

Lee Surveying and Mapping Co.



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

855 EAST SANDUSKY AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-5780

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

FRANK BOZMAN SURVEY

Lying in V.M.S. 4477, Jefferson Township, Logan County, Ohio.

Being a triangular piece of land lying adjacent to and being contiguous with two pieces of property now in the name of grantee (Frank Bozman) and being more particularly described as follows:

Beginning at a 5/8" iron rod found marking the southeast corner of the Bozman 1.656 acre tract (Volume 400, Page 206) and being on the west line of the Bozman 2.00 acre tract (Volume 388, Page 50).

THENCE, with the said west line of the 2.00 acre tract, S 5°-02'-20" W, a distance of 278.27 feet to a 1" iron rod found at the southwest corner of said 2 acre tract.

THENCE, N 16°-31'-50" W, a distance of 374.55 feet to a fence post on the south line of the said 1.656 acre tract.

THENCE, with the said south line of the 1.656 acre tract, S 57°-59'-45" E, a distance of 154.50 feet to the point of beginning.

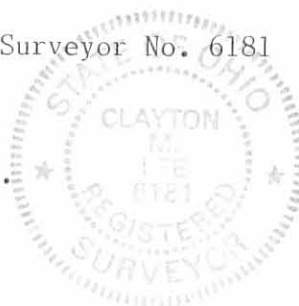
Containing 0.44 acre.

Prepared by:

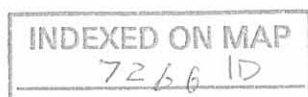
Clayton M. Lee

Clayton M. Lee
Registered Professional Surveyor No. 6181
February 24, 1987

This description prepared from an actual field survey.
Basis for bearings: Center-line of County Road 29 (S 60°-56' E).



ORIGINAL STAMP IN GREEN



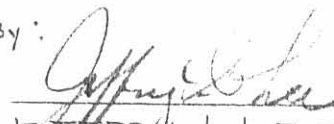


SCALE 1"=100'

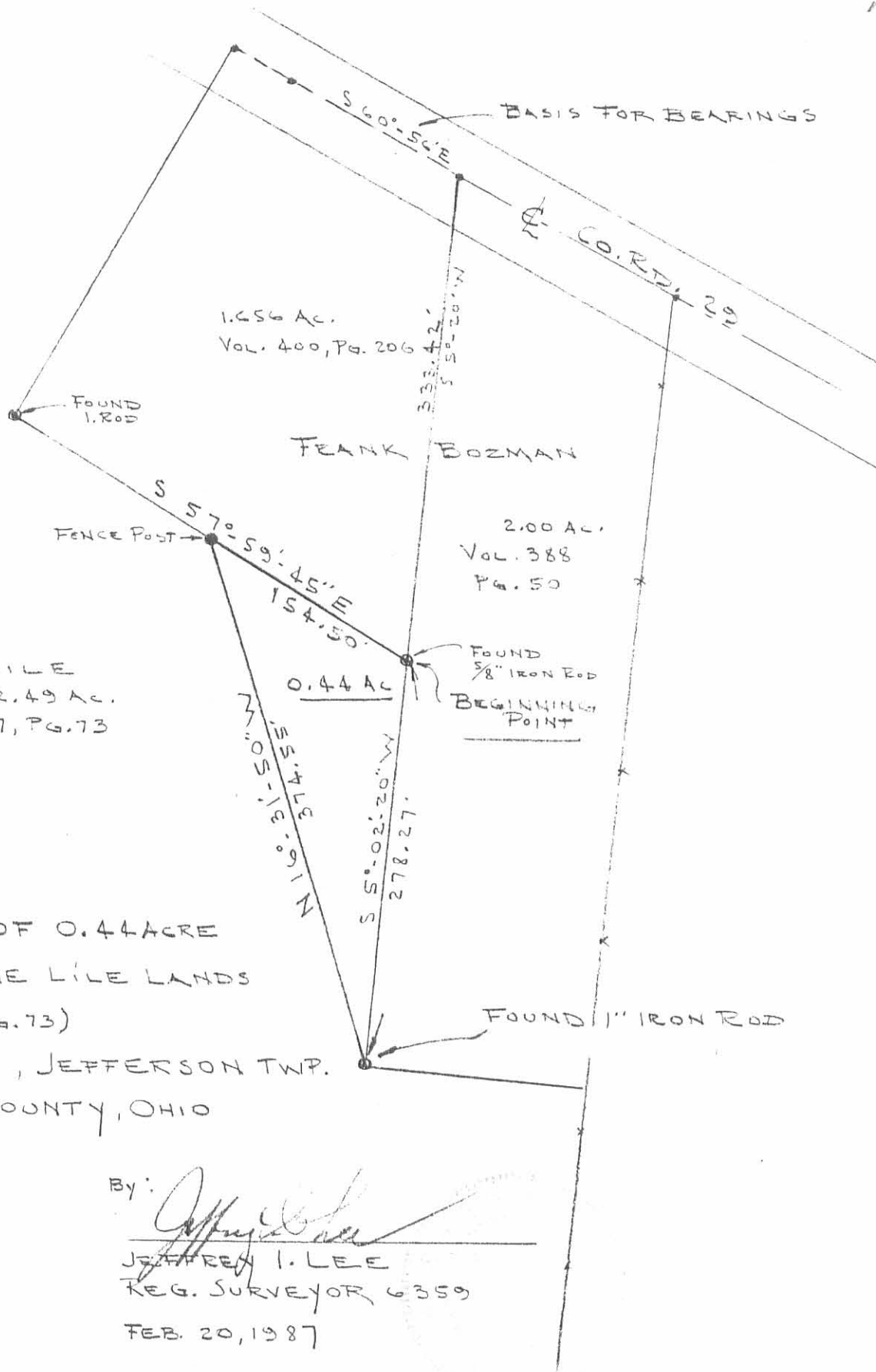
F.B. LILE
ORIG. 32.49 AC.
VOL. 387, PG. 73

