

REC'D 2-12-02 BMY OK

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

STOKES 1.149 ACRES

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

Being all of the Carolyn A. Stokes 0.17 acre, 0.44 acre and 0.55 acre tracts as deeded and described in Official Record 461, Page 488, Tract I, Tract II and Tract III of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 1 inch iron pipe found on the west line of Virginia Military Survey 4990 and the east line of Section 28, Town 4, Range 14 at the intersection of the center-lines of Spring Avenue and Ludlow Road.

THENCE, with the west line of Virginia Military Survey 4990 and the center-line of Ludlow Road (60 feet wide), S 18°-45'-00" E, a distance of 128.50 feet to a MAG nail set.

THENCE, S 89°-00'-00" E, a distance of 31.88 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING.

THENCE, with the south line of the James L. Pool 0.21 acre tract (O.R. 79, Pg. 869), S 89°-00'-00" E, a distance of 150.00 feet to a 5/8 inch iron rod found.

THENCE, with the west line of the said 0.21 acre tract, N 18°-45'-00" W, a distance of 60.00 feet to a 5/8 inch iron rod set.

THENCE, with the south line of the Elizabeth Reed, Trustee 6.04 acre tract (O.R. 95, Pg. 195), S 89°-00'-00" E, a distance of 231.42 feet to a 5/8 inch iron rod found.

THENCE, with a west line of the said 6.04 acre, S 0°-49'-07" E, a distance of 165.26 feet to a 5/8 inch iron rod set.

THENCE, with the north line of the Scott Lee Ballinger 0.41 acre tract (O.R. 441, Pg. 664), N 89°-00'-00" W, a distance of 327.36 feet to a 1 inch iron pipe found.

THENCE, with the west right-of-way of Ludlow Road, N 18°-45'-00" W, a distance of 115.50 feet to the point of beginning.

Containing 1.149 acre.

The basis for bearings is the west line of Virginia Military Survey 4990, being S 18°-45'-00" E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on December 24, 2001

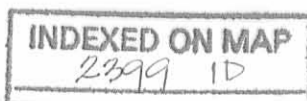
Description prepared by:



ORIGINAL STAMP IN GREEN

Jeffrey I. Lee
Jeffrey I. Lee
Professional Surveyor 6359
January 4, 2002

L-3292



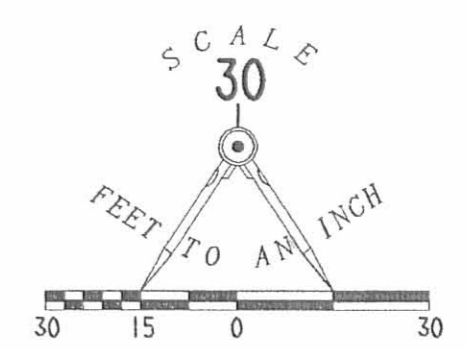
Received 12/31/01 OK gen

SPRING AVENUE

RETRACEMENT SURVEY OF THE CAROLYN A. STOKES
 0.17 ACRE, 0.44 ACRE AND 0.55 ACRE TRACTS
 (1.149 ACRES BY THIS SURVEY)
 OFFICIAL RECORD 461, PAGE 488
 TRACT I, TRACT II AND TRACT III
 VIRGINIA MILITARY SURVEY 4990
 CITY OF BELLEFONTAINE
 LAKE TOWNSHIP
 LOGAN COUNTY, OHIO

