

Richard Frinfrack
esq.

BELLEFONTAINE DEVELOPMENT COMPANY
to
STOKES TOWNSHIP BOARD OF EDUCATION

The following described real estate situated in the Village of Lakeview, Township of Stokes, County of Logan, State of Ohio and being part of the Southwest Quarter of Section 27, Town 6 South, Range 8 East, and more particularly described as follows:

Commencing at an iron pin in the center of Lake Avenue and the Southeast corner of the Southwest Quarter of said Section 27; thence with the center of Lake Avenue and the South line of Section 27, West 400.0 feet to an iron pin at the Southwest corner of the Board of Education's 6.16 acre tract, said point being the beginning point of this description; thence continuing with the center of Lake Avenue West 200.0 feet to a point; thence N. 0°-26' W. 673.4 feet to an iron, passing an iron at 25.0 feet; thence East 200.0 feet to the Northwest corner of said 6.16 acre tract; thence with the West line of said 6.16 acre tract S. 0°-26' E. 673.4 feet, passing an iron at 648.4 feet, to the place of beginning.

Containing 3.09 acres

1064 1D

REV'D 6-9-09 SLM

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

BOARD OF EDUCATION 12.458 ACRES

Lying in Section 27, Town 6, Range 8, Village of Lakeview, Stokes Township, Logan County, Ohio.

Being all of the Board of Education of Lake View Special School District, part of Outlot No. 2 of the Lake View Original Plat (Plat Cabinet A, Slide 121) as deeded and described in Volume 96, Page 385, The Board of Education of the Lake View Special School District Lake View Logan County, Ohio, part of Outlot No. 1 as deeded and described in Volume 108, Page 162, The Board of Education of Stokes Township Rural School District of Logan County, 6.16 acre tract as deeded and described in Volume 138, Page 611, Board of Education Stokes Township Local School District County of Logan, State of Ohio, 0.91 acre tract, part of Outlot No. 3 as deeded and described in Volume 203, Page 320, The Board of Education of Stokes Township Local School District, 3.09 acre tract as deeded and described in Volume 206, Page 409 and Stokes Township Board of Education, 0.71 acre tract, part of Outlot No. 3 as deeded and described in Volume 227, Page 535 of the Logan County Records of Deeds and Plats and being more particularly described as follows:

Beginning on a MAG nail set on the southeast corner of the southwest quarter of Section 27 on the center-line of Lake Avenue.

THENCE, with the south line of Section 27 and the center-line of Lake Avenue (55 feet wide), N 90°-00'-00"W, a distance of 599.21 feet to a MAG nail set.

THENCE, with the east lines of the Premier Dental J.I. Saliba DDS and Associates, LLC, 0.53 acre tract (O.R. 900, Pg. 870), the Sharon K. Holsberry 1.02 acre tract (O.R. 943, Pg. 146, Tract II) and the Champion Court Subdivision (Plat Cabinet B, Slide 86A), N 00°-23'-33"W, a distance of 673.93 feet to a 5/8 inch iron rod found, passing a 3/4 inch iron pipe found at 30.00 feet.

THENCE, with the south line of the F5 Land Company, LLC, 76.574 acre tract (O.R. 884, Pg. 90), S 89°-54'-23"E, a distance of 599.61 feet to a 5/8 inch iron rod set on the quarter section line.

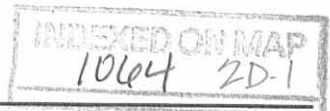
THENCE, with the southeasterly line of the Leroy E. Slack, Jr., 0.49 acre tract (O.R. 597, Pg. 425, Tract II), N 60°-12'-16"E, a distance of 158.18 feet to a 1 inch iron pipe found.

THENCE, with the southwesterly lines of the William W. Bailey 0.51 acre tract (O.R. 831, Pg. 187), the Carl Bok, Jr., 0.22 acre tract (O.R. 777, Pg. 913), the Robert E. Crockett, Trustee, 0.623 acre tract (O.R. 937, Pg. 403), S 29°-25'-44"E, a distance of 292.02 feet to an 8 inch apple tree found, passing a 3/4 inch iron pipe found at 152.22 feet and a 5/8 inch iron rod set at 289.02 feet.

THENCE, with the northwesterly line of the Joseph L. Baker 0.23 acre tract (O.R. 142, Pg. 601), S 59°-42'-31"W, a distance of 5.00 feet to a 5/8 inch iron rod set.

