

Received 9-13-88

OK 9-14-88 C.R

Lee Surveying and Mapping Co.



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

855 EAST SANDUSKY AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.
JEFFREY I. LEE, P.S.

ROPP-1.022 ACRES

Lying in V.M.S. 4478, Jefferson Township, Logan County, Ohio.

Being out of that original 126.776 acre tract lying in the name of Donald and Carolyn Ropp as deeded and described in Volume 404, Page 257, Tract 2 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike set on the center-line of Township Road 179, a distance northerly, along said center-line, of 577.20 feet from a 3/4" iron rod found marking the southeast corner of said 126.776 acre tract and designated as being Station 116+66.39 of the county highway survey.

THENCE, N 83°-46'-40" W, a distance of 296.67 feet to a 5/8" iron rod set.

THENCE, N 6°-13'-20" E, a distance of 150.00 feet to a 5/8" iron rod set on the south line of the R.Stanford 2.50 acre tract (O.R. 64, Page 419).

THENCE, with the south line of the 2.50 acre tract, S 83°-46'-40" E, a distance of 296.67 feet to a railroad spike set in the center-line of Township Road 179.

THENCE, with the center-line of Township Road 179, S 6°-13'-20" W, a distance of 150.00 feet to the point of beginning.

Containing 1.022 acres.

Prepared from an actual field survey.

Basis for bearings: Center-line of Township Road = S 6°-13'-20" W.

Prepared by:

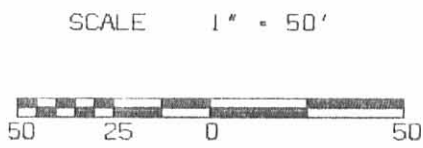
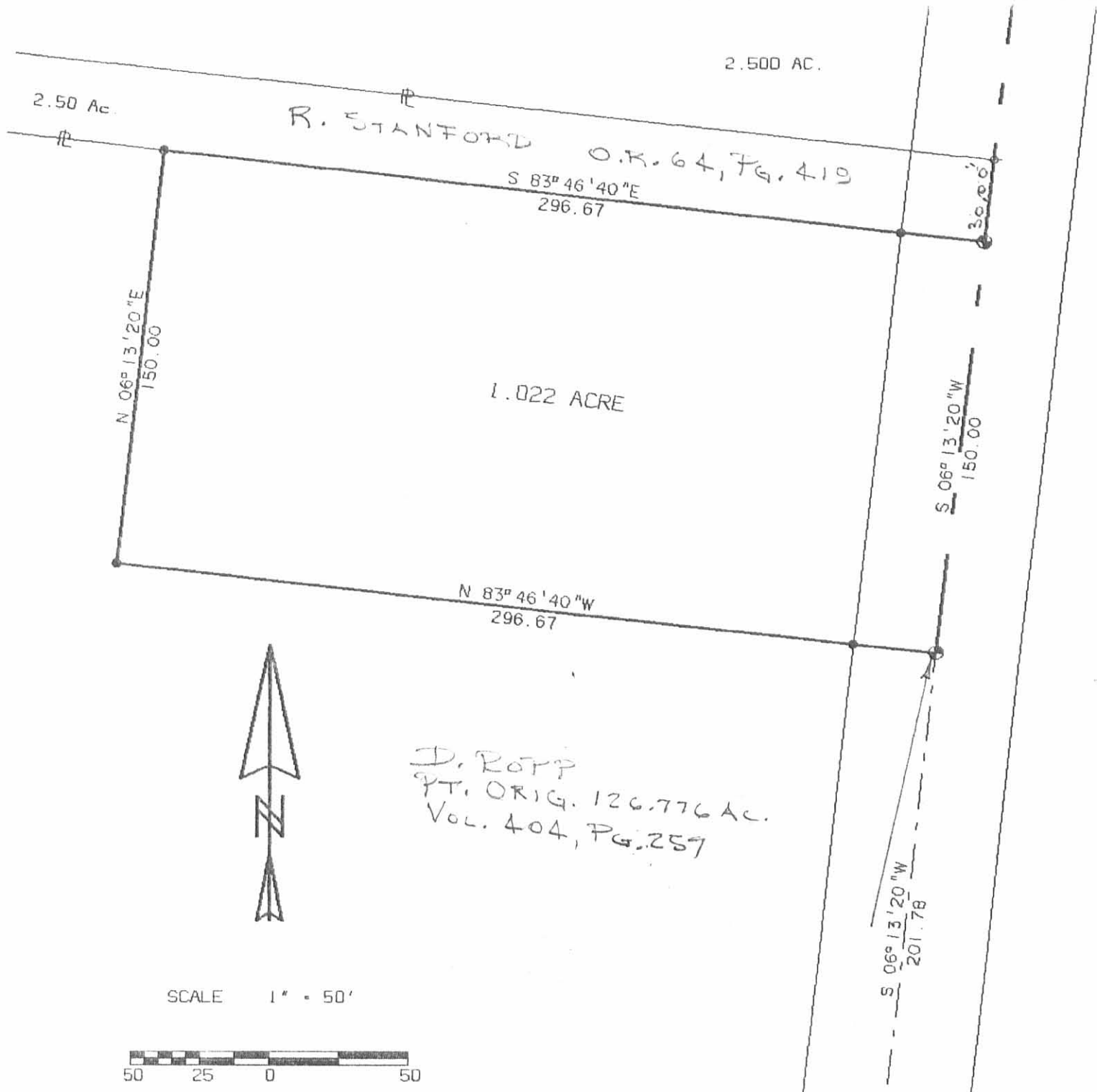
Clayton M. Lee

Clayton M. Lee
Registered Professional Surveyor No. 6181
September 12, 1988



ORIGINAL STAMP IN GREEN

INDEXED ON MAP
7.355 ID



LEGEND

- 5/8" I. ROD SET
- RAILROAD SPIKE FOUND
- ⊙ RAILROAD SPIKE SET

SURVEY OF 1.022 ACRE OUT OF
 THE ROPP ORIGINAL 126.776 ACRES
 VOL. 404, PG. 257 (TRACT 2)
 V.M.S. 4478, JEFFERSON TOWNSHIP
 LOGAN COUNTY, OHIO

By: *Jeffrey I. Lee*
 Jeffrey I. Lee
 Prof. Surveyor 6359
 September 12, 1988



ORIGINAL STAMP IN GREEN

SOUTH LINE OF ORIGINAL 126.776 AC.
 Vol. 404, Pg. 257 (Tr. 2)

STA. 116+66.39

Found R/R SPIKE

INDEXED ON MAP
 7355 1P



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.

ROPP (6.000 ACRES)

Lying in Virginia Military Survey 4478, Jefferson Township, Logan County, Ohio.

Being out of the Donald Ropp original 126.77 acres as deeded and described in Volume 404, Page 257, Tract I of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike found on the center-line of Township Road 179, S 5°-41'-10" W, along the center-line of Township Road 179 a distance of 1419.04 feet from the intersection of center-lines of Township Road 179 and Township Road 55.

THENCE, with the center-line of Township Road 179, S 5°-41'-10" W, a distance of 30.00 feet to a 5/8 inch iron rod found at an angle in said road.

THENCE, continuing with the center-line of Township Road 179, S 6°-13'-20" W, a distance of 30.00 feet to a bolt found.

THENCE, N 83°-46'-40" W, a distance of 726.00 feet to a 5/8 inch iron rod set.

THENCE, S 6°-13'-20" W, a distance of 696.00 feet to a 5/8 inch iron rod set.

THENCE, N 83°-46'-40" W, a distance of 300.00 feet to a 5/8 inch iron rod set.

THENCE, with the lines of the LUC Development, Inc. 57.705 acre tract (O.R. 70, Pg. 933), the following three courses:

N 6°-13'-20" E, a distance of 726.00 feet to a 5/8 inch iron rod set.

S 83°-46'-40" E, a distance of 300.00 feet to a 5/8 inch iron rod set.

N 5°-41'-10" E, a distance of 30.00 feet to a 5/8 inch iron rod set.

THENCE, with the south line of the A. Tedeschi 5.00 acre tract (O.R. 18, Pg. 107), S 83°-46'-40" E, a distance of 726.00 feet to the point of beginning.

Containing 6.000 acres of which 0.028 acre is within the highway right-of-way.

The basis for bearings is based upon the center-line of Township Road 179 north of the aforesaid angle being S 5°-41'-10" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Company in April 1987.

INDEXED ON MAP
735520-1



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.

Reserving to the grantor, his heirs and assigns the following easement:

Lying in Virginia Military Survey 4478, Jefferson Township, Logan County, Ohio.

Being out of the Donald Ropp original 126.77 acres as deeded and described in Volume 404, Page 257, Tract I of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike found on the center-line of Township Road 179, S 5°-41'-10" W, along the center-line of Township Road 179 a distance of 1419.04 feet from the intersection of center-lines of Township Road 179 and Township Road 55.

THENCE, with the center-line of Township Road 179, S 5°-41'-10" W, a distance of 30.00 feet to a 5/8 inch iron rod found at an angle in said road.

THENCE, continuing with the center-line of Township Road 179, S 6°-13'-20" W, a distance of 30.00 feet to a bolt found.

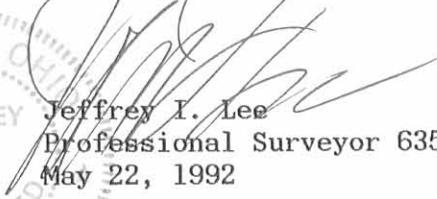
THENCE, N 83°-46'-40" W, a distance of 726.00 feet to a 5/8 inch iron rod set.

THENCE, N 6°-13'-20" E, a distance of 30.00 feet to a point.

THENCE, N 5°-41'-10" E, a distance of 30.00 feet to a 5/8 inch iron rod set.

THENCE, with the south line of the A. Tedeschi 5.00 acre tract (O.R. 18, Pg. 107), S 83°-46'-40" E, a distance of 726.00 feet to the point of beginning.

Description prepared by:


 Jeffrey I. Lee
 Professional Surveyor 6359
 May 22, 1992

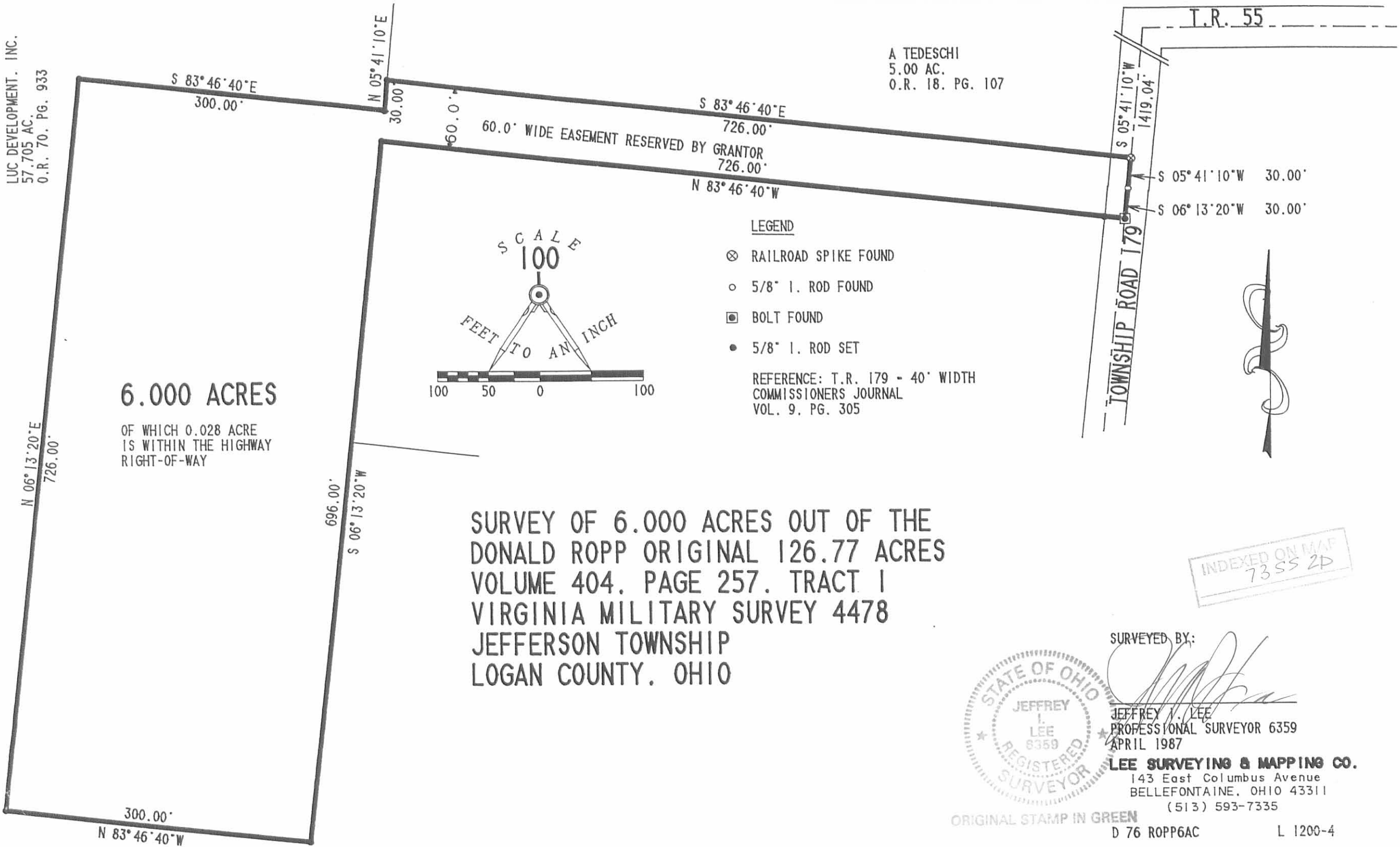
STATE OF OHIO
 JEFFREY I. LEE
 REGISTERED SURVEYOR
 8359

L 1200

ORIGINAL STAMP IN GREEN

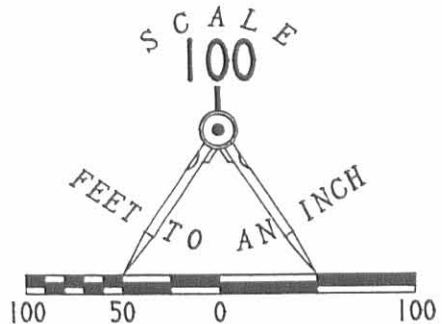
INDEXED ON MAP
73552D.2

LUC DEVELOPMENT, INC.
57.705 AC.
O.R. 70, PG. 933



6.000 ACRES

OF WHICH 0.028 ACRE
IS WITHIN THE HIGHWAY
RIGHT-OF-WAY



LEGEND

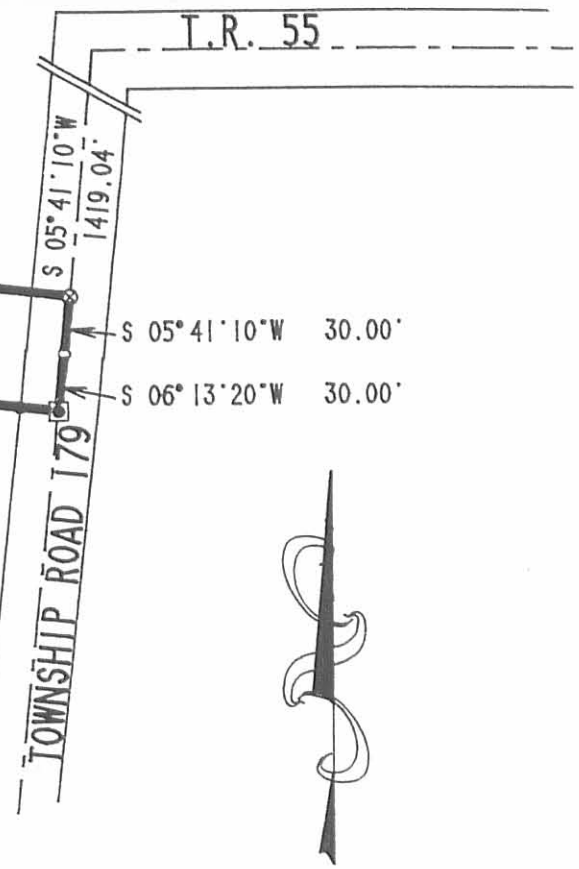
- ⊗ RAILROAD SPIKE FOUND
- 5/8" I. ROD FOUND
- BOLT FOUND
- 5/8" I. ROD SET

REFERENCE: T.R. 179 - 40' WIDTH
COMMISSIONERS JOURNAL
VOL. 9, PG. 305

SURVEY OF 6.000 ACRES OUT OF THE
DONALD ROPP ORIGINAL 126.77 ACRES
VOLUME 404, PAGE 257, TRACT 1
VIRGINIA MILITARY SURVEY 4478
JEFFERSON TOWNSHIP
LOGAN COUNTY, OHIO

A TEDESCHI
5.00 AC.
O.R. 18, PG. 107

T.R. 55



INDEXED ON MAP
7355 2D

SURVEYED BY:

JEFFREY J. LEE
PROFESSIONAL SURVEYOR 6359
APRIL 1987



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

ORIGINAL STAMP IN GREEN

D 76 ROPP6AC

L 1200-4

LESLIE H. GEESLIN
REGISTERED SURVEYOR NO. 5248
P O. BOX 274
RUSHSVLVANIA, OHIO 43347

TELEPHONE: (513) 468-2793

EDWARDS SURVEY
April 1989

The following described real estate situated in the State of Ohio, County of Logan, Township of Jefferson being part of Virginia Military Survey 4478 and more particularly described as follows:

Beginning at a 1 inch iron bar found in the centerline of Township Road 179 at the southeast corner of Mary M. Mort's etal. 7.50 acre tract as described in O. R. Vol. 55 Page 608.

Thence with the south line of said 7.50 acre tract N. 83° 19' 26" W. (This bearing is assumed and all other bearings from angles and distances measured in this field survey.) 378.89 feet to a 0.625 inch iron bar set.

Thence N. 8° 37' 18" E. 377.79 feet to a 0.625 inch iron bar set in the north line of said 7.50 acre tract.

Thence with said north line S. 82° 59' 13" E. 363.14 feet to a bolt found in the centerline of said T.R. 179.

Thence with said centerline S 6° 13' 36" W. 375.49 feet to the place of beginning.

Containing 3.207 acres, more or less. The above described 3.207 acre tract being on the east side of Mary M. Mort's etal. 7.50 acre tract as described in O. R. Vol. 55 Page 608.

INDEXED ON MAP
7355 3D



Leslie H. Geeslin
LESLIE H. GEESLIN
RUSHSVLVANIA, OHIO

DONALD W. ROFF
PART OF 12 1/4 AC.
D.P. 404 PAGE 236

PROPOSED ROADWAY (60')

S. 82° 57' 13" E.
363.14

MARY M. MORT, ETAL
7.50 AC.
O.R. VOL. 55 PAGE 608

N 8° 37' 18" E
377.79

3.207 Ac.

S 6° 13' 36" W.
375.49
T.R. 179

378.87

N 82° 11' 25" W.

DEWEY R. NICHOLL
60.14 AC.
VOL. 404 - PAGE 103

INDEXED ON MAP
73553P

SURVEY OF A 3.207 AC. TRACT
IN V.M. S. 4478, JEFFERSON TWP.;
LOGAN CO., OHIO, APRIL 18, 1989.
FOR RONALD E. EDWARDS

SCALE: 1" = 100'

LEGEND:

- ⊙ = 1" IRON FD.
- = BOLT FD.
- = 5/8" IRON BAR FD.
- = 5/8" IRON BAR SET



Leslie H. Geeslin
LESLIE H. GEESLIN
ROSELANDIA, OHIO

RECEIVED 6-15-88 OK JCH

Lee Surveying and Mapping Co.



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855 EAST SANDUSKY AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.
JEFFREY I. LEE, P.S.

ROPP - 2.50 ACRES

Lying in V.M.S. 4478, Jefferson Township, Logan County, Ohio.

Being out of that original 126.776 acre tract lying in the name of Donald and Carolyn Ropp as deeded and described in Volume 404, Page 257, Tract 2 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike set on the center-line of Township Road 179, a distance northerly, along said center-line, of 757.20 feet from a 3/4" iron rod found marking the southeast corner of said 126.776 acre tract and designated as being Station 116+66.39 of the county highway survey.

THENCE, N 83°-46'-40" W, a distance of 403.33 feet to a 5/8" iron rod set.

THENCE, N 6°-13'-20" E, a distance of 270.00 feet to a 5/8" iron rod set on the south line of the Snider 5.00 acre tract (OR 1, Pg. 595).

THENCE, with the south line of the 5.00 acre tract, S 83°-46'-40" E, a distance of 403.33 feet to a railroad spike set in the center-line of Township Road 179.

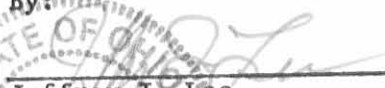
THENCE, with the center-line of Township Road 179, S 6°-13'-20" W, a distance of 270.00 feet to the point of beginning.

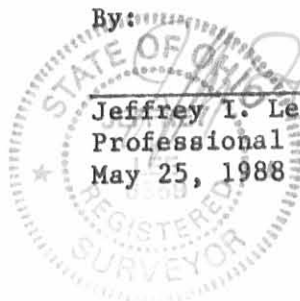
Containing 2.50 acres.

Prepared from an actual field survey.

Basis for bearings: Center-line of Township Road = S 6°-13'-20" W

By:


Jeffrey I. Lee
Professional Surveyor No. 6359
May 25, 1988



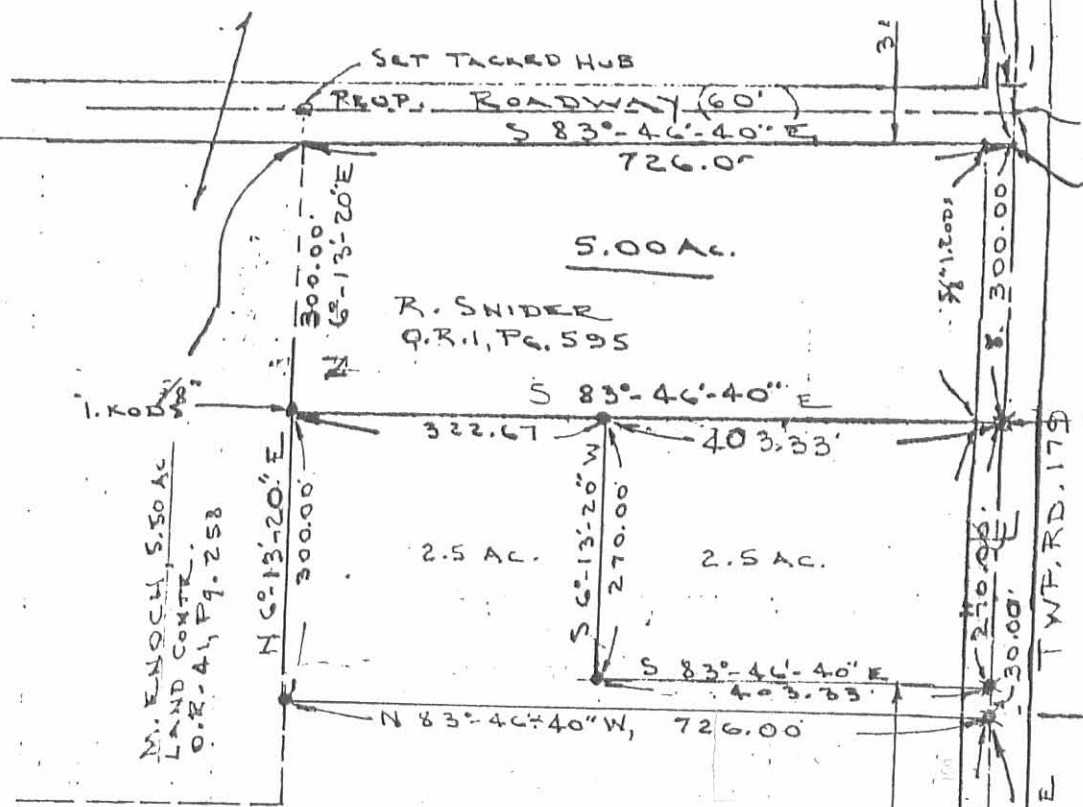
INDEXED ON MAP
73554D

ORIGINAL IN GREEN

L-1200

SCALE 1" = 200'

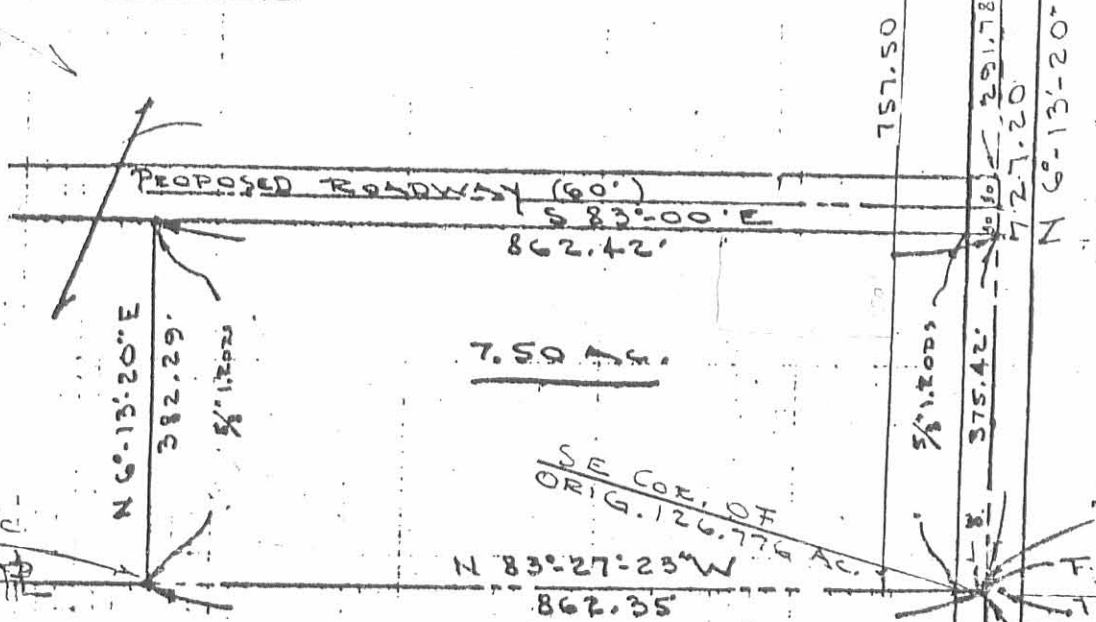
REF. ORIG. 126.776 AC.
VOL. 404, PG. 257 (TR. 2)



M. ENOCH, 5.50 AC.
LAND CONTR.
O.R. 41, PG. 258

R. SNIDER
O.R. 1, PG. 595

SOUTH LINE OF
ORIG. 126.776 AC.
404/257 (TR. 2)



SE COR. OF
ORIG. 126.776 AC.

