad spike found 0.16 feet west of the southwest corner of the said 52.58 acre tract at 1932.74 feet.

THENCE, with the center-line of County Highway 12, N 19°-45'-00" W, a distance of 260.00 feet to a railroad spike set.

THENCE, N 81°-44'-59" E, a distance of 233.82 feet to a 5/8 inch iron rod set.

THENCE, S 19°-45'-02" E, a distance of 233.43 feet to a 5/8 inch iron rod set.

THENCE, S 75°-14'-59" W, a distance of 230.00 feet to the point of beginning.

Containing 1.298 acres of which 0.178 acre is within the highway right-of-way.

The basis for bearings is based upon the center-line of County Highway 12 being N 19°-45'-00" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Company on May 1, 1995.

Description prepared by:

[Handwritten Signature]

Jeffrey I. Lee
Professional Surveyor 6359
May 3, 1995
Rev. May 19, 1995

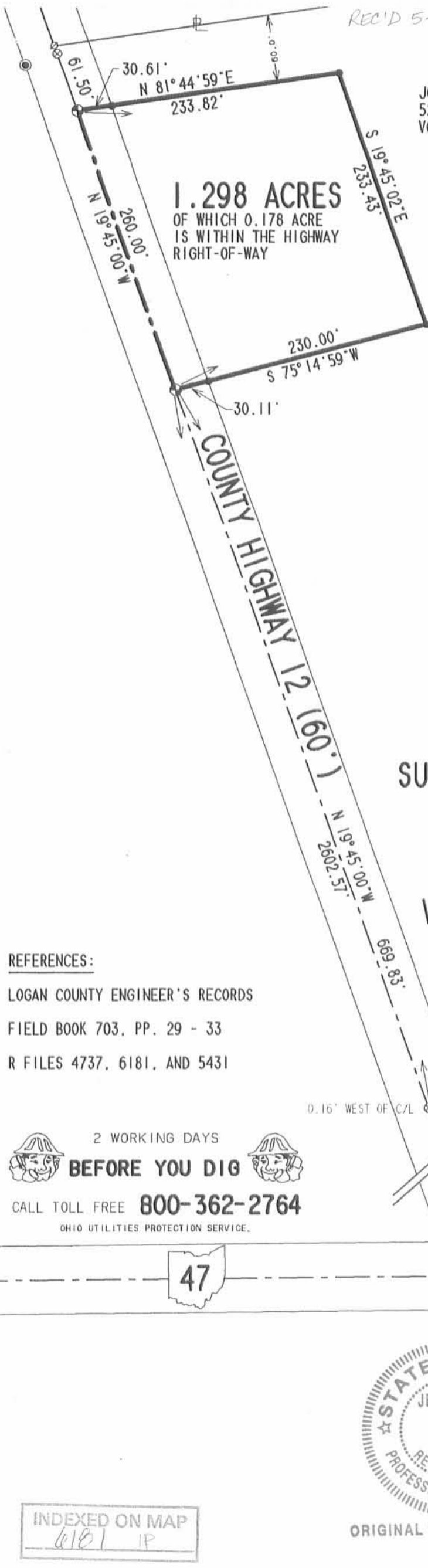


L 2284

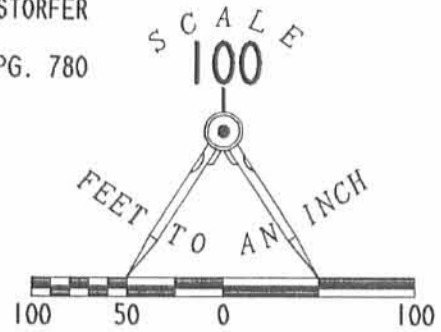
ORIGINAL STAMP IN GREEN

INDEXED ON MAP
6/1/01 ID

REC'D 5-15-95 8M4 OK



JOHN L. ROSTORFER
52.58 AC.
VOL. 373. PG. 780



1.298 ACRES
OF WHICH 0.178 ACRE
IS WITHIN THE HIGHWAY
RIGHT-OF-WAY

LEGEND

- ⊗ RAILROAD SPIKE FOUND
- ⊙ RIGHT-OF-WAY MONUMENT FOUND
- ⊠ STONE FOUND
- ⊘ PK NAIL SET
- ⊕ RAILROAD SPIKE SET
- 5/8" I. ROD SET