THENCE, with the southwesterly lines of the said 0.23 acre tract, the George H. Brodie 0.23 acre tract (O.R. 875, Pg. 911) and the Robert S. Houchins 0.27 acre tract (O.R. 143, Pg. 379), S 30°-17'-30"E, a distance of 159.94 feet to a 5/8 inch iron rod set.

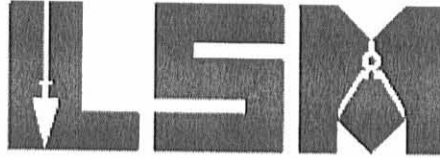
THENCE, with the northwesterly lines of the Robert Lee Rockhold 0.450 acre tract (O.R. 592, Pg. 574) and the Claude E. Heintz part of Outlot No. 1 (O.R. 483, Pg. 783), S 59°-57'-58"W, a distance of 167.08 feet to a 5/8 inch iron rod found, passing a 5/8 inch iron rod found at 100.00 feet.



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THENCE, with the southwesterly line of the said part of Outlot No. 1, S 06°-38'-31"E, a distance of 108.01 feet to a 5/8 inch iron rod found on the north right-of-way of Hoon-Beck 14 feet wide Alley.

THENCE, with the north right-of-way of Hoon-Beck 14 feet wide Alley, the following two courses:

N 89°-54'-38"W, a distance of 12.01 feet to a 5/8 inch iron rod set.

S 00°-24'-38"W, a distance of 14.00 feet to a MAG nail set.

THENCE, with the north lines of the Christopher Eric Tron part of Lot 25 and part of Lots 26 & 25 (O.R. 258, Pg. 154, Tract II and Tract I) and the Star Homes, Inc., part of Lot 26 (O.R. 796, Pg. 527, Tract I), N 89°-50'-33"W, a distance of 115.42 feet to a 5/8 inch iron rod set.

THENCE, with the lines of a tract of unknown ownership, the following two courses:

N 00°-19'-50"E, a distance of 54.63 feet to a 5/8 inch iron rod set.

S 59°-57'-58"W, a distance of 109.12 feet to a 5/8 inch iron rod set on the east line of the southwest quarter of Section 27.

THENCE, with the east line of the southwest quarter of Section 27 and the west line of the Star Homes, Inc., 0.25 acre tract (O.R. 796, Pg. 527, Tract II), S 00°-21'-34"E, a distance of 152.01 feet to the point of beginning, passing a 5/8 inch iron rod set at 122.01 feet and a 3/4 inch iron pipe found at 127.01 feet.

Containing 12.458 acres, of which 0.413 acre is within the highway right-of-way.

The basis for bearings is the south line of Section 27, being N 90°-00'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on May 28, 2009.



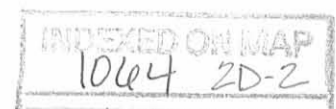
ORIGINAL STAMP IN GREEN

Description prepared by:

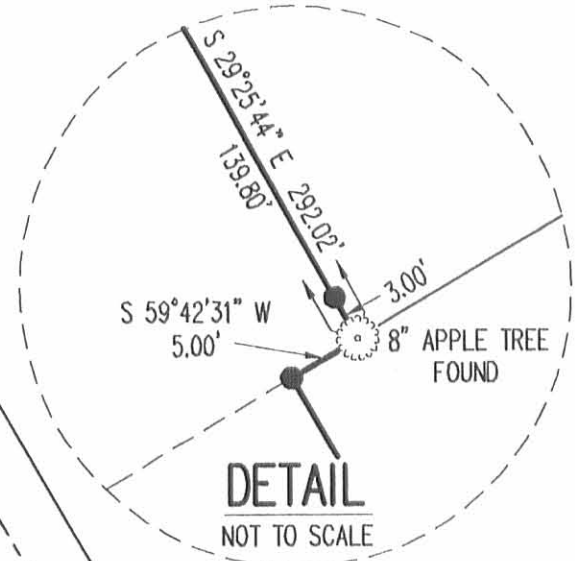
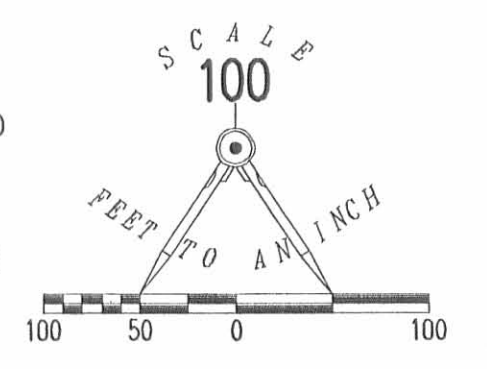
A handwritten signature in black ink that reads 'William K. Bruce'.

