

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.

NICHOLL TO YOAKAM

Lying in the City of Bellefontaine, Lake Township, Logan County, Ohio.

Being a part of Lot No 4270 of Maple Hill Subdivision No. 3 and being off the southwest corner of the Nicholl part of said Lot No. 4270 (Volume 398, Page 326, Tract 2) and being more particularly described as follows:

Beginning at a $5/8'$ iron rod set on the east line of Sugarbush Court, a distance of 45.00 feet southerly along said east line from the northwest corner of said Lot 4270 and being the P.C. of a curve to the right having a radius of 50.00 feet.

THENCE, S $44^{\circ}-40'-30''$ E, a distance of 63.27 feet to a $5/8''$ iron rod set on the line between Nicholl and Yoakam.

THENCE, with the original line between said 2 parties, N $60^{\circ}-02'-54''$ W, a distance of 58.09 feet to a $5/8''$ iron rod found on the east line of Sugarbush Court.

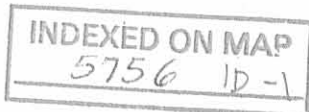
THENCE, with said east line, on a curve to the left having a radius of 50.00 feet, the chord of which bears N $20^{\circ}-06'-06''$ E, a distance of 17.02 feet to the point of beginning.

Containing 487 square feet (0.011 acre).

Prepared by:

Clayton M. Lee
Professional Surveyor No. 6181
September 16, 1985

This description prepared from an actual field survey.



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YOAKAM TO NICHOLL

Lying in the City of Bellefontaine, Lake Township, Logan County, Ohio.

Being a part of Lot No. 4270, of Maple Hill Subdivision No. 3 and being off the northeast corner of the Joseph Yoakam part of said Lot No. 4270 (Volume 407, Page 448) and being more particularly described as follows:

Beginning at an iron rod found marking the northeast corner of said Yoakam lot, the same being the southeast corner of the Nicholl part of said Lot 4270 (Volume 398, Page 326) and being S $10^{\circ}-21'$ W, 126.91 feet from the northeast corner of Lot No. 4270.

THENCE, with the Yoakam southeast line, S $73^{\circ}-42'-42''$ W, a distance of 41.00 feet to a $5/8''$ iron rod.

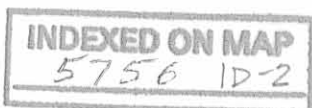
THENCE, N $44^{\circ}-40'-30''$ W, a distance of 111.69 feet to a $5/8''$ iron rod set on the line between Yoakam and Nicholl.

THENCE, with the former line between said 2 parties, S $60^{\circ}-02'-54''$ E, a distance of 136.06 feet to the point of beginning.

Containing 2014 square feet (0.046 acre).

Prepared by:

Clayton M. Lee
Professional Surveyor No. 6181
September 16, 1985



This description prepared from an actual field survey.



ORIGINAL STAMP IN GREEN

L-1298

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.

YOAKAM LOT SPLIT (LOT NO. 4269 and 4270)

Lying in the City of Bellefontaine, Lake Township, Logan county, Ohio.

Being parts of Lot 4269 and Lot 4270 of Maple Hill Subdivision and being off the east side of the present land in the name of Yoakam as deeded and described in Volume 407, Page 448 and Volume O.R. 53, Page 533 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 5/8" iron rod set on the north lot line of Lot No. 4269, a distance of 10.04 feet, southwesterly, with said lot line, from the northeast corner of Lot 4269.

THENCE, with the lot line of Lot 4269 and Lot 4270, northeasterly, on a radius of 50.00 feet, a distance of 62.40 feet, the chord of which bears N 46°-06'-35" E, a distance of 58.42 feet, to a 5/8" iron rod set at the most northerly corner of the Yoakam 0.011 acre (Volume O.R. 53, Page 533).

THENCE, with the northeast line of the Yoakam property, the same being the southwest line of the Nicholl property (Volume 398, Page 326, Tract II and Volume O.R. 53, Page 372), S 44°-40'-30" E, a distance of 174.96 feet to a 5/8" iron rod found at the most easterly corner of the Yoakam property on the southeast line of Lot 4270.

