

Luse Survey Lakeview Part of Lots 25 and 26 September 1962

The following described being in the Village of Lakeview, Stokes Township, Logan County, Ohio.

Being 27.80 feet off of the East side of Lot Number 26 and 47.20 feet off of the West side of Lot Number 25. The tract being described being 75.00 feet East and West by 132.00 feet North and South and being more fully described as follows :-

Beginning at an iron at the North side of Lake Street at the Quarter Section Line and being 10.00 feet East of the center of Church Street and also being at the S.E. corner of the School Ground tract of 6.16 acres. (Known as the New School Lot) Thence with the North side of Lake Street East 116.75 feet to a chisel cross on the concrete sidewalk. Said cross being the true beginning point of this survey.

Thence North 132.00 feet to an iron, in the North Lot line.

Thence East with the North line of Lots 75.00 feet to an iron. The last described line passing the N.W. corner of Lot Number 25 at 27.80 feet.

Thence South 132.00 feet to a chisel cross on the concrete sidewalk, at the North side of Lake Street.

Thence with the North side of Lake Street and the South line of Lots West 75.00 feet to the place of beginning. The last described line passing the S.W. corner of Lot Number 25 at 47.20 feet.

cc
Logan County Engineer.



on plat Book
10/1/62
D.E.G.

3440 1D

RECEIVED 8-10-94 smf OK ✓

LESLIE H. GEESLIN
REGISTERED SURVEYOR NO. 5248
P.O. BOX 274
RUSHSVLVANIA, OHIO 43347
TELEPHONE: (513) 468-2793

NEVERS SURVEY

August 9, 1994

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

Commencing at a 1 1/4 inch iron bar found at the southeast corner of Hoon-Beck Alley in the original north right of way of Lake Avenue.

Thence with the east line of said alley N. 2° 00' 00" W. 5.00 feet to a 5/8 inch iron bar set in the new north right of way of Lake Avenue for the true place of beginning for this survey.

Thence with the east line of said alley N. 2° 00' 00" W. 127.00 feet to a 3/4 inch iron pipe found at an angle in said alley in the original north line of Lot 25 as shown on the Lakeview Original Plat.

Thence with the south line of said alley and the original north line of said Lot 25 N. 88° 05' 00" E. 3.00 feet to a R. R. spike set at the northeast corner of said Lot 25 and the northwest corner of Lot 24 of said Lakeview Original Plat.

Thence with the line between said Lot 25 and said Lot 24 S. 2° 00' 00" E. 127.00 feet to a point in the new north right of way of Lake Avenue that is N. 2° 00' 00" W. 5.00 feet from a 5/8 inch iron bar set in the original north right of way of said Lake Ave.

Thence with said new north right of way S. 88° 00' 00" W. 3.00 feet to the place of beginning.

Containing 0.009 acre more or less.

The above described 0.009 acre tract being on the east side of Lot 25 as shown in the Lakeview Original Plat.

Bearings are based on an assumed bearing (S. 88° 00' 00" W.) for the original north right of way of Lake Avenue in this field survey by Leslie H. Geeslin, Reg. Survey 5248 on August 9, 1994.

ST A;\LAKEVIEW\74\NEVERS\NEVERS.SAM

INDEXED ON MAP
3440 7D



Leslie H. Geeslin

RECEIVED 8-10-94 SURV OK

NEVERS

74

INDEXED ON MAP
3440 2P



SCALE: 1" = 10'
LEGEND:
□ = 3/4" IRON PIPE FO.
⊙ = 1/4" IRON BAR FO.
● = 5/8" IRON BAR SET
⚡ = RR. SPIKE SET

SURVEY OF A 0.009 ACRE TRACT
BEING A PART OF LOT 25 IN
LAKEVIEW ORIGINAL PLAT,
SEC. 27, T6, R8., STOKES TWP.,
LOGAN CO., OHIO.
AUGUST 3, 1994

N 1° 38' 20" W 132.17

LESLIE J. KOONTZ AND IVA J. PEBLEY
O.R. VOL. 68 PAGE 981
TRACT 2

HOO N - BECK ALLEY (14)

N 2° 00' 00" W 127.00
0.009 AC LOT 25
127.00 LOT 24
S 2° 00' 00" E 127.00

ANN RAE NEVERS
O.R. VOL 145 PAGE 743

100.11
15.41
5.00 14.00
5.00 3.00
S 88° 00' 00" W
NEW R/W
ORIGINAL R/W

LAKE AVENUE (50')



Leslie H. Geeslin
LESLIE H. GEESLIN
RUSHsylvania, OHIO
(D.L.G.)