**SURVEY OF 1.298 ACRES OUT OF THE
JOHN L. ROSTORFER
52.58 ACRE TRACT
VOLUME 373. PAGE 780
VIRGINIA MILITARY SURVEY 3472
RUSHCREEK TOWNSHIP
LOGAN COUNTY, OHIO**

REFERENCES:

LOGAN COUNTY ENGINEER'S RECORDS
FIELD BOOK 703, PP. 29 - 33
R FILES 4737, 6181, AND 5431

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



0.16" WEST OF C/L



ORIGINAL STAMP IN GREEN

SURVEYED BY:

JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
MAY 1, 1995
REV. MAY 15, 1995

COPYRIGHT 1995 BY:
LEE SURVEYING & MAPPING CO.
143 East Columbus Avenue
BELLEFONTAINE, OHIO 43311
(513) 593-7335

INDEXED ON MAP
6181 IP

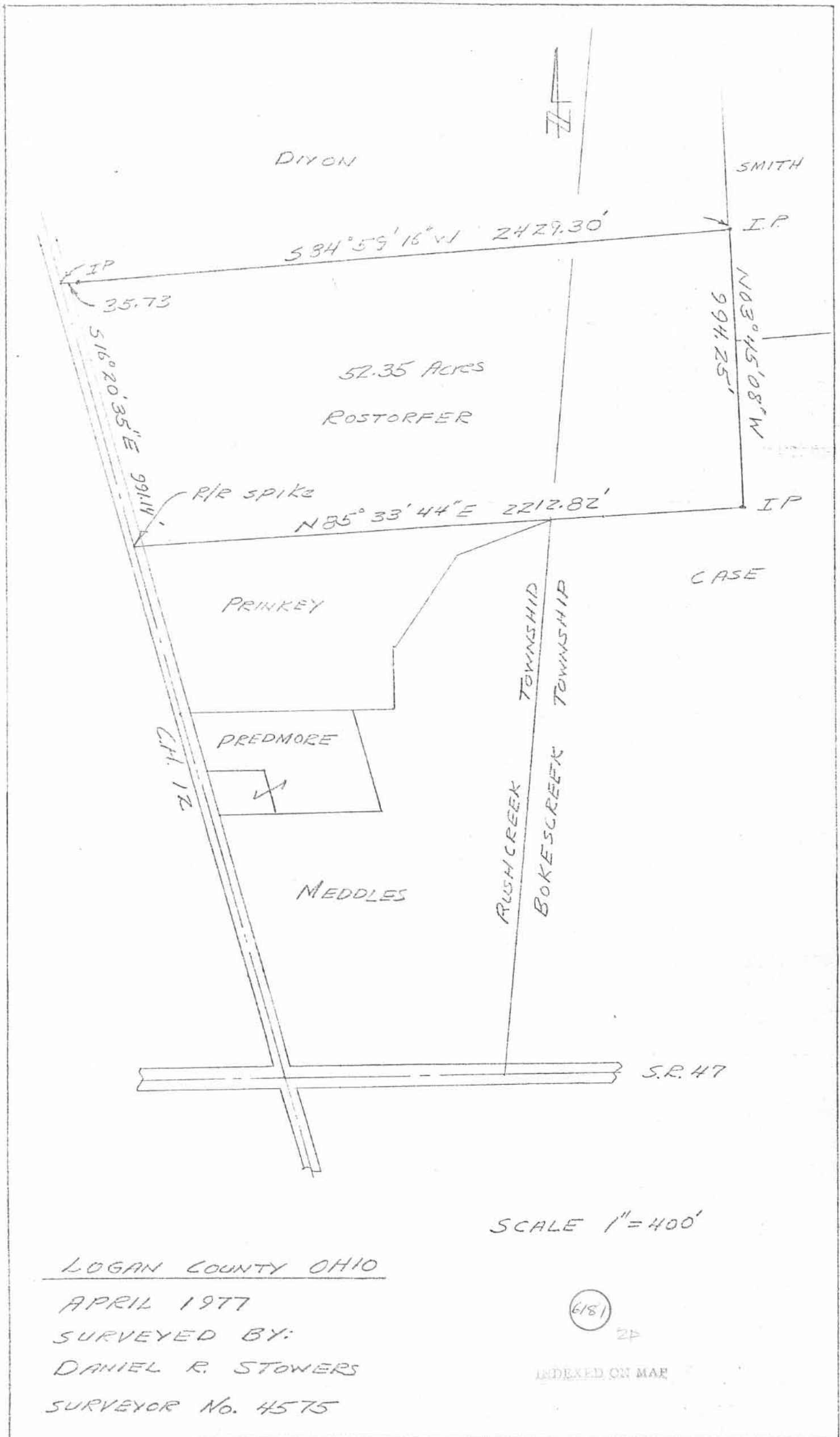
D 258 ROSTORFR L 2289-4

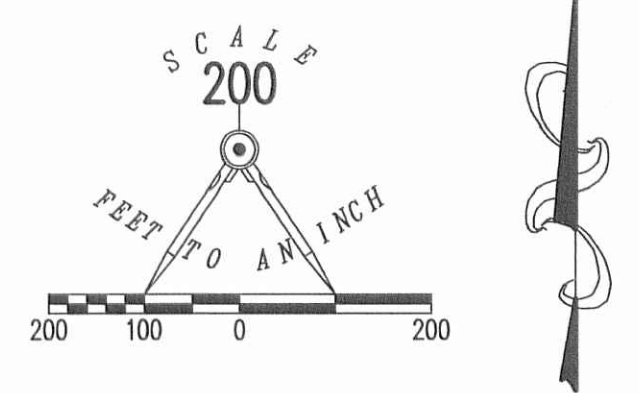
Situated in Rushcreek and Bokescreek Townships in Logan County, being a part of Military Survey No. 3472 and being the parcel of lands conveyed by Troy Leath and Mildred Leath to Lee R. McKeever and Nellie V. McKeever by deed dated April 20, 1948 and recorded April 22, 1948 in Deed Book No. 195 Page 294 and more particularly described as follows:

Beginning at a railroad spike in the centerline of County Road 12, also being the southwesterly corner of said parcel of land; thence North 85 degrees 33 minutes 44 seconds East 2212.82 feet to an iron pipe and the East line of said Military Survey No 3472; thence along the East line of said Military Survey North 3 degrees 45 minutes 08 seconds West 994.25 feet to an iron pipe; thence ^{South} 