William K. Bruce
Professional Surveyor 7437
June 3, 2009

4794059



- LEGEND:
- MAG NAIL SET
 - ⊙ 3/4 INCH IRON PIPE FOUND
 - ⊕ 1 INCH IRON PIPE FOUND
 - 5/8 INCH IRON ROD FOUND
 - 5/8 INCH IRON ROD SET



RETRACEMENT SURVEY OF THE BOARD OF EDUCATION OF LAKE VIEW SPECIAL SCHOOL DISTRICT PART OF OUTLOT NO. 2 VOLUME 96, PAGE 385, THE BOARD OF EDUCATION OF THE LAKE VIEW, SPECIAL SCHOOL DISTRICT LAKE VIEW LOGAN COUNTY, OHIO PART OF OUTLOT NO. 1 VOLUME 108, PAGE 162, THE BOARD OF EDUCATION OF STOKES TOWNSHIP RURAL SCHOOL DISTRICT OF LOGAN COUNTY 6.16 ACRE TRACT VOLUME 138, PAGE 611, BOARD OF EDUCATION OF STOKES TOWNSHIP LOCAL SCHOOL DISTRICT COUNTY OF LOGAN, STATE OF OHIO 0.91 ACRE TRACT PART OF OUTLOT NO. 3 VOLUME 203, PAGE 320, THE BOARD OF EDUCATION OF STOKES TOWNSHIP LOCAL SCHOOL DISTRICT 3.09 ACRE TRACT VOLUME 206, PAGE 409 AND STOKES TOWNSHIP BOARD OF EDUCATION 0.71 ACRE TRACT PART OF OUTLOT NO. 3 VOLUME 227, PAGE 535, LAKE VIEW ORIGINAL PLAT PLAT CABINET A, SLIDE 121 SECTION 27, TOWN 6, RANGE 8 VILLAGE OF LAKEVIEW STOKES TOWNSHIP LOGAN COUNTY, OHIO

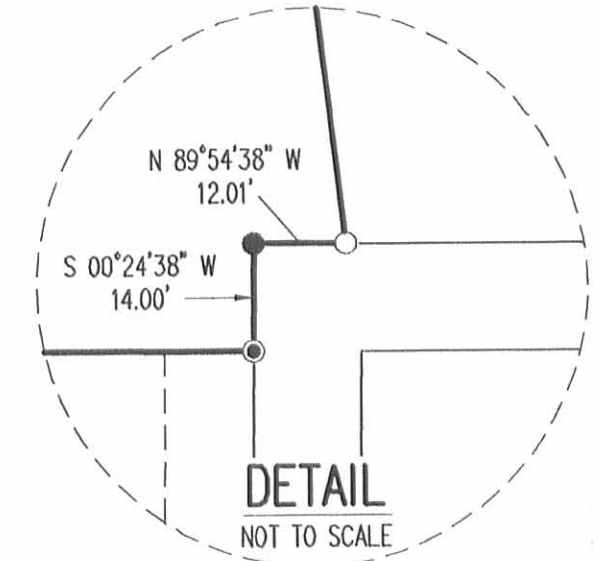
SURVEYED BY:
William K. Bruce
 WILLIAM K. BRUCE
 PROFESSIONAL SURVEYOR 7437
 MAY 28, 2009



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 LEE SURVEYING & MAPPING CO., INC.
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 KSS D0509 4794059 L-4794-2