THENCE, with the southeast line of the Yoakam property, the following 2 bearings and distances:

S 73°-42'-42" W, 92.41 feet to a 5/8" iron rod.

S 56°-14'-42" W, 169.40 feet to a 5/8" iron rod, passing the line between Lots 4269 and 4270 at 119.41 feet.

THENCE, N 18°-06' E, a distance of 140.00 feet to a 5/8" iron rod set 10.0 feet east of the northeast foundation corner of the Yoakam residence.

THENCE, N 16°-27'-27" E, a distance of 73.90 feet to the point of beginning.

Containing 21,780 square feet (0.50 acre).

This description prepared from an actual field survey.
Basis for bearings: Co-ordinated to original plat.

Prepared by:

Clayton M. Lee

Clayton M. Lee
Registered Professional Surveyor No. 6181
January 20, 1988



INDEXED ON MAP
5756 2D

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.

YOAKAM LOT SPLIT (LOT NO. 4269 and 4270)

Lying in the City of Bellefontaine, Lake Township, Logan county, Ohio.

Being parts of Lot 4269 and Lot 4270 of Maple Hill Subdivision and being off the east side of the present land in the name of Yoakam as deeded and described in Volume 407, Page 448 and Volume O.R. 53, Page 533 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 5/8" iron rod set on the north lot line of Lot No. 4269, a distance of 10.04 feet, southwesterly, with said lot line, from the northeast corner of Lot 4269.

THENCE, with the lot line of Lot 4269 and Lot 4270, northeasterly, on a radius of 50.00 feet, a distance of 62.40 feet, the chord of which bears N 46°-06'-35" E, a distance of 58.42 feet to a 5/8" iron rod set at the most northerly corner of the Yoakam 0.011 acre (Volume O.R. 53, Page 533).

THENCE, with the northeast line of the Yoakam property, the same being the southwest line of the Nicholl property (Volume 398, Page 326, Tract II and Volume O.R. 53, Page 372), S 44°-40'-30" E, a distance of 174.96 feet to a 5/8" iron rod found at the most easterly corner of the Yoakam property on the southeast line of Lot 4270.

THENCE, with the southeast line of the Yoakam property, the following 2 bearings and distances:

S 73°-42'-42" W, 92.41 feet to a 5/8" iron rod.

S 56°-14'-42" W, 119.41 feet to a 5/8" iron rod found between Lots 4269 and 4270.

THENCE, N 7°-24'-05" E, a distance of 177.66 feet to the point of beginning.

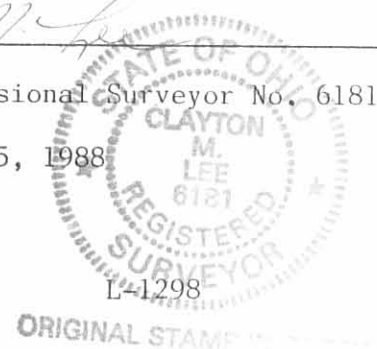
Containing 18,585 square feet (0.427 acre).

This description prepared from an actual field survey.

