

Zell Survey

Bellefontaine

March 1959

0.55 Acre

The following described land in Bellefontaine, Lake Township, Logan County Ohio and being in V.M.S. 4990

Beginning at a one inch iron at the S.W. corner of Lot Number 3704 thence with the west side of said Lot 3704 and also with the east side of V.M.S. 4990 N. 2 - 12 E. 133.75 feet to an iron at the S.E. corner of Lot Number 3928 said iron being in the center of Brookwood Drive at the west end of said Street

Thence with the south side of said Lot Number 3928 and also with the south side of Lot Number 3930 S. 71 - 59 W. 188.00 feet to an iron at the N.E. corner of Lot Number 3931 the last described line passing an iron at the S.W. corner of Lot Number 3928 at 69.25 feet

Thence with the east side of Lot Number 3931 S. 21 - 55 W. 107.70 feet to an iron

thence with the north side of Fred Graves 0.53 acre tract and also with the north side of Donald Cox 0.21 acre tract S. 87 - 00 E. 123.28 feet to an iron at the N.E. corner of said Cox 0.21 acre tract the last described line passing an iron on the east bank of the creek at 17.10 feet and also passing an iron at the N.W. corner of the Cox 0.21 acre tract at 68.50 feet

Thence N. 71 - 27 E. 95.5 feet to the place of beginning

The above described tract containing 0.55 of one acre.

cc
County Engineer

2430 10-1

INDEXED ON MAP

on Plat Book

Zell Survey

Bellefontaine

March 1959

0.33 Acre

The following described land in Bellefontaine, Lake Township Logan County Ohio and being in V.M.S. 4990

Beginning at an iron in the north side of east Sandusky Ave. at the S.W. corner of R.W. Cook's 0.45 acre tract and also being in the east line of V.M.S. 4990

Thence with the west side of the said Cook tract and also with the east side of V.M.S. 4990 N. 3 - 07 E. 161.00 feet to a one inch iron at said Cook's N.W. corner which is also the S.W. corner of Lot Number 3704

Thence S. 71 - 27 W. 95.50 feet to an iron at the N.E. corner of Donald A. Cox 0.21 acre tract

Thence with the east side of said Cox 0.21 acre tract S. 3 - 00 W. 160.00 feet to an iron at the north side of East Sandusky Ave.

Thence with the north side of East Sandusky Ave. N. 72 - 00 E. 95.00 feet to the place of beginning the last described line being 30.00 feet (when measured at right angles) north of and parallel with the center line of East Sandusky Ave.