SURVEY OF 2- 2.5 ACRE TRACTS
V.M.S. 4478, JEFFERSON TWP.,
LOGAN COUNTY, OHIO

By: *Jeffrey I. Lee*
JEFFREY I. LEE
REG. SURVEYOR 6359
MAY, 1988

- ⊗ = RR SPIKE (SET)
- ⊗ = " (FOUND)
- = 5/8" IRON ROD

INDEXED ON MAP
7355 4P

Lee Surveying and Mapping Co.



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

855 EAST SANDUSKY AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.
JEFFREY I. LEE, P.S.

DON ROPP- 5.00 ACRES

Lying in V.M.S. 4478 and 4399, Jefferson Township, Logan County, Ohio.

Being out of that original 126.776 acre tract in the name of Donald Ropp as deeded and described in Volume 404, Page 257, Tract 2, of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike set on the center-line of Township Road 179 (East line of V.M.S. 4399) a distance of 1119.04 feet, southerly, with said center-line, from the northeast corner of said V.M.S. 4399.

THENCE, with said center-line of Township Road 179, S 5°-41'-10" W, a distance of 300.00 feet to a railroad spike (Set), passing the northeast corner of V.M.S. 4478 at 13.64 feet.

THENCE, with the north line of a proposed 60 foot wide roadway, N 83°-46'-40" W, a distance of 726.00 feet to a 5/8" iron rod, passing a 5/8" iron rod set at 30.00 feet.

THENCE, parallel to Township Road 179, N 5°-41'-10" E, a distance of 300.00 feet to a 5/8" iron rod, passing the north line of V.M.S. 4478 at 286.36 feet.

THENCE, S 83°-46'-40" E, a distance of 726.00 feet to the point of beginning.

Containing 5.00 acres of which 4.773 acres are in V.M.S. 4478 and 0.227 acre is in V.M.S. 4399.

Prepared by:

Clayton M. Lee
Registered Surveyor No. 6181
April 5, 1986



ORIGINAL STAMP IN GREEN

This description prepared from an actual field survey.

INDEXED ON MAP
7355 5D

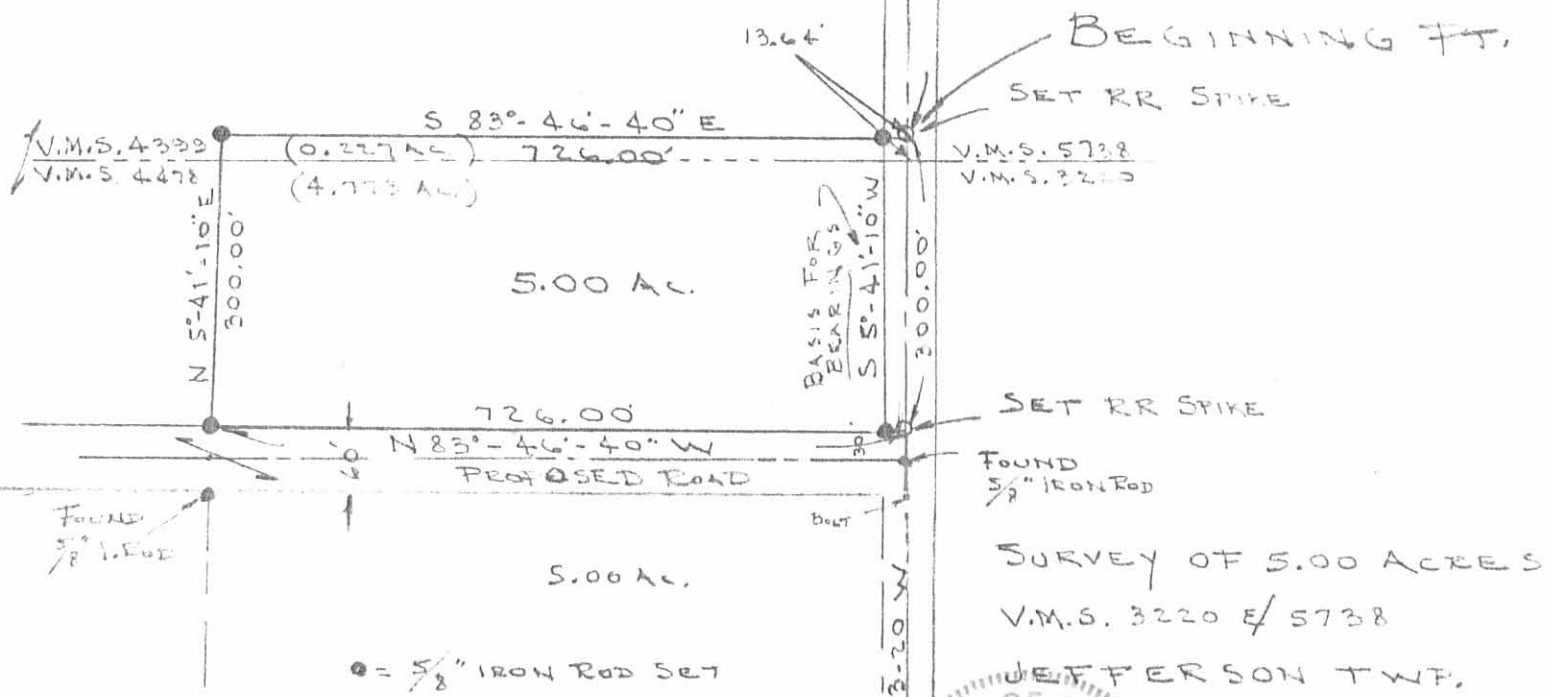
L-1200

N. Line V.M.S. 4399
 Vol. 368

T. 2. 55

DONALD ROFF
 ORIG. 126.776 AC.
 VOL. 404, PG. 257, TRACT 2

SCALE = 1" = 200'



JEFFERSON TWP.
 LOGAN COUNTY, OHIO
 JEFFREY LEE
 6359
 REGISTERED SURVEYOR
 APR. 4, 1986

INDEXED ON MAP
 7355 5P

ORIGINAL STAMP IN GREEN

Received 4-18-85 OK

Lee Surveying and Mapping Co.



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

855 EAST SANDUSKY AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.
JEFFREY I. LEE, P.S.

ROPP - (7.50 ACRES)

Lying in V.M.S. 4478, Jefferson Township, Logan County, Ohio.

Being out of that original 126.776 acre tract lying in the name of Donald and Carolyn Ropp as deeded and described in Volume 404, Page 257, Tract 2 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 3/4" iron rod found on the center-line of Township Road 179 marking the southeast corner of said 126.776 acre tract and designated as being Station 116+66.39 of a new county highway survey.

THENCE, with the south line of said 126.776 acres, N 83°-27'-23" W, a distance of 862.35 feet to a 5/8" iron rod, passing a 5/8" iron rod at 30.00 feet.

THENCE, parallel to the highway, N 6°-13'-20" E, a distance of 382.29 feet to a 5/8" iron rod.

THENCE, S 83°-00' E, a distance of 862.42 feet to a bolt set on the center-line of Township Road 179, passing a 5/8" iron rod at 832.42 feet.

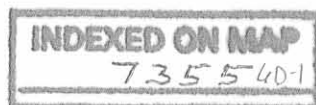
THENCE, with said center-line, S 6°-13'-20" W, a distance of 375.42 feet to the point of beginning.

Containing 7.50 acres.

Prepared from an actual field survey.

By:

Clayton M. Lee
Registered Surveyor No. 6181
April 17, 1985



ORIGINAL STAMP IN GREEN
L-1200

Received 4-18-85 OK

Lee Surveying and Mapping Co.



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

855 EAST SANDUSKY AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.
JEFFREY I. LEE, P.S.

ROPP - 5.00 ACRE

Lying in V.M.S. 4478, Jefferson Township, Logan County, Ohio.

Being out of that original 126.776 acre tract lying in the name of Donald and Carolyn Ropp as deeded and described in Volume 404, Page 257, Tract 2 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a bolt set on the center-line of Township Road 179, a distance southerly, along said center-line, of 1479.04 feet from the north line of V.M.S. 4399 (Center-line of Township Road 55, County Highway Station 144+72.32).

THENCE, with the said center-line of Township Road 179, S 6°-13'-20" W, a distance of 300.00 feet to a bolt (set).

THENCE, N 83°-46'-40" W, a distance of 726.00 feet to a 5/8" iron rod, passing an iron rod set at 30.00 feet.

THENCE, parallel to the highway, N 6°-13'-20" E, a distance of 300.00 feet to a 5/8" iron rod.

THENCE, parallel to the south line of this survey, S 83°-46'-40" E, a distance of 726.00 feet to the point of beginning, passing a 5/8" iron rod at 696.00 feet.

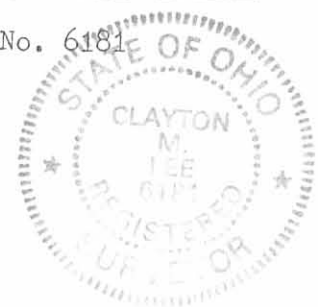
Containing 5.00 acres.

Prepared from an actual field survey.

By:

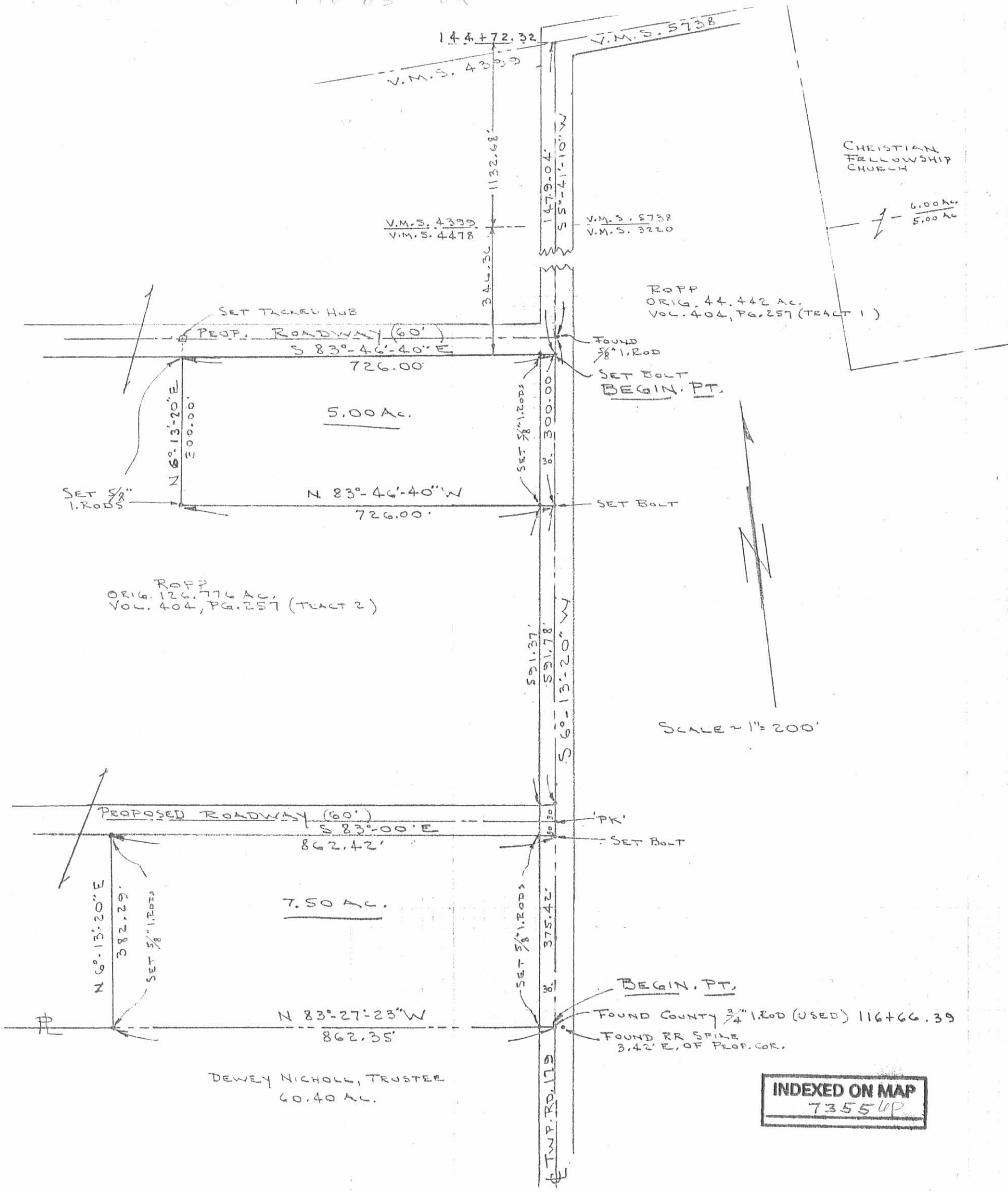
Clayton M. Lee
Registered Surveyor No. 6181
April 17, 1985

INDEXED ON MAP
7355 GD-2



ORIGINAL STAMP IN GREEN
L-1200

4-18-85 OK



SCALE = 1" = 200'

INDEXED ON MAP
7355 UP

SURVEY OF 2 TRACTS OUT OF THE
 ROPP ORIG. 126.776 ACRES (VOL. 404, PG. 257, TRACT 2)
 V.M.S. 4478, JEFFERSON TWP.
 LOGAN COUNTY, OHIO

By: *Jeffrey I. Lee*
 JEFFREY I. LEE
 REG. SURVEYOR 6359
 APR. 12, 1985



ORIGINAL STAMP NO. 122

EDWARDS SURVEY
SPLIT OF 7.50 AC. TRACT (7.48 AC. ACTUAL)
V.M.S. 4478
JEFFERSON TOWNSHIP
LOGAN COUNTY, OHIO

2.00 AC. TRACT

The following described real estate situated in the State of Ohio, County of Logan, Township of Jefferson, being part of Virginia Military Survey 4478, and more particularly described as follows:

Beginning at a 5/8 inch iron set in the south line of a 7.50 acre tract (7.48 acres, actual survey) in the names of Mary M. Mort, Ronald E. Edwards and Lori D. Edwards, O.R. Volume 55, Page 606, said iron being N.83°19'26"W. 632.61 feet from a 1 inch iron found in the center of T.R. 179 marking the southeast corner of said 7.50 acre tract.

THENCE with south line of said 7.50 acre tract, N.83°19'26"W. 229.00 feet to a 5/8 inch iron found marking the southwest corner of said 7.50 acre tract.

THENCE with the west line of said 7.50 acre tract, N.6°07'22"E. 380.57 feet to a 5/8 inch iron found marking the northwest corner of said 7.50 acre tract.

THENCE with the north line of said 7.50 acre tract, S.82°59'13"E. 229.71 feet to a 5/8 inch iron set.

THENCE S.6°13'36"W. 379.21 feet to the point of beginning.

Containing 2.00 acres, more or less.

The above described 2.00 acre tract being part of the aforementioned 7.50 acre tract (7.48 acres, actual survey).

Basis for bearing: Centerline of T.R.179 (S.6°13'36"W.)

This description prepared from an actual field survey.

Prepared by:

Richard A. Bruce

Richard A. Bruce
Professional Surveyor No. 6993
November 14, 1988



INDEXED ON MAP
7355 7D-1

EDWARDS SURVEY
SPLIT OF 7.50 AC. TRACT (7.48 AC. ACTUAL)
V.M.S. 4478
JEFFERSON TOWNSHIP
LOGAN COUNTY, OHIO

2.50 AC. TRACT

The following described real estate situated in the State of Ohio, County of Logan, Township of Jefferson, being part of Virginia Military Survey 4478, and more particularly described as follows:

Beginning at a 1 inch iron found in the center of T.R. 179, marking the southeast corner of a 7.50 acre tract (7.48 acres, actual survey) in the names of Mary M. Mort, Ronald E. Edwards and Lori D. Edwards, O.R. Volume 55, Page 606.

THENCE with the south line of said 7.50 acre tract, N.83°19'26"W. 289.37 feet to a 5/8 inch iron set.

THENCE N.6°13'36"E. 377.19 feet to a 5/8 inch iron set in the north line of said 7.50 acre tract.

THENCE with said north line, S.82°59'13"E. 289.39 feet to a bolt found in the center of T.R. 179 marking the northeast corner of said 7.50 acre tract, passing a 5/8 inch iron found at 259.39 feet.

THENCE with the center of T.R. 179, S.6°13'36"W. 375.49 feet to the point of beginning.

Containing 2.50 acres, more or less.

The above described 2.50 acre tract being part of the aforementioned 7.50 acre tract (7.48 acres, actual survey).

Basis for bearings: Centerline of T.R. 179 (S.6°13'36"W.)

This description prepared from an actual field survey.

Prepared by:

Richard A. Bruce

Richard A. Bruce
Professional Surveyor N.6993
November 14, 1988



INDEXED ON MAP
7355 7D-2

EDWARDS SURVEY
SPLIT OF 7.50 AC. TRACT (7.48 AC. ACTUAL)
V.M.S. 4478
JEFFERSON TOWNSHIP
LOGAN COUNTY, OHIO

2.98 AC. TRACT

The following described real estate situated in the State of Ohio, County of Logan, Township of Jefferson, being part of Virginia Military Survey 4478, and more particularly described as follows:

Beginning at a 5/8 inch iron set in the south line of a 7.50 acre tract (7.48 acres, actual survey) in the names of Mary M. Mort, Ronald E. Edwards and Lori D. Edwards, O.R. Volume 55, Page 606, said iron being N.83°19'26"W. 289.37 feet from a 1 inch iron found in the center of T.R. 179 marking the southeast corner of said 7.50 acre tract.

THENCE with the south line of said 7.50 acre tract N.83°19'26"W. 343.24 feet to a 5/8 inch iron set.

THENCE N.6°13'36"E. 379.21 feet to a 5/8 inch iron set in the north line of said 7.50 acre tract.

THENCE with the north line of said 7.50 acre tract, S.82°59'13"E. 343.25 feet to a 5/8 inch iron set.

THENCE S.6°13'36"W. 377.19 feet to the point of beginning.

Containing 2.98 acres, more or less.

The above described 2.98 acre tract being part of the aforementioned 7.50 acre tract (7.48 acres, actual survey).

Basis for bearings: Centerline of T.R. 179 (S.6°13'36"W.)

This description prepared from an actual field survey.

Prepared by:

Richard A. Bruce

Richard A. Bruce
Professional Surveyor No. 6993
November 14, 1988

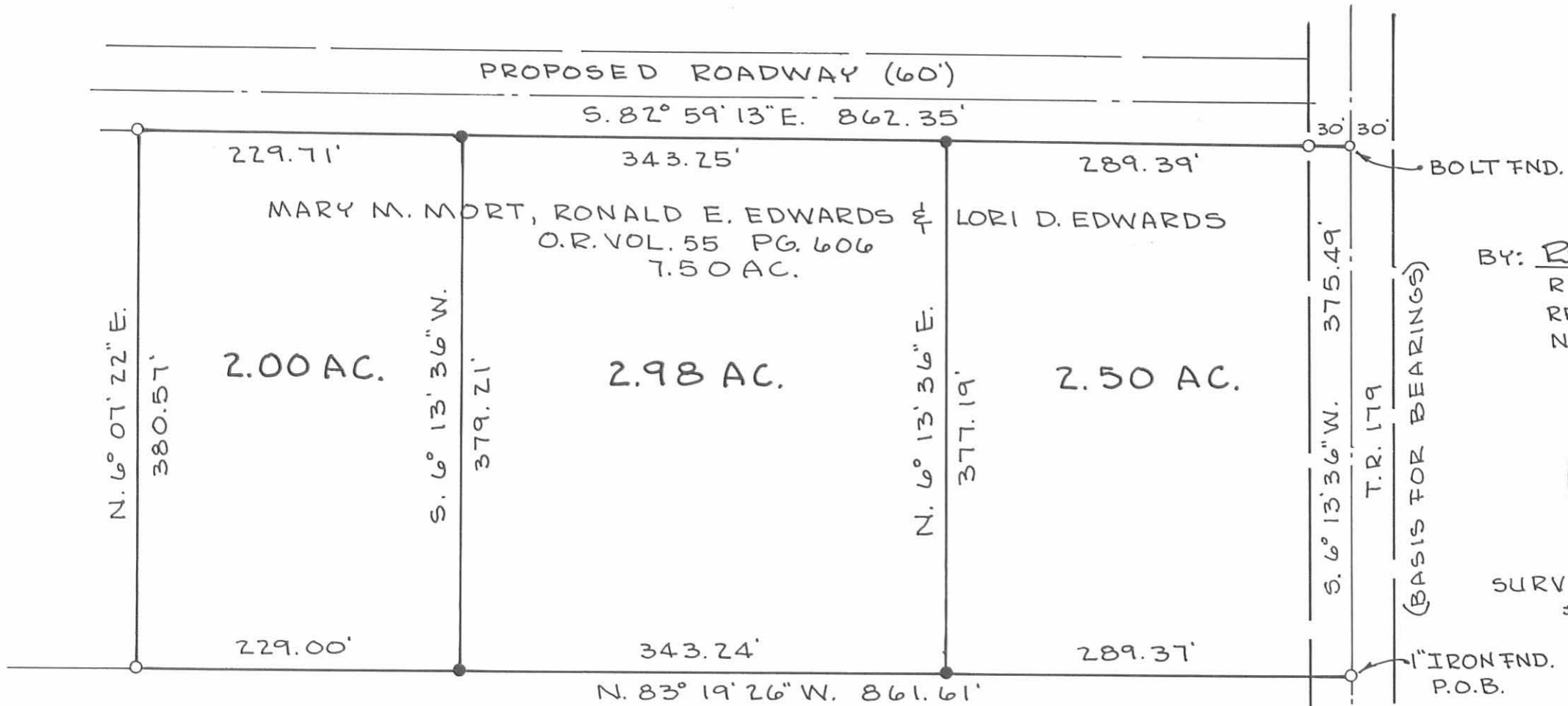


INDEXED ON MAP
73557D3

EDWARDS SURVEY
 SPLIT OF 7.50 AC. TRACT (7.48 AC. ACTUAL)
 V.M.S. 4478
 JEFFERSON TOWNSHIP
 LOGAN COUNTY, OHIO

DONALD W. & CAROLYN L. ROPP
 VOL. 404 PG 256
 PART OF 126.776 AC.

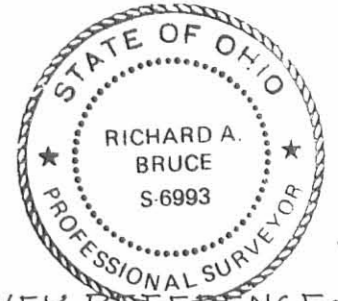
SCALE: 1" = 100'



DEWEY R. NICHOLL
 VOL. 404 PG. 103 60.14 AC.

INDEXED ON MAP
 7355 7P

BY: Richard A. Bruce
 RICHARD A. BRUCE
 REG. SURVEYOR NO. 6993
 NOVEMBER 14, 1988



SURVEY REFERENCE:
 # 7355

○ 5/8" φ IRON FOUND
 ● 5/8" φ IRON SET

Lee Surveying and Mapping Co.



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855 EAST SANDUSKY AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.
JEFFREY I. LEE, P.S.

ROPP - 2.50 ACRES WITH LANE

Lying in V.M.S. 4478, Jefferson Township, Logan County, Ohio.

Being out of that original 126.776 acre tract lying in the name of Donald and Carolyn Ropp as deeded and described in Volume 404, Page 257, Tract 2 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike set on the center-line of Township Road 179, a distance northerly, along said center-line, of 727.20 feet from a 3/4" iron rod found marking the southeast corner of said 126.776 acre tract and designated as being Station 116+66.39 of the county highway survey.

THENCE, N 83°-46'-40" W, a distance of 726.00 feet to a 5/8" iron rod set in the east line of the Marion Enoch 5.50 acre tract (Land Contract OR 41, Pg. 258).

THENCE, with the east line of the said 5.50 acre tract, N 6°-13'-20" E, a distance of 300.00 feet to a 5/8" iron rod found at the southwest corner of the Richard Snider 5.00 acre tract (OR 1, Pg. 595).

THENCE, with the south line of the 5.00 acre tract, S 83°-46'-40" E, a distance of 322.67 feet to a 5/8" iron rod set.

THENCE, S 6°-13'-20" W, a distance of 270.00 feet to a 5/8" iron rod set.

THENCE, S 83°-46'-40" E, a distance of 403.33 feet to a railroad spike set in the center-line of Township Road 179.


