

REC'D 11-2-98 SMY OK ✓



Lee Surveying and Mapping Co., Inc.



Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver Street
Bellefontaine OH 43311

Phone: (937) 593-7335
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JEROME J. MEYER 1.386 ACRES

Lying in Section 28, Town 6-S, Range 8-E, Stokes Township, Logan County, Ohio.

Being out of the Jerome J. Meyer original 78.0 acre tract as deeded and described in Official Record 58, Page 53, Tract "C", Tract II of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a stone found in a monument box on the southwest corner of the northwest quarter of Section 28 and at the intersection of center-lines of Township Road 84 and Township Road 85.

THENCE, with the west line of Section 28 and the center-line of Township Road 84, (50 feet wide), N 1°-15'-00" W, a distance of 144.67 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE, with the west line of Section 28 and the center-line of Township Road 84, N 1°-15'-00" W, a distance of 150.98 feet to a MAG nail set.

THENCE, with the lines of the Christine L. Wallace 1.0 acre tract (O.R. 288, Pg. 823), the following two courses:

N 88°-46'-18" E, a distance of 209.66 feet to a 5/8 inch iron rod found, passing a 5/8 inch iron rod found at 25.17 feet.

N 1°-13'-43" W, a distance of 208.71 feet to a 5/8 inch iron rod set.

THENCE, N 88°-46'-09" E, a distance of 79.47 feet to a 5/8 inch iron rod set.

THENCE, S 1°-13'-43" E, a distance of 360.58 feet to a 5/8 inch iron rod found on the northeast corner of the Thomas Hoffman 1.00 acre tract (O.R. 84, Pg. 894).

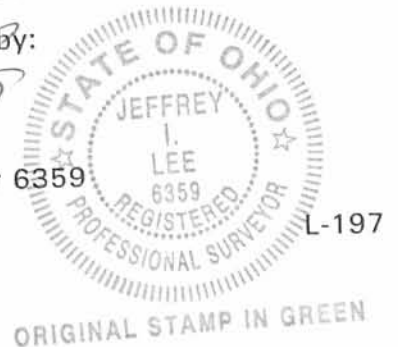
THENCE, with the north line of the said 1.00 acre tract, S 88°-56'-47" W, a distance of 289.08 feet to the point of beginning, passing a 5/8 inch iron rod found at 263.91 feet.

Containing 1.386 acres of which 0.087 acre is within the road right-of-way.

The basis for bearings is the west line of Section 28 and the center-line of Township Road 84 being N 1°-15'-00" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on October 12, 1998.

Description prepared by:

Jeffrey I. Lee
Professional Surveyor 6359
October 29, 1998



INDEXED ON MAP
5954 1D

TOWNSHIP ROAD 84 (50' WIDE)

(BASIS FOR BEARINGS)
N 01° 15' 00" W
144.67'

T.R. 85

SECTION 29

SECTION 28

CHRISTINE L. WALLACE
1.0 ACRE
O.R. 288, PG. 823

25.17'
N 88° 46' 18" E
N 88° 46' 18" E
209.66'

1.386 ACRES
OF WHICH 0.087 ACRE
IS IN HIGHWAY RIGHT-OF-WAY

25.17'
S 88° 56' 47" W
S 88° 56' 47" W
289.08'

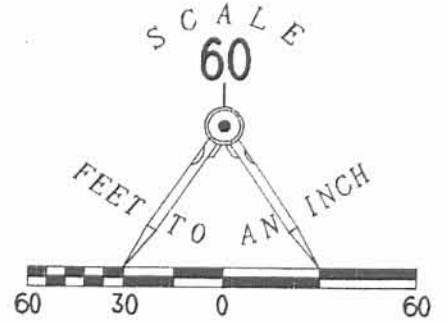
THOMAS HOFFMAN
1.00 ACRE
O.R. 84, PG. 894

N 88° 46' 09" E
79.47'

N 01° 13' 43" W
208.71'

S 01° 13' 43" E
360.58'