LEGEND

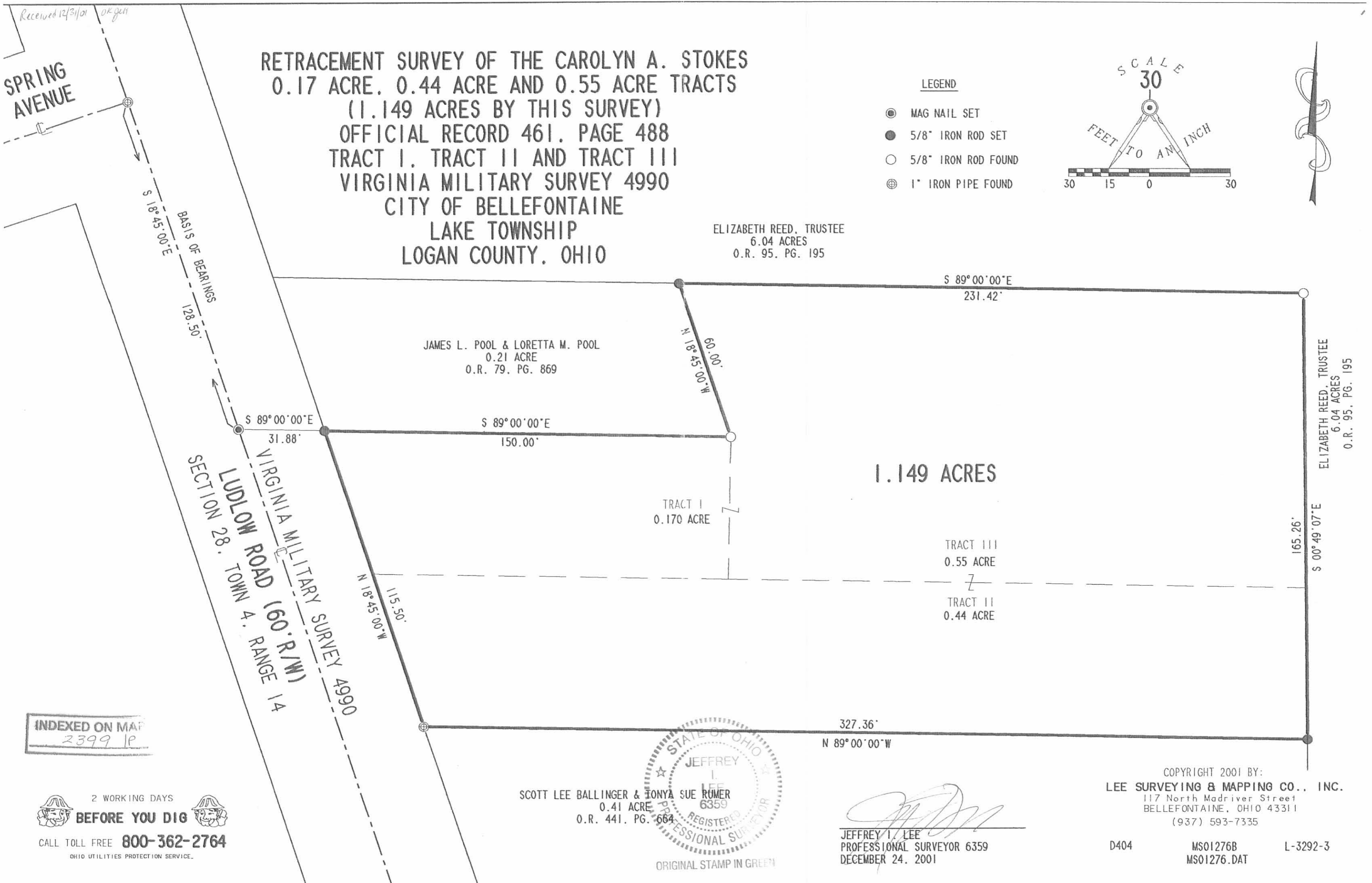
- MAG NAIL SET
- 5/8" IRON ROD SET
- 5/8" IRON ROD FOUND
- ⊕ 1" IRON PIPE FOUND



ELIZABETH REED, TRUSTEE
 6.04 ACRES
 O.R. 95, PG. 195

JAMES L. POOL & LORETTA M. POOL
 0.21 ACRE
 O.R. 79, PG. 869

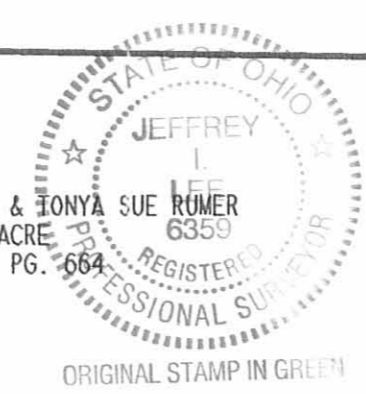
ELIZABETH REED, TRUSTEE
 6.04 ACRES
 O.R. 95, PG. 195