THENCE, with the center-line of Township Road 179, S 6°-13'-20" W, a distance of 30.00 feet to the point of beginning.

Containing 2.50 acres.

Prepared from an actual field survey.

Basis for bearings: Center-line of Township Road = S 6°-13'-20" W

By:



Jeffrey I. Lee
Professional Surveyor No. 6359
May 25, 1988

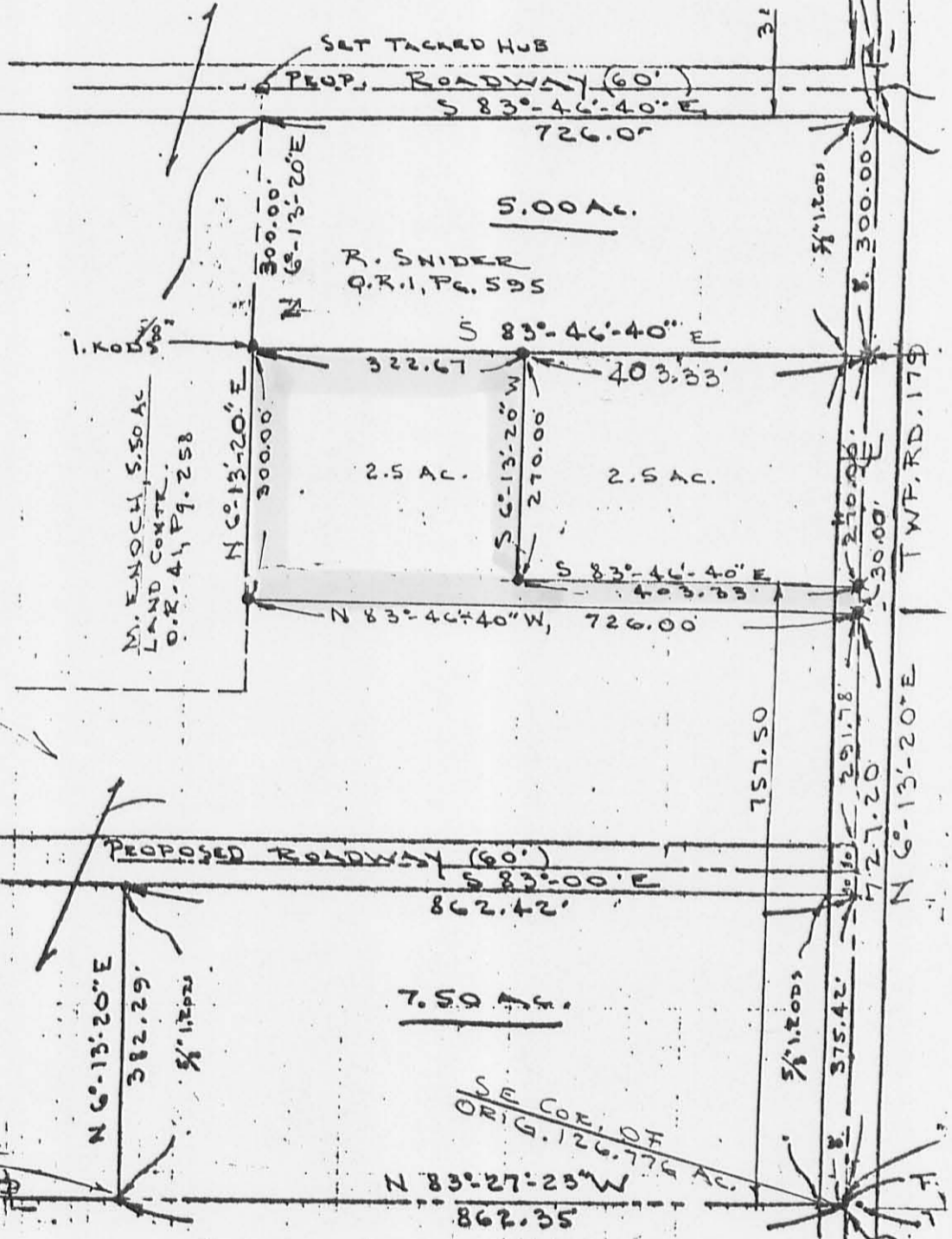
L-1200

ORIG REN

INDEXED ON MAP
7355 8D

SCALE 1" = 200'

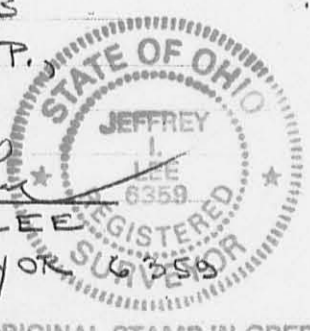
PROP. ORIG. 126.776 AC.
VOL. 404, PG. 257 (TR. 2)



SOUTH LINE OF
ORIG. 126.776 AC.
404/257 (TR. 2)

SURVEY OF 2 - 2.5 ACRE TRACTS
V.M.S. 4478, JEFFERSON TWP.
LOGAN COUNTY, OHIO

By: *Jeffrey I. Lee*
JEFFREY I. LEE
REG. SURVEYOR, 6359
MAY, 1988



ORIGINAL STAMP IN GREEN

- ⊗ = RR SPIKE (SET)
- ⊗ = " " (FOUND)
- = 5/8" IRON ROD

INDEXED ON MAP
7355 SP



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143 EAST COLUMBUS AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-7335

JEFFREY I. LEE, P.S.

ROPP (0.500 ACRE)

Lying in Virginia Military Survey 4478, Jefferson Township, Logan County, Ohio.

Being out of the Donald Ropp original 126.776 acre tract as deeded and described in Volume 404, Page 257, Tract I of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike found on the center-line of Township Road 179, a distance of 1419.04 feet southerly with said center-line from the intersection of Township Road 55 and, also, being southerly with said center-line of Township Road 179, a distance of 286.36 feet from the north line of Virginia Military Survey 4478.

THENCE, with the center-line of Township Road 179, S 5°-41'-10" W, a distance of 30.00 feet to a 5/8 inch iron rod found at an angle in said road.

THENCE, with the north line of a 5.500 acre tract, N 83°-46'-40" W, a distance of 726.00 feet to a 5/8 inch iron rod set.

THENCE, with an east line of the LUC Development 57.705 acre tract (O.R. 70, Pg. 933), N 5°-41'-10" E, a distance of 30.00 feet to a 5/8 inch iron rod set.


THENCE, with the south line of the A. Tedeschi 5.00 acre tract (O.R. 18, Pg. 107), S 83°-46'-40" E, a distance of 726.00 feet to the point of beginning.

Containing 0.50 acre of which 0.014 acre is within the highway right-of-way.

Reserving, however, an easement granted to Anthony Tedeschi over this entire tract in Official Record 18, Page 107.

The basis for bearings is based upon the center-line of Township Road 179 being S 5°-41'-10" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Company on April 21, 1987.

Description prepared by:


Jeffrey I. Lee
Professional Surveyor 6359
May 14, 1992



ORIGINAL STAMP IN GREEN

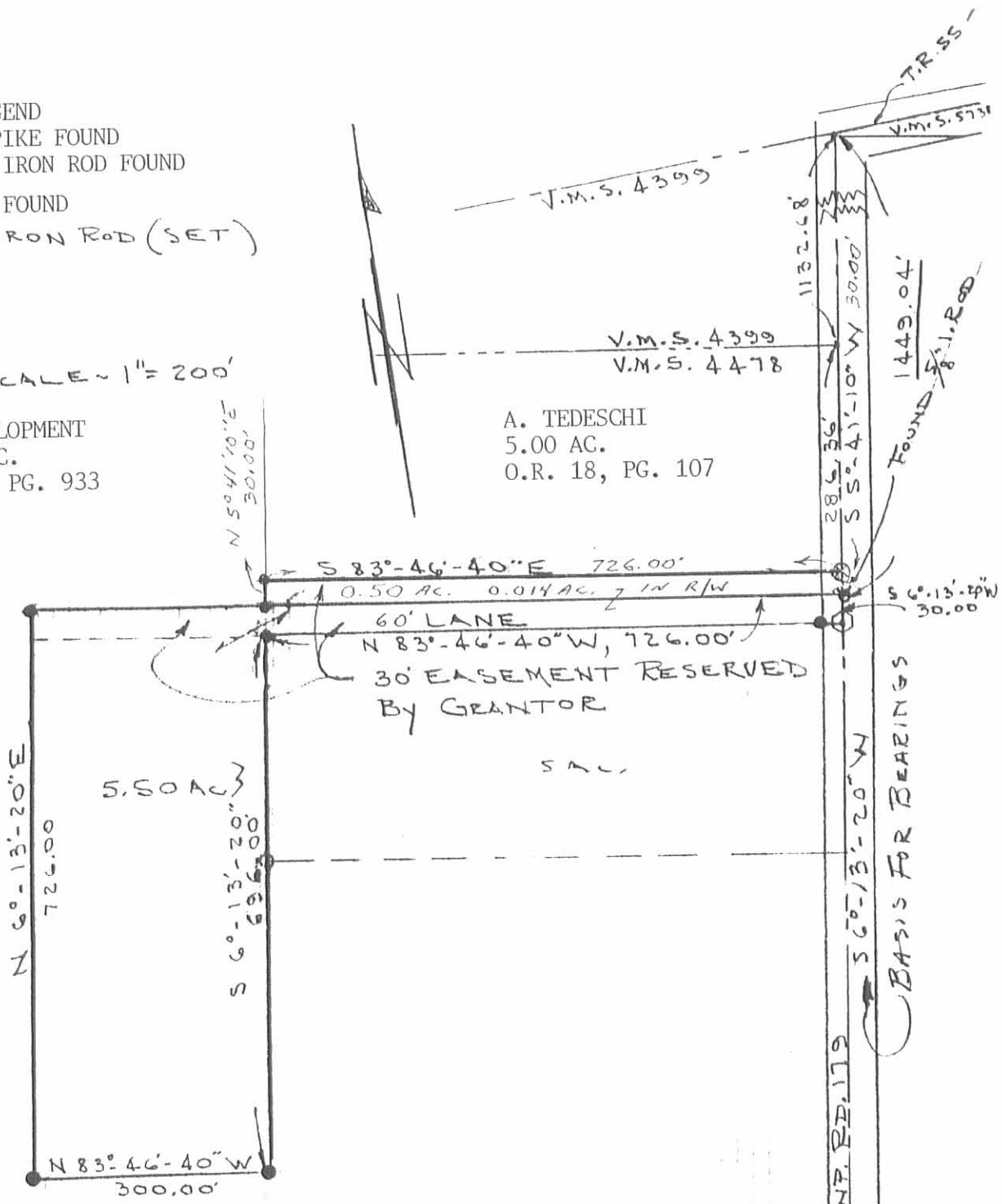
INDEXED ON MAP
7355 9D

- LEGEND
- ⊗ = RR SPIKE FOUND
 - = 5/8" IRON ROD FOUND
 - ⊕ = BOLT FOUND
 - = 5/8" IRON ROD (SET)

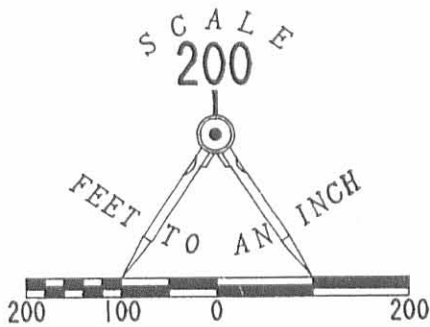
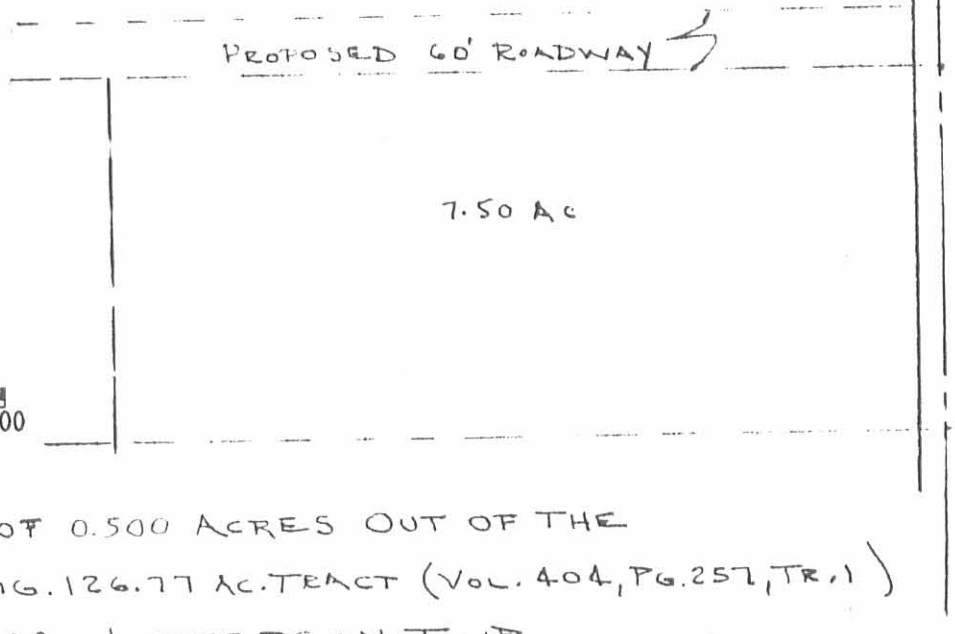
SCALE - 1" = 200'

LUC DEVELOPMENT
57.705 AC.
O.R. 70, PG. 933

A. TEDESCHI
5.00 AC.
O.R. 18, PG. 107



REFERENCE:
T.R. 179 = 40' WIDTH
COMMISSIONERS JOURNAL
VOL. 9, PG. 305



SURVEY OF 0.500 ACRES OUT OF THE
ROPP ORIG. 126.77 AC. TRACT (VOL. 404, PG. 257, TR. 1)
V.M.S. 4478, JEFFERSON TWP.,
LOGAN COUNTY, OHIO

By:

JEFFREY I. LEE
REG. SURVEYOR 6359
MAY 14, 1992



INDEXED ON MAP
7355 9P

ORIGINAL STAMP IN GREEN

Lee Surveying and Mapping Co.



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

855 EAST SANDUSKY AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.
JEFFREY I. LEE, P.S.

DON ROPP (5.50 ACRES)

Lying in V.M.S. 4478, Jefferson Township, Logan County, Ohio.

Being out of that original 126.77 acre tract in the name of Donald Ropp as deeded and described in Volume 404, Page 257, Tract I, of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 5/8" iron rod at an angle in the center-line of Township Road 179, a distance of 1449.04 feet southerly, with said center-line, from the intersection of Township Road 55 and also being southerly, with said center-line of Township Road 179, a distance of 316.36 feet from the north line of V.M.S. 4478.

THENCE, with the center-line of Township Road 179, S 6°-13'-20" W, a distance of 30.00 feet to an iron bolt.

THENCE, with the south line of a proposed 60 foot wide roadway, N 83°-46'-40" W, 726.00 feet to a 5/8" iron rod.

THENCE, parallel to Township Road 179, S 6°-13'-20" W, 696.00 feet to a 5/8" iron rod.

THENCE, N 83°-46'-40" W, 300.00 feet to a 5/8" iron rod.

THENCE, N 6°-13'-20" E, 726.00 feet to a 5/8" iron rod set on the center-line of the aforesaid 60 foot proposed roadway.

THENCE, with said center-line, S 83°-46'-40" E, 1026.00 feet to the point of beginning.

Containing 5.50 acres.

The grantor hereby retains an easement 30 feet in width, running from the center-line of Township Road 179, taking in the entire 30 foot lane created by this survey and continuing westerly across the north 30 feet of the above surveyed 5.50 acres to its west line.

This description prepared from an actual field survey.

Basis for bearings = Center-line of Township Road 179 (S 6°-13'-20" W).

Prepared by:

Clayton M. Lee
Registered Professional Surveyor No. 6181
April 21, 1987

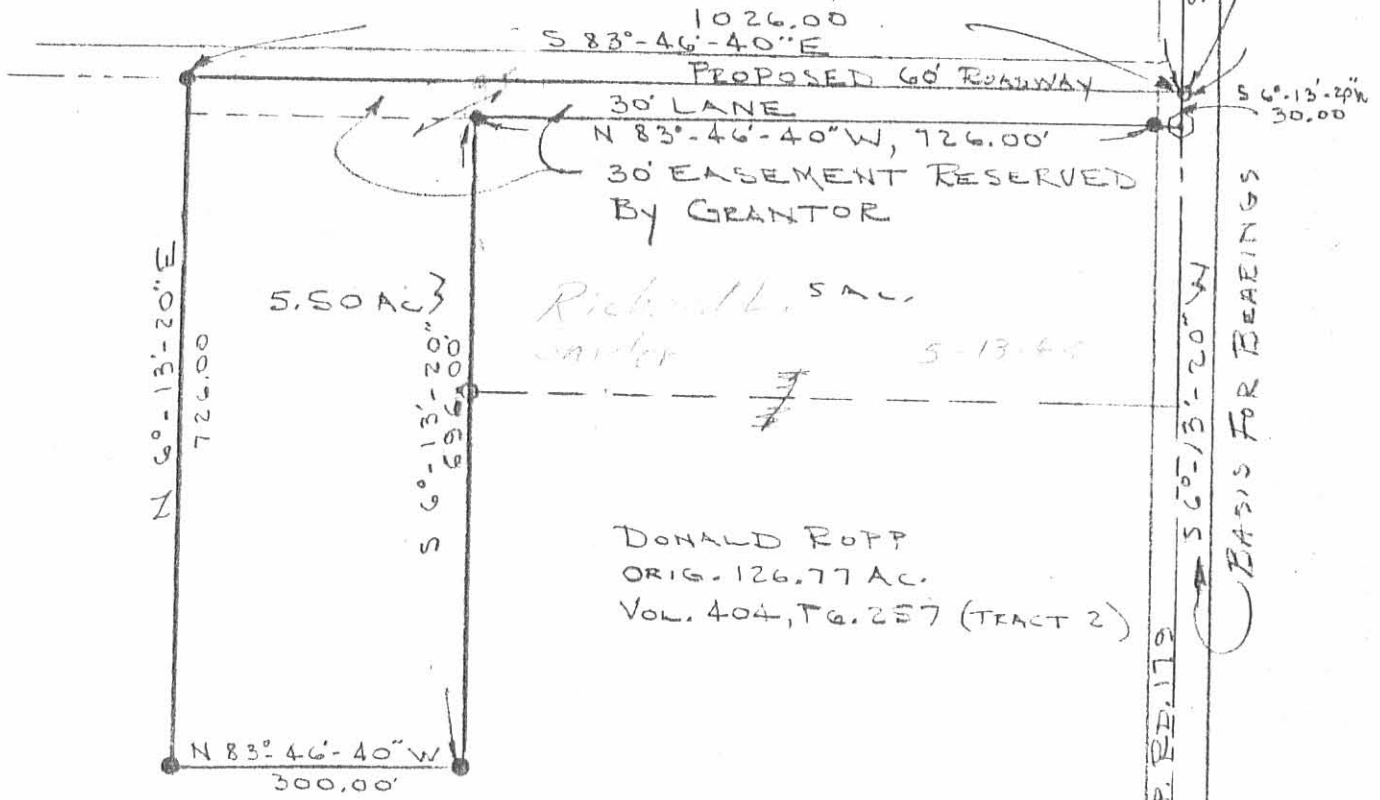


ORIGINAL STAMP IN GREEN

INDEXED ON MAP
735510D

⊙ = 5/8" IRON ROD (SET)

SCALE = 1" = 200'



N 6°-13'-20\"/>

726.00

5.50 AC

S 6°-13'-20\"/>

996.00

Richard L. SAL...
Surveyor 5-13-88

DONALD ROPP
ORIG. 126.77 AC.
VOL. 404, PG. 257 (TRACT 2)

N 83°-46'-40\"/>

300.00'

1026.00
S 83°-46'-40\"/>

PROPOSED 60' ROADWAY

30' LANE
N 83°-46'-40\"/>

30' EASEMENT RESERVED
BY GRANTOR

V.M.S. 4399
V.M.S. 4478

1132.68

316.36
S 5°-41'-10\"/>

FOUND
BEGINNING
POINTING
1449.04'

S 6°-13'-20\"/>

30.00

S 6°-13'-20\"/>

BASIS FOR BEARINGS

LINE BEARINGS

PROPOSED 60' ROADWAY

7.50 AC

SURVEY OF 5.50 ACRES OUT OF THE
ROPP ORIG. 126.77 AC. TRACT (VOL. 404, PG. 257, TR. 1)
V.M.S. 4478, JEFFERSON TWP.,
LOGAN COUNTY, OHIO

By: *[Signature]*

JEFFREY I. LEE
REG. SURVEYOR 6359
APRIL, 1987



INDEXED ON MAP
7355 10P

ORIGINAL STAMP IN GREEN

Lee Surveying and Mapping Co.



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855 EAST SANDUSKY AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.
JEFFREY I. LEE, P.S.

DON ROPP (7.684 ACRES)

Lying in V.M.S. 4478, Jefferson Township, Logan County, Ohio.

Being out of and the remainder of that original 126.776 acre tract in the name of Ropp as deeded and described in Volume 404, Page 257, Tract 2 of the Logan County Records of Deeds and being more particularly described as follows;

Beginning at a railroad spike found on the center-line of Township Road 179, a distance northerly, with said center-line, of 375.42 feet from the south-east corner of said original 126.776 acres. This beginning point being the northeast corner of the Mort 7.50 acre tract (O.R. 55, Page 608).

THENCE, with the boundary of said 7.50 acre tract, the following 2 bearings and distances:

N 83°-00' W, a distance of 862.42 feet to a 5/8" iron rod (found).

S 6°-13'-20" W, a distance of 382.29 feet to a 5/8" iron rod found on the south line of said 126.776 acres.

THENCE, with said south line, N 83°-27'-23" W, a distance of 163.65 feet to a 5/8" iron rod (found).

THENCE, with the east line of the L.U.C. Development land (O.R. 70, Page 933), N 6°-01'-43" W, a distance of 595.45 feet to a 5/8" iron rod found at the southwest corner of the Enoch 5.50 acre tract (O.R. 41, Page 258).

THENCE, with the boundary of said 5.50 acres, the following 2 bearings and distances:

S 83°-46'-40" E, 300.00 feet to a 5/8" iron rod (found).

N 6°-13'-20" E, 126.00 feet to a 5/8" iron rod found at the southwest corner of the Stanford 2.5 acres (O.R. 64, Page 419)

THENCE, with the south line of the said 2.5 acres, S 83°-46'-40" E, a distance of 429.33 feet to a 5/8" iron rod found at the northwest corner of the Joel Wolf 1.022 acres (O.R. 72, Page 806).

THENCE, with the boundary of said 1.022 acres, the following 2 bearings and distances:

S 6°-13'-20" W, 150.00 feet to a 5/8" iron rod (found).

S 83°-46'-40" E, 296.67 feet to a railroad spike found on the center-line of Township Road 179.

THENCE, S 6°-13'-20" W, 201.78 feet to the point of beginning.

Containing 7.684 acres.

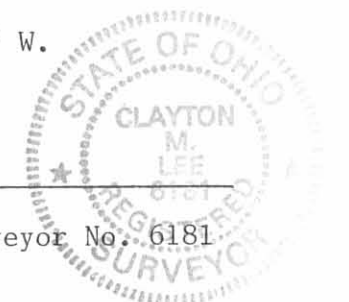
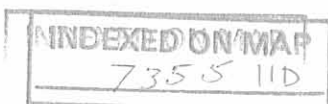
This description prepared from an actual field survey.

Basis for bearings: Center-line Township Road 179 = S 6°-13'-20" W.

