

GOOD SURVEY

Beginning at a point in the center of Columbus Ave., said point being 160.3 feet East from the center line of Powers Street; thence at right angles to the center line of Columbus Ave. in a southerly direction and along the west side of a 10 foot right of way and passing an iron pipe 2.3 feet south of the south edge of the side walk, 258.8 feet to an iron pipe, said iron being in the north side of a  $16\frac{1}{2}$  foot alley; thence easterly along the north side of said alley 78.0 feet to an iron; thence northerly along the west side of a tract of land now owned by S. K. Nogle and passing an iron pipe 3.1 feet south of the south edge of the cement sidewalk, 258.3 feet to the center line of Columbus Ave.; thence westerly with the center line of Columbus Ave. 77.1 feet to the place of beginning, said tract containing 0.46 Ac. more or less and being the same tract as surveyed March 30, 1927 by F. F. Wright and being shown and recorded in the County Surveyor's Field Book # 418 page 50.

(625) 2D

INDEXED ON MAP



# 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

## MOWREY 0.205 ACRE

Lying in the Virginia Military Survey 4990, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being all of the H. Bruce Mowrey 0.28 acre tract as deeded and described in Official Record 76, Page 343 of the Logan County Records and Deeds and being more particularly described as follows:

Beginning at a stone monument with drill hole found at the intersections of the center-lines of Columbus Avenue and Stanley Street.

THENCE, with the center-line of Columbus Avenue (width varies), N 89°-00'-00" W, a distance of 355.04 feet to a point.

THENCE, S 01°-41'-18" W, a distance of 35.30 feet to a 5/8 inch iron rod set, passing a 3/4 inch iron rod found at a distance of 30.89 feet.

THENCE, with the south right of way of Columbus Avenue, and the north line of the Andrew J. Higgins 0.20 acre tract (O.R. 214, Page 513), N 89°-51'-15" W, a distance of 38.25 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING.

THENCE, with the west line of the said 0.20 acre tract, S 01°-42'-18" W, a distance of 222.94 feet to a 5/8" inch iron rod set.

THENCE, with the north line of a public alley (16.5 feet wide), N 89°-46'-02" W, a distance of 40.00 feet to a 5/8" iron rod set.

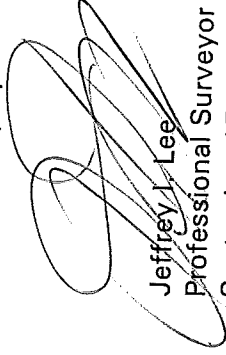
THENCE, with the east line of the Jane E. Nixon 0.46 acre tract (O.R. 427, Page 312 Tract III), N 01°-38'-33" E, a distance of 222.82 feet to a 5/8" inch iron rod set.

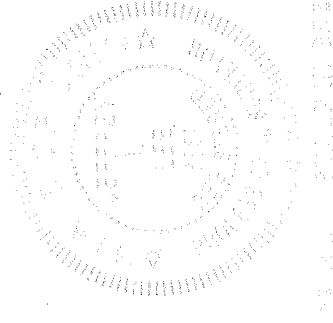
THENCE, with the south right-of-way of Columbus Avenue, S 89°-51'-15" E, a distance of 40.00 feet to the point of beginning.

Containing 0.205 acre.

The basis for bearings is the center-line of Columbus Avenue, being N 89°-00'-00" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on September 11, 2000

Description prepared by:

  
Jeffrey J. Lee  
Professional Surveyor 6359  
September 15, 2000



L-3021



REF ID: 9-25-00 SAM OK ✓

COLUMBUS AVENUE (WIDTH VARIES)

N 89°00'00"W (BASIS FOR BEARINGS)  
355.04'

40.00'

30.00'

POWERS STREET

STANLEY STREET

JANE E. NIXON  
0.46 ACRE  
O.R. 427, PG. 312  
TRACT III

N 01°38'32"E  
222.81'

0.205 ACRE

S 01°38'32"W  
222.88'