INDEXED ON MAP
 2399 1P

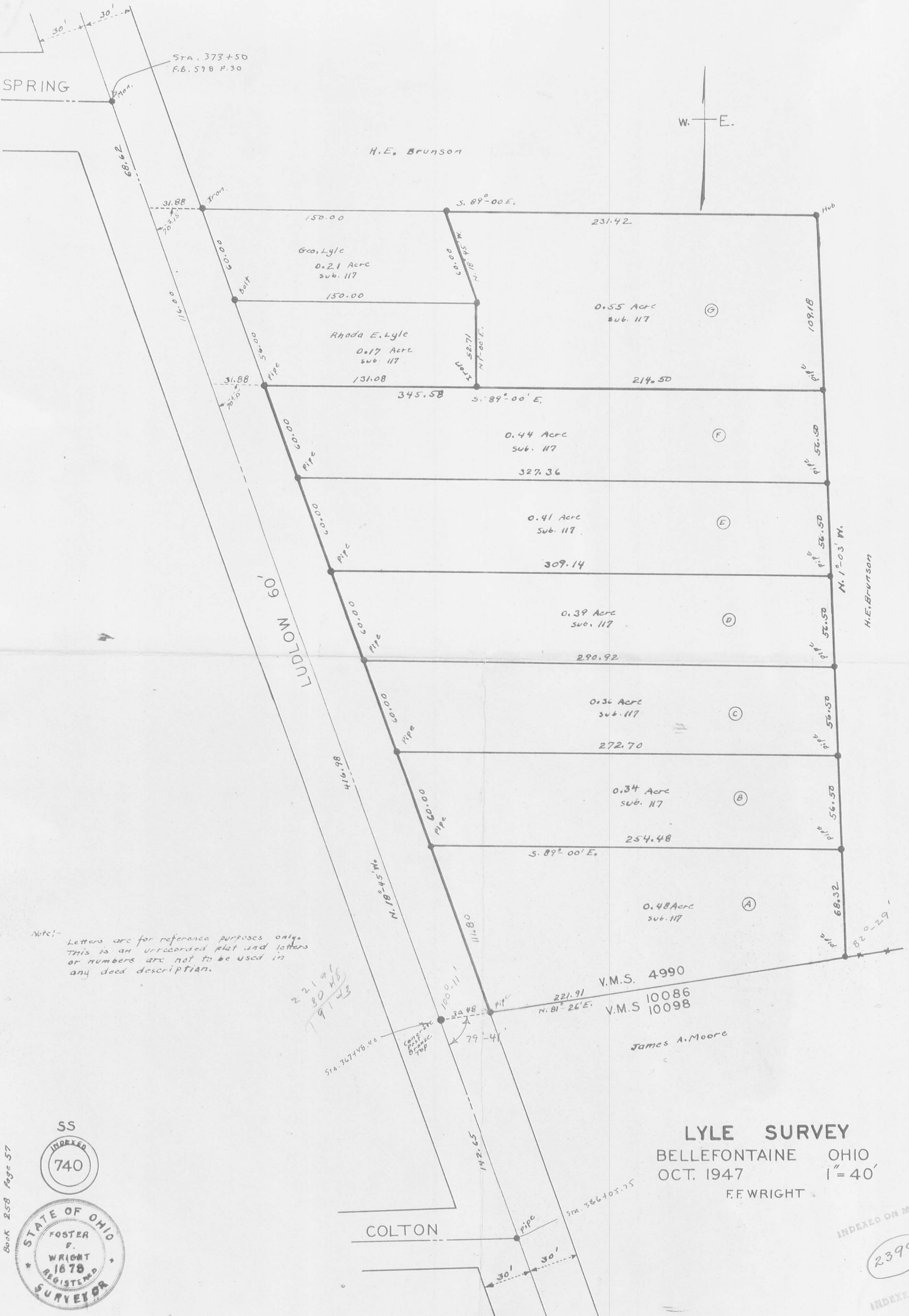
2 WORKING DAYS
BEFORE YOU DIG
 CALL TOLL FREE **800-362-2764**
 OHIO UTILITIES PROTECTION SERVICE