Prepared by:

Clayton M. Lee

Clayton M. Lee
Registered Professional Surveyor No. 6181
March 30, 1989



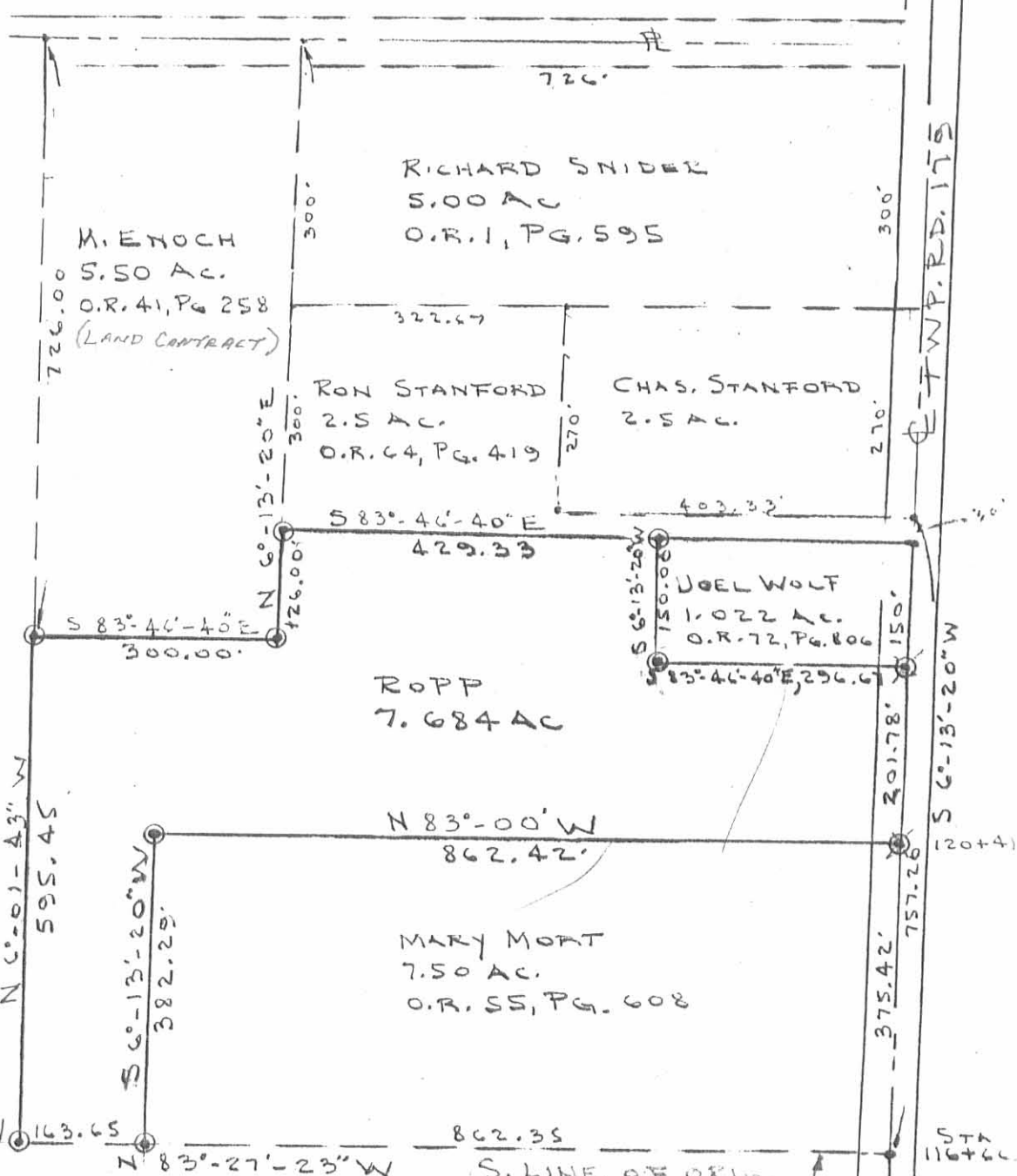
ORIGINAL STAMP
L-1200

⊗ = FOUND RR SPIKE
 ⊙ = " 5/8" IRON ROD

SCALE = 1" = 200'



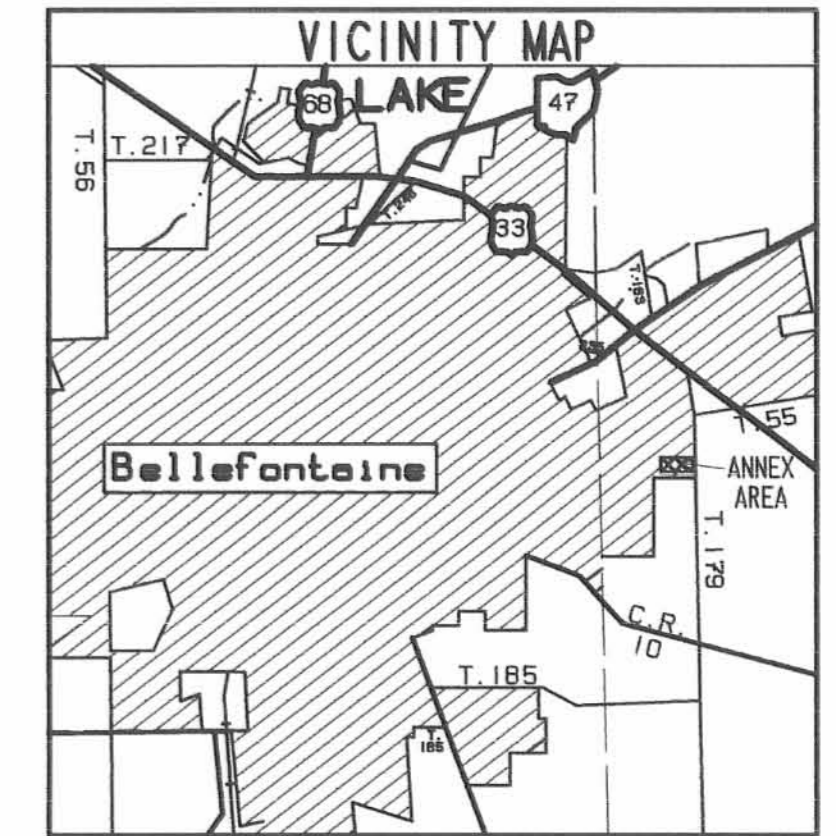
L.U.C. DEVELOPMENT INC.
 O.R. 70, PG. 233



SURVEY OF 7.684 ACRES
 (REMAINDER OF ORIG. 126,776 ACRES)
 VOL. 404, PG. 257, TRACT 2
 V.M.S. 4478, JEFFERSON TWP.,
 LOGAN COUNTY, OHIO

BY:
 JEFFREY I. LEE
 REG. SURVEYOR 6359
 MARCH 31, 1989

INDEXED ON MAP
 7355 11P



ANNEXATION DESCRIPTION
TERRITORY TO BE ANNEXED TO THE CITY OF BELLEFONTAINE

LYING IN VIRGINIA MILITARY SURVEY 4399 AND 4478, JEFFERSON TOWNSHIP, LOGAN COUNTY, OHIO.

BEING ALL OF THE DAVID A. THOMPSON AND JACQUELINE R. THOMPSON 5,000 ACRE TRACT AS DEEDED AND DESCRIBED IN OFFICIAL RECORD 533, PAGE 279 OF THE LOGAN COUNTY RECORDS OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTER-LINE OF TOWNSHIP ROAD 179 AT THE SOUTHEAST CORNER OF WHISPERING PINES SUBDIVISION (PLAT CABINET A, SLIDE 681).

THENCE, WITH THE CENTER-LINE OF TOWNSHIP ROAD 179 AND THE EAST LINE OF VIRGINIA MILITARY SURVEYS 4399 AND 4478, S 5°-41'-10" W, A DISTANCE OF 300.00 FEET TO A POINT.

THENCE, WITH THE NORTH LINE OF THE WON BONG CHA 6,000 ACRE TRACT, (O.R. 252, PG. 973, TRACT 11), N 83°-46'-40" W, A DISTANCE OF 726.00 FEET TO A POINT.

THENCE, WITH THE EAST LINE OF WHISPERING PINES NO. 2, (PLAT CABINET A, SLIDE 697), N 5°-41'-10" E, A DISTANCE OF 300.00 FEET TO A POINT.

THENCE, WITH THE SOUTH LINE OF SAID WHISPERING PINES SUBDIVISION, S 83°-46'-40" E, A DISTANCE OF 726.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,000 ACRES

THE BASIS FOR BEARINGS IS THE CENTER-LINE OF TOWNSHIP ROAD 179, BEING S 5°-41'-10" W, AND ALL OTHER BEARINGS ARE FROM DEED AND SURVEY RECORD. THIS DESCRIPTION IS FOR ANNEXATION PURPOSES ONLY AND IS NOT TO BE USED TO ESTABLISH PROPERTY LINES FOR CONSTRUCTION OR TRANSFER.

5.000 ACRES

DAVID A. THOMPSON AND JACQUELINE R. THOMPSON
5,000 ACRES
O.R. 533, PG. 279

CHARLES W. STANFORD AND CAROL L. STANFORD
5.00 ACRES
O.R. 490, PG. 429

CITY OF BELLEFONTAINE
ANNEXATION MAP OF A
5,000 ACRE TRACT
VIRGINIA MILITARY SURVEY 4399 AND
VIRGINIA MILITARY SURVEY 4478
JEFFERSON TOWNSHIP
LOGAN COUNTY, OHIO



LOGAN COUNTY COMMISSIONERS	<i>John Bayler</i>	4-23-02
	<i>James E. Gode</i>	4-23-02
	<i>John Yon</i>	4-23-02
LOGAN COUNTY ENGINEER	<i>Scott C. Coleman</i>	4-25-02
CHAIRMAN, TOWNSHIP TRUSTEES		
L.U.C. PLANNING DIRECTOR	<i>Samak</i>	11-19-02
MAYOR OF BELLEFONTAINE	<i>Robert C. Sutz</i>	11-09-02
PRESIDENT, CITY COUNCIL	<i>William B. Peterson</i>	10-17-02
CLERK, CITY COUNCIL	<i>Wicki Graham</i>	10-22-02
PLAT PRE-APPROVED	<i>Jon C. Hine</i>	3-8-2002
PLAT CHECKED	<i>Jon C. Hine</i>	11-21-2002
CITY ORDINANCE NUMBER	02-86	10-8-02

TRANSFERRED THIS 25th DAY OF NOVEMBER, 20 02
AUDITOR, LOGAN COUNTY, OHIO *Michael E. Gode*
RECEIVED FOR RECORD AT 2:34 O'CLOCK P. M.
THIS 25th DAY OF November 20 02
RECORDED IN PLAT CABINET B, SLIDE 79B
RECORDER, LOGAN COUNTY, OHIO *Linda Harrow*

SURVEYOR'S AFFIDAVIT
THE ABOVE ANNEXATION MAP HAS BEEN PREPARED FROM RECORDS BY LEE SURVEYING & MAPPING COMPANY. THIS IS NOT A BOUNDARY SURVEY AS DEFINED IN 4753-57 OF THE OHIO ADMINISTRATIVE CODE.
BEARINGS ARE BASED UPON THE CENTER-LINE OF TOWNSHIP ROAD 179, BEING S 5°-41'-10" W, AND ALL OTHER BEARINGS ARE FROM ANGLES AND DISTANCES FROM DEED RECORD.
JEFFREY L. LEE
PROFESSIONAL SURVEYOR 6359
MARCH 3, 2002

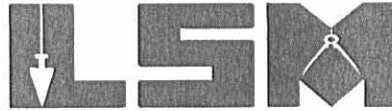
Sheet # 2002.012823

REC'D 4-23-04 SAM/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

CHA "RETENTION POND TRACT" 0.702 ACRE

Lying in Virginia Military Survey 4478, City of Bellefontaine, Jefferson Township, Logan County, Ohio.

Being out of the Won Bong Cha and Hee Shoon Cha original 7.684 acre tract as deeded and described in Official Record 252, Page 973, Tract I, 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 northeast corner of Lot 5025 of Whispering Pines No. 4 (Plat Cabinet B, Slide 43B, 44 A&B).

THENCE, with the east lines of Lots 5025 and 5026 of Whispering Pines No. 4, S 6°-13'-03"W, a distance of 318.28 feet to a concrete monument set.

THENCE, S 83°-46'-40"E, a distance of 163.64 feet to a concrete monument set.

THENCE, with the west line of the Mary M. Mort 7.50 acre tract (O.R. 55, Pg. 608), S 6°-13'-20"W, a distance of 187.20 feet to a 5/8 inch iron rod set.

THENCE, with the north line of the Ross Investments Partnership 60.254 acre tract (Official Record 214, Page 278), N 83°-30'-52"W, a distance of 163.63 feet to a 5/8 inch iron rod set.

THENCE, with the east line of the aforesaid Lot 5026, N 6°-13'-03"E, a distance of 186.45 feet to the point of beginning.

Containing 0.702 acre.

The basis for bearings is the east lines of Lots 5026 and 5025 of Whispering Pines No. 4, being N 6°-13'-03"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on October 7, 2003.

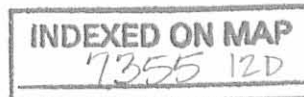


ORIGINAL STAMP IN GREEN

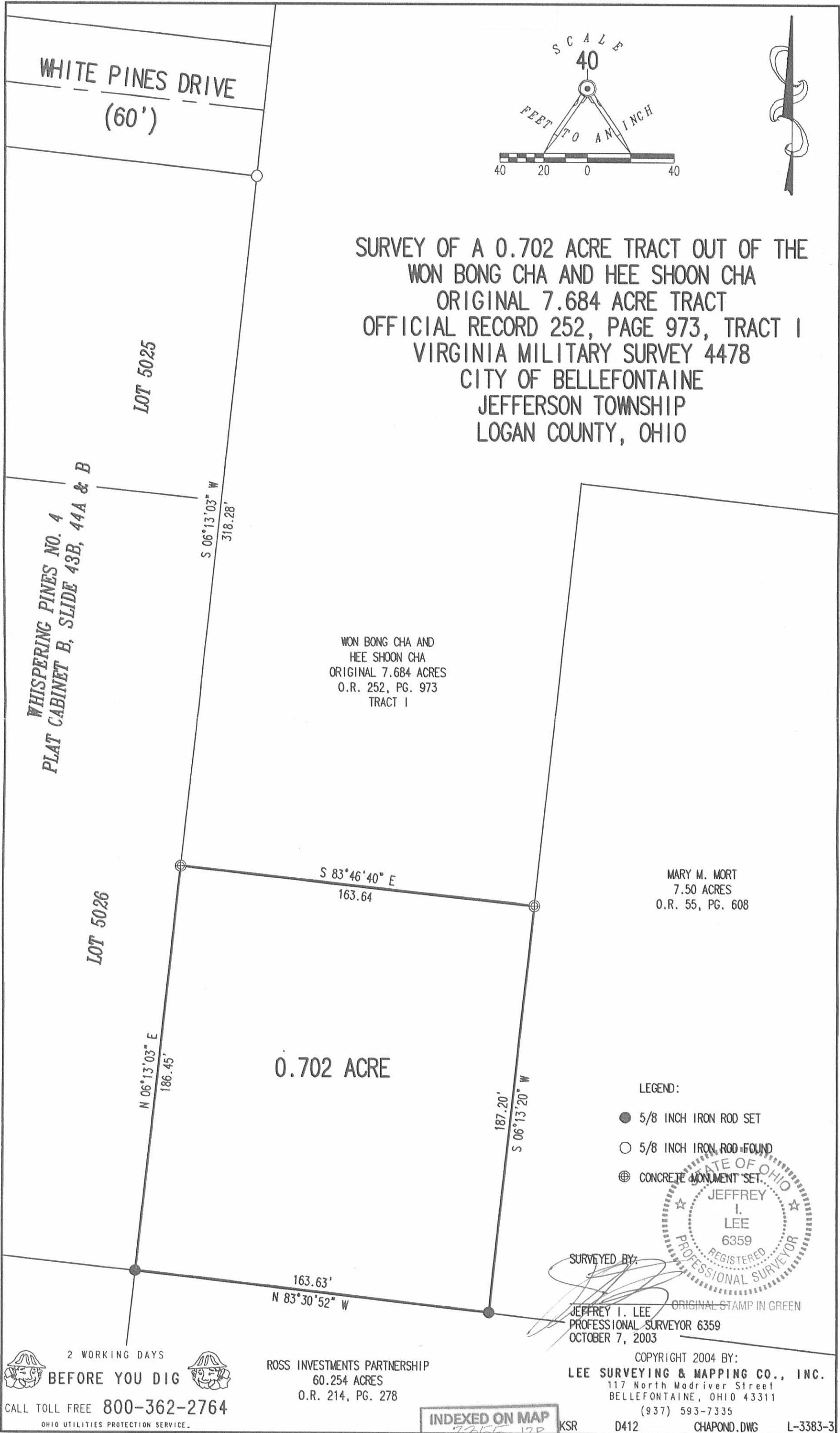
Description prepared by:

Jeffrey I. Lee
Jeffrey I. Lee
Professional Surveyor 6359
April 21, 2004

L-3383



REC'D 4-23-04 SMJ OK



WHITE PINES DRIVE
(60')

LOT 5025

WHISPERING PINES NO. 4
PLAT CABINET B, SLIDE 43B, 44A & B

LOT 5026

SURVEY OF A 0.702 ACRE TRACT OUT OF THE
WON BONG CHA AND HEE SHOON CHA
ORIGINAL 7.684 ACRE TRACT
OFFICIAL RECORD 252, PAGE 973, TRACT I
VIRGINIA MILITARY SURVEY 4478
CITY OF BELLEFONTAINE
JEFFERSON TOWNSHIP
LOGAN COUNTY, OHIO

WON BONG CHA AND
HEE SHOON CHA
ORIGINAL 7.684 ACRES
O.R. 252, PG. 973
TRACT I

MARY M. MORT
7.50 ACRES
O.R. 55, PG. 608

0.702 ACRE

LEGEND:

- 5/8 INCH IRON ROD SET
- 5/8 INCH IRON ROD FOUND
- ⊕ CONCRETE MONUMENT SET



SURVEYED BY:

JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
OCTOBER 7, 2003

ORIGINAL STAMP IN GREEN

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

ROSS INVESTMENTS PARTNERSHIP
60.254 ACRES
O.R. 214, PG. 278

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LEE SURVEYING & MAPPING CO., INC.
117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335
CHAPOND.DWG L-3383-3

INDEXED ON MAP
7355 13P

KSR

D412

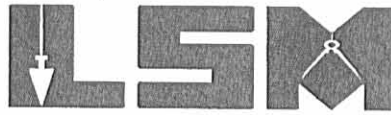
L-3383-3

REC'D 4-23-04 smy ac

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

ROPP 0.207 ACRE

Lying in Virginia Military Survey 4478, City of Bellefontaine, Jefferson Township, Logan County, Ohio.

Being the remainder of the Donald W. Ropp and Carolyn L. Ropp original 126.776 acre tract as deeded and described in Volume 404, Page 255, Tract 2, 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 northeast corner of Lot 5025 of Whispering Pines No. 4 (Plat Cabinet B, Slide 43B, 44 A & B).

THENCE, with the east line of White Pines Drive and the east line of Lot 5000, N 6°-13'-03"E, a distance of 90.94 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING.

THENCE, with the east line of Lot 5000, N 6°-13'-03"E, a distance of 30.00 feet to a 5/8 inch iron rod set.

THENCE, with the south line of the Won Bong Cha and Hee Shoon Cha 6.000 acre tract (O.R. 252, Pg. 973, Tract II), S 83°-46'-40"E, a distance of 300.05 feet to a 5/8 inch iron rod set.

THENCE, with the lines of the Wan Bong Cha and Hee Shoon Cha 7.684 acre tract (O.R. 252, Pg. 973, Tract I) the following two courses:

S 6°-13'-20"W, a distance of 30.18 feet to a 5/8 inch iron rod set.

N 83°-44'-35"W, a distance of 300.05 feet to the point of beginning.

Containing 0.207 acre.

The basis for bearings is the east line of Lot 5000, being N 6°-13'-03"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on October 7, 2003

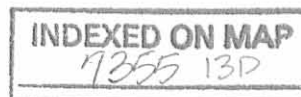
Description prepared by:



ORIGINAL STAMP IN GREEN

Jeffrey I. Lee
Jeffrey I. Lee
Professional Surveyor 6359
April 21, 2004

L-3383

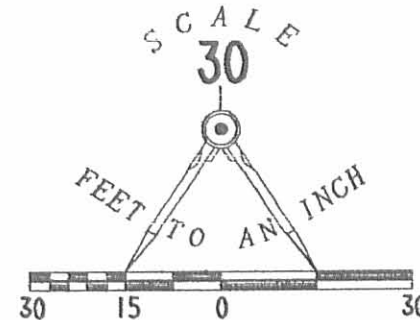


REC'D 4-23-04 8:11 AM

LOT 4999

LOT 5000

WON BONG CHA AND
HEE SHOON CHA
6.000 ACRES
O.R. 252, PG. 973
TRACT II



WHISPERING PINES NO. 4
SLIDE 43B, 44 A&B
CABINET B

N 06° 13' 03" E
30.00'

S 83° 46' 40" E
300.05'

0.207 ACRE

300.05'
N 83° 44' 35" W

30.18'
S 06° 13' 20" W

WHITE PINES DR.
(60 FEET WIDE)

N 06° 13' 03" E
90.94'

WON BONG CHA AND
HEE SHOON CHA
7.684 ACRES
O.R. 252, PG. 973
TRACT I

SURVEY OF THE
REMAINDER OF THE
DONALD W. ROPP AND
CAROLYN L. ROPP
ORIGINAL 126.776 ACRE TRACT
VOLUME 404, PAGE 255, TRACT 2
VIRGINIA MILITARY SURVEY 4478
CITY OF BELLEFONTAINE
JEFFERSON TOWNSHIP
LOGAN COUNTY, OHIO

SURVEYED BY:

Jeffrey I. Lee
JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
OCTOBER 7, 2003



ORIGINAL STAMP IN GREEN

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117 North Madriver Street
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(937) 593-7335
KSR D412 WONBONG4 L-3383-3

PLAT
LOT 5024

LOT 5025

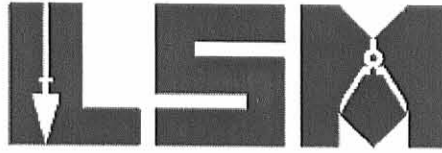
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OHIO UTILITIES PROTECTION SERVICE.

INDEXED ON MAP
7355 13P

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117 N. Madriver St.
Bellefontaine OH 43311



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

CHA 0.365 ACRE

Lying in Virginia Military Survey 4478, City of Bellefontaine, Jefferson Township, Logan County, Ohio.

Being out of the Won Bong Cha and Hee Shoon Cha original 7.684 acre tract as deeded and described in Official Record 252, Page 973, Tract I of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a railroad spike found on the intersection of the center-lines of Township Road 179 and White Pines Drive on an easterly line of the Bellefontaine Corporation Line.

THENCE, with the center-line of Township Road 179 (60 feet wide) and the Bellefontaine Corporation Line, S 06°-13'-20"W, a distance of 171.69 feet to a railroad spike found.

THENCE, with the Bellefontaine Corporation Line and the north line of the Lori D. Edwards 3.207 acre tract (O.R. 177, Pg. 820), N 82°-59'-44"W, a distance of 30.00 feet to a 5/8 inch iron rod found at the TRUE POINT OF BEGINNING.

THENCE, with the Bellefontaine Corporation Line and the north line of the said 3.207 acre tract, N 82°-59'-44"W, a distance of 114.00 feet to a 5/8 inch iron rod set.

THENCE, N 06°-13'-04"E, a distance of 139.72 feet to a 5/8 inch iron rod set on the south right-of-way of White Pines Drive.

THENCE, with the south right-of-way of White Pines Drive (60 feet wide), the following two courses:

S 83°-46'-40"E, a distance of 89.00 feet to a 5/8 inch iron rod set.

With a curve to the right, having a central angle of 90°-00'-00", a radius of 25.00 feet, an arc length of 39.27 feet, a chord bearing S 38°-46'-40"E, a distance of 35.36 feet to a 5/8 inch iron rod set on the west right-of-way of Township Road 179.

THENCE, with the west right-of-way of Township Road 179, S 06°-13'-20"W, a distance of 116.28 feet to the point of beginning.

Containing 0.365 acre.

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

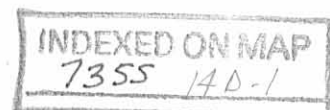
The basis for bearings is the center-line of Township Road 179, being S 06°-13'-20"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on July 31, 2012.



ORIGINAL STAMP IN GREEN

Description prepared by:

William K. Bruce
Professional Surveyor 7437
July 31, 2012



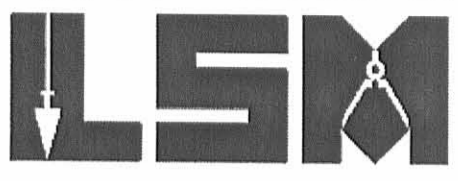
33830712

REID 8-17-12 SMY OK

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

CHA 15.00 FEET WIDE DRAINAGE EASEMENT

Lying in Virginia Military Survey 4478, City of Bellefontaine, Jefferson Township, Logan County, Ohio.

Being a 15.00 feet wide drainage easement over a portion of the Won Bong Cha and Hee Shoon Cha original 7.684 acre tract as deeded and described in Official Record 252, Page 973, Tract I of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a railroad spike found on the intersection of the center-lines of Township Road 179 and White Pines Drive on an easterly line of the Bellefontaine Corporation Line.

THENCE, with the center-line of Township Road 179 (60 feet wide) and the Bellefontaine Corporation Line, S 06°-13'-20"W, a distance of 171.69 feet to a railroad spike found.

THENCE, with the Bellefontaine Corporation Line and the north line of the Lori D. Edwards 3.207 acre tract (O.R. 177, Pg. 820), N 82°-59'-44"W, a distance of 30.00 feet to a 5/8 inch iron rod found.

THENCE, with the Bellefontaine Corporation Line and the north line of the said 3.207 acre tract, N 82°-59'-44"W, a distance of 114.00 feet to a 5/8 inch iron rod set.

THENCE, N 06°-13'-04"E, a distance of 139.72 feet to a 5/8 inch iron rod set on the south right-of-way of White Pines Drive.

THENCE, with the south right-of-way of White Pines Drive (60 feet wide), S 83°-46'-40"E, a distance of 24.67 feet to a point at the TRUE POINT OF BEGINNING.

THENCE, with the center-line of the aforesaid 15.00 feet wide drainage easement, the following two courses:

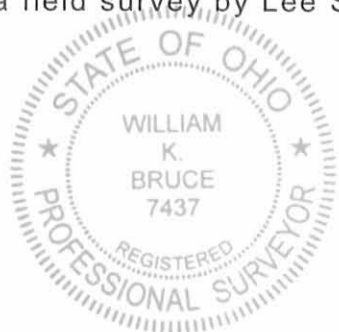
S 09°-18'-51"W, a distance of 17.67 feet to a point.

S 03°-55'-43"E, a distance of 87.49 feet to a point at the terminus of this easement.

The sidelines of said easement to be shortened or prolonged to meet angle point intersections.

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

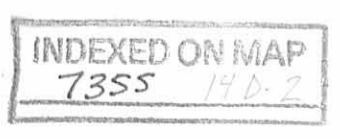
The basis for bearings is the center-line of Township Road 179, being S 06°-13'-20"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on July 31, 2012.