LESLIE H. GEESLIN

REGISTERED SURVEYOR 5248

P. O. BOX 274

RUSHSVLVANIA, OHIO 43347

TELEPHONE: (513) 468-2793

TRON SURVEY

July 27, 1995

The following described real estate situated in the State of Ohio, County of Logan, Township of Stokes, being part of Lots 25 and 26 of the original Plat of Lakeview in Section 27, Town 6, Range 8 and more particularly described as follows:

Beginning at a 5/8 inch iron bar set at the intersection of the north line of Lot 25 with the west line of Hoon Beck Alley.

Thence with the west line of said Hoon Beck Alley S. 1° 38' 22" E. 131.85 feet to a point in the north line of Lake Ave., passing a 5/8 inch iron bar set at 121.85 feet.

Thence with the north line of said Lake Ave. S. 88° 02' 00" W. 90.42 feet to a point in the south line of said Lot 26 that is S. 1° 38' 09" E. 10.00 feet from a 5/8 inch iron bar set, passing a 1/2 inch iron pipe found at 15.42 feet.

Thence N. 1° 38' 09" W. 132.00 feet to a 5/8 inch iron bar set in the north line of said Lot 26, passing a 5/8 inch iron bar set at 10.00 feet.

Thence with the north line of said Lots 26 and 25 N. 88° 02' 22" E. 90.42 feet to the place of beginning, passing a 1/2 inch iron pipe found at 75.00 feet.

Containing 0.274 acre more or less.

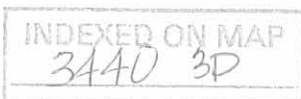
The above described 0.274 acre tract having 0.084 acre in Lot 26 of the original plat of the Village of Lakeview and 0.190 acre in Lot 25 of the original plat of the Village of Lakeview.