ANDREW J. HIGGINS AND  
PENNY S. HIGGINS  
0.20 ACRE  
O.R. 214, PG. 513

S 89°51'15"E

40.00'

38.25

4.41'

35.30'

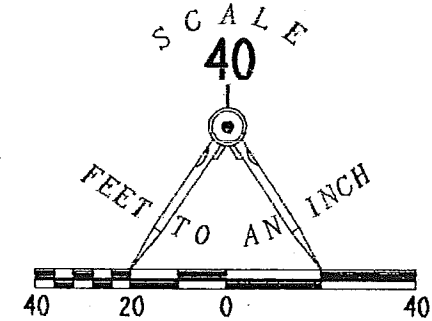
S 01°41'18"W

40.00'

N 89°46'02"W

16.5' WIDE ALLEY

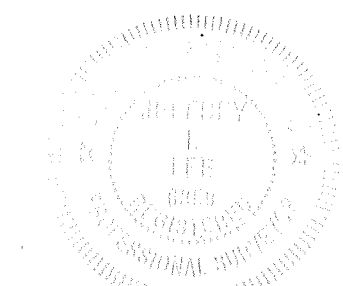
REFERENCES:  
CITY OF BELLEFONTAINE STREET RECORDS  
LOGAN COUNTY ENGINEER'S RECORDS:  
L 4219, L 2044  
L 7518, L 1722  
LOGAN COUNTY RECORDER'S  
PLAT CABINET A, SLIDE 211



LEGEND

- 5/8" IRON ROD SET
- ⊙ 3/4" IRON ROD FOUND
- ⊠ STONE MONUMENT FOUND WITH DRILL HOLE
- ⊘ MAG NAIL FOUND

SURVEY OF THE  
H. BRUCE MOWREY  
0.28 ACRE TRACT  
OFFICIAL RECORD 76, PAGE 343  
VIRGINIA MILITARY SURVEY 4990  
CITY OF BELLEFONTAINE  
LAKE TOWNSHIP  
LOGAN COUNTY, OHIO



SURVEYED BY:

JEFFREY I. LEE  
PROFESSIONAL SURVEYOR 6359  
SEPTEMBER 11, 2000

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117 North Madriver Street  
BELLEFONTAINE, OHIO 43311

(937) 593-7335

D-388

HIGGINS I

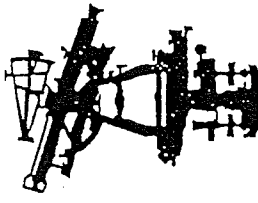
L-3021-3

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OHIO UTILITIES PROTECTION SERVICE.

625 1P



**EDWARDS SURVEYING**  
 110 SOUTH MAIN STREET  
 URBANA, OHIO 43078  
 (937) 653-6508



**LEGAL DESCRIPTION FOR LIBERTY SAVINGS BANK'S 0.263 ACRE TRACT**

Being situate in the State of Ohio, County of Logan, County of Logan, City of Bellefontaine, Lake Township, and being a part of Virginia Military Surveys 4990 and being more particularly described as follows;

Beginning for reference at a stone monument found 0.5' (foot) below grade in a monument box at the intersection of the centerlines of Columbus Avenue (60' right-of-way) and Stanley Street (40' right-of-way);

thence with the centerline of Columbus Avenue N-89°00'00"-W, 267.39' (feet) to a Mag nail set, passing for reference a Mag nail found at grade at 95.80' (feet);

thence S-0°48'54"-W, 30.00' (feet) to an iron bar set at the PRINCIPLE PLACE OF BEGINNING for the tract hereinafter described, also being at the Northwest corner of a 0.29 acre tract conveyed to Billy S. Peterson by Deed recorded in Official Record 256, Page 690 of the Logan County Records;

thence with the West line of said Peterson's tract S-0°48'54"-W, 228.69' (feet) to a 7/8" diameter iron pipe found at grade on the North line of a 16.5' (foot) wide alley;

thence with the North line of said alley N-88°52'31"-W, 50.08' (feet) to a 7/8" diameter iron pipe found at grade at the Southeast corner of a 0.20 acre tract conveyed to Robert J. Rogan by Deed recorded in Official Record 408, Page 383 of the Logan County Records;

thence with the East line of said Rogan's tract N-0°48'54"-E, 228.58' (feet) to a 1/2" diameter iron bar found 0.1' (foot) below grade on the South line of aforementioned Columbus Avenue;

thence with the South line of Columbus Avenue S-89°00'00"-E, 50.08' (feet) to the place of beginning.

