

REC'D 5-22-06 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

**1975-2005 - 30 YEARS OF EXCELLENCE**

## IRON CITY ESTATES CONDOMINIUM PHASE IV INGRESS/EGRESS EASEMENT

Lying in Section 33, Town 4, Range 14, in the City of Bellefontaine, Lake Township, Logan County, Ohio.

Being an ingress/egress easement over the Iron City Estates Condominium Phase IV as recorded in Plat Cabinet B, Slides 37B-38B of the Logan County Records of Plats and being more particularly described as follows:

Commencing at a PK nail found on the intersection of center-lines of Clarkson Avenue and Detroit Street.

THENCE, with the center-line of Detroit Street (60 feet wide), N 4°-01'-15"W, a distance of 131.28 feet to a point at the intersection of the center-line of Falcon Avenue (30 feet wide private street).

THENCE, with the center-line of Falcon Street, N 86°-00'-00"W, a distance of 30.30 feet to a point on the west right-of-way of Detroit Street at the TRUE POINT OF BEGINNING.

THENCE, with the west right-of-way of Detroit Street, S 4°-01'-15"E, a distance of 18.28 feet to a point on the back of the south curb of Falcon Avenue.

THENCE, with the back of the south curb of Falcon Avenue, the following two courses:

With a curve to the left, having a central angle of 28°-51'-15", a radius of 25.00 feet, an arc length of 12.59 feet, a chord bearing N 71°-34'-22"W, a distance of 12.46 feet to a point.

N 86°-00'-00"W, a distance of 164.19 feet to a point.

THENCE, with an east line of the Belle Adventures Unlimited, Ltd. 5.059 acre tract (O.R. 799, Pg. 167), N 4°-00'-00"E, a distance of 30.00 feet to a 5/8 inch iron rod set on the back of the west curb of Hawke Street.

THENCE, with the back of the north curb of Falcon Avenue extended and the back of the north curb of Falcon Avenue, the following two courses:

S 86°-00'-00"E, a distance of 152.87 feet to a point.

With a curve to the left, having a central angle of 45°-01'-46", a radius of 25.00 feet, an arc length of 19.65 feet, a chord bearing N 71°-29'-07"E, a distance of 19.15 feet to a point on the west right-of-way of Detroit Street.

THENCE, with the west right-of-way of Detroit Street, S 4°-01'-15"E, a distance of 22.55 feet to the point of beginning.

The basis for bearings is the center-line of Detroit Street, being N 4°-01'-15"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on November 13, 1998.

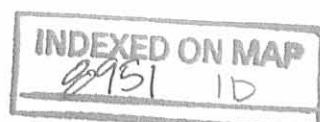


ORIGINAL STAMP IN GREEN

Description prepared by:

*Jeffrey I. Lee*  
Jeffrey I. Lee  
Professional Surveyor 6359  
May 18, 2006

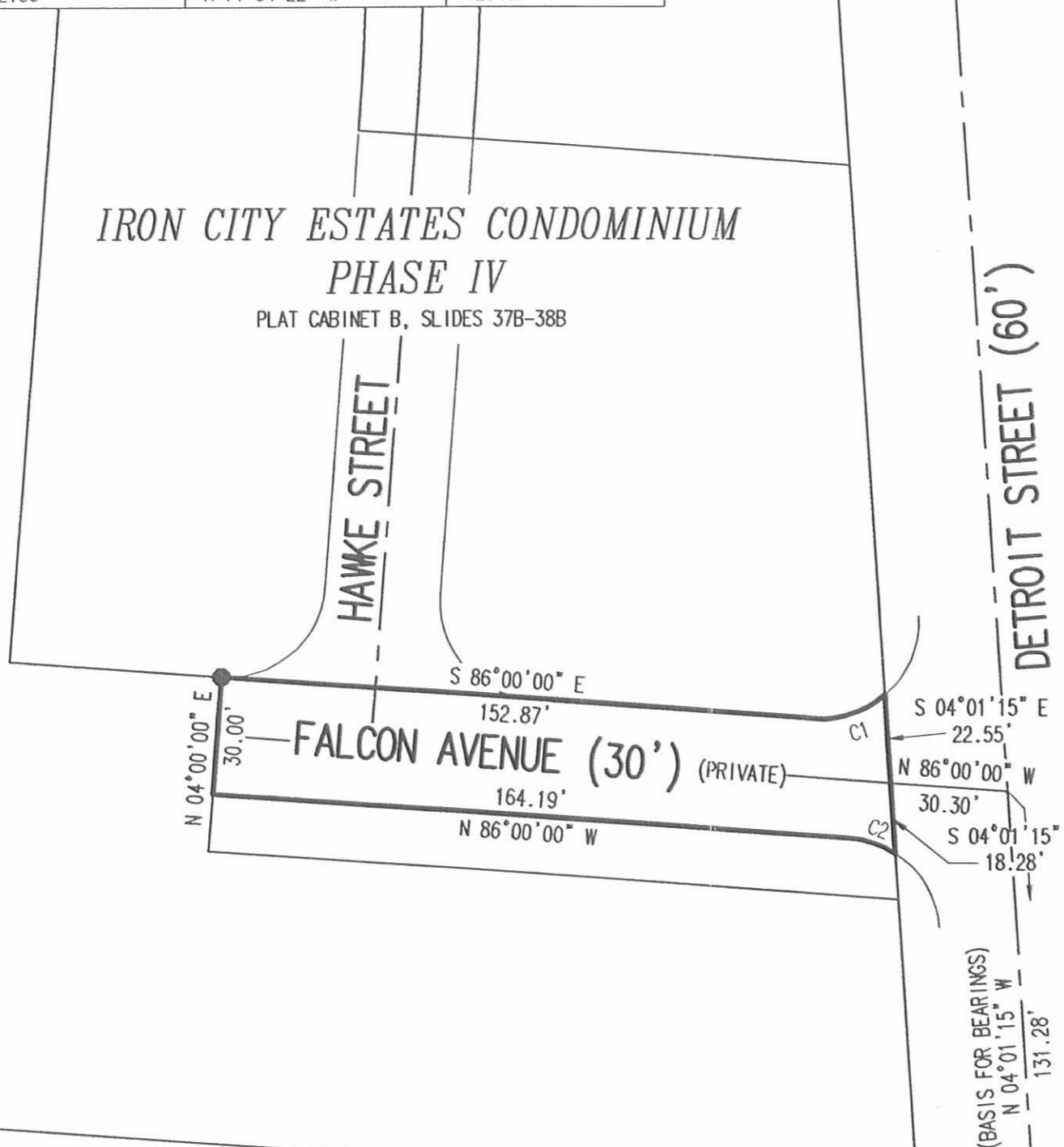
1448056



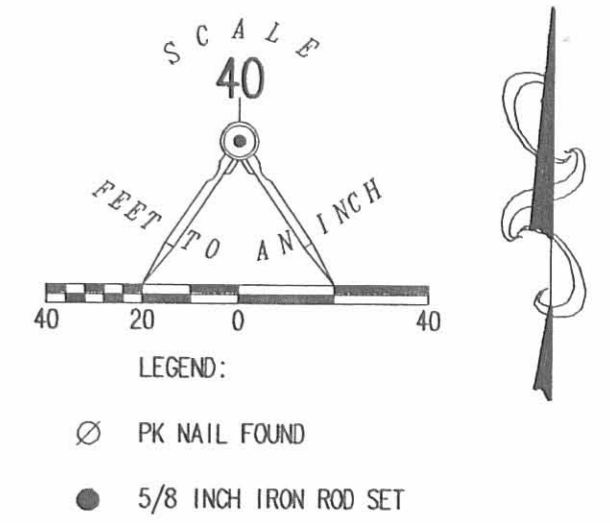
REV'D 5-22-06 SMJ/KK

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	45°01'46"	25.00'	19.65'	N 71°29'07" E	19.15'
C2	28°51'15"	25.00'	12.59'	N 71°34'22" W	12.46'

IRON CITY ESTATES CONDOMINIUM  
PHASE IV  
PLAT CABINET B, SLIDES 37B-38B



BELLE ADVENTURES UNLIMITED, LTD.  
5.059 ACRES  
O.R. 799, PG. 167



INGRESS/EGRESS EASEMENT OVER THE  
IRON CITY ESTATES CONDOMINIUM  
PHASE IV  
PLAT CABINET B, SLIDES 37B-38B  
SECTION 33, TOWN 4, RANGE 14  
CITY OF BELLEFONTAINE  
LAKE TOWNSHIP  
LOGAN COUNTY, OHIO

MAP PREPARED BY:



*Jeffrey I. Lee*  
JEFFREY I. LEE  
PROFESSIONAL SURVEYOR 6359  
MAY 18, 2006

CLARKSON AVENUE  
ORIGINAL STAMP IN GREEN

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117 North Madriver Street  
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(937) 593-7335  
KSR D0506 1448056 L-1448-3

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

INDEXED ON MAP  
8957 1P

REC'D 5-10-99 SMY OK V



# Lee Surveying and Mapping Co., Inc.



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117 N. Madriver Street  
Bellefontaine OH 43311

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

## S.J. WAMMES DEVELOPMENT CO., INC. 10 SANITARY SEWER EASEMENT

Lying in Section 33, Town 4, Range 14, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being a non-exclusive 10 wide sanitary sewer easement through the S. J. Wammes Development Co., Inc. original 9.98 acre tract as deeded and described in Official Record 207, Page 506 of the Logan County Records of Deeds and being more particularly described as follows:

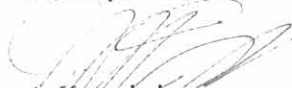
Beginning at a 5/8 inch iron rod found on the south right-of-way of Malone Street (50 feet wide) at the northwest corner of the Iron City Estates Condominium Phase I, (Plat Cabinet A, Slides 789-B -791-B).

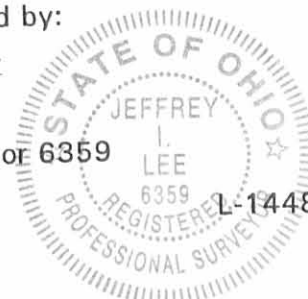
THENCE, with the west line of the Iron City Estates Condominium Phase I, S 3°-52'-25" W, a distance of 85.00 feet to a point at the TRUE POINT OF BEGINNING.

THENCE, with the center-line of the 10 feet wide sanitary sewer easement, N 86°-07'-35" W, a distance of 215.20 feet to a point at the terminus of this easement on the east line of a proposed sanitary sewer easement for a lift station.

The basis for bearings is the center-line of Malone Street being S 86°-07'-35" E, and all other bearings are from angles and distances measured in field surveys by Lee Surveying and Mapping Co., Inc. in 1996.

Description prepared by:

  
Jeffrey I. Lee  
Professional Surveyor 6359  
May 4, 1999



ORIGINAL STAMP IN GREEN

INDEXED ON MAP  
895/20

CARTER STEEL AND FABRICATING CO.  
O.R. 81, PG. 87 (TRACT 1)

MALONE STREET (50')

BASIS FOR BEARINGS S 86°07'35"E

EXISTING 15' ALLEY

PROPOSED 10' SANITARY SEWER EASEMENT

25' BUILDING SETBACK LINE (TYP.)

S. J. WAMMES DEVELOPMENT CO., INC.  
ORIGINAL 9.98 ACRES  
OFFICIAL RECORD 207, PAGE 506

PROPOSED 15' UTILITY EASEMENT

PROPOSED EAGLE STREET (30')

PROPOSED 15' UTILITY EASEMENT

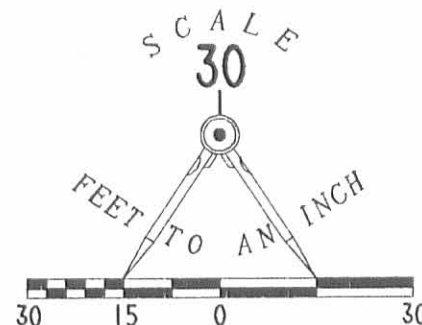
10' UTILITY EASEMENT

N 86°07'35"W  
215.20'

85.00'

IRON CITY ESTATES CONDOMINIUM  
PHASE I

PLAT CABINET A, SLIDE 789-B - 791-B



LEGEND

○ 5/8" IRON ROD FOUND

10' SANITARY SEWER EASEMENT  
THROUGH THE  
S.J. WAMMES DEVELOPMENT CO., INC.  
ORIGINAL 9.98 ACRE  
OFFICIAL RECORD 207, PAGE 506  
SECTION 33, TOWN 4, RANGE 14  
CITY OF BELLEFONTAINE  
LAKE TOWNSHIP  
LOGAN COUNTY, OHIO

SURVEYED BY:

*Jeffrey I. Lee*  
JEFFREY I. LEE  
PROFESSIONAL SURVEYOR 6359  
MAY 4, 1999

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(937) 593-7335



ORIGINAL STAMP IN GREEN

INDEXED ON MAP  
89512P

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REC'D 11-3-98 SURV OF GLH



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Fax: (937) 593-7444

117 N. Madriver Street  
Bellefontaine OH 43311

## S.J. WAMMES DEVELOPMENT CO., INC. SANITARY SEWER LIFT STATION EASEMENT

Lying in Section 33, Town 4, Range 14, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being an easement for sanitary sewer easement purposes through the S. J. Wammes Development Co., Inc. original 9.98 acre tract as deeded and described in Official Record 207, Page 506 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 5/8 inch iron rod found at the northwest corner of the said 9.98 acre tract at the intersection of the south right-of-way of Malone Street (50 feet wide) and the easterly right-of-way of a 15 feet wide alley.

THENCE, with the south right-of-way of Malone Street, S 86°-07'-35" E, a distance of 17.04 feet to a point at the TRUE POINT OF BEGINNING.

THENCE, with the south right-of-way of Malone Street, S 86°-07'-35" E, a distance of 10.60 feet to a point.

THENCE, S 21°-17'-26" W, a distance of 84.10 feet to a point.

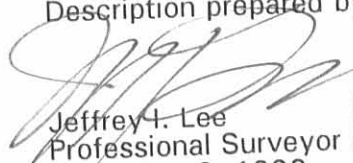
THENCE, S 4°-24'-17" W, a distance of 20.04 feet to a point.

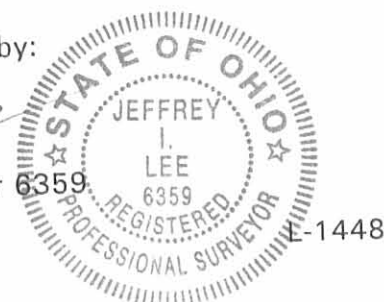
THENCE, N 86°-07'-34" W, a distance of 16.70 feet to a point.

THENCE, N 21°-17'-26" E, a distance of 105.10 feet to the point of beginning.

The basis for bearings is the center-line of Malone Street, being S 86°-07'-35" E, and all other bearings are from angles and distances measured in field surveys by Lee Surveying and Mapping Co., Inc. in 1996.

Description prepared by:

  
Jeffrey I. Lee  
Professional Surveyor  
November 3, 1998



ORIGINAL STAMP IN GREEN

INDEXED ON MAP  
8951 3D

MALONE STREET (50')

S 86°07'35"E

17.04'

S 86°07'35"E

10.60'

CARTER STEEL AND FABRICATING CO.  
14.356 ACRES  
O.R. 81, PG. 87 (TRACT 1)

EXISTING 15' ALLEY

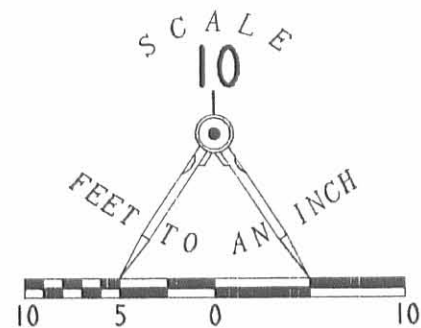
10' SANITARY SEWER EASEMENT  
N 21°17'26"E  
105.10'

84.10'  
S 21°17'26"W

20.04'  
S 04°24'17"W

16.70'  
N 86°07'34"W

PROPOSED 10' UTILITY EASEMENT



LEGEND

○ 5/8" IRON ROD FOUND

S. J. WAMMES DEVELOPMENT CO., INC.  
ORIGINAL 9.98 ACRES  
OFFICIAL RECORD 207, PAGE 506

SANITARY SEWER LIFT STATION EASEMENT  
OVER THE  
S.J. WAMMES DEVELOPMENT CO., INC.  
ORIGINAL 9.98 ACRE  
OFFICIAL RECORD 207, PAGE 506  
SECTION 33, TOWN 4, RANGE 14  
CITY OF BELLEFONTAINE  
LAKE TOWNSHIP  
LOGAN COUNTY, OHIO

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8951 3P

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(937) 593-7335

D-337

IRONCIT2

L-1448-3

### EXHIBIT A

## IRON CITY ESTATES CONDOMINIUM PHASE 1

Lying in Section 33, Town 4, Range 14, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being out of the S. J. Wammes Development Co., Inc. original 9.98 acre tract as deeded and described in Official Record 207, Page 506 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 5/8 inch iron pipe found at the intersection of the south right-of-way line of Malone Street (50 feet wide) and the west right-of-way line of Detroit Street (60 feet wide).

THENCE, with the west right-of-way of Detroit Street, S 3°45'59" W, a distance of 152.74 feet to a 5/8 inch iron rod set at an angle in the said right-of-way.

THENCE, N 87°16'24" W, a distance of 90.30 feet to a 5/8 inch iron rod set.

THENCE, with a curve to the left having a central angle of 7°-00'-06", a radius of 385.00 feet, an arc length of 47.05 feet, a chord bearing S 0°-31'-12" E, a chord distance of 47.02 feet to a 5/8 inch iron rod set.

THENCE S 4°-01'-15" E, a distance of 7.21 feet to a 5/8 inch iron rod set.

THENCE, S 89°-31'-00" W, a distance of 110.21 feet to a 5/8 inch iron rod set.

THENCE, N 4°-01'-15" W, a distance of 34.56 feet to a 5/8 inch iron rod set.

THENCE, N 3°-52'-25" E, a distance of 182.71 feet to a 5/8 inch iron rod set.

THENCE, with the south line of Malone Street, S 86°-07'-35" E, a distance of 200.05 feet to the point of beginning.

Containing an area of 0.857 acres which includes all of the 0.31 acre tract and 0.547 acre out of the 9.67 acre tract.

The basis for bearings is based upon the south line of the original 9.98 acre tract being N 86°-00'-00" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Company on November 8, 1993.

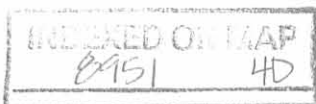
Description prepared by:



Jeffrey I. Lee  
Professional Surveyor 6359  
August 19, 1994  
Rev. September 30, 1994

ORIGINAL STAMP IN GREEN

L 1448



**EXHIBIT A-1**  
**IRON CITY ESTATES CONDOMINIUM**  
**ADDITIONAL PROPERTY**

Lying in Section 33, Town 4, Range 14, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being out of the S.J. Wammes Development Co., Inc. original 9.98 acre tract as deeded and described in Official Record 207, Page 506 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 5/8 inch iron pipe found at the intersection of the south right-of-way line of Malone Street (50 feet wide) and the west right-of-way line of Detroit Street (60 feet wide).

THENCE, with the west right-of-way of Detroit Street, S 3°-45'-59" W, a distance of 152.74 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING.

THENCE, with the west right-of-way of Detroit Street, S 3°-45'-59" W, a distance of 18.82 feet to a 5/8 inch iron rod set.

THENCE, with the west right-of-way of Detroit Street, S 4°-01'-15" E, a distance of 628.30 feet to a 5/8 inch iron rod set.

THENCE, with the north line of the Independence Village, Ltd. 6.000 acre tract (O.R. 25, Pg. 793), N 86°-00'-00" W, a distance of 609.55 feet to a 5/8 inch iron rod set.

THENCE, through the original 9.98 acre tract the following eight courses:  
N 2°-21'-53" E, a distance of 101.48 feet to a 5/8 inch iron rod set.

N 90°-00'-00" E, a distance of 66.42 feet to a 5/8 inch iron rod set.

N 0°-00'-00" E, a distance of 93.00 feet to a 5/8 inch iron rod set.

N 90°-00'-00" E, a distance of 94.42 feet to a 5/8 inch iron rod set.

N 4°-00'-00" E, a distance of 239.00 feet to a 5/8 inch iron rod set.

N 4°-01'-16" W, a distance of 122.63 feet to a 5/8 inch iron rod set.

N 90°-00'-00" W, a distance of 95.56 feet to a 5/8 inch iron rod set.

With a curve to the right having a chord bearing N 19°-31'-36" E, a distance of 242.44 feet, a central angle of 7°-08'-14", a radius of 1947.52 feet and an arc length of 242.60 feet to a 5/8 inch iron rod set.

THENCE, with the south line of Malone Street, S 86°-07'-35" E, a distance of 217.62 feet to a 5/8 inch iron rod set.

THENCE, S 3°-52'-25" W, a distance of 182.71 feet to a 5/8 inch iron rod set.

INDEXED ON MAP

8951 5D-1



THENCE, S 4°-01'-15" E, a distance of 34.56 feet to a 5/8 inch iron rod set.

THENCE, N 89°-31'-00" E, a distance of 110.21 feet to a 5/8 inch iron rod set.

THENCE, N 4°-01'-15" W, a distance of 7.21 feet to a 5/8 inch iron rod set.

THENCE, with a curve to the right having a chord bearing N 0°-31'-12" W, a chord distance of 47.02 feet, a central angle of 7°-00'-06", a radius of 385.00 feet, and an arc length of 47.05 feet to a 5/8 inch iron rod set.

THENCE, S 87°-16'-24" E, a distance of 90.30 feet to the point of beginning.

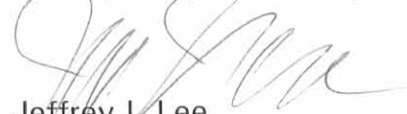
Containing 7.547 acres.

The basis for bearings is based upon the south line of the original 9.98 acre tract being N 86°-00'-00" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Company on November 8, 1993.