ORIGINAL STAMP IN GREEN

Description prepared by:

William K. Bruce
Professional Surveyor 7437
August 14, 2012



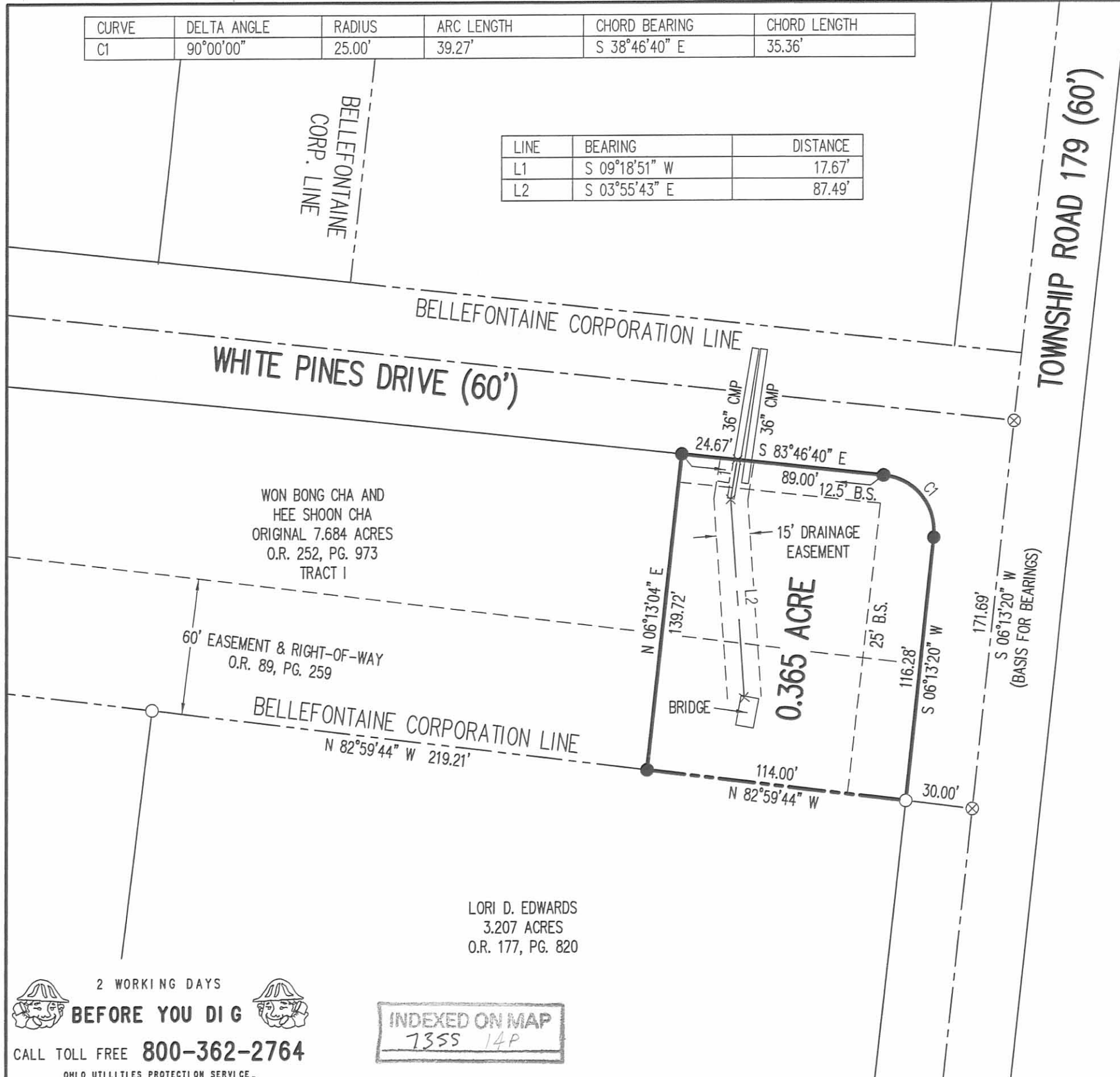
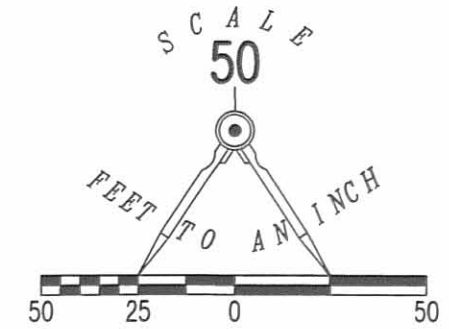
33830712REV

REC'D 8-17-12 SWY OR

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	25.00'	39.27'	S 38°46'40" E	35.36'

LINE	BEARING	DISTANCE
L1	S 09°18'51" W	17.67'
L2	S 03°55'43" E	87.49'

- LEGEND:
- ⊗ RAILROAD SPIKE FOUND
 - 5/8 INCH IRON ROD FOUND
 - 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM 7437"
 - B.S. = BUILDING SETBACK



SURVEY OF 0.365 ACRE OUT OF THE
 WON BONG CHA AND
 HEE SHOON CHA
 ORIGINAL 7.684 ACRE TRACT
 OFFICIAL RECORD 252, PAGE 973
 TRACT I
 VIRGINIA MILITARY SURVEY 4478
 CITY OF BELLEFONTAINE
 JEFFERSON TOWNSHIP
 LOGAN COUNTY, OHIO

SURVEYED BY:

William K. Bruce

WILLIAM K. BRUCE
 PROFESSIONAL SURVEYOR 7437
 JULY 31, 2012
 REVISED AUGUST 14, 2012 (TO CHANGE DRAINAGE
 EASEMENT TO 15 FEET WIDE AS REQUESTED BY THE
 CITY OF BELLEFONTAINE ENGINEER)



ORIGINAL STAMP IN GREEN

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 117 North Madriver Street
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 (937) 593-7335
 WWW.LSMINC.US
 surveys@lsminc.us
 KSS D0712 33830712REV L-3383-3

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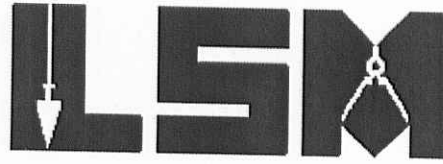
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 7355 14P

6-18-14

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CHA 0.382 ACRE

Lying in Virginia Military Survey 4478, City of Bellefontaine, Jefferson Township, Logan County, Ohio.

Being out of the Won Bong Cha and Hee Shoon Cha remainder of the original 7.684 acre tract as deeded and described in Official Record 252, Page 973, Tract I of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a railroad spike found on the intersection of the center-lines of Township Road 179 and White Pines Drive.

THENCE, with the center-line of Township Road 179 (60 feet wide), S 06°-13'-20"W, a distance of 171.69 feet to a railroad spike found on a south Bellefontaine Corporation Line.

THENCE, with a south Bellefontaine Corporation Line and the north line of the Lori D. Edwards 3.207 acre tract (O.R. 177, Pg. 820), N 82°-59'-44"W, a distance of 363.21 feet to a 5/8 inch iron rod found, passing a 5/8 inch iron rod found at 144.00 feet and a railroad spike set at 254.38 feet.

THENCE, with a south Bellefontaine Corporation Line and the north line of the Mary M. Mort original 7.50 acre tract (O.R. 89, Pg. 259), N 83°-00'-11"W, a distance of 367.57 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING, passing a 6 inch apple tree at 4.01 feet, a railroad spike set at 120.61 feet and a 5/8 inch iron rod set at 241.66 feet.

THENCE, with a south Bellefontaine Corporation Line and the north line of the said original 7.50 acre tract, N 83°-00'-11"W, a distance of 131.64 feet to a 5/8 inch iron rod found.

THENCE, with the east line of Lot 4919 of Belle Pines Subdivision (Plat Cabinet B, Slides 93A & 94B), N 06°-13'-20"E, a distance of 124.77 feet to a 5/8 inch iron rod found on the south right-of-way of White Pines Drive (60 feet wide).

THENCE, with the south right-of-way of White Pines Drive (Plat Cabinet B, Slides 93A & 93B), S 84°-18'-19"E, a distance of 131.64 feet to a 5/8 inch iron rod set.

INDEXED ORIGINAL
7359 15D-1

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117 N. Madriver St.
Bellefontaine OH 43311



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surveys@lsminc.us

THENCE, S 06°-13'-20"W, a distance of 127.76 feet to the point of beginning.

Containing 0.382 acre.

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

The basis for bearings is the center-line of Township Road 179, being S 06°-13'-20"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on June 3, 2014



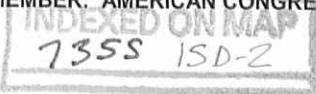
ORIGINAL STAMP IN GREEN

Description prepared by:

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

William K. Bruce
Professional Surveyor 7437
June 4, 2014

33830414



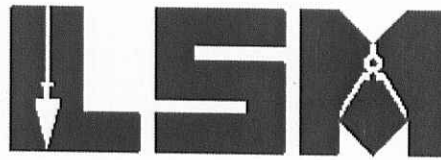
6-18-14

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CHA 0.352 ACRE

Lying in Virginia Military Survey 4478, City of Bellefontaine, Jefferson Township, Logan County, Ohio.

Being out of the Won Bong Cha and Hee Shoon Cha remainder of the original 7.684 acre tract as deeded and described in Official Record 252, Page 973, Tract I of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a railroad spike found on the intersection of the center-lines of Township Road 179 and White Pines Drive.

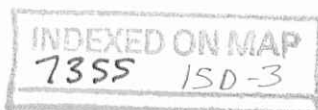
THENCE, with the center-line of Township Road 179 (60 feet wide), S 06°-13'-20"W, a distance of 171.69 feet to a railroad spike found on a south Bellefontaine Corporation Line.

THENCE, with a south Bellefontaine Corporation Line and the north line of the Lori D. Edwards 3.207 acre tract (O.R. 177, Pg. 820), N 82°-59'-44"W, a distance of 144.00 feet to a 5/8 inch iron rod found at the TRUE POINT OF BEGINNING.

THENCE, with a south Bellefontaine Corporation Line and the north line of the said 3.207 acre tract, N 82°-59'-44"W, a distance of 110.38 feet to a railroad spike set.

THENCE, N 06°-13'-03"E, a distance of 138.22 feet to a 5/8 inch iron rod set on the south right-of-way of White Pines Drive (60 feet wide).

THENCE, with the south right-of-way of White Pines Drive (Plat Cabinet B, Slides 93A & 93B), S 83°-46'-40"E, a distance of 110.37 feet to a 5/8 inch iron rod found.



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THENCE, with the Hee Shoon Cha and Won Bong Cha 0.365 acre tract (O.R. 1131, Pg. 490), S 06°-13'-03"W, a distance of 139.72 feet to the point of beginning.

Containing 0.352 acre.

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

The basis for bearings is the center-line of Township Road 179, being S 06°-13'-20"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on June 3, 2014



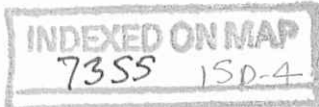
ORIGINAL STAMP IN GREEN

Description prepared by:

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

William K. Bruce
Professional Surveyor 7437
June 4, 2014

33830414



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CHA 0.356 ACRE

Lying in Virginia Military Survey 4478, City of Bellefontaine, Jefferson Township, Logan County, Ohio.

Being out of the Won Bong Cha and Hee Shoon Cha remainder of the original 7.684 acre tract as deeded and described in Official Record 252, Page 973, Tract I of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a railroad spike found on the intersection of the center-lines of Township Road 179 and White Pines Drive.

THENCE, with the center-line of Township Road 179 (60 feet wide), S 06°-13'-20"W, a distance of 171.69 feet to a railroad spike found on a south Bellefontaine Corporation Line.

THENCE, with a south Bellefontaine Corporation Line and the north line of the Lori D. Edwards 3.207 acre tract (O.R. 177, Pg. 820), N 82°-59'-44"W, a distance of 254.38 feet to a railroad spike set at the TRUE POINT OF BEGINNING, passing a 5/8 inch iron rod found at 144.00 feet.

THENCE, with a south Bellefontaine Corporation Line and the north line of the said 3.207 acre tract, N 82°-59'-44"W, a distance of 108.83 feet to a 5/8 inch iron rod found.

THENCE, with a south Bellefontaine Corporation Line and the north line of the Mary M. Mort original 7.50 acre tract (O.R. 55, Pg. 608), N 83°-00'-11"W, a distance of 4.01 feet to a 6 inch apple tree.

THENCE, N 06°-13'-03"E, a distance of 136.03 feet to a 5/8 inch iron rod set on the south right-of-way of White Pines Drive (60 feet wide), passing a 5/8 inch iron rod set at 1.00 feet.

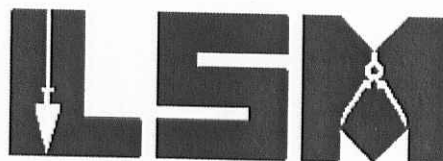
THENCE, with the south right-of-way of White Pines Drive (Plat Cabinet B, Slides 93A & 93B), the following two courses:

S 84°-18'-19"E, a distance of 70.54 feet to a 5/8 inch iron rod found.

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S 83°-46'-40"E, a distance of 42.30 feet to a 5/8 inch iron rod set.

THENCE, S 06°-13'-03"W, a distance of 138.22 feet to the point of beginning.

Containing 0.356 acre.

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

The basis for bearings is the center-line of Township Road 179, being S 06°-13'-20"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on June 3, 2014

Description prepared by:

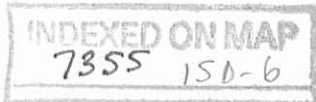


ORIGINAL STAMP IN GREEN

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

William K. Bruce
Professional Surveyor 7437
June 4, 2014

33830414



6-18-14

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117 N. Madriver St.
Bellefontaine OH 43311



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surveys@lsminc.us

CHA 0.361 ACRE

Lying in Virginia Military Survey 4478, City of Bellefontaine, Jefferson Township, Logan County, Ohio.

Being out of the Won Bong Cha and Hee Shoon Cha remainder of the original 7.684 acre tract as deeded and described in Official Record 252, Page 973, Tract I of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a railroad spike found on the intersection of the center-lines of Township Road 179 and White Pines Drive.

THENCE, with the center-line of Township Road 179 (60 feet wide), S 06°-13'-20"W, a distance of 171.69 feet to a railroad spike found on a south Bellefontaine Corporation Line.

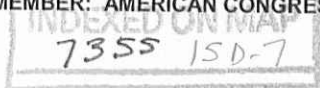
THENCE, with a south Bellefontaine Corporation Line and the north line of the Lori D. Edwards 3.207 acre tract (O.R. 177, Pg. 820), N 82°-59'-44"W, a distance of 363.21 feet to a 5/8 inch iron rod found, passing a 5/8 inch iron rod found at 144.00 feet and a railroad spike set at 254.38 feet.

THENCE, with a south Bellefontaine Corporation Line and the north line of the Mary M. Mort original 7.50 acre tract (O.R. 89, Pg. 259), N 83°-00'-11"W, a distance of 4.01 feet to a 6 inch apple tree at the TRUE POINT OF BEGINNING.

THENCE, with a south Bellefontaine Corporation Line and the north line of the said original 7.50 acre tract, N 83°-00'-11"W, a distance of 116.60 feet to a railroad spike set.

THENCE, N 06°-13'-20"E, a distance of 133.38 feet to a 5/8 inch iron rod set on the south right-of-way of White Pines Drive (60 feet wide).

THENCE, with the south right-of-way of White Pines Drive (Plat Cabinet B, Slides 93A & 93B), S 84°-18'-19"E, a distance of 116.58 feet to a 5/8 inch iron rod set.



Lee Surveying and Mapping Co., Inc.

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Bellefontaine OH 43311



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

THENCE, S 06°-13'-03"W, a distance of 136.03 feet to the point of beginning, passing a 5/8 inch iron rod set at 135.24 feet.

Containing 0.361 acre.

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

The basis for bearings is the center-line of Township Road 179, being S 06°-13'-20"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on June 3, 2014



ORIGINAL STAMP IN GREEN

Description prepared by:

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

William K. Bruce
Professional Surveyor 7437
June 4, 2014

33830414

6-18-14

Lee Surveying and Mapping Co., Inc.



Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



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

CHA 0.367 ACRE

Lying in Virginia Military Survey 4478, City of Bellefontaine, Jefferson Township, Logan County, Ohio.

Being out of the Won Bong Cha and Hee Shoon Cha remainder of the original 7.684 acre tract as deeded and described in Official Record 252, Page 973, Tract I of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a railroad spike found on the intersection of the center-lines of Township Road 179 and White Pines Drive.

THENCE, with the center-line of Township Road 179 (60 feet wide), S 06°-13'-20"W, a distance of 171.69 feet to a railroad spike found on a south Bellefontaine Corporation Line.

THENCE, with a south Bellefontaine Corporation Line and the north line of the Lori D. Edwards 3.207 acre tract (O.R. 177, Pg. 820), N 82°-59'-44"W, a distance of 363.21 feet to a 5/8 inch iron rod found, passing a 5/8 inch iron rod found at 144.00 feet and a railroad spike set at 254.38 feet.

THENCE, with a south Bellefontaine Corporation Line and the north line of the Mary M. Mort original 7.50 acre tract (O.R. 89, Pg. 259), N 83°-00'-11"W, a distance of 120.61 feet to a railroad spike set at the TRUE POINT OF BEGINNING, passing a 6 inch apple tree at 4.01 feet.

THENCE, with a south Bellefontaine Corporation Line and the north line of the said original 7.50 acre tract, N 83°-00'-11"W, a distance of 121.05 feet to a 5/8 inch iron rod set.

THENCE, N 06°-13'-20"E, a distance of 130.62 feet to a 5/8 inch iron rod set on the south right-of-way of White Pines Drive (60 feet wide).

THENCE, with the south right-of-way of White Pines Drive (Plat Cabinet B, Slides 93A & 93B), S 84°-18'-19"E, a distance of 121.04 feet to a 5/8 inch iron rod set.

7355 1SD-9

Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



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

THENCE, S 06°-13'-20"W, a distance of 133.38 feet to the point of beginning.

Containing 0.367 acre.

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

The basis for bearings is the center-line of Township Road 179, being S 06°-13'-20"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on June 3, 2014



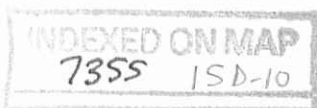
ORIGINAL STAMP IN GREEN

Description prepared by:

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

William K. Bruce
Professional Surveyor 7437
June 4, 2014

33830414



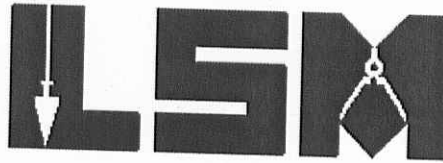
6-18-14

Lee Surveying and Mapping Co., Inc.



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Bellefontaine OH 43311



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surveys@lsminc.us

CHA 0.373 ACRE

Lying in Virginia Military Survey 4478, City of Bellefontaine, Jefferson Township, Logan County, Ohio.

Being out of the Won Bong Cha and Hee Shoon Cha remainder of the original 7.684 acre tract as deeded and described in Official Record 252, Page 973, Tract I of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a railroad spike found on the intersection of the center-lines of Township Road 179 and White Pines Drive.

THENCE, with the center-line of Township Road 179 (60 feet wide), S 06°-13'-20"W, a distance of 171.69 feet to a railroad spike found on a south Bellefontaine Corporation Line.

THENCE, with a south Bellefontaine Corporation Line and the north line of the Lori D. Edwards 3.207 acre tract (O.R. 177, Pg. 820), N 82°-59'-44"W, a distance of 363.21 feet to a 5/8 inch iron rod found, passing a 5/8 inch iron rod found at 144.00 feet and a railroad spike set at 254.38 feet.

THENCE, with a south Bellefontaine Corporation Line and the north line of the Mary M. Mort original 7.50 acre tract (O.R. 89, Pg. 259), N 83°-00'-11"W, a distance of 241.66 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING, passing a 6 inch apple tree at 4.01 feet and a railroad spike set at 120.61 feet.

THENCE, with a south Bellefontaine Corporation Line and the north line of the said original 7.50 acre tract, N 83°-00'-11"W, a distance of 125.91 feet to a 5/8 inch iron rod set.

THENCE, N 06°-13'-20"E, a distance of 127.76 feet to a 5/8 inch iron rod set on the south right-of-way of White Pines Drive (60 feet wide).

THENCE, with the south right-of-way of White Pines Drive (Plat Cabinet B, Slides 93A & 93B), S 84°-18'-19"E, a distance of 125.90 feet to a 5/8 inch iron rod set.

Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



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

THENCE, S 06°-13'-20"W, a distance of 130.62 feet to the point of beginning.

Containing 0.373 acre.

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

The basis for bearings is the center-line of Township Road 179, being S 06°-13'-20"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on June 3, 2014



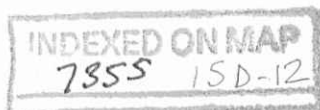
ORIGINAL STAMP IN GREEN

Description prepared by:

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

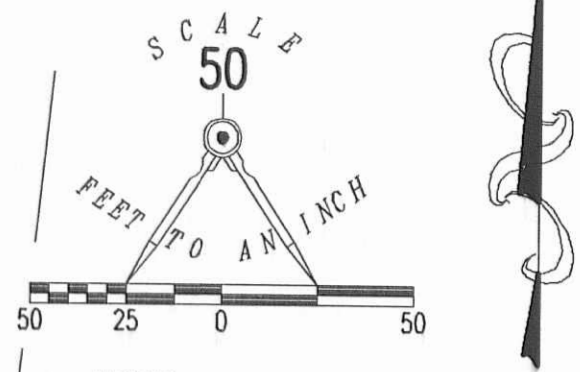
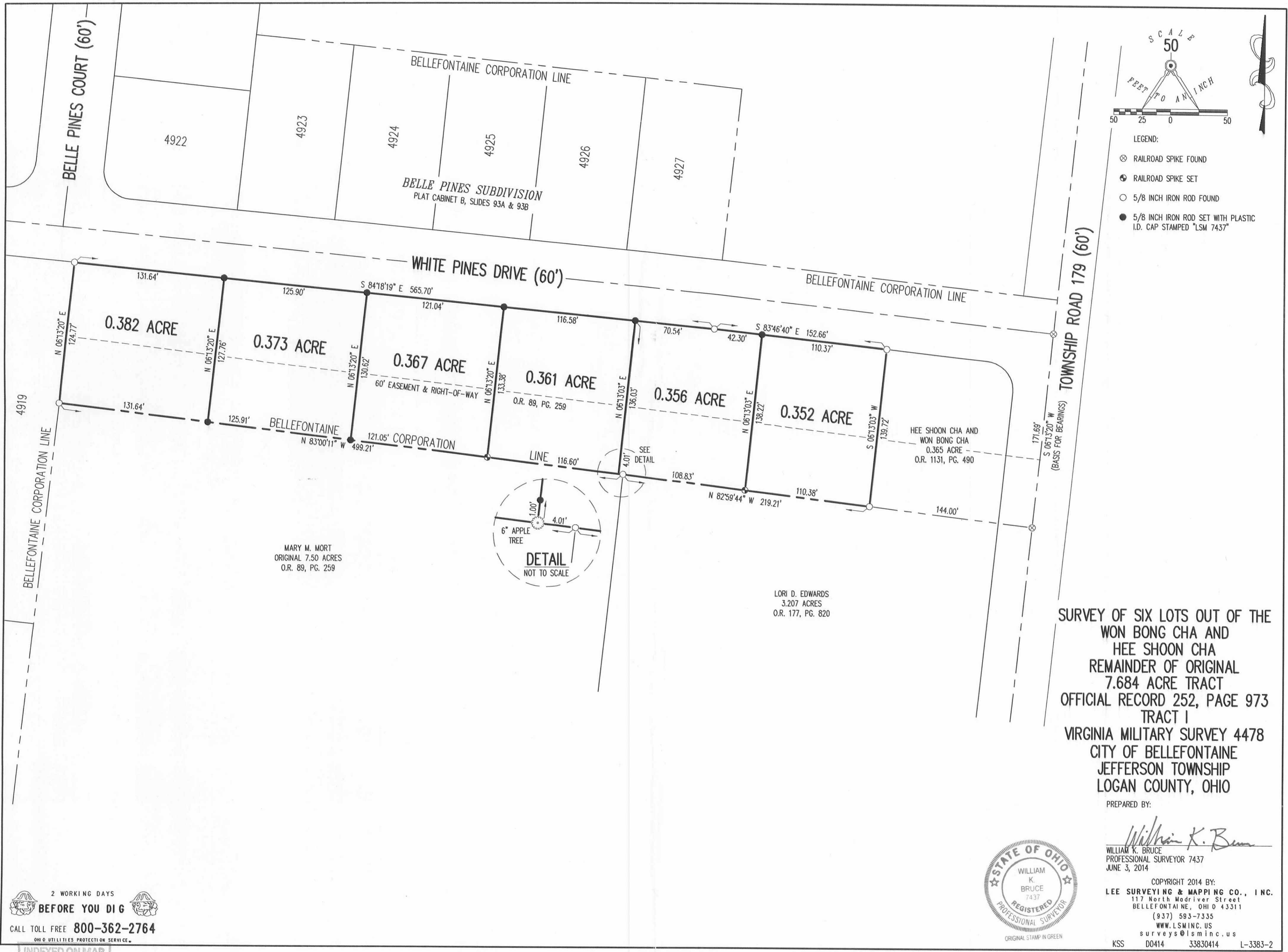
William K. Bruce
Professional Surveyor 7437
June 4, 2014

33830414



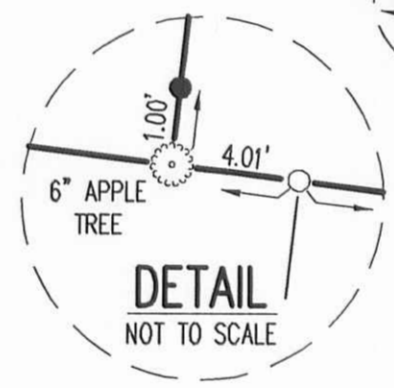
6-18-14

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- LEGEND:
- ⊗ RAILROAD SPIKE FOUND
 - ⊕ RAILROAD SPIKE SET
 - 5/8 INCH IRON ROD FOUND
 - 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM 7437"

MARY M. MORT
ORIGINAL 7.50 ACRES
O.R. 89, PG. 259



LORI D. EDWARDS
3.207 ACRES
O.R. 177, PG. 820

HEE SHOON CHA AND
WON BONG CHA
0.365 ACRE
O.R. 1131, PG. 490

SURVEY OF SIX LOTS OUT OF THE
WON BONG CHA AND
HEE SHOON CHA
REMAINDER OF ORIGINAL
7.684 ACRE TRACT
OFFICIAL RECORD 252, PAGE 973
TRACT I
VIRGINIA MILITARY SURVEY 4478
CITY OF BELLEFONTAINE
JEFFERSON TOWNSHIP
LOGAN COUNTY, OHIO

PREPARED BY:
William K. Bruce
WILLIAM K. BRUCE
PROFESSIONAL SURVEYOR 7437
JUNE 3, 2014

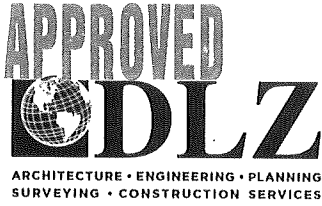


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INNOVATIVE IDEAS
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UNMATCHED CLIENT SERVICE

**WON BONG CHA
TRACT A
0.295 ACRE**

Lying in Virginia Military Survey 4478, City of Bellefontaine, Jefferson Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Won Bong Cha 2.203 acre tract as deeded and described in Official Record 1321, Page 195, Tract I, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rebar set at a common northerly corner to Lot 4919 of Belle Pines Subdivision(Plat Cabinet B, Slides 93A & 93B) and said 2.203 acre tract;

THENCE, South 85°-28'-25" East, along a common line to the northerly line of said 2.203 acre tract and the southerly right-of-way line of White Pines Drive (60 feet wide), a distance of **101.33 feet** to a 5/8 inch iron rebar set;

THENCE, South 04°-31'-35" West, with a new division line through said 2.203 acre tract, a distance of **127.10 feet** to a 5/8 inch iron rebar set on a common line to the northerly line of the William A. Siekierka 4.293 acre tract as deeded and described in Official Record 1322, Page 114, the southerly line of said 2.203 acre tract and the Bellefontaine Corporation line;

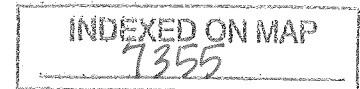
THENCE, North 84°-10'-16" West, along said common line, a distance of **102.51 feet** to a 5/8 inch iron rebar found(I.D. cap "LEE") on the easterly line of said Lot 4919;

THENCE, North 05°-03'-14" East, along a common line to the westerly line of said 2.203 acre tract and the easterly line of said Lot 4919, a distance of **124.77 feet** to the **POINT OF BEGINNING**.