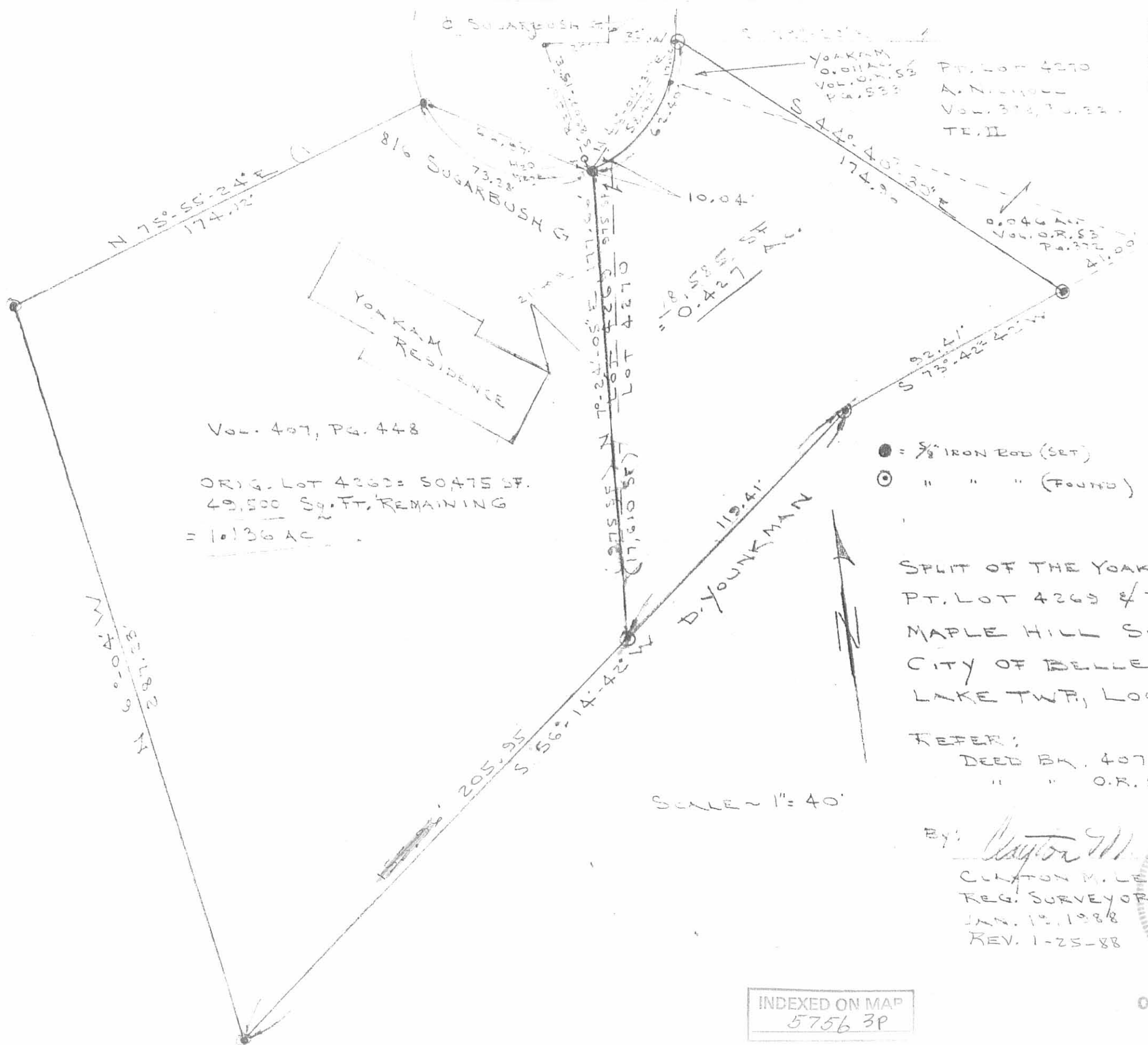
Basis for bearings: Co-ordinated to original plat.

Prepared by:

Clayton M. Lee
Registered Professional Surveyor No. 6181
January 20, 1988
Revised January 25, 1988



INDEXED ON MAP
57563D



YORKAM
 Vol. 011, Pg. 53
 Pt. Lot 4270
 A. N. 11011
 Vol. 374, Pg. 22
 TR. II

Vol. 407, Pg. 448
 ORIG. LOT 4269 = 50,475 SF.
 49,500 Sq. Ft. REMAINING
 = 1.136 AC

- = 3/8" IRON ROD (SET)
- = " " " (FOUND)

SPLIT OF THE YORKAM PROPERTY
 PT. LOT 4269 & PT. LOT 4270
 MAPLE HILL SUBD. NO. 2
 CITY OF BELLEFONTAINE,
 LAKE TWP., LOGAN CO., OHIO

REFER:
 DEED BK. 407, PG. 448
 " " O.R. 53, PG. 533

SCALE ~ 1" = 40'