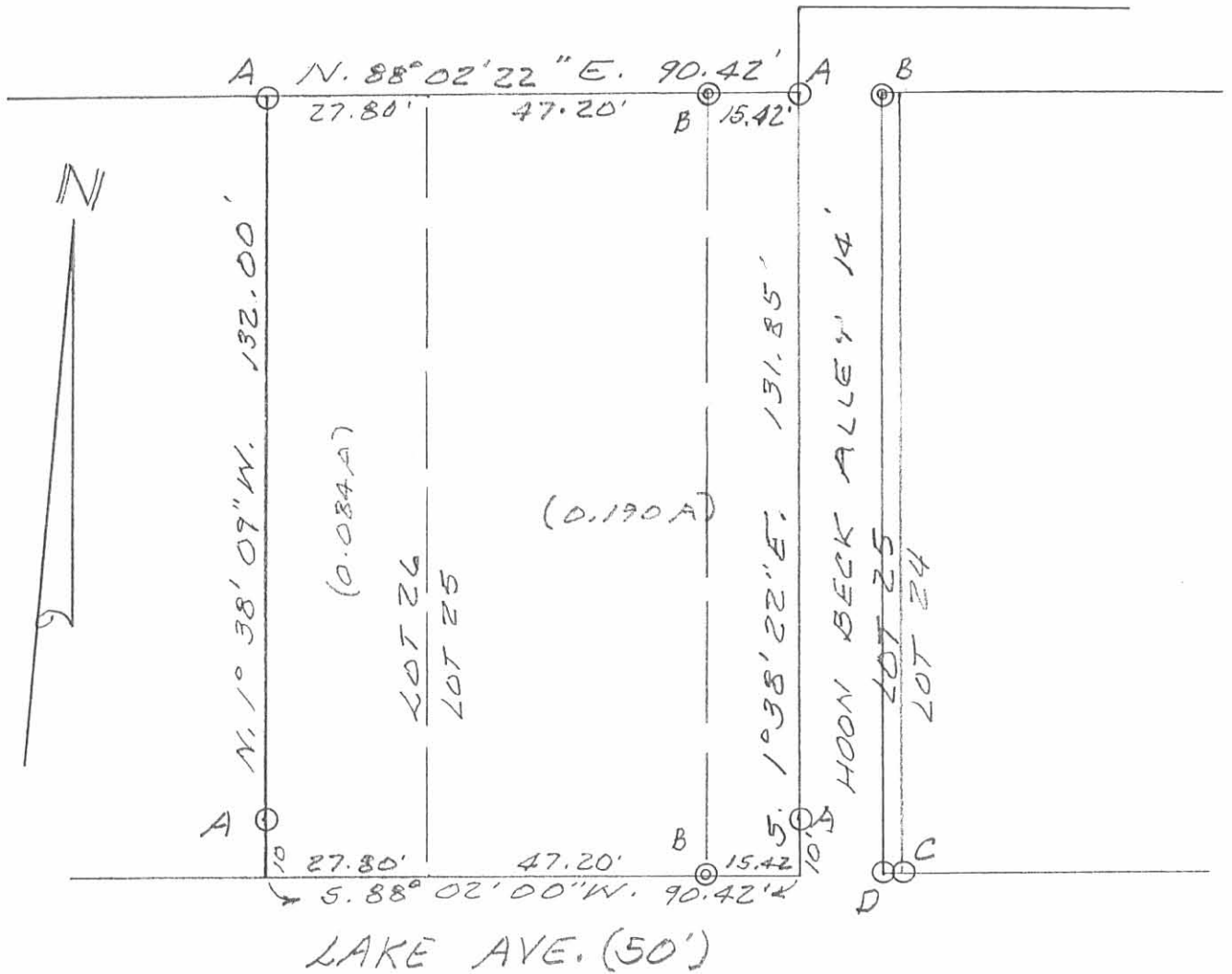
Bearings are based on an assumed bearing (S. 88° 02' 00" W.) for the north line of Lake Ave. in this field survey by Leslie H. Geeslin, Reg. Surveyor 5248 on July 31, 1995.



ST A:\LAKEWIEW74\TRON.SAM

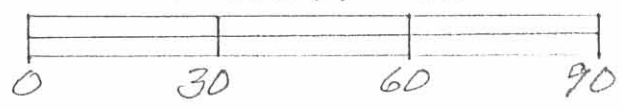
Leslie H. Geeslin





SURVEY OF PT 9 OF LOTS 25 & 26,
 ORIGINAL PLAT OF LAKEVIEW, SEC.
 27, T. 6, RANGE 8, STOKES TWP,
 LOGAN COUNTY, OHIO FOR CHRISTOPHER
 E. TRON.

JULY 27, 1995,
 SCALE: 1" = 30'



LEGEND:
 A = 5/8" IRON BAR SET
 B = 1/2" IRON PIPE FD.
 C = 5/8" IRON BAR FD
 D = 1/4" IRON BAR FD



Leslie H. Geeslin
 LESLIE H. GEESLIN
 RUSHESVILLE, OHIO
 PH 513-468-2793

INDEXED ON MAP
 3440 3P

REC'D 1-6-00 SM OK ✓



EDWARDS SURVEYING
110 SOUTH MAIN STREET
URBANA, OHIO 43078
(937) 653-6508



LEGAL DESCRIPTION FOR KLINGLER'S 0.095 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Stokes, Village of Lakeview, and being a part of Lot 24 of the Plat of Lakeview as recorded in Plat Cabinet "A", Slide 121, of the Logan County Plat Records, and being more particularly described as follows:

Beginning for reference at a Drill Hole found at the intersection of the existing North line of Lake Street (50' right-of-way) (originally 40' wide right-of-way) and the West line of Main Street (60' right-of-way);

thence with the existing North line of said Lake Street, N-90°00'00"-W, 520.78'(feet) to an iron bar set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, also being at the Southwest corner of Miriam E. Gillenwater's part of Lot 24 as recorded in Official Record 8, Page 471 of the Logan County Records;

thence continuing with the North line of said Lake Street, N-90°00'00"-W, 32.50'(feet) to an iron bar set on the West line of said Lot 24, also being on the East line of Hoon-Beck Alley (14' right-of-way) as established by Village Council;

thence with the East line of said Hoon-Beck Alley and the West line of said Lot 24, N-1°28'16"-W, 126.77'(feet) to a 1" diameter iron pipe found at 0.1' below grade at the Northwest corner of said Lot 24;

thence with the North line of said Lot 24 and a Southerly line of Hoon-Beck Alley, S-89°48'47"-E, 32.50'(feet) to a point in a 24" diameter tree at the Northwest corner of aforementioned Gillenwater's part of Lot 24;

thence with the West line of said Gillenwater's tract, S-1°28'16"-E, 126.67'(feet) to the place of beginning, passing for reference an iron bar set at 5.00';

Containing 0.095 acre, but being subject to the rights of all legal highways and all easements of record.

Being a more accurate description of the same premises conveyed to Ruby M. Klingler by Deed recorded in Official Record 424, Page 833 of the Logan County Records, all iron bars set are 5/8" x 30" iron re-bar, set at grade, with a yellow plastic cap stamped "EDWARDS PS 4792, PS 7574." The basis of bearings for the herein tract is the North line of Lake Street per an assumed bearing of N-90°00'00"-W.



