

REV'D 3-30-07 SMY 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

## FRAIM 4.057 ACRES

Lying in Virginia Military Survey 5245, Lake Township, City of Bellefontaine, Logan County, Ohio.

Being out of the William L. Fraim 9.798 acre tract as deeded and described in Official Record 694, Page 634 Tract II, of the Logan County Record of Deeds and being more particularly described as follows:

Commencing at 5/8 inch iron rod found at the southeast corner of said 9.798 acre tract at the northeast corner of the vacated Omaha Road (O.R. 761, Pg. 911) also being the northeast corner of the Maple Hill Subdivision No. 3, Plat Cabinet A, Slide 561, and the west line of Lot 5086 of Shadowbrooke Subdivision Phase 3, Plat Cabinet B, Slide 96A and 96B.

THENCE, with the west line of the said Shadowbrooke Subdivision Phase 3, N 3°-52'-00"E, a distance of 387.85 feet to a 5/8 inch iron rod set at THE TRUE POINT OF BEGINNING.

THENCE, N 86°-08'-00"W, a distance of 411.14 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 236.47 feet.

THENCE, with the east line of Lots 3867, 3868 and 3869 of the Belle-Air Estates Addition No. 3, Plat Cabinet A, Slide 323, N 3°-47'-20"E, a distance of 277.21 feet to a concrete monument found.

THENCE, with the lines of the Roger L. Watson, Trustee 0.632 acre tract, (O.R. 259, Pg. 260), the following 4 courses:

S 86°-10'-41"E, a distance of 170.00 feet to a concrete monument found.

N 3°-49'-24"E, a distance of 102.90 feet to a point referenced by a 5/8 inch iron rod found N 3°-49'-24"E, a distance of 0.24 feet.

With a curve to the left with center angle of 31°-20'-22", a radius of 60.82 feet, arc of 33.27 feet, a chord bearing S 11°-50'-47"E, a distance of 32.85 feet to a point.

N 27°-30'-58"W, a distance of 34.45 feet to a 5/8 inch iron rod found, passing a 5/8 inch iron rod found at 0.13 feet.

INDEXED ON MAP  
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THENCE, with the southeasterly right-of-way Dakota Road (60 feet wide) and the southeasterly lines of Lots 4792 and 4791 of the Blue Jacket Estates Phase II Plat Cabinet A, Slide 701A and 701B, N 61°-57'-10"E, a distance of 316.22 feet to a point, passing a concrete monument found at 315.94 feet.

THENCE, with the west lines of Lots 4962, 4965, 4966, 4967 of the Shadowbrooke Subdivision Phase I, Plat Cabinet B, Slide 16A and 16B and the west lines of Lots 5032 and 5033 of Shadowbrooke Subdivision Phase II, Plat Cabinet B, Slide 61A and 61B, S 3°-52'-00"W, a distance of 608.44 feet to the point of beginning.

Containing 4.057 acres.

The basis for bearings is the west line of the Shadowbrooke Subdivision, Phase I being S 3°-52'-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 22, 2007

Description prepared by:

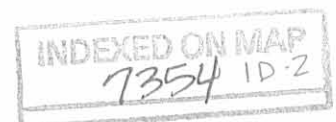


ORIGINAL STAMP IN GREEN

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

William K. Bruce  
Professional Surveyor 7437  
March 22, 2007

L-3708037

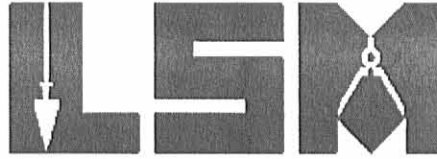


REV'D 3-30-07 SMJ/ale

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Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.  
Bellefontaine OH 43311



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

## FRAIM 15 FEET WIDE SANITARY EASMENT

Lying in Virginia Military Survey 5245, Lake Township, City of Bellefontaine, Logan County, Ohio.

Being a 15 feet wide sanitary sewer easement through the William L. Fraim 9.798 acre tract as deeded and described in Official Record 694, Page 634 Tract II, of the Logan County Record of Deeds and being more particularly described as follows:

Commencing at 5/8 inch iron rod found at the southeast corner of said 9.798 acre tract at the northeast corner of the vacated Omaha Road (O.R. 761, Pg. 911) also being the northeast corner of the Maple Hill Subdivision No. 3, Plat Cabinet A, Slide 561, and the west line of Lot 5086 of Shadowbrooke Subdivision Phase 3, Plat Cabinet B, Slide 96A and 96B.