Containing 0.263 acre, but being subject to the rights of all legal highways and all easements of record.

Being a more accurate description of a 0.25 acre tract conveyed to Liberty Savings Bank, F.S.B., by Deed recorded in Official Record 495, Page 789 of the Logan County Records.

The foregoing description prepared by and in accordance with a Survey by William D. Edwards, Professional Surveyor No. 7574, September 10, 2001. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 4792 PS 7574". The basis of bearings for the herein described tract is the centerline of Columbus Avenue per an assumed bearing of N-89°00'00"-W.

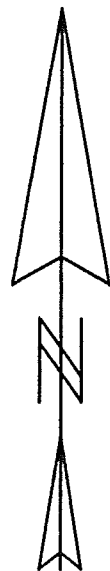


*William D. Edwards*  
 William D. Edwards  
 Professional Surveyor No. 7574

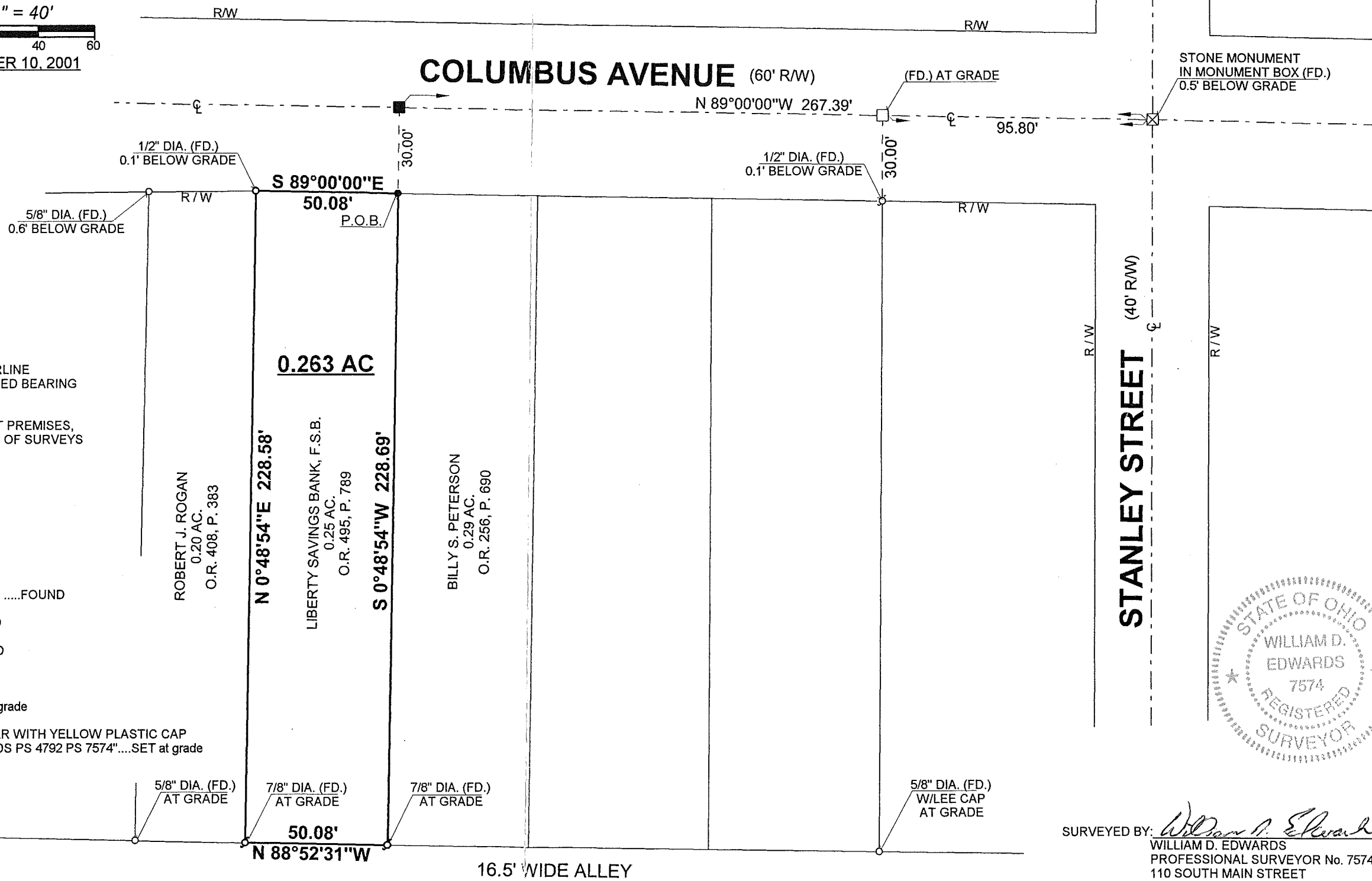


# PLAT OF SURVEY

CITY OF BELLEFONTAINE, LAKE TOWNSHIP  
LOGAN COUNTY, OHIO  
VIRGINIA MILITARY SURVEY 4990



SCALE: 1" = 40'  
DATE: SEPTEMBER 10, 2001

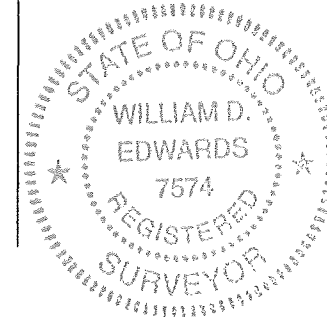


**NOTE:**

1. BEARINGS ARE BASED ON THE CENTERLINE OF COLUMBUS AVENUE PER AN ASSUMED BEARING N-89°00'00"-W
2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, PLATS OF SURVEYS IN THE VICINITY, COUNTY TAX MAPS.

**LEGEND**

- ⊠ — = STONE MONUMENT .....FOUND
- ○ — = IRON BAR.....FOUND
- ♂ — = IRON PIPE.....FOUND
- □ — = MAG NAIL.....FOUND
- ■ — = MAG NAIL.....SET at grade
- ● — = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 4792 PS 7574".....SET at grade



SURVEYED BY: *William D. Edwards*  
WILLIAM D. EDWARDS  
PROFESSIONAL SURVEYOR No. 7574  
110 SOUTH MAIN STREET  
URBANA, OHIO 43078  
(937)653-6508

REC'D 4-13-99 JML/ALV



# Lee Surveying and Mapping Co., Inc.



Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver Street  
Bellefontaine OH 43311

Phone: (937) 593-7335  
Fax: (937) 593-7444

## HIGGINS 0.195 ACRE

Lying in Virginia Military Survey 4990, City of Bellefontaine, Lake Township, Logan County Ohio,

Being the Andrew J. Higgins and Penny S. Higgins 0.20 acre tract as deeded and described in Official Record 214, Page 513 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a stone monument with a drill hole found at the inter-section of center-lines of Columbus Avenue (variable right-of-way) and Stanley Street.

THENCE, with the center-line of Columbus Avenue, N 89°-00'-00" W, a distance of 355.04 feet to a point.

THENCE, S 1°-42'-18" W, a distance of 35.30 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING, passing a 3/4 inch iron rod found at a distance of 30.89 feet.

THENCE, with the west line of the Joseph A. Bowden 0.20 acre tract (Vol. 408, Pg. 483), S 1°-42'-18" W, a distance of 222.94 feet to a 5/8 inch iron rod set.

THENCE, with the north line of a 16.5 feet wide alley, N 89°-46'-02" W, a distance of 38.00 feet to a 5/8 inch iron rod found.