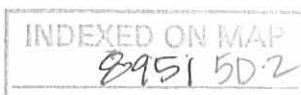


ORIGINAL STAMP IN GREEN

Description prepared by:

  
Jeffrey I. Lee  
Professional Surveyor 6359  
August 19, 1994  
Rev. August 23, 1994

L 1448



CARTER STEEL AND FABRICATING CO.  
14.356 ACRES  
O.R. 81, PG. 87 (TRACT 1)



7.547 ACRES  
ADDITIONAL PROPERTY

PART OF THE  
S. J. WAMMES DEVELOPMENT CO., INC.  
ORIGINAL 9.98 ACRES  
OFFICIAL RECORD 207, PAGE 506

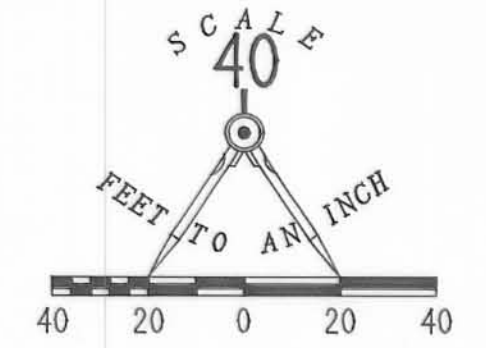
1.544 ACRE PART OF THE  
S. J. WAMMES DEVELOPMENT CO., INC.  
ORIGINAL 9.98 ACRES  
OFFICIAL RECORD 207, PAGE 506  
NOT A PART OF THIS PLAT

INDEPENDENCE VILLAGE, LTD.  
6.000 ACRES  
O.R. 25, PG. 793

DP & L 5.0' WIDE EASEMENT  
VOL. 353, PG. 795

DP & L 5.0' WIDE EASEMENT  
VOL. 353, PG. 589

2 WORKING DAYS  
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- LEGEND:
- 5/8" IRON ROD SET
  - 5/8" IRON ROD FOUND
  - 5/8" IRON PIPE FOUND
  - 1/2" IRON ROD FOUND
  - P.K. NAIL FOUND

54 UNIT NUMBER  
(1545) STREET ADDRESS

- LIMITED COMMON AREA
- ALL AREAS AND IMPROVEMENTS NOT LABELED WITH A UNIT DESIGNATION OR AS LIMITED COMMON AREA ARE COMMON AREA.

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	07°08'14"	1947.52'	242.60'	121.46	242.44'	S 19°31'36"W
C 5	07°53'40"	400.00'	55.11'	27.60'	55.07'	S 00°04'25"E
C 6	07°00'06"	385.00'	47.05'	23.55'	47.02'	S 00°31'12"E

NOTE: ALL RESIDENCE UNITS ARE SEPARATED BY A DISTANCE OF 12.0 FEET BETWEEN THE FOUNDATION WALLS UNLESS OTHERWISE NOTED ON THIS PLAN.  
UNITS 2, 18, 19, AND 20 ARE NOT YET COMPLETED, AS OF AUGUST 22, 1994.

CONDOMINIUM DRAWINGS FOR  
PHASE I - 0.857 ACRE  
IRON CITY ESTATES CONDOMINIUM  
SECTION 33, TOWN 4, RANGE 14  
CITY OF BELLEFONTAINE  
LAKE TOWNSHIP  
LOGAN COUNTY, OHIO  
PLOT PLAN

PART OF THE  
S. J. WAMMES DEVELOPMENT CO., INC.  
ORIGINAL 9.98 ACRES  
OFFICIAL RECORD 207, PAGE 506

APPROVED BY THE BELLEFONTAINE PLANNING COMMISSION  
THIS 28<sup>th</sup> DAY OF September, 1994.

*F. L. Norris*  
CLERK, PLANNING COMMISSION

DESCRIPTION CHECKED *Jon C. Jd* 9-30-94

TRANSFERRED THIS 3<sup>rd</sup> DAY OF October, 1994.

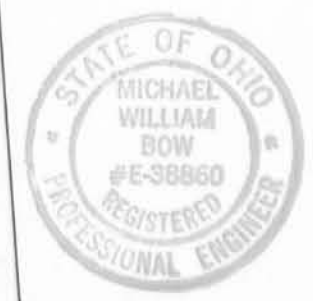
*Jean Jones*  
LOGAN COUNTY AUDITOR

RECORDED IN PLAT CABINET A, SLIDE 789-B; 794-A; 794-B  
RECEIVED FOR RECORD AT 2:12:01 O'CLOCK P.M.

THIS 3<sup>rd</sup> DAY OF OCTOBER, 1994.

*Carolyn Collins*  
LOGAN COUNTY RECORDER

WE DO HEREBY STATE THAT THESE DRAWINGS OF IRON CITY ESTATES CONDOMINIUM SHOW ALL BUILDINGS AS CONSTRUCTED.



*Michael W. Bow*  
MICHAEL W. BOW  
PROFESSIONAL ENGINEER 38860  
DECEMBER 20, 1993

THE M & K ENGINEERING CO.  
1691 T.R. 31 North  
BELLEFONTAINE, OHIO 43311  
(513) 592-2697

*Jeffrey I. Lee*  
JEFFREY I. LEE  
PROFESSIONAL SURVEYOR 6359  
DECEMBER 20, 1993

LEE SURVEYING & MAPPING CO.  
143 East Columbus Avenue  
BELLEFONTAINE, OHIO 43311  
(513) 593-7335



CLARKSON



# Lee Surveying and Mapping Co.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

143 EAST COLUMBUS AVENUE  
BELLEFONTAINE, OHIO 43311

(513) 593-7335

JEFFREY I. LEE, P.S.

## EXHIBIT A

### IRON CITY ESTATES CONDOMINIUM PHASE 2

Lying in Section 33, Town 4, Range 14, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being out of the S. J. Wammes Development Co., Inc. original 9.98 acre tract as deeded and described in Official Record 207, Page 506 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 5/8 inch iron pipe found at the northeast corner of the Iron City Estates Condominium, Phase I and the intersection of the south right-of-way line of Malone Street (50 feet wide) and the west right-of-way line of Detroit Street (60 feet wide).

THENCE, with the west right-of-way of Detroit Street, S 3°-45'-59" W, a distance of 152.74 feet to a 5/8 inch iron rod found at the southeast corner of the Iron City Estates Condominium Phase I (Plat Cabinet A, Slide 789) at the TRUE POINT OF BEGINNING.

THENCE, with the west right-of-way of Detroit Street, S 3°-45'-59" W, a distance of 18.82 feet to a 5/8 inch iron rod found at an angle in the said right-of-way.

THENCE, continuing with the west right-of-way of Detroit Street, S 4°-01'-15" E, a distance of 362.68 feet to a 5/8 inch iron rod set.

THENCE, N 86°-00'-00" W, a distance of 126.44 feet to a 5/8 inch iron rod set.

THENCE, N 4°-00'-00" E, a distance of 10.28 feet to a 5/8 inch iron rod set.

THENCE, with a curve to the left having a central angle of 8°-01'-15", a radius of 385.00 feet, an arc length of 53.89 feet, a chord bearing N 0°-00'-38" W, a chord distance of 53.85 feet to a 5/8 inch iron rod set.

THENCE N 4°-01'-15" W, a distance of 129.53 feet to a 5/8 inch iron rod set.

THENCE, S 85°-58'-45" W, a distance of 80.00 feet to a 5/8 inch iron rod set.

THENCE, N 4°-01'-15" W, a distance of 133.52 feet to a 5/8 inch iron rod found at the southwest corner of the aforementioned Iron City Estates Condominium Phase I.

THENCE, with the lines of the said Phase I the following four calls:

N 89°-31'-00" E, a distance of 110.21 feet to a 5/8 inch iron rod found.

N 4°-01'-15" W, a distance of 7.21 feet to a 5/8 inch iron rod found.

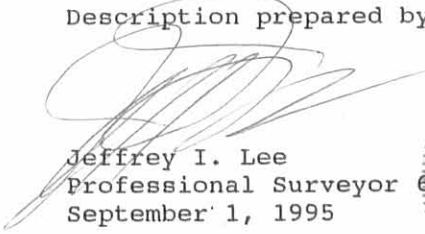
With a curve to the right having a central angle of 7°-00'-06", a radius of 385.00 feet, an arc length of 47.05 feet, a chord bearing N 0°-31'-12" W, a chord distance of 47.02 feet to a 5/8 inch iron rod found.

S 87°-16'-24" E, a distance of 90.30 feet to the point of beginning.

Containing an area of 1.252 acres.

The basis for bearings is based upon the south line of the original 9.98 acre tract being N 86°-00'-00" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Company on November 8, 1993.

Description prepared by:

  
Jeffrey I. Lee  
Professional Surveyor 6359  
September 1, 1995

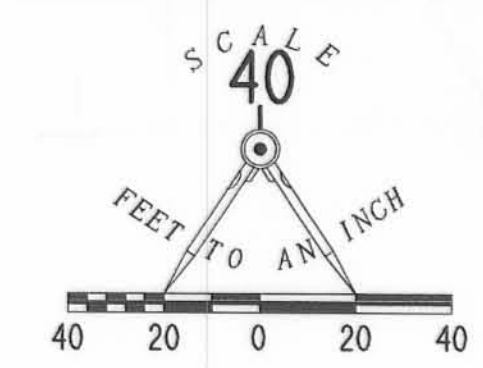


L 1448

ORIGINAL STAMP IN GREEN

INDEXED ON MAP  
8951 LD

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



LEGEND:

- 5/8" IRON ROD SET
- 5/8" IRON ROD FOUND
- 5/8" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- P.K. NAIL FOUND

54 UNIT NUMBER

(1545) STREET ADDRESS

LIMITED COMMON AREA

ALL AREAS AND IMPROVEMENTS NOT LABELED WITH A UNIT DESIGNATION OR AS LIMITED COMMON AREA ARE COMMON AREA.

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	07°08'14"	1947.52'	242.60'	121.46'	242.44'	S 19°31'36"W
C 2	08°01'15"	400.00'	56.00'	28.04'	55.95'	S 00°00'38"E
C 5	07°53'40"	400.00'	55.11'	27.60'	55.07'	S 00°04'25"E
C 6	07°00'06"	385.00'	47.05'	23.55'	47.02'	N 00°31'12"W
C 7	08°01'15"	385.00'	53.89'	26.99'	53.85'	N 00°00'38"E

- NOTES:
- ALL RESIDENCE UNITS ARE SEPARATED BY A DISTANCE OF 12.0 FEET BETWEEN THE FOUNDATION WALLS UNLESS OTHERWISE NOTED ON THIS PLAN.
  - UTILITY EASEMENTS ARE NOT EXCLUSIVE AND ARE SUBJECT TO ROOF AND/OR GUTTER OVERHANG.
  - CONSTRUCTION HAS COMMENCED ON ALL OF THE UNITS IN PHASE II. HOWEVER, CONSTRUCTION WAS NOT YET COMPLETED ON ANY RESIDENCE UNIT IN PHASE II AS OF AUGUST 28, 1995.

CONDOMINIUM DRAWINGS FOR  
PHASE II - 1.252 ACRES  
**IRON CITY ESTATES CONDOMINIUM**  
SECTION 33, TOWN 4, RANGE 14  
CITY OF BELLEFONTAINE  
LAKE TOWNSHIP  
LOGAN COUNTY, OHIO  
PLOT PLAN

PART OF THE  
S. J. WAMMES DEVELOPMENT CO., INC.  
ORIGINAL 9.98 ACRES  
OFFICIAL RECORD 207, PAGE 506

WE DO HEREBY STATE THAT THESE DRAWINGS OF IRON CITY ESTATES CONDOMINIUM SHOW ALL BUILDINGS AS CONSTRUCTED.

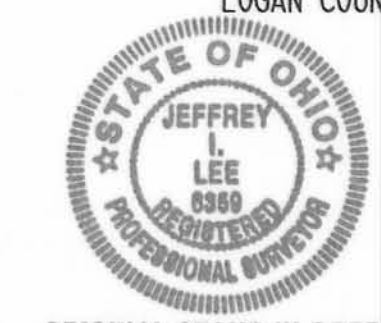


*Michael W. Bow*  
MICHAEL W. BOW  
PROFESSIONAL ENGINEER 38860  
AUGUST 30, 1995

**THE M & K ENGINEERING CO.**  
1691 T.R. 31 North  
BELLEFONTAINE, OHIO 43311  
(513) 592-2697

*Jeffrey I. Lee*  
JEFFREY I. LEE  
PROFESSIONAL SURVEYOR 6359  
AUGUST 30, 1995

**LEE SURVEYING & MAPPING CO.**  
143 East Columbus Avenue  
BELLEFONTAINE, OHIO 43311  
(513) 593-7335



ORIGINAL STAMP IN GREEN

APPROVED BY THE BELLEFONTAINE PLANNING COMMISSION  
THIS 8 DAY OF September, 1995.

*Kathleen L. Nrosie* 9/8/95  
CLERK, PLANNING COMMISSION

DESCRIPTION CHECKED *Suzanne M. Oberly* 9-4-95

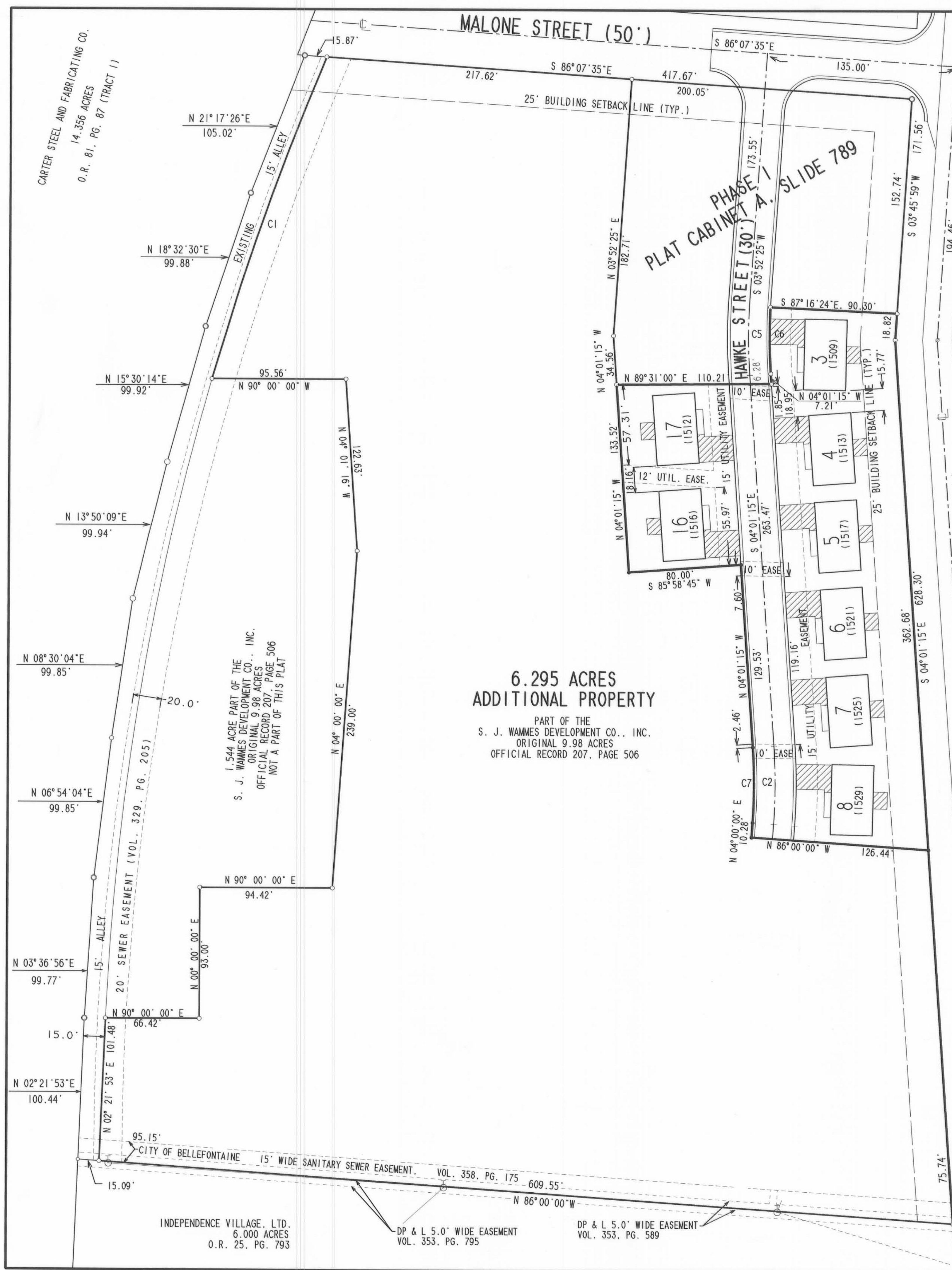
TRANSFERRED THIS 8th DAY OF September, 1995.

*Michael E. Godwin*  
LOGAN COUNTY AUDITOR 9506101

RECORDED IN PLAT CABINET A, SLIDE 797B, 799A, 799B  
RECEIVED FOR RECORD AT 2:15:01 O'CLOCK P.M.

THIS 8th DAY OF September, 1995.

*Carolyn Collins*  
LOGAN COUNTY RECORDER



6.295 ACRES  
ADDITIONAL PROPERTY  
PART OF THE  
S. J. WAMMES DEVELOPMENT CO., INC.  
ORIGINAL 9.98 ACRES  
OFFICIAL RECORD 207, PAGE 506

1.544 ACRE PART OF THE  
S. J. WAMMES DEVELOPMENT CO., INC.  
ORIGINAL 9.98 ACRES  
OFFICIAL RECORD 207, PAGE 506  
NOT A PART OF THIS PLAT

INDEPENDENCE VILLAGE, LTD.  
6.000 ACRES  
O.R. 25, PG. 793

DP & L 5.0' WIDE EASEMENT  
VOL. 353, PG. 795

DP & L 5.0' WIDE EASEMENT  
VOL. 353, PG. 589

REC'D 1-29-97 SMy OK



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BELLEFONTAINE, OHIO 43311

(937) 593-7335  
FAX (937) 593-7444

## EXHIBIT A

### IRON CITY ESTATES CONDOMINIUM PHASE III

Lying in Section 33, Town 4, Range 14, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being out of the S. J. Wammes Development Co., Inc. original 9.98 acre tract as deeded and described in Official Record 207, Page 506 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 5/8 inch iron pipe found at the northeast corner of the Iron City Estates Condominium, Phase I and the intersection of the south right-of-way line of Malone Street (50 feet wide) and the west right-of-way line of Detroit Street (60 feet wide).

THENCE, with the west right-of-way of Detroit Street, S 3°-45'-59" W, a distance of 152.74 feet to a 5/8 inch iron rod found at the southeast corner of the Iron City Estates Condominium Phase I (Plat Cabinet A, Slide 789).

THENCE, with the lines of the Iron City Estates Condominium Phase II (Plat Cabinet A, Slide 797) the following five courses:

With the west right-of-way of Detroit Street, S 3°-45'-59" W, a distance of 18.82 feet to a 5/8 inch iron rod found at an angle in the said right-of-way.

Continuing with the west right-of-way of Detroit Street, S 4°-01'-15" E, a distance of 362.68 feet to a 5/8 inch iron rod found.

N 86°-00'-00" W, a distance of 126.44 feet to a 5/8 inch iron rod found.

N 4°-00'-00" E, a distance of 10.28 feet to a 5/8 inch iron rod found.

With a curve to the left having a central angle of 8°-01'-15", a radius of 385.00 feet, an arc length of 53.89 feet, a chord bearing N 0°-00'-38" W, a chord distance of 53.85 feet to a 5/8 inch iron rod found at the TRUE POINT OF BEGINNING.

THENCE, N 88°-15'-38" W, a distance of 80.41 feet to a 5/8 inch iron rod set.

THENCE, N 4°-01'-15" W, a distance of 121.46 feet to a 5/8 inch iron rod found.

THENCE, with the lines of the aforesaid Phase II the following two courses:

N 85°-58'-45" E, a distance of 80.00 feet to a 5/8 inch iron rod found.

THENCE, with the with the west line of Hawke Street (a 30.00 feet wide private street), S 4°-01'-15" E, a distance of 129.53 feet to the point of beginning.

Containing an area of 0.230 acre.

The basis for bearings is based upon the south line of the original 9.98 acre tract being N 86°-00'-00" W, and all other bearings are from angles and distances measured in field surveys by Lee Surveying and Mapping Company in November, 1993 and January 1997.