THENCE, with the north line of the vacated Omaha Road (O.R. 761, Pg. 911), and said north line of Maple Hill Subdivision No. 3, N 86°-12'-57"W, a distance of 217.31 feet to a 5/8 inch iron rod set at the point of beginning of this easement.

THENCE, with the center-line of this easement, N 1°-02'-24"E, a distance of 388.64 feet to a 5/8 inch iron rod set at the terminus.

The basis for bearings is the west line of the Shadowbrooke Subdivision, Phase I being S 3°-52'-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 22, 2007



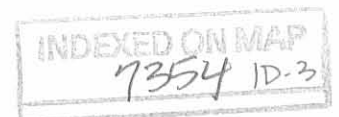
ORIGINAL STAMP IN GREEN

Description prepared by:

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

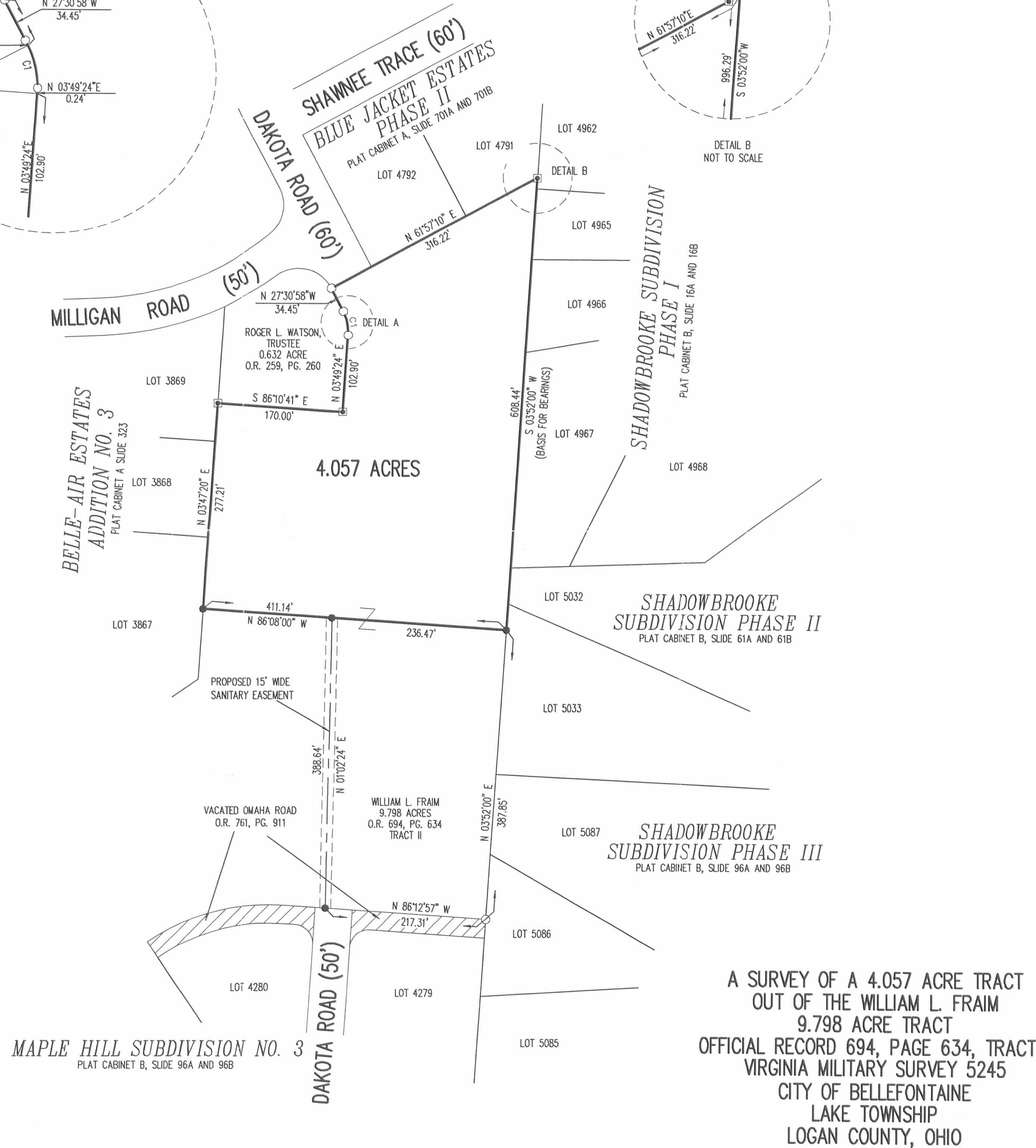
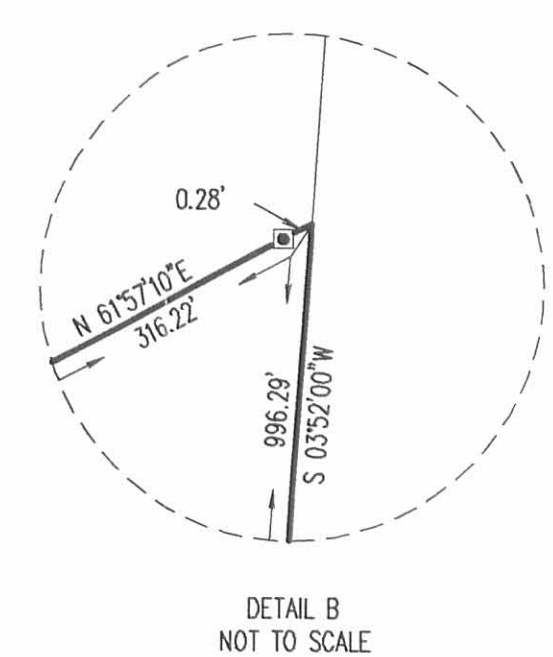
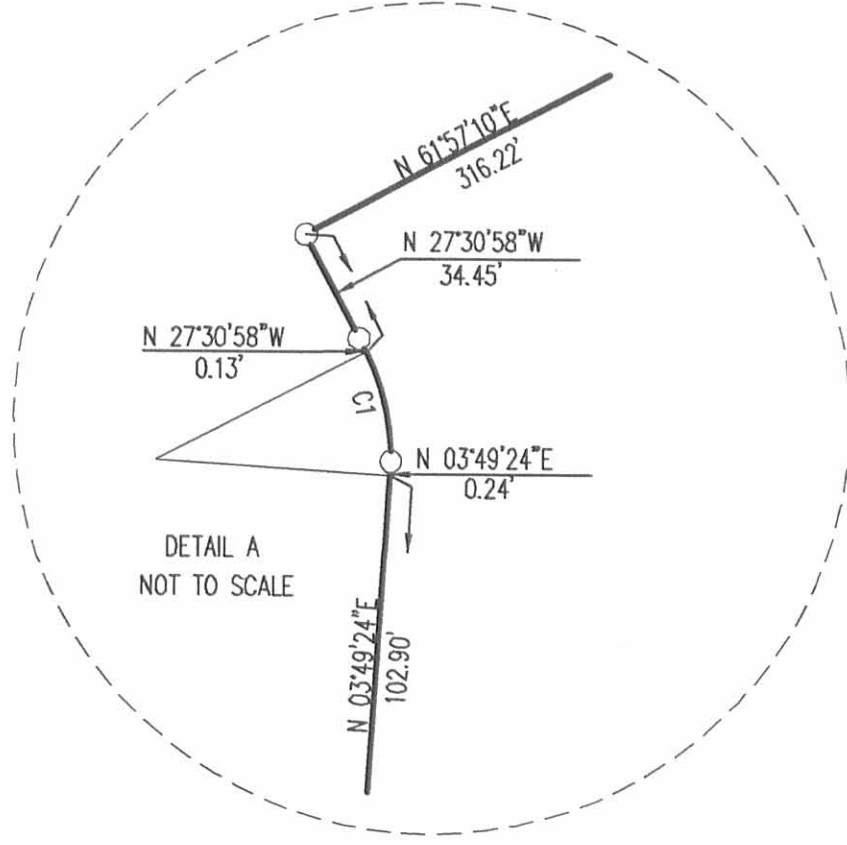
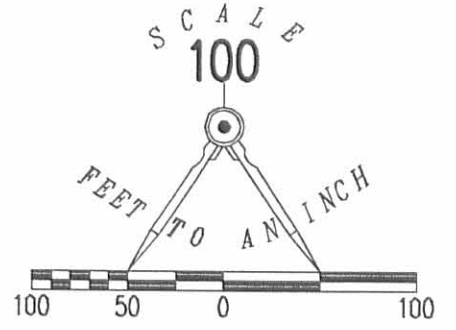
William K. Bruce  
Professional Surveyor 7437  
March 22, 2007

L-3708037



REV 3-30-07 smj/ku

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	31°20'22"	60.82'	33.27'	17.06'	32.85'	S 11°50'47" E



