

8-13-15

# 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  
surveys@lsminc.us

## DUGAN 3.673 ACRE

Lying in Virginia Military Survey 9956, Rushcreek Township, Logan County, Ohio.

Being out of the John D. Dugan 53.22 acre tract as deeded and described in Official Record 966, Page 268, Tract I of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a railroad spike found on the intersection of the center-lines of County Highway 265 and Ohio Route 274 at Station 511 + 74 (Logan County Engineer's File X-9, Sheet 9 of 9).

THENCE, with the center-line of Ohio Route 274 (60 feet wide), the following two courses:

N 30°-41'-00"E, a distance of 250.46 feet to a 5/8 inch iron rod found at Station 514 + 24.8.

N 27°-35'-01"E, a distance of 164.87 feet to a MAG nail found at the TRUE POINT OF BEGINNING, passing a 3/4 inch iron bar found, P.C. Station 515 + 86, at 162.11 feet.

THENCE, with the center-line of Ohio Route 274, the following two courses:

N 27°-35'-01"E, a distance of 236.39 feet to a railroad spike found.

N 08°-55'-52"W, a distance of 106.24 feet to a MAG nail set.

THENCE, N 80°-23'-59"E, a distance of 193.54 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 18.60 feet.

THENCE, S 29°-21'-41"E, a distance of 266.83 feet to a 5/8 inch iron rod set.

THENCE, S 27°-48'-36"E, a distance of 161.67 feet to a 5/8 inch iron rod set on the north railroad right-of-way.

INDEXED ON MAP  
9688 1D-1

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THENCE, with the north railroad right-of-way, with a curve to the left, having a central angle of  $05^{\circ}-33'-53''$ , a radius of 2914.92 feet, an arc length of 283.10 feet, a chord bearing  $S 49^{\circ}-51'-22''W$ , a distance of 282.99 feet to a 6 inch square concrete post found.

THENCE, with a north line of the Barbara Newland 0.68 acre tract (O.R. 730, Pg. 324),  $N 88^{\circ}-21'-32''W$ , a distance of 137.91 feet to a 5/8 inch iron rod found.

THENCE, with the lines of the Mary Lynn McDonald 0.470 acre tract (O.R. 982, Pg. 191), the following three courses:

$N 14^{\circ}-58'-25''E$ , a distance of 125.77 feet to a 5/8 inch iron rod found.

$N 58^{\circ}-52'-32''W$ , a distance of 34.88 feet to a MAG nail found.

$N 63^{\circ}-55'-41''W$ , a distance of 154.19 feet to the point of beginning, passing a 5/8 inch iron rod found at 124.16 feet.

Containing 3.673 acres, of which 0.114 acre is within the highway right-of-way.

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

The basis for bearings is the center-line of Ohio Route 274 between Station 511 + 74 and Station 514 + 24.8, being  $N 30^{\circ}-41'-00''E$ , and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on August 4, 2015.

Description prepared by:

A handwritten signature in black ink that reads 'William K. Bruce'.