Description prepared by:

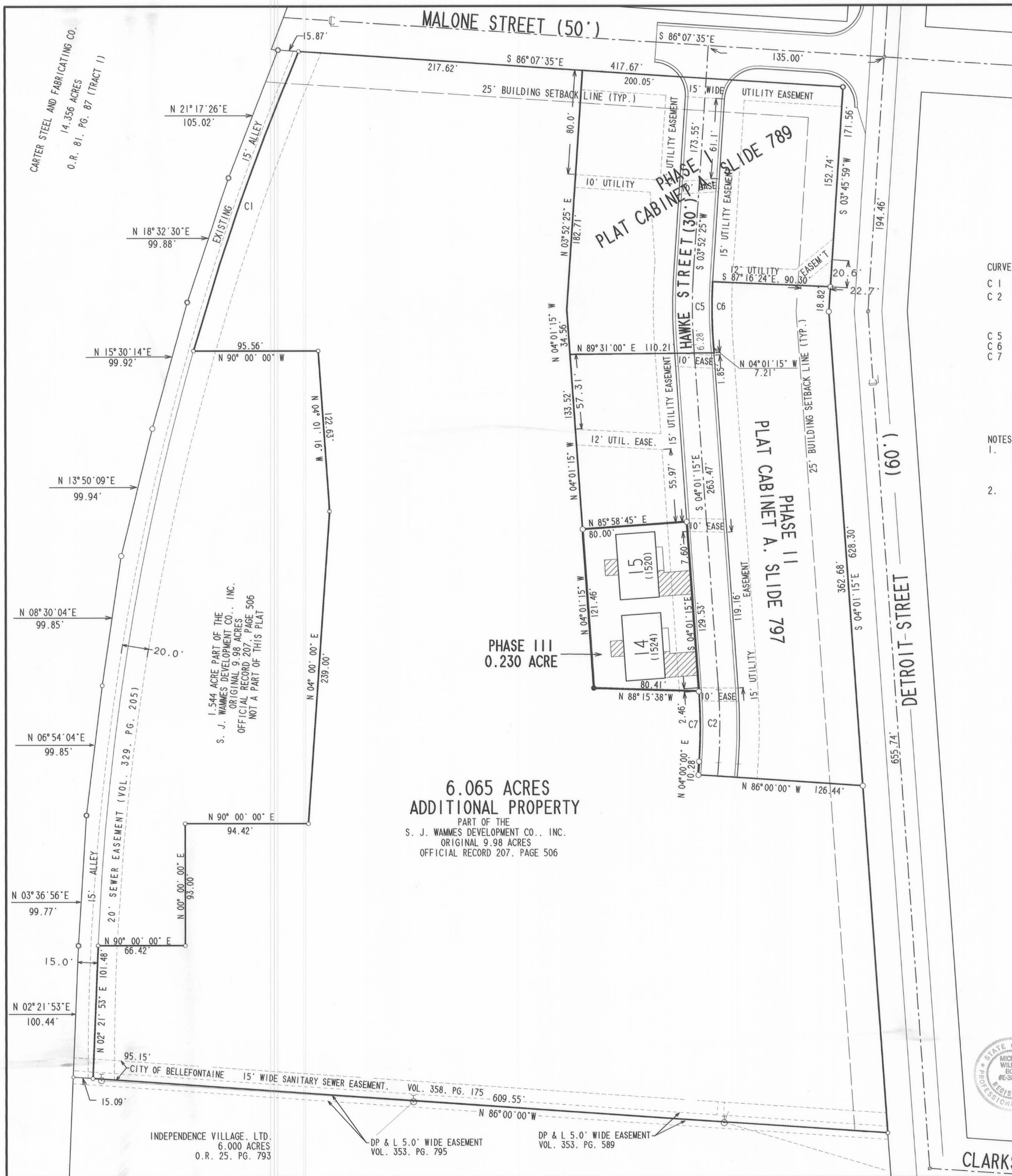


*Jeffrey I. Lee*  
Jeffrey I. Lee  
Professional Surveyor 6359  
January 29, 1997

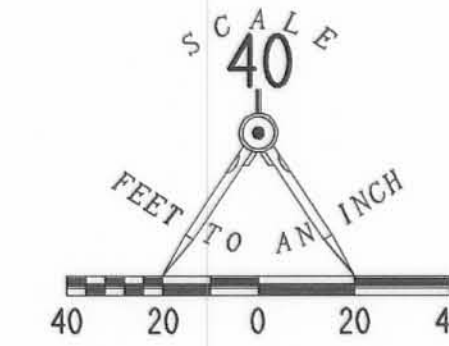
L 1448

ORIGINAL STAMP IN GREEN

INDEXED ON MAP  
8951 70



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



1  
3

- LEGEND:
- 5/8" IRON ROD SET
  - 5/8" IRON ROD FOUND
  - 5/8" IRON PIPE FOUND
  - 1/2" IRON ROD FOUND
  - P.K. NAIL FOUND

- 54 UNIT NUMBER
- (1545) STREET ADDRESS
- ▨ LIMITED COMMON AREA
- ALL AREAS AND IMPROVEMENTS NOT LABELED WITH A UNIT DESIGNATION OR AS LIMITED COMMON AREA ARE COMMON AREA.

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	07°08'14"	1947.52'	242.60'	121.46'	242.44'	S 19°31'36"W
C 2	08°01'15"	400.00'	56.00'	28.04'	55.95'	S 00°00'38"E
C 5	07°53'40"	400.00'	55.11'	27.60'	55.07'	S 00°04'25"E
C 6	07°00'06"	385.00'	47.05'	23.55'	47.02'	N 00°31'12"W
C 7	08°01'15"	385.00'	53.89'	26.99'	53.85'	N 00°00'38"W

- NOTES:
- ALL RESIDENCE UNITS ARE SEPARATED BY A DISTANCE OF 12.0 FEET BETWEEN THE FOUNDATION WALLS UNLESS OTHERWISE NOTED ON THIS PLAN.
  - UTILITY EASEMENTS ARE NOT EXCLUSIVE AND ARE SUBJECT TO ROOF AND/OR GUTTER OVERHANG.

CONDOMINIUM DRAWINGS FOR  
 PHASE III - 0.230 ACRE  
**IRON CITY ESTATES CONDOMINIUM**  
 SECTION 33, TOWN 4, RANGE 14  
 CITY OF BELLEFONTAINE  
 LAKE TOWNSHIP  
 LOGAN COUNTY, OHIO  
**PLOT PLAN**

PART OF THE  
 S. J. WAMMES DEVELOPMENT CO., INC.  
 ORIGINAL 9.98 ACRES  
 OFFICIAL RECORD 207, PAGE 506

APPROVED BY THE BELLEFONTAINE PLANNING COMMISSION  
 THIS 20<sup>TH</sup> DAY OF February, 1997.  
*Kathleen L. ...*  
 CLERK, PLANNING COMMISSION

PLAT REVIEWED *Jon C. ...* 2-18-97  
 PLAT CHECKED *Jon C. ...* 4-11-97  
 TRANSFERRED THIS 15<sup>TH</sup> DAY OF April, 1997.

*Michael E. ...*  
 AUDITOR, LOGAN COUNTY, OHIO  
 RECORDED IN PLAT CABINET B, SLIDE 18-B; 19-A; 19-B  
 RECEIVED FOR RECORD AT 2:43:00 O'CLOCK P.M.  
 THIS 15<sup>TH</sup> DAY OF APRIL, 1997.  
*Carolyn Collins*  
 RECORDER, LOGAN COUNTY, OHIO

WE DO HEREBY STATE THAT THESE DRAWINGS OF IRON CITY ESTATES CONDOMINIUM SHOW ALL BUILDINGS AS CONSTRUCTED.



*Michael W. Bow*  
 MICHAEL W. BOW  
 PROFESSIONAL ENGINEER 38860  
 JANUARY 29, 1997

**THE M & K ENGINEERING CO.**  
 169 T.R. 31 North  
 BELLEFONTAINE, OHIO 43311  
 (513) 592-2697

*Jeffrey V. Lee*  
 JEFFREY V. LEE  
 PROFESSIONAL SURVEYOR 6359  
 JANUARY 29, 1997

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



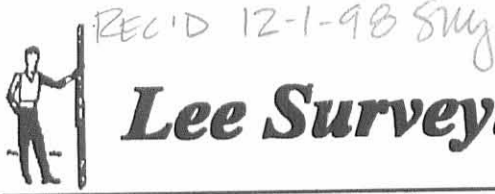
CLARKSON

6.065 ACRES  
 ADDITIONAL PROPERTY  
 PART OF THE  
 S. J. WAMMES DEVELOPMENT CO., INC.  
 ORIGINAL 9.98 ACRES  
 OFFICIAL RECORD 207, PAGE 506

INDEPENDENCE VILLAGE, LTD.  
 6.000 ACRES  
 O.R. 25, PG. 793

DP & L 5.0' WIDE EASEMENT  
 VOL. 353, PG. 795

DP & L 5.0' WIDE EASEMENT  
 VOL. 353, PG. 589



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Bellefontaine OH 43311

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Fax: (937) 593-7444

## EXHIBIT A IRON CITY ESTATES CONDOMINIUM PHASE IV

Lying in Section 33, Town 4, Range 14, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being out of the S. J. Wammes Development Co., Inc. original 9.98 acre tract as deeded and described in Official Record 207, Page 506 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 5/8 inch iron pipe found at the northeast corner of the Iron City Estates Condominium, Phase I, (Plat Cabinet A, Slide 789), and the intersection of the south right-of-way line of Malone Street (50 feet wide) and the west right-of-way line of Detroit Street (60 feet wide).

THENCE, with the west right-of-way of Detroit Street and the east line of Iron City Estates condominium Phase I and Iron City Estates Condominium Phase II, (Plat Cabinet A, Slide 797), S 3°-45'-59" W, a distance of 171.56 feet to a 5/8 inch iron rod found, passing a 5/8 inch iron rod found at 152.74 feet at the southeast corner of the Iron City Estates Condominium Phase I.

THENCE, continuing with the west right-of-way of Detroit Street and the east line of Iron City Estates Condominium Phase II, S 4°-01'-15" E, a distance of 362.68 feet to a 5/8 inch iron rod found at the TRUE POINT OF BEGINNING.

THENCE, with the west right-of-way of Detroit Street, S 4°-01'-15" E, a distance of 189.89 feet to a 5/8 inch iron rod set.

THENCE, N 86°-00'-00" W, a distance of 177.93 feet to a 5/8 inch iron rod set.

THENCE, N 4°-00'-00" E, a distance of 45.00 feet to a 5/8 inch iron rod set.

THENCE, N 86°-00'-00" W, a distance of 55.00 feet to a 5/8 inch iron rod set.

THENCE, N 4°-00'-00" E, a distance of 174.68 feet to a 5/8 inch iron rod set.

THENCE, N 4°-01'-15" W, a distance of 29.47 feet to a 5/8 inch iron rod set on the southwest corner of Iron City Estates Condominium Phase III, (Plat Cabinet A, Slides 18B, 19A and 19B).

THENCE, with the south line of the Iron City Estates Condominium Phase III, S 88°-15'-38" E, a distance of 80.41 feet to a chiseled + set on concrete curb.

THENCE, with the lines of the aforementioned Iron City Estates Condominium Phase II, the following three courses:

With a curve to the right having a central angle of 8°-01'-15", a radius of 385.00 feet, an arc length of 53.89 feet, and a chord bearing S 00°-00'-38" E, a distance of 53.85 feet to a chiseled + set on concrete curb.

S 4°-00'-00" W, a distance of 10.28 feet to a 5/8 inch iron rod found.

S 86°-00'-00" E, a distance of 126.43 feet to the point of beginning.

Containing an area of 1.006 acre.

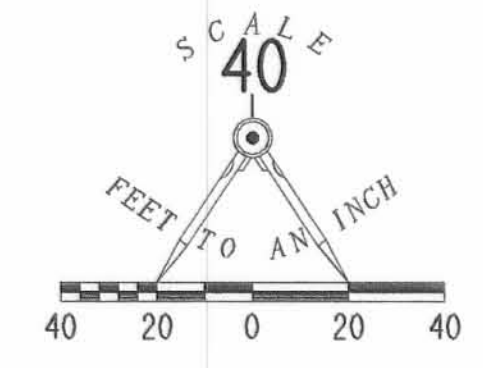
The basis for bearings is based upon the south line of the original 9.98 acre tract being N 86°-00'-00" W, and all other bearings are from angles and distances measured in field surveys by Lee Surveying and Mapping Company in November, 1993, January 1997 and November, 1998

Description prepared by:

Jeffrey I. Lee  
Professional Surveyor 6359  
November 13, 1998

INDEXED ON MAP  
8951 8D





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

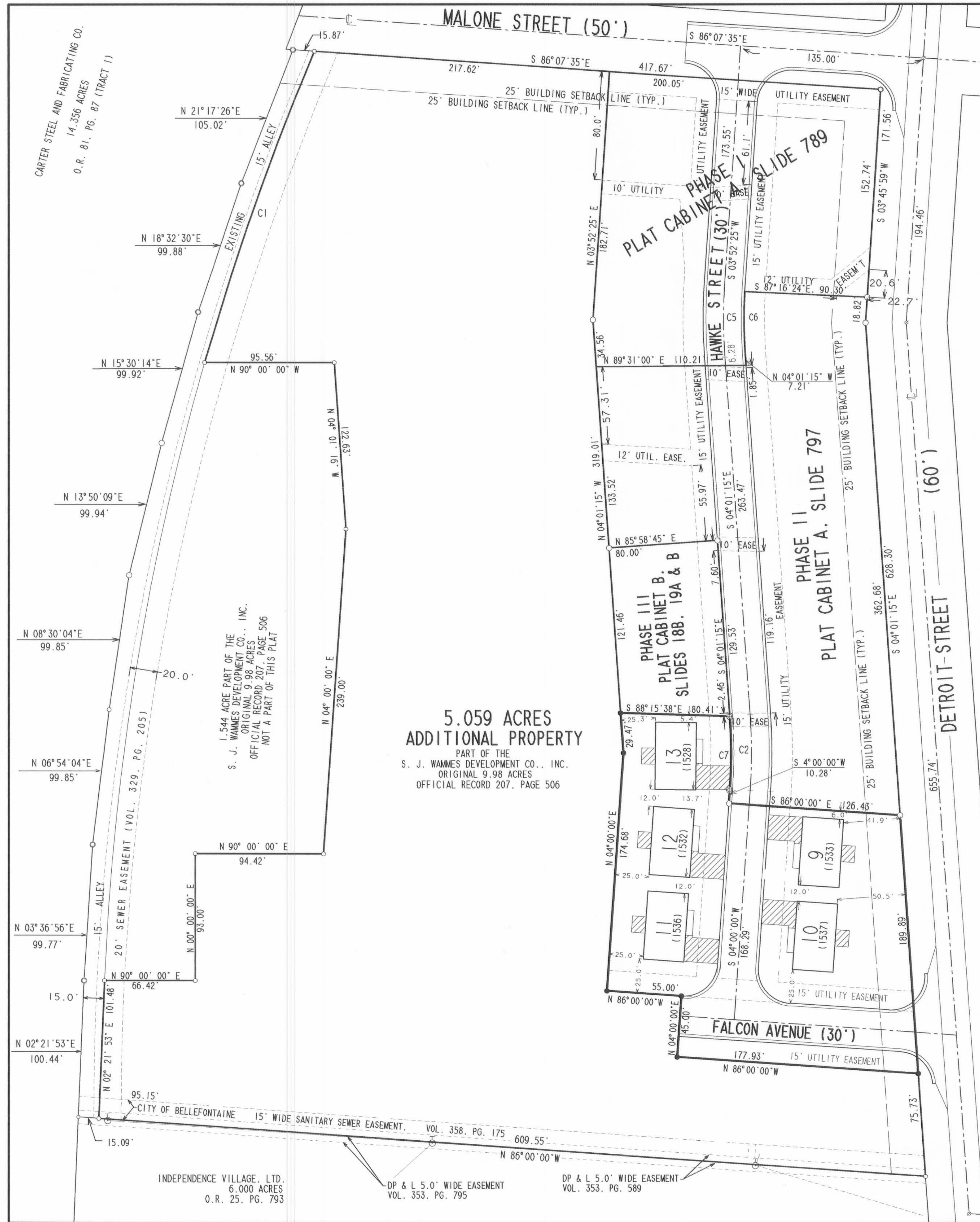
- LEGEND:
- 5/8" IRON ROD SET
  - 5/8" IRON ROD FOUND
  - 5/8" IRON PIPE FOUND
  - 1/2" IRON ROD FOUND
  - P.K. NAIL FOUND
  - ⊕ CHISELED + SET ON CONCRETE CURB

54 UNIT NUMBER  
(1545) STREET ADDRESS

- LIMITED COMMON AREA
- ALL AREAS AND IMPROVEMENTS NOT LABELED WITH A UNIT DESIGNATION OR AS LIMITED COMMON AREA ARE COMMON AREA.

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	07°08'14"	1947.52'	242.60'	121.46	242.44'	S 19°31'36"W
C 2	08°01'15"	400.00'	56.00'	28.04'	55.95'	S 00°00'38"E
C 5	07°53'40"	400.00'	55.11'	27.60'	55.07'	S 00°04'25"E
C 6	07°00'06"	385.00'	47.05'	23.55'	47.02'	N 00°31'12"W
C 7	08°01'15"	385.00'	53.89'	26.99'	53.85'	S 00°00'38"E

- NOTES:
- ALL RESIDENCE UNITS ARE SEPARATED BY A DISTANCE OF 12.0 FEET BETWEEN THE FOUNDATION WALLS UNLESS OTHERWISE NOTED ON THIS PLAN.
  - UTILITY EASEMENTS ARE NOT EXCLUSIVE AND ARE SUBJECT TO ROOF AND/OR GUTTER OVERHANG.



**5.059 ACRES  
ADDITIONAL PROPERTY**  
PART OF THE  
S. J. WAMMES DEVELOPMENT CO., INC.  
ORIGINAL 9.98 ACRES  
OFFICIAL RECORD 207, PAGE 506

**CONDOMINIUM DRAWINGS FOR  
PHASE IV - 1.006 ACRE  
IRON CITY ESTATES CONDOMINIUM  
SECTION 33, TOWN 4, RANGE 14  
CITY OF BELLEFONTAINE  
LAKE TOWNSHIP  
LOGAN COUNTY, OHIO  
PLOT PLAN**

PART OF THE  
S. J. WAMMES DEVELOPMENT CO., INC.  
ORIGINAL 9.98 ACRES  
OFFICIAL RECORD 207, PAGE 506



WE DO HEREBY STATE THAT THESE DRAWINGS OF IRON CITY ESTATES CONDOMINIUM SHOW ALL BUILDINGS AS CONSTRUCTED.

*Michael W. Bow*  
MICHAEL W. BOW  
PROFESSIONAL ENGINEER 38860  
NOVEMBER 13, 1998

*Jeffrey T. Lee*  
JEFFREY T. LEE  
PROFESSIONAL SURVEYOR 6359  
NOVEMBER 13, 1998

**THE M & K ENGINEERING CO.**  
1691 T.R. 31 North  
BELLEFONTAINE, OHIO 43311  
(513) 592-2697

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



APPROVED BY THE BELLEFONTAINE PLANNING COMMISSION  
THIS 11<sup>th</sup> DAY OF January, 1999.

*Father L. Brown*  
CLERK, PLANNING COMMISSION

PLAT REVIEWED Joseph M. Mundy 12-15-98

PLAT CHECKED Jon C. Adams 1-15-99

TRANSFERRED THIS 19<sup>th</sup> DAY OF January, 1999.

*Michael E. Gowan*  
AUDITOR, LOGAN COUNTY, OHIO

RECORDED IN PLAT CABINET B, SLIDE 37B, 38A, 38B

RECEIVED FOR RECORD AT 10:44:00 O'CLOCK A.M.

THIS 19<sup>th</sup> DAY OF January, 1999.

*Caroline Collins*  
RECORDER, LOGAN COUNTY, OHIO

9900482

ORIGINAL STAMP IN GREEN



10-17-18

# Lee Surveying and Mapping Co.

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117 N. Madriver St.  
Bellefontaine OH 43311



Phone: (937) 593-7335  
Fax: (937) 593-7444  
surveys@lee-surveying.com

## EXHIBIT \_\_\_\_\_ EAGLES NEST CONDOMINIUMS - PHASE I 0.617 ACRE

Lying in Section 33, Town 4, Range 14, City of Bellefontaine, Lake Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Peak Assets Ltd., 5.059 acre tract as deeded and described in Official Record 1301, Page 267 and being more particularly described as follows:

**BEGINNING** at a 5/8 inch iron rod found at the northwest corner of Iron City Estates Condominium - Phase I (Plat Cabinet A, Slide 789B), the northeast corner of said 5.059 acre tract and being on the south right-of-way line of Malone Street (50 feet wide);

THENCE, with a common line to said Iron City Estates Condominium - Phase I and 5.059 acre tract, S 03°-52'-25" W, a distance of 152.20 feet to an iron rod set;

THENCE, with a new division line through said 5.059 acre tract, N 85°-53'-57" W, a distance of 107.00 feet to an iron rod set on the west right-of-way line of Eagle Street (24 feet wide);

THENCE, continuing with a new division line through said 5.059 acre tract and right-of-way line of Eagle Street, N 03°-52'-25" E, a distance of 66.77 feet to an iron rod set;

THENCE, continuing with a new division line through said 5.059 acre tract, N 86°-07'-34" W, a distance of 138.09 feet to an iron rod set at a point of curvature on the easterly right-of-way line of an existing 15 feet wide alley and the westerly line of said 5.059 acre tract;

THENCE, with the common line to said alley and 5.059 acre tract, with a curve to the right, having a central angle of 02°-37'-42", a radius of 1947.50 feet, an arc length of 89.33 feet, a chord bearing and distance of N 21°-46'-53" E, 89.33 feet to a point on said south right-of-way line of Malone Street, said point being the northwest corner of said 5.059 acre tract;



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Bellefontaine OH 43311



Phone: (937) 593-7335  
Fax: (937) 593-7444  
surveys@lee-surveying.com

THENCE, with said south right-of-way line of Malone Street and north line of said 5.059 acre tract, S 86°-07'-35" E, passing a 5/8 inch iron rod found at a distance of 10.41 feet, a total distance of 217.62 feet to the **POINT OF BEGINNING.**

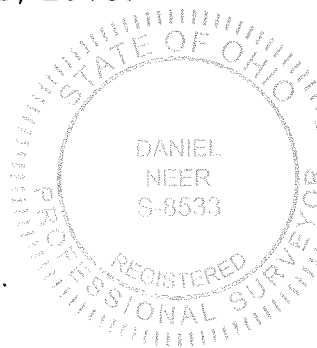
Containing 0.617 acre, more or less.

Iron rods set, where indicated, are 30 inches in length, 5/8 inch in diameter with an orange plastic I.D. cap stamped "P.S. 8533".

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

The basis for bearings, described herein, is an assumed bearing for the south right-of-way line of Malone Street, being S 86°-07'-35" E. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by Lee Surveying and Mapping Co. on October 8, 2018.