SURVEY OF 0.44 ACRE
OUT OF THE LILE LANDS
(VOL. 387, PG. 73)
V.M.S. 4477, JEFFERSON TWP.
LOGAN COUNTY, OHIO

By:


JEFFREY I. LEE
REG. SURVEYOR 6359
FEB. 20, 1987

INDEXED ON MAP
7266-1F



L-588-E-15

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855 EAST SANDUSKY AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-5780

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

BRUCE LILE SURVEY

Lying in V.M.S. 4477, Jefferson Township, Logan County, Ohio.

Being out of the north side of that 30.49 acre tract lying in the name of F.B. Lile (Volume 387, Page 73) and more particularly described as follows:

Beginning at a spike found on the center-line of County Highway No. 29, marking the northeast corner of said 30.49 acres and also the north-west corner of a 2.00 acre tract (Volume 388, Page 50) and designated as being Station 59+54 of the Logan County highway records (Field Book 602, Page 27).

THENCE, with the west line of said 2.00 acre tract, S 5°-02'-20" W, a distance of 333.42 feet to an iron rod set at a fence corner.

THENCE, with said fence, N 57°-59'-45" W, a distance of 315.69 feet to an iron rod.

THENCE, N 30°-01' E, a distance of 289.45 feet to a harrow tooth set on the center-line of County Highway 29, passing an iron rod set on the south right-of-way line of said highway at 259.45 feet.

THENCE, with the said center-line of County Highway 29, S 59°-39' E, a distance of 45.57 feet to an iron rod found marking an angle in said center-line (Highway Station 58+25).

THENCE, continuing with said center-line, S 60°-56' E, a distance of 129.16 feet to the point of beginning. Containing 1.656 acres.

Last previous deed reference: Volume 387, Page 73.