1/4 SECTION LINE
TRACT "C", TRACT I



LEGEND

- 5/8" IRON ROD FOUND
- 5/8" IRON ROD SET
- ⊗ RAILROAD SPIKE FOUND
- ⊕ BOAT SPIKE FOUND
- ⊠ STONE FOUND IN MONUMENT BOX
- MAGNAIL SET

JEROME J. MEYER
ORIG. 78.00 ACRES
O.R. 58, PG. 53
TRACT "C", TRACT II

SURVEY OF 1.386 ACRES
OUT OF THE JEROME J. MEYER
ORIGINAL 78.0 ACRE TRACT
TRACT "C", TRACT II
OFFICIAL RECORD 58, PAGE 53
SECTION 28, TOWN 6-S, RANGE 8-E,
STOKES TOWNSHIP
LOGAN COUNTY, OHIO



SURVEYED BY:

JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
OCTOBER 12, 1998

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INDEXED ON MAP
5954 1P

SEE SURVEYOR'S AFFIDAVIT

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BELLEFONTAINE, OHIO 43311

(513) 593-5780

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

PAUL CLEMENS SURVEY

Lying in the southwest corner of the northwest quarter of Section 28, T-6, R-8, Stokes Township, Logan County, Ohio and being out of that 80 acre tract deeded and described in Volume 301, Page 195 (Tract Two) of the Logan County Records of Deeds and more particularly described as follows:

Beginning at the intersection of the center-lines of Township Road 84 and Township Road 85. This point lying on the west line of Section 28 and being the southwest corner of the northwest quarter of said Section 28.

THENCE, with the south line of said 80 acres, N 88°-54'-40" E, a distance of 288.48 feet to an iron rod, passing an iron rod at 25.00 feet.

THENCE, parallel to Township Road 84, N 1°-15' W, a distance of 151.00 feet to an iron rod.

THENCE, parallel to the south line, S 88°-54'-40" W, a distance of 288.48 feet to an iron spike set in the center-line of Township Road 85, passing an iron rod at 263.48 feet.

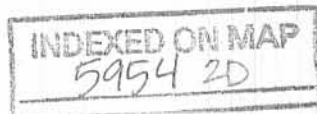
THENCE, with said center-line of Township Road 85, S 1°-15' E, a distance of 151.00 feet to the point of beginning. Containing 1.00 acre.

Last previous deed reference: Volume 301, Page 195.