Description prepared by:



*D. Neer*  
Daniel A. Neer  
Professional Surveyor No. 8533  
October 9, 2018

EAGLES NEST PHASE I

- LEGEND:**
- 5/8 INCH IRON ROD FOUND
  - 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "P.S. 8533"
  - ① UNIT NUMBER
  - (1500) STREET ADDRESS
  - ▭ DENOTES CONCRETE
  - ▨ LIMITED COMMON AREA
  - ▭ ALL AREAS AND IMPROVEMENTS NOT LABELED WITH A UNIT DESIGNATION OR AS LIMITED COMMON AREA ARE COMMON AREA
  - R/W = RIGHT-OF-WAY
  - C/L = CENTER-LINE
  - P.O.B. = POINT OF BEGINNING

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	07°08'14"	1947.50'	242.60'	N 19°31'36" E	242.44'
C2	04°30'32"	1947.50'	153.26'	N 18°12'46" E	153.22'
C3	02°37'42"	1947.50'	89.33'	N 21°46'53" E	89.33'

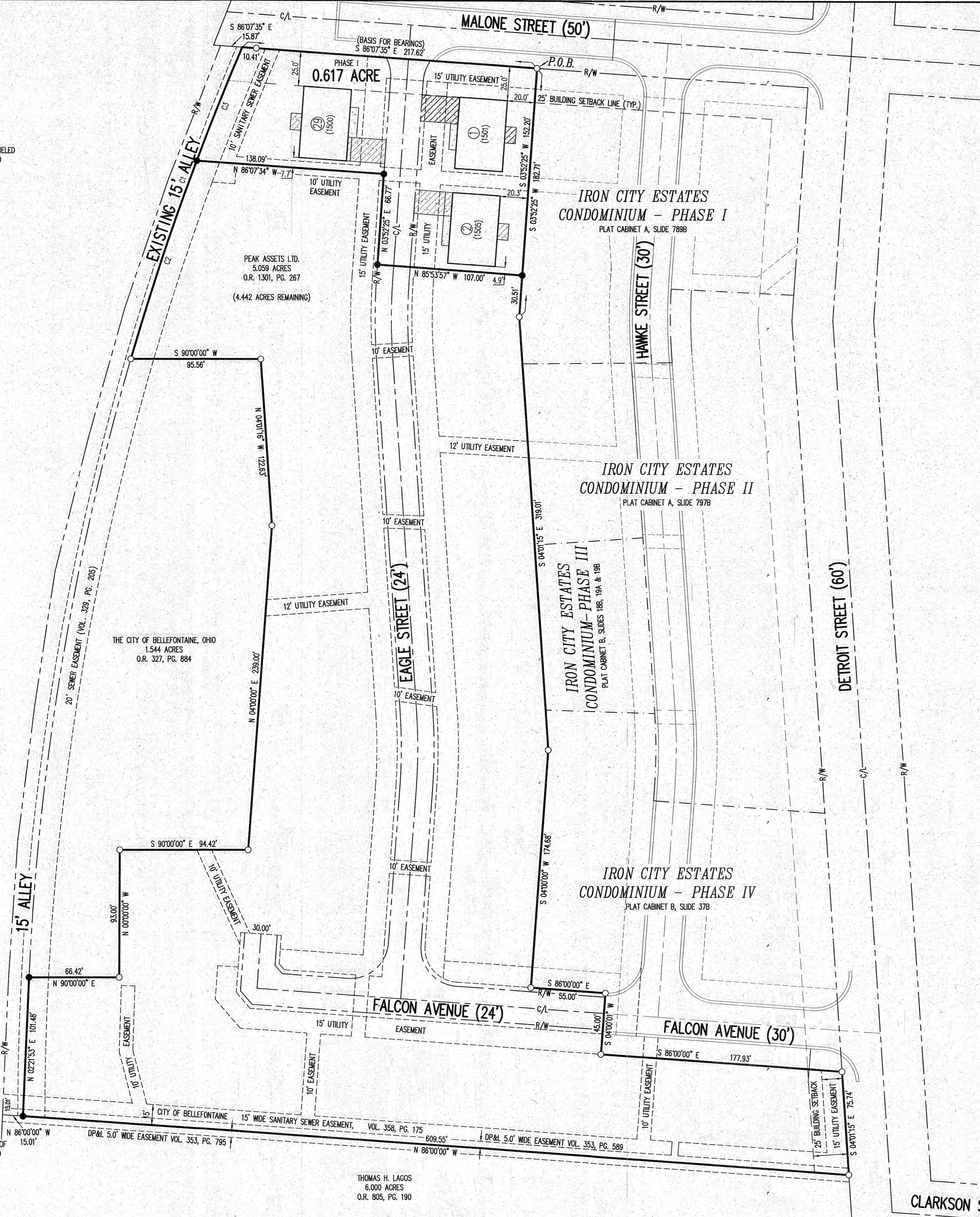
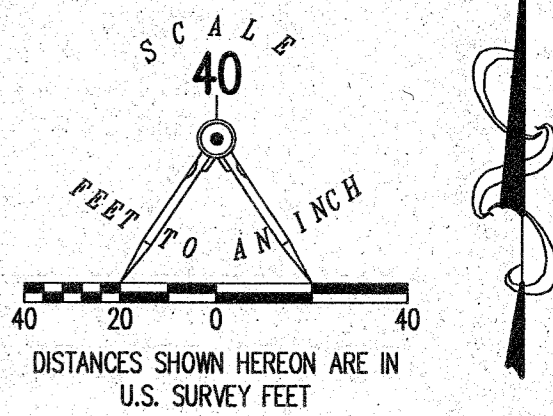


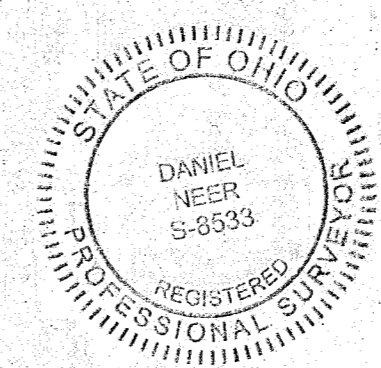
EXHIBIT 2 TO DECLARATION AND BYLAWS OF  
**EAGLES NEST CONDOMINIUMS**  
**PHASE I**

PEAK ASSETS LTD.  
 5.059 ACRE TRACT OFFICIAL RECORD 1301, PAGE 267  
 SECTION 33, TOWN 4, RANGE 14  
 CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO

Filed in LOGAN COUNTY OH  
 PATRICIA MYERS, COUNTY RECORDER  
 10-22-2018 At 04:12 pm Fee: 86.40  
 201800006059 PLAT

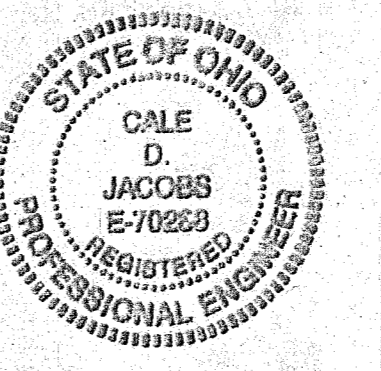
- NOTES:**
- EASEMENTS, IF SHOWN, ARE AS PROVIDED BY DEVELOPER. THE SURVEYOR DID NOT SEARCH FOR ADDITIONAL EASEMENTS.
  - THE WORD "CERTIFY" IS INTENDED TO BE AS DEFINED IN OHIO ADMINISTRATIVE CODE 4733-35-04(C).
  - BUILDING HEIGHT FROM PEAK OF ROOF TO FINISH FLOOR:  
 UNIT 1 IS 17.3'  
 BUILDING HEIGHT FROM PEAK OF ROOF TO GROUND:  
 UNIT 2 IS 17.99'  
 UNIT 29 IS 18.58'

**SURVEYOR'S CERTIFICATION:**  
 I DO HEREBY CERTIFY THAT THIS SURVEY OF EAGLES NEST CONDOMINIUMS PHASE I ACCURATELY REFLECTS THE LOCATION OF IMPROVEMENTS AND RECORDED EASEMENTS.



*D. Neer*  
 DANIEL NEER  
 PROFESSIONAL SURVEYOR NO. 8533  
 OCTOBER 8, 2018  
 COPYRIGHT 2018 BY:  
 LEE SURVEYING & MAPPING CO.  
 117 North Modriver Street  
 BELLEFONTAINE, OHIO 43111  
 (937) 593-7335  
 WWW.LEE-SURVEYING.COM  
 surveys@lee-surveying.com

**ENGINEER'S CERTIFICATION:**  
 I DO HEREBY CERTIFY THAT THIS DRAWING ACCURATELY REFLECTS THE BUILDINGS "AS-BUILT OR CONSTRUCTED".



*C. Jacobs*  
 CALE J. JACOBS  
 PROFESSIONAL ENGINEER NO. 70288  
 OCTOBER 8, 2018  
 COPYRIGHT 2018 BY:  
 CJ ENGINEERING  
 6887 Cotemaran Drive  
 HUNTSVILLE, OH 43324  
 (937) 539-8820

APPROVED BY THE BELLEFONTAINE PLANNING COMMISSION  
 THIS 18<sup>th</sup> DAY OF October, 2018  
*F. Neer*  
 DIRECTOR, PLANNING COMMISSION  
 PRE-APPROVAL *Angela J. M.* 10/18/18  
 PLAT CHECKED *Angela J. M.* 10/22/18  
 TRANSFERRED THIS 19 DAY OF OCTOBER, 2018  
*Paul Reser*  
 AUDITOR, LOGAN COUNTY, OHIO  
 RECORDED IN PLAT CABINET B, SLIDE 137B  
 RECEIVED FOR RECORD AT 4:12 O'CLOCK P.M.  
 THIS 22<sup>nd</sup> DAY OF October, 2018  
*Patricia v. myers*  
 RECORDER, LOGAN COUNTY, OHIO

**BASIS FOR BEARINGS:**  
 THE BASIS FOR BEARINGS, SHOWN HEREON, IS AN ASSUMED BEARING FOR THE SOUTH RIGHT-OF-WAY LINE OF MALONE STREET, BEING S 86°-07'-35" E.

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

THOMAS H. LAGOS  
 6.000 ACRES  
 O.R. 805, PG. 190

1-29-19

APPROVED

# Lee Surveying and Mapping Co.

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117 N. Madriver St.  
Bellefontaine OH 43311



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Fax: (937) 593-7444  
surveys@lee-surveying.com

## EXHIBIT \_\_\_ EAGLES NEST CONDOMINIUMS - PHASE II 0.225 ACRE

Lying in Section 33, Town 4, Range 14, City of Bellefontaine, Lake Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Peak Assets Ltd., remainder of the 5.059 acre tract as deeded and described in Official Record 1301, Page 267 and being more particularly described as follows:

**BEGINNING** at a 5/8 inch iron rod found (I.D. cap stamped "P.S. 8533") at the southwest corner of Eagles Nest Condominiums Phase I (Plat Cabinet B, Slide 137B), at a point on the arc of a curve on a common line to the easterly right-of-way line of an existing 15 feet wide alley and the westerly line of said remainder of 5.059 acre tract;

THENCE, with southerly lines of said Eagles Nest Condominiums Phase I, the following two (2) courses:

- 1) **S 86°-07'-34" E**, a distance of **138.09** feet to a 5/8 inch iron rod found (I.D. cap stamped "P.S. 8533") on the westerly right-of-way line of Eagle Street (24 feet wide); and
- 2) **S 03°-52'-25" W**, with said right-of-way line, a distance of **66.77** feet to a 5/8 inch iron rod found (I.D. cap stamped "P.S. 8533");

THENCE, with a new division line through said remainder of 5.059 acre tract, **N 85°-53'-57" W**, a distance of **156.54** feet to an iron rod set on the arc of said curve on said common line to said easterly right-of-way line and the westerly line of said remainder of 5.059 acre tract;

THENCE, with said common line, with said curve to the right, having a central angle of **02°-01'-14"**, a radius of 1947.50 feet, an arc length of 68.68 feet, a chord bearing and distance of **N 19°-27'-25" E**, **68.67** feet to the **POINT OF BEGINNING**.

Containing 0.225 acre, more or less.

Iron rods set, where indicated, are 30 inches in length, 5/8 inch in diameter with an orange plastic I.D. cap stamped "P.S. 8533".

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

The basis for bearings, described herein, is an assumed bearing for the south right-of-way line of Malone Street, being **S 86°-07'-35" E**. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by Lee Surveying and Mapping Co. on January 24, 2019

Description prepared by:



*Daniel A. Neer*  
Daniel A. Neer  
Professional Surveyor No. 8533  
January 25, 2019

EAGLES NEST PHASE II

INDEXED ON MAP  
8951

- LEGEND:**
- 5/8 INCH IRON ROD FOUND
  - 5/8 INCH IRON ROD FOUND WITH PLASTIC I.D. CAP STAMPED "P.S. 8533"
  - 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "P.S. 8533"
  - ① UNIT NUMBER
  - (1500) STREET ADDRESS
  - ▨ DENOTES CONCRETE
  - ▨ LIMITED COMMON AREA
  - ALL AREAS AND IMPROVEMENTS NOT LABELED WITH A UNIT DESIGNATION OR AS LIMITED COMMON AREA ARE COMMON AREA
  - R/W = RIGHT-OF-WAY
  - C/L = CENTER-LINE
  - P.O.B. = POINT OF BEGINNING

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	0°08'14"	1947.50	242.60'	N 19°31'36" E	242.44'
C3	0°37'42"	1947.50	89.33'	N 21°46'53" E	89.33'
C4	0°01'14"	1947.50	68.68'	N 19°27'25" E	68.67'
C5	0°29'19"	1947.50	84.59'	N 17°12'09" E	84.58'

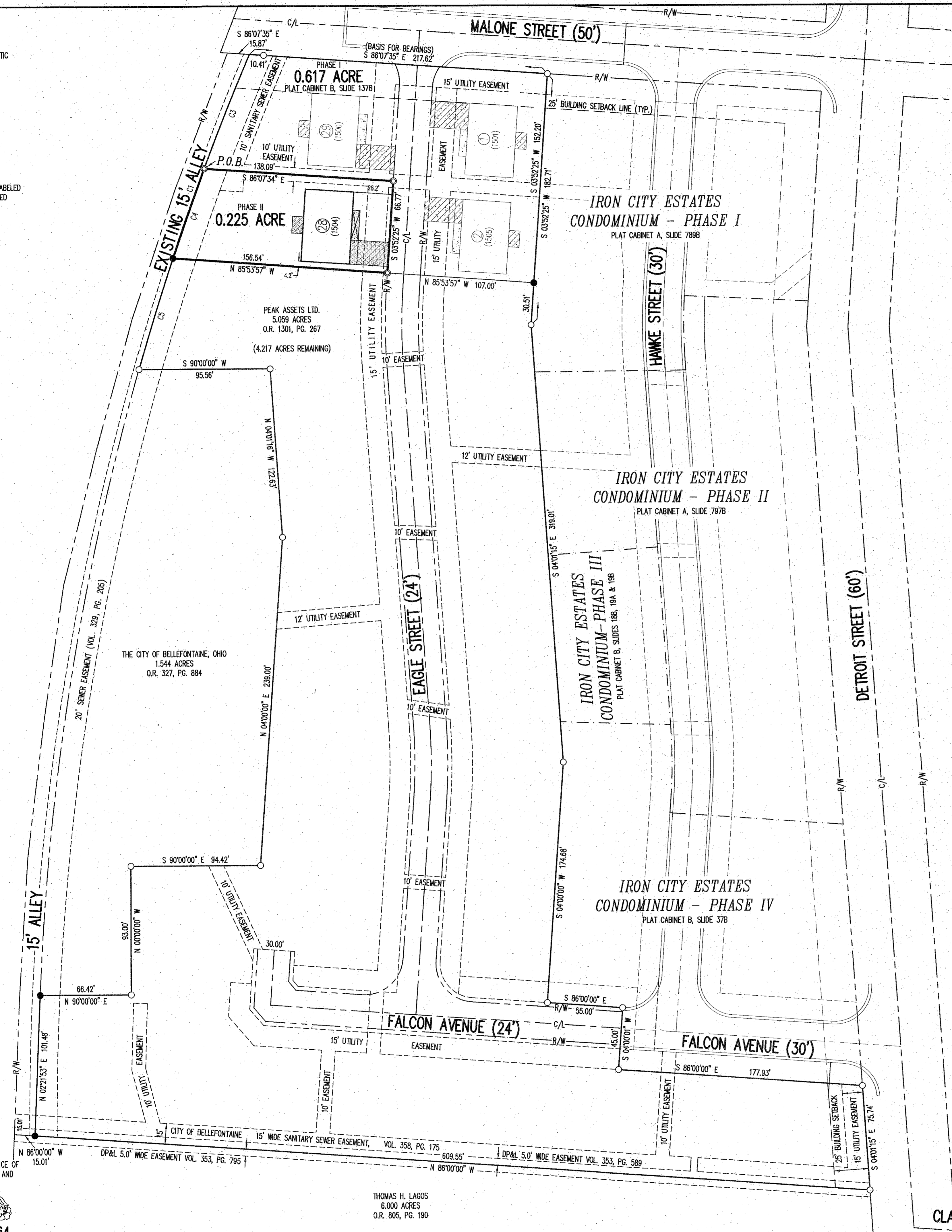
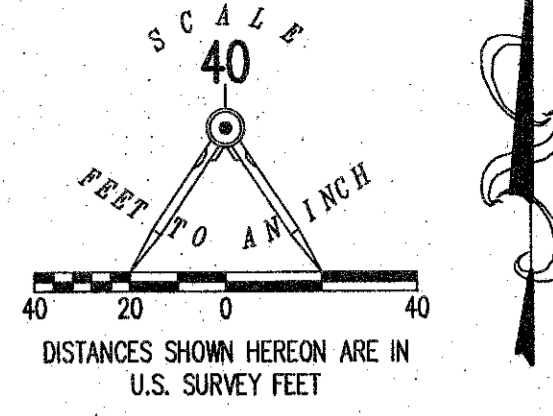


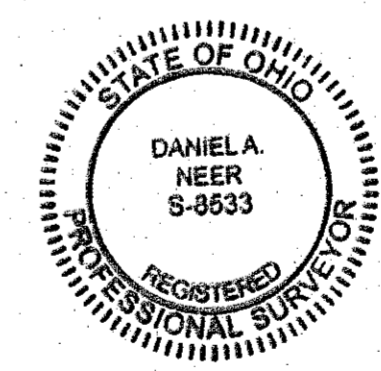
EXHIBIT 2 TO DECLARATION AND BYLAWS OF  
**EAGLES NEST CONDOMINIUMS**  
**PHASE II**

PEAK ASSETS LTD.  
 5.059 ACRE TRACT OFFICIAL RECORD 1301, PAGE 267  
 SECTION 33, TOWN 4, RANGE 14  
 CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO

Volume 3 Page 140A  
 Filed in LOGAN COUNTY OH  
 PATRICIA MYERS, COUNTY RECORDER  
 03-25-2019 AT 12:23 pm. Fee: 86.40  
 2019030104222 PLAT

- NOTES:**
- EASEMENTS, IF SHOWN, ARE AS PROVIDED BY DEVELOPER. THE SURVEYOR DID NOT SEARCH FOR ADDITIONAL EASEMENTS.
  - THE WORD "CERTIFY" IS INTENDED TO BE AS DEFINED IN OHIO ADMINISTRATIVE CODE 4733-35-04(C).
  - BUILDING HEIGHT FROM PEAK OF ROOF TO GROUND: UNIT 28 IS 20.47'

**SURVEYOR'S CERTIFICATION:**  
 I DO HEREBY CERTIFY THAT THIS SURVEY OF EAGLES NEST CONDOMINIUMS PHASE II ACCURATELY REFLECTS THE LOCATION OF IMPROVEMENTS AND RECORDED EASEMENTS.



*D. Neer*  
 DANIEL A. NEER  
 PROFESSIONAL SURVEYOR NO. 8533  
 JANUARY 24, 2019  
 COPYRIGHT 2019 BY:  
**LEE SURVEYING & MAPPING CO.**  
 117 North Madriver Street  
 BELLEFONTAINE, OHIO 43311  
 (937) 593-7335  
 WWW.LEE-SURVEYING.COM  
 surveys@lee-surveying.com

**ENGINEER'S CERTIFICATION:**  
 I DO HEREBY CERTIFY THAT THIS DRAWING ACCURATELY REFLECTS THE BUILDINGS "AS-BUILT OR CONSTRUCTED".



*C. Jacobs*  
 CALE J. JACOBS  
 PROFESSIONAL ENGINEER NO. 70288  
 JANUARY 24, 2019

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**CJ ENGINEERING**  
 6887 Colomara Drive  
 HUNTSVILLE, OH 43324  
 (937) 539-8820

APPROVED BY THE BELLEFONTAINE PLANNING COMMISSION  
 THIS 21<sup>st</sup> DAY OF March, 2019  
*F. Norris*  
 DIRECTOR, PLANNING COMMISSION  
 PRE-APPROVAL *Sydney M. Cochran* 3-14-19  
 PLAT CHECKED *Angela J. Beckelmann* 3-25-19  
 TRANSFERRED THIS 25<sup>th</sup> DAY OF MARCH, 2019  
*John Rosen*  
 AUDITOR, LOGAN COUNTY, OHIO  
 RECORDED IN PLAT CABINET B, SLIDE 140A  
 RECEIVED FOR RECORD AT 12:23 O'CLOCK P.M.  
 THIS 25<sup>th</sup> DAY OF March, 2019  
*Patricia W. Myers*  
 RECORDER, LOGAN COUNTY, OHIO

**BASIS FOR BEARINGS:**  
 THE BASIS FOR BEARINGS, SHOWN HEREON, IS AN ASSUMED BEARING FOR THE SOUTH RIGHT-OF-WAY LINE OF MALONE STREET, BEING S 86°-07'-35" E.

