

Received 4-25-01 OK JEL

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

LEMMON 0.315 ACRE

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

Being all of the Elizabeth P. Lemmon original 0.34 acre tract as deeded and described in Official Record 266, Page 962 of the Logan County Record of Deeds and being more particularly described as follows:

Beginning at a stone found in a monument box at the intersection of the center lines of Stanley Street and Columbus Avenue.

THENCE, with the center line of Columbus Avenue (60 feet wide), N 89°-00'-00" W, a distance of 95.80 feet to a MAG nail set.

THENCE, S 0°-19'-17" W, a distance of 30.00 feet to a 5/8 inch rod found at the northwest corner of the Robert H. Wilson 0.301 acre tract (O.R. 307, Pg. 698) and on the south right-of-way of Columbus Avenue at THE TRUE POINT OF BEGINNING.

THENCE, with the west lines of the said 0.301 acre tract and the David W. England 0.096 acre tract (O.R. 337, Pg. 796), S 0°-19'-17" W, a distance of 228.12 feet to a 5/8 inch iron rod found.

THENCE, with the north line of a 16.5 feet wide Public Alley, N 89°-30'-15" W, a distance of 60.05 feet to a 5/8 inch iron rod found.

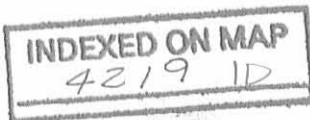
THENCE, with the east line of the Bradley J. Sunderland 0.34 acre tract (O.R. 125, Pg. 816), N 0°-20'-03" E, a distance of 228.64 feet to a point on the south right-of-way of Columbus Avenue, passing a 5/8 inch iron rod set at 227.37 feet.

THENCE, with the south right-of-way of Columbus Avenue, S 89°-00'-00" E, a distance of 60.01 feet to the point of beginning.

Containing 0.315 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 March 30, 2001.

Description prepared by:

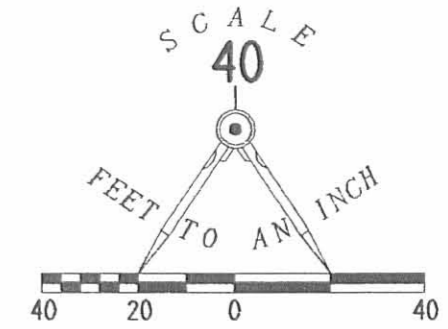


Jeffrey I. Lee
Professional Surveyor 6359
April 18, 2001



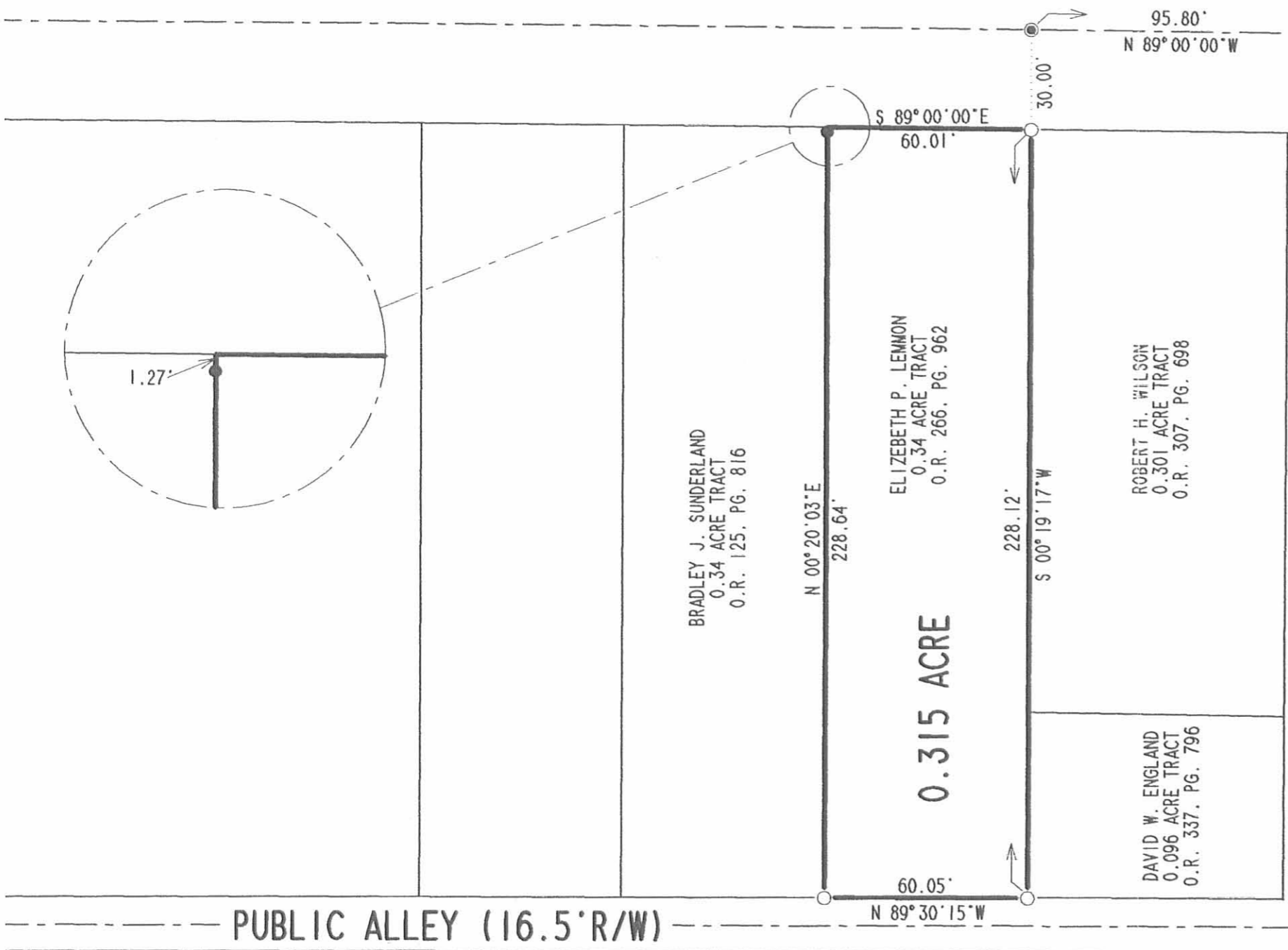
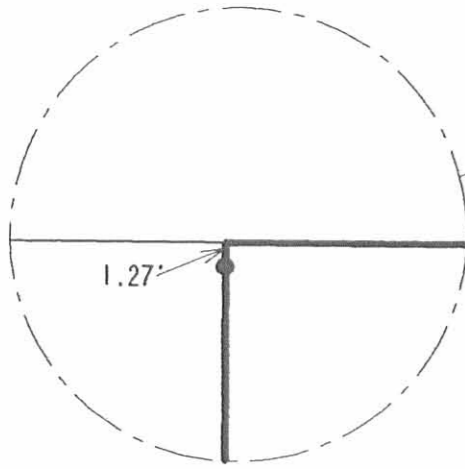
ORIGINAL STAMP IN GREEN L-3129

COLUMBUS AVENUE (60' R/W)



LEGEND

- STONE IN MONUMENT BOX FOUND
- 5/8 INCH IRON ROD FOUND
- MAG NAIL SET
- 5/8 INCH IRON ROD SET



STANLEY STREET (40' R/W)

PUBLIC ALLEY (16.5' R/W)

RETRACEMENT SURVEY OF THE
 ELIZABETH P. LEMMON
 0.34 ACRE TRACT
 OFFICIAL RECORD 266, PAGE 962
 VIRGINIA MILITARY SURVEY 4990
 CITY OF BELLEFONTAINE
 LAKE TOWNSHIP
 LOGAN COUNTY, OHIO



ORIGINAL STAMP IN GREEN

SURVEYED BY:

 JEFFREY L. LEE
 PROFESSIONAL SURVEYOR 6359
 MARCH 30, 2001

INDEXED ON MAP
 42191P

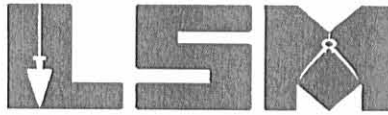
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REC'D 3-1-06 SMJ/ML

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Bellefontaine OH 43311



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Fax: (937) 593-7444

1975-2005 - 30 YEARS OF EXCELLENCE

**PETERSON
0.303 ACRE**

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

Being all of the Elizabeth S. Peterson 0.29 acre tract as deeded and described in Official Record 642, Page 783 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 intersection of center-lines of Columbus Avenue and Stanley Street.