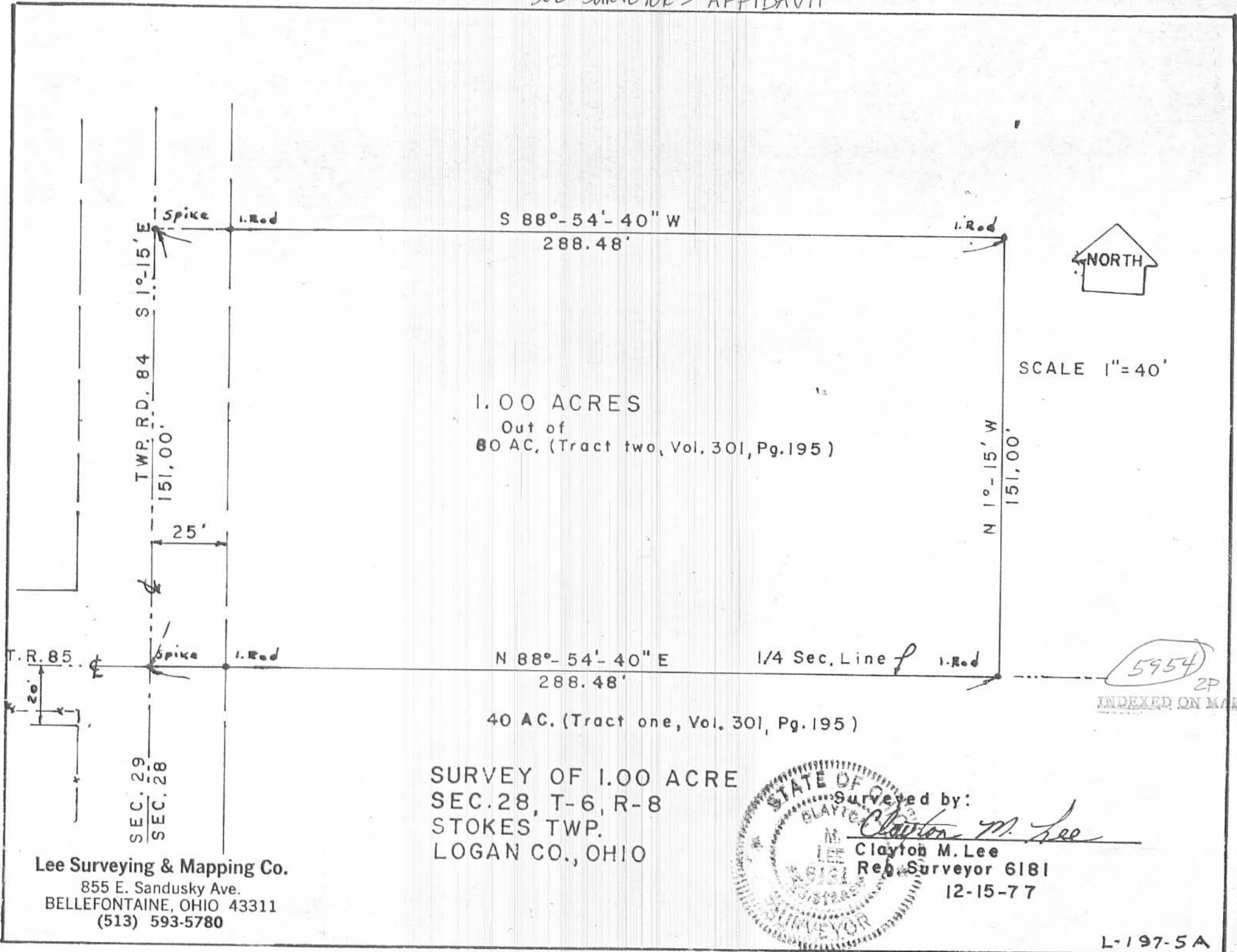
Surveyed by:

Clayton M. Lee

Clayton M. Lee
Reg. Surveyor No. 6181
12-15-77
File L-197-5A



SEE SURVEYOR'S AFFIDAVIT



SCALE 1" = 40'

1.00 ACRES
 Out of
 80 AC. (Tract two, Vol. 301, Pg. 195)

N 88°-54'-40" E 1/4 Sec. Line f 1 Rod
 288.48'

40 AC. (Tract one, Vol. 301, Pg. 195)

5954
 INDEXED ON MAP

SURVEY OF 1.00 ACRE
 SEC. 28, T-6, R-8
 STOKES TWP.
 LOGAN CO., OHIO

STATE OF OHIO
 Surveyed by:
Clayton M. Lee
 Clayton M. Lee
 Reg. Surveyor 6181
 12-15-77

Lee Surveying & Mapping Co.
 855 E. Sandusky Ave.
 BELLEFONTAINE, OHIO 43311
 (513) 593-5780

L-197-5A

PROFESSIONAL SURVEYOR'S AFFIDAVIT

STATE OF OHIO
RECEIVED _____

TIME _____

RECORDED _____

OFFICIAL RECORD _____ PAGE _____

COUNTY RECORDER ss:

Jeffrey I. Lee, being first duly sworn, deposes and says that he is a Registered Professional Surveyor under the laws of the State of Ohio, being Professional Surveyor No. 6359 and that he is making this affidavit for the purposes of correcting the description to certain real estate situated in Stokes Township, Logan County, Ohio, presently owned by Thomas Hoffman by virtue of a Quitclaim Deed recorded in Official Record Volume 84, Page 894 of the Logan County Records of Deeds.

The corrected description being as follows with corrections underlined:

Lying in the southwest corner of the northwest quarter and the northwest corner of the southwest quarter of Section 28, T-6, R-8, Stokes Township, Logan County, Ohio, and being out of that 80 acre tract and 40 acre tract deeded and described in Volume 301, Page 195 (Tract Two and Tract One) of the Logan County Records of Deeds and more particularly described as follows:

Beginning at a stone found at the intersection of the center-lines of Township Road 84 and Township Road 85. This point lying on the west line of Section 28 and being the southwest corner of the northwest quarter of said Section 28.