84 degrees 59 minutes 16 seconds West 2429.30 feet, crossing an iron pipe at 2393.57 feet, to the centerline of County Road 12; thence along the centerline of County Road 12, ^{South} 16 degrees 20 minutes 35 seconds East 991.14 feet to the point of beginning containing 52.35 acres more or less and subject to all legal highway and easements of records.

The above parcel of land was surveyed by Daniel R. Stowers Surveyor No. 4575 in April 1977.

6181
2D
INDEXED ON MAP





- LEGEND
- ⊗ RAILROAD SPIKE FOUND
 - ∩ LATH SET ON LINE
 - ⊠ STONE FOUND



A RETRACEMENT OF THE SOUTH LINE OF THE
JOHN L. ROSTORFER AND JEANNINE A. ROSTORFER
52.58 ACRE TRACT
VOLUME 373, PAGE 780
VIRGINIA MILITARY SURVEY 3472
RUSHCREEK AND BOKESCREEK TOWNSHIPS
LOGAN COUNTY, OHIO

SURVEYED BY:
William K. Bruce
WILLIAM K. BRUCE
PROFESSIONAL SURVEYOR 7437
MAY 16, 2016



COPYRIGHT 2016 BY:
LEE SURVEYING & MAPPING CO., INC.
117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335
WWW.LSMINC.US
surveys@lsminc.us
ADW D0416 22840416 L-2284-2

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 PROTECTION SERVICE



6-15-2023



**Description of 1.722 Acres
Dated May 19, 2023 for John Rostorfer**

Being part of V.M.S. # 3472, and being part of a 51.282 acre tract, now or formerly owned by Jason N. Rostorfer, Trustee, Official Record 1246, page 278, PN 40-067-00-00-053-000, Rushcreek Township, Logan County, State of Ohio and being more particularly described as follows:

Commencing at a railroad spike found over a stone located at the intersection of the centerline of State Route 47 with the centerline of County Road 12 (60 ft. R/W);

Thence along the centerline of County Road 12 North 17 deg. 03 min. 29 sec. West for a distance of 2602.55 feet to a railroad spike found;

Thence along grantor's common line with a 1.298 acre tract, now or formerly owned by Jeffrey J. Rostorfer, Official Record 257, page 148, North 77 deg. 55 min. 01 sec. East for a distance of 230.00 feet to a 3/4 inch dia. iron pin found, said point being the southwest corner of hereinafter described 1.772 acre tract, and the true point of beginning;

Thence along the common line between grantor's tract and said 1.298 acre tract, **North 17 deg. 03 min. 23 sec. West** for a distance of **233.42 feet** to an iron pin set;

Thence crossing grantor's tract the following courses and distances;

North 84 deg. 25 min. 10 sec. East for a distance of **89.39 feet** to an iron pin set;

South 71 deg. 16 min. 25 sec. East for a distance of **59.49 feet** to an iron pin set;

North 78 deg. 42 min. 20 sec. East for a distance of **221.75 feet** to an iron pin set;

South 3 deg. 07 min. 02 sec. East for a distance of **237.67 feet** to an iron pin set;

South 86 deg. 29 min. 11 sec. West for a distance of **307.81 feet** to a 3/4 inch dia. iron pin found and the true place of beginning.

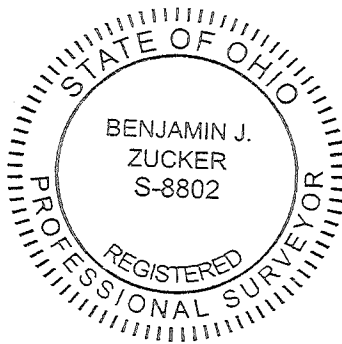
Containing **1.722 acres**, more or less, subject to legal highways, easements, restrictions and agreements of record. This description prepared from a survey performed by Benjamin J. Zucker, Registered Professional Surveyor 8802, and dated May 19, 2023. All 5/8 inch dia. Iron pins set have a plastic identity cap with the inscription "Fox Surveying Co."

Prior Deed, Official Record 1246, page 278

Note: Aforescribed tract does not create an additional building lot.

Basis of bearings, NAD 83 Ohio State Plane Coors. (North Zone), centerline of County Road 12, North 17 deg. 03 min. 29 sec. West


Benjamin J. Zucker, P.S. 8802



05-19-2023
Date of Survey
Job No. 23093



6-15-2023

 **APPROVED**

**Description of 3.020 Acres
Dated May 19, 2023 for John Rostorfer**

Being part of V.M.S. # 3472, and being all of a 1.298 acre tract, now or formerly owned by Jeffrey J. Rostorfer, Official Record 257, page 148, PN 40-067-00-00-053-001, and being part of a 51.282 acre tract, now or formerly owned by Jason N. Rostorfer, Trustee, Official Record 1246, page 278, PN 40-067-00-00-053-000, Rushcreek Township, Logan County, State of Ohio and being more particularly described as follows:

Commencing at a railroad spike found over a stone located at the intersection of the centerline of State Route 47 with the centerline of County Road 12 (60 ft. R/W);

Thence along the centerline of County Road 12 North 17 deg. 03 min. 29 sec. West for a distance of 2602.55 feet to a railroad spike found, said point being the southwest corner of hereinafter described 3.020 acre tract, and the true point of beginning;

Thence along the centerline of said County Road, North 17 deg. 03 min. 29 sec. West for a distance of 260.00 feet to a railroad spike found;

Thence along the common line between grantor's tract 51.282 acre tract and grantor's 1.298 acre tract North 84 deg. 25 min. 10 sec. East for a distance of 233.82 feet to an iron pin set, (passing over a 5/8 inch dia. iron pin found bent at a distance of 30.59 feet);

Thence crossing grantor's 51.282 acre tract the following courses and distances;

North 84 deg. 25 min. 10 sec. East for a distance of 89.39 feet to an iron pin set;

South 71 deg. 16 min. 25 sec. East for a distance of 59.49 feet to an iron pin set;

North 78 deg. 42 min. 20 sec. East for a distance of 221.75 feet to an iron pin set;