A SURVEY OF A 4.057 ACRE TRACT  
OUT OF THE WILLIAM L. FRAIM  
9.798 ACRE TRACT  
OFFICIAL RECORD 694, PAGE 634, TRACT II  
VIRGINIA MILITARY SURVEY 5245  
CITY OF BELLEFONTAINE  
LAKE TOWNSHIP  
LOGAN COUNTY, OHIO

MAPLE HILL SUBDIVISION NO. 3  
PLAT CABINET B, SLIDE 96A AND 96B

SURVEYED BY:  
*William K. Bruce*  
WILLIAM K. BRUCE  
PROFESSIONAL SURVEYOR 7437  
MARCH 22, 2007



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ADW D0307 3708037 L-3708037-3

REC'D 2-18-04 SML 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

## FRAIM 11.195 ACRES

Lying in Virginia Military Survey 5245, City of Bellefontaine, Lake Township, Logan County, Ohio

Being all of the William L. Fraim original 1.419 acre tract and 9.798 acre tract as deeded and described in Official Record 694, Page 634, Tract I and Tract II of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 5/8 inch iron rod set, on the proposed center-line of Omaha Road (50 feet wide), and the north line of Maple Hill Subdivision No. 3 (Plat Cabinet A, Slide 561), on the west line of M Y. Development, LTD original 54.541 acre tract (O.R. 270, Pg. 659)

THENCE, with the proposed center-line of Omaha Road and the north line of said subdivision, N 86°-12'-57"W, a distance of 275.24 feet to a 5/8 inch iron rod set.

THENCE, continuing with the proposed center-line of Omaha Road and the north line of said subdivision, with a curve to the left having a central angle of 38°-07'-36", a radius of 288.99 feet, an arc of 192.30 feet, with a chord bearing S 74°-43'-15"W, a distance of 188.78 feet to a 5/8 inch iron rod set.

THENCE, with the west line extended and the west line of Lot 4280 of said subdivision, S 34°-18'-49" E, a distance of 205.81 feet to a 5/8 inch iron rod set.

THENCE, with the north line of Lots 4281, 4282 and 4283, of said subdivision, S 55°-43'-23"W, a distance of 338.82 feet to a point.

THENCE, with the east line of Lots 4613 and 4614, Blue Jacket Estates Phase III (Plat Cabinet A, Slide 669), N 11°-19'-32"W, a distance of 499.16 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 4.00 feet.

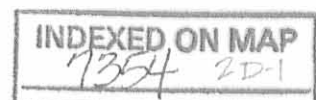
THENCE, with the south line of Lots 3864, 3865, 3866 and 3867, Belle-Air Estates Addition No. 3 (Plat Cabinet A, Slide 323), N 55°-50'-20"E, a distance of 396.87 feet to a 5/8 inch iron rod set.

THENCE, with the east line of Lots 3867, 3868 and 3869, of said subdivision, N 3°-47'-20"E, a distance of 372.21 feet to a concrete monument found.

THENCE, with the lines of the Roger L. Watson, Trustee, 0.632 acre tract (O.R. 259, Pg. 260), the following four courses:

S 86°-10'-41"E, a distance of 170.00 feet to a concrete monument found.

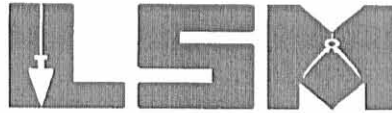
N 3°-49'-24"E, a distance of 102.90 feet to a point, referenced by a 5/8 inch iron rod found N 3°-49'-24"E, 0.24 feet.



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Land Surveys • Topography • Subdivisions • Construction Layout

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Bellefontaine OH 43311



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With a curve to the left, having a central angle of  $31^{\circ}-20'-22''$ , a radius of 60.82 feet, an arc length of 33.27 feet, with a chord bearing  $N 11^{\circ}-50'-47''W$ , a distance of 32.85 feet to a point.

$N 27^{\circ}-30'-58''W$ , a distance of 34.45 feet to a 5/8 inch iron rod found, passing a 5/8 inch iron rod found at 0.13 feet.

THENCE, with the southerly line of Blue Jacket Estates, Phase II (Plat Cabinet A, Slide 701), the southern right-of-way line of Dakota Road (60 feet wide), Lots 4792 and 4791,  $N 61^{\circ}-57'-10''E$ , a distance of 316.22 feet to a point, passing a concrete monument found at 315.94 feet.

THENCE, with the west line of Lots 4962, 4965, 4966 and 4967 of Shadowbrooke Subdivision Phase I (Plat Cabinet B, Slide 16), Lots 5032 and 5033 of Shadowbrooke Subdivision Phase II (Plat Cabinet B, Slide 61) and the west line of the aforesaid original 54.541 acre tract,  $S 3^{\circ}-52'-00''W$ , a distance of 996.29 feet to the point of beginning.