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 SURVEYING PROFESSIONAL SURVEYORS

THOMAS H. LAGOS  
 6.000 ACRES  
 O.R. 805, PG. 190

CLARKSON STREET

5-30-19

APPROVED

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Bellefontaine OH 43311



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Fax: (937) 593-7444  
surveys@lee-surveying.com

## EXHIBIT \_\_\_ EAGLES NEST CONDOMINIUMS – PHASE III 0.722 ACRE

Lying in Section 33, Town 4, Range 14, City of Bellefontaine, Lake Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Peak Assets Ltd., remainder of the 5.059 acre tract as deeded and described in Official Record 1301, Page 267 and being more particularly described as follows:

**BEGINNING** at a 5/8 inch iron rod found (I.D. cap stamped "P.S. 8533") at the southeast corner of Eagles Nest Condominiums Phase I (Plat Cabinet B, Slide 137B) on a westerly line of Iron City Estates Condominium – Phase I (Plat Cabinet A, Slide 789B);

THENCE, with a common line to said 5.059 acre tract and said Iron City Estates Condominium – Phase I, **S 03°-52'-25" W**, a distance of **30.51** feet to a 5/8 inch iron rod found;

THENCE, with an easterly line of said 5.059 acre tract and westerly lines of said Iron City Estates Condominium – Phase I and Iron City Estates – Phase II (Plat Cabinet A, Slide 797B), **S 04°-01'-15" E**, a distance of **94.67** feet to an iron rod set;

THENCE, with a new division line through said 5.059 acre tract, **S 85°-58'-45" W**, a distance of **107.00** feet to an iron rod set on the west right-of-way line of Eagle Street (24 feet wide);

THENCE, continuing with a new division line through said 5.059 acre tract and said right-of-way line of Eagle Street, **N 04°-01'-15" W**, a distance of **21.11** feet to an iron rod set;

THENCE, continuing with a new division line through said 5.059 acre tract, **S 84°-21'-14" W**, a distance of **85.03** feet to an iron rod set on an easterly line of The City of Bellefontaine, Ohio 1.544 acre tract as deeded and described in Official Record 327, Page 884;

THENCE, with lines common to said 5.059 acre and 1.544 acre tracts, the following two (2) courses:

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Bellefontaine OH 43311



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Fax: (937) 593-7444  
surveys@lee-surveying.com

- 1) **N 04°-01'-16" W**, a distance of **57.89** feet to a 5/8 inch iron rod found; and
- 2) **S 90°-00'-00" W**, a distance of **95.56** feet to a 5/8 inch iron rod found (I.D. cap stamped "P.S. 8533") at a point on the arc of a curve on the easterly right-of-way line of an existing 15 feet wide alley;

THENCE, with said right-of-way line, with a curve to the right, having an interior angle of **02°-29'-19"**, a radius of 1947.50 feet, an arc length of 84.59 feet, a chord bearing and distance of **N 17°-12'-09" E, 84.58** feet to a 5/8 inch iron rod found (I.D. cap stamped "P.S. 8533") at the southwest corner of Eagles Nest Condominiums Phase II (Plat Cabinet B, Slide 140A);

THENCE, with the south line of said Eagles Nest Condominiums Phase II, **S 85°-53'-57" E**, a distance of **156.54** feet to 5/8 inch iron rod found (I.D. cap stamped "P.S. 8533") at a corner common to said Eagles Nest Condominium Phases II and I;

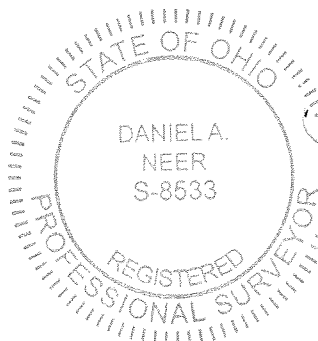
THENCE, with a common line to said Eagles Nest Condominiums Phase I and remainder of said 5.059 acre tract, **S 85°-53'-57" E**, a distance of **107.00** feet to the **POINT OF BEGINNING**.

Containing 0.722 acre, more or less.


Iron rods set, where indicated, are 30 inches in length, 5/8 inch in diameter with an orange plastic I.D. cap stamped "P.S. 8533".

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

The basis for bearings, described herein, is an assumed bearing for the south right-of-way line of Malone Street, being **S 86°-07'-35" E**. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by Lee Surveying and Mapping Co. on May 20, 2019.



Description prepared by:

  
Daniel A. Neer  
Professional Surveyor No. 8533  
May 21, 2019

EAGLES NEST PHASE III

- LEGEND:**
- 5/8 INCH IRON ROD FOUND
  - 5/8 INCH IRON ROD FOUND WITH PLASTIC I.D. CAP STAMPED "P.S. 8533"
  - 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "P.S. 8533"
  - ① UNIT NUMBER
  - (1500) STREET ADDRESS
  - ▭ DENOTES CONCRETE
  - ▨ LIMITED COMMON AREA
  - ALL AREAS AND IMPROVEMENTS NOT LABELED WITH A UNIT DESIGNATION OR AS LIMITED COMMON AREA ARE COMMON AREA
  - R/W = RIGHT-OF-WAY
  - C/L = CENTER-LINE
  - P.O.B. = POINT OF BEGINNING

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	07°08'14"	1947.50'	242.60'	N 19°31'36" E	242.44'
C3	02°37'42"	1947.50'	89.33'	N 21°46'53" E	89.33'
C4	02°01'14"	1947.50'	68.68'	N 19°27'25" E	68.67'
C5	02°29'19"	1947.50'	84.59'	N 17°12'09" E	84.58'

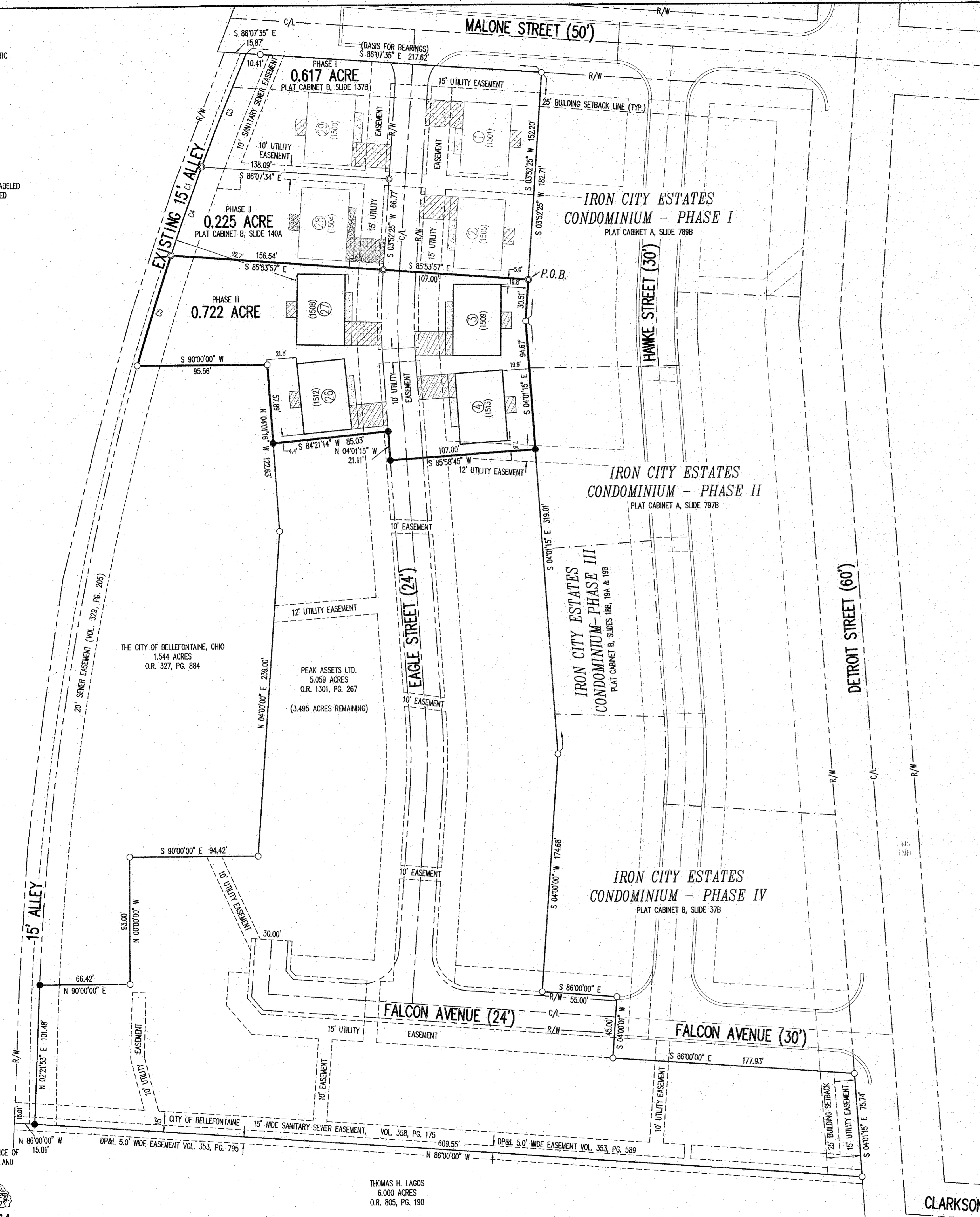
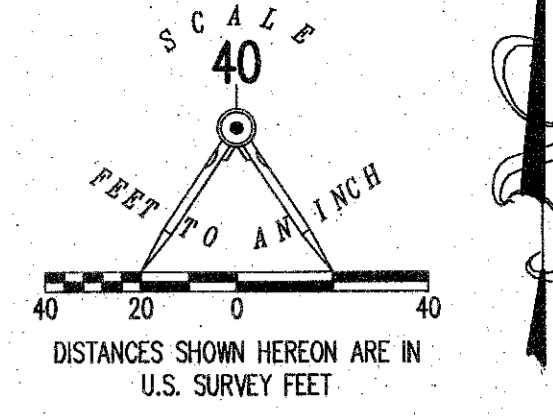


EXHIBIT 2 TO DECLARATION AND BYLAWS OF  
**EAGLES NEST CONDOMINIUMS**  
**PHASE III**

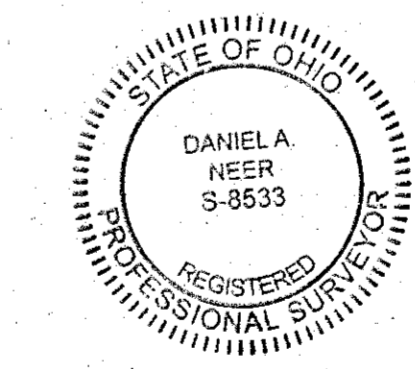
PEAK ASSETS LTD.  
 5.059 ACRE TRACT OFFICIAL RECORD 1301, PAGE 267  
 SECTION 33, TOWN 4, RANGE 14  
 CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO

Cabinet B Slide 140B  
 FILED IN LOGAN COUNTY OH  
 PATRICIA MYERS, COUNTY RECORDER  
 06-13-2019 AT 12:55 PM Fee: 86.40  
 2019060303130 PLAT

- NOTES:**
- EASEMENTS, IF SHOWN, ARE AS PROVIDED BY DEVELOPER. THE SURVEYOR DID NOT SEARCH FOR ADDITIONAL EASEMENTS.
  - THE WORD "CERTIFY" IS INTENDED TO BE AS DEFINED IN OHIO ADMINISTRATIVE CODE 4733-35-04(C).
  - BUILDING HEIGHT FROM PEAK OF ROOF TO GROUND:  
 UNIT 3 IS 17.75'  
 UNIT 4 IS 18.00'  
 UNIT 26 IS 18.00'  
 UNIT 27 IS 18.00'

**SURVEYOR'S CERTIFICATION:**

I DO HEREBY CERTIFY THAT THIS SURVEY OF EAGLES NEST CONDOMINIUMS PHASE III ACCURATELY REFLECTS THE LOCATION OF IMPROVEMENTS AND RECORDED EASEMENTS.



*D. Neer*  
 DANIEL A. NEER  
 PROFESSIONAL SURVEYOR NO. 8533  
 MAY 20, 2019

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 117 North Madriver Street  
 BELLEFONTAINE, OHIO 43311  
 (937) 593-7335  
 WWW.LEE-SURVEYING.COM  
 surveys@lee-surveying.com

**ENGINEER'S CERTIFICATION:**

I DO HEREBY CERTIFY THAT THIS DRAWING ACCURATELY REFLECTS THE BUILDINGS "AS-BUILT OR CONSTRUCTED".



*C. Jacobs*  
 CALE J. JACOBS  
 PROFESSIONAL ENGINEER NO. 70288  
 MAY 20, 2019

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 6887 Colamoran Drive  
 HUNTSVILLE, OH 43324  
 (937) 539-8820

APPROVED BY THE BELLEFONTAINE PLANNING COMMISSION  
 THIS 11 DAY OF June, 2019  
*P. Noe*  
 DIRECTOR, PLANNING COMMISSION  
 PRE-APPROVAL Signy M. Cochran 6-10-19  
 PLAT CHECKED Signy M. Cochran 6-12-19  
 TRANSFERRED THIS 13 DAY OF June, 2019  
*Paul Beson*  
 AUDITOR, LOGAN COUNTY, OHIO  
 RECORDED IN PLAT CABINET B, SLIDE 140B  
 RECEIVED FOR RECORD AT 12:55 O'CLOCK P.M.  
 THIS 13th DAY OF June, 2019  
*Patricia A. Myers*  
 RECORDER, LOGAN COUNTY, OHIO

**BASIS FOR BEARINGS:**  
 THE BASIS FOR BEARINGS, SHOWN HEREON, IS AN ASSUMED BEARING FOR THE SOUTH RIGHT-OF-WAY LINE OF MALONE STREET, BEING S 86°-07'-35" E.

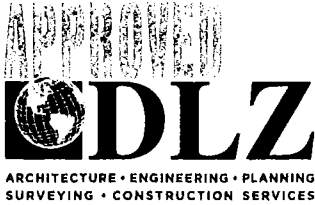
THIS SURVEY WAS PREPARED IN THE ABSENCE OF A COMPLETE AND ACCURATE TITLE SEARCH AND DOES NOT GUARANTEE TITLE.

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

THOMAS H. LAGOS  
 6,000 ACRES  
 O.R. 805, PG. 190



10-7-19



INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
UNMATCHED CLIENT SERVICE

EXHIBIT \_\_\_\_

**EAGLES NEST CONDOMINIUMS – PHASE IV**

**0.855 ACRE**

Lying in Section 33, Town 4, Range 14, City of Bellefontaine, Lake Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Peak Assets Ltd., remainder of the 5.059 acre tract as deeded and described in Official Record 1301, Page 267 and being more particularly described as follows:

**BEGINNING** at a 5/8 inch iron rod found (I.D. cap stamped "P.S. 8533") at the southeast corner of Eagles Nest Condominiums Phase III (Plat Cabinet B, Slide 140B) on a westerly line of Iron City Estates Condominium – Phase II (Plat Cabinet A, Slide 797B);

THENCE, with an easterly line of said 5.059 acre tract and westerly lines of said Iron City Estates Condominium – Phase II and Iron City Estates Condominium – Phase III (Plat Cabinet B, Slides 18B, 19A and 19B), **S 04°-01'-15" E**, a distance of **124.95 feet** to an iron rod;

THENCE, with new division lines through said 5.059 acre tract, the following four (4) courses:

- 1) **S 85°-54'-42" W**, a distance of **107.00 feet** to an iron rod set on the west right-of-way line of Eagle Street (24 feet wide);
- 2) **S 04°-01'-14" E**, with said right-of-way line, a distance of **64.56 feet** to an iron rod set at a point of curvature;
- 3) With said right-of-way line and a curve to the right, having a central angle of **07°-03'-28"**, a radius of 388.04, an arc length of 47.80 feet, a chord bearing and distance of **S 00°-29'-29" E**, **47.77 feet** to an iron rod set; and
- 4) **N 89°-03'-54" W**, a distance of **108.10 feet** to an iron rod set on the easterly line of The City of Bellefontaine, Ohio 1.544 acre tract as deeded and described in Official Record 327, Page 884;

INDEXED ON MAP  
8951

THENCE, with lines common to said 5.059 acre and 1.544 acre tracts, the following two (2) courses:

- 1) **N 04°-00'-00" E**, a distance of **183.73 feet** to a 5/8 inch iron rod found; and
- 2) **N 04°-01'-16" W**, a distance of **64.74 feet** to a 5/8 inch iron rod found (I.D. cap stamped "P.S. 8533") at a southwesterly corner of said Eagles Nest Condominiums Phase III;

THENCE, with the southerly lines of said Eagles Nest Condominiums Phase III, the following three (3) courses:

- 1) **N 84°-21'-14" E**, a distance of **85.03 feet** to 5/8 inch iron rod found (I.D. cap stamped "P.S. 8533") on the westerly right-of-way line of said Eagle Street;
- 2) **S 04°-01'-15" E**, with said westerly right-of-way line, a distance of **21.11 feet** to a 5/8 inch iron rod found (I.D. cap stamped "P.S. 8533"); and
- 3) **N 85°-58'-45" E**, a distance of **107.00 feet** to the **POINT OF BEGINNING**.

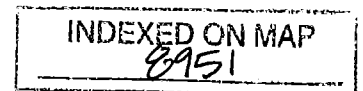
Containing **0.855 acre**, more or less.

Iron rods set, where indicated, are 30 inches in length, 5/8 inch in diameter with an orange plastic I.D. cap stamped "DLZ OHIO, INC".

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

The basis for bearings, described herein, is an assumed bearing for the south right-of-way line of Malone Street, being **S 86°-07'-35" E**. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by Lee Surveying and Mapping Co. on August 27, 2019.

Description prepared by:





INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
UNMATCHED CLIENT SERVICE



Daniel A. Neer

Professional Surveyor No. 8533

September 18, 2019

EAGLES NEST PHASE IV

INDEXED ON MAP  
8951

117 N Madriver St, Bellefontaine, OH 43311 | OFFICE 937.593.7335 | ONLINE WWW.DLZ.COM

Akron Bellefontaine Bridgeville Burns Harbor Chicago Cincinnati Cleveland Columbus Detroit Flint Fort Wayne Indianapolis Joliet  
Kalamazoo Lansing Lexington Louisville Madison Melvindale Munster Muskegon Pittsburgh Port Huron Saint Joseph South Bend Toledo  
Waterford

- LEGEND:**
- 5/8 INCH IRON ROD FOUND
  - 5/8 INCH IRON ROD FOUND WITH PLASTIC I.D. CAP STAMPED "P.S. 8533"
  - 5/8 INCH BY 30 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "DLZ OHIO, INC"
  - ① UNIT NUMBER
  - (1500) STREET ADDRESS
  - ▭ DENOTES CONCRETE
  - ▨ LIMITED COMMON AREA
  - ▭ ALL AREAS AND IMPROVEMENTS NOT LABELED WITH A UNIT DESIGNATION OR AS LIMITED COMMON AREA ARE COMMON AREA
  - R/W = RIGHT-OF-WAY
  - C/L = CENTER-LINE
  - P.O.B. = POINT OF BEGINNING

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	07°08'14"	1947.50'	242.60'	N 19°31'36" E	242.44'
C3	02°37'42"	1947.50'	89.33'	N 21°46'53" E	89.33'
C4	02°01'14"	1947.50'	68.68'	N 19°27'25" E	68.67'
C5	02°29'19"	1947.50'	84.59'	N 17°12'09" E	84.58'
C6	07°03'28"	388.04'	47.80'	S 00°29'29" E	47.77'

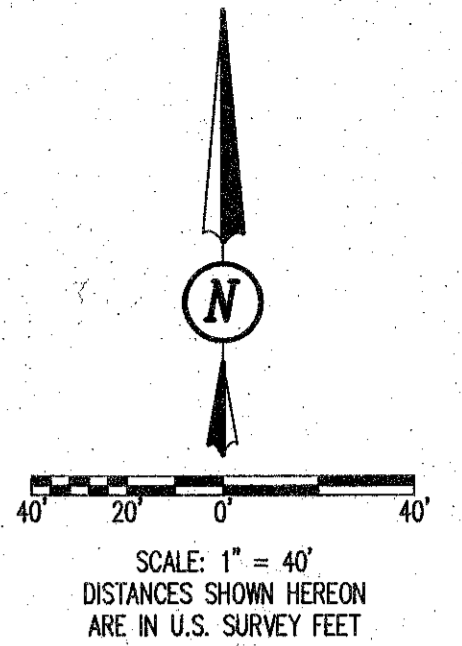
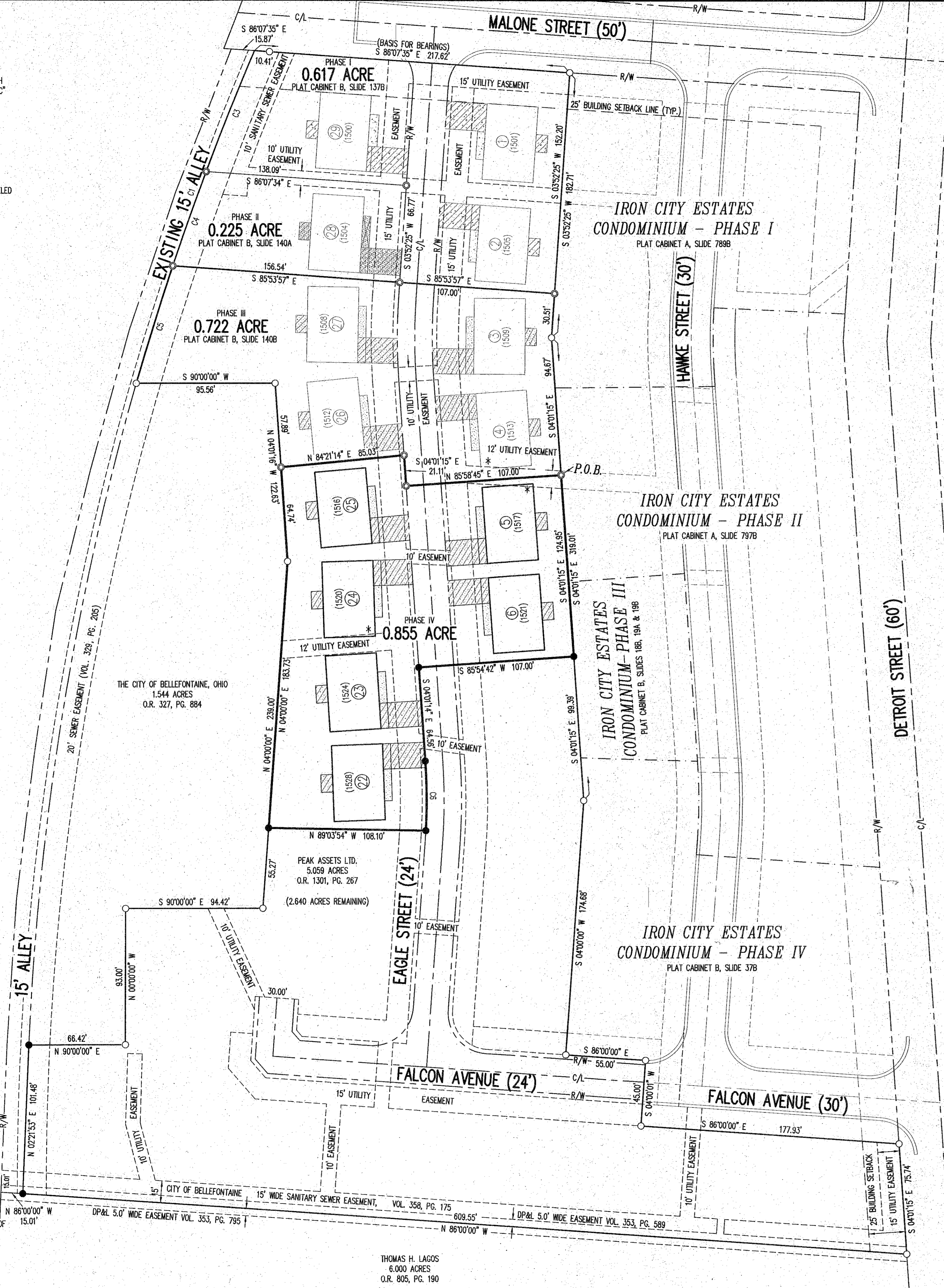


EXHIBIT 2 TO DECLARATION AND BYLAWS OF  
**EAGLES NEST CONDOMINIUMS**  
**PHASE IV**

PEAK ASSETS LTD.  
 5.059 ACRE TRACT OFFICIAL RECORD 1301, PAGE 267  
 SECTION 33, TOWN 4, RANGE 14  
 CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO



**BASIS FOR BEARINGS:**  
 THE BASIS FOR BEARINGS, SHOWN HEREON, IS AN ASSUMED BEARING FOR THE SOUTH RIGHT-OF-WAY LINE OF MALONE STREET, BEING S 86°-07'-35" E.