THENCE, with the west line of Section 28 and the center-line of Township Road 84 (50 feet wide), S 1°-15'-00" E, a distance of 6.32 feet to a railroad spike set.

THENCE, N 88°-56'-48" E, a distance of 288.38 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 25.00 feet.

THENCE, N 1°-13'-43" W, a distance of 151.00 feet to a 5/8 inch iron rod set.

THENCE, parallel to the south line, S 88°-56'-48" W, a distance of 289.08 feet to a railroad spike set, passing a 5/8 inch iron rod set at 264.08 feet.

THENCE, with the west line of Section 28 and the said center-line of Township Road 85, S 1°-15'-00" E, a distance of 144.67 feet to the point of beginning. Containing 1.000 acre of which 0.087 acre is within the highway right-of-way. 0.956 acre is out of the original 80 acre tract and 0.044 acre is out of the original 40 acre tract.

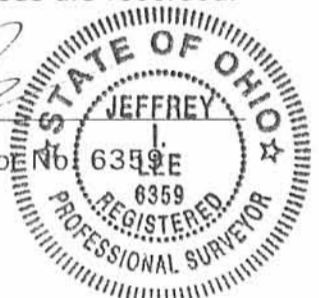
A survey of this property was made by Clayton M. Lee, registered surveyor No. 6181, December 15, 1977 and a re-tracement survey was made by Jeffrey I. Lee, Professional Surveyor 6359, on October 12, 1998. PARCEL # 43-016-00-00-015

This affidavit is made in compliance with Revised Code of Ohio Sec. 5301.252 and particularly to show an affidavit of a professional surveyor to reconcile conflicts and ambiguities in descriptions of land in recorded instruments as stated in paragraph B(5) of Section 5301.252. Under Sec. 5301.252(C) the County Recorder shall receive and cause such affidavit to be recorded as deeds are recorded.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Brandi Pyles
BRANDI PYLES
Mary Ann Conkle
Mary Ann Conkle
STATE OF OHIO,
LOGAN COUNTY, SS:

Jeffrey I. Lee
Professional Surveyor No. 6359



ORIGINAL STAMP IN GREEN

BE IT REMEMBERED, that on this 17 day of November, 1998, before me, the subscriber, a Notary Public in and for said County and State, personally came the above named Jeffrey I. Lee the maker of the foregoing Affidavit, and acknowledged the signing of the same to be his voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal, on the day and year last aforesaid.

Mary Ann Conkle
Notary Public,
MARY ANN CONKLE

NOTARY PUBLIC, STATE OF OHIO
My Commission Expires Oct. 10, 1999

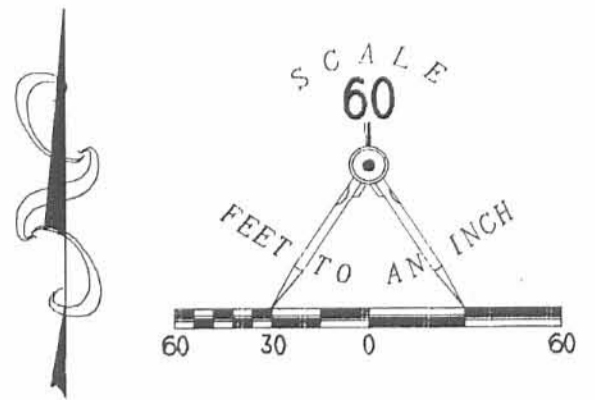
RECORDER:

Please cross reference to Official Record Volume 84, Page 894 in the Abstract of the Deed Records of Logan County, Ohio.

This instrument was prepared by Jeffrey I. Lee.