Containing 11.195 acres.

The basis for bearings is the west line of Shadowbrooke Subdivision Phase I and Phase II, being  $S 3^{\circ}-52'-00''W$ , and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on February 5, 2004.

Description prepared by:

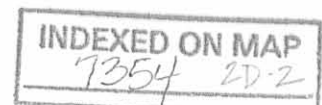


ORIGINAL STAMP IN GREEN

A handwritten signature in black ink, appearing to read 'J. Lee', written over the typed name and title.

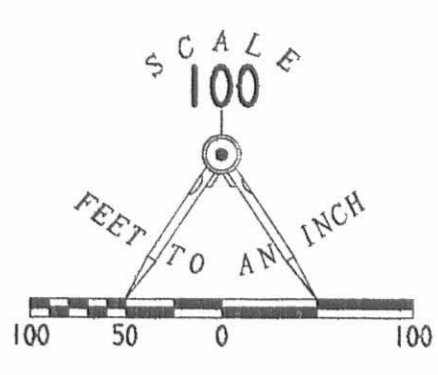
Jeffrey I. Lee  
Professional Surveyor 6359  
February 9, 2004

L-3708

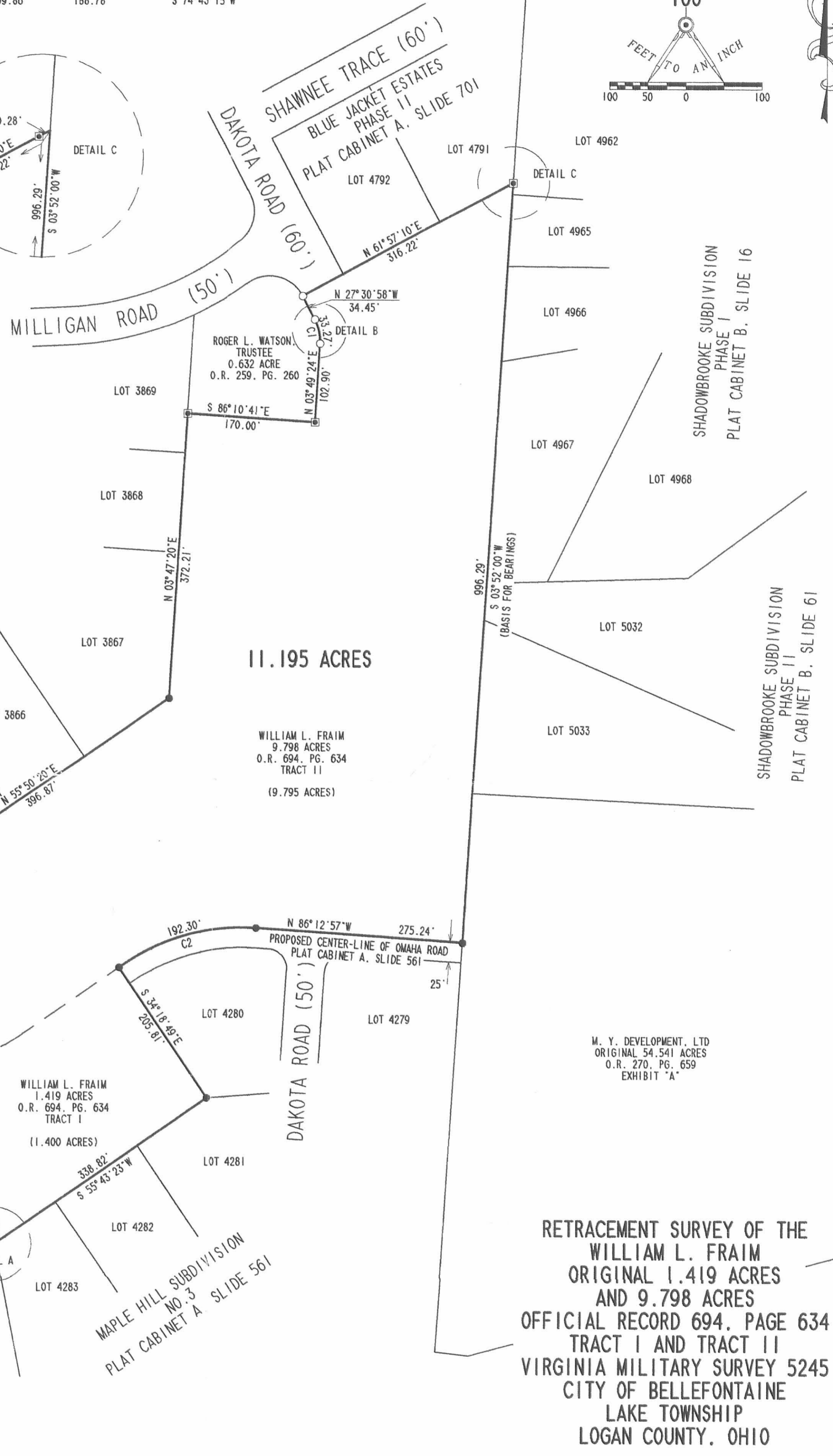
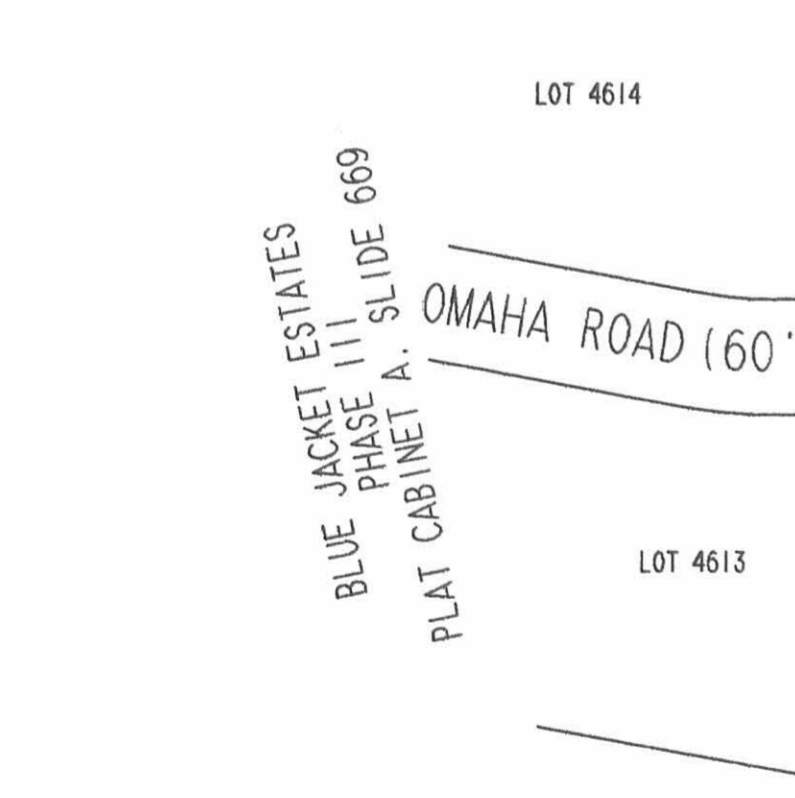
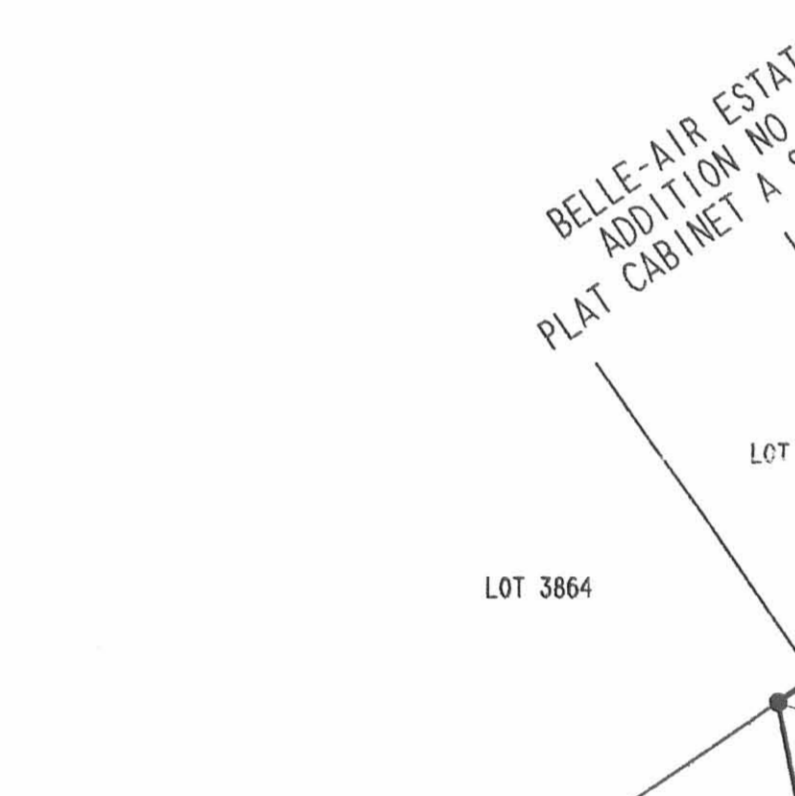
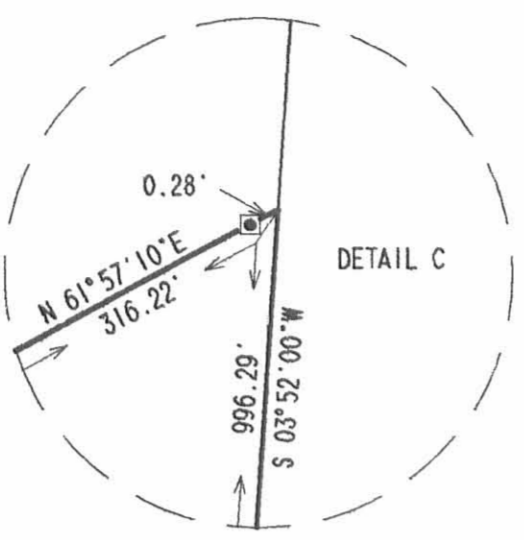
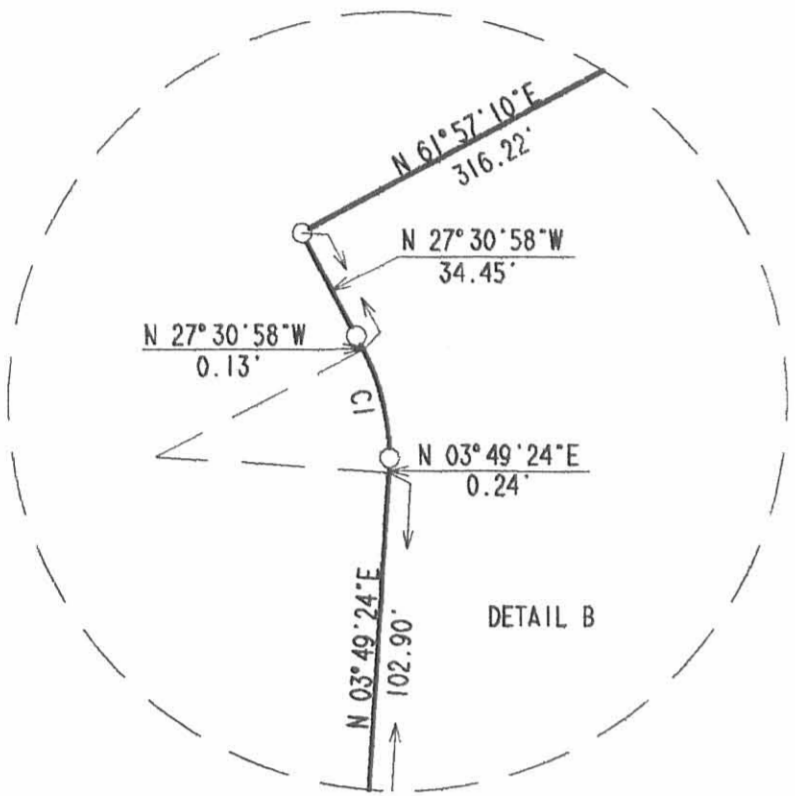