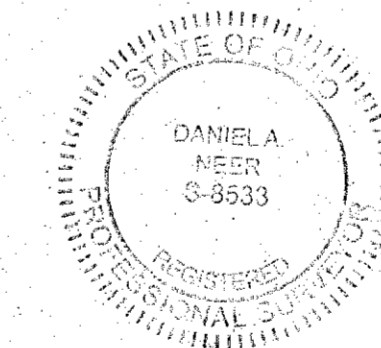
THIS SURVEY WAS PREPARED IN THE ABSENCE OF A COMPLETE AND ACCURATE TITLE SEARCH AND DOES NOT GUARANTEE TITLE.

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

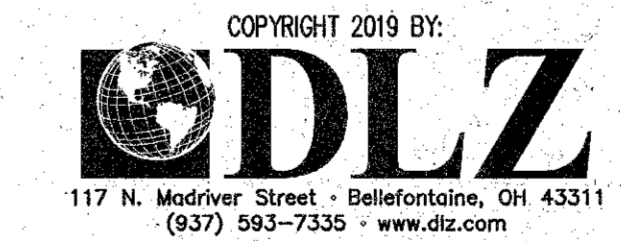
THOMAS H. LAGOS  
 6.000 ACRES  
 O.R. 805, PG. 190

**SURVEYOR'S CERTIFICATION:**

I DO HEREBY CERTIFY THAT THIS SURVEY OF EAGLES NEST CONDOMINIUMS PHASE IV ACCURATELY REFLECTS THE LOCATION OF IMPROVEMENTS AND RECORDED EASEMENTS.

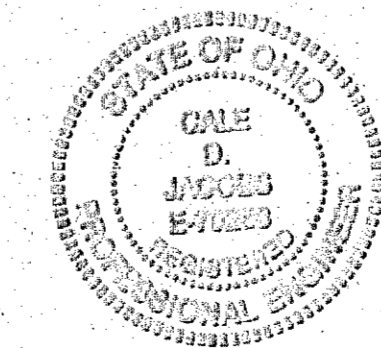


*D. Neer*  
 DANIEL A. NEER  
 PROFESSIONAL SURVEYOR NO. 8533  
 AUGUST 27, 2019

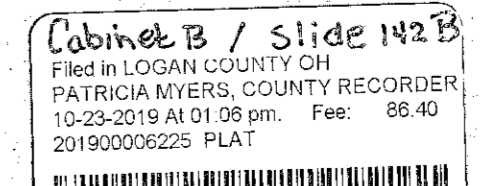


**ENGINEER'S CERTIFICATION:**

I DO HEREBY CERTIFY THAT THIS DRAWING ACCURATELY REFLECTS THE BUILDINGS "AS-BUILT OR CONSTRUCTED".



*G. Jacobs*  
 GALE D. JACOBS  
 PROFESSIONAL ENGINEER NO. 70288  
 AUGUST 27, 2019



COPYRIGHT 2019 BY:  
 C.J. ENGINEERING  
 6887 Colameron Drive  
 HUNTSVILLE, OH 43324  
 (837) 539-8820

**NOTES:**

1. EASEMENTS, IF SHOWN, ARE AS PROVIDED BY DEVELOPER. THE SURVEYOR DID NOT SEARCH FOR ADDITIONAL EASEMENTS.
  2. THE WORD "CERTIFY" IS INTENDED TO BE AS DEFINED IN OHIO ADMINISTRATIVE CODE 4733-35-04(C).
  3. BUILDING HEIGHT FROM PEAK OF ROOF TO GROUND:  
 UNIT 5 IS 17.3'  
 UNIT 6 IS 17.6'  
 UNIT 22 IS 18.5'  
 UNIT 23 IS 17.2'  
 UNIT 24 IS 16.2'  
 UNIT 25 IS 16.5'
- \* APPARENT ENCROACHMENT IN EASEMENT AREA

APPROVED BY THE BELLEFONTAINE PLANNING COMMISSION  
 THIS 21<sup>ST</sup> DAY OF October, 2019  
*Fred L. Nave*  
 DIRECTOR, PLANNING COMMISSION

PRE-APPROVAL Suzanne Cochran, 10-16-19  
 PLAT CHECKED Suzanne Cochran, 10-21-19  
 TRANSFERRED THIS 22 DAY OF OCTOBER, 2019  
*Paul Rosen*  
 AUDITOR, LOGAN COUNTY, OHIO

RECORDED IN PLAT CABINET B, SLIDE 142 B  
 RECEIVED FOR RECORD AT 1:06 O'CLOCK P.M.  
 THIS 23<sup>RD</sup> DAY OF October, 2019  
*Patricia W. Myers*  
 RECORDER, LOGAN COUNTY, OHIO



7-27-20  
**APPROVED**



INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
UNMATCHED CLIENT SERVICE

**EXHIBIT \_\_\_\_**

**EAGLES NEST CONDOMINIUMS – PHASE V  
0.305 ACRE**

Lying in Section 33, Town 4, Range 14, City of Bellefontaine, Lake Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Peak Assets Ltd., remainder of the 5.059 acre tract as deeded and described in Official Record 1301, Page 267 and being more particularly described as follows:

**BEGINNING** at a 5/8 inch iron rebar found (I.D. cap stamped "DLZ OHIO INC.") at a southeasterly corner of Eagles Nest Condominiums Phase IV (Plat Cabinet B, Slide 142B) on the westerly line of Iron City Estates Condominium – Phase III (Plat Cabinet B, Slides 18B, 19A & 19B);

THENCE, with an easterly line of said 5.059 acre tract and westerly lines of said Iron City Estates Condominium – Phase III and Iron City Estates Condominium – Phase IV (Plat Cabinet B, Slide 37B), **S 04°-01'-15" E**, a distance of **99.39 feet** to a 5/8 inch iron rebar found;

THENCE, continuing with an easterly line of said 5.059 acre tract and said Iron City Estates Condominium – Phase IV, **S 04°-00'-00" W**, a distance of **30.00 feet** to an iron rod rebar set;

THENCE, with new division lines through said 5.059 acre tract, the following two (2) courses:

- 1) **N 88°-30'-55" W**, a distance of **107.10 feet** to an iron rebar set on the west right-of-way line of Eagle Street (24 feet wide) at a point of curvature; and
- 2) With said right-of-way line and a curve to the left, having a central angle of **00°-57'-42"**, a radius of 388.04, an arc length of 6.51 feet, a chord bearing and distance of **N 03°-31'-07" E**, **6.51 feet** to a 5/8 inch iron rebar found (I.D. cap stamped "DLZ OHIO INC.") at a southeasterly corner of said Eagles Nest Condominiums Phase IV;



THENCE, continuing with said Eagles Nest Condominiums Phase IV and the west right-of-way line of said Eagle Street, the following two (2) courses:

- 1) With a curve to the left, having a central angle of 07°-03'-28", a radius of 388.04 feet, an arc length of 47.80 feet, a chord bearing and distance of **N 00°-29'-29" W**, a distance of **47.77 feet** to a 5/8 inch iron rebar found (I.D. cap stamped "DLZ OHIO INC."); and
- 2) **N 04°-01'-14" W**, a distance of **64.56 feet** to a 5/8 inch iron rebar found (I.D. cap stamped "DLZ OHIO INC.");

THENCE, with a southerly line of said Eagles Nest Condominiums Phase IV, **N 85°-54'-42" E**, a distance of **107.00 feet** to the **POINT OF BEGINNING**.

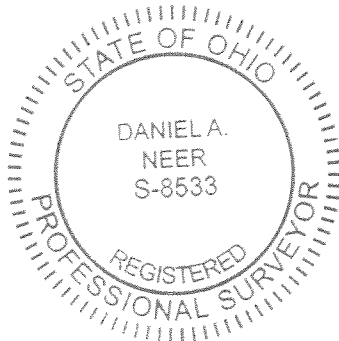
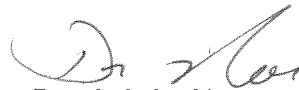
Containing **0.305 acre**, more or less.

Iron rebar set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "DLZ OHIO INC.".

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

The basis for bearings, described herein, is an assumed bearing for the south right-of-way line of Malone Street, being S 86°-07'-35" E. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by Lee Surveying and Mapping Co. on June 29, 2020.

Description prepared by:

Daniel A. Neer  
Professional Surveyor No. 8533  
July 14, 2020

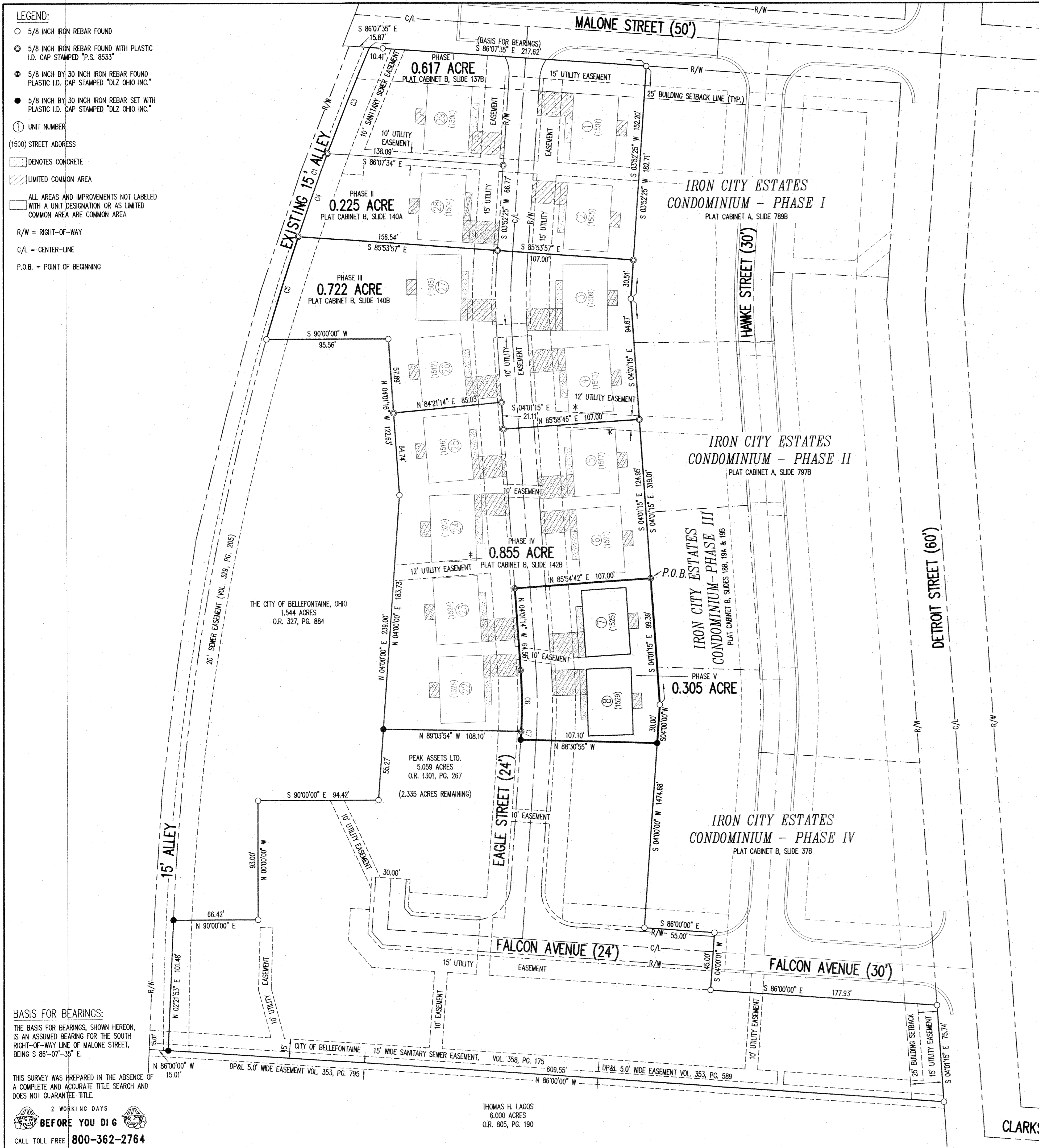
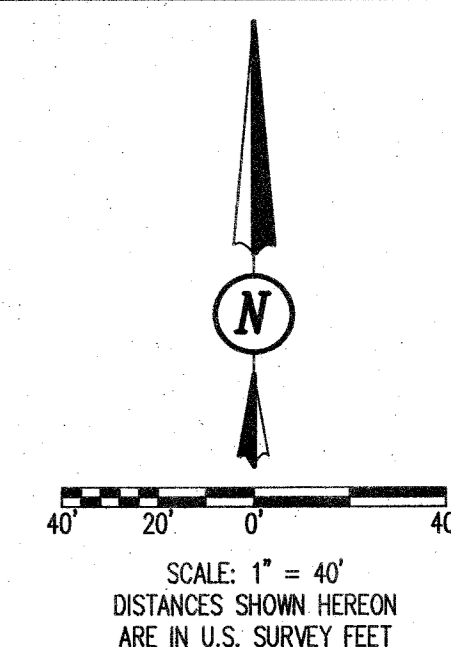
EAGLES NEST PHASE V



**LEGEND:**

- 5/8 INCH IRON REBAR FOUND
- 5/8 INCH IRON REBAR FOUND WITH PLASTIC I.D. CAP STAMPED "P.S. 8533"
- ⊕ 5/8 INCH BY 30 INCH IRON REBAR FOUND PLASTIC I.D. CAP STAMPED "DLZ OHIO INC."
- 5/8 INCH BY 30 INCH IRON REBAR SET WITH PLASTIC I.D. CAP STAMPED "DLZ OHIO INC."
- ① UNIT NUMBER
- (1500) STREET ADDRESS
- ▨ DENOTES CONCRETE
- ▨ LIMITED COMMON AREA
- ▭ ALL AREAS AND IMPROVEMENTS NOT LABELED WITH A UNIT DESIGNATION OR AS LIMITED COMMON AREA ARE COMMON AREA
- R/W = RIGHT-OF-WAY
- C/L = CENTER-LINE
- P.O.B. = POINT OF BEGINNING

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	07°08'14"	1947.50'	242.60'	N 19°31'36" E	242.44'
C3	02°37'42"	1947.50'	89.33'	N 21°46'53" E	89.33'
C4	02°01'14"	1947.50'	68.68'	N 19°27'09" E	68.67'
C5	02°29'19"	1947.50'	84.59'	N 17°12'09" E	84.58'
C6	07°03'28"	388.04'	47.80'	N 00°29'29" W	47.77'
C7	00°57'42"	388.04'	6.51'	N 03°31'07" E	6.51'



# EXHIBIT 2 TO DECLARATION AND BYLAWS OF EAGLES NEST CONDOMINIUMS PHASE V

PEAK ASSETS LTD.  
5.059 ACRE TRACT OFFICIAL RECORD 1301, PAGE 267  
SECTION 33, TOWN 4, RANGE 14  
CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO

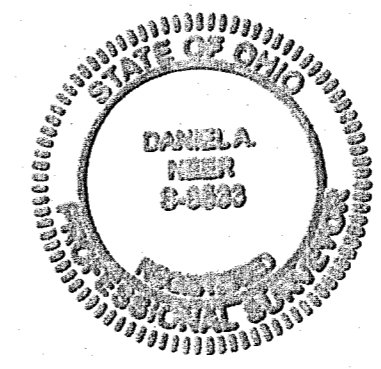
202000005151  
PLAT Cabinet B Slide 145B  
Filed in Logan County, OH Fees: \$86.40  
Patricia Myers, Recorder 08/11/2020 12:29 PM

**NOTES:**

1. EASEMENTS, IF SHOWN, ARE AS PROVIDED BY DEVELOPER. THE SURVEYOR DID NOT SEARCH FOR ADDITIONAL EASEMENTS.
  2. THE WORD "CERTIFY" IS INTENDED TO BE AS DEFINED IN OHIO ADMINISTRATIVE CODE 4733-35-04(C).
  3. BUILDING HEIGHT FROM PEAK OF ROOF TO GROUND:  
UNIT 7 IS 16.8'  
UNIT 8 IS 16.9'
- \* APPARENT ENCROACHMENT IN EASEMENT AREA

**SURVEYOR'S CERTIFICATION:**

I DO HEREBY CERTIFY THAT THIS SURVEY OF EAGLES NEST CONDOMINIUMS PHASE V ACCURATELY REFLECTS THE LOCATION OF IMPROVEMENTS AND RECORDED EASEMENTS.



*D. Neer*  
DANIEL A. NEER  
PROFESSIONAL SURVEYOR NO. 8533  
JUNE 29, 2020

COPYRIGHT 2020 BY:  
**DLZ**  
117 N. Madriver Street - Bellefontaine, OH 43311  
(937) 593-7335 - www.dlz.com

**ENGINEER'S CERTIFICATION:**

I DO HEREBY CERTIFY THAT THIS DRAWING ACCURATELY REFLECTS THE BUILDINGS "AS-BUILT OR CONSTRUCTED".

*A. Jacobs*  
CALE J. JACOBS  
PROFESSIONAL ENGINEER NO. 70288  
JUNE 29, 2020

COPYRIGHT 2020 BY:  
**CJ ENGINEERING**  
6887 Colomara Drive  
HUNTSVILLE, OH 43324  
(937) 539-8820

APPROVED BY THE BELLEFONTAINE PLANNING COMMISSION  
THIS 29<sup>th</sup> DAY OF July, 2020  
\_\_\_\_\_  
DIRECTOR, PLANNING COMMISSION  
PRE-APPROVAL *Suzanne M. Cochran*  
PLAT CHECKED *Suzanne M. Cochran 8-10-2020*  
TRANSFERRED THIS 18<sup>th</sup> DAY OF August, 2020  
\_\_\_\_\_  
AUDITOR, LOGAN COUNTY, OHIO  
RECORDED IN PLAT CABINET B, SLIDE 145B  
RECEIVED FOR RECORD AT 12:19 O'CLOCK P.M.  
THIS 11<sup>th</sup> DAY OF August, 2020  
*Patricia A. Myers*  
RECORDER, LOGAN COUNTY, OHIO

**BASIS FOR BEARINGS:**  
THE BASIS FOR BEARINGS, SHOWN HEREON, IS AN ASSUMED BEARING FOR THE SOUTH RIGHT-OF-WAY LINE OF MALONE STREET, BEING S 86°-07'-35" E.

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

THOMAS H. LAGOS  
6,000 ACRES  
O.R. 805, PG. 190



October 8, 2020

EAGLES NEST CONDOMINIUMS, PHASE VI, ( 0.689 ACRE )

Being a parcel of land situated in Section 33, Township 4, Range 14, in the City of Bellefontaine, Lake Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Peak Assets Ltd., remainder of the 5.059 acre tract as deeded and described in Official Record 1301, page 267 and being more particularly described as follows:

Beginning at a 5/8 inch iron bar set at the southeast corner of Eagles Nest Condominiums Phase V (Plat Cabinet B, Slide 145 B) -

Thence, South 05°36'39" West, along the west line of Iron City Estates Condominium Phase IV (Plat Cabinet B, slide 37B), a distance of 144.68 feet to a point -

Thence, South 84°23'21" East, along the property line of said Iron City Estates Condominium Phase IV, a distance of 55.00 feet to a 5/8 inch iron bar found -

Thence, South 05°36'39" West, along the property line of said Iron City Estates Conominium Phase IV, a distance of 3.00 feet to a point -

Thence, North 84°23'21" West, a distance of 237.24 feet to a point -

Thence, North 39°23'21" West, a distance of 9.56 feet to a point -

Thence, North 05°36'39" East, a distance of 21.24 feet to a 5/8 inch iron bar set -

Thence, North 17°39'49" West, a distance of 65.80 feet to a 5/8 inch iron bar found at a corner of a 1.544 acre parcel of land deeded to the City of Bellefontaine, Ohio and described at Official Record 327, page 884 -

Thence, North 05°36'39" East, along the the east line of said 1.544 acre parcel, a distance of 55.27 feet to a 5/8 inch iron bar set at the southwest corner of said Eagles Nest Condominium Phase IV -

Thence, South 87°27'15" East, along the south line of said Eagles Nest Condominium Phase IV, a distance of 108.10 feet to a point -

Thence, along a property line of said Eagles Nest Condominium Phase V and also along a curve to the right having a central angle of 00°57'42" and a radius of 388.04 feet, an arc distance of 6.51 feet to a point. The chord to the last described call bears South 05°08'12" West, a distance 6.51 feet -

Thence, South 86°54'16" East, along a property line of Eagles Nest Condominium Phase V, a distance of 107.10 feet to the place of beginning.