William D. Edwards
Professional surveyor No. 7574

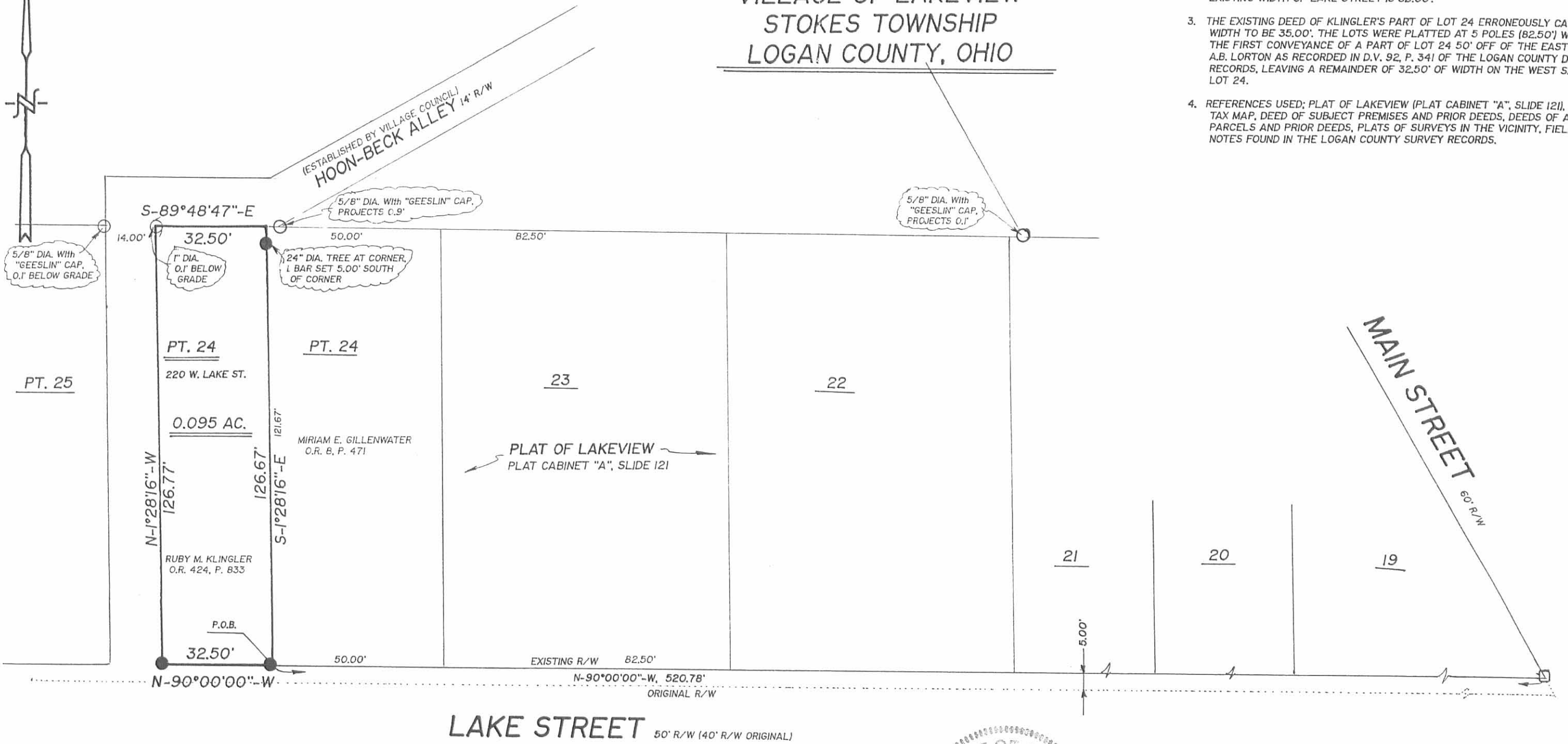
3440 40

SCALE: 1" = 30'

PLAT OF SURVEY
PT. LOT 24
VILLAGE OF LAKEVIEW
STOKES TOWNSHIP
LOGAN COUNTY, OHIO

NOTE:

1. BEARINGS ARE BASED ON THE NORTH LINE OF LAKE STREET PER AN ASSUMED BEARING OF N-90°00'00"-W.
2. LAKE STREET WAS ORIGINALLY PLATTED AS A 40' WIDE RIGHT-OF-WAY. THE EXISTING WIDTH OF LAKE STREET IS 50.00'.
3. THE EXISTING DEED OF KLINGLER'S PART OF LOT 24 ERRONEOUSLY CALLS THE WIDTH TO BE 35.00'. THE LOTS WERE PLATTED AT 5 POLES (82.50') WIDE. THE FIRST CONVEYANCE OF A PART OF LOT 24 50' OFF OF THE EAST SIDE TO A.B. LORTON AS RECORDED IN D.V. 92, P. 341 OF THE LOGAN COUNTY DEED RECORDS, LEAVING A REMAINDER OF 32.50' OF WIDTH ON THE WEST SIDE OF LOT 24.
4. REFERENCES USED; PLAT OF LAKEVIEW (PLAT CABINET "A", SLIDE 121), COUNTY TAX MAP, DEED OF SUBJECT PREMISES AND PRIOR DEEDS, DEEDS OF ADJOINING PARCELS AND PRIOR DEEDS, PLATS OF SURVEYS IN THE VICINITY, FIELD BOOK NOTES FOUND IN THE LOGAN COUNTY SURVEY RECORDS.



- LEGEND**
- — DRILL HOLE IN CONCRETE...FOUND
 - — IRON BAR...FOUND
 - ⊖ — IRON PIPE...FOUND
 - — 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 4792 PS 7574"...SET at grade



SURVEYED BY: William D. Edwards
 WILLIAM D. EDWARDS
 PROFESSIONAL SURVEYOR No. 7574
 110 SOUTH MAIN STREET
 URBANA, OHIO 43078
 (937)653-6508

DATE: DECEMBER 30, 1999

3440 4P

LEGAL DESCRIPTION

GRANTOR: CHRISTOPHER E. TRON

BEING A PERPETUAL EASEMENT FOR PUBLIC ALLEY PURPOSES OVER, UPON, AND THROUGH A PART OF LOT 25 OF THE ORIGINAL PLAT OF LAKEVIEW OWNED BY CHRISTOPHER E. TRON AND KAREN KAY TRON AS DESCRIBED IN OFFICIAL RECORDS VOLUME 258, PAGE 154 (TRACT II) OF THE LOGAN COUNTY RECORDS, SITUATE IN SECTION 27, TOWN 6, RANGE 8, VILLAGE OF LAKEVIEW, STOKES TOWNSHIP, LOGAN COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a point at the northeast corner of that part of Lot 25 owned by Christopher E. Tron and Karen Kay Tron as described in Official Records Volume 258, Page 154 (Tract II), and the west line of an existing 14-foot-wide alley;

thence, South 01°-38'-22" East, 131.99 feet, along the Grantor's east line and the west line of said alley to a point at the southeast corner of same;

thence, North 03°-48'-33" West, 132.06 feet, to a point on the Grantor's north line, also being the south line of that part of Outlot #1 in the name of the Board of Education, Lakeview, Special School District and described in D.B. Volume 108, Page 162;

thence, North 88°-02'-22" East, 5.00 feet, along the Grantor's north line and the south line of said Outlot #1 to the place of beginning.