THENCE, with the center-line of Columbus Street (variable widths), N 89°-00'-00"W, a distance of 216.71 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE, with the west line of the Bradley J. Sunderland 0.34 acre tract (O.R. 125, Pg. 816), S 0°-35'-44"W, a distance of 258.25 feet to a 5/8 inch iron rod set on the north right-of-way of a 16.5 feet wide alley, passing a 5/8 inch iron rod set at 33.23 feet.

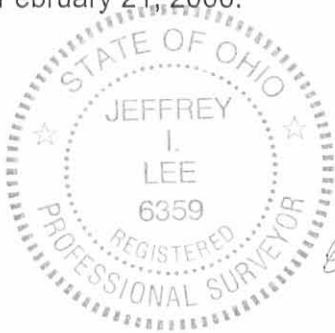
THENCE, with the north right-of-way of the said alley, N 89°02'-40"W, a distance of 51.57 feet to a 5/8 inch iron rod set. Said iron rod is N 0°-47'-33"E, a distance of 0.36 feet from a 7/8 inch iron pipe found.

THENCE, with the east line of the Leslie Buck 0.263 acre tract (O.R. 707, Pg. 243), N 0°-47'-33"E, a distance of 258.28 feet to a point on the center-line of Columbus Avenue, passing a MAG nail set in a concrete wall on the south right-of-way of Columbus Avenue at 224.30 feet and a 5/8 inch iron rod found at 228.31 feet.

THENCE, with the center-line of Columbus Avenue, S 89°-00'-00"E, a distance of 50.68 feet to the point of beginning.

Containing 0.303 acre, of which 0.039 acre is within the highway right-of-way.

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 February 21, 2006.

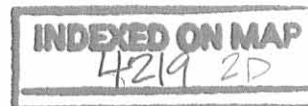


ORIGINAL STAMP IN GREEN

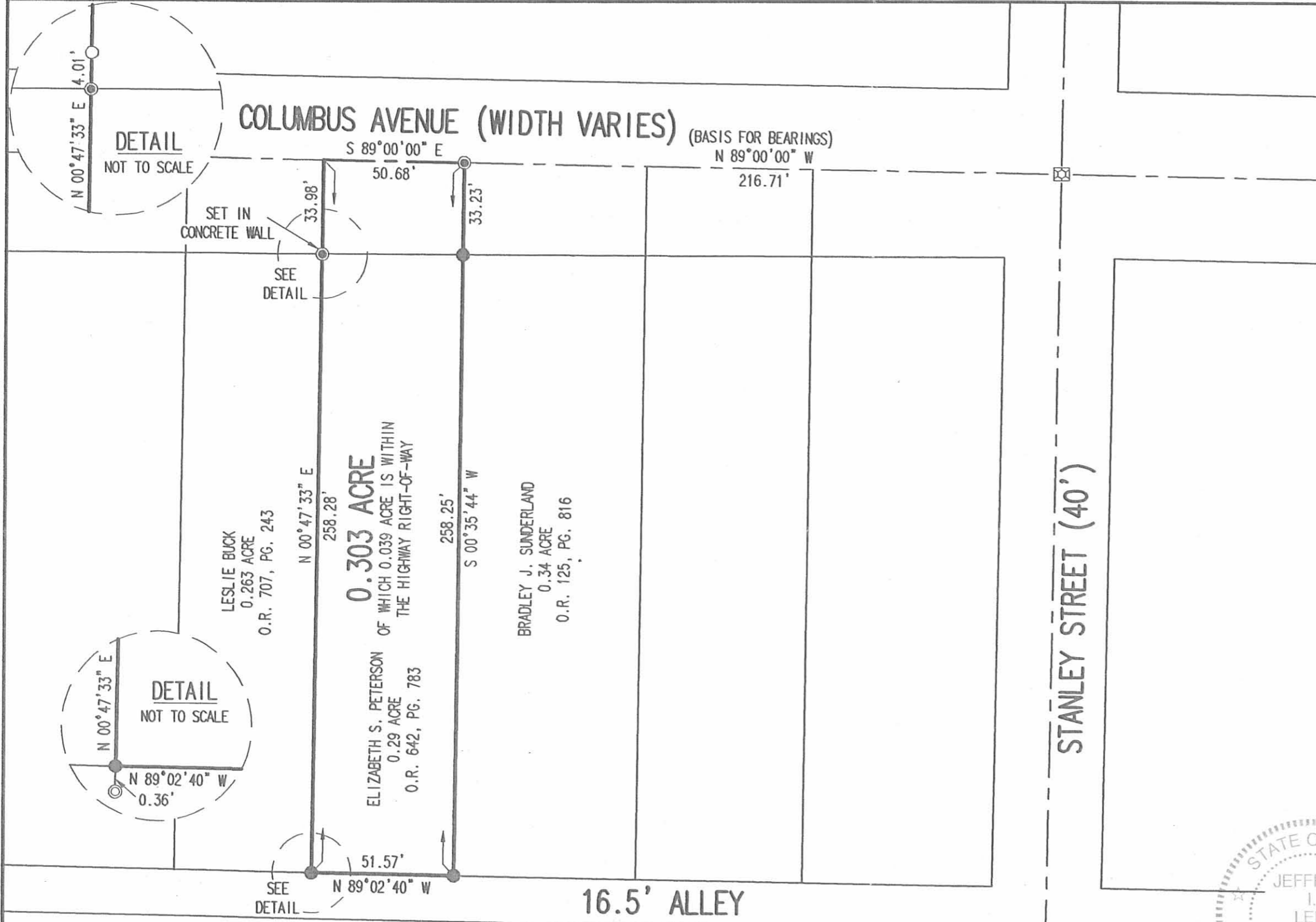
Description prepared by:

Jeffrey I. Lee
Professional Surveyor 6359
February 23, 2006

4189026



REC'D 3-1-06 SURV OK



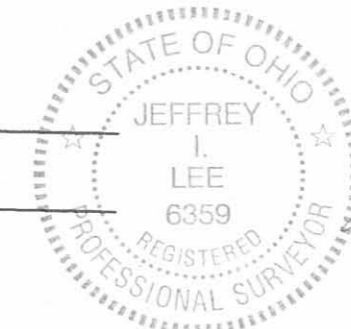
SCALE
40
FEET TO AN INCH

- ☒ STONE FOUND IN MONUMENT BOX
- ⊙ MAG NAIL SET
- 5/8 INCH IRON ROD SET
- 5/8 INCH IRON ROD FOUND
- ⊙ 7/8 INCH IRON PIPE FOUND

**SURVEY OF THE
ELIZABETH S. PETERSON
0.29 ACRE TRACT
OFFICIAL RECORD 642, PAGE 783
VIRGINIA MILITARY SURVEY 4990
CITY OF BELLEFONTAINE
LAKE TOWNSHIP
LOGAN COUNTY, OHIO**

SURVEYED BY:

JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
FEBRUARY 21, 2006

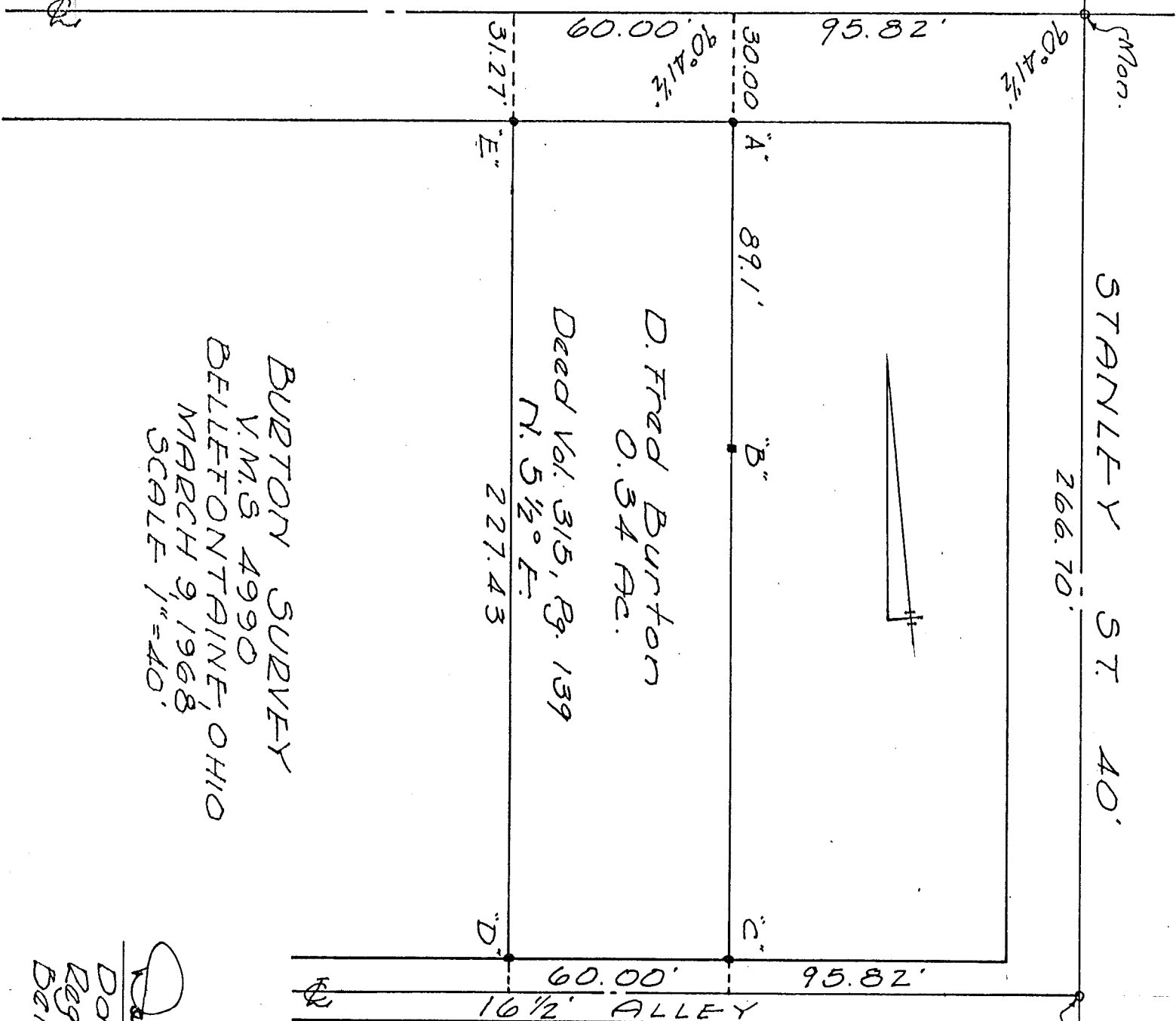


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2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE **800-362-2764**
OHIO UTILITIES PROTECTION SERVICE.

INDEXED ON MAP
4219 2P

COLUMBUS AVE. 60'



BURTON SURVEY
 V.M.S 4990
 BELLEFONTAINE, OHIO
 MARCH 9, 1968
 SCALE 1"=40'

STANLEY ST. 40'
 266.70'

60.00' 95.82'
 16 1/2' ALLEY

- A=1/2" Pipe Found
- B=1/2" # Bar Found
- C=1" Pipe Found
- 7.65' N. of E
- D=5/8" # Bar Set
- E=5/8" # Bar Set
- 31.27' S. of E

90° 36 3/4'

INDEXED ON MAP
 4219

Dan L. Dodson
 Dan L. Dodson
 Reg. Surveyor 4270
 Bellefontaine, Ohio

11017

BURTON SURVEY
436 E. COLUMBUS ST.

COLUMBUS AVE

See City Eng. FB. 198/50
" " " FB 307/9

POWERS ST

525.35' meas

267.67

16 1/2 Alley ?