Containing 0.689 acre of land more or less.

Continued on Page 2

**GEESLIN SURVEYING**

525 S. SECOND ST.  
COLDWATER, OHIO 45828

Phone : (419) 678 - 7233  
Email : geeslinsurveying@gmail.com

PERMANENT PARCEL No. \_\_\_\_\_

Part of : \_\_\_\_\_ Sec. \_\_\_\_\_ T. \_\_\_\_\_ R. \_\_\_\_\_ Township \_\_\_\_\_

Grantor : \_\_\_\_\_ Area Retained \_\_\_\_\_ Acres

Grantee : \_\_\_\_\_ Area Retained \_\_\_\_\_ Acres

Deed Reference : \_\_\_\_\_

APPROVALS : \_\_\_\_\_

AGENCY : \_\_\_\_\_  
DATE : \_\_\_\_\_ Board of Health Township Zoning Officer Mercer County Engineer



October 8, 2020

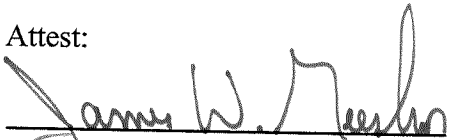
EAGLES NEST CONDOMINIUMS, PHASE VI, ( 0.689 ACRE ) continued

Subject to all easements and right-of-way of record.

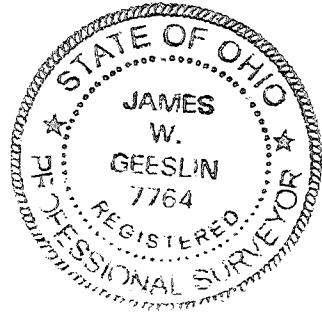
The bearings contained herein are based on GPS observations using O.D.O.T. CORS Network Stations, converted to the Ohio State plane South Zone Horizontal Datum Nad83 (2011).

Reference is made to an actual field survey of this area by James W. Geeslin, Professional Surveyor 7764, dated October 8, 2020. On file in the Logan County Engineer's Office.

Attest:



James W. Geeslin  
P.S. No. 7764



INDEXED ON MAP  
8951

Page 2

**GEESLIN SURVEYING**

525 S. SECOND ST.  
COLDWATER, OHIO 45828

Phone : ( 419 ) 678 - 7233  
Email : geeslinsurveying@gmail.com

PERMANENT PARCEL No. \_\_\_\_\_

Part of: \_\_\_\_\_ Sec. \_\_\_\_\_ T. \_\_\_\_\_ R. \_\_\_\_\_ Township

Grantor: \_\_\_\_\_ Area Retained \_\_\_\_\_ Acres

Grantee: \_\_\_\_\_ Area Retained \_\_\_\_\_ Acres

Deed Reference: \_\_\_\_\_

APPROVALS : \_\_\_\_\_  
AGENCY : \_\_\_\_\_  
DATE : \_\_\_\_\_ Board of Health Township Zoning Officer Mercer County Engineer

# EAGLES NEST CONDOMINIUMS

## PHASE VI PEAK ASSETS LTD.

5.059 ACRE TRACT OFFICIAL RECORD 1301, PAGE 267

SECTION 33, TOWN 4, RANGE 14

CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO.

### APPROVALS

APPROVED BY THE BELLEFONTAINE PLANNING COMMISSION

THIS 19<sup>th</sup> DAY OF October, 2020

DIRECTOR PLANNING COMMISSION

PRE-APPROVAL *James M. Cochran 10-9-2020*

PLAT CHECKED *James M. Cochran 10-20-2020*

TRANSFERRED THIS 20<sup>th</sup> DAY OF October, 2020

AUDITOR, LOGAN COUNTY, OHIO

RECORDED IN PLAT CABINET B, SLIDE 146A

RECEIVED FOR RECORD AT 3:33 O'CLOCK P.M.

THIS 20<sup>th</sup> DAY OF October, 2020

*Debra A. Myers*

RECORDER, LOGAN COUNTY, OHIO

202000007285  
PLAT Cab B Slide 146A  
Filed in Logan County, OH Fees: \$96.40  
Patricia Myers, Recorder 10/20/2020 03:33 PM

### ENGINEER'S CERTIFICATE

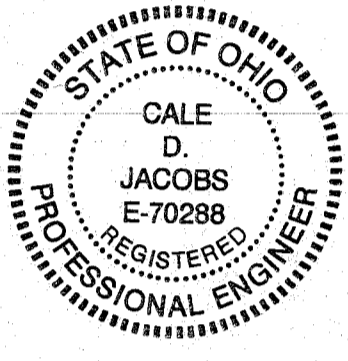
I DO HEREBY CERTIFY THAT THIS ACCURATELY REFLECTS THE BUILDINGS "AS-BUILT" OR CONSTRUCTED.

*Case O. Jacobs*

PROFESSIONAL ENGINEER

10-14-2020

DATE



### NOTES:

1) EASEMENTS, IF SHOWN, ARE AS PROVIDED BY DEVELOPER. THE SURVEYOR DID NOT SEARCH FOR ADDITIONAL EASEMENTS.

2) THE WORD "CERTIFY" IS INTENDED TO BE AS DEFINED IN OHIO ADMINISTRATIVE CODE 4733-33-04(C).

3) BUILDING HEIGHT FROM PEAK OF ROOF TO GROUND:

- UNIT 9 IS 16.8'
- UNIT 10 IS 16.8'
- UNIT 20 IS 16.8'
- UNIT 21 IS 16.8'

### CURVE DATA

**C1**  
 R = 388.04'  
 $\Delta$  = 00°57'42"  
 L = 6.51'  
 CHORD = S. 05°08'12" W. - 6.51'

**C2**  
 R = 388.04'  
 $\Delta$  = 07°03'28"  
 L = 47.80'  
 CHORD = S. 01°06'52" W. - 47.77'

THE CITY OF BELLEFONTAINE, OHIO  
1.544 ACRES  
O.R. 327 PG. 884

PHASE VI  
0.689 ACRE



SCALE 1" = 40'

### LEGEND

- = 5/8 INCH IRON BAR FOUND.
- ⋈ = MAG SPIKE SET.
- = 5/8 INCH IRON BAR SET.
- = DENOTES CONCRETE.
- ▨ = DENOTES LIMITED COMMON AREA.
- = ALL AREAS AND IMPROVEMENTS NOT LABELED WITH A UNIT DESIGNATION OR AS LIMITED COMMON AREA ARE COMMON AREA.

### IRON CITY ESTATES CONDOMINIUM

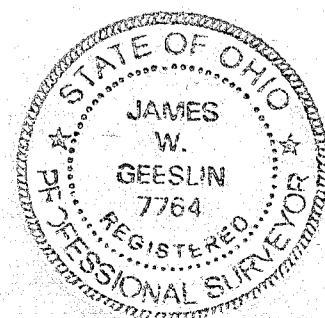
- PHASE I (PLAT CABINET A, SLIDE 789-B)
- PHASE II (PLAT CABINET A, SLIDE 797-B)
- PHASE III (PLAT CABINET B, SLIDES 18-B, 19-A, 19-B)
- PHASE IV (PLAT CABINET B, SLIDE 37-B)

**GEESLIN SURVEYING**  
 525 S. SECOND ST.  
 COLDWATER, OHIO 45828  
 Phone: (419) 678 - 7233  
 Email: geeslinsurveying@gmail.com

### SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS SURVEY OF EAGLES NEST CONDOMINIUMS PHASE VI ACCURATELY REFLECTS THE LOCATION OF IMPROVEMENTS AND RECORDED EASEMENTS.

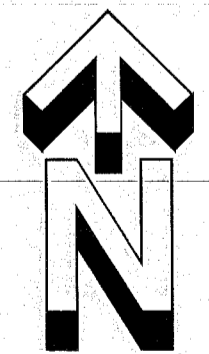
*James W. Geeslin*  
 JAMES W. GEESLIN  
 PROFESSIONAL SURVEYOR 7764  
 DATE: OCTOBER 8, 2020



THOMAS H. LAGOS  
6.000 ACRES  
O.R. 805 PG. 190

### BASIS OF BEARINGS

THE BEARINGS CONTAINED HEREIN ARE BASED ON GPS OBSERVATIONS USING O.D.O.T. CORS NETWORK STATIONS, CONVERTED TO THE OHIO STATE PLANE SOUTH ZONE, HORIZONTAL DATUM NAD83 (2011).



6-7-21



APPROVE

May 28, 2021

EAGLES NEST CONDOMINIUMS, PHASE VII, ( 0.556 ACRE )

Being a parcel of land situated in Section 33, Township 4, Range 14, in the City of Bellefontaine, Lake Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Peak Assets Ltd., remainder of the 5.059 acre tract as deeded and described in Official Record 1301, page 267 and being more particularly described as follows:

Commencing for reference at a 5/8 inch iron bar set at the southeast corner of Eagles Nest Condominiums Phase V (Plat Cabinet B, Slide 145 B) -

Thence, South 05°36'39" West, along the west line of Iron City Estates Condominium Phase IV (Plat Cabinet B, slide 37B), a distance of 144.68 feet to a point -

Thence, South 84°23'21" East, along the property line of said Iron City Estates Condominium Phase IV, a distance of 55.00 feet to a 5/8 inch iron bar found -

Thence, South 05°36'39" West, along the property line of said Iron City Estates Condominium Phase IV, a distance of 3.00 feet to a point. Said point being the place of beginning for the herein described parcel of land -

Thence, continuing, South 05°36'39" West, along the last described line, a distance of 42.00 feet to a 5/8 inch iron bar found -

Thence, South 84°23'21" East, along the property line of said Iron City Estates Condominium Phase IV and the south line of Falcon Avenue, a distance of 177.93 feet to a 5/8 inch iron bar found in the west line of Detroit Street -

Thence, South 02°24'36" East, along the west line of Detroit Street, a distance of 75.74 feet to a 5/8 inch iron bar found at the northeast corner of a 6.000 acre parcel of land conveyed to Thomas H. Lagos by deed recorded at Official Record 805, page 190 -

Thence, North 84°23'17" West, along the north line of said Lagos 6.000 acre parcel, a distance of 277.90 feet to a 5/8 inch iron bar set -

Thence, North 05°36'39" East, a distance of 116.99 feet to a 5/8 inch iron bar set in the north line of Falcon Avenue -

Thence, South 84°23'21" East, along the north line of Falcon Avenue, a distance of 89.40 feet to the place of beginning.

Containing 0.556 acre of land more or less.

Subject to all easements and right-of-way of record.

The bearings contained herein are based on GPS observations using O.D.O.T. CORS Network Stations, converted to the Ohio State plane South Zone Horizontal Datum Nad83 (2011).

Continued on Page 2

**G E E S L I N   S U R V E Y I N G**

525 S. SECOND ST.  
COLDWATER, OHIO 45828

Phone : ( 419 ) 678 - 7233  
Email : geeslinsurveying@gmail.com

INDEXED ON MAP  
2451

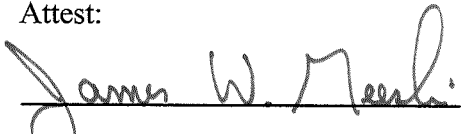
PERMANENT PARCEL No.	_____
Part of: _____	Sec. _____ T. _____ R. _____ Township _____
Grantor: _____	Area Retained _____ Acres _____
Grantee: _____	Area Retained _____ Acres _____
Deed Reference: _____	
APPROVALS: _____	
AGENCY: _____	
DATE: _____	Board of Health      Township Zoning Officer      Mercer County Engineer

May 28, 2021

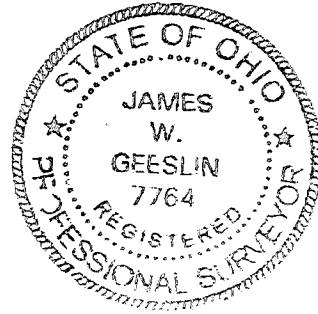
EAGLES NEST CONDOMINIUMS, PHASE VII, ( 0.556 ACRE ) continued

Reference is made to an actual field survey of this area by James W. Geeslin, Professional Surveyor 7764, dated May 28, 2021. On file in the Logan County Engineer's Office.

Attest:



James W. Geeslin  
P.S. No. 7764



**GEESLIN SURVEYING**

525 S. SECOND ST.  
COLDWATER, OHIO 45828

Phone : ( 419 ) 678 - 7233  
Email : geeslinsurveying@gmail.com

INDEXED ON MAP  
8151

PERMANENT PARCEL No. \_\_\_\_\_

Part of: \_\_\_\_\_ Sec. \_\_\_\_\_ T. \_\_\_\_\_ R. \_\_\_\_\_ Township \_\_\_\_\_

Grantor: \_\_\_\_\_ Area Retained \_\_\_\_\_ Acres \_\_\_\_\_

Grantee: \_\_\_\_\_ Area Retained \_\_\_\_\_ Acres \_\_\_\_\_

Deed Reference: \_\_\_\_\_

APPROVALS: \_\_\_\_\_

AGENCY: \_\_\_\_\_  
DATE: \_\_\_\_\_ Board of Health Township Zoning Officer Mercer County Engineer

# EAGLES NEST CONDOMINIUMS

## PHASE VII PEAK ASSETS LTD.

5.059 ACRE TRACT OFFICIAL RECORD 1301, PAGE 267

SECTION 33, TOWN 4, RANGE 14

CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO.

### APPROVALS

APPROVED BY THE BELLEFONTAINE PLANNING COMMISSION

THIS 6 DAY OF June, 2021

DIRECTOR PLANNING COMMISSION

PRE-APPROVAL *Gregory M. Cochran 6-2-2021*

PLAT CHECKED *Gregory M. Cochran 6-8-2021*

TRANSFERRED THIS 8 DAY OF June, 2021

AUDITOR, LOGAN COUNTY, OHIO

RECORDED IN PLAT CABINET B, SLIDE 151 B

RECEIVED FOR RECORD AT 2:46 O'CLOCK P.M.

THIS 8th DAY OF June, 2021

*Patricia A. Myers*  
RECORDER, LOGAN COUNTY OHIO

### ENGINEER'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS ACCURATELY REFLECTS THE BUILDINGS "AS-BUILT" OR CONSTRUCTED.

*Carl Jacobs*

PROFESSIONAL ENGINEER

6-8-21

DATE



### NOTES:

- EASEMENTS, IF SHOWN, ARE AS PROVIDED BY DEVELOPER. THE SURVEYOR DID NOT SEARCH FOR ADDITIONAL EASEMENTS.
- THE WORD "CERTIFY" IS INTENDED TO BE AS DEFINED IN OHIO ADMINISTRATIVE CODE 4733-33-04(C).
- BUILDING HEIGHT FROM PEAK OF ROOF TO GROUND:
  - UNIT 11 IS 16.8'
  - UNIT 12 IS 16.8'
  - UNIT 13 IS 16.8'
  - UNIT 14 IS 16.8'

UNIT 11 IS 16.8'  
UNIT 12 IS 16.8'  
UNIT 13 IS 16.8'  
UNIT 14 IS 16.8'

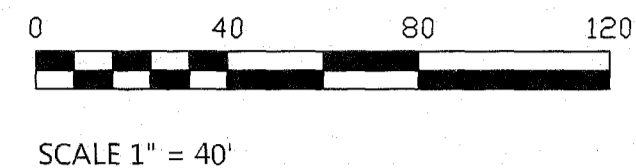
202100004044 *Carl D. Jacobs* Slide 151 B  
PLAT  
Filed in Logan County, OH Fees: \$86.40  
Patricia Myers, Recorder 06/08/2021 02:46 PM

### CURVE DATA

**C1**  
R = 388.04'  
Δ = 00°57'42"  
L = 6.51'  
CHORD = S. 05°08'12" W. - 6.51'

**C2**  
R = 388.04'  
Δ = 07°03'28"  
L = 47.80'  
CHORD = S. 01°06'52" W. - 47.77'

THE CITY OF BELLEFONTAINE, OHIO  
1.544 ACRES  
O.R. 327 PG. 884



### LEGEND

- = 5/8 INCH IRON BAR FOUND.
- ⊕ = MAG SPIKE SET.
- = 5/8 INCH IRON BAR SET.
- ▨ = DENOTES LIMITED COMMON AREA (CONCRETE PAD/DRIVEWAY).
- = ALL AREAS AND IMPROVEMENTS NOT LABELED WITH A UNIT DESIGNATION OR AS LIMITED COMMON AREA ARE COMMON AREA.

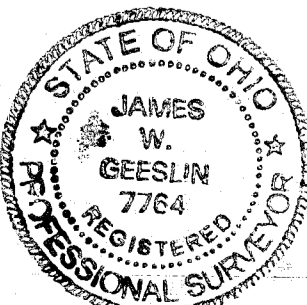
### IRON CITY ESTATES CONDOMINIUM

- PHASE I (PLAT CABINET A, SLIDE 789-B)
- PHASE II (PLAT CABINET A, SLIDE 797-B)
- PHASE III (PLAT CABINET B, SLIDES 18-B, 19-A, 19-B)
- PHASE IV (PLAT CABINET B, SLIDE 37-B)

### SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS SURVEY OF EAGLES NEST CONDOMINIUMS PHASE VII ACCURATELY REFLECTS THE LOCATION OF IMPROVEMENTS AND RECORDED EASEMENTS.

*James W. Geeslin*  
JAMES W. GEESLIN  
PROFESSIONAL SURVEYOR 7764  
DATE: MAY 28, 2021



THOMAS H. LAGOS  
6.000 ACRES  
O.R. 805 PG. 190

### BASIS OF BEARINGS

THE BEARINGS CONTAINED HEREIN ARE BASED ON GPS OBSERVATIONS USING O.D.O.T. CORNS NETWORK STATIONS, CONVERTED TO THE OHIO STATE PLANE SOUTH ZONE, HORIZONTAL DATUM NAD83 (2011).

PHASE VII  
0.556 ACRE

### GEESLIN SURVEYING

525 S. SECOND ST.  
COLDWATER, OHIO 45828

Phone: (419) 678 - 7233  
Email: geeslinsurveying@gmail.com

A-229

8-25-2021



August 23, 2021

EAGLES NEST CONDOMINIUMS, PHASE VIII, ( 0.334 ACRE )

Being a parcel of land situated in Section 33, Township 4, Range 14, in the City of Bellefontaine, Lake Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Peak Assets Ltd., remainder of the 5.059 acre tract as deeded and described in Official Record 1301, page 267 and being more particularly described as follows:

Beginning at a 5/8 inch iron bar set at the northwest corner of Eagles Nest Condominiums Phase VII (Plat Cabinet B, Slide 151B) -

Thence, South 05°36'39" West, along the west line of Phase VII, a distance of 116.99 feet to a 5/8 inch iron bar set -

Thence, North 84°23'17" West, along the north line of a 6.000 acre parcel of land conveyed to Thomas H. Lagos by deed recorded at Official Record 805, page 190 and the extension of the south line of Phase VII, a distance of 124.36 feet to a 5/8 inch iron bar set -

Thence, North 05°36'39" East, a distance of 116.99 feet to a 5/8 inch iron bar set -

Thence, South 84°23'21" East, along the north line of Falcon Avenue and the south line of Eagles Nest Phase VI (Plat Cabinet B, slide 146A), a distance of 124.36 feet to the place of beginning.

Containing 0.334 acre of land more or less.

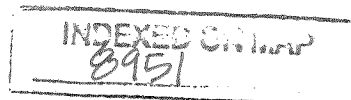
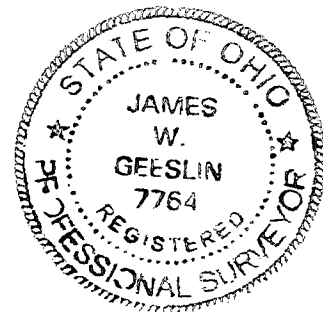
Subject to all easements and right-of-way of record.

The bearings contained herein are based on GPS observations using O.D.O.T. CORS Network Stations, converted to the Ohio State plane South Zone Horizontal Datum Nad83 (2011).

Reference is made to an actual field survey of this area by James W. Geeslin, Professional Surveyor 7764, dated May 28, 2021. On file in the Logan County Engineer's Office.

Attest:

James W. Geeslin  
P.S. No. 7764



**GEESLIN SURVEYING**

525 S. SECOND ST.  
COLDWATER, OHIO 45828

Phone : ( 419 ) 678 - 7233  
Email : geeslinsurveying@gmail.com

PERMANENT PARCEL No. \_\_\_\_\_

Part of: \_\_\_\_\_ Sec. \_\_\_\_\_ T. \_\_\_\_\_ R. \_\_\_\_\_ Township \_\_\_\_\_

Grantor : \_\_\_\_\_ Area Retained \_\_\_\_\_ Acres

Grantee : \_\_\_\_\_ Area Retained \_\_\_\_\_ Acres

Deed Reference : \_\_\_\_\_

APPROVALS : \_\_\_\_\_

AGENCY : \_\_\_\_\_  
DATE : \_\_\_\_\_ Board of Health Township Zoning Officer Mercer County Engineer

# EAGLES NEST CONDOMINIUMS

## PHASE VIII

PEAK ASSETS LTD.

5.059 ACRE TRACT OFFICIAL RECORD 1301, PAGE 267

SECTION 33, TOWN 4, RANGE 14

CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO.

### APPROVALS

APPROVED BY THE BELLEFONTAINE PLANNING COMMISSION

THIS 30<sup>th</sup> DAY OF August, 2021

*John C. Nove*  
DIRECTOR PLANNING COMMISSION

PRE-APPROVAL *James W. Geeslin 8-25-21*

PLAT CHECKED *James W. Geeslin 9-3-21*

TRANSFERRED THIS 8 DAY OF September, 2021

*Paul Rosen*  
AUDITOR, LOGAN COUNTY, OHIO

RECORDED IN PLAT CABINET B, SLIDE 154 B

RECEIVED FOR RECORD AT 3:29 O'CLOCK P.M.