Containing **0.295 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."

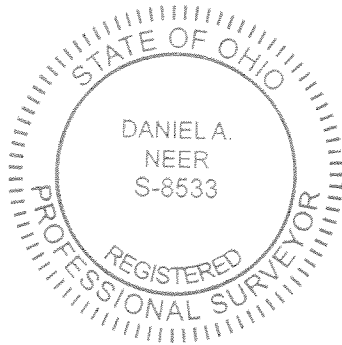
Property is subject to any and all previous easements and rights-of-way of record.





INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010). Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on September 21, 2020.



Description prepared by:

Daniel A. Neer
Professional Surveyor No. 8533
September 23, 2020

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**WON BONG CHA
TRACT B
0.295 ACRE**

Lying in Virginia Military Survey 4478, City of Bellefontaine, Jefferson Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Won Bong Cha 2.203 acre tract as deeded and described in Official Record 1321, Page 195, Tract I, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rebar set at a common northerly corner to Lot 4919 of Belle Pines Subdivision (Plat Cabinet B, Slides 93A & 93B) and said 2.203 acre tract;

THENCE, South 85°-28'-25" East, along a common line to the northerly line of said 2.203 acre tract and the southerly right-of-way line of White Pines Drive (60 feet wide), a distance of 101.33 feet to a 5/8 inch iron rebar set and being the **TRUE POINT OF BEGINNING**;

THENCE, **South 85°-28'-25" East**, continuing along said common line, a distance of **100.08 feet** to a 5/8 inch iron rebar set;

THENCE, **South 04°-31'-35" West**, with a new division line through said 2.203 acre tract, a distance of **129.37 feet** to a 5/8 inch iron rebar set on a common line to the northerly line of the William A. Siekierka 4.293 acre tract as deeded and described in Official Record 1322, Page 114, the southerly line of said 2.203 acre tract and the Bellefontaine Corporation line;

THENCE, **North 84°-10'-16" West**, along said common line, a distance of **100.11 feet** to a 5/8 inch iron rebar set;

THENCE, **North 04°-31'-35" East**, with a new division line through said original 2.203 acre tract, a distance of **127.10 feet** to the **POINT OF BEGINNING**.

Containing **0.295 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.".

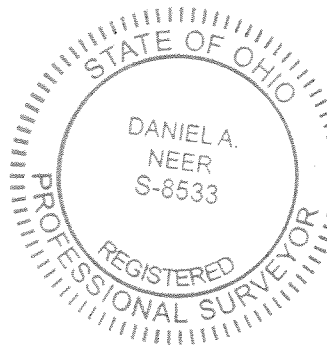
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INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

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Description prepared by:

Daniel A. Neer
Professional Surveyor No. 8533
September 23, 2020

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**WON BONG CHA
TRACT C
0.295 ACRE**

Lying in Virginia Military Survey 4478, City of Bellefontaine, Jefferson Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Won Bong Cha 2.203 acre tract as deeded and described in Official Record 1321, Page 195, Tract I, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rebar set at a common northerly corner to Lot 4919 of Belle Pines Subdivision(Plat Cabinet B, Slides 93A & 93B) and said 2.203 acre tract;

THENCE, South 85°-28'-25" East, along a common line to the northerly line of said 2.203 acre tract and the southerly right-of-way line of White Pines Drive (60 feet wide), a distance of 201.41 feet to a 5/8 inch iron rebar set and being the **TRUE POINT OF BEGINNING**;

THENCE, **South 85°-28'-25" East**, continuing along said common line, a distance of **98.35 feet** to a 5/8 inch iron rebar set;

THENCE, **South 04°-31'-35" West**, with a new division line through said 2.203 acre tract, a distance of **131.61 feet** to a 5/8 inch iron rebar set on a common line to the northerly line of the William A. Siekierka 4.293 acre tract as deeded and described in Official Record 1322, Page 114, the southerly line of said 2.203 acre tract and the Bellefontaine Corporation line;

THENCE, **North 84°-10'-16" West**, along said common line, a distance of **98.38 feet** to a 5/8 inch iron rebar set;

THENCE, **North 04°-31'-35" East**, with a new division line through said original 2.203 acre tract, a distance of **129.37 feet** to the **POINT OF BEGINNING**.

Containing **0.295 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."

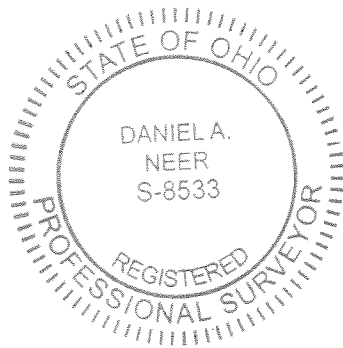




INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

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

Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010). Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on September 21, 2020.



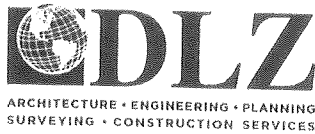
Description prepared by:

Daniel A. Neer
Professional Surveyor No. 8533
September 23, 2020

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INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

**WON BONG CHA
TRACT D
0.292 ACRE**

Lying in Virginia Military Survey 4478, City of Bellefontaine, Jefferson Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Won Bong Cha 2.203 acre tract as deeded and described in Official Record 1321, Page 195, Tract I, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rebar set at a common northerly corner to Lot 4919 of Belle Pines Subdivision(Plat Cabinet B, Slides 93A & 93B) and said 2.203 acre;

THENCE, South 85°-28'-25" East, along a common line to the northerly line of said 2.203 acre tract and the southerly right-of-way line of White Pines Drive (60 feet wide), a distance of 299.76 feet to a 5/8 inch iron rebar set and being the **TRUE POINT OF BEGINNING**;

THENCE, South 85°-28'-25" East, along said common line, a distance of **102.32 feet** to a 5/8 inch iron rebar set;

THENCE, South 04°-31'-35" West, with a new division line through said 2.203 acre tract, a distance of **116.93 feet** to a 5/8 inch iron rebar set;

THENCE, South 86°-21'-55" West, with a new division line through said 2.203 acre tract, a distance of **103.37 feet** to a 5/8 inch iron rebar set on a common line to the northerly line of the William A. Siekierka 4.293 acre tract as deeded and described in Official Record 1322, Page 114, the southerly line of said 2.203 acre tract and the Bellefontaine Corporation line;

THENCE, North 04°-31'-35" East, with a new division line through said 2.203 acre tract, a distance of **131.61 feet** to the **POINT OF BEGINNING**.

Containing **0.292 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."

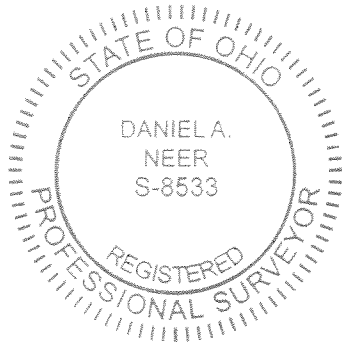




INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

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

Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010). Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on September 21, 2020.



Description prepared by:

Daniel A. Neer
Professional Surveyor No. 8533
September 23, 2020

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**WON BONG CHA
TRACT E
0.294 ACRE**

Lying in Virginia Military Survey 4478, City of Bellefontaine, Jefferson Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Won Bong Cha original 2.203 acre tract as deeded and described in Official Record 1321, Page 195, Tract I and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rebar set at a common northerly corner to Lot 4919 of Belle Pines Subdivision (Plat Cabinet B, Slides 93A & 93B) and said 2.203 acre tract;

THENCE, South 85°-28'-25" East, along a common line to the northerly line of said 2.203 acre tract and the southerly right-of-way line of White Pines Drive (60 feet wide), a distance of 402.08 feet to a 5/8 inch iron rebar set and being the **TRUE POINT OF BEGINNING**;

THENCE, **South 85°-28'-25" East**, continuing along said common line, a distance of **108.83 feet** to a 5/8 inch iron rebar set;

THENCE, with new division lines through said 2.203 acre tract, the following three (3) courses:

- 1) **South 04°-31'-35" West**, a distance of **118.66 feet** to a 5/8 inch iron rebar set;
- 2) **North 84°-33'-59" West**, a distance of **108.85 feet** to a 5/8 inch iron rebar set; and
- 3) **North 04°-31'-35" East**, a distance of **116.93 feet** to the **POINT OF BEGINNING**.

Containing **0.294 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."

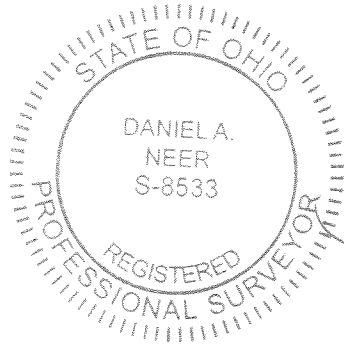
Property is subject to any and all previous easements and rights-of-way of record.





INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010). Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on September 21, 2020.



Description prepared by:

Daniel A. Neer
Daniel A. Neer
Professional Surveyor No. 8533
September 23, 2020

2021-2104.00

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INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

**WON BONG CHA
TRACT F
0.295 ACRE**

Lying in Virginia Military Survey 4478, City of Bellefontaine, Jefferson Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Won Bong Cha 2.203 acre tract as deeded and described in Official Record 1321, Page 195, Tract I, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rebar set at a common northerly corner to Lot 4919 of Belle Pines Subdivision (Plat Cabinet B, Slides 93A & 93B) and said 2.203 acre;

THENCE, South 85°-28'-25" East, along a common line to the northerly line of said 2.203 acre tract and the southerly right-of-way line of White Pines Drive (60 feet wide), a distance of 510.91 feet to a 5/8 inch iron rebar set and being the **TRUE POINT OF BEGINNING**;

THENCE, South 85°-28'-25" East, continuing along said common line, a distance of **54.78 feet** to a 5/8 inch iron rebar found (I.D. cap "LEE");

THENCE, South 84°-56'-46" East, continuing along said common line, a distance of **53.24 feet** to a 5/8 inch iron rebar set;

THENCE, with new division lines through said 2.203 acre tract, the following three (3) courses:

- 1) **South 05°-03'-33" West**, a distance of **119.87 feet** to a 5/8 inch iron rebar set; and
- 2) **North 84°-33'-59" West**, a distance of **106.92 feet** to a 5/8 inch iron rebar set;
- 3) **North 04°-31'-35" East**, a distance of **118.66 feet** to the **POINT OF BEGINNING**.

Containing **0.295 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."

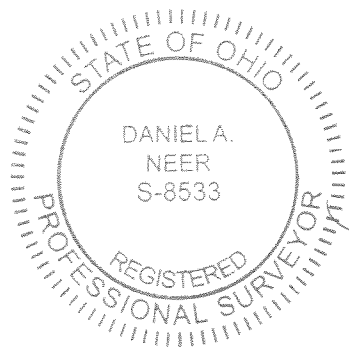
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INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

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

Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010). Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on September 21, 2020.



Description prepared by:

D. Neer
Daniel A. Neer
Professional Surveyor No. 8533
September 23, 2020

2021-2104.00

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10-2-2020



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INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

**WON BONG CHA
TRACT G
0.294 ACRE**

Lying in Virginia Military Survey 4478, City of Bellefontaine, Jefferson Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Won Bong Cha 2.203 acre tract as deeded and described in Official Record 1321, Page 195, Tract I, and out of the Estate of Won Bong Cha 0.365 acre tract as deeded and described in Official Record 1353, Page 868 and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rebar set at a common northerly corner to Lot 4919 of Belle Pines Subdivision (Plat Cabinet B, Slides 93A & 93B) and said 2.203 acre tract;

THENCE, South 85°-28'-25" East, along a common line to the northerly line of said 2.203 acre tract and the southerly right-of-way line of White Pines Drive (60 feet wide), a distance of 565.69 feet to a 5/8 inch iron rebar found (I.D. cap "LEE");

THENCE, South 84°-56'-46" East, continuing along said common line, a distance of 53.24 feet to a 5/8 inch iron rebar set and being the **TRUE POINT OF BEGINNING**;

THENCE, South 84°-56'-46" East, along a common line to the northerly lines of said 2.203 acre and 0.365 acre tracts and the southerly right-of-way line of said White Pines Drive, a distance of **106.50 feet** to a 5/8 inch iron rebar set;

THENCE, South 05°-03'-14" West, with a new division line through said 0.365 acre tract, a distance of **120.57 feet** to a 5/8 inch iron rebar set;

THENCE, North 84°-33'-59" West, with a new division line through said 0.365 acre and 2.203 acre tracts, a distance of **106.52 feet** to a 5/8 inch iron rebar set;

THENCE, North 05°-03'-33" East, with a new division line through said 2.203 acre tract, a distance of **119.87 feet** to the **POINT OF BEGINNING**.

INDEXED ON MAP
1355



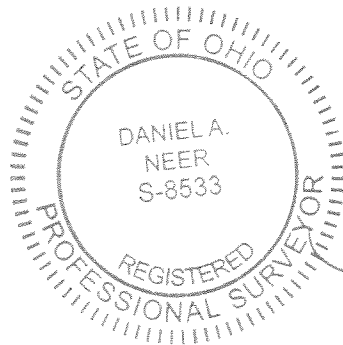
INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

Containing **0.294 acre**, more or less, of which 0.274 acre are out of said 2.203 acre tract and **0.020 acre** are out of said 0.365 acre tract.

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.

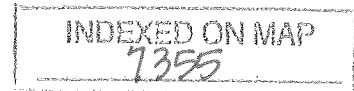
Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010). Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on September 21, 2020.



Description prepared by:

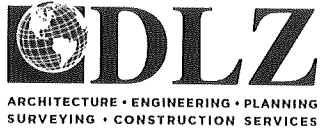
Daniel A. Neer
Daniel A. Neer
Professional Surveyor No. 8533
September 17, 2020

2021-2104.00



10-2-2020

✓ APPROVED



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

WON BONG CHA TRACT H 0.293 ACRE

Lying in Virginia Military Survey 4478, City of Bellefontaine, Jefferson Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Estate of Won Bong Cha original 0.365 acre tract as deeded and described in Official Record 1353, Page 868 and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rebar set at a common northerly corner to Lot 4919 of Belle Pines Subdivision (Plat Cabinet B, Slides 93A & 93B) and the northerly corner of the Won Bong Cha 2.203 acre tract as deeded and described in Official Record 1321, Page 205, Tract II;

THENCE, South 85°-28'-25" East, along a common line to the northerly line of said 2.203 acre tract and the southerly right-of-way line of White Pines Drive (60 feet wide), a distance of 565.69 feet to a 5/8 inch iron rebar found (I.D. cap "LEE");

THENCE, South 84°-56'-46" East, along a common line to the northerly line of said 2.203 acre tract, the northerly line of said 0.365 acre tract, and southerly right-of-way line of said White Pines Drive, a distance of 159.74 feet to a 5/8 inch iron rebar set and being the **TRUE POINT OF BEGINNING**;

THENCE, **South 84°-56'-46" East**, along a common line to the northerly line of said 0.365 acre tract and the southerly right-of-way line of said White Pines Drive, a distance of **81.80 feet** to a 5/8 inch iron rebar found (I.D. cap "LEE") on the arc of a curve;

THENCE, continuing along said common line, with the arc of said curve, to the right, having a central angle of 89°-59'-45", a radius of 25.00 feet, an arc length of 39.27 feet, a chord bearing and distance of **South 39°-56'-54" East, 35.35 feet** to a point on a common line to the easterly line of said 0.365 acre tract and the westerly right-of-way line of Township Road 179 (60 feet wide), said point being referenced by a 5/8 inch iron rebar found bearing South 79°-21'-35" East, a distance of 0.09';

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INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

THENCE, **South 05°-02'-59" West**, along said common line, a distance of **96.28 feet** to a 5/8 inch iron rebar set;

THENCE, **North 84°-33'-59" West**, with a new division line through said 0.356 acre tract, a distance of **106.81 feet** to a 5/8 inch iron rebar set;

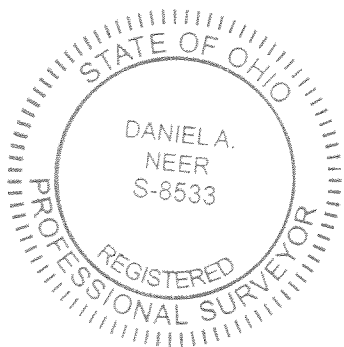
THENCE, **North 05°-03'-14" East**, with a new division line through said 0.365 acre tract, a distance of **120.57 feet** to the **POINT OF BEGINNING**.

Containing **0.293 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.

Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010). Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on September 21, 2020.



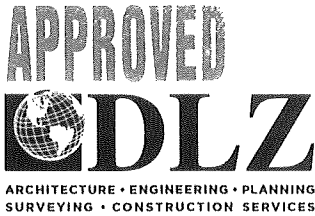
Description prepared by:

Daniel A. Neer
Professional Surveyor No. 8533
September 23, 2020

2021-2104.00



10-2-2020



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

PROPOSED 20' UTILITY EASEMENT 0.383 ACRE

Lying in Virginia Military Survey 4478, (partly in the City of Bellefontaine), Jefferson Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being a 20 feet wide utility easement across the Wong Bong Cha 2.203 acre tract as deeded and described in Official Record 1321, Page 195, Tract I, the Estate of Won Bong Cha 0.365 acre tract as deeded and described in Official Record 1353, Page 868 and the William A. Siekierka 4.293 acre tract as deeded and described in Official Record 1322, Page 114 and the centerline of said 20 feet wide utility easement being more particularly described as follows:

COMMENCING at a 5/8 inch iron rebar set at a common northerly corner to Lot 4919 of Belle Pines Subdivision (Plat Cabinet B, Slides 93A & 93B) and Won Bong Cha 2.203 acre tract as deeded and described in Official Record 1321, Page 195, Tract I;

THENCE, South 05°-03'-14" West, along a common line to the westerly line of said 2.203 acre tract and the easterly line of said Lot 4919, a distance of 124.77 feet to a 5/8 inch iron rebar found (I.D. cap "LEE") at the **TRUE POINT OF BEGINNING**;

THENCE, South 84°-10'-16" East, along a common line to the southerly line of said 2.203 acre tract, the northerly line of the William A. Siekierka 4.293 acre tract as deeded and described in Official Record 1322, Page 114 and the Bellefontaine Corporation line, a distance of **301.00 feet** to a 5/8 inch iron rebar set;

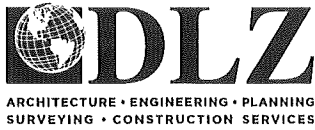
THENCE, North 86°-21'-55" East, across said 2.203 acre tract, a distance of **103.37 feet** to a 5/8 inch iron rebar set;

THENCE, South 84°-33'-59" East, across said 2.203 acre and 0.365 acre tracts, a distance of **429.10 feet** to the **POINT OF TERMINUS**.

Containing **0.383 acre**, more or less and the sidelines of which extend or terminate at angle points or property lines.

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.".

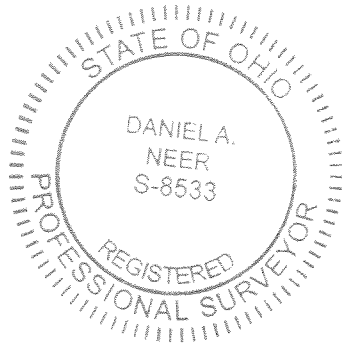




INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

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

Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010). Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on September 21, 2020.



Description prepared by:

Daniel A. Neer
Professional Surveyor No. 8533
September 29, 2020

2021-2104.00

INDEXED ON MAP
7355

10-2-2020



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

WON BONG CHA 0.202 ACRE

Lying in Virginia Military Survey 4478, City of Bellefontaine, Jefferson Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Won Bong Cha 2.203 acre tract as deeded and described in Official Record 1321, Page 195, Tract I, and out of the Estate of Won Bong Cha 0.365 acre tract as deeded and described in Official Record 1353, Page 868 and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rebar set at a common northerly corner to Lot 4919 of Belle Pines Subdivision (Plat Cabinet B, Slides 93A & 93B) and said 2.203 acre tract;

THENCE, South 05°-03'-14" West, along a common line to the westerly line of said 2.203 acre tract and the easterly line of said Lot 4919, a distance of 124.77 feet to a 5/8 inch iron rebar found (I.D. cap "LEE");

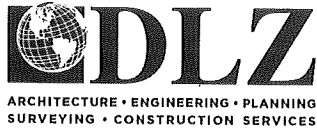
THENCE, South 84°-10'-16" East, along a common line to the southerly line of said 2.203 acre tract, the northerly line of the William A. Siekierka 4.293 acre tract as deeded and described in Official Record 1322, Page 114 and the Bellefontaine Corporation line, a distance of 301.00 feet to a 5/8 inch iron rebar set and being the **TRUE POINT OF BEGINNING**;

THENCE, North 86°-21'-55" East, with a new division line through said 2.203 acre tract, a distance of **103.37 feet** to a 5/8 inch iron rebar set;

THENCE, South 84°-33'-59" East, with a new division line through said 2.203 acre tract and said 0.365 acre tract, a distance of **429.10 feet** to a 5/8 inch iron rebar set on the westerly right-of-way line of Township Road 179 (60 feet wide);

THENCE, South 05°-02'-59" West, along a common line to the easterly line of said 0.365 acre tract and said westerly right of way line, a distance of **20.00 feet** to a point on the northerly line of the Lori D. Edwards 3.207 acre tract as deeded and described in Official Record 177, Page 820, said point being referenced by a 3/4 inch iron pipe found bearing South 84°-29'-51" East, a distance of 0.11 feet;

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INNOVATIVE IDEAS
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THENCE, **North 84°-09'-50" West**, along a common line to the northerly line of said 3.207 acre tract, the southerly line of said 0.365 acre tract, and the southerly line of said 2.203 acre tract and the Bellefontaine Corporation line, a distance of **333.10 feet** to a 5/8 inch iron rebar set at a common corner to the northeast corner of said 4.293 acre tract and the northwest corner of said 3.207 acre tract;

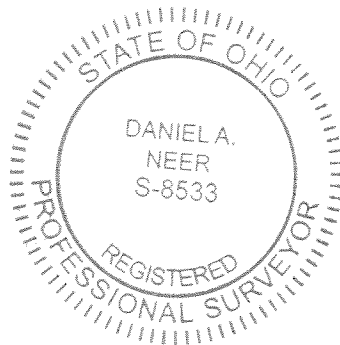
THENCE, **North 84°-10'-16" West**, along a common line to the northerly line of said 4.293 acre tract and the southerly line of said 2.203 acre tract and the Bellefontaine Corporation line, a distance of **198.22 feet** to the **POINT OF BEGINNING**.

