

Received 2-21-03 OKGCH

# 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 29.362 ACRES

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

Being out of the Donald W. Ropp and Carolyn L. Ropp original 45.901 acre tract as deeded and described in Official Record 215, Page 27, Tract I, of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a P.K. nail found on the center-line of County Highway 82 (60 feet wide), at the southwest corner of Section 27.

THENCE, with the west line of Section 27 and the east line of the Daniel R. Hurley original 40.0 acre tract (Vol. 383, Pg. 372), N 0°-10'-00" E, a distance of 1357.30 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 30.00 feet.

THENCE, with the south line of the Todd M. Fetter 78.78 acre tract (O.R. 374, Pg. 10), N 89°-19'-56" E, a distance of 928.37 feet to a 5/8 inch iron rod set.

THENCE, S 0°-03'-28" E, a distance of 912.68 feet to a 5/8 inch iron rod set.

THENCE, S 89°-41'-16" E, a distance of 41.65 feet to a 5/8 inch iron rod set.


THENCE, with the west right-of-way of Oakridge Drive (60 feet wide), S 0°-19'-57" W, a distance of 439.80 feet to a railroad spike found, passing a 5/8 inch iron rod set at 409.80 feet.

THENCE, with the south line of Section 27 and the center-line of County Highway 82, N 89°-38'-00" W, a distance of 972.29 feet to the point of beginning.

Containing 29.362 acres, of which 0.670 acre is within the highway right-of-way.

The basis for bearings is the south line of Section 27, being N 89°-38'-00" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on January 18, 2003.

Description prepared by:

  
Jeffrey I. Lee  
Professional Surveyor 6359  
January 18, 2003  
RAW 2/19/03



L-2147

ORIGINAL STAMP IN GREEN

INDEXED ON MAP  
3785 1D

REV'D 2-26-03 SMY/ML

ALAN GEORGE BOOGHER  
ORIG. 40 ACRE TRACT  
VOL. 167, PG. 570  
2nd PARCEL

TODD M. FETTER  
78.78 ACRES  
O.R. 374, PG. 10

S 89° 19' 56" E  
928.37'

29.362 ACRES  
OF WHICH 0.670 ACRE IS WITHIN THE  
HIGHWAY RIGHT-OF-WAY

DANIEL R. HURLEY  
ORIG. 40.0 ACRE TRACT  
VOL. 363, PG. 372

N 00° 10' 00" E  
1357.30'

DONALD W. ROPP  
AND CAROLYN L. ROPP  
ORIG. 45.901 ACRE  
O.R. 215, PG. 27  
TRACT I

41.65'  
S 89° 41' 16" E

912.68  
S 89° 08' 28" E

LAKEVIEW CORPORATION LINE

DONALD W. ROPP  
AND CAROLYN L. ROPP  
ORIG. 45.901 ACRE  
O.R. 215, PG. 27  
TRACT I

THE WOODS  
OF LAKEVIEW  
PHASE I

POPLAR COURT (60')

PINE STREET (60')

OAKRIDGE DRIVE (60')

PINE STREET (60')

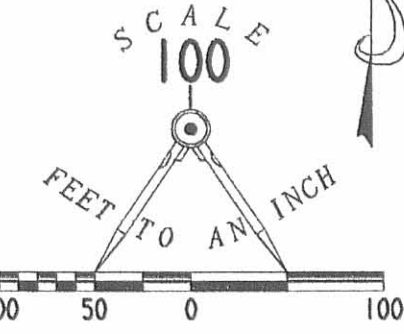
VILLAGE OF LAKEVIEW  