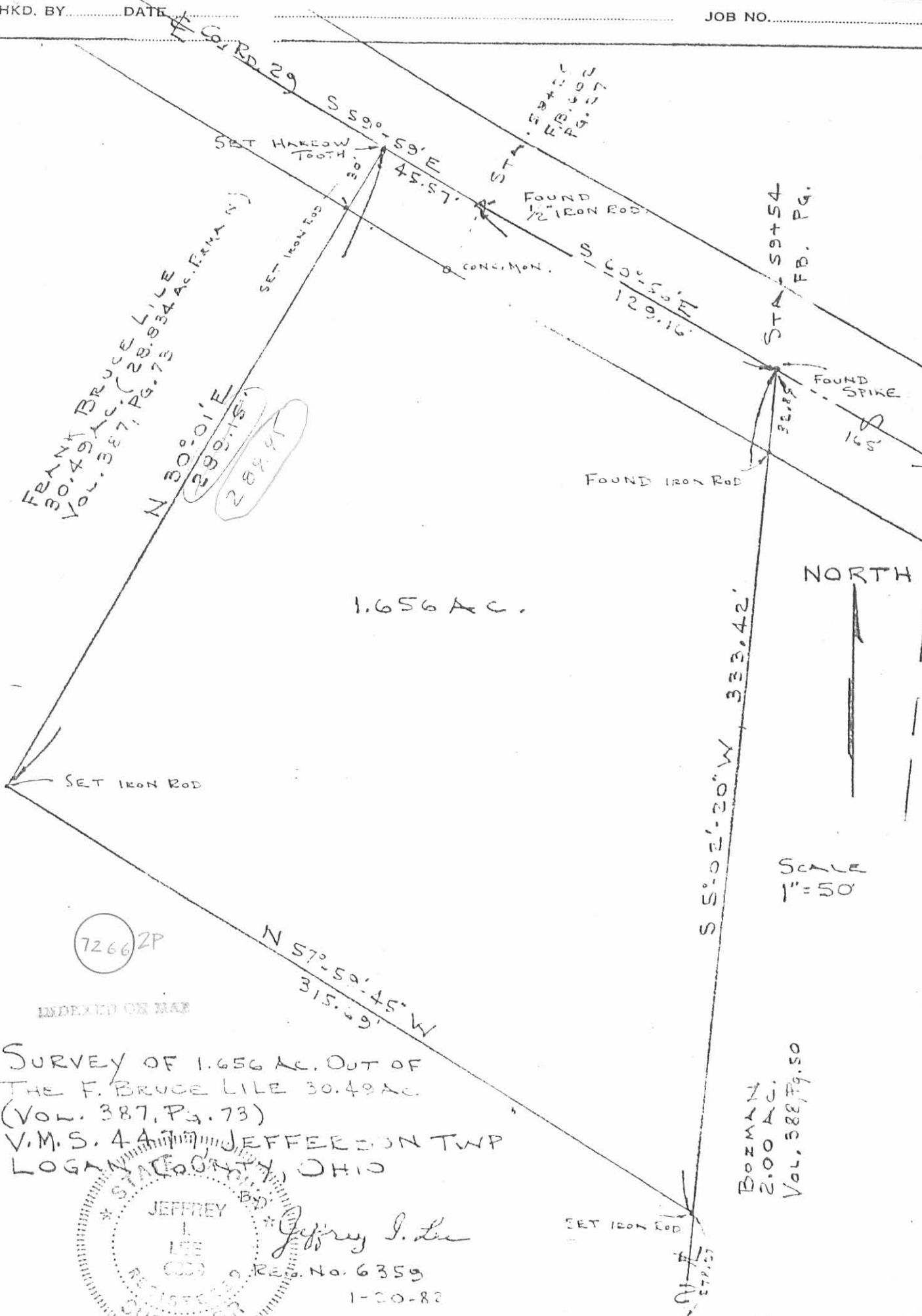
Surveyed by:



Jeffrey I. Lee
Jeffrey I. Lee
Reg. Surveyor No. 6359
1-20-82

7266 2D

INDEXED ON MAP



F. BRUCE LILE
 30.49 AC.
 VOL. 387, PG. 73
 (28.934 AC. F.B.L.)

N 30° 01' E
 299.15'
 289.41'

1.656 AC.

NORTH

SCALE
 1" = 50'

7266 2P

INDEXED ON MAP

SURVEY OF 1.656 AC. OUT OF
 THE F. BRUCE LILE 30.49 AC.
 (VOL. 387, PG. 73)
 V.M.S. 447 JEFFERSON TWP
 LOGAN COUNTY, OHIO

JEFFREY I. LEE
 REGISTERED SURVEYOR
 REG. No. 6359
 1-20-82

Jeffrey I. Lee

BOZMAN
 2.00 AC.
 VOL. 388, PG. 50

Lee Surveying and Mapping Co.



