

Elmore Survey

The following described real estate situated in the Township of Lake, County of Logan, State of Ohio and being located in Section 27, Town 4, Range 14, B.M.R.S. and being a part of A. P. Elmore's present 15.22 Acre tract as recorded in Deed Volume 214 Page 181 and being a part of Permanent Parcel No. 15-107-05-05-002 on the Logan County Auditor's Land Duplicate;

Beginning at an iron pipe found at the southeast corner to Lot No. 3794 of Southview Addition No. 2 to the City of Bellefontaine, Ohio and in the north line of Wren Avenue and being in the line between Sections 27 and 33 and also being the Corporation Line to said City;

Thence with the line between said Sections and Corporation Line and the east line of Lots 3794, 3795 and 3796, N.  $0^{\circ} 18'$  W. (Basis of Bearing) 147.50 feet to a  $5/8"$  x  $30"$  Rebar set on the northeast side of a large tree;

Thence S.  $88^{\circ} 27'$  E. 68.00 feet to a  $5/8"$  x  $30"$  Rebar set;

Thence S.  $0^{\circ} 18'$  E. 147.50 feet to a  $5/8"$  x  $30"$  Rebar set;

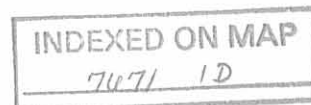
Thence N.  $88^{\circ} 27'$  W. 68.00 feet to the place of beginning, containing 10,025.64 square feet or 0.230 Acres, more or less.

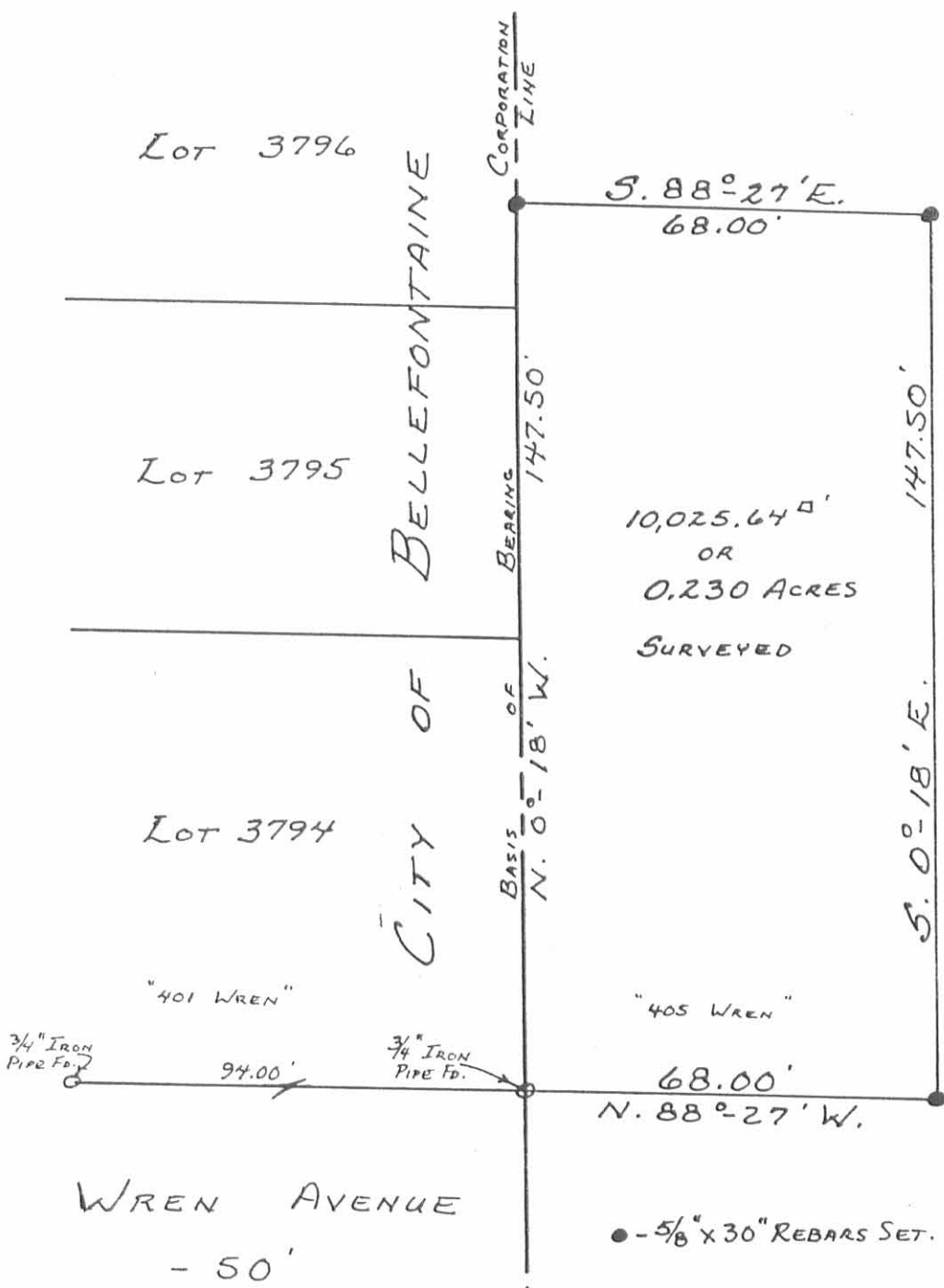
I hereby certify that this is a true and accurate description of said tract and is prepared from an actual field survey made by me on August 10, 1987.