South 3 deg. 07 min. 02 sec. East for a distance of 237.67 feet to an iron pin set;

South 86 deg. 29 min. 11 sec. West for a distance of 307.81 feet to a 3/4 inch dia. iron pin found;

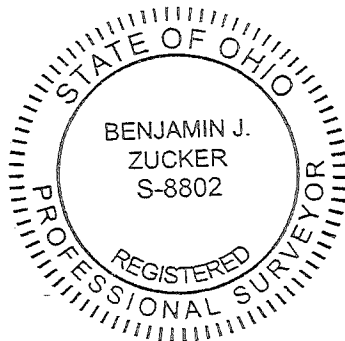
Thence along the common line between grantor's tract 51.282 acre tract and grantor's 1.298 acre tract South 77 deg. 55 min. 01 sec. West for a distance of 230.00 feet to a railroad spike found (passing over an iron pin set at a distance of 199.89 feet); and the true place of beginning.

Containing 3.020 acres, more or less, of which 0.178 acres, more or less, is contained in the right-of-way of County Road 12, and subject to legal highways, easements, restrictions and agreements of record. . This description prepared from a survey performed by Benjamin J. Zucker, Registered Professional Surveyor 8802, and dated May 19, 2023. All 5/8 inch dia. Iron pins set have a plastic identity cap with the inscription "Fox Surveying Co."

Prior Deed, Official Record 1246, page 278 & Official Record 257, page 148

Basis of bearings, NAD 83 Ohio State Plane Coors. (North Zone), centerline of County Road 12, North 17 deg. 03 min. 29 sec. West