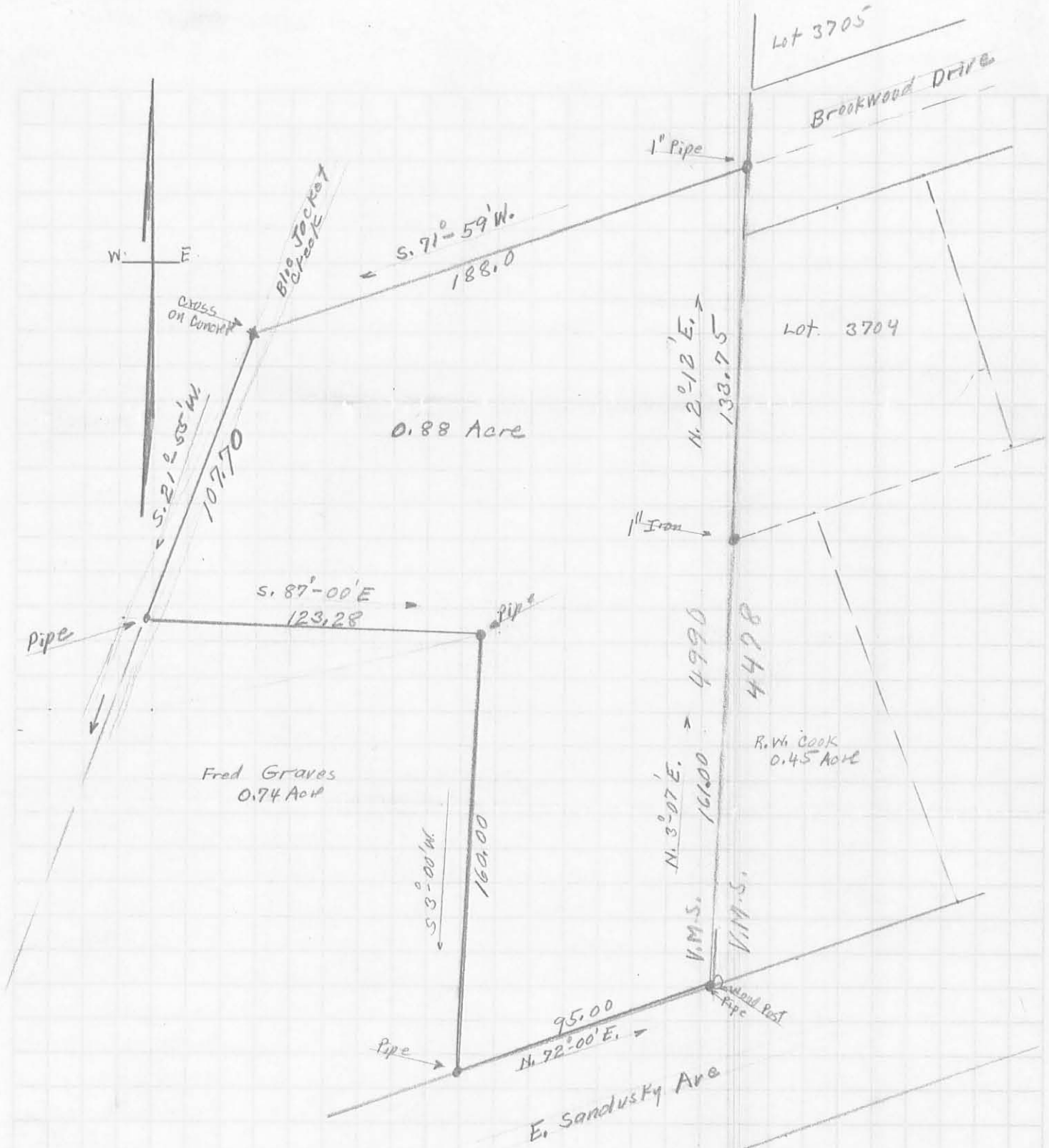
The above described tract containing 0.33 of one acre.

cc
County Engineer

2430

1D-2

INDEXED ON MAP



City Book 283
 Page 32

Linville Surry
 V.M.S. 4990
 Bellefontaine Ohio
 Nov. 11-1953

INDEXED ON MAP

2430 2P

INDEXED ON MAP

Dyset

July 9, 1959

LPZ (parcel "A")

Being a parcel of land in the City of Bellefontaine, Lake Township, Logan County, Ohio, and part of V.M.S. 4990, and more particularly described as follows:

Beginning at the point where the Northerly line of East Sandusky Avenue intersects the Easterly line of said V.M.S. 4990-

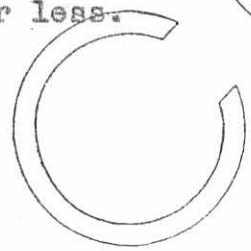
Thence N.3°07'E., along said Easterly line of V.M.S. 4990, a distance of one hundred forty (140) feet to a point-

Thence S.84°01'W. a distance of eighty and 1/10 (80.1) feet to a point-

Thence S.2°02'E. a distance of one hundred fifty-three and 2/10 (153.2) Feet to a point on the Northerly line of East Sandusky Avenue-

Thence N.72°00'E., along said Northerly line of East Sandusky Avenue, a distance of seventy (70) feet to the point of beginning-

Containing 25/100 (0.25) acres of land, be the same more or less.



Cecil E. Mengerink
Registered Surveyor #3151.

INDEXED ON MAP
2430 3D-1

Shown on
Plot Book
7/17/59

July 9, 1959.

LPZ (parcel "B")

Being a parcel of land in the City of Bellefontaine, Lake Township, Logan County, Ohio, and part of V.M.S. 4990, and more particularly described as follows:

Beginning at a point on the Northerly line of East Sandusky Avenue which is S.72°00'W. a distance of seventy (70) feet from the intersection of said Northerly line with the Easterly line of said V.M.S. 4990--

Thence N.2°02'W. a distance of one hundred fifty-three and 2/10 (153.2) feet to a point-

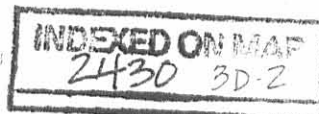
Thence S.84°01'W. a distance of ten (10) feet to a point-

Thence S.3°00'W. a distance of one hundred sixty (160) feet to a point on the Northerly line of East Sandusky Avenue-

Thence N.72°00'E., along said Northerly line of East Sandusky Avenue, a distance of twenty-five (25) feet to the point of beginning-

Containing 6/100 (0.06) acres of land, be the same more or less.