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855 EAST SANDUSKY AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-5780

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

F. BRUCE LILE 2.00 ACRES

Lying in V.M.S. 4477, Jefferson Township, Logan County, Ohio and being 2.00 acres out of the very northeast corner of that 32.49 acres deeded and described in Volume 387, Page 73 of the Logan County Records of Deeds and more particularly described as follows:

Beginning at an iron spike set on the center-line of County Highway 29, marking the northeast corner of the said 32.49 acres and designated as being Station 61+19 in the Logan County Engineer's records (Field Book 602, Page 27).

THENCE, with the east line of said 32.49 acres, the same being the west line of a 30.00 acre tract (Volume 377, Page 546), S 5°-02'-20" W, a distance of 544.51 feet to an iron rod, passing an iron rod set on the road right-of-way line at 32.85 feet.

THENCE, at right angles, N 84°-57'-40" W, a distance of 150.70 feet to an iron rod.

THENCE, parallel to the east property line, N 5°-02'-20" E, a distance of 611.69 feet to an iron spike set on the center-line of County Road 29, passing an iron rod set on the road right-of-way line at 578.84 feet.

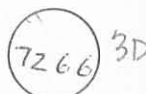
THENCE, with said center-line, S 60°-56' E, a distance of 165.00 feet to the point of beginning. Containing 2.00 acres.

Last previous deed reference: Volume 387, Page 73.

Prepared by:

Clayton M. Lee

Clayton M. Lee
Reg. Surveyor No. 6181
March 25, 1980



INDEXED ON MAP

REFERENCE:

Logan County Engr. F.B. 602
Pg. 27

FRANK BRUCE LILE
32.49 AC.
Vol. 387, Pg. 73

2.000 ACRES

DONALD ROPP
30.00 AC.
Vol. 377, Pg. 546

SURVEY OF 2.000 ACRES
OUT OF FRANK BRUCE LILE'S
32.49 ACRES, Vol. 387, Pg. 73
V.M.S. 4477
JEFFERSON TWP., LOGAN CO., OHIO

SURVEYED BY:

Jeffrey I. Lee

Jeffrey I. Lee
Reg. Surveyor 6359
March 20, 1980

LEE SURVEYING & MAPPING CO.