REV'D 2-18-04 SMY & K

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	31°20'22"	60.82'	33.27'	17.06'	32.85'	N 11°50'47"W
C 2	38°07'36"	288.99'	192.30'	99.86'	188.78'	S 74°43'15"W



LEGEND:  
 ● 5/8 INCH IRON ROD SET  
 ■ CONCRETE MONUMENT FOUND  
 ○ 5/8 INCH IRON ROD FOUND



RETRACEMENT SURVEY OF THE  
 WILLIAM L. FRAIM  
 ORIGINAL 1.419 ACRES  
 AND 9.798 ACRES  
 OFFICIAL RECORD 694, PAGE 634  
 TRACT I AND TRACT II  
 VIRGINIA MILITARY SURVEY 5245  
 CITY OF BELLEFONTAINE  
 LAKE TOWNSHIP  
 LOGAN COUNTY, OHIO

SURVEYED BY:  
  
 JEFFREY T. LEE  
 PROFESSIONAL SURVEYOR 6359  
 FEBRUARY 5, 2004



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 KSR D412 3708104 L-3708-2

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ORIGINAL STAMP IN GREEN

# 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.

## LOT AT SOUTHWEST CORNER OF MILLIGAN ROAD AND TURNER ROAD EXTENDED

Lying in the City of Bellefontaine, V.M.S. 5245, Lake Township, Logan County, Ohio.