Cecil H. Mengerink
Registered Surveyor #3151.



July 9, 1959.

LPZ (parcel "C")

Being a parcel of land in the City of Bellefontaine, Lake Township, Logan County, Ohio, and part of V.M.S. 4990, and more particularly described as follows:

Beginning at the Southeasterly corner of Lot No. 3928, said point being on the Easterly line of V.M.S. 4990 and in the center of Brookwood Drive at its Westerly end-

Thence S.71°59'W., along the Southerly line of said Lot No. 3928 and Lot No. 3930, a distance of seventy-four and 6/10 (74.6) feet to a point-

Thence S.2°12'W. a distance of one hundred thirty-nine and 2/10 (139.2) feet to a point-

Thence N.84°01'E. a distance of seventy and 54/100 (70.54) feet to a point on the Easterly line of said V.M.S. 4990-

Thence N.3°07'E., along said Easterly line of V.M.S. 4990, a distance of twenty-one (21) feet to a point-

Thence N.2°12'E., continuing along said Easterly line, a distance of one hundred thirty-three and 75/100 (133.75) feet to the point of beginning-

Containing 24/100 (0.24) acres of land, be the same more or less.

Cecil E. Mengerink
Registered Surveyor #3151.

Note- should include something on the Northerly 25' of this parcel as a right of access to parcel "D".

INDEXED ON MAP
2430 3D-3

July 9, 1959.

LPZ (parcel "D")

Being a parcel of land in the City of Bellefontaine, Lake Township, Logan County, Ohio, and part of V.M.S. 4990, and more particularly described as follows:

Beginning at a point on the Southerly line of Lot No. 3930 which is S.71°59'W. a distance of five and 35/100 (5.35) feet from the Southeasterly corner of said Lot No. 3930-

Thence S.71°59'W., along said Southerly line of Lot No. 3930, a distance of one hundred thirteen and 4/10 (113.4) feet to a point-

Thence S.21°55'W. a distance of one hundred seven and 7/10 (107.7) feet to a point-

Thence S.87°00'E. a distance of one hundred twenty-three and 28/100 (123.28) feet to a point-

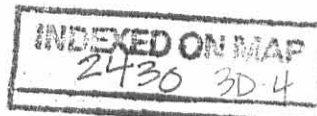
Thence N.84°01'E. a distance of nineteen and 56/100 (19.56) feet to a point-

Thence N22°12'E. a distance of one hundred thirty-nine and 2/10 (139.2) feet to the point of beginning-

Containing 33/100 (0.33) acres of land, be the same more or less.

Cecil E. Mengerink
Registered Surveyor #3151.

Note- should include something on the 25' strip South-erly and adjacent to Lot No. 3928 and 3930 as an access to Brookwood Drive.



SURVEY OF A
TRACT OF LAND IN THE CITY OF BELLEFONTAINE, LAKE TOWNSHIP,
LOGAN COUNTY, OHIO, AND BEING IN V.M.S. 4990.



NOTES:

- A- found Iron Pipe or Pin from previously recorded survey.
- B- found cross in concrete hdwl. from previously recorded survey.
- C- set Iron Pin as indicated.

I hereby certify the above Plat and Survey to be correct.
Surveyed July 9, 1959.

Cecil E. Mengerink
Cecil E. Mengerink
Registered Surveyor #3151.

1954

THE COX DESCRIPTION

The following described real estate being situated in Lake Township, Logan County, Ohio and in the City of Bellefontaine, and being a part of O. V. M. S. 4990, and being more particularly described as follows:

Beginning at an iron in the East line of O. V. M. S. 4990 and in the North side of East Sandusky Avenue; thence S. 72°-00' W. 153.57 feet to an iron, said iron being the point of beginning for this description; thence following the North side of East Sandusky Avenue S. 72°-00' W. 173.08 feet to a point in a branch of Blue Jacket Creek, passing through an iron at 146.68 feet; thence N. 23°-56' E. 260.19 feet to an iron in the Blue Jacket Creek; thence S. 87°-00' E. 68.6 feet to an iron, passing through an iron at 17.1 feet; thence S. 3°-00' W. 181.0 feet to the point of beginning.