855 E. Sandusky Ave.
BELLEFONTAINE, OHIO 43311
(513) 593-5780

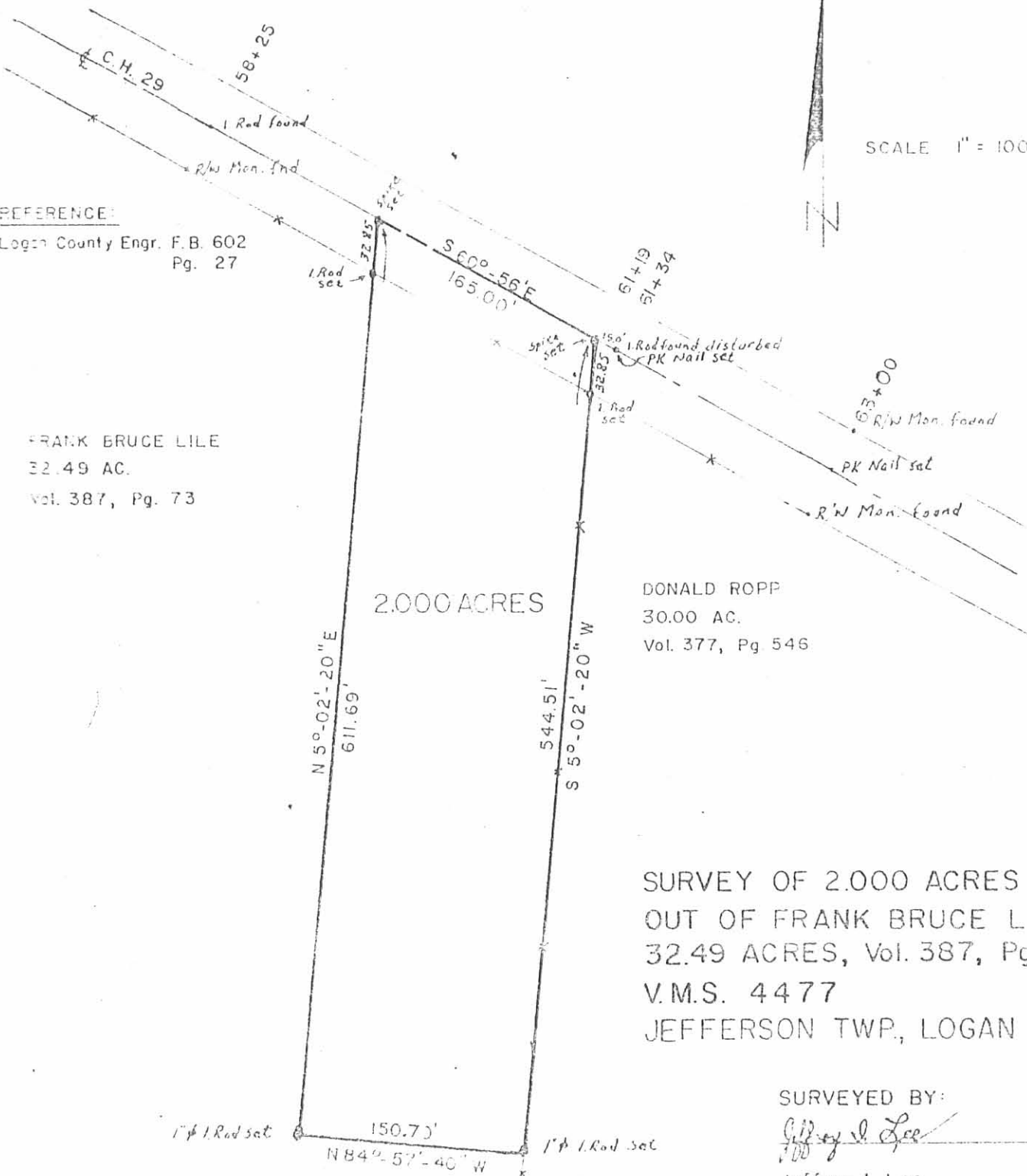


7266 3P

2001-10-10 10:00 AM



SCALE 1" = 100'



10-25-19



APPROVED



ARCHITECTURE • ENGINEERING • PLANNING
SURVEYING • CONSTRUCTION SERVICES

INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

LILE

1.364 ACRES

Lying in Virginia Military Survey 4477, Jefferson Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Shelia A. Lile 28.834 acre tract as deeded and described in Official Record 1289, Page 58, Tract I (second description) and being more particularly described as follows:

COMMENCING at a railroad spike found at Station 38+87 (Logan County Engineer's Field Book 602, Page 26) on the center-line of County Highway 29 (60 feet wide) and on a line common to said Virginia Military Survey 4477 and Virginia Military Survey 5864;

THENCE, with said center-line, **S 60°-56'-00" E**, passing MAG nails found at distances of 1477.41 feet and 1512.26 feet, a total distance of 1662.26 feet to a MAG nail found at the **TRUE POINT OF BEGINNING**;

THENCE, continuing with said center-line, **S 60°-56'-00" E**, a distance of **229.87 feet** to a harrow tooth found at a northerly corner common to said 28.834 acre tract and the Dale W. Carter and Evelyn F. Carter 1.656 acre tract as deeded and described in Official Record 204, Page 779;

THENCE, with a common line to said 28.834 acre and 1.656 acre tracts, **S 29°-06'-17" W**, passing a 5/8 inch iron found (I.D. cap stamped "P.S. 8533") at a distance of 32.67 feet, a total distance of **289.11 feet** to a 5/8 inch iron rod found;

THENCE, with new division lines through said 28.834 acre tract, the following three (3) courses:

- 1) **N 54°-48'-48" W**, a distance of **203.56 feet** to a 5/8 inch iron rod found (I.D. cap stamped "P.S. 8533");