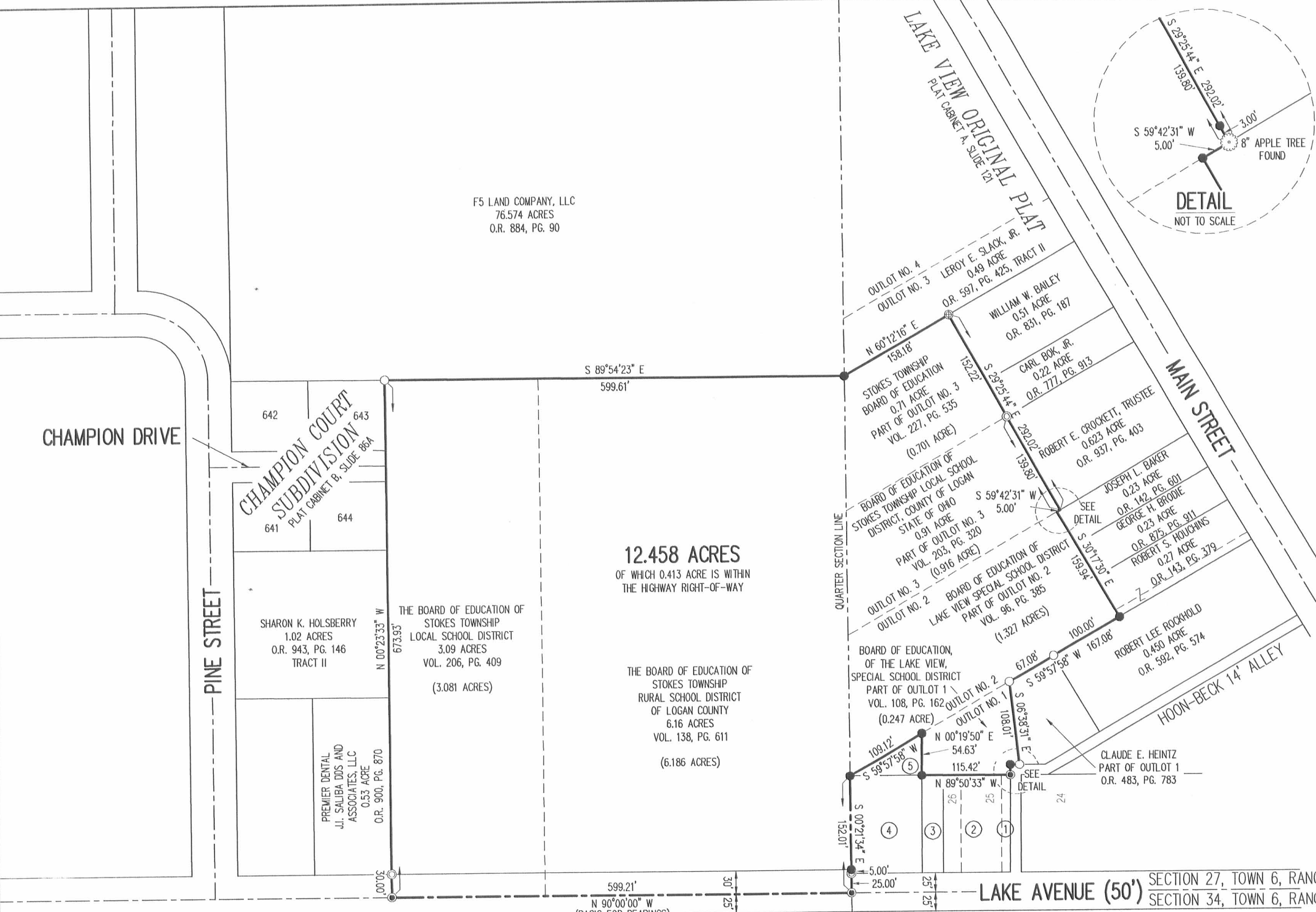
ADJOINERS

- ① CHRISTOPHER ERIC TRON
PART OF LOT 25
O.R. 258, PG. 154
TRACT II
- ② CHRISTOPHER ERIC TRON
PART OF LOTS 26 & 25
O.R. 258, PG. 154
TRACT I
- ③ STAR HOMES, INC.
PART OF LOT 26
O.R. 796, PG. 527
TRACT I
- ④ STAR HOMES, INC.
0.25 ACRE
O.R. 796, PG. 527
TRACT II
- ⑤ TRACT OF UNKNOWN OWNERSHIP