By: Clayton M. Lee
 CLAYTON M. LEE
 REG. SURVEYOR
 JAN. 15, 1988
 REV. 1-25-88



ORIGINAL STAMP IN GREEN

INDEXED ON MAP
 5756 3P

PART LOT 4270
BELLEFONTAINE, OHIO

June 10, 1975

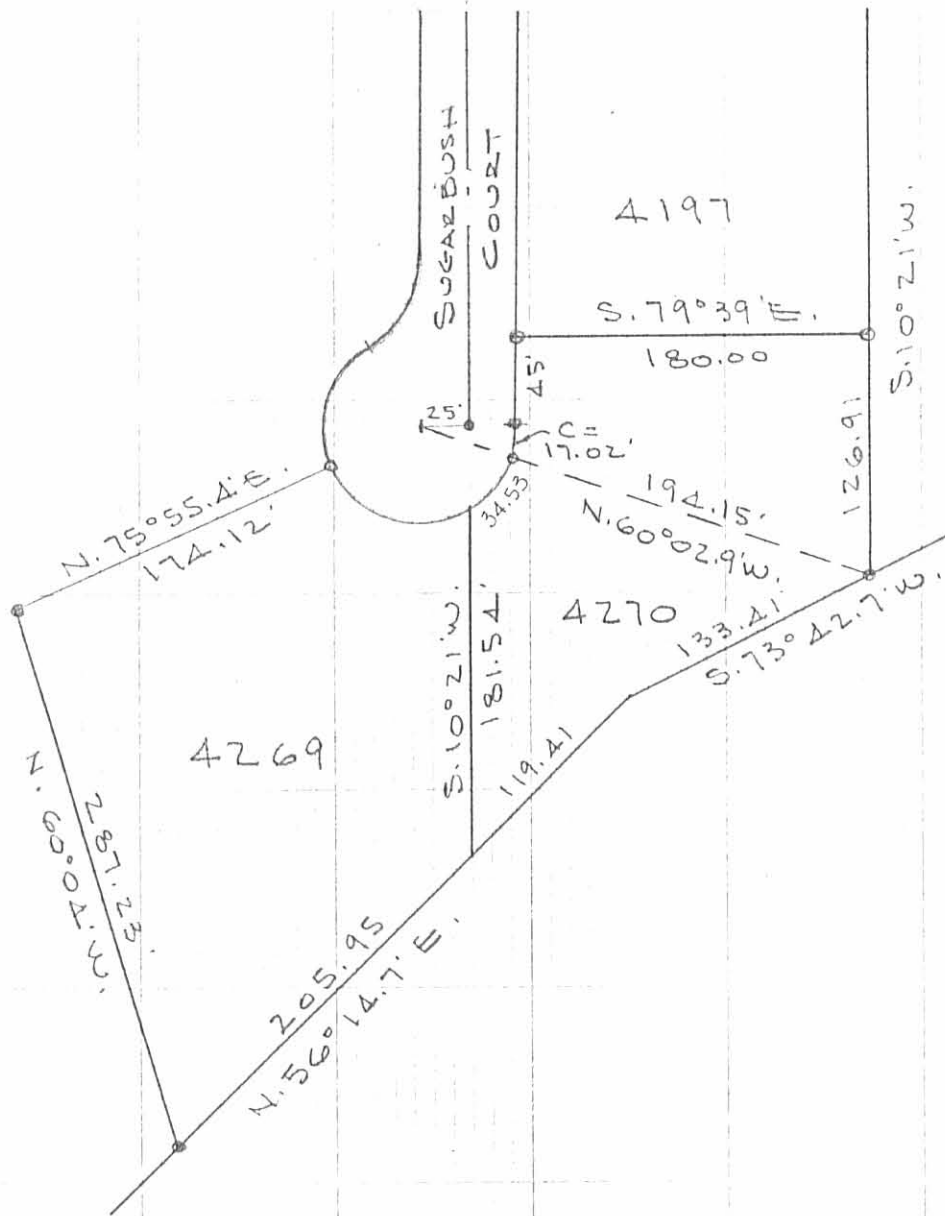
NORTH PART

The following described real estate situated in the City of Bellefontaine, Lake Township, Logan County, Ohio and being part of lot 4270 of Maple Heights Subdivision No. 3 as shown in Logan County Recorders Plat Book 6, Volume F, Page 73 and more particularly described as follows:

Beginning at an iron pipe in the east line of Sugar Bush Court of the northwest corner of said lot 4270 and the southwest corner of lot 4197; thence with the north line of lot 4270 S.79°39'E. 180.0 feet to an iron pipe at the northeast corner of said lot and in the west line of lot 4271; thence with the east line of lot 4270 S.10°21'W. 126.91 feet to an iron pipe at the southeast corner of said lot; thence N.60°02.9'W. 194.15 feet to an iron pipe in the east line of said Sugar Bush Court; thence with said east line, being a curve to the left having a central angle of 19°36.1' and a radius of 50.0 feet, a chord bearing N.20°09'E. 17.02 feet to an iron pipe; thence continuing with the east line of said street N.10°21'W. 45.00 feet to the place of beginning.

INDEXED ON MAP

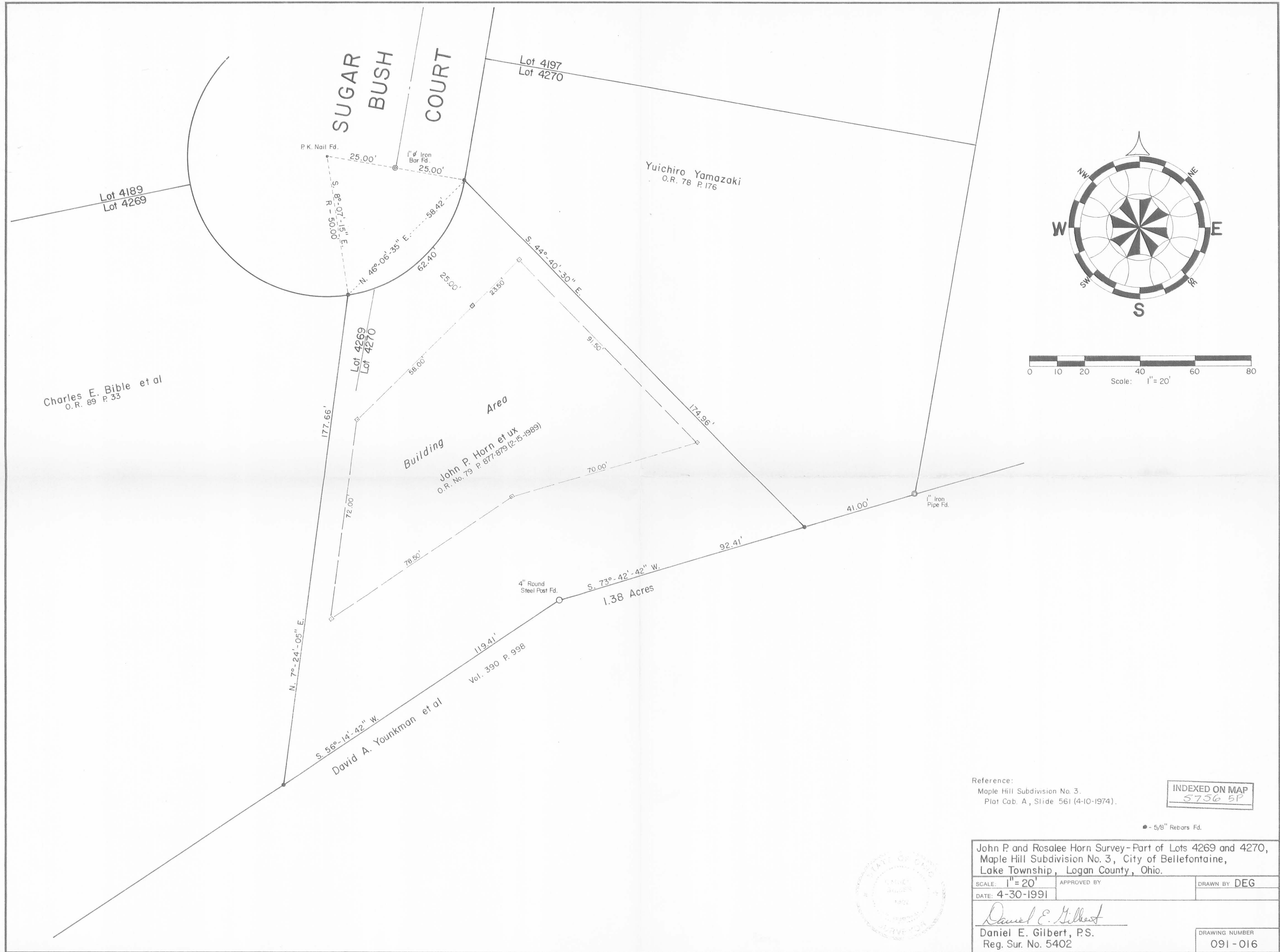
5756 4D



SURVEY OF
 LOT 4269 & 4270
 BELLEFONTAINE, OHIO
 JUNE 10, 1975
 SCALE 1" = 100'
 ○ = 1" PIPE SET

INDEXED ON MAP
 5756 4P

DAVIS L. DODSON
 REG. SURVEYOR 4270
 BELLEFONTAINE, O



5-17-19

APPROVED

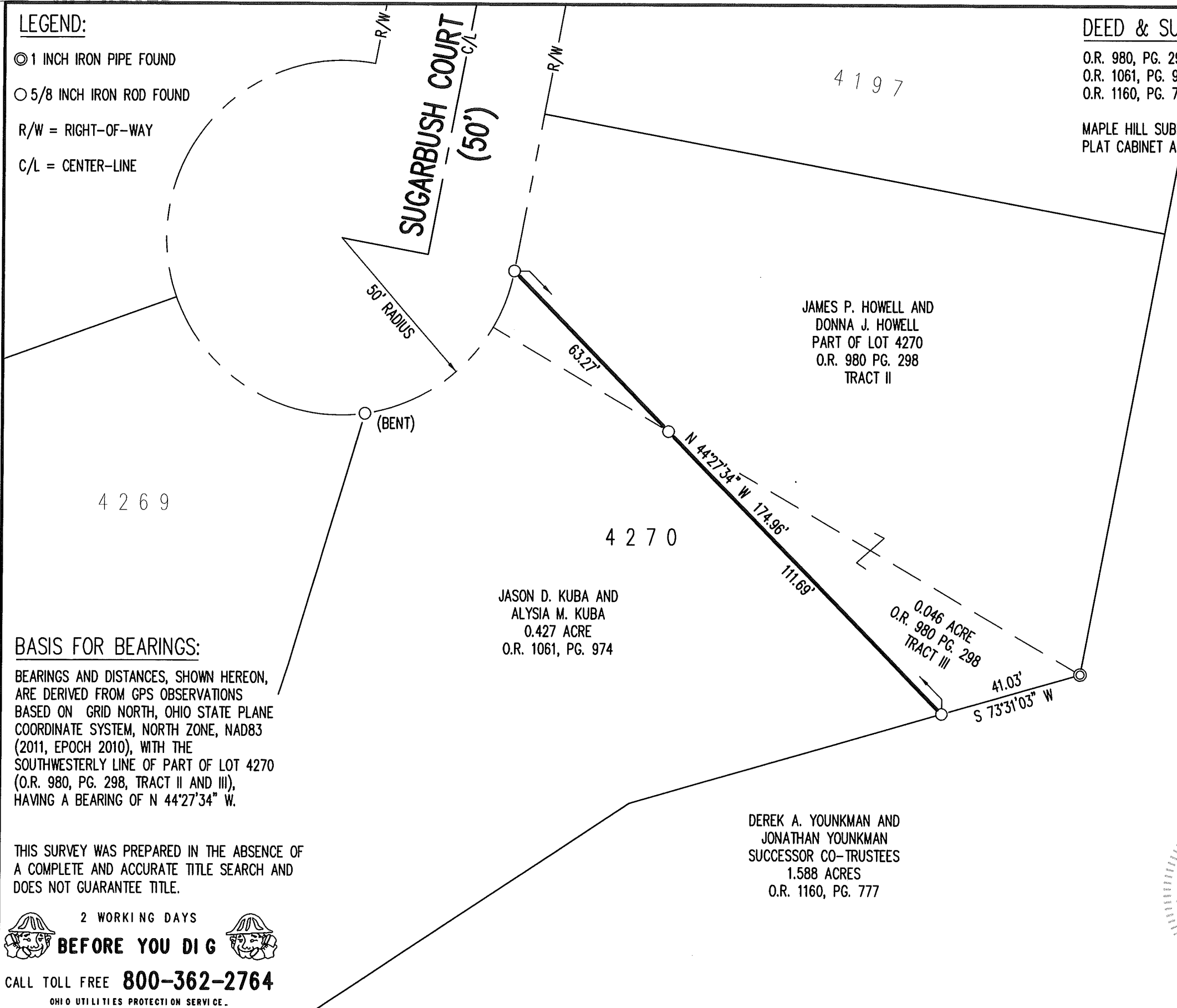
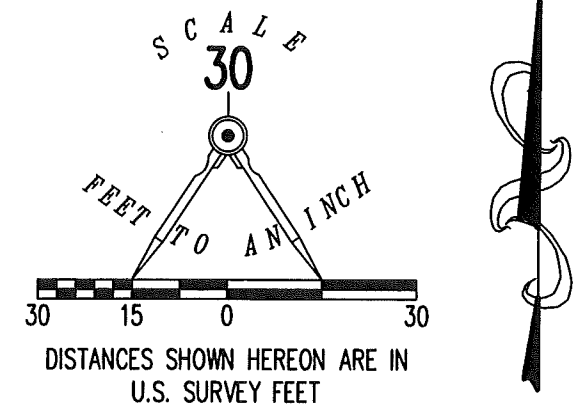
LEGEND:

- ⊙ 1 INCH IRON PIPE FOUND
- 5/8 INCH IRON ROD FOUND
- R/W = RIGHT-OF-WAY
- C/L = CENTER-LINE

DEED & SURVEY REFERENCES:

O.R. 980, PG. 298
 O.R. 1061, PG. 974
 O.R. 1160, PG. 777

MAPLE HILL SUBDIVISION NO. 3
 PLAT CABINET A, SLIDE 561



JAMES P. HOWELL AND
 DONNA J. HOWELL
 PART OF LOT 4270
 O.R. 980 PG. 298
 TRACT II

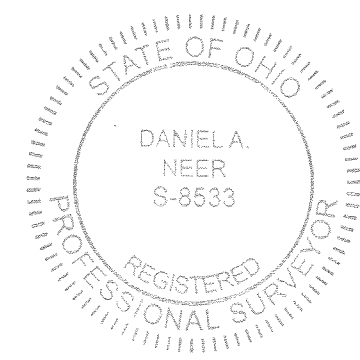
JASON D. KUBA AND
 ALYSIA M. KUBA
 0.427 ACRE
 O.R. 1061, PG. 974

DEREK A. YOUNKMAN AND
 JONATHAN YOUNKMAN
 SUCCESSOR CO-TRUSTEES
 1.588 ACRES
 O.R. 1160, PG. 777

**RETRACEMENT SURVEY OF THE
 SOUTHWESTERLY LINE OF THE
 JAMES P. HOWELL AND
 DONNA J. HOWELL
 PART OF LOT 4270
 MAPLE HILL SUBDIVISION NO. 3
 PLAT CABINET A, SLIDE 561
 OFFICIAL RECORD 980, PAGE 298
 TRACT II AND TRACT III
 CITY OF BELLEFONTAINE
 LAKE TOWNSHIP
 LOGAN COUNTY, OHIO**

SURVEYED BY:

D. Neer
 DANIEL A. NEER
 PROFESSIONAL SURVEYOR NO. 8533
 APRIL 29, 2019

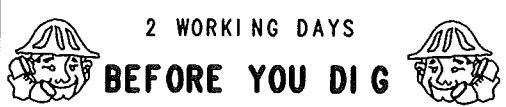


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 WWW.LEE-SURVEYING.COM
 surveys@lee-surveying.com
 KSS D0419 12980419 L-1298-3

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
 SOUTHWESTERLY LINE OF PART OF LOT 4270
 (O.R. 980, PG. 298, TRACT II AND III),
 HAVING A BEARING OF N 44°27'34" W.

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



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

INDEXED ON MAP
 5756