SCOTT LEE BALLINGER & TONYA SUE RUMER
 0.41 ACRE
 O.R. 441, PG. 664



Jeffrey I. Lee
 JEFFREY I. LEE
 PROFESSIONAL SURVEYOR 6359
 DECEMBER 24, 2001

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LEE SURVEYING & MAPPING CO., INC.
 117 North Madriver Street
 BELLEFONTAINE, OHIO 43311
 (937) 593-7335
 D404 MS01276B L-3292-3
 MS01276.DAT



SPRING
 STA. 373+50
 F.B. 598 P. 30

H.E. Brunson

W. — E.

Gco. Lyle
 0.21 Acre
 sub. 117

Rhoda E. Lyle
 0.17 Acre
 sub. 117

0.55 Acre
 sub. 117

0.44 Acre
 sub. 117

0.41 Acre
 sub. 117

0.39 Acre
 sub. 117

0.36 Acre
 sub. 117

0.34 Acre
 sub. 117

0.48 Acre
 sub. 117

Note:-
 Letters are for reference purposes only.
 This is an unrecorded plat and letters
 or numbers are not to be used in
 any deed description.

LUDLOW

COLTON

V.M.S. 4990

V.M.S. 10086
 V.M.S. 10098

James A. Moore

LYLE SURVEY
 BELLEFONTAINE OHIO
 OCT. 1947
 F.F. WRIGHT

INDEXED ON MAP

2399 2P

INDEXED ON MAP

Book 258 Page 57

SS
 INDEXED
 740

STATE OF OHIO
 FOSTER
 V.
 WRIGHT
 1878
 REGISTERED
 SURVEYOR

LESLIE H. GEESLIN

REGISTERED SURVEYOR 5248

P. O. BOX 274

RUSHSVLVANIA, OHIO 43347

TELEPHONE: (937) 468-2793

DOW SURVEY

June 12, 1998

The following described real estate situated in the State of Ohio, County of Logan, Township of Lake, being part of Virginia Military Survey 4990 in the City of Bellefontaine and more particularly described as follows:

Beginning at a 5/8 inch iron bar set in the east line of Ludlow Road at the northwest corner of Caron L. Vernon's 0.52 acre tract as described in O. R. Vol. 211 Page 100.

Thence with the east line of said Ludlow Rd. N. 18° 40' 47" W. 89.95 feet to a 5/8 inch iron bar set at the southwest corner of Lewis D. Stevens, et ux's 0.41 acre tract as described in O. R. Vol. 296 Page 558, passing a 3/4 inch iron pipe found at 30.00 feet.

Thence with said Stevens' south line S. 89° 00' 00" E. 309.26 feet to a 3/4 inch iron pipe found in the west line of Elizabeth Reed, Trustee's 6.04 acre tract as described in O. R. Vol. 95 Page 195.

Thence with said Reed's west line S. 0° 31' 32" E. 84.74 feet to a 5/8 inch iron bar found at said Vernon's northeast corner.

Thence with said Vernon's north line N. 88° 59' 51" W. 281.22 feet to the place of beginning.

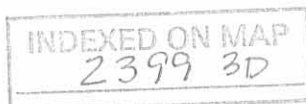
Containing 0.574 acres more or less.

The above described 0.574 acre tract being all (0.389 ac) of Dwayne M. Dow's 0.39 acre tract and all (0.185 ac.) of his 0.18 acre tract as both are described in O. R. Vol. 355 Page 783.

Bearings are based on an assumed bearing (S. 89° 00' 00" E.) for the south line of Lewis D. Stevens, et ux's 0.41 acre tract as described in O. R. Vol. 296 Page 558 in this field survey by Leslie H. Geeslin, Reg. Surveyor 5248 on June 12, 1998.



BELLEF46DOW.SAM



Leslie H. Geeslin

SCALE: 1" = 40'



ELIZABETH REED, TRUSTEE
6.04 AC.
O.R. VOL. 95 PG. 195

LEWIS D. STEVENS, ET UX
0.41 AC.
O.R. VOL. 296 PG. 558

S 89° 00' 00" E. 309.26

DWAYNE M. DOW.
0.39 AC.
D.R. VOL. 355 PG. 783

(0.389 AC.)
(0.185 AC.)