William K. Bruce  
Professional Surveyor 7437  
August 5, 2015



48580715

INDEXED ON MAP  
9688 ID-2

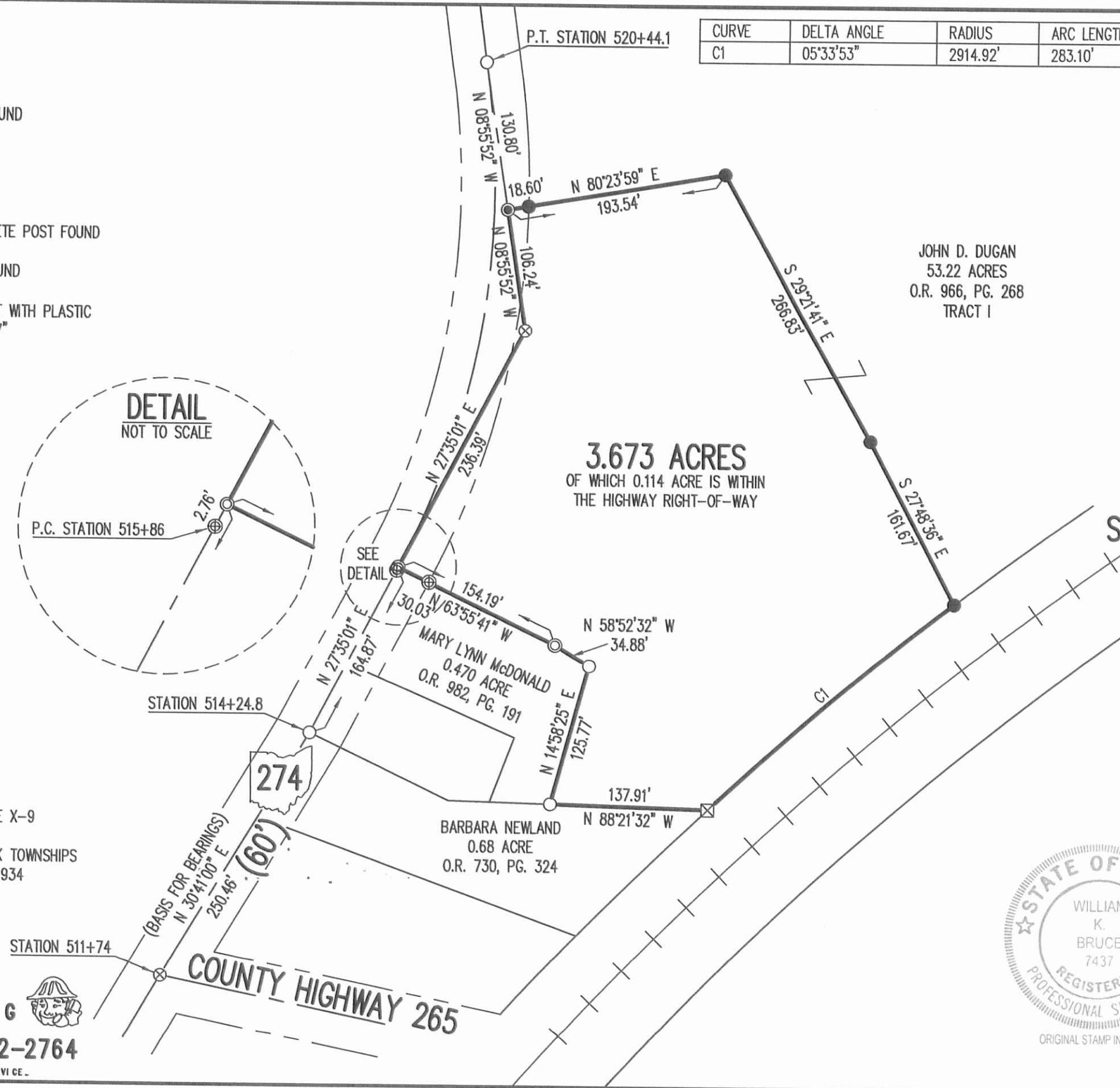
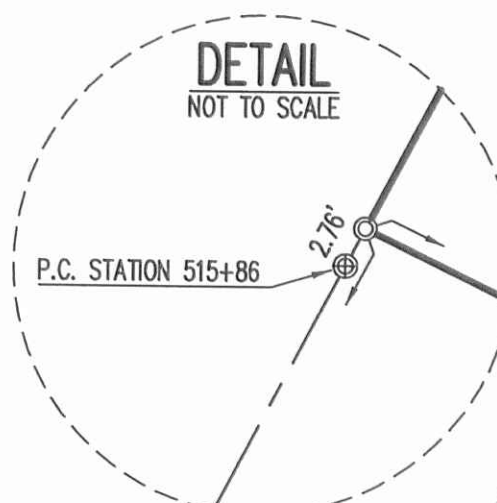
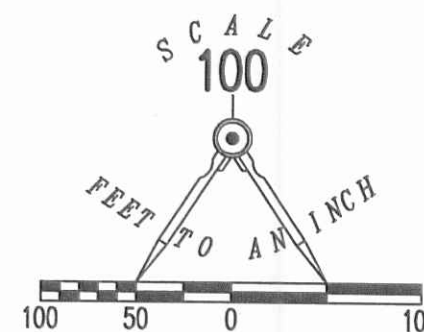
8-13-15

**APPROVED**

**LEGEND:**

- ⊗ RAILROAD SPIKE FOUND
- ⊕ 3/4 INCH IRON BAR FOUND
- ⊙ MAG NAIL FOUND
- MAG NAIL SET
- ⊠ 6 INCH SQUARE CONCRETE POST FOUND
- 5/8 INCH IRON ROD FOUND
- 5/8 INCH IRON ROD SET WITH PLASTIC I.D. STAMPED "LSM 7437"

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	05°33'53"	2914.92'	283.10'	S 49°51'22" W	282.99'



**3.673 ACRES**  
OF WHICH 0.114 ACRE IS WITHIN THE HIGHWAY RIGHT-OF-WAY

JOHN D. DUGAN  
53.22 ACRES  
O.R. 966, PG. 268  
TRACT I

**SURVEY OF 3.673 ACRES OUT OF THE JOHN D. DUGAN 53.22 ACRE TRACT OFFICIAL RECORD 966, PAGE 268 TRACT I VIRGINIA MILITARY SURVEY 9956 RUSHCREEK TOWNSHIP LOGAN COUNTY, OHIO**

SURVEYED BY:

*William K. Bruce*

WILLIAM K. BRUCE  
PROFESSIONAL SURVEYOR 7437  
AUGUST 4, 2015



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WWW.LSMINC.US  
surveys@lsminc.us

KSS D0715 48580715 L-4858-3

**REFERENCE:**

LOGAN COUNTY ENGINEER'S FILE X-9  
SHEET 9 OF 9, ROAD NO. 9  
LAKE-JEFFERSON & RUSHCREEK TOWNSHIPS  
LOGAN COUNTY, OHIO DATED 1934

2 WORKING DAYS  
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OHIO UTILITIES PROTECTION SERVICE

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9666 IP