Benjamin J. Zucker, P.S. 8802



05-19-2023
Date of Survey
Job No. 23093

INDEXED ON MAP
6/9/23

6-15-2023

APPROVED

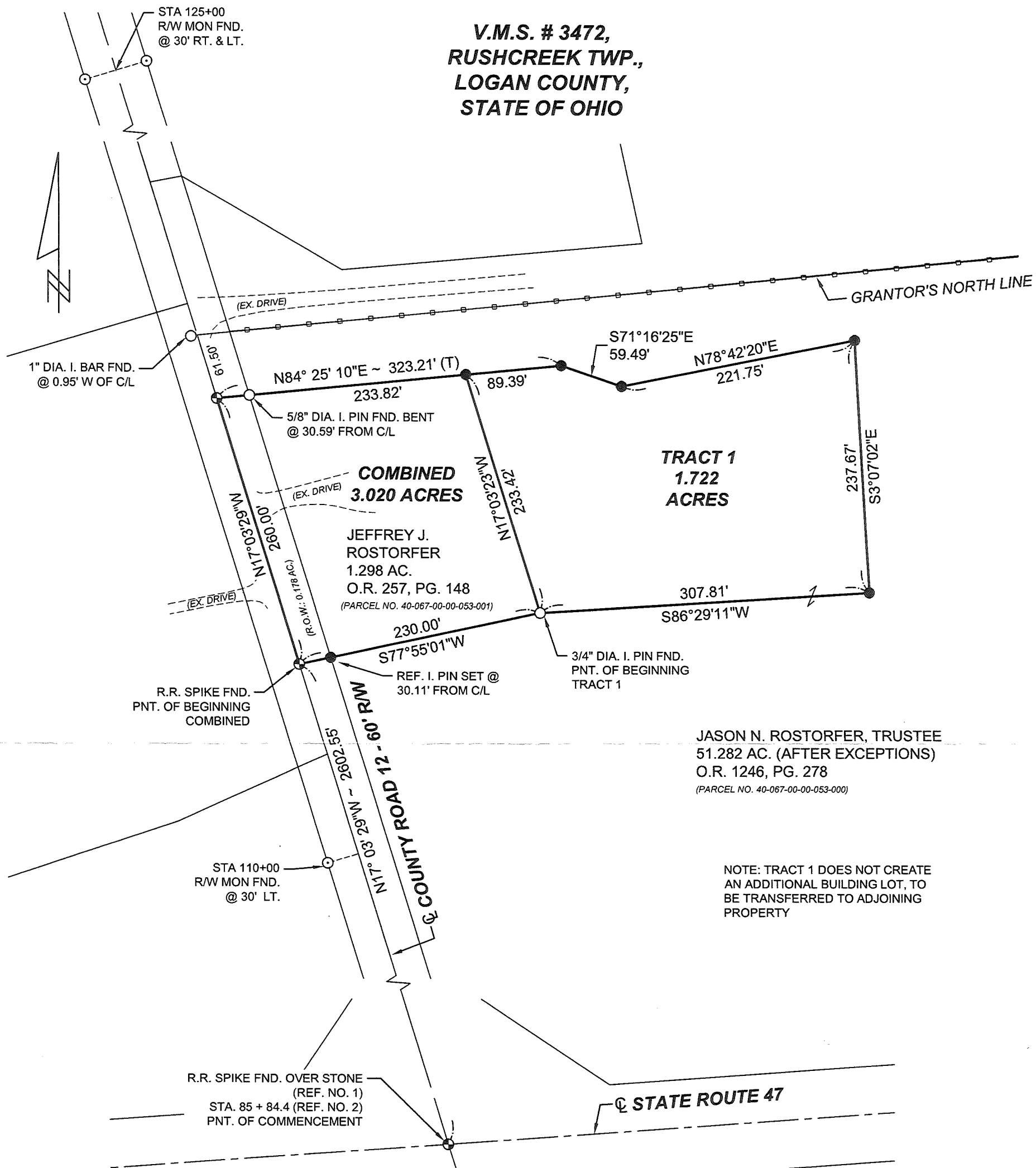


PLAT OF SURVEY

THIS SURVEY WAS PERFORMED AT THE REQUEST OF: JOHN ROSTORFER

106 S. Elm St. P.O. Box 133, Prospect, Ohio, 43342
office@foxsurveyingohio.com
Ph: (740)-494-2028

**V.M.S. # 3472,
RUSHCREEK TWP.,
LOGAN COUNTY,
STATE OF OHIO**



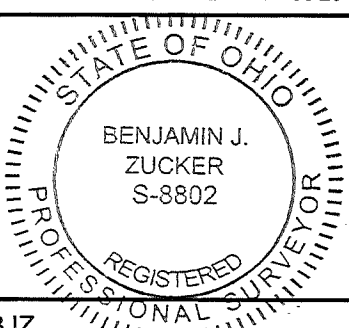
JASON N. ROSTORFER, TRUSTEE
51.282 AC. (AFTER EXCEPTIONS)
O.R. 1246, PG. 278
(PARCEL NO. 40-067-00-00-053-000)

NOTE: TRACT 1 DOES NOT CREATE AN ADDITIONAL BUILDING LOT, TO BE TRANSFERRED TO ADJOINING PROPERTY

ACCESS MANAGEMENT NOTES:

- COUNTY ROAD 12 IS CLASSIFIED AS A MINOR COLLECTOR ROAD
- MINIMUM DRIVEWAY DISTANCE TO AN EXISTING ROAD INTERSECTION IS 360'
- MINIMUM DRIVEWAY SPACING IS 360'
- MINIMUM STOPPING SIGHT DISTANCE >495' (55MPH)
- NO NEW ACCESS POINTS REQUESTED

REFERENCE MATERIALS	LEGEND
① R-6181 ② R-9101 ③ FB 703, PG. 29-31 ④ ⑤ Official Record: 1246, page 278 & O.R. 257, page 148 Basis of Bearing: NAD83 OH. ST. PLANE COORS. (N. ZONE) C/L OF C.R. 12 - N 17°03'29"W	Scale 1" = 100 feet ● R.R spike fnd. ○ 5/8" dia. iron pin fnd. (unless noted) ⊕ Survey nail set ⊗ Survey (MAG) spike set □ Stone found [M] Monument Box found ⊙ County R/W monument fnd. ● 5/8" dia. iron pin set with a plastic cap stamped " FOX SURVEYING CO"



CERTIFICATION

I hereby certify that this plat is a true and correct representation of a survey performed under my responsible direction and supervision and is correct to the best of my knowledge.

Benjamin J. Zucker
Benjamin J. Zucker, Reg. P.S. No. 8802

05-19-2023
Date of Survey

Dwg. By: BJJ

INDEXED ON MAP
6181

Job No.: 23093