0.18 AC.

N. 88° 59' 51" W. 281.22

CARON L. VERNON
0.52 AC.
O.R. VOL. 211 PG. 100

84.74'
S. 0° 31' 32" E.

E LIDLOW ROAD

N. 18° 40' 47" W. 89.95'
N. 30° 00' 00" W. 30.00'

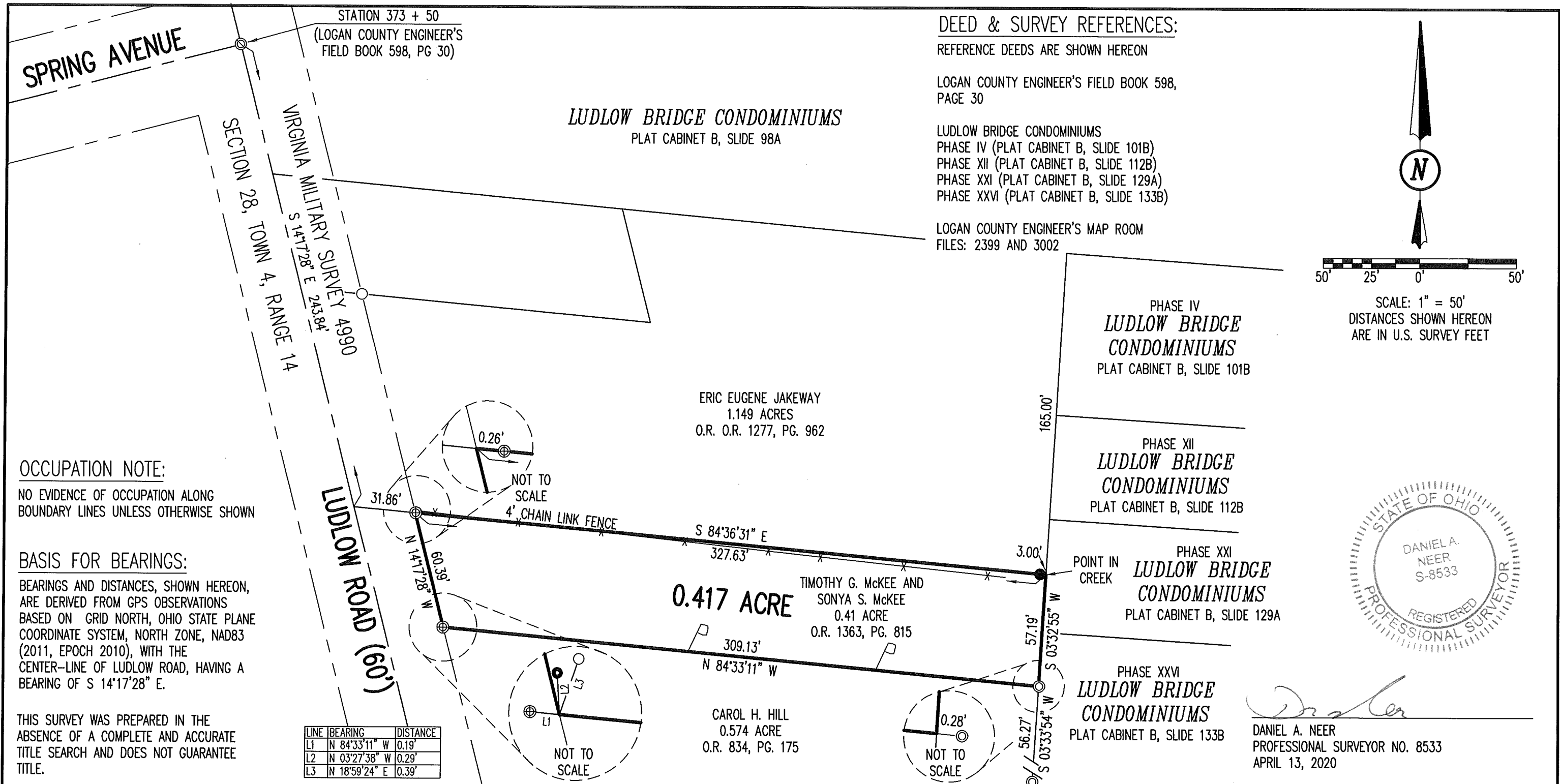
- LEGEND:
- ⊙ = 3/4 INCH IRON PIPE FOUND
 - = 5/8 INCH IRON BAR FOUND
 - = 5/8 INCH IRON BAR SET