Containing **0.202 acre**, more or less, of which 0.151 acre are out of said 2.203 acre tract and 0.051 acre are out of said 0.365 acre tract.

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.

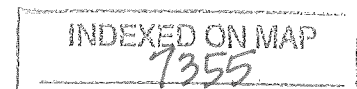
Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010). Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on September 21, 2020.



Description prepared by:

Daniel A. Neer
Professional Surveyor No. 8533
September 23, 2020

2021-2104.00



10-2-2020



APPROVED



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

**LORI D. EDWARDS
0.125 ACRE**

Lying in Virginia Military Survey 4478, Jefferson Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Lori D. Edwards 3.207 acre tract as deeded and described in Official Record 177, Page 820, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rebar set at a common northerly corner to Lot 4919 of Belle Pines Subdivision (Plat Cabinet B, Slides 93A & 93B) and Won Bong Cha 2.203 acre tract as deeded and described in Official Record 1321, Page 195, Tract I;

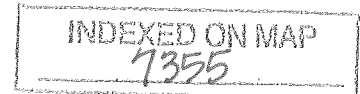
THENCE, South 05°-03'-14" West, along a common line to the westerly line of said 2.203 acre tract and the easterly line of said Lot 4919, a distance of 124.77 feet to a 5/8 inch iron rebar found (I.D. cap "LEE");

THENCE, South 84°-10'-16" East, along a common line to the southerly line of said 2.203 acre tract , the northerly line of the William A. Siekierka 4.293 acre tract as deeded and described in Official Record 1322, Page 114 and the Bellefontaine Corporation line , a distance of 499.22 feet to a 5/8 inch iron rebar set at the northeast corner of said 3.207 acre tract and being the **TRUE POINT OF BEGINNING**;

THENCE, **South 84°-09'-50" East**, along a common line to the northerly line of said 3.207 acre tract , the southerly lines of said 2.203 acre tract and the Estate of Won Bong Cha 0.365 acre tract as deeded and described in Official Record 1353, Page 868 , and said Bellefontaine Corporation line, passing a 3/4 inch iron pipe found at a distance of 333.21 feet, a total distance of **363.10** feet to a 5/8 inch iron rebar found on the centerline of Township Road 179(60 feet wide);

THENCE, **South 05°-02'-59" West**, along the common line to the centerline of Township Road 179 and the east line of said 3.207 acre tract, a distance of **15.00** feet to a mag nail set;

THENCE, **North 84°-09'-50" West**, with a new division line through





INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
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said 3.207 acre tract, passing a 5/8 inch iron rebar set at a distance of 30.00 feet, a total distance of **363.73 feet** to a 5/8 inch iron rebar set on the common line to the easterly line of said 4.293 acre tract and the westerly line of said 3.207 acre tract ;

THENCE, **North 07°-24'-36" East**, along said common line, a distance of **15.01 feet** to the **POINT OF BEGINNING**.

Containing **0.125 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.

Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010). Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on September 21, 2020.



Description prepared by:

D. A. Neer
Daniel A. Neer
Professional Surveyor No. 8533
September 23, 2020

2021-2104.00



APPROVED

DEED & SURVEY REFERENCES:

REFERENCE DEEDS ARE SHOWN HEREON

LOGAN COUNTY ENGINEER'S MAP ROOM
FILES: 2645, 1360, 5469, 8585, 8281,
6864 AND 9336

- ① ESTATE OF WON BONG CHA
O.R. 1353, PG. 868
0.365 ACRE
- ② WON BONG CHA
O.R. 1321, PG. 195
TRACT I-2.203 ACRES

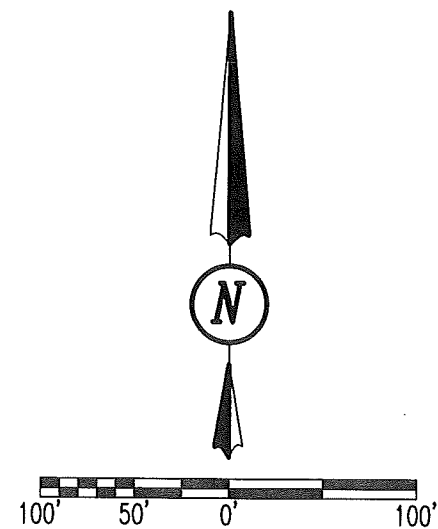
BASIS FOR BEARINGS:

BEARINGS AND DISTANCES, SHOWN HEREON,
ARE DERIVED FROM GPS OBSERVATIONS
BASED ON GRID NORTH, OHIO STATE PLANE
COORDINATE SYSTEM, NORTH ZONE, NAD83
(2011, EPOCH 2010).

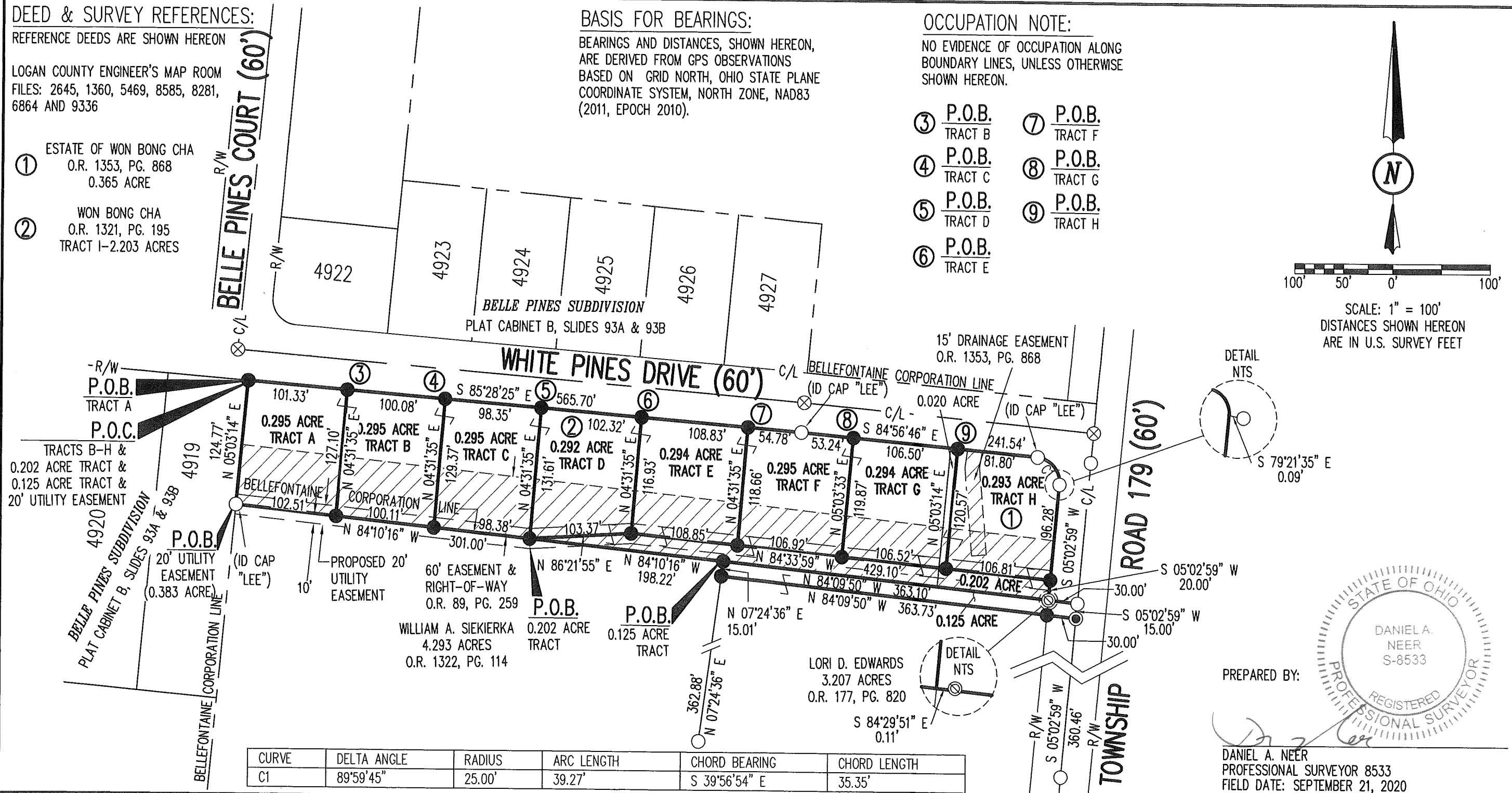
OCCUPATION NOTE:

NO EVIDENCE OF OCCUPATION ALONG
BOUNDARY LINES, UNLESS OTHERWISE
SHOWN HEREON.

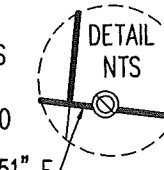
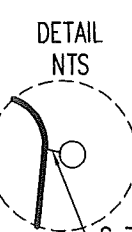
- ③ P.O.B. TRACT B
- ④ P.O.B. TRACT C
- ⑤ P.O.B. TRACT D
- ⑥ P.O.B. TRACT E
- ⑦ P.O.B. TRACT F
- ⑧ P.O.B. TRACT G
- ⑨ P.O.B. TRACT H



SCALE: 1" = 100'
DISTANCES SHOWN HEREON
ARE IN U.S. SURVEY FEET



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	89°59'45"	25.00'	39.27'	S 39°56'54" E	35.35'



PREPARED BY:
[Signature]

DANIEL A. NEER
PROFESSIONAL SURVEYOR 8533
FIELD DATE: SEPTEMBER 21, 2020

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117 N. Madriver Street • Bellefontaine, OH 43311
(937) 593-7335 • www.dlz.com
Project #2021-2104.00

LEGEND

- ⊙ 3/4 INCH IRON PIPE FOUND
- ⊗ RAILROAD SPIKE FOUND
- MAG NAIL SET
- 5/8 INCH BY 30 INCH IRON REBAR SET WITH PLASTIC I.D. CAP STAMPED "DLZ OHIO INC."
- 5/8 INCH IRON REBAR FOUND
- C/L = CENTERLINE
- R/W = RIGHT-OF-WAY
- O.R. = OFFICIAL RECORD
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- NTS = NOT TO SCALE

BOUNDARY SURVEY

VIRGINIA MILITARY SURVEY 4478
CITY OF BELLEFONTAINE
JEFFERSON TOWNSHIP
LOGAN COUNTY, OHIO

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
DAN			9/1/2020
DCC			9/22/2020

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INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

**RPM ENGINEERING LLC
TRACT A
0.295 ACRE**

Lying in Virginia Military Survey 4478, City of Bellefontaine, Jefferson Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the RPM Engineering LLC 2.203 acre tract as deeded and described in Official Record 1392, Page 3727, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rebar set at a common northerly corner to Lot 4919 of Belle Pines Subdivision (Plat Cabinet B, Slides 93A & 93B) and said 2.203 acre tract;

THENCE, South 85°-11'-32" East, along a common line to the northerly line of said 2.203 acre tract and the southerly right-of-way line of White Pines Drive (60 feet wide), a distance of 101.33 feet to a 5/8 inch iron rebar set and being the **TRUE POINT OF BEGINNING**;

THENCE, South 85°-11'-32" East, continuing along said common line, a distance of 100.08 feet to a 5/8 inch iron rebar set;

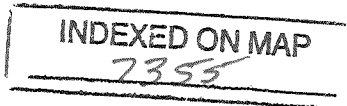
THENCE, South 04°-48'-28" West, with a new division line through said 2.203 acre tract, a distance of 129.35 feet to a 5/8 inch iron rebar set on a common line to the northerly line of the William A. Siekierka 4.293 acre tract as deeded and described in Official Record 1322, Page 114, the southerly line of said 2.203 acre tract and the Bellefontaine Corporation line;

THENCE, North 83°-53'-34" West, along said common line, a distance of 100.11 feet to a 5/8 inch iron rebar set;

THENCE, North 04°-48'-28" East, with a new division line through said original 2.203 acre tract, a distance of 127.08 feet to the **POINT OF BEGINNING**.

Containing 0.295 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."



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



APPROVED

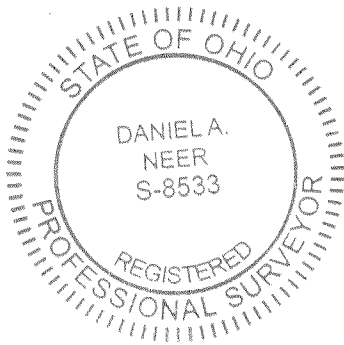


ARCHITECTURE • ENGINEERING • PLANNING
SURVEYING • CONSTRUCTION SERVICES

INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

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

Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010). Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on September 21, 2020.



Description prepared by:

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

INDEXED ON MAP
7353

2021-2104.00



APPROVED



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

**RPM ENGINEERING LLC
TRACT B
0.295 ACRE**

Lying in Virginia Military Survey 4478, City of Bellefontaine, Jefferson Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the RPM Engineering LLC 2.203 acre tract as deeded and described in Official Record 1392, Page 3727, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rebar set at a common northerly corner to Lot 4919 of Belle Pines Subdivision(Plat Cabinet B, Slides 93A & 93B) and said 2.203 acre tract;

THENCE, South 85°-11'-32" East, along a common line to the northerly line of said 2.203 acre tract and the southerly right-of-way line of White Pines Drive (60 feet wide), a distance of 201.41 feet to a 5/8 inch iron rebar set and being the **TRUE POINT OF BEGINNING**;

THENCE, South 85°-11'-32" East, continuing along said common line, a distance of **98.35 feet** to a 5/8 inch iron rebar set;

THENCE, South 04°-48'-28" West, with a new division line through said 2.203 acre tract, a distance of **131.58 feet** to a 5/8 inch iron rebar set on a common line to the northerly line of the William A. Siekierka 4.293 acre tract as deeded and described in Official Record 1322, Page 114, the southerly line of said 2.203 acre tract and the Bellefontaine Corporation line;

THENCE, North 83°-53'-34" West, along said common line, a distance of **98.38 feet** to a 5/8 inch iron rebar set;

THENCE, North 04°-48'-28" East, with a new division line through said original 2.203 acre tract, a distance of **129.35 feet** to the **POINT OF BEGINNING**.

Containing **0.295 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."

INDEXED ON MAP
2355

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

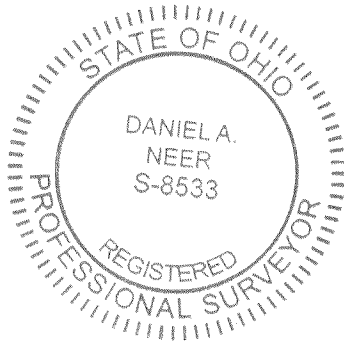
✓ APPROVED



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

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

Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010). Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on September 21, 2020.



Description prepared by:

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

INDEXED ON MAP
7355

2021-2104.00



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

RPM ENGINEERING LLC 0.202 ACRE

Lying in Virginia Military Survey 4478, City of Bellefontaine, Jefferson Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the RPM Engineering LLC 2.203 acre tract as deeded and described in Official Record 1392, Page 3727, and out of the RPM Engineering LLC 0.365 acre tract as deeded and described in Official Record 1392, Page 3655 and being more particularly described as follows:

COMMENCING at a railroad spike found at the centerline intersection of Township Road 179 (60 feet wide) and White Pines Drive (60 feet wide);

THENCE, South 05°-19'-39" West, along said centerline of Township Road 179, passing a 5/8 inch iron rebar found at a distance of 30.05 feet, a total distance of 171.64 feet to a 5/8 inch iron rebar found at the northeast corner of the RPM Engineering LLC 0.125 acre tract as deeded and described in Official Record 1392, Page 3771;

THENCE, North 83°-53'-30" West, along the northerly line of said 0.125 acre tract, passing a 3/4 inch iron pipe found at a distance of 29.89 feet, a total distance of 30.00 feet to a point on the east right-of-way line of said Township Road 179, at the southeast corner of said 0.365 acre tract and being the **TRUE POINT OF BEGINNING**;

THENCE, North 83°-53'-30" West, along the northerly line of said 0.125 acre tract and southerly lines of said 0.365 acre and 2.203 acre tracts and the Bellefontaine Corporation Line, a distance of 333.07 feet to a 5/8 inch iron rebar set at the northwesterly corner of the William A. Siekierka 4.293 acre tract as deeded and described in Official Record 1322, Page 114;

THENCE, North 83°-53'-34" West, along a common line to the northerly line of said 4.293 acre tract and the southerly lines of said 2.203 acre tract and the Bellefontaine Corporation line, a distance of **198.16 feet** to a 5/8 inch iron rebar set;

THENCE, North 86°-39'-19" East, with a new division line through said 2.203 acre tract, a distance of **103.31 feet** to a 5/8 inch iron rebar set;



117 N. Hudson St., Bellefontaine, OH 43311

OFFICE 937.593.7335

ONLINE WWW.DLZ.COM



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

THENCE, South 84°-17'-25" East, with a new division line through said 2.203 acre tract and said 0.365 acre tract, a distance of 429.06 feet to a 5/8 inch iron rebar set on a common line to the westerly right-of-way line of Township Road 179 (60 feet wide) and the easterly line of said 0.365 acre tract;

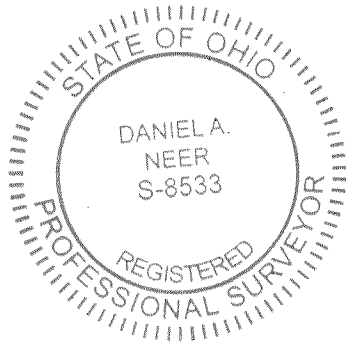
THENCE, South 05°-19'-39" West, along said common line, a distance of 19.95 feet to the POINT OF BEGINNING.

Containing 0.202 acre, more or less, of which 0.151 acre are out of said 2.203 acre tract and 0.051 acre are out of said 0.365 acre tract.

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.

Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010). Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on September 21, 2020.



Description prepared by:

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

2021-2104.00

INDEXED ON MAP
7355

10-21-2020



APPROVED



ARCHITECTURE • ENGINEERING • PLANNING
SURVEYING • CONSTRUCTION SERVICES

INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

**LORI D. EDWARDS
0.125 ACRE**

Lying in Virginia Military Survey 4478, Jefferson Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Lori D. Edwards 3.207 acre tract as deeded and described in Official Record 177, Page 820, and being more particularly described as follows:

COMMENCING at a railroad spike found at the centerline intersection of Township Road 179 (60 feet wide) and White Pines Drive (60 feet wide);

THENCE, South 05°-19'-39" West, along said centerline of Township Road 179, passing a 5/8 inch iron rebar found at a distance of 30.05 feet, a total distance of 171.64 feet to a 5/8 inch iron rebar found at the northeast corner of said 3.207 acre tract and being the **TRUE POINT OF BEGINNING**;

THENCE, South 05°-19'-39" West, along the common line to the centerline of Township Road 179 and the east line of said 3.207 acre tract, a distance of **15.00 feet** to a mag nail set;

THENCE, North 83°-53'-30" West, with a new division line through said 3.207 acre tract, passing a 5/8 inch iron rebar set at a distance of 30.00 feet, a total distance of **363.69 feet** to a 5/8 inch iron rebar set on the common line to the easterly line of the William A. Siekierka 4.293 acre tract as deeded and described in Official Record 1322, Page 114 and the westerly line of said 3.207 acre tract;

THENCE, North 07°-41'-26" East, along said common line, a distance of **15.01 feet** to a 5/8 inch iron rebar set on a common southerly line to the Won Bong Cha 2.203 acre tract as deeded and described in Official Record 1321, Page 195, Tract I, and the Bellefontaine Corporation Line;

THENCE, South 83°-53'-30" East, along the northerly line of said 3.207 acre tract, said common southerly line and the southerly line of the Estate of Won Bong Cha 0.365 acre tract as deeded and described in Official Record 1353, Page 868, passing a 3/4 inch iron pipe found at a distance of 333.18 feet, a total distance of **363.07 feet** to the **POINT OF BEGINNING**.



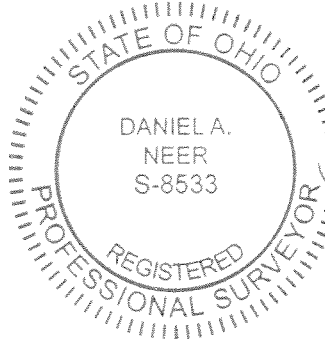
INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

Containing **0.125 acre**, more or less, of which 0.010 acre is within highway right-of-way.

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.

Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010). Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on September 21, 2020.



Description prepared by:

D. A. Neer
Daniel A. Neer
Professional Surveyor No. 8533
October 14, 2020

2021-2104.00



✓ APPROVED



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

**DESCRIPTION OF A
15 FOOT DRAINAGE EASEMENT
SOUTH OF WHITE PINES DRIVE AND
WEST OF TOWNSHIP ROAD 179**

Situated in Virginia Military survey 4478, City of Bellefontaine, Jefferson Township, Logan County, Ohio and being a 15 foot wide drainage easement over and across the 0.365 acre tract conveyed to the RPM Engineering LLC by deed of record in Official Record 1392, Page 3727, Tract II (all records herein are from the Recorder's Office, Logan County, Ohio) and being more particularly described as follows:

Commencing at a railroad spike found at the centerline intersection of Township Road 179 (60 feet in width) and White Pines Drive (60 feet in width);

Thence North $84^{\circ}40'25''$ West, a distance of 143.89 feet, along the centerline of said White Pines Drive, to a point;

Thence South $05^{\circ}19'35''$ West, a distance of 30.00 feet, over and across said White Pines Drive, to a point on the southerly right-of-way line and being a common corner to said 0.365 acre tract and a 2.203 acre tract conveyed to RPM Engineering LLC by deed of record in Official Record 1392, Page 3727, Tract I;

Thence South $84^{\circ}40'25''$ East, a distance of 17.16 feet, along the line common to the southerly right-of-way line of said White Pines Drive and the northerly line of said 0.365 acre tract, to the **True Point of Beginning**;

Thence **South $84^{\circ}40'25''$ East**, a distance of **15.02 feet**, continuing along the line common to the southerly right-of-way line of said White Pines Drive and the northerly line of said 0.365 acre tract, to a point;

Thence the following three (3) courses and distances over and across said 0.365 acre tract;

1. **South $08^{\circ}25'38''$ West**, a distance of **17.23 feet**, to a point;
2. **South $04^{\circ}48'56''$ East**, a distance of **87.31 feet**, to a point;
3. **South $05^{\circ}42'54''$ West**, a distance of **37.15 feet**, to a point on the line common to said 0.365 acre tract and a 0.125 acre tract conveyed to RPM Engineering LLC by deed of record in Official Record 1392, Page 3771;

Thence **North $83^{\circ}53'30''$ West**, a distance of **15.00 feet**, along the line common to the southerly line of said 0.365 acre tract and the northerly line of said 0.125 acre tract, to a point;

Thence the following three (3) courses and distances over and across said 0.365 acre tract;

1. **North $05^{\circ}42'54''$ East**, a distance of **35.67 feet**, to a point;
2. **North $04^{\circ}48'56''$ West**, a distance of **87.67 feet**, to a point;
3. **North $08^{\circ}25'38''$ East**, a distance of **18.16 feet**, to the **Point of Beginning**. Containing **0.049 acre**, more or less.

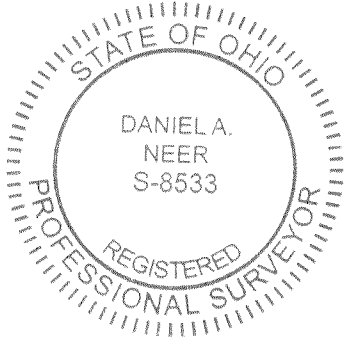
INDEXED ON MAP

7355

6121 Huntley Rd, Columbus, OH 43229-1003 | OFFICE 614.888.0040 | 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

Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010). Distances are Expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on September 21, 2020.



DLZ Ohio Inc.

Daniel A. Neer
Professional Surveyor No. 8533

Date

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INDEXED ON MAP
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DEED & SURVEY REFERENCES:

REFERENCE DEEDS ARE SHOWN HEREON

LOGAN COUNTY ENGINEER'S MAP ROOM
 FILES: 2645, 1360, 5469, 8585, 8281,
 6864 AND 9336

(A) RPM ENGINEERING LLC
 0.365 ACRE
 O.R. 1392, PG. 3727
 TRACT II

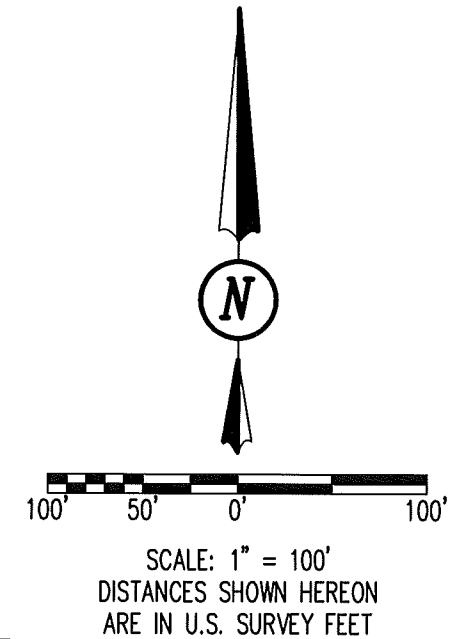
BASIS FOR BEARINGS:

BEARINGS AND DISTANCES, SHOWN HEREON,
 ARE DERIVED FROM GPS OBSERVATIONS
 BASED ON GRID NORTH, OHIO STATE PLANE
 COORDINATE SYSTEM, NORTH ZONE, NAD83
 (2011, EPOCH 2010).