Containing 0.53 of an acre more or less.

Surveyed from a 0.74 of an acre tract.

INDEXED ON MAP
2430 4D

RD B-13-03 JLB 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

HEINLEN EASEMENT

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

Being an easement over the Timothy G Heinlen and Judith A. Baker Heinlen 0.498 acre tract as deeded and described in Official Record 262, Page 724 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 5/8 inch iron rod found on the north right-of-way of Sandusky Avenue (60 feet wide), at the southeast corner of the said 0.498 acre tract.

THENCE, with the east line of the said 0.498 acre tract, and the west line of the John P. Horn 0.23 acre tract (Vol. 389, Pg. 580, Tract I), N 00°-04'-30"E, a distance of 111.69 feet to a point at the TRUE POINT OF BEGINNING.

THENCE, N 89°-54'-58"W, a distance of 2.00 feet to a point.

THENCE, N 02°-44'-07"E, a distance of 21.55 feet to a point.

THENCE, S 89°-54'-58"E, a distance of 1.00 feet to a point.

THENCE, with the east line of the said 0.498 acre tract and the west line of the said 0.23 acre tract, S 00°-04'-30"W, a distance of 21.33 feet to the point of beginning.

The basis for bearings is the east line of the Heinlen 0.498 acre tract, being N 00°-04'-30"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on August 8, 2003

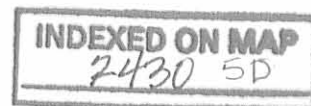
Description prepared by:



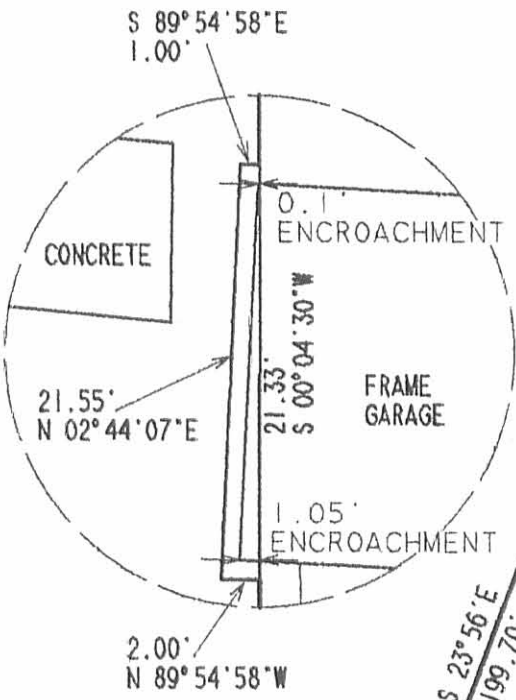
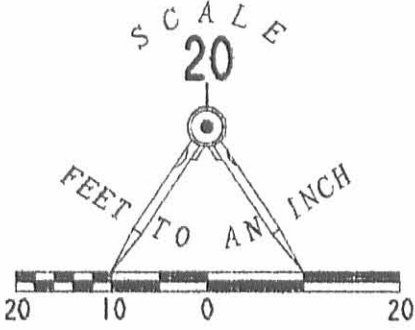
ORIGINAL STAMP IN GREEN

A handwritten signature in black ink, appearing to read 'Jeffrey I. Lee'.