SURVEY OF 0.574 ACRE IN THE CITY OF BELLEFONTAINE, VIRGINIA MILITARY SURVEY 4990, LAKE TOWNSHIP, LOGAN COUNTY, OHIO FOR DWAYNE DOW ON JUNE 12, 1998



INDEXED ON MAP
2399 3P

Leslie H. Geeslin
LESLIE H. GEESLIN
PUNTSYLVANIA, O
PH. (937) 468-2793
FAX: (937) 468-2080



OCCUPATION NOTE:
NO EVIDENCE OF OCCUPATION ALONG BOUNDARY LINES UNLESS OTHERWISE SHOWN

BASIS FOR BEARINGS:
BEARINGS AND DISTANCES, SHOWN HEREON, 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 LUDLOW ROAD, HAVING A BEARING OF S 14°17'28" E.

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

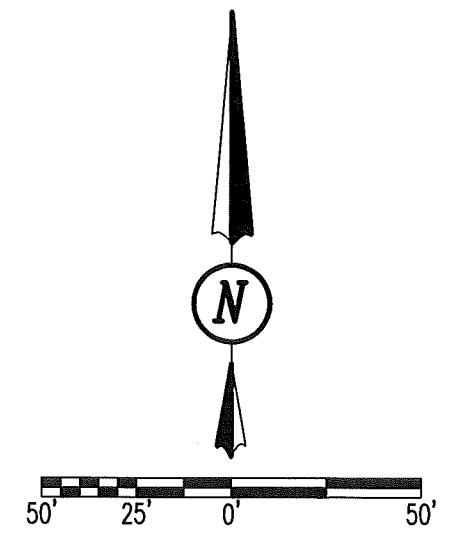
LINE	BEARING	DISTANCE
L1	N 84°33'11" W	0.19'
L2	N 03°27'38" W	0.29'
L3	N 18°59'24" E	0.39'

DEED & SURVEY REFERENCES:
REFERENCE DEEDS ARE SHOWN HEREON

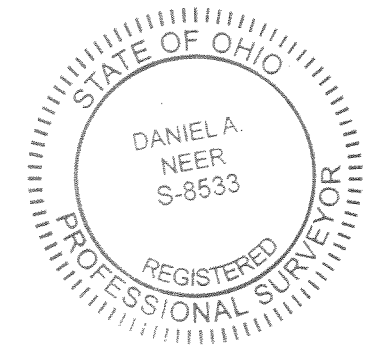
LOGAN COUNTY ENGINEER'S FIELD BOOK 598, PAGE 30

LUDLOW BRIDGE CONDOMINIUMS
PHASE IV (PLAT CABINET B, SLIDE 101B)
PHASE XII (PLAT CABINET B, SLIDE 112B)
PHASE XXI (PLAT CABINET B, SLIDE 129A)
PHASE XXVI (PLAT CABINET B, SLIDE 133B)

LOGAN COUNTY ENGINEER'S MAP ROOM
FILES: 2399 AND 3002



SCALE: 1" = 50'
DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET



D. Neer
DANIEL A. NEER
PROFESSIONAL SURVEYOR NO. 8533
APRIL 13, 2020

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(937) 593-7335 • www.dlz.com
Project #2021-2043.00

LEGEND

⊕ 1-1/2 INCH IRON PIPE FOUND	● 5/8 INCH BY 30 INCH IRON REBAR SET WITH PLASTIC I.D. CAP STAMPED "DLZ OHIO INC."
⊙ 1-1/4 INCH IRON PIPE FOUND	● 3/4 INCH IRON PIPE FOUND
⊙ 1 INCH IRON PIPE FOUND	R/W = RIGHT-OF-WAY
○ 5/8 INCH IRON ROD FOUND	C/L = CENTER-LINE
⚑ WOOD LATH SET	

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

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
KSS			4/14/2020

INDEXED ON MAP
2399