LAKE AVENUE (55') SECTION 27, TOWN 6, RANGE 8
 SECTION 34, TOWN 6, RANGE 8

12.458 ACRES
 OF WHICH 0.413 ACRE IS WITHIN
 THE HIGHWAY RIGHT-OF-WAY



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

INDEXED ON MAP
 1064 2P

10-19-15

APPROVED



106 S. Elm Street
P.O. Box 133

FOX SURVEYING COMPANY

Prospect, Ohio 43342-0133
foxsurveying@frontier.com

Fax. (740) 494-2730
Ph. (740) 494-2028
CELL: (740) 341-9027

Description of 1.377 Acres

Being part of the Southwest Quarter of Section 27, Township 6 South, Range 8 East, and being part of an original 12.458 acre tract of land, (PN 47-017-18-05-031-000), now or formerly owned by Village of Lakeview, Ohio, O.R. 1196, page 210, Village of Lakeview, Stokes Township, Logan County, State of Ohio and being more particularly described as follows:

Commencing at a Survey (MAG) Spike set at the intersection of the centerline of Lake Avenue (55 ft. wide) and South Line of Section 27 with the North-South Half Section Line of Section 27;

Thence along the centerline of Lake Avenue, and South Section Line, North 89 deg. 13 min. 16 sec. West for a distance of 299.21 feet to a survey nail set at the Southeast corner of hereinafter described 1.377 acre tract and the point of beginning.

Thence continuing along said centerline and South Section Line **North 89 deg. 13 min. 16 sec. West** for a distance of **300.00 feet** to a survey nail set at Grantor's Southwest corner;

Thence along Grantor's West Line and East Line of a 0.53 acre tract of land, now or formerly owned by Premier Dental, J.I. Saliba DDS & Assoc. LLC, O.R. 900, page 870, **North 00 deg. 25 min. 06 sec. East** for a distance of **200.00 feet** to an iron pin set (passing over a 3/4 inch dia. iron pipe found at a distance of 30.00 feet);


Thence **South 89 deg. 13 min. 16 sec. East** for a distance of **300.00 feet** to an iron pin set;

Thence **South 00 deg. 25 min. 06 sec. West** for a distance of **200.00 feet** to a survey nail set on the centerline of Lake Avenue and South Line of Section 27 (passing over an iron pin set at a distance of 170.00 feet) and the place of beginning.

Containing **1.377 acres**, more or less, and subject to legal highways, easements, restrictions and agreements of record. This description prepared from a survey performed by Steven A. Fox, Registered Professional Surveyor 7000, and dated October 12, 2015. All 5/8 inch dia. Iron pins set have a plastic identity cap with the inscription "Fox Surveying Co."

Prior Deed, O.R. 1196, page 210

Basis of bearings, VRS State Plane Coors. (North Zone), centerline of Lake Avenue, North 89 deg. 13 min. 16 sec. West