INDEXED ON MAP
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Akron Bellefontaine Bridgeville Burns Harbor Chicago Cincinnati Cleveland Columbus Detroit Flint Fort Wayne Indianapolis Joliet
Kalamazoo Lansing Lexington Louisville Madison Melvindale Munster Muskegon Pittsburgh Port Huron Saint Joseph South Bend Toledo
Waterford

- 2) **N 24°-17'-51" E**, a distance of **238.23 feet** to a 5/8 inch iron rod found (I.D. cap stamped "P.S. 8533") on the south right-of-way line of County Highway 29; and
- 3) **N 15°-05'-30" E**, a distance of **30.91 feet** to the **POINT OF BEGINNING**

Containing **1.364 acre**, more or less, of which 0.156 acre is within the highway right-of-way.

Iron rods set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "DLZ OHIO, INC".

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

The basis for bearings, described herein, is the center-line of County Highway 29 (Logan County Engineer's Field Book 602, Pages 26 and 27), having a bearing of S 60°-56'-00" E. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on October 4, 2019.



Description prepared by:


Daniel A. Neer

Professional Surveyor No. 8533

October 24, 2019



1921-2066.00A

10-7-17

**APPROVED**ARCHITECTURE • ENGINEERING • PLANNING
SURVEYING • CONSTRUCTION SERVICESINNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE**INGRESS/EGRESS EASEMENT****0.833 ACRE**

Lying in Virginia Military Survey 4477, Jefferson Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Shelia A. Lile 11.22 acre tract and 28.834 acre tract as deeded and described in Official Record 1289, Page 58, first description and Tract I (second description), respectively, and being more particularly described as follows:

COMMENCING at a railroad spike found at Station 38+87 (Logan County Engineer's Field Book 602, Page 26) on the center-line of County Highway 29 (60 feet wide) and on a line common to said Virginia Military Survey 4477 and Virginia Military Survey 5864;

THENCE, with said center-line, South 60°-13'-33" East, a distance of 1512.26 feet to a MAG nail found at the **TRUE POINT OF BEGINNING**, being the northeasterly corner of the Phillip S. VanVoorhis and Imogene G. VanVoorhis 1.456 acre tract as deeded and described in Official Record 1333, Page 330;

THENCE, continuing with said center-line, **South 60°-13'-33" East**, a distance of **150.00 feet** to a MAG nail found:

THENCE, with new division lines through said 28.834 acre tract, the following two (2) courses:

- 1) **South 15°-47'-57" West**, a distance of **30.91 feet** to a 5/8 inch iron rod found (I.D. cap stamped "PS 8533"); and
- 2) **South 25°-00'-19" West**, a distance of **238.23 feet** to a 5/8 inch iron rod found (I.D. cap stamped "PS 8533"); and

THENCE **North 84°-33'-27" West**, partly with a new division line through said 28.834 acre tract and thereafter following a south

INDEXED ON MAP

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line of said 11.22 acre tract and the north line of the Shelia A Lile 26.306 acre tract as deeded and described in Official Record 1289, Page 58, third description, and the south line of an existing 0.353 acre, 50 feet wide ingress/egress easement as described in a deed to Phillip S. VanVoorhis and Imogene G. VanVoorhis, Official Record 1333, Page 330, Exhibit B, a distance of **92.50 feet** to a 5/8 inch iron rod found (I.D. cap stamped "PS 8533") at the southeasterly corner of said 1.456 acre tract;

THENCE with common lines to said 1.456 acre and the remainder of said 11.22 acre tracts and the west line of said 50 feet ingress/egress easement, the following two (2) courses:

- 1) **North 10°-41'-11" East**, a distance of **181.63 feet** to a 5/8 inch iron rod found (I.D. cap stamped "PS 8533"); and
- 2) **North 15°-47'-58" East**, a distance of **136.48 feet** to the **POINT OF BEGINNING**.

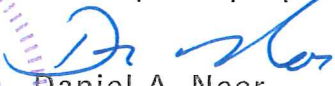
Containing **0.833 acre**, more or less, of which 0.103 acre is within the highway right-of-way, 0.469 acre within said 11.22 acre tract 0.364 acre within said 28.834 acre tract.