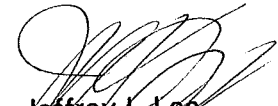
THENCE, with the east line of the H. Bruce Mowery 0.28 acre tract (O.R. 76, Pg. 343), N 1°-38'-32" E, a distance of 222.88 feet to a 5/8 inch iron rod set on the south right-of-way of Columbus Avenue.

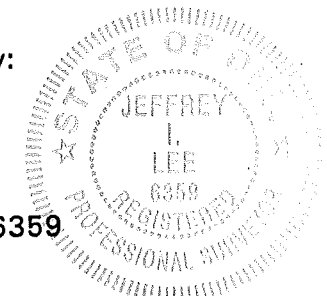
THENCE, with the south right-of-way of Columbus Avenue, S 89°-51'-15" E, a distance of 38.25 feet to the point of beginning.

Containing 0.195 acre.

The basis for bearings is based upon the center-line of Columbus Avenue being N 89°-00'-00" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Company on April 1, 1999.

Description prepared by:

  
Jeffrey I. Lee  
Professional Surveyor 6359  
April 8, 1999



L-2044

ORIGINAL STAMP IN GREEN

INDEXED  
625 412

COLUMBUS AVENUE (R/W VARIES)

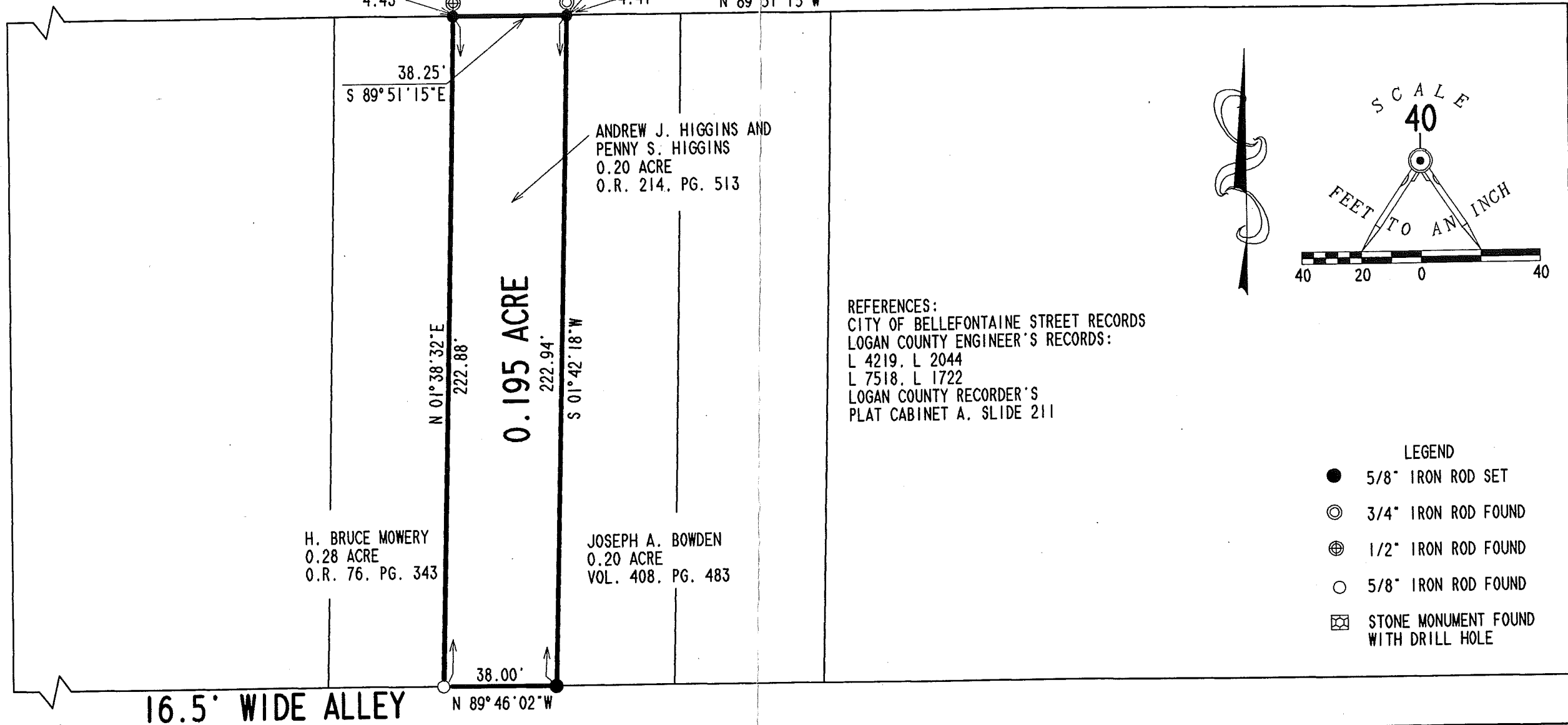
N 89°00'00"W (BASIS FOR BEARINGS)  
355.04'