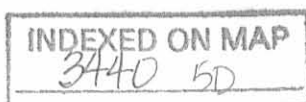
Containing 329.97 square feet more or less with all being subject to any legal highways and easements of record.

For a pictorial representation see the attached Exhibit B. The bearing of North 88°-02'-00" East on Lake Avenue was assumed and used to denote angles only.

The above description was prepared by Thomas L. Coverstone, Ohio Professional Surveyor Number 7100, based on a survey under his direction dated August 9, 2001.

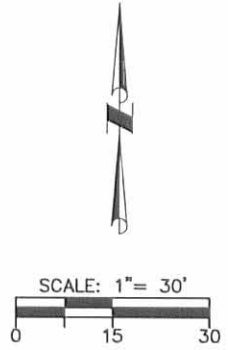
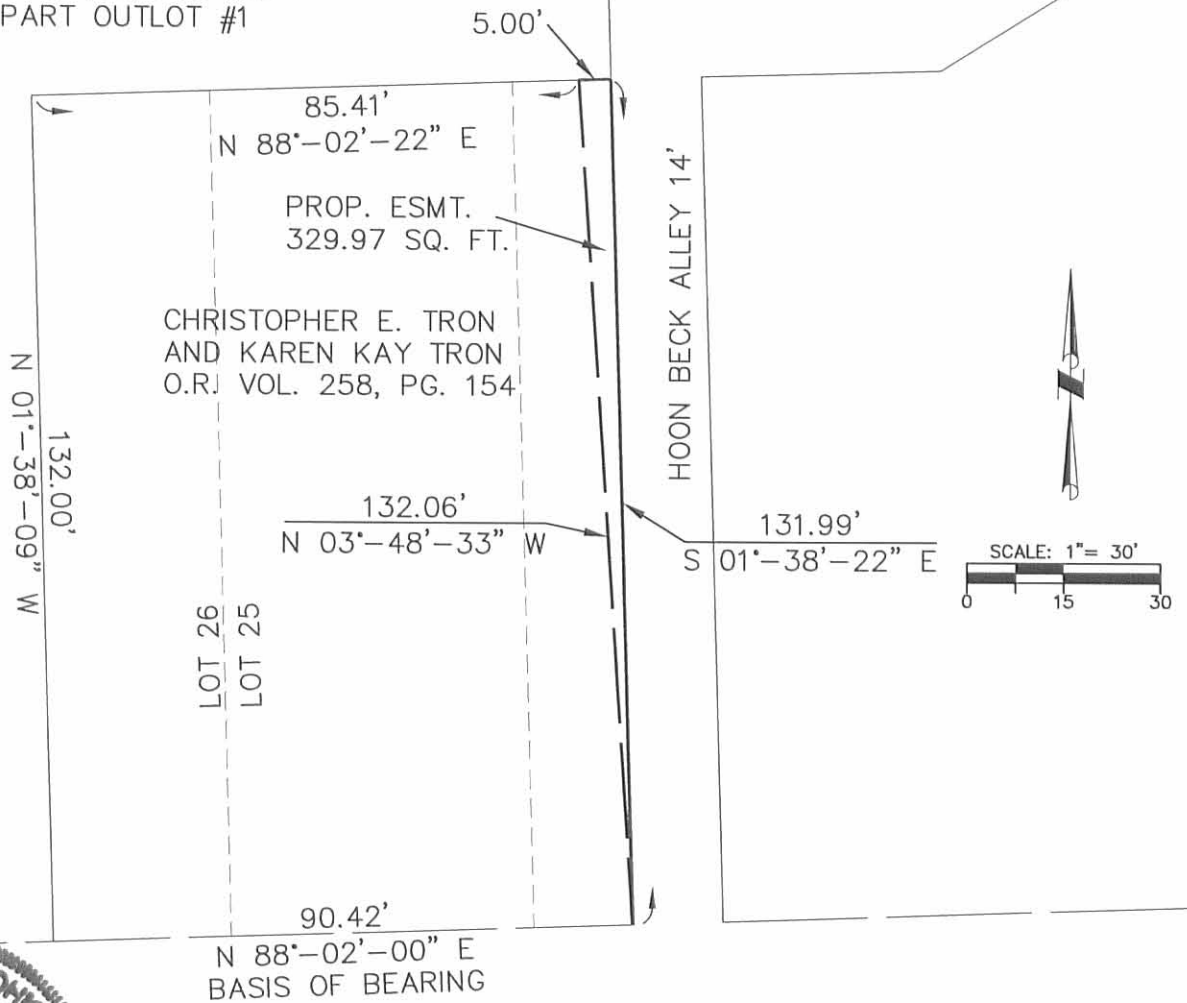