*Daniel E. Gilbert*

Daniel E. Gilbert, P.S.  
Reg. Sur. No. 5402  
400 N. Park Street  
Bellefontaine, Ohio  
43311





A. P. ELMORE  
Vol. 214 P. 181

PER. PAR. No. 15-107-05-05-002

15.22 ACRES  
- 0.23  

---

14.99 ACRES

● - 5/8" x 30" REBARS SET.

*Daniel E. Gilbert*  
DANIEL E. GILBERT, P.S.  
REG. SUR. No. 5402  
400 N. PARK ST.  
BELLEFONTAINE, OHIO  
42211

SECTION 33 T. 4 R. 14  
SECTION 27 T. 4 R. 14



ELMORE SURVEY  
SECTION 27 T. 4 R. 14 BMRS.  
LAKE TOWNSHIP  
LOGAN COUNTY, OHIO  
AUGUST 10, 1987

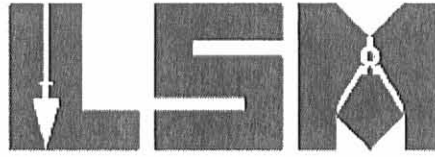
SCALE: 1" = 30'

INDEXED ON MAP  
7671 1P

# 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

## ANDREW ROBERT ELMORE 14.841 ACRES

Lying in Section 27, Town 4, Range 14, Lake Township, Logan County, Ohio.

Being all of the Andrew Robert Elmore 15.017 acre tract as deeded and described in Official Record 396, Page 856, Exhibit B, Tract I and Tract II of the Logan County Records of Deeds and being more particularly described as follows:

Beginning on a 2 inch iron pipe found on the west line of Section 27 on the southwest corner of Lot 3959 of Lake Heights Allotment No. 2 (Plat Cabinet A, Slide 341) on the east right-of-way of Forester Street and being a corner of the Bellefontaine Corporation Line.

THENCE, with the south line of the said Lake Heights Allotment No. 2 and the Bellefontaine Corporation Line, S 71°-49'-08"E, a distance of 415.03 feet to a 5/8 inch iron rod found.

THENCE, with the lines of the Sheryl Fuson Morris Trustee, original 14.68 acre tract (O.R. 935, Pg. 989, Tract II), the following three courses:

S 71°-56'-53"E, a distance of 456.86 feet to a 5/8 inch iron rod set.

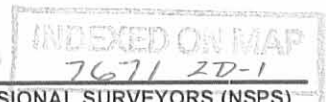
S 13°-19'-00"W, a distance of 66.00 feet to a 5/8 inch iron rod set, passing railroad tie posts found at 0.42 feet and 65.58 feet.

S 03°-20'-59"W, a distance of 51.60 feet to a 5/8 inch iron rod set.

THENCE, with the west line of the Larry L. Park, Trustee, original 65.82 acre tract (O.R. 453, Pg. 188, Parcel 2, Tract 2), S 04°-03'-45"W, a distance of 578.93 feet to a steel angle iron post found in concrete on a corner of the Bellefontaine Corporation Line and on the northeast corner of Jado Ville (Plat Cabinet A, Slide 713-A).

THENCE, with the Bellefontaine Corporation Line and the north line of Jado Ville, N 85°-37'-37"W, a distance of 807.50 feet to a steel angle iron post found in concrete on the west line of Section 27 and on the southeast corner of Southview Addition No. 2 (Plat Cabinet A, Slide 313).

THENCE, with the west line of Section 27 and the east line of Southview Addition No. 2 and Bellefontaine Corporation Line, N 02°-15'-53"E, a distance of 176.13 feet to a 5/8 inch iron rod set.



# Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

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Bellefontaine OH 43311



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

THENCE, with the lines of the Ricky Salyer 0.230 acre tract (O.R. 820, Pg. 230), the following three courses:

S 85°-24'-57"E, a distance of 66.74 feet to a 5/8 inch iron rod found.

N 02°-35'-28"E, a distance of 147.50 feet to a 5/8 inch iron rod found.

N 85°-22'-31"W, a distance of 67.58 feet to a point on a large tree root on the west line of Section 27 and the east line of Southview Addition No. 2 and Bellefontaine Corporation Line, referenced by a 5/8 inch iron rod found bearing N 85°-22'-31"W, a distance of 0.59 feet.

THENCE, with the west line of Section 27 and the east line of Southview Addition No. 2 and Bellefontaine Corporation Line, N 02°-15'-53"E, a distance of 579.72 feet to the point of beginning.

Containing 14.841 acres.

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

The basis for bearings is the north line of Jado Ville, being N 85°-37'-37"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on March 15, 2010.



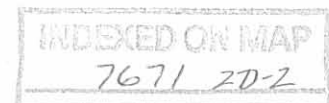
ORIGINAL STAMP IN GREEN

Description prepared by:

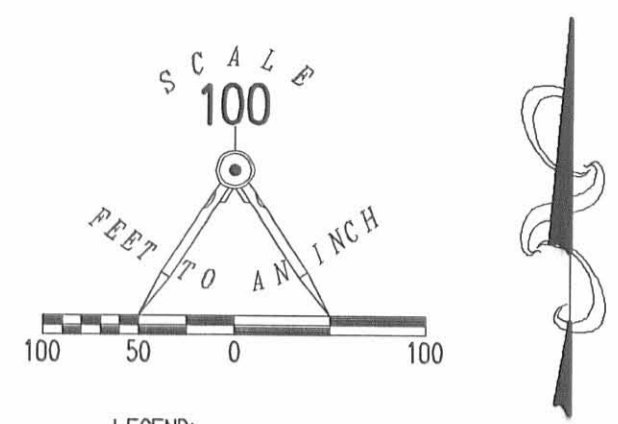
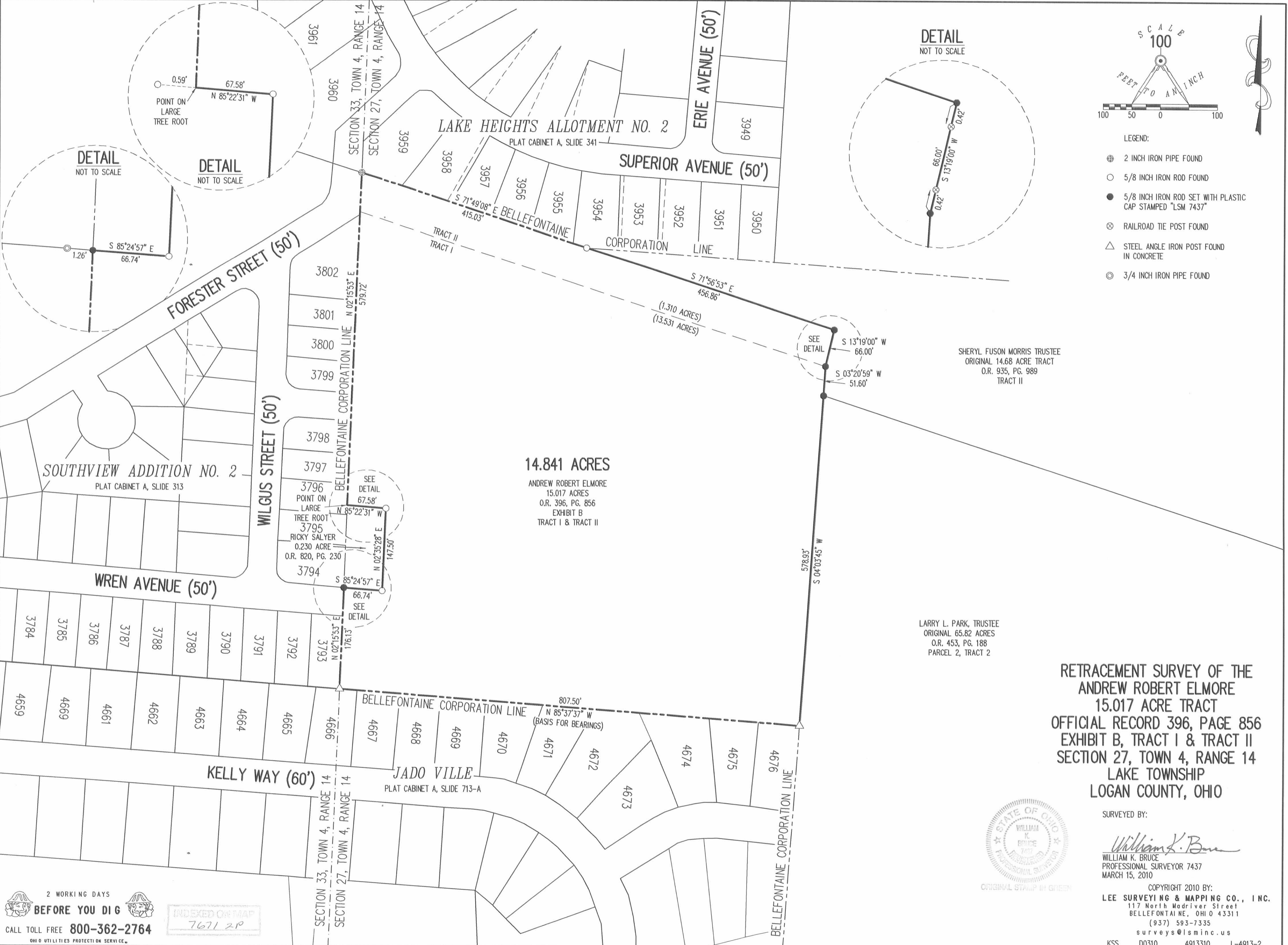
A handwritten signature in cursive script that reads 'William K. Bruce'.

William K. Bruce  
Professional Surveyor 7437  
March 16, 2010

4913310



REC'D 3-19-10 *Smj/ok*



- LEGEND:
- ⊕ 2 INCH IRON PIPE FOUND
  - 5/8 INCH IRON ROD FOUND
  - 5/8 INCH IRON ROD SET WITH PLASTIC CAP STAMPED "LSM 7437"
  - ⊗ RAILROAD TIE POST FOUND
  - △ STEEL ANGLE IRON POST FOUND IN CONCRETE
  - ⊙ 3/4 INCH IRON PIPE FOUND

SHERYL FUSON MORRIS TRUSTEE  
ORIGINAL 14.68 ACRE TRACT  
O.R. 935, PG. 989  
TRACT II

LARRY L. PARK, TRUSTEE  
ORIGINAL 65.82 ACRES  
O.R. 453, PG. 188  
PARCEL 2, TRACT 2

14.841 ACRES  
ANDREW ROBERT ELMORE  
15.017 ACRES  
O.R. 396, PG. 856  
EXHIBIT B  
TRACT I & TRACT II

RETRACEMENT SURVEY OF THE  
ANDREW ROBERT ELMORE  
15.017 ACRE TRACT  
OFFICIAL RECORD 396, PAGE 856  
EXHIBIT B, TRACT I & TRACT II  
SECTION 27, TOWN 4, RANGE 14  
LAKE TOWNSHIP  
LOGAN COUNTY, OHIO