THIS 9<sup>th</sup> DAY OF September, 2021

*Patricia W. Myers*  
RECORDER, LOGAN COUNTY, OHIO

202100006558  
PLAT Cabinet B Slide 154B  
Filed in Logan County, OH Fees: \$86.40  
Patricia Myers, Recorder 09/09/2021 03:29 PM

### ENGINEER'S CERTIFICATE

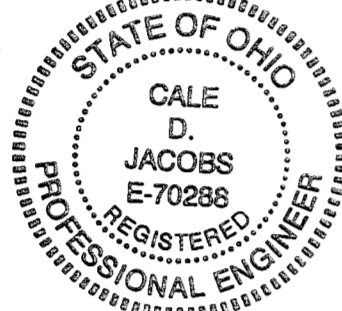
I DO HEREBY CERTIFY THAT THIS ACCURATELY REFLECTS THE BUILDINGS "AS-BUILT" OR CONSTRUCTED.

*Cal O. Gjo*

PROFESSIONAL ENGINEER

9-1-21

DATE



### NOTES:

- EASEMENTS, IF SHOWN, ARE AS PROVIDED BY DEVELOPER. THE SURVEYOR DID NOT SEARCH FOR ADDITIONAL EASEMENTS.
- THE WORD "CERTIFY" IS INTENDED TO BE AS DEFINED IN OHIO ADMINISTRATIVE CODE 4733-33-04(C).
- BUILDING HEIGHT FROM PEAK OF ROOF TO GROUND:

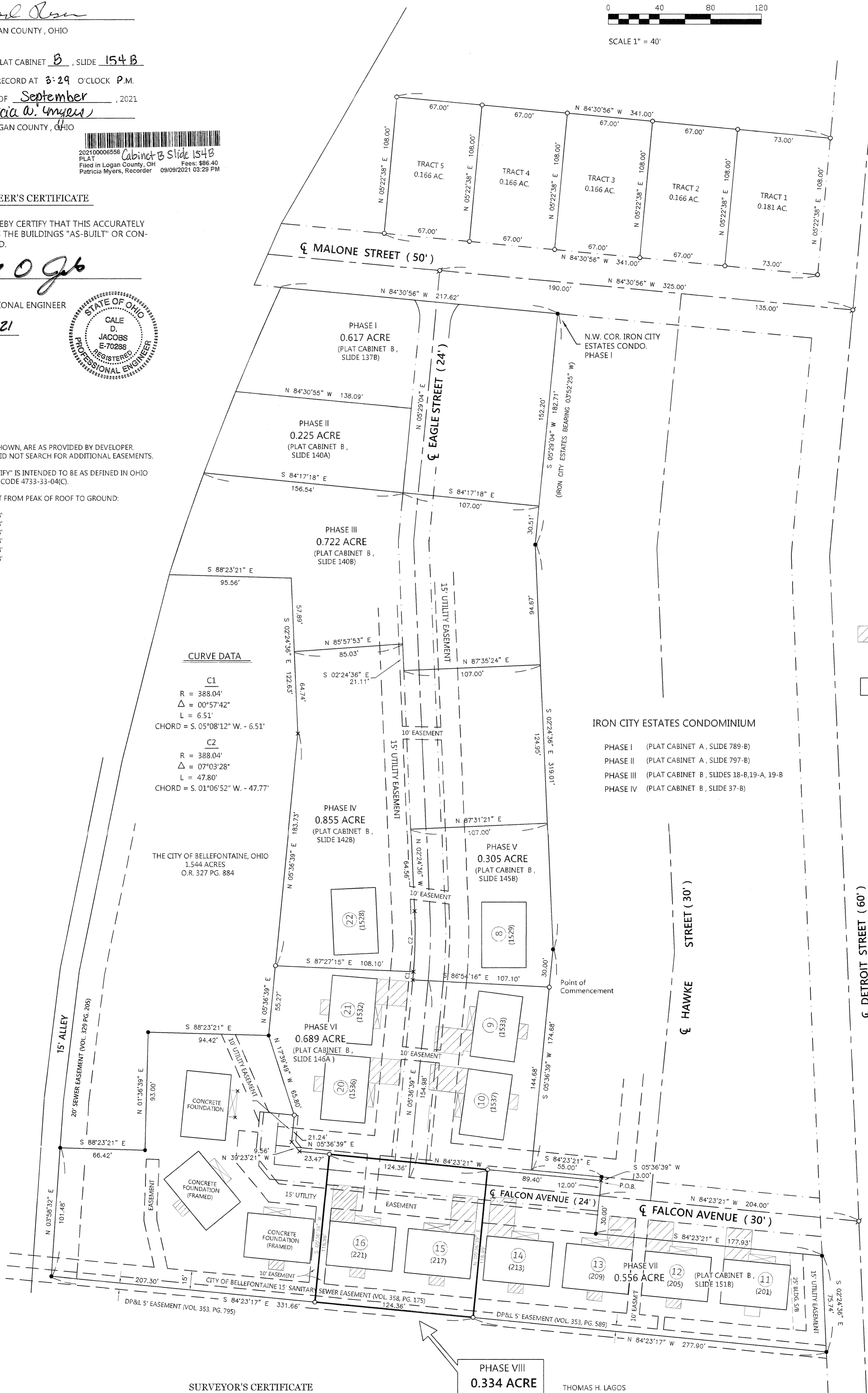
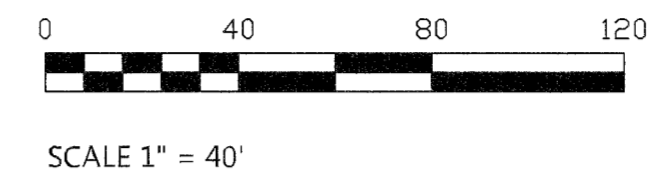
- UNIT 11 IS 16.8'
- UNIT 12 IS 16.8'
- UNIT 13 IS 16.8'
- UNIT 14 IS 16.8'
- UNIT 15 IS 16.8'
- UNIT 16 IS 16.8'

### CURVE DATA

**C1**  
R = 388.04'  
Δ = 00°57'42"  
L = 6.51'  
CHORD = S. 05°08'12" W. - 6.51'

**C2**  
R = 388.04'  
Δ = 07°03'28"  
L = 47.80'  
CHORD = S. 01°06'52" W. - 47.77'

THE CITY OF BELLEFONTAINE, OHIO  
1.544 ACRES  
O.R. 327 PG. 884



### LEGEND

- = 5/8 INCH IRON BAR FOUND.
- ⊗ = MAG SPIKE SET.
- = 5/8 INCH IRON BAR SET.
- ▨ = DENOTES LIMITED COMMON AREA (CONCRETE PAD/DRIVEWAY).
- = ALL AREAS AND IMPROVEMENTS NOT LABELED WITH A UNIT DESIGNATION OR AS LIMITED COMMON AREA ARE COMMON AREA.

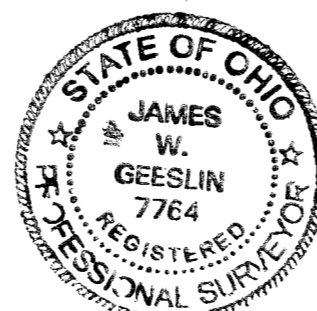
### IRON CITY ESTATES CONDOMINIUM

- PHASE I (PLAT CABINET A, SLIDE 789-B)
- PHASE II (PLAT CABINET A, SLIDE 797-B)
- PHASE III (PLAT CABINET B, SLIDES 18-B, 19-A, 19-B)
- PHASE IV (PLAT CABINET B, SLIDE 37-B)

### SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS SURVEY OF EAGLES NEST CONDOMINIUMS PHASE VIII ACCURATELY REFLECTS THE LOCATION OF IMPROVEMENTS AND RECORDED EASEMENTS.

*James W. Geeslin*  
JAMES W. GEESLIN  
PROFESSIONAL SURVEYOR 7764  
DATE: AUGUST 23, 2021



PHASE VIII  
0.334 ACRE  
THOMAS H. LAGOS  
6.000 ACRES  
O.R. 805 PG. 190

### BASIS OF BEARINGS

THE BEARINGS CONTAINED HEREIN ARE BASED ON GPS OBSERVATIONS USING O.D.O.T. CORNS NETWORK STATIONS, CONVERTED TO THE OHIO STATE PLANE SOUTH ZONE, HORIZONTAL DATUM NAD83 (2011).

### GEESLIN SURVEYING

525 S. SECOND ST.  
COLDWATER, OHIO 45828

Phone: (419) 678-7233  
Email: geeslinsurveying@gmail.com



October 21, 2021

EAGLES NEST CONDOMINIUMS, PHASE IX, ( 0.755 ACRE )

Being a parcel of land situated in Section 33, Township 4, Range 14, in the City of Bellefontaine, Lake Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being all of the Peak Assets Ltd., remainder of the 5.059 acre tract as deeded and described in Official Record 1301, page 267 and being more particularly described as follows:

Beginning at a 5/8 inch iron bar set at the northwest corner of Eagles Nest Condominiums Phase VIII (Plat Cabinet B, Slide 154B) -

Thence, South 05°36'39" West, along the west line of Phase VIII, a distance of 116.99 feet to a 5/8 inch iron bar set -

Thence, North 84°23'17" West, along the north line of a 6.000 acre parcel of land conveyed to Thomas H. Lagos by deed recorded at Official Record 805, page 190 and the extension of the south line of Phase VIII, a distance of 207.30 feet to a 5/8 inch iron bar found -

Thence, North 03°58'32" East, along the east line of a 15 foot alley, a distance of 101.48 feet to a 5/8 inch iron bar found at the southwest corner of a 1.544 acre parcel of land conveyed to The City of Bellefontaine, Ohio by deed recorded at Official Record 327, page 884 -

Thence, South 88°23'21" East, along the south line of said 1.544 acre parcel, a distance of 66.42 feet to a 5/8 inch iron bar found -

Thence, North 01°36'39" East, along a property line of said 1.544 acre parcel, a distance of 93.00 feet to a 5/8 inch iron bar found -

Thence, South 88°23'21" East, along a property line of said 1.544 acre parcel, a distance of 94.42 feet to a 5/8 inch iron bar found at an angle point in the west line of Eagles Nest Condominiums Phase VI (Plat Cabinet B, Slide 146A) -

Thence, South 17°39'49" East, along the west line of said Eagles Nest Condominiums Phase VI, a distance of 65.80 feet to a 5/8 inch iron bar set at the northeast terminus point of Falcon Avenue -

Thence, South 05°36'39" West, along the east line of Falcon Avenue and the west line of said Eagles Nest Condominiums Phase VI, a distance of 21.24 feet to a point -

Thence, South 39°23'21" East, continuing along the last described line, a distance of 9.56 feet to a point -

Thence, South 84°23'21" East, along the north line of Falcon Avenue and the south line of said eagle Nest Condominiums Phase VI, a distance of 23.47 feet to the place of beginning.

Containing 0.755 acre of land more or less.

Subject to all easements and right-of-way of record.

continued on Pg. 2

**GEESLIN SURVEYING**

525 S. SECOND ST.  
COLDWATER, OHIO 45828

Phone : ( 419 ) 678 - 7233  
Email : geeslinsurveying@gmail.com

INDEXED ON MAP  
8951

PERMANENT PARCEL No. \_\_\_\_\_

Part of : \_\_\_\_\_ Sec. \_\_\_\_\_ T. \_\_\_\_\_ R. \_\_\_\_\_ Township \_\_\_\_\_

Grantor : \_\_\_\_\_ Area Retained \_\_\_\_\_ Acres \_\_\_\_\_

Grantee : \_\_\_\_\_ Area Retained \_\_\_\_\_ Acres \_\_\_\_\_

Deed Reference : \_\_\_\_\_

APPROVALS : \_\_\_\_\_

AGENCY : \_\_\_\_\_

DATE : \_\_\_\_\_ Board of Health \_\_\_\_\_ Township Zoning Officer \_\_\_\_\_ Mercer County Engineer \_\_\_\_\_



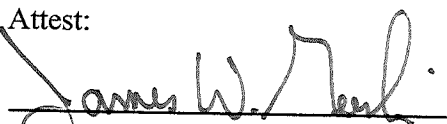
October 21, 2021

EAGLES NEST CONDOMINIUMS, PHASE IX, ( 0.755 ACRE )

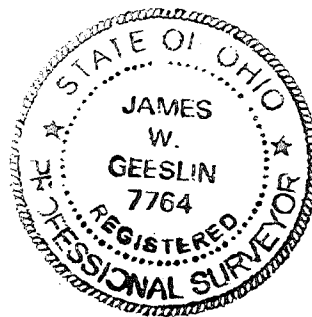
The bearings contained herein are based on GPS observations using O.D.O.T. CORS Network Stations, converted to the Ohio State plane South Zone Horizontal Datum Nad83 (2011).

Reference is made to an actual field survey of this area by James W. Geeslin, Professional Surveyor 7764, dated October 21, 2021. On file in the Logan County Engineer's Office.

Attest:



James W. Geeslin  
P.S. No. 7764



**GEESLIN SURVEYING**

525 S. SECOND ST.  
COLDWATER, OHIO 45828

Phone : ( 419 ) 678 - 7233  
Email : geeslinsurveying@gmail.com

INDEXED ON MAP

0951

PERMANENT PARCEL No. \_\_\_\_\_

Part of : \_\_\_\_\_ Sec. \_\_\_\_\_ T. \_\_\_\_\_ R. \_\_\_\_\_ Township

Grantor : \_\_\_\_\_ Area Retained \_\_\_\_\_ Acres

Grantee : \_\_\_\_\_ Area Retained \_\_\_\_\_ Acres

Deed Reference : \_\_\_\_\_

APPROVALS : \_\_\_\_\_

AGENCY : \_\_\_\_\_

DATE : \_\_\_\_\_ Board of Health Township Zoning Officer Mercer County Engineer

# EAGLES NEST CONDOMINIUMS

## PHASE IX PEAK ASSETS LTD.

5.059 ACRE TRACT OFFICIAL RECORD 1301, PAGE 267

SECTION 33, TOWN 4, RANGE 14

CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO.

### APPROVALS

APPROVED BY THE BELLEFONTAINE PLANNING COMMISSION

THIS 25<sup>th</sup> DAY OF October, 2021

DIRECTOR PLANNING COMMISSION

PRE-APPROVAL *Suzanne M. Cochran 10-25-2021*

PLAT CHECKED *Suzanne M. Cochran 11-3-2021*

TRANSFERRED THIS 4 DAY OF November, 2021

AUDITOR, LOGAN COUNTY, OHIO

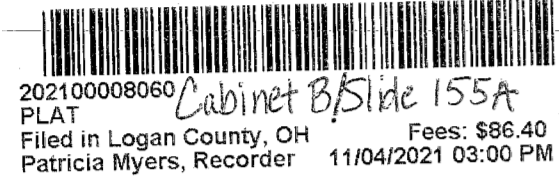
RECORDED IN PLAT CABINET B, SLIDE 155A

RECEIVED FOR RECORD AT 3:00 O'CLOCK P.M.

THIS 4<sup>th</sup> DAY OF November, 2021

*Patricia W. Myers*

RECORDER, LOGAN COUNTY, OHIO



### ENGINEER'S CERTIFICATE

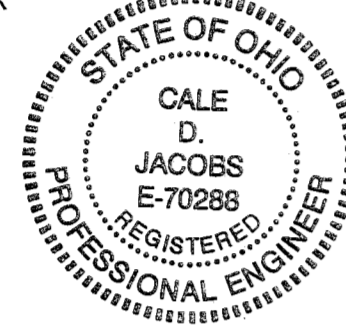
I DO HEREBY CERTIFY THAT THIS ACCURATELY REFLECTS THE BUILDINGS "AS-BUILT" OR CONSTRUCTED.

*As of Oct*

PROFESSIONAL ENGINEER

10/27/21

DATE



### NOTES:

- EASEMENTS, IF SHOWN, ARE AS PROVIDED BY DEVELOPER. THE SURVEYOR DID NOT SEARCH FOR ADDITIONAL EASEMENTS.
- THE WORD "CERTIFY" IS INTENDED TO BE AS DEFINED IN OHIO ADMINISTRATIVE CODE 4733-33-04(C).
- BUILDING HEIGHT FROM PEAK OF ROOF TO GROUND:

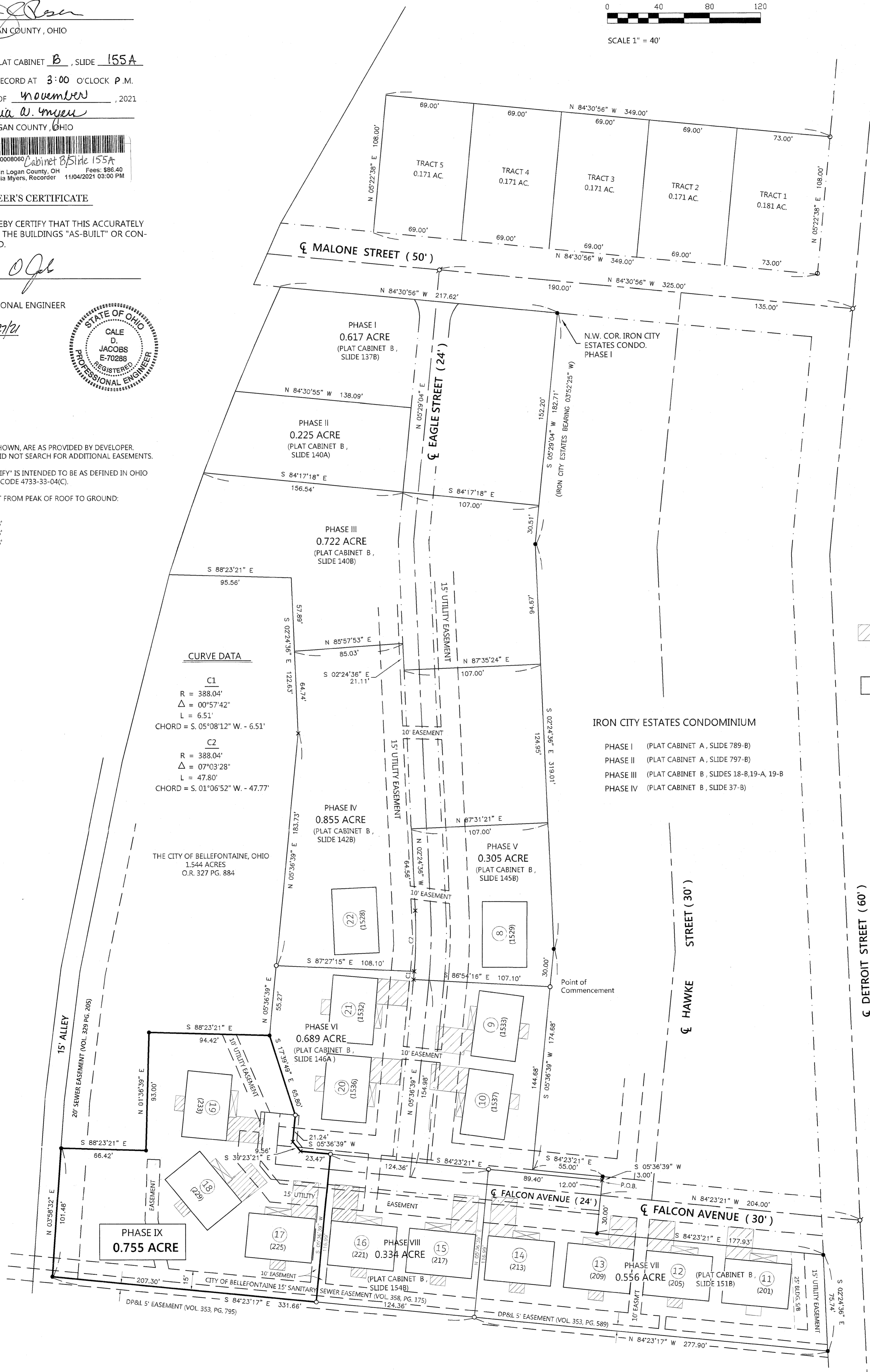
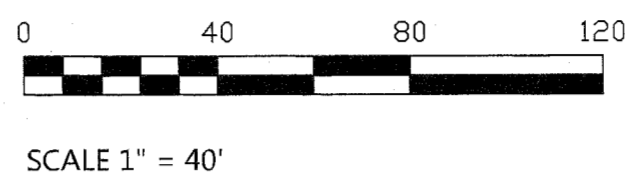
UNIT 17 IS 16.8'  
UNIT 18 IS 16.8'  
UNIT 19 IS 16.8'

### CURVE DATA

**C1**  
R = 388.04'  
Δ = 00°57'42"  
L = 6.51'  
CHORD = S. 05°08'12" W. - 6.51'

**C2**  
R = 388.04'  
Δ = 07°03'28"  
L = 47.80'  
CHORD = S. 01°06'52" W. - 47.77'

THE CITY OF BELLEFONTAINE, OHIO  
1.544 ACRES  
O.R. 327 PG. 884



### LEGEND

- = 5/8 INCH IRON BAR FOUND.
- σ = MAG SPIKE SET.
- = 5/8 INCH IRON BAR SET.

= DENOTES LIMITED COMMON AREA (CONCRETE PAD/DRIVEWAY).

= ALL AREAS AND IMPROVEMENTS NOT LABELED WITH A UNIT DESIGNATION OR AS LIMITED COMMON AREA ARE COMMON AREA.

### IRON CITY ESTATES CONDOMINIUM

- PHASE I (PLAT CABINET A, SLIDE 789-B)
- PHASE II (PLAT CABINET A, SLIDE 797-B)
- PHASE III (PLAT CABINET B, SLIDES 18-B, 19-A, 19-B)
- PHASE IV (PLAT CABINET B, SLIDE 37-B)

### SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS SURVEY OF EAGLES NEST CONDOMINIUMS PHASE IX ACCURATELY REFLECTS THE LOCATION OF IMPROVEMENTS AND RECORDED EASEMENTS.

*James W. Geeslin*  
JAMES W. GEESLIN  
PROFESSIONAL SURVEYOR 7764  
DATE: OCTOBER 21, 2021



THOMAS H. LAGOS  
6.000 ACRES  
O.R. 805 PG. 190

### BASIS OF BEARINGS

THE BEARINGS CONTAINED HEREIN ARE BASED ON GPS OBSERVATIONS USING G.D.O.T. CORRS NETWORK STATIONS, CONVERTED TO THE OHIO STATE PLANE SOUTH ZONE, HORIZONTAL DATUM NAD83 (2011).

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