5954 3D



LEGEND

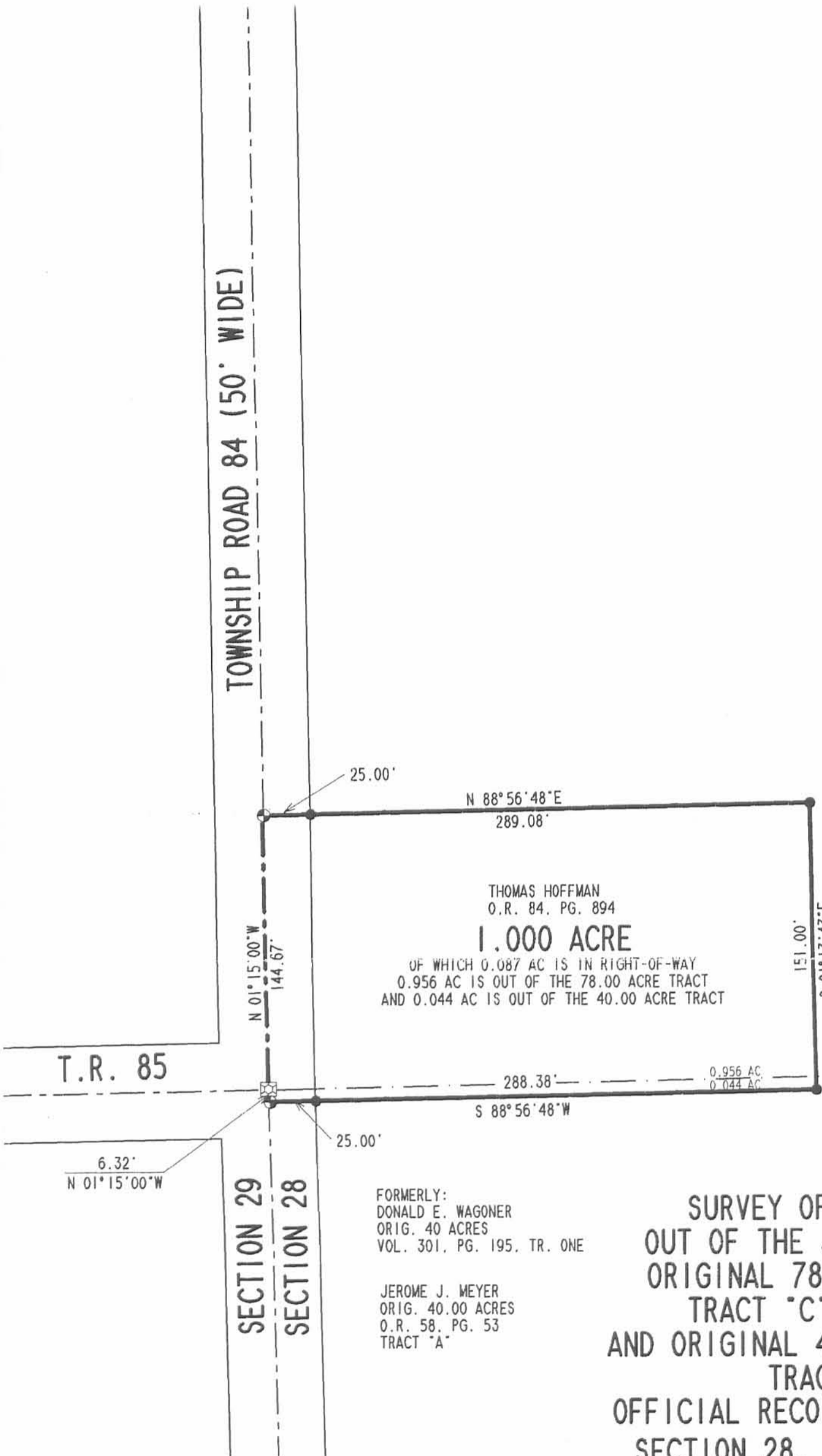
- 5/8" IRON ROD SET
- ⊕ RAILROAD SPIKE SET
- ☒ STONE FOUND IN MONUMENT BOX

FORMERLY:
DONALD E. WAGONER
ORIG. 80 ACRES
VOL. 301, PG. 195, TR. TWO

JEROME J. MEYER
ORIG. 78.00 ACRES
O.R. 58, PG. 53
TRACT "C", TRACT II

NOTE:
THIS PROPERTY WAS ORIGINALLY
SURVEYED BY CLAYTON W. LEE
REGISTERED SURVEYOR 6181,
ON DECEMBER 15, 1977. THIS
SURVEY IS TO CORRECT THAT
SURVEY BY SHOWING THE TRUE
LOCATION OF THE PARCEL.