40.00'

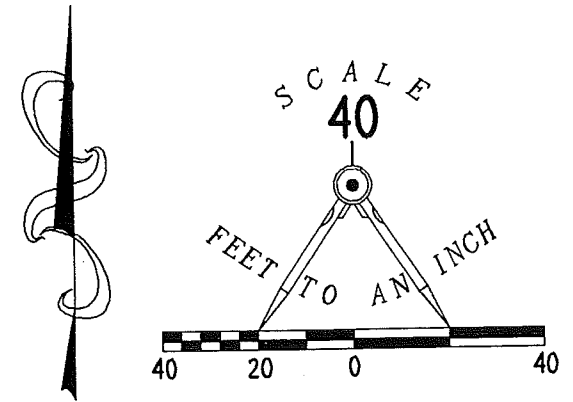
30.00'

POWERS STREET

STANLEY STREET

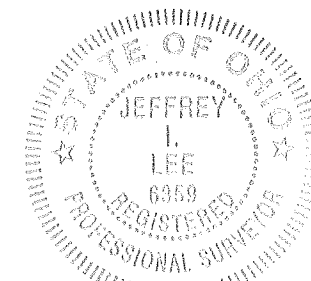


REFERENCES:  
CITY OF BELLEFONTAINE STREET RECORDS  
LOGAN COUNTY ENGINEER'S RECORDS:  
L 4219, L 2044  
L 7518, L 1722  
LOGAN COUNTY RECORDER'S  
PLAT CABINET A, SLIDE 211



- LEGEND
- 5/8" IRON ROD SET
  - ⊙ 3/4" IRON ROD FOUND
  - ⊕ 1/2" IRON ROD FOUND
  - 5/8" IRON ROD FOUND
  - ⊠ STONE MONUMENT FOUND WITH DRILL HOLE

SURVEY OF THE  
ANDREW J. HIGGINS AND  
PENNY S. HIGGINS  
0.20 ACRE TRACT  
OFFICIAL RECORD 214, PAGE 513  
VIRGINIA MILITARY SURVEY 4990  
CITY OF BELLEFONTAINE  
LAKE TOWNSHIP  
LOGAN COUNTY, OHIO



SURVEYED BY:  
*Jeffrey L. Lee*  
JEFFREY L. LEE  
PROFESSIONAL SURVEYOR 6359  
APRIL 1, 1999

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D-344 HIGGINS L-2044-5

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625 4P



Good Survey  
E. Columbus Ave.

- A Monument with corner Found
- B Iron Found
- C Monument With Corner Found
- D " " " "
- E Iron plaud By Wright
- F " " " "
- G " " " "
- H " " " "

I Lead with copper center in concrete wall. Block corner from city Records.

See Next page for corner references

Note:- In city record Book # 3 under Columbus Ave (Pages not numbered) it states Columbus is 80' at Powers and 60' at Stanley the property line being a straight line. Note I have used 35' for  $\frac{1}{2}$  of Columbus at Powers. City record only makes the above statement and does not refer to any plat or dedications of any kind.  
Note on Page 51 Jones (over)

March 30-1927  
Cloudy A.M.  
Clear P.M.  
Wright.  
Smucker.

50