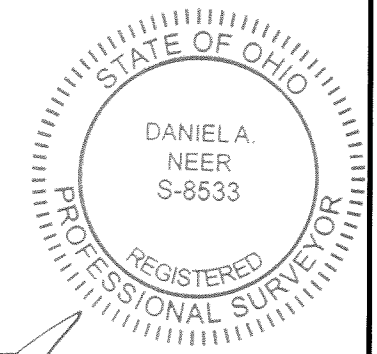
OCCUPATION NOTE:

NO EVIDENCE OF OCCUPATION ALONG
 BOUNDARY LINES, UNLESS OTHERWISE
 SHOWN HEREON.

- ① P.O.B. TRACT A
- ② P.O.B. TRACT B

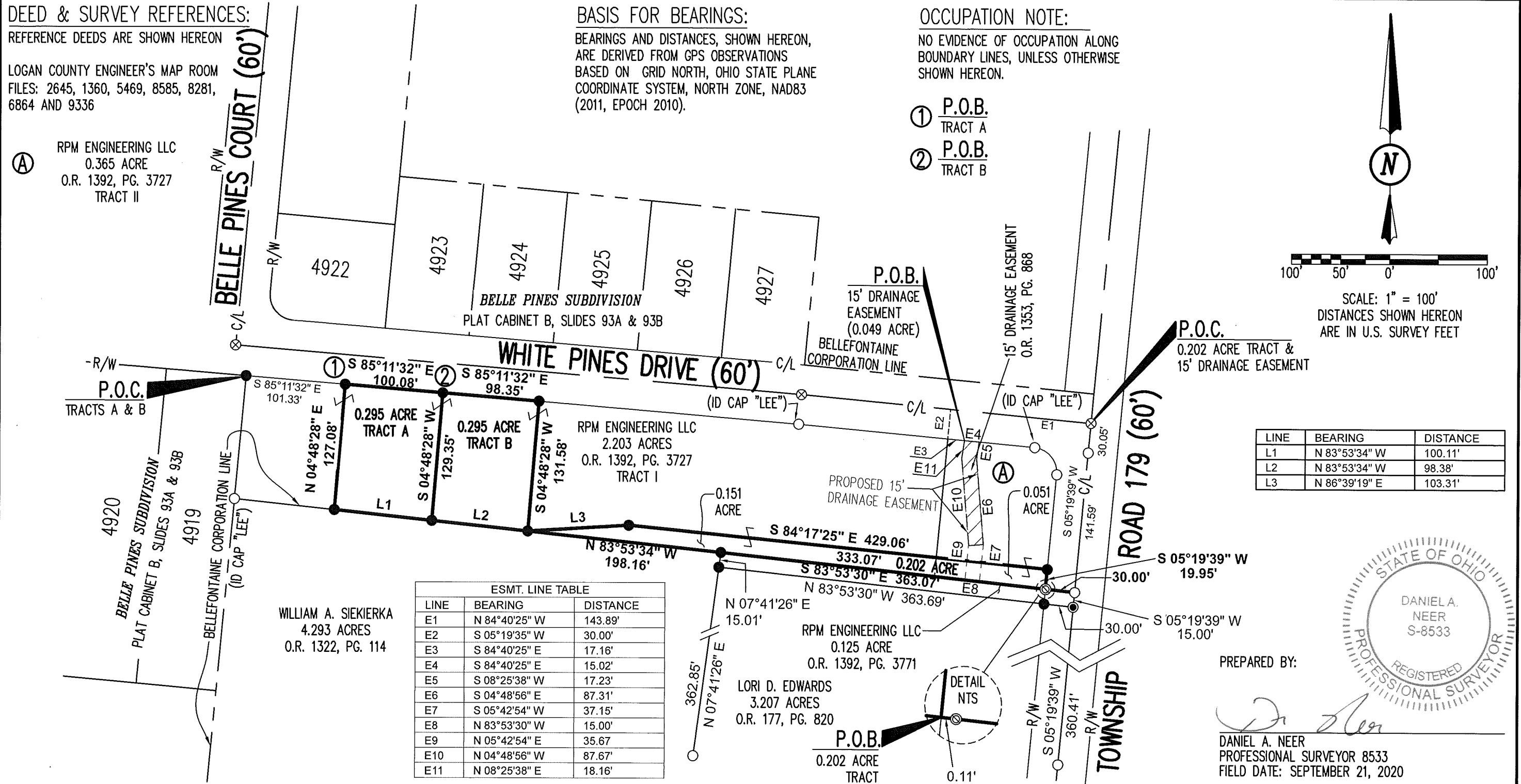


LINE	BEARING	DISTANCE
L1	N 83°53'34" W	100.11'
L2	N 83°53'34" W	98.38'
L3	N 86°39'19" E	103.31'



PREPARED BY:

D. Neer
 DANIEL A. NEER
 PROFESSIONAL SURVEYOR 8533
 FIELD DATE: SEPTEMBER 21, 2020



LINE	BEARING	DISTANCE
E1	N 84°40'25" W	143.89'
E2	S 05°19'35" W	30.00'
E3	S 84°40'25" E	17.16'
E4	S 84°40'25" E	15.02'
E5	S 08°25'38" W	17.23'
E6	S 04°48'56" E	87.31'
E7	S 05°42'54" W	37.15'
E8	N 83°53'30" W	15.00'
E9	N 05°42'54" E	35.67'
E10	N 04°48'56" W	87.67'
E11	N 08°25'38" E	18.16'

WILLIAM A. SIEKIERKA
 4.293 ACRES
 O.R. 1322, PG. 114

LORI D. EDWARDS
 3.207 ACRES
 O.R. 177, PG. 820

RPM ENGINEERING LLC
 0.125 ACRE
 O.R. 1392, PG. 3771

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 (937) 593-7335 • www.dlz.com
 Project #2021-2104.00

LEGEND	
⊙ 3/4 INCH IRON PIPE FOUND	C/L = CENTERLINE
⊗ RAILROAD SPIKE FOUND	R/W = RIGHT-OF-WAY
⊙ MAG NAIL SET	O.R. = OFFICIAL RECORD
● 5/8 INCH BY 30 INCH IRON REBAR SET WITH PLASTIC I.D. CAP STAMPED "DLZ OHIO INC."	PG. = PAGE
○ 5/8 INCH IRON REBAR FOUND	P.O.B. = POINT OF BEGINNING
	P.O.C. = POINT OF COMMENCEMENT
	NTS = NOT TO SCALE

BOUNDARY SURVEY
 VIRGINIA MILITARY SURVEY 4478
 CITY OF BELLEFONTAINE
 JEFFERSON TOWNSHIP
 LOGAN COUNTY, OHIO

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
DAN			9/1/2020
DCC			9/22/2020
DAN	REVISED TO ADD PROP. DRAINAGE EASEMENT		11/3/2020
DAN	REVISED TO UPDATE ADJOINERS		11/5/2020
DAN	REVISED TO REMOVE EASEMENT		11/6/2020

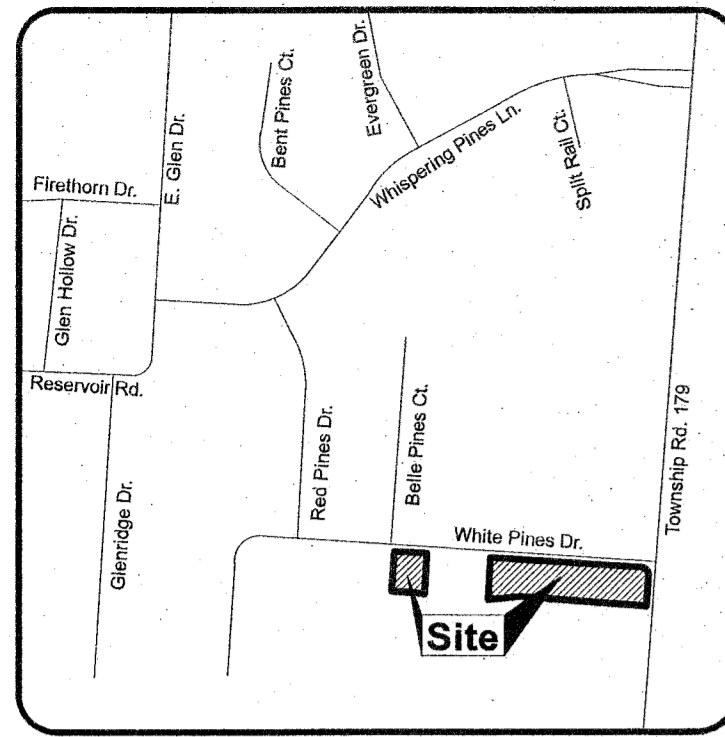
INDEXED ON MAP
 7355

Pine Knoll Subdivision

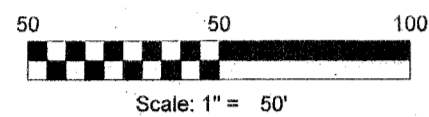
Virginia Military Survey 4478

City of Bellefontaine

Township of Jefferson, County of Logan, State of Ohio



VICINITY MAP
Not to Scale



LEGEND

- 5/8 - inch Iron Rebar Found
- 5/8 - inch Iron Rebar Set, 30 inches in length, with a yellow cap stamped: "DLZ OHIO INC."
- Magnetic Nail Set
- Railroad Spike Found
- 3/4 - Inch Iron Pipe Found
- R/W = Right of Way
- C/L = Center-line
- N.T.S. = Not to Scale
- B/L = Building Line
- 5143 Lot Numbers
- 1700 Street Address

DEED RESTRICTIONS:

- Each lot shall be used for single family residential purposes only.
- Each lot shall contain only one dwelling house and every dwelling house shall have an attached two car garage.
- Construction on a dwelling house shall not begin until its design is approved in writing by RPM Engineering LLC or their successor(s) if needed.
- No other improvements such as outbuildings, sheds, pole barns, gazebos, and the like shall be permitted unless first approved in writing by the Grantor(s).
- No dwelling house or other building shall be erected, altered, placed, or permitted to remain on the above described premises that exceeds two and one-half (2 1/2) stories in height and in no event shall any dwelling house or other building be erected to a height exceeding thirty five (35) feet from the finish grade of the dwelling house or building.
- Any above or below ground swimming pools must be fenced in per city regulation codes.
- No business, trade or other commercial activity shall be conducted upon any lot.
- At no time shall a chain-link or non-painted/non-stained wooden fence be permitted on any lot.
- No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, vehicles or like objects.
- No clothesline shall be permitted anywhere on a lot.
- No motor vehicle shall be left upon or abutting a lot for a period longer than thirty (30) days, within a ninety (90) day period, in a condition wherein the motor vehicle is not able to be operated upon the public street or highway. After such period the motor vehicle shall be considered a nuisance and shall be removed at the motor vehicle owner's expense.
- All dwelling houses shall have a minimum roof pitch of 8-12 rise over run.
- All dwelling houses shall have a minimum porch roof pitch of 4-12 rise over run.
- All dwelling houses shall contain the following prescribed minimum square footage of living area, exclusive of basement, porches, breezeway, and garage areas:
 - Ranch Style home 1500 sq. ft. first floor
 - Multi-level or split-level 1700 sq. ft. with 1100 sq. ft. above grade
 - One and a half story home 1700 sq. ft., no less than 1100 sq. ft. on first floor
 - Two-story home 1800 sq. ft., no less than 1100 sq. ft. on first floor
- All dwelling houses or other buildings shall have exterior coverings of wood, shingle, brick, stone, stucco or vinyl. No used lumber or other building materials shall be used as the exterior coverings on any dwelling house or other building except reclaimed brick or other new or modern materials may be utilized when architecturally compatible with the design of the dwelling house or other building.
- Exterior metal siding with respect to any dwelling house or other building shall be prohibited.
- The front of each dwelling house shall have a minimum of thirty percent (30%) exterior finish of brick, stone, and/or pre-cast cultured stone. A dwelling house with a covered front porch across the entire front of the home shall be excluded from this brick, stone, and/or pre-cast/cultured stone requirement.
- No billboard sign, or advertising device of any kind other than a "For Sale" sign shall be permitted. This restriction does not include the display of any traditional American flag.
- All trash, rubbish and/or recycling containers shall be maintained either inside the garage or housed to the rear of the residence and shall be returned to their place of recycling within twelve (12) hours of any scheduled trash or recycle pick up.
- All dwelling houses shall have concrete driveways. Asphalt driveways shall not be permitted on a lot.

DEED RESTRICTIONS CONTINUED:

- Within six (6) months after completion of construction of a dwelling house, the required concrete driveway and a 4 feet wide concrete sidewalk along the right of way(s) of the property must be constructed. Landscaping and lawns must also be scheduled for Spring or Fall planting whichever comes first.
- All dwelling houses shall be connected to the City of Bellefontaine sanitary sewer, water and storm systems.
- All dwelling houses shall be connected to natural gas provider and Logan County Co-op Electric as the electricity provider.
- No propane tanks shall be installed on the above described premises.
- Each Lot shall be final grade so that storm water or surface water does not flood any adjoining lot and/or dwelling houses.
- All downspouts must be routed to the storm drain via perimeter tile or like.

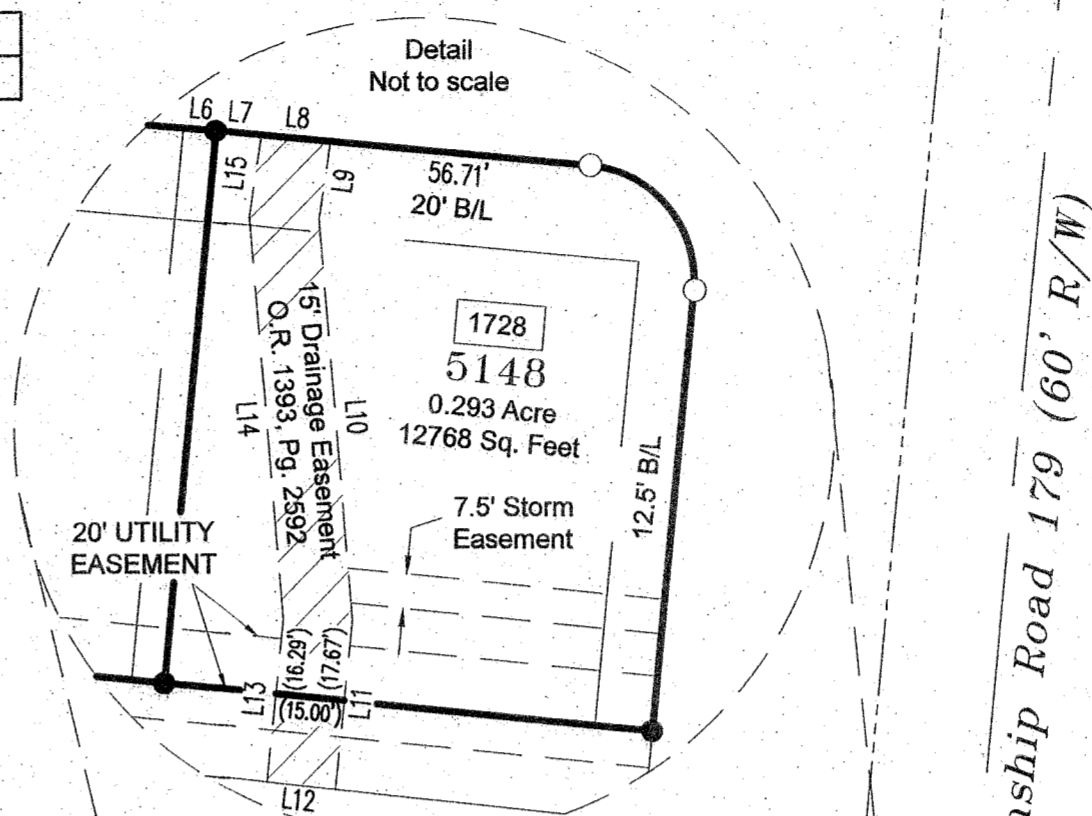
FLOOD NOTE:

The site lies in zone X (area determined to be outside the 0.2% annual chance flood plain), as determined by graphic interpolation from the flood insurance rate map (FIRM), number: 390720120C, with an effective date of 5/15/85.

BASIS OF BEARING:

Bearings and distances shown hereon, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, EPOCH 2010).

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'04"	25.00'	39.27'	S 39°40'23" E	35.36'



LINE	BEARING	DISTANCE
L6	S 84°40'25" E	7.20'
L7	S 84°40'25" E	9.96'
L8	S 84°40'25" E	15.02'
L9	S 08°25'38" W	17.23'
L10	S 04°48'56" E	87.31'
L11	S 05°42'54" W	37.15'
L12	N 83°53'34" W	15.00'
L13	N 05°42'54" E	35.67'
L14	N 04°48'56" E	87.67'
L15	N 08°25'38" E	18.16'

Point of Beginning (1.468 acres)

Point of Beginning (1.468 acres)

DESCRIPTION OF 1.468 ACRES

Lying in Virginia Military Survey 4478, City of Bellefontaine, Jefferson Township, Logan County, Ohio, being part of the 2.203 acre tract conveyed to RPM Engineering LLC by deed of record in Official Record 1392, Page 3727, Tract I and all of the remainder of the 0.365 acre tract conveyed to the RPM Engineering LLC by deed of record in Official Record 1392, Page 3727, Tract II (all records herein are from the Recorder's Office, Logan County, Ohio) and being more particularly described as follows:

Begin for Reference at a 5/8 inch iron rebar set at a northerly corner common to Lot 4919 of Belle Pines Subdivision, a subdivision of record in Plat Cabinet B, Slides 93A & 93B and said 2.203 acre tract and being on the southerly right-of-way line of White Pines Drive (60 feet wide);

Thence South 85°11'32" East, a distance of 299.76 feet, along the northerly lines of said 2.203 acre tract, a 0.295 acre tract conveyed to Shane Quay and Taelor Quay, by deed of record in Official Record 1393, Page 2599, a 0.295 acre tract conveyed to James E. Sanford and Brenda S. Sanford, by deed of record in Official Record 1393, Page 4950 and the southerly right-of-way line of said White Pines Drive, to a 5/8 inch rebar set at the northeasterly corner of said Sanford 0.295 acre tract and being the True Point of Beginning;

Thence South 85°11'32" East, a distance of 266.04 feet, along the line common to the northerly line of said 2.203 acre tract and the southerly right-of-way line of said White Pines Drive, to a 5/8 inch rebar found (I.D. cap "LEE");

Thence South 84°40'25" East, a distance of 241.33 feet, along the line common to the northerly lines of said 2.203 acre tract, said 0.365 acre tract and the southerly right-of-way line of said White Pines Drive, to a 5/8 inch rebar found (I.D. cap "LEE") at a point of curvature;

Thence along the common boundary to the northerly boundary of said 0.365 acre tract and the southerly right-of-way line of said White Pines Drive and along a curve to the right having a delta angle of 90°00'04", a radius of 25.00 feet, an arc length of 39.27 feet, a chord bearing South 39°40'23" East and a chord length of 35.36 feet, to a point of tangency and being referenced by a 5/8 inch rebar found (I.D. cap "LEE"), bearing South 88°13'37" East, a distance of 0.09 feet;

Thence South 05°19'39" West, a distance of 96.28 feet, along the line common to the easterly line of said 0.365 acre tract and the westerly right-of-way line of Township Road 179 (60 feet wide), to a 5/8 inch rebar set at the northeasterly corner of the 0.202 acre tract conveyed to William A. Siekierka by deed of record in Official Record 1393, Page 2595, Tract II;

Thence the following two (2) courses and distances along the northerly line of said 0.202 tract:

1. North 84°17'25" West, a distance of 429.06 feet, to a 5/8 inch rebar set;

2. South 86°39'19" West, a distance of 103.31 feet, to a 5/8 inch rebar set at the southeasterly corner of said Sanford 0.295 acre tract and being on the northerly line of a 4.293 acre tract conveyed to William A. Siekierka by deed of record in Official Record 1322, Page 114;

Thence North 04°48'28" East, a distance of 131.58 feet, along the easterly line of said Sanford 0.295 acre tract, to the Point of Beginning.

Containing 1.468 acres, more or less, of which 1.155 acres are out of said 2.203 acre tract and 0.313 acre is all of the remainder of said 0.365 acre tract, and being subject to easements, restrictions and right-of-way of record.

DESCRIPTION OF 0.295 ACRE

Lying in Virginia Military Survey 4478, City of Bellefontaine, Jefferson Township, Logan County, Ohio, and being part of the 2.203 acre tract conveyed to RPM Engineering LLC by deed of record in Official Record 1392, Page 3727, Tract I (all records herein are from the Recorder's Office, Logan County, Ohio) and being more particularly described as follows:

Beginning at a 5/8 inch rebar set at a northerly corner common to Lot 4919 of Belle Pines Subdivision a subdivision of record in Plat Cabinet B, Slides 93A & 93B and said 2.203 acre tract and being on the southerly right-of-way line of White Pines Drive (60 feet wide);

Thence South 85°11'32" East, a distance of 101.33 feet, along a common line to the northerly line of said 2.203 acre tract and the southerly right-of-way line of said White Pines Drive, to a 5/8 inch rebar set at the northwest corner of a 0.295 acre tract, as conveyed to Shane Quay and Taelor Quay by deed of record in Official Record 1393, Page 2599;

Thence South 04°48'28" West, a distance of 127.08 feet, along the westerly line of said 0.295 acre tract, to a 5/8 inch rebar set on a common line to the northerly line of the 4.293 acre tract conveyed to William A. Siekierka by deed of record in Official Record 1322, Page 114 and the southerly line of said 2.203 acre tract and the Bellefontaine Corporation line;

Thence North 83°53'34" West, a distance of 102.56 feet, along said common line, to a 5/8 inch rebar found (I.D. cap "LEE") on the easterly line of said Lot 4919;

Thence North 05°21'35" East, a distance of 124.76 feet, along the line common to the westerly line of said 2.203 acre tract and the easterly line of said Lot 4919, to the Point of Beginning.

Containing 0.295 acre, more or less, and being subject to easements, restrictions and right-of-way of record.

NOTES:

- This plat consists of one (1) page.
- In addition to other easements shown or noted, an exclusive two feet diameter easement is reserved at all property corners and points of curvature for monumentation. No surface or buried utilities of any kind may be placed within these easement areas.
- The utility easements indicated on this plat are for the erection, construction, maintenance, repair, and installation of any or all utilities for use within the Pine Knoll Subdivision. It shall be lawful for any such utility or its employees or representatives or anyone acting for any such utility to enter upon said easement or right-of-way at any time for the purpose of carrying out the objectives for which such easements or rights-of-way were reserved. No structures or plantings are permitted within any utility easement.
- Building setback distances shall conform to the Bellefontaine City Zoning Regulations for an R-1 Zone. The 20' front setback variance was granted by the City of Bellefontaine Board of Zoning Appeals in Case #2020-10 on August 8, 2020.

Owner / Developer:

RPM Engineering LLC
Managing Member - Rich Moldas
101 Bell Pines Court
Bellefontaine, Ohio 43311

DEDICATION

Known all men by these presents that Rich Moldas, as managing member of RPM Engineering LLC, owner of the lands indicated on the accompanying plat, has authorized the platting thereof.

In witness thereof, the following have set their hand this 23 day of December 2020.

MANAGING MEMBER

By: *Rich Moldas*
Rich Moldas

Signed and acknowledged in the presence of:

Signature: _____ Witness

Printed Name: _____

Signature: _____ Witness

Printed Name: _____

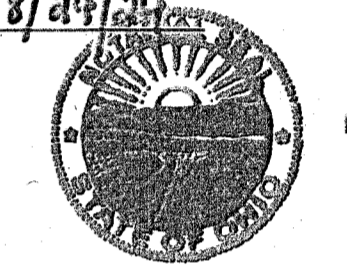
State of Ohio
County of Logan

Before me, a Notary Public in and for said County, personally appeared Rich Moldas, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed for the uses and purposes therein expressed.

In witness whereof, I have hereunto set my hand and affixed my official seal this 23 day of December 2020

Signature: *Linn H. Baker*
Notary Public

My commission expires: 8/24/21



APPROVALS

Ben Stahlor Mayor
Approved this 17th day of December, 2020

Approved this 18th day of December, 2020

Approved this ___ day of ___, 2020

Preapproval: *Janice M. Cochran* 12-17-2020

Plat checked: *Janice M. Cochran* 12-23-2020

Transferred this 23 day of Dec., 2020

Recorded in Plat Cabinet B, Slide 147B Received for Record at 3:19 P.M.
This 20th day of December 2020

Signature: *Patricia W. Myer*
Recorder, Logan County, Ohio

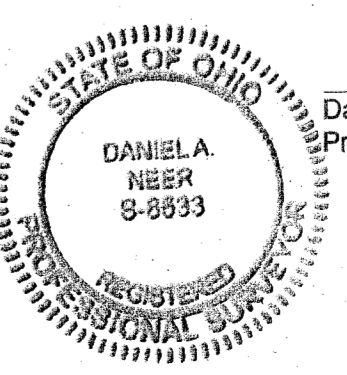
SURVEYORS CERTIFICATION:

The accompanying plat represents a subdivision of land in Virginia Military Survey 4478, City of Bellefontaine, Township of Jefferson, County of Logan, State of Ohio.

The Lots have a total area of 1.763 acres.
All measurements are in U.S. Survey feet and decimal parts thereof.

I hereby state that the accompanying plat is a correct representation of Pine Knoll Subdivision as surveyed in September, 2020, and that all monuments are as shown hereon have been found, set, or will be set upon completion of construction at a time as directed by the proprietors.

Signature: *Daniel A. Neer*
Professional Surveyor No. 8533
Date: 12-16-20



Scale: 1" = 50' Date: October, 2020
DLZ Job No.: 2021-2104.00