TOWNSHIP ROAD 84 (50' WIDE)



THOMAS HOFFMAN
O.R. 84, PG. 894
1.000 ACRE
OF WHICH 0.087 AC IS IN RIGHT-OF-WAY
0.956 AC IS OUT OF THE 78.00 ACRE TRACT
AND 0.044 AC IS OUT OF THE 40.00 ACRE TRACT

T.R. 85

SECTION 29
SECTION 28

FORMERLY:
DONALD E. WAGONER
ORIG. 40 ACRES
VOL. 301, PG. 195, TR. ONE

JEROME J. MEYER
ORIG. 40.00 ACRES
O.R. 58, PG. 53
TRACT "A"

**SURVEY OF 1.000 ACRE
OUT OF THE JEROME J. MEYER
ORIGINAL 78.0 ACRE TRACT
TRACT "C", TRACT II
AND ORIGINAL 40.00 ACRE TRACT
TRACT "A"
OFFICIAL RECORD 58, PAGE 53
SECTION 28, TOWN 6, RANGE 8
STOKES TOWNSHIP
LOGAN COUNTY, OHIO**

SURVEYED BY:

[Signature]
JEFFREY T LEE
PROFESSIONAL SURVEYOR 6359
REVISED OCTOBER 12, 1998



ORIGINAL STAMP IN GREEN

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855 EAST SANDUSKY AVENUE
BELLEFONTAINE, OHIO 43311

CLAYTON M. LEE, P. S.
(513) 593-5780

WAGONER

Lying in the N W $\frac{1}{2}$ of Section 28, T-6-S, R-8-E, Stokes Township, Logan County, Ohio and being out of that 80 acres described in Volume 301, Page 195 of the Logan County Records of Deeds and better described as follows:

Beginning at the northwest corner of Section 28 in the intersection of County Road 87 and Township Road 84.

THENCE, S 1° -15' E, a distance of 2151.9 feet, with the west section line 28 and with the center-line of Township Road 84 to the true point of beginning.

THENCE, continuing with the road and the section line, S 1° -15' E, a distance of 208.71 feet to a railroad spike.

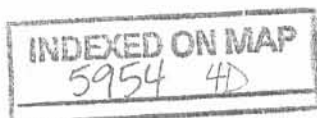
THENCE, at right angles to the section line, N 88° -45' E, a distance of 208.71 feet to an iron rod, passing another iron rod at 25.00 feet.

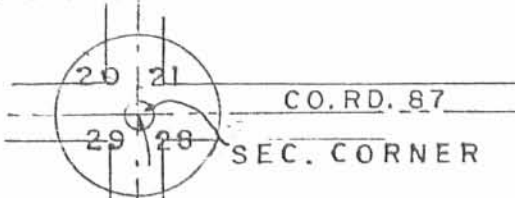
THENCE, N 1° -15' W, a distance of 208.71 feet to an iron rod.

THENCE, S 88° -45' W, a distance of 208.71 feet to the point of beginning, passing an iron rod at 183.71 feet. Containing 1.00 acres.

Last previous deed: Volume 301, Page 195.

Surveyed by Clayton M. Lee
Clayton M. Lee
Reg. Surveyor 6181
10-15-76





DONALD E. WAGONER
 57 ACRES
 VOL. 234, PG. 461

DONALD E. WAGONER
 80 ACRES
 VOL. 301, PG. 195

SURVEY OF 1 ACRE OUT OF
 80 AC. TRACT
 NW 1/4 SEC. 28, T-6-S, R-8-E,
 STOKES TWP.
 LOGAN COUNTY, OHIO.

S 1° 15' E TWP. RD. 84

2151.9

618.7'



5954 4P

SURVEYED BY

Clayton M. Lee

CLAYTON M. LEE
 REG. SURVEYOR 6181

10-14-76

NORTH



SCALE ~ 1" = 200'