Being out of that land lying in the name of J.E. Turner as deeded and described in Volume 398, Page 725 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at an iron rod found on the south line of Milligan Road, marking the northeast corner of City Lot No. 3869 of Belle-Air Estates No. 3.

THENCE, with the said south line of Milligan Road, on a curve to the left having a central angle of  $10^{\circ}-49'-49''$ , a radius of 440.50 feet, a length of 83.26 feet (Chord = N  $56^{\circ}-57'-07''$  E, a distance of 83.14 feet to a  $5/8''$  iron rod.

THENCE, on the entrance curve to proposed Turner Road (South extension), having a central angle of  $97^{\circ}-32'-47''$ , a radius of 50.00 feet, a length of 85.13 feet (Chord = S  $79^{\circ}-41'-24''$  E, a distance of 75.21 feet) to a  $5/8''$  iron rod.

THENCE, with the west line of said proposed Turner Road, S  $30^{\circ}-55'$  E, a distance of 33.86 feet to a  $5/8''$  iron rod.

THENCE, continuing with the west line of said Turner Road, on a curve to the right having a central angle of  $31^{\circ}-45'$ , a radius of 60.00 feet, a length of 33.25 feet (Chord = S  $15^{\circ}-02'-30''$  E, a distance of 32.82 feet to a  $5/8''$  iron rod.

THENCE, still continuing with the west line of said proposed Turner Road, S  $0^{\circ}-50'$  W, a distance of 103.61 feet to a  $5/8''$  iron rod.

THENCE, at right angles, N  $89^{\circ}-10''$  W, a distance of 170.00 feet to a  $5/8''$  iron rod set on the east line of aforementioned Lot No. 3869.

THENCE, with said lot line, N  $0^{\circ}-50'$  E, 130.00 feet to the point of beginning.

Containing 27,516 square feet (0.632 acre).

ALSO an access easement to the above described 0.632 acre tract over grantor's land, described as follows:


Being the south half of Milligan Road extended easterly from its present terminus at the east line of Belle-Air Estates a distance of 83 feet.

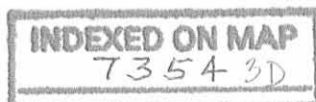
ALSO, an easement for construction of any curbs, pavement, etc. to comply with city requirements.

This easement to be confined to the area between above described 0.632 acre tract and the center-lines of proposed Milligan and Turner Roads.

Both of above easements to be terminated at the time that these streets are dedicated for street purposes.

Prepared by:

  
Clayton M. Lee  
Registered Surveyor No. 6181  
April 12, 1985  
April 25, 1985



L-1253

ORIGINAL STAMP IN GREEN



CITY PLAT ENDS HERE

CURVE #1

$\Delta = 10^{\circ} 49' 49''$   
 $R = 440.5'$   
 $L = 83.26'$

CH. = N  $56^{\circ} 57' 07''$  E, 83.14'

CURVE #2

$\Delta = 97^{\circ} 32' 47''$   
 $R = 50'$   
 $L = 88.13'$

CH. = S  $79^{\circ} 41' 24''$  E, 75.21'

CURVE #3

$\Delta = 31^{\circ} 45' 00''$   
 $R = 60'$   
 $L = 33.25'$

CH. = S  $15^{\circ} 02' 30''$  E, 32.82'

PRELIMINARY PLAN OF  
PROPOSED LOT ON  
MILLIGAN ROAD  
IN THE CITY OF  
BELLEFONTAINE, OHIO



SCALE ~ 1" = 100'



ORIGINAL SET FOR RECORD

LOT 3870

ROBERTA HIGHLAND

0.79 AC

183.4

S 04° 32' E

S 30° 15' E

MILLIGAN RD.  
(AS PER CITY PLAT)

CURVE #1

CURVE #2

R = 440.5

27,516 SF

N 0° 50' E

103.61'

170' N 89° 10' W

LOT 3869

LOT 3868

LOT 3867

J. E. TURNER

TURNER EXTENDED

LOT 3866

170'

INDEXED ON MAP  
73543P

OMAHA RD.  
(AS PER CITY PLAT)

L-1253-5