Thomas L. Coverstone



BEING A PERPETUAL EASEMENT
FOR PUBLIC ALLEY PURPOSES
EXHIBIT B

BOARD OF EDUCATION LAKEVIEW
SPECIAL SCHOOL DISTRICT
VOL. 108, PG. 162
PART OUTLOT #1



Thomas L. Coverstone

CHOICE ONE ENGINEERING
the choice that exceeds ...

440 E. HOEWISHER ROAD
SIDNEY, OHIO 45365
(937) 497-0200 • FAX (937) 497-0300
www.choiceoneengineering.com

LAKE AVE. (50')

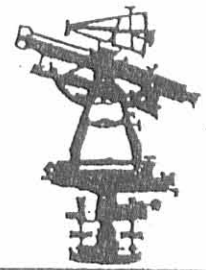
PT. OF LOT 25
SEC. 27, T 6, R 8
VILLAGE OF LAKEVIEW
STOKES TOWNSHIP
LOGAN COUNTY, OHIO

INDEXED ON MAP
3440 5P

REC'D 12-1-05



EDWARDS SURVEYING
110 SOUTH MAIN STREET
URBANA, OHIO 43078
(937) 653-6508



**LEGAL DESCRIPTION - PART HOON-BECK ALLEY
VACATED PORTION**

Being situate in the State of Ohio, County of Logan, Township of Stokes, Village of Lakeview and being a part of a 14' (foot) wide alley to the West of Lot 24 of the Plat of Lakeview as recorded in Plat Cabinet "A", Slide 121, of the Logan County Records, and being more particularly described as follows:

Beginning for reference at a drill hole found at the intersection of the existing North line of Lake Street (50' right-of-way) (originally 40' right-of-way), and the West line of Main Street (60' right-of-way);

thence with the existing North line of said Lake Street, N-90°00'00"-W, 553.28' (feet) to a 5/8" diameter iron bar with "Edwards" cap found at the Southwest corner of that part of Lot 24 conveyed to United Midwest Savings Bank by Deed record in Official Record 724, Page 984, of the Logan County Records, said iron bar found being the PRINCIPLE PLACE OF BEGINNING for the tract hereinafter described, said iron bar found also being on the East line of a 14' (foot) wide alley known as Hoon-Beck Alley, of which the herein described parcel is a part of ;

thence continuing with the North line of Lake Street N-90°00'00"-W, 2.00' (feet) to a point;

thence N-1°28'16"-W, 123.21' (feet) to a point;

thence S-89°48'47"-E, 2.00' (feet) to a point on the West line of aforementioned Lot 24 from which a 1" diameter iron pipe found at the Northwest corner of said Lot 24 bears N-1°28'16"-W, 3.57' (feet);

thence with the West line of Lot 24 and the East of Hoon-Beck Alley, S-1°28'16"-E, 123.20' (feet) to the place of beginning.

Containing 0.006 acre, but being subject to the rights of all legal highways and all easements of record.

The foregoing description prepared by William D. Edwards, Professional Surveyor No. 7574, November 23, 2005. The basis of bearings for the herein described tract is the North line of Lake Street per an assumed bearing of N-90°00'00"-W.

William D. Edwards
Professional Surveyor No. 7574



INDEXED ON MAP
3440 VD