Jeffrey I. Lee
Professional Surveyor 6359
August 11, 2003



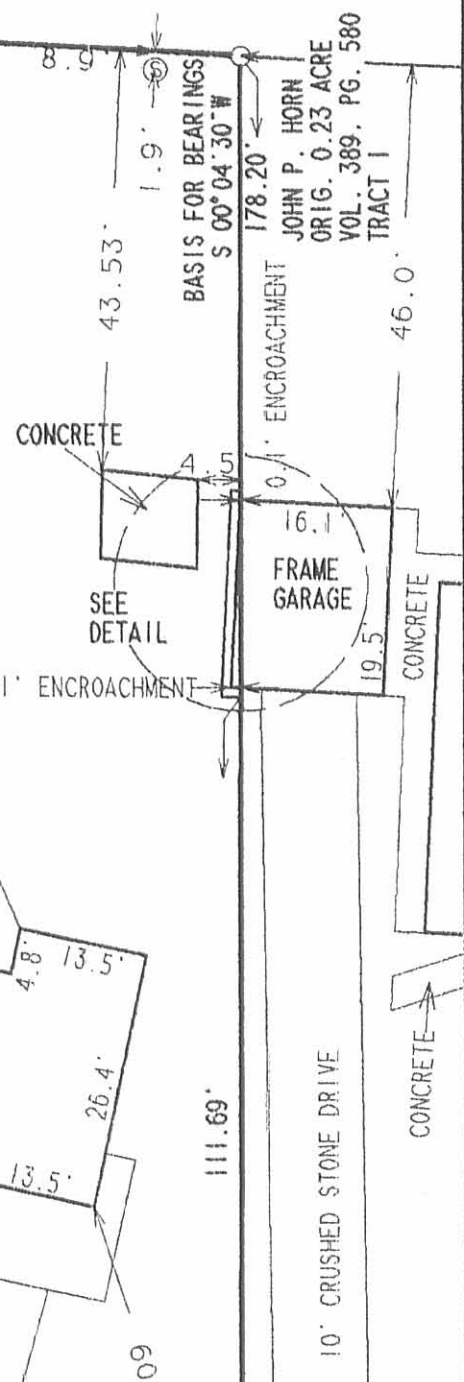
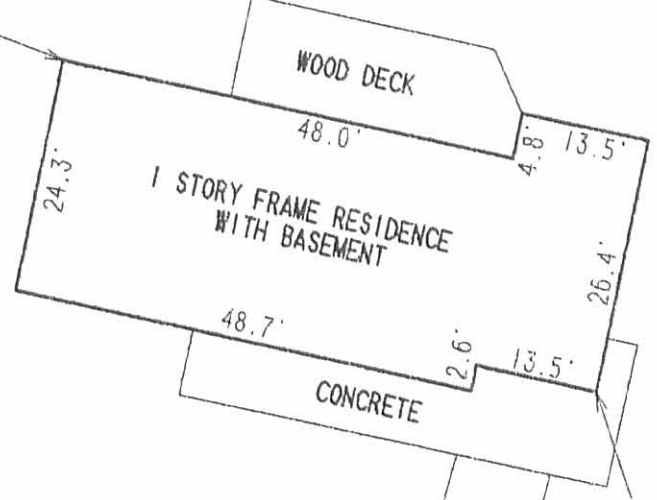
MS-03-076B



- LEGEND
- ⊙ SANITARY MANHOLE
 - 5/8 INCH IRON ROD FOUND

TIMOTHY G. HEINLEN
AND JUDITH A. BAKER HEINLEN
0.498 ACRE TRACT
O.R. 262, PG. 724

0.498
ACRE

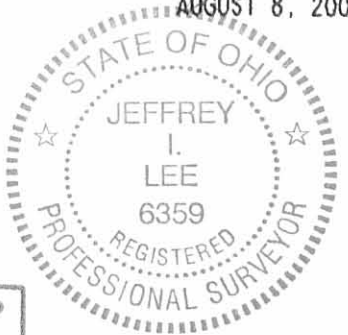


EAST SANDUSKY AVENUE (60')

MORTGAGE LOCATION SURVEY
AND EASEMENT SURVEY OF
741 EAST SANDUSKY AVENUE
0.498 ACRE TRACT
OFFICIAL RECORD 262, PAGE 724
VIRGINIA MILITARY SURVEY 4990
CITY OF BELLEFONTAINE
LAKE TOWNSHIP
LOGAN COUNTY, OHIO

I HEREBY STATE TO GMAC MORTGAGE, SMITH, SMITH, AND MONTGOMERY, AND TO TIMOTHY G. HEINLEN AND JUDITH A. HEINLEN THAT ON AUGUST 7, 2003, GEESLIN MORTGAGE SURVEY CO. MADE AN ACCURATE SURVEY OF THE PREMISES SHOWN HEREON AND THAT THERE ARE NO EASEMENTS OR ENCROACHMENTS VISIBLE ON THE GROUND OTHER THAN THOSE SHOWN HEREON. THIS IS A MORTGAGE LOCATION SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-38 OF THE OHIO ADMINISTRATIVE CODE. IT IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37 OF SAID CODE. THIS MORTGAGE SURVEY IS NOT TO BE USED BY ANYONE FOR FUTURE TRANSFERS, OR TO ESTABLISH PROPERTY LINES, OR FOR CONSTRUCTION PURPOSES. BUILDING DIMENSIONS ARE MEASURED TO FOUNDATION UNLESS OTHERWISE NOTED. BOUNDARY DIMENSIONS SHOWN HEREON ARE FROM SURVEY RECORD AND DEED DESCRIPTION.

JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
AUGUST 8, 2003



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LEE SURVEYING & MAPPING CO., INC.
117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335

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

INDEXED ON MAP
2430 5P

ORIGINAL STAMP IN GREEN

D 411 MS03076B MS-03-076-3

8-27-15

Lee Surveying and Mapping Co., Inc.



APPROVED

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



Phone: (937) 593-7335
Fax: (937) 593-7444
surveys@lsminc.us

HEINLEN 0.514 ACRE

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

Being all of the Timothy G. Heinlen and Judith A. Baker Heinlen 0.498 acre tract as deeded and described in Official Record 262, Page 724 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a 1-1/2 inch iron pipe found on the intersection of the north right-of-way of Sandusky Avenue and the east right-of-way of Woodland Drive on the southwest corner of Lot 3933 of Northeast Heights Allotment (Plat Cabinet A, Slide 337).

THENCE, with the north right-of-way of Sandusky Avenue (60 feet wide), and the south lines of the said Lot 3933 and the State of Ohio 0.032 acre tract (O.R. 174, Pg. 001), N 72°-00'-00"E, a distance of 130.37 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING.

THENCE, with the lines of the said 0.032 acre tract, the following two courses:

N 04°-15'-39"W, a distance of 46.33 feet to a point in a creek, passing a 5/8 inch iron rod set at 28.33 feet.

S 72°-00'-00"W, a distance of 16.33 feet to a point in a creek on the east line of Lot 3933.

THENCE, with the east lines of Lots 3933, 3932 and 3931, N 23°-56'-00"E, a distance of 199.71 feet to a point in a creek.

THENCE, with the south line of the Lisa Kay Hines 0.33 acre tract (O.R. 1035, Pg. 259, Tract I), S 87°-00'-00"E, a distance of 69.24 feet to a 26 inch tree, passing a 5/8 inch iron rod set at 8.09 feet. Said tree is referenced by a 1 inch iron rod found bearing S 87°-00'-00"E, a distance of 4.65 feet.

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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

THENCE, with the west line of the John D. Winegardner 0.21 acre tract (O.R. 1190, Pg. 468, Tract I), S 00°-31'-42"W, a distance of 177.98 feet to a 5/8 inch iron rod found on the north right-of-way of Sandusky Avenue, passing a 5/8 inch iron rod found at 4.15 feet.

THENCE, with the north right-of-way of Sandusky Avenue, S 72°-00'-00"W, a distance of 136.22 feet to the point of beginning.

Containing 0.514 acre.

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

The basis for bearings is the north right-of-way of Sandusky Avenue, being N 72°-00'-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 18, 2015



ORIGINAL STAMP IN GREEN

Description prepared by:

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

William K. Bruce
Professional Surveyor 7437
August 19, 2015

59790715

INDEXED ON MAP

2430 6D-2

8-27-15

APPROVED

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

WOODLAND DRIVE (50')

NORTHEAST HEIGHTS ALLOTMENT
PLAT CABINET A, SLIDE 337

3931
3932
3933

SANDUSKY AVENUE (60')

POINT IN CREEK
8.09'
S 87°00'00" E 69.24'
26" TREE
4.65'
4.15'

LISA KAY HINES
0.33 ACRE
O.R. 1035, PG. 259
TRACT I

ENCROACHMENT
EASEMENT
O.R. 673, PG. 492
1.1'
0.1'
GARAGE

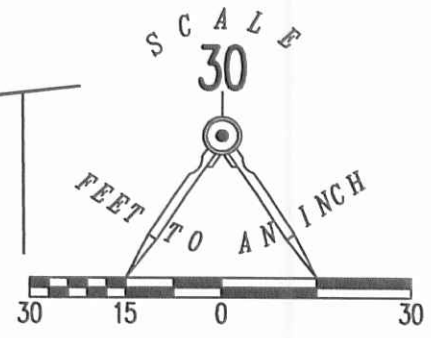
0.514 ACRE
TIMOTHY G. HEINLEN AND
JUDITH A. BAKER HEINLEN
0.498 ACRE
O.R. 262, PG. 724