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

Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010), with the center-line of County Highway 29, having a bearing of South 60°-13'-33" East. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on October 4, 2019.



Description prepared by:

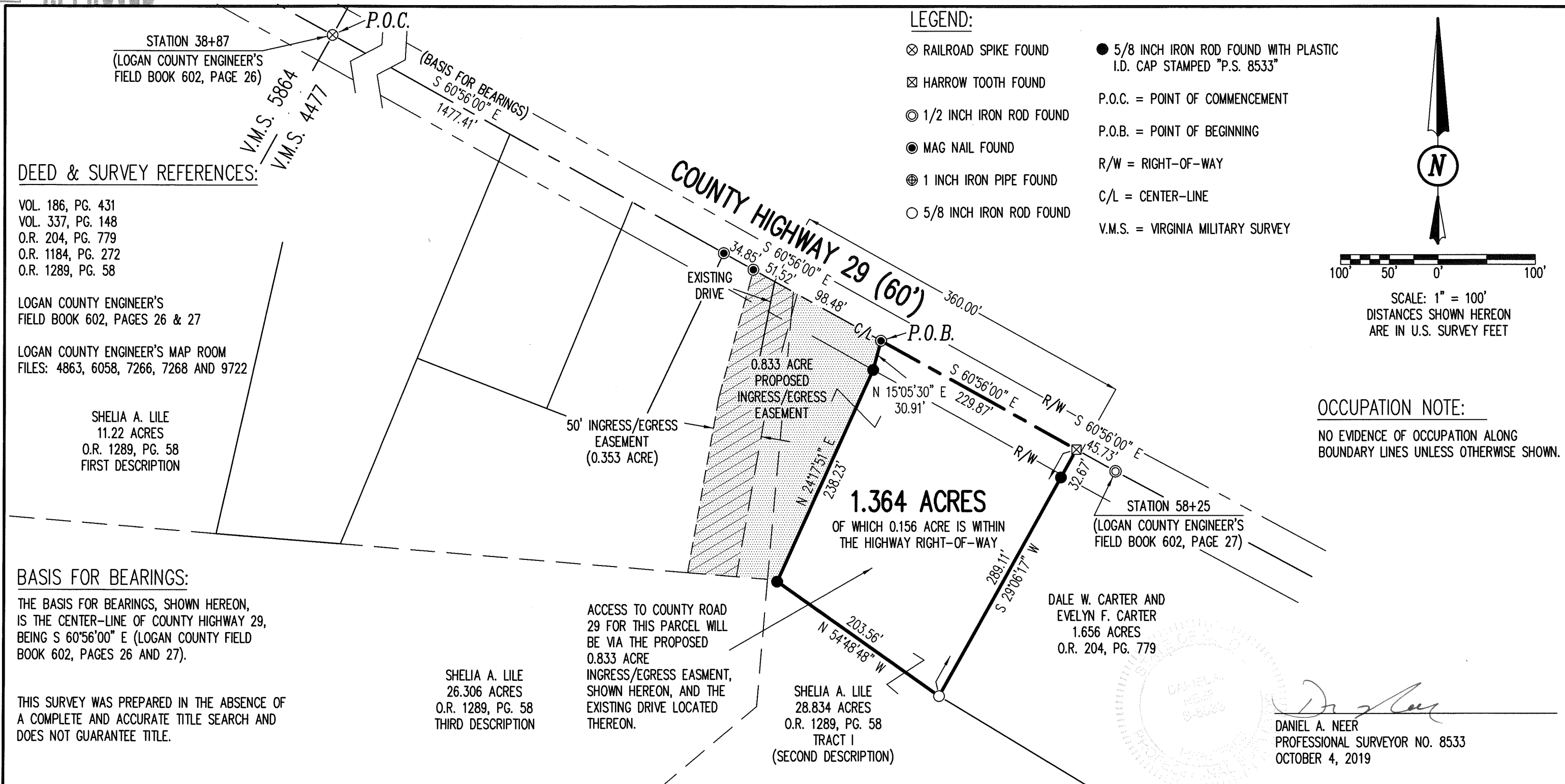

Daniel A. Neer
Professional Surveyor No. 8533
October 4, 2019

1921-2066.00



10-25-19

✓ **APPROVED**



DEED & SURVEY REFERENCES:

VOL. 186, PG. 431
VOL. 337, PG. 148
O.R. 204, PG. 779
O.R. 1184, PG. 272
O.R. 1289, PG. 58

LOGAN COUNTY ENGINEER'S
FIELD BOOK 602, PAGES 26 & 27

LOGAN COUNTY ENGINEER'S MAP ROOM
FILES: 4863, 6058, 7266, 7268 AND 9722

SHELIA A. LILE
11.22 ACRES
O.R. 1289, PG. 58
FIRST DESCRIPTION

BASIS FOR BEARINGS:

THE BASIS FOR BEARINGS, SHOWN HEREON,
IS THE CENTER-LINE OF COUNTY HIGHWAY 29,
BEING S 60°56'00" E (LOGAN COUNTY FIELD
BOOK 602, PAGES 26 AND 27).

THIS SURVEY WAS PREPARED IN THE ABSENCE OF
A COMPLETE AND ACCURATE TITLE SEARCH AND
DOES NOT GUARANTEE TITLE.

SHELIA A. LILE
26.306 ACRES
O.R. 1289, PG. 58
THIRD DESCRIPTION

ACCESS TO COUNTY ROAD
29 FOR THIS PARCEL WILL
BE VIA THE PROPOSED
0.833 ACRE
INGRESS/EGRESS EASMENT,
SHOWN HEREON, AND THE
EXISTING DRIVE LOCATED
THEREON.

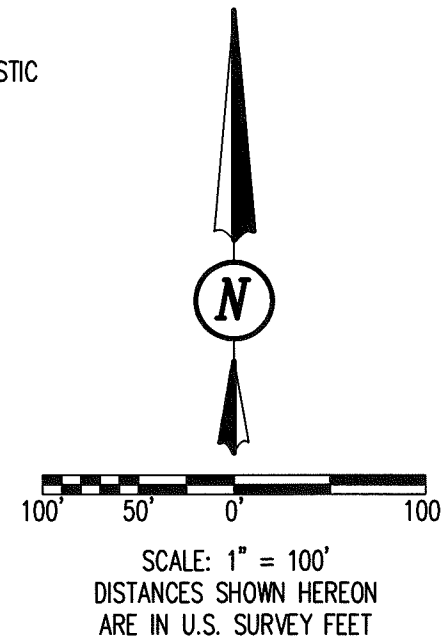
SHELIA A. LILE
28.834 ACRES
O.R. 1289, PG. 58
TRACT I
(SECOND DESCRIPTION)

DALE W. CARTER AND
EVELYN F. CARTER
1.656 ACRES
O.R. 204, PG. 779

DANIEL A. NEER
PROFESSIONAL SURVEYOR NO. 8533
OCTOBER 4, 2019

LEGEND:

- ⊗ RAILROAD SPIKE FOUND
- ⊠ HARROW TOOTH FOUND
- ⊙ 1/2 INCH IRON ROD FOUND
- MAG NAIL FOUND
- ⊕ 1 INCH IRON PIPE FOUND
- 5/8 INCH IRON ROD FOUND
- 5/8 INCH IRON ROD FOUND WITH PLASTIC I.D. CAP STAMPED "P.S. 8533"
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- R/W = RIGHT-OF-WAY
- C/L = CENTER-LINE
- V.M.S. = VIRGINIA MILITARY SURVEY



OCCUPATION NOTE:

NO EVIDENCE OF OCCUPATION ALONG
BOUNDARY LINES UNLESS OTHERWISE SHOWN.

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(937) 593-7335 • www.dlz.com
Project #1921-2066.00A

ACCESS MANAGEMENT NOTE:

COUNTY HIGHWAY 29 IS CLASSIFIED AS A MINOR COLLECTOR ROAD.
MINIMUM DRIVE SPACING IS 360'
MINIMUM STOPPING SIGHT DISTANCE IS >495 (55 MPH)

SURVEY OF 1.346 ACRES

VIRGINIA MILITARY SURVEY 4477
JEFFERSON TOWNSHIP
LOGAN COUNTY, OHIO

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
KSS			10/24/2019

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