INDEXED ON MAP
4219

CHILLEGOTHE AVE

Dodson
Whitlow
Art's

60'

5/16" bar
Set
16' slot
face of wall

N. 5/2" F.
258.70

436 E. Columbus
D. Fred Burton
Vol. 315/139
0.34 Ac.

Found
B. 35' W.
of face wall
in drive

W.E.
Horne
Vol. 303/125

1" pipe
found
7.65'

266.70

523.50 meas ST. 40'

STRANLEY

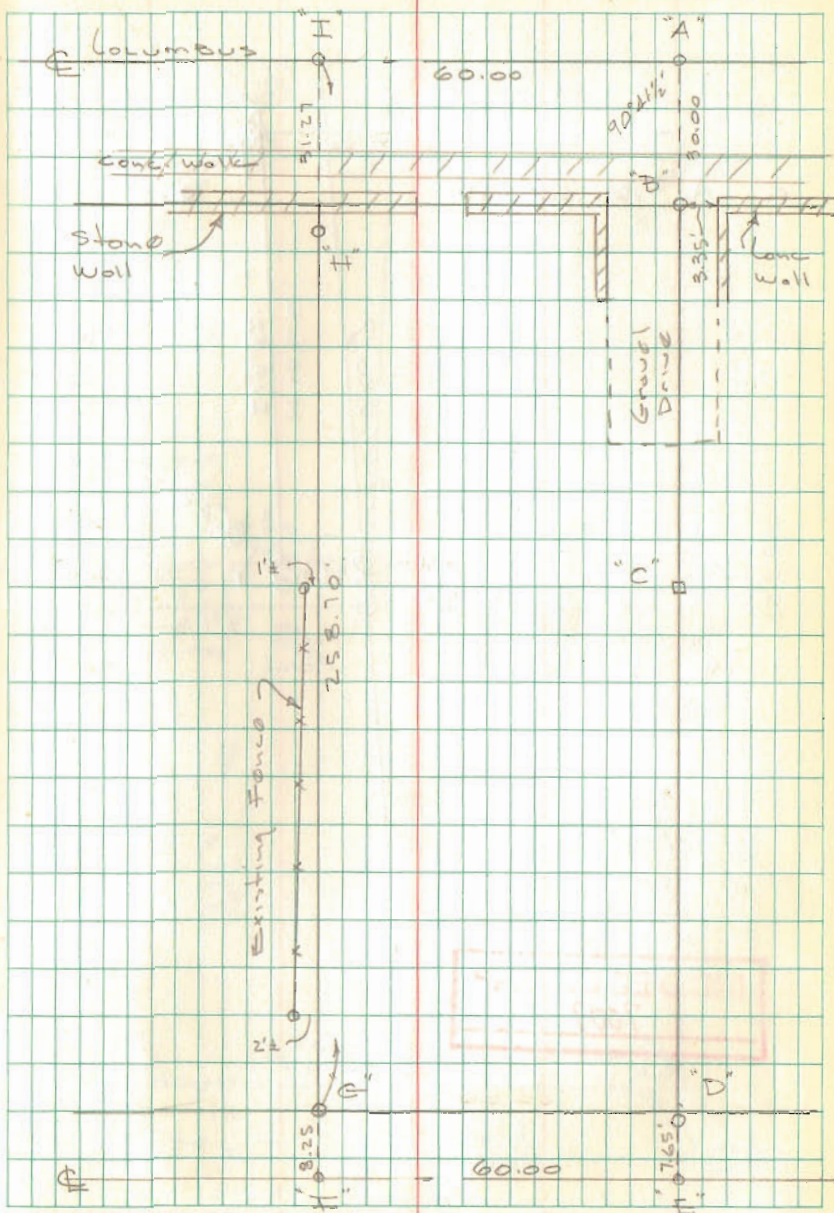
1" pipe

INDEXED ON MAP
4219

BURTON SURVEY
 CONT'D.

- A = P.K. nail set
 B = $\frac{1}{2}$ " P. pipe Found (Point "A" City FB 198/50)
 C = $\frac{1}{2}$ " Bar Found (Point "D" City F.B. 198/50)
 D = 1" Pipe Found (" " " ")
 E = P.K. nail set \oplus Alley
 F = " " " " "
 G = $\frac{5}{8}$ " Bar Set
 H = " " " 1.6' S. of face of Stone wall
 I = P.K. nail set

Produced line "B-C-D" North & intersected \oplus
 of Columbus St., set P.K. nail - turned \angle from Mon.
 \oplus Powers to "D" = $90^{\circ}41\frac{1}{2}$ - parallel to \oplus Stanley -
 meas. from "A" to Mon. \oplus Stanley = 95.82'
 meas. West from "A" on \oplus 60.00' deed dist. set P.K.
 meas. West from P.K. \oplus Stanley & \oplus Alley 95.82 set P.K. \oplus
 meas. West from "E" 60.00' deed dist. set P.K.
 Wiggled in between I & F - set "H" & "G" on this
 line. turned \angle @ F = $89^{\circ}24$ - set stakes for
 Fence
 Meas. line G-I = 258.70