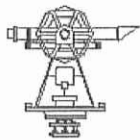

Steven A. Fox, P.S. 7000



Oct. 12, 2015
Date of Survey
Job No. 15332

INDEXED ON MAP
1064 3D

10-19-15



PLAT of SURVEY

FOX SURVEYING COMPANY

106 S. Elm St.
P.O. Box 133

Prospect, Ohio 43342-0133
foxsurveying@frontier.com

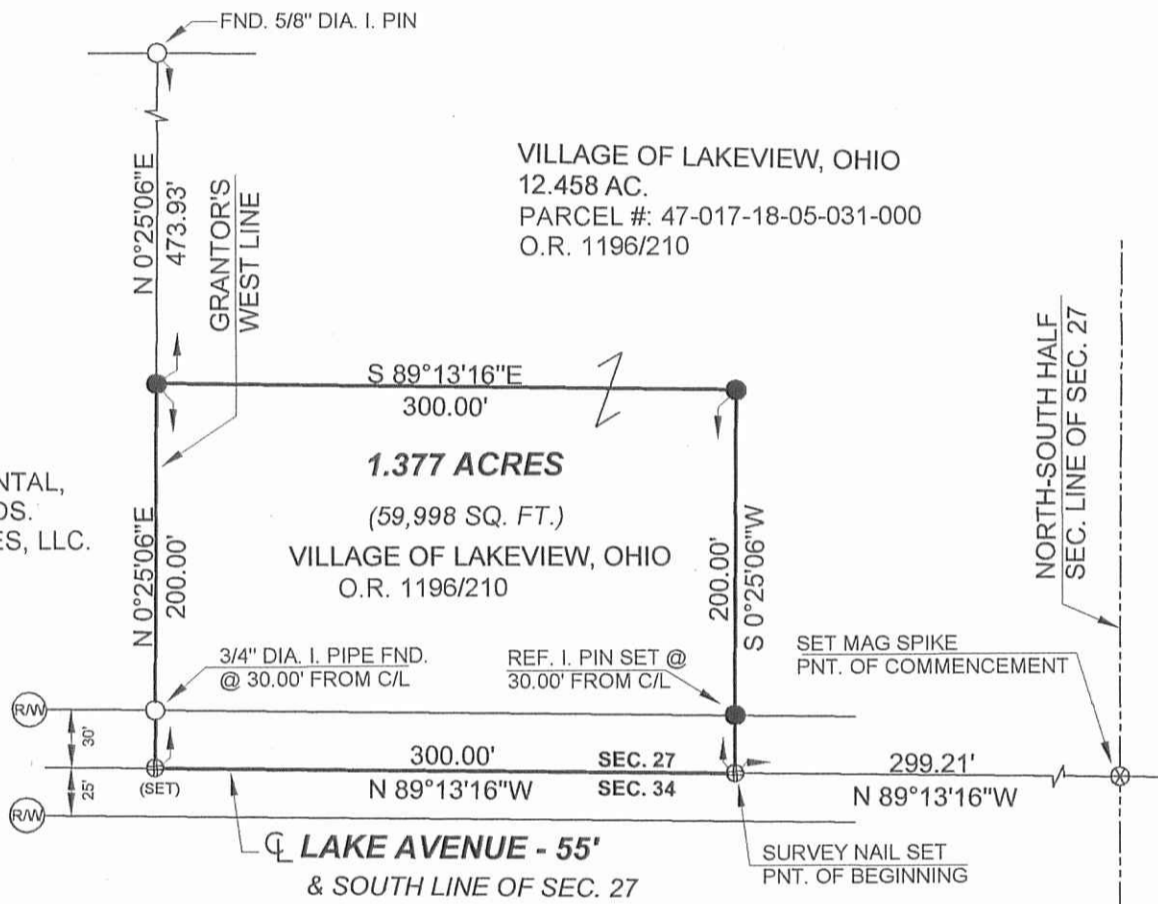
Ph. 740-494-2028
Fax: 740-494-2730



APPROVED

**BEING PART OF THE SOUTHWEST QUARTER
OF SEC. 27, T-6-S, R-8-E, VILLAGE OF LAKEVIEW,
STOKES TWP., LOGAN COUNTY, STATE OF OHIO.**

PREMIER DENTAL,
J.I. SALIBA DDS.
& ASSOCIATES, LLC.
O.R. 900/870
0.53 AC.



VILLAGE OF LAKEVIEW, OHIO
12.458 AC.
PARCEL #: 47-017-18-05-031-000
O.R. 1196/210

NORTH-SOUTH HALF
SEC. LINE OF SEC. 27

THIS SURVEY WAS PERFORMED AT THE REQUEST OF : VILLAGE OF LAKEVIEW

REFERENCE MATERIALS

- ① SURVEY BY W. BRUCE - PDF # 1064
- ②
- ③
- ④
- ⑤

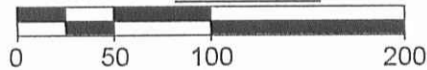
Official Record 1196 Page 210

Prior Deed Volume _____ Page _____

Basis of Bearing VRS. STATE PLANE COORS. (NORTH ZONE)
C/L OF LAKE AVE. - N 89°13'16"W

LEGEND

Scale 1" = 100 feet



- R.R. spike
- Iron pin / pipe found (A.N.)
- Survey nail set
- Survey (MAG) spike set
- Stone found
- Monument box found
- State hwy R/W monument found
-

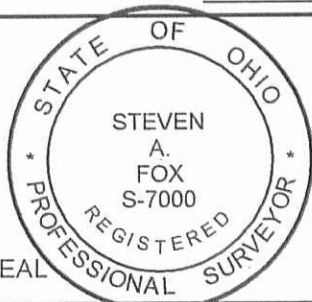
CERTIFICATION

I hereby certify that this plat is a true and correct representation of a survey performed under my responsible direction and supervision and is correct to the best of my knowledge.

Steven A. Fox, Reg. P.S. No. 7000

10-12-2015
Date of Survey

Isa. 28:17a



Dwg. By: BJZ

INDEXED ON MAP
1064 3P

Job No. 15332