SURVEYED BY:  
*William K. Bruce*  
WILLIAM K. BRUCE  
PROFESSIONAL SURVEYOR 7437  
MARCH 15, 2010



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LEE SURVEYING & MAPPING CO., INC.  
117 North Madriver Street  
BELLEFONTAINE, OHIO 43311  
(937) 593-7335  
surveys@lsmc.us  
KSS D0310 4913310 L-4913-2

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

INDEXED ON MAP  
7671 2P

12-13-2022



Todd Johnson  
Page 2 of 2  
December 03, 2022

### LEGAL DESCRIPTION

Being part of a 14.841 acre parcel (per deed), owned by Tod Johnson as deeded and described in O.R. 1409, Page 5905, located in Section 27, T4, R14, B.T.M.R.S. Lake Township, Logan County, Ohio, more particularly described as follows:

Commencing at an existing #5 Rebar at the Southeast Corner of Lot #3794 of Southview Addition #2 (Plat Cabinet A, Slide 313); thence S 85°-00'-51" E on the South line of the Brian K. & Veronnica Blair property as deeded and described in O.R. 1391, Page 2349 (.230 Acres per deed), 68.00' to a #5 Rebar set at the POINT OF BEGINNING; thence the following courses:

1. N 03°-08'-09" E on the East line of said Blair property, 147.50' to a set #5 Rebar;
2. S 85°-00'-51" E on a new division line, 75.00' to a set #5 Rebar;
3. S 03°-08'-09" W on a new division line, 147.50' to a set #5 Rebar;
4. N 85°-00'-51" W on a new division line, 75.00' to the POINT OF BEGINNING.

The above-described parcel of land contains 0.254 acres, more or less, of which 0.000 acres are occupied by road right-of-way. This parcel is subject to all legal highways and easements of record.

The bearings for this survey are based on the Ohio State Plane North Coordinate System. This legal description and the accompanying plat represent an actual boundary survey completed under the direct supervision of Brad J. Core, P.S. #8004 on December 01, 2022. All markers called for above are in place.



INDEXED ON MAP  
7671

APPROVED

12-13-2022

Survey of part of a Parcel #15-107-05-05-002-000, located in Section 27, T4, R14, B.T.M.R.S., Lake Township, Logan County, Ohio.

Prior Deed Referenced in O.R. 1409, Page 5905.



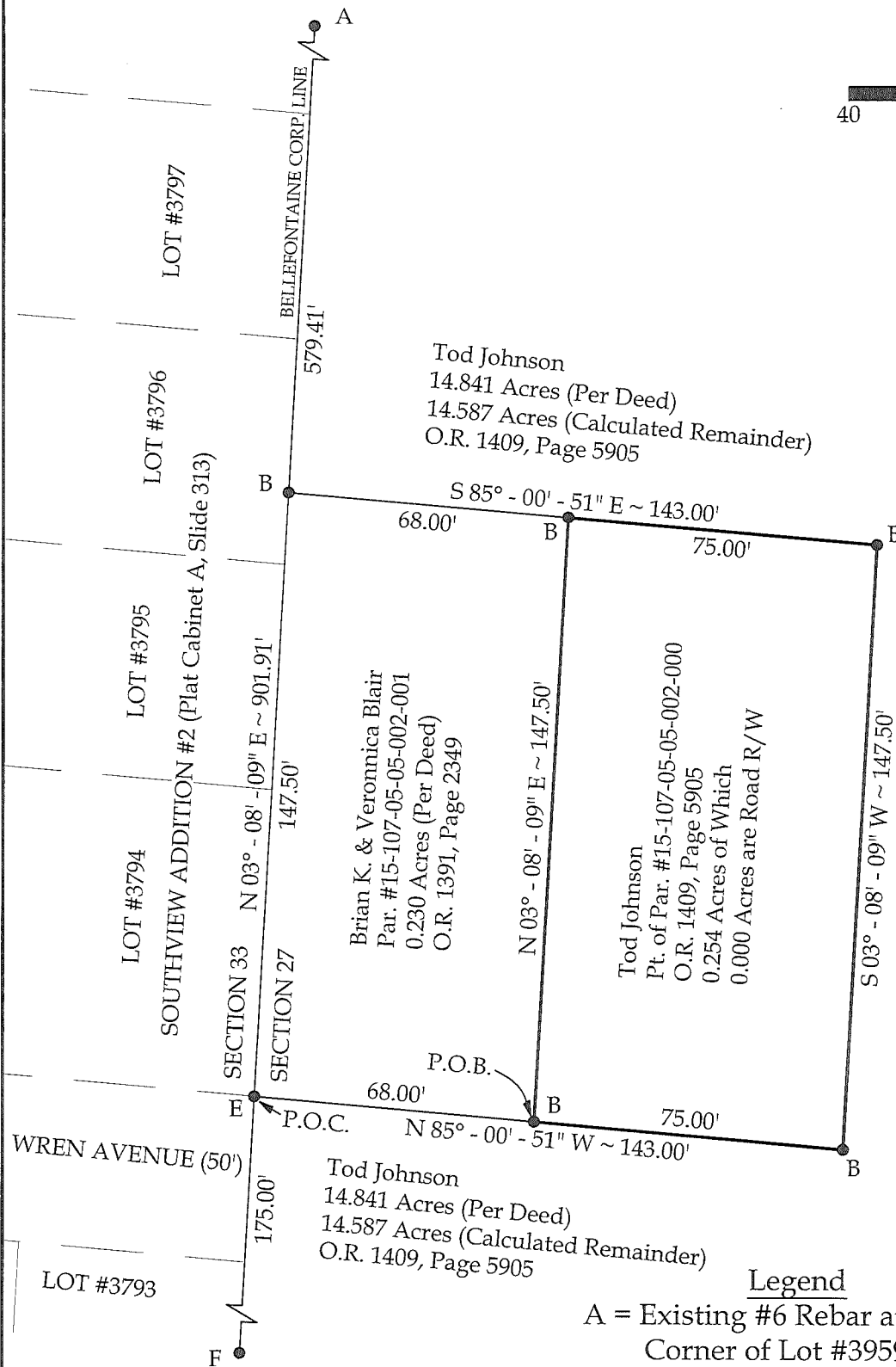
SCALE: 1" = 40'



GRAPHIC SCALE

Basis of Bearings:  
The Ohio State Plane  
North Coordinate  
System.

Note:  
All distances shown  
are measured unless  
otherwise noted.



Tod Johnson  
14.841 Acres (Per Deed)  
14.587 Acres (Calculated Remainder)  
O.R. 1409, Page 5905

Brian K. & Veronnica Blair  
Par. #15-107-05-05-002-001  
0.230 Acres (Per Deed)  
O.R. 1391, Page 2349

Tod Johnson  
Pt. of Par. #15-107-05-05-002-000  
O.R. 1409, Page 5905  
0.254 Acres of Which  
0.000 Acres are Road R/W

Tod Johnson  
14.841 Acres (Per Deed)  
14.587 Acres (Calculated Remainder)  
O.R. 1409, Page 5905

Tod Johnson  
14.841 Acres (Per Deed)  
14.587 Acres (Calculated Remainder)  
O.R. 1409, Page 5905

Legend

- A = Existing #6 Rebar at the Southwest Corner of Lot #3959 of Lake Heights Allotment #2 (Plat Cabinet A, Slide 341)
- B = Set #5 Rebar
- C = Unmonumented Point of Interest
- D = Existing 3/4" Iron Pipe
- E = Existing #5 Rebar at the Southeast Corner of Lot #3794
- F = Existing #6 Rebar at the Southeast Corner of Lot #3793



This plat & accompanying Legal Description represent an actual boundary survey completed under my direct supervision on December 1, 2022.

*Brad J. Core*  
Brad J. Core, P.S. #8004



201 N. Broadway St.  
Spencerville, OH 45887  
Phone/Fax: 419-647-6163

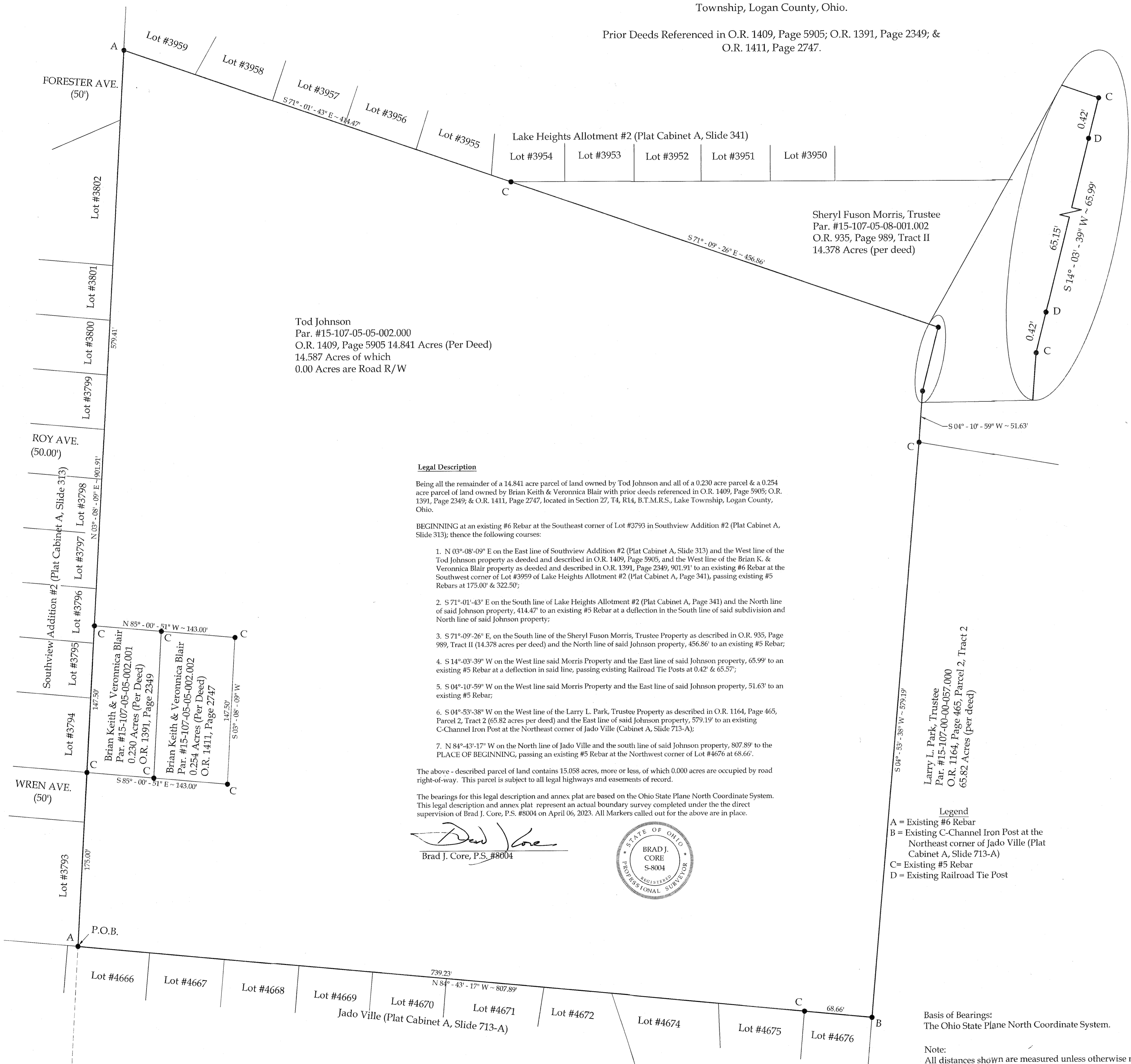
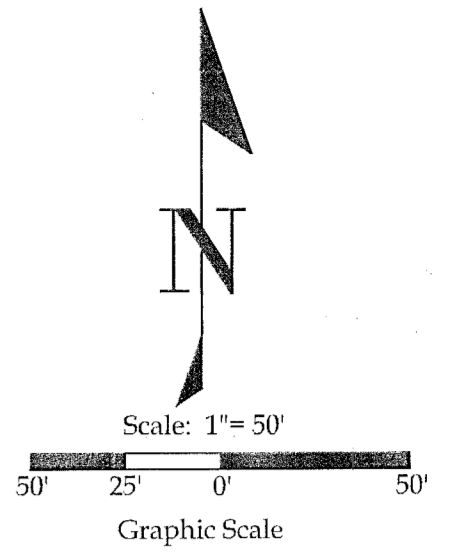
CLIENT: Tod Johnson			
SURVEYED BY: P.J.M.	DATE: 12-01-2022	DRAWN BY: P.J.M.	CHECKED BY: B.J.C.
SCALE: 1" = 40'	PAGE 1	OF 1	PAGES 2

INDEXED ON MAP  
7671

ANNEXATION TO THE CITY OF BELLEFONTAINE

Survey of Parcels #15-107-05-05-002.000, #15-107-05-05-002.001 & #15-107-05-05-002.002, located in Section 27, T4, R14, B.T.M.R.S., Lake Township, Logan County, Ohio.

Prior Deeds Referenced in O.R. 1409, Page 5905; O.R. 1391, Page 2349; & O.R. 1411, Page 2747.



Tod Johnson  
Par. #15-107-05-05-002.000  
O.R. 1409, Page 5905 14.841 Acres (Per Deed)  
14.587 Acres of which  
0.00 Acres are Road R/W

Sheryl Fuson Morris, Trustee  
Par. #15-107-05-08-001.002  
O.R. 935, Page 989, Tract II  
14.378 Acres (per deed)

Larry L. Park, Trustee  
Par. #15-107-00-00-057.000  
O.R. 1164, Page 465, Parcel 2, Tract 2  
65.82 Acres (per deed)

Legal Description

Being all the remainder of a 14.841 acre parcel of land owned by Tod Johnson and all of a 0.230 acre parcel & a 0.254 acre parcel of land owned by Brian Keith & Veronica Blair with prior deeds referenced in O.R. 1409, Page 5905; O.R. 1391, Page 2349; & O.R. 1411, Page 2747, located in Section 27, T4, R14, B.T.M.R.S., Lake Township, Logan County, Ohio.

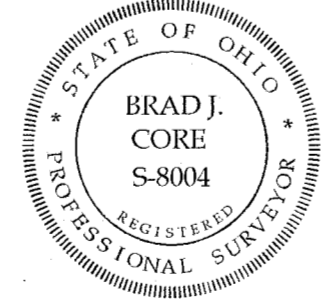
BEGINNING at an existing #6 Rebar at the Southeast corner of Lot #3793 in Southview Addition #2 (Plat Cabinet A, Slide 313); thence the following courses:

- N 03°-08'-09" E on the East line of Southview Addition #2 (Plat Cabinet A, Slide 313) and the West line of the Tod Johnson property as deeded and described in O.R. 1409, Page 5905, and the West line of the Brian K. & Veronica Blair property as deeded and described in O.R. 1391, Page 2349, 901.91' to an existing #6 Rebar at the Southwest corner of Lot #3959 of Lake Heights Allotment #2 (Plat Cabinet A, Page 341), passing existing #5 Rebars at 175.00' & 322.50';
- S 71°-01'-43" E on the South line of Lake Heights Allotment #2 (Plat Cabinet A, Page 341) and the North line of said Johnson property, 414.47' to an existing #5 Rebar at a deflection in the South line of said subdivision and North line of said Johnson property;
- S 71°-09'-26" E, on the South line of the Sheryl Fuson Morris, Trustee Property as described in O.R. 935, Page 989, Tract II (14.378 acres per deed) and the North line of said Johnson property, 456.86' to an existing #5 Rebar;
- S 14°-03'-39" W on the West line said Morris Property and the East line of said Johnson property, 65.99' to an existing #5 Rebar at a deflection in said line, passing existing Railroad Tie Posts at 0.42' & 65.57';
- S 04°-10'-59" W on the West line said Morris Property and the East line of said Johnson property, 51.63' to an existing #5 Rebar;
- S 04°-53'-38" W on the West line of the Larry L. Park, Trustee Property as described in O.R. 1164, Page 465, Parcel 2, Tract 2 (65.82 acres per deed) and the East line of said Johnson property, 579.19' to an existing C-Channel Iron Post at the Northeast corner of Jado Ville (Cabinet A, Slide 713-A);
- N 84°-43'-17" W on the North line of Jado Ville and the south line of said Johnson property, 807.89' to the PLACE OF BEGINNING, passing an existing #5 Rebar at the Northwest corner of Lot #4676 at 68.66'.

The above - described parcel of land contains 15.058 acres, more or less, of which 0.000 acres are occupied by road right-of-way. This parcel is subject to all legal highways and easements of record.

The bearings for this legal description and annex plat are based on the Ohio State Plane North Coordinate System. This legal description and annex plat represent an actual boundary survey completed under the direct supervision of Brad J. Core, P.S. #8004 on April 06, 2023. All Markers called out for the above are in place.

*Brad J. Core*  
Brad J. Core, P.S. #8004

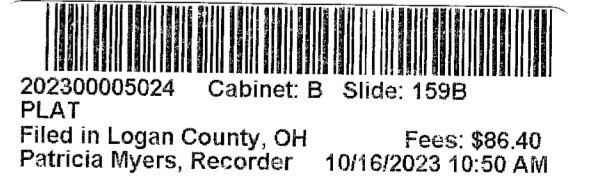


- Legend
- A = Existing #6 Rebar
  - B = Existing C-Channel Iron Post at the Northeast corner of Jado Ville (Plat Cabinet A, Slide 713-A)
  - C = Existing #5 Rebar
  - D = Existing Railroad Tie Post

Basis of Bearings:  
The Ohio State Plane North Coordinate System.

Note:  
All distances shown are measured unless otherwise noted.

CITY ORDINANCE NUMBER 23-53  
 TRANSFERRED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 AUDITOR, LOGAN COUNTY, OHIO: *Patricia Myers*, DATE 10-13-23  
 RECEIVED FOR RECORD AT 10:50 A.M. O'CLOCK THIS 16<sup>th</sup> DAY OF October, 2023  
 RECORDER, LOGAN COUNTY, OHIO: *Patricia A. Myer*, DATE 10/16/23  
 RECORDED IN PLAT CABINET B SLIDE 159  
 LOGAN COUNTY COMMISSIONERS:  
*Spencer D. Brown*, DATE 10-3-23  
*Michael E. Gadow*, DATE 10-3-23  
*W. H. ...*, DATE 10-3-23  
 LOGAN COUNTY ENGINEER: *Scott C. ...*, DATE 9-28-23  
 CHAIRMAN, TOWNSHIP TRUSTEES:  
*Jane ...*, DATE 10-18-23  
 L.U.C. PLANNING DIRECTOR: *...*, DATE 10-03-2023  
 MAYOR OF BELLEFONTAINE: *Ben Stahle*, DATE 9-28-23  
 PRESIDENT, CITY COUNCIL: *...*, DATE 9/12/23  
 CLERK, CITY COUNCIL: *Bonnie Campbell*, DATE 9-12-23  
 PLAT PRE-APPROVED: *Suzanne M. Cochman*, DATE 9-11-2023  
 PLAT CHECKED: *Suzanne M. Cochman*, DATE 10-12-2023



**CORE CONSULTING**  
A Division of National Footing Inc.

201 N. Broadway St.  
Spencerville, OH 45887  
Phone/Fax: 419-647-6163

Client: Tod Johnson

DATE: 4-06-2023	DATE: 4-06-2023	DATE: 4-06-2023	DATE: 4-06-2023
P.J.M.	P.J.M.	P.J.M.	B.J.C.

Scale: 1" = 50'

J-336





**APPROVED**

Todd Johnson  
Page 2 of 2  
August 21, 2023

## LEGAL DESCRIPTION

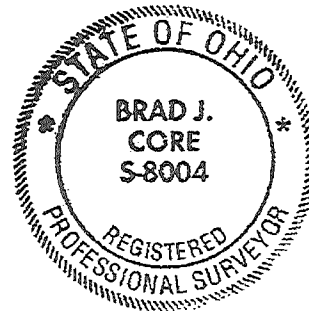
Part of a 14.841 acre parcel of land, owned by Tod Johnson, with prior deed referenced in O.R. 1409, Page 5905, located in Section 27, T4S, R14E, B.T.M.R.S., City of Bellefontaine, Logan County, Ohio, more particularly described as follows:

BEGINNING at an existing #6 Rebar at the Southeast corner of Lot #3793 of Southview Addition No. 2 (P.C. A, Slide 313); thence the following courses:

1. N 3°-08'-09" E on the East line of said Lot, 124.97' to a set #5 Rebar;
2. S 85°-00'-51" E on a new division line, 52.30' to a set #5 Rebar;
3. S 3°-08'-09" W on a new division line, 125.24' to a #5 Rebar set on the North line of Jado Ville Addition (P.C. A, Slide 713-A);
4. N 84°-43'-17" W on the North line of Jado Ville Addition (P.C. A, Slide 713-A), 52.31' to the POINT OF BEGINNING.

The above-described parcel of land contains 0.150 acres, more or less, of which 0.000 acres are occupied by road right-of-way. This parcel is subject to all legal highways and easements of record.

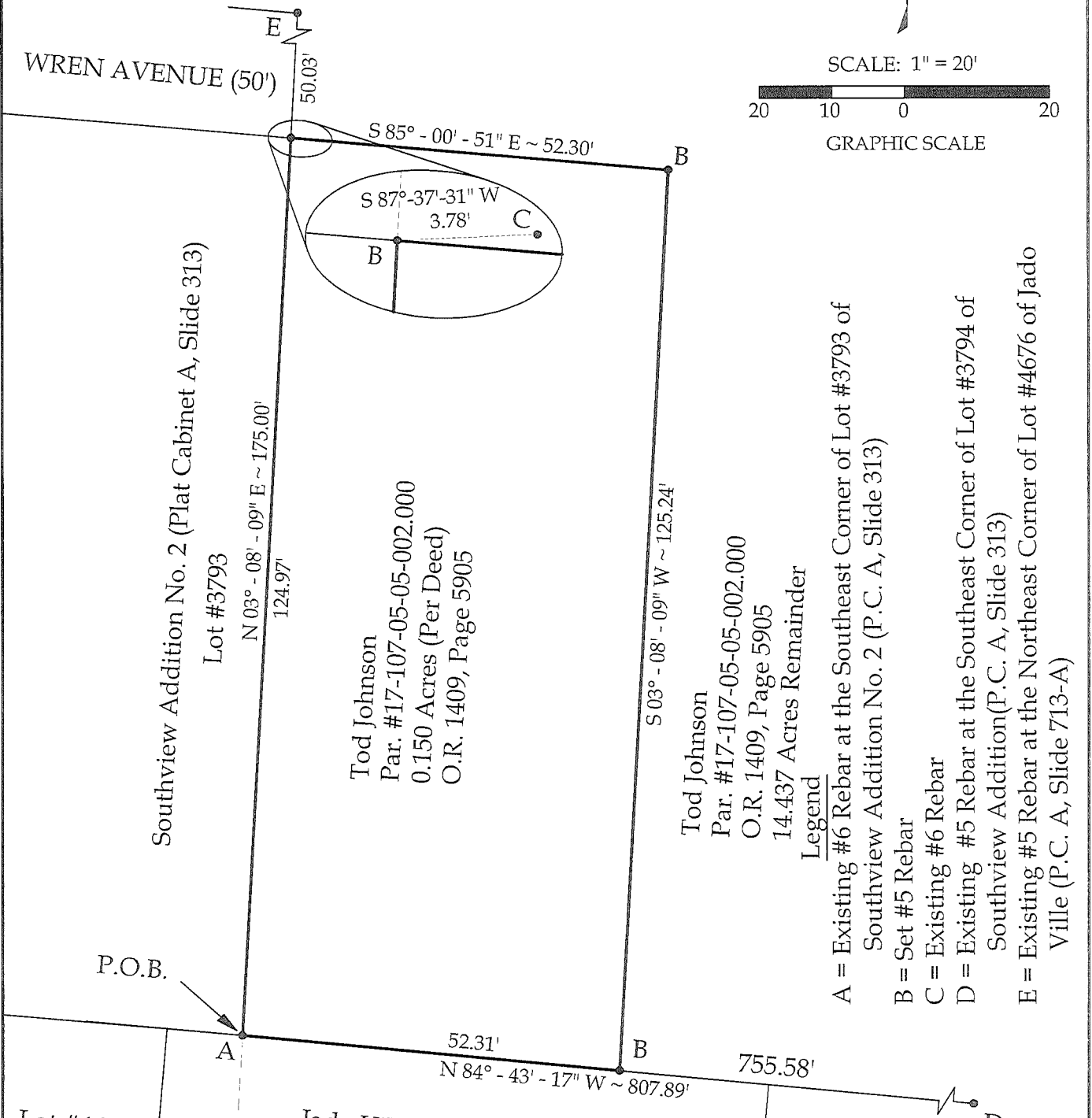
The bearings for this survey are based on the Ohio State Plane North Coordinate System. This legal description and the accompanying plat represent an actual boundary survey completed under the direct supervision of Brad J. Core, P.S. #8004 on August 21, 2023. All markers called for above are in place.



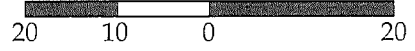
INDEXED ON MAP  
7671

Survey of Parcel #17-107-05-05-002-000, located in Section 27, T4S, R14E, B.T.M.R.S., City of Bellefontaine, Logan County, Ohio.

Prior Deed Referenced in O.R. 1409, Page 5905



SCALE: 1" = 20'



GRAPHIC SCALE

Southview Addition No. 2 (Plat Cabinet A, Slide 313)  
Lot #3793

N 03° - 08' - 09" E ~ 175.00'

124.97'

Tod Johnson  
Par. #17-107-05-05-002.000  
0.150 Acres (Per Deed)  
O.R. 1409, Page 5905

S 03° - 08' - 09" W ~ 125.24'

Tod Johnson  
Par. #17-107-05-05-002.000  
O.R. 1409, Page 5905  
14.437 Acres Remainder

Legend

- A = Existing #6 Rebar at the Southeast Corner of Lot #3793 of Southview Addition No. 2 (P.C. A, Slide 313)
- B = Set #5 Rebar
- C = Existing #6 Rebar
- D = Existing #5 Rebar at the Southeast Corner of Lot #3794 of Southview Addition (P.C. A, Slide 313)
- E = Existing #5 Rebar at the Northeast Corner of Lot #4676 of Jado Ville (P.C. A, Slide 713-A)

P.O.B.

Lot #4665

Jado Ville (Plat Cabinet A, Slide 713-A)  
Lot #4666

Lot #4667



Note:  
All distances shown are measured unless otherwise noted.

Basis of Bearings:  
The Ohio State Plane North Coordinate System.

This plat and the accompanying legal description represent an actual boundary survey completed under my direct supervision on August 21, 2023.

*Brad J. Core*  
Brad J. Core, P.S. #8004

		201 N. Broadway St. Spencerville, OH 45887 Phone/Fax: 419-647-6163	
CLIENT: Todd Johnson			
SURVEYED BY: P.J.M.	DATE: 8-21-2023	DRAWN BY: P.J.M.	CHECKED BY: B.J.C.
SCALE: 1" = 20'	PAGE 1	OF 1	PAGES 2

INDEXED ON MAP  
7671