JOHN D. WINEGARDNER
0.21 ACRE
O.R. 1190, PG. 468
TRACT I

POINTS IN CREEK
STATE OF OHIO
0.032 ACRE
O.R. 174, PG. 001
S 72°00'00" W 16.33'
N 04°15'39" W 46.33'
18.00'
28.33'
45.75'

N 72°00'00" E 130.37'
(BASIS FOR BEARINGS)

N 23°56'00" E
199.71'



- LEGEND:
- ⊕ 1-1/2 INCH IRON PIPE FOUND
 - ⊙ 1 INCH IRON ROD FOUND
 - 5/8 INCH IRON ROD FOUND
 - 5/8 INCH IRON ROD SET WITH PLASTIC CAP STAMPED "LSM 7437"

RETRACEMENT SURVEY OF THE
TIMOTHY G. HEINLEN AND
JUDITH A. BAKER HEINLEN
0.498 ACRE TRACT
OFFICIAL RECORD 262, PAGE 724
VIRGINIA MILITARY SURVEY 4990
CITY OF BELLEFONTAINE
LAKE TOWNSHIP
LOGAN COUNTY, OHIO

SURVEYED BY:

WILLIAM K. BRUCE
PROFESSIONAL SURVEYOR 7437
AUGUST 19, 2015
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LEE SURVEYING & MAPPING CO., INC.
117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335
WWW.LSMINC.US
surveys@lsminc.us
KSS D0715 59790715 L-5979-3

INDEXED ON MAP
2430 GP

3-18-14



**JACQUALIN L. BAUGHMAN SURVEY
0.245 ACRE
March 15, 2016**

The following described 0.245 acre tract of land is situated in the City of Bellefontaine, Virginia Military Survey 4990, Lake Township, Logan County, Ohio and being all of Jacquelin L. Baughman's 0.25 acre tract described in Official Record Volume 985, page 212, said 0.245 acre tract more particularly described as follows:

Beginning at an iron bar set at the intersection of the north line of East Sandusky Avenue (60 feet wide) with the east line of V.M.S. 4990, said iron bar also at the southwest corner of James W. Bettinger's 0.45 acre tract described in Official Record Volume 1078, page 227 and at the southeast corner of said 0.25 acre tract;

Thence **South 72°00'00" West 70.00 feet**, following the north line of East Sandusky Avenue and the south line of said 0.25 acre tract, to an iron bar set at the southeast corner of John D. Winegardner's Tract II (0.06 acre) described in Official Record Volume 1190, page 468;

Thence **North 2°03'05" West 152.99 feet**, departing from the north line of East Sandusky Avenue, following the east line of said 0.06 acre tract and the west line of said 0.25 acre tract, to a 1/2 inch iron bar found in the south line of Lisa Kay Hines' Tract I (0.33 acre) described in Official Record Volume 1035, page 259;

Thence **North 83°58'56" East 79.81 feet**, following the south line of said 0.33 acre tract, the south line of Elizabeth A. Durnell's 0.24 acre tract described in Official Record Volume 1152, page 514 and the north line of said 0.25 acre tract, to an iron bar set in the east line of V.M.S. 4990 and in the west line of said 0.45 acre tract;

Thence **South 3°00'02" West 139.81 feet**, following the east line of V.M.S. 4990, the west line of said 0.45 acre tract and the east line of said 0.25 acre tract, to the **place of beginning, containing 0.245 acre**, more or less, and subject to all valid easements and restrictions of record.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of March 2016. Iron bars set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS #7873." Bearings indicated herein are based on the north line of East Sandusky Avenue (60 feet wide) bearing South 72°00'00" West.

Description prepared by: George A. Blackburn 3-15-2016

George A. Blackburn, R.S. #7873
6879 State Route 287
West Liberty, Ohio 43357 (937) 465-0424 (937) 666-5605

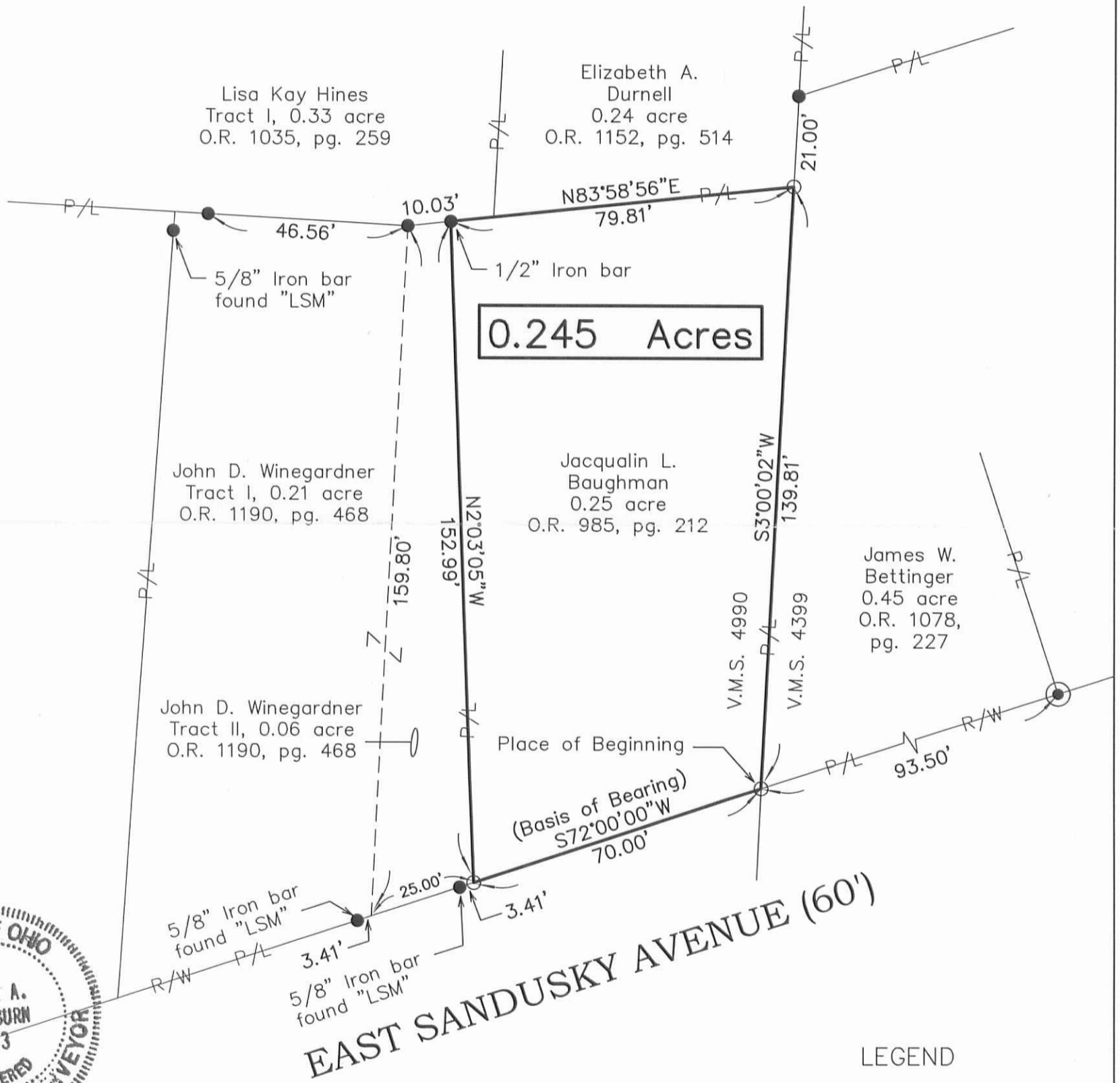


INDEXED ON MAP
2430 7D

3-1816

APPROVED

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



0.245 Acres



I hereby certify that this plat was prepared from an actual field survey and that monuments were placed as indicated hereon.

George A. Blackburn 3-15-2016
George A. Blackburn, R.S. 7873

LEGEND

- 1" IRON BAR FOUND UNLESS OTHERWISE NOTED
- 5/8" IRON BAR SET
- ⊙ 1/2" IRON PIPE FOUND

BLACKBURN SURVEYING
6879 STATE ROUTE 287
WEST LIBERTY, OHIO 43357
(937) 465-0424 (937) 666-5605

DATE: 3/15/2016
SCALE: 1" = 30'
FILE: JBAUGHMAN 3-16
F.B. 20, PG. 35

PLAT PREPARED FOR
JACQUALIN L. BAUGHMAN

Sheet
1
of
1

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