 INDEXED ON MAP
 4219


12-5-2022

APPROVED



EDWARDS SURVEYING

110 South Main Street
Urbana, Ohio 43078
(937) 653-6508



LEGAL DESCRIPTION FOR PETERSON'S 0.303 ACRE TRACT

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

Beginning for reference at a stone in a monument box found at the intersection of the centerlines of Stanley Street (40' right-of-way) and E. Columbus Ave. (variable width right-of-way);

Thence with the centerline of E. Columbus Ave., N-84°21'43"-W, 216.71'(feet) to a Mag Nail set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described;

Thence with the West line of a 0.34 acre tract conveyed to Jacqueline K. Swartz by deed recorded in Official Record 1097, Page 354, S-5°13'51"-W, 258.37'(feet) to a 5/8" diameter iron bar found on the North line of a 16.5' wide Alley, passing for reference a 5/8" diameter iron bar found at 33.19'(feet) and the right-of-way line of E. Columbus Ave. at 40.00'(feet);

Thence with the North line of the Alley, N-84°29'02"-W, 51.57'(feet) to a 5/8" diameter iron bar found at the Southeast corner of a 0.263 acre tract conveyed to David S. & Angelyn Davis by deed recorded in Official Record 1287, Page 656;

Thence with the East line of the 0.263 acre tract, N-5°25'41"-E, 258.47'(feet) to a Mag Nail set on the centerline of aforementioned E. Columbus Ave., passing for reference the right-of-way line of E. Columbus Ave. at 218.47'(feet), a Mag Nail found at 224.47'(feet), and a 5/8" diameter iron bar found at 228.47'(feet);

Thence with the centerline of E. Columbus Ave., S-84°21'43"-E, 50.68'(feet) to the place of beginning.

Containing 0.303 acre, 0.047 acre of which is within the Street right-of-way, but being subject to the rights of all legal highways and all easements of record.

Being a more accurate description of a 0.29 acre tract conveyed to Elizabeth S. Peterson by deed recorded in Official Record 835, Page 183, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, November 30, 2022. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on the centerline of E. Columbus Ave. per an assumed bearing of N-84°21'43"-W.



William D. Edwards

William D. Edwards, P.S. 7574

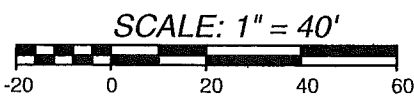
INDEXED ON MAP
4219

12-5-2022

APPROVED

PLAT OF SURVEY

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



DATE: NOVEMBER 30, 2022

NOTE:

1. BEARINGS ARE BASED ON THE CENTERLINE OF COLUMBUS AVE. PER AN ASSUMED BEARING N-84°21'43"-W
2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, PLATS OF SURVEYS IN THE VICINITY, COUNTY TAX MAPS.



SURVEYED BY:

William D. Edwards

WILLIAM D. EDWARDS
PROFESSIONAL SURVEYOR No. 7574
110 SOUTH MAIN STREET
URBANA, OHIO 43078
(937)653-6508

NUM. 8-24

7180.ZAK

E. COLUMBUS AVE. VARIABLE WIDTH R/W

S 84°21'43"E

50.68'

P.O.B.

N 84°21'43"W 216.71'

N 5°25'41"E 258.47'

S 5°13'51"W 258.37'

DAVID S. & ANGELYN DAVIS
0.263 AC.
O.R. 1287, P. 656

ELIZABETH S. PETERSON
0.29 AC.
O.R. 835, P. 183

JACQUELINE K. SWARTZ
0.34 AC.
O.R. 1097, P. 354

0.303 AC.
(0.047 AC. R/W)
(0.256 AC. NET)

428 E. COLUMBUS AVE.

51.57'
N 84°29'02"W
16.5' ALLEY

STANLEY STREET
40' R/W

LEGEND

- ☒ = STONE IN MONUMENT BOX.....FOUND
- = 5/8" DIA. IRON BAR.....FOUND
- ∅ = 1" DIA. 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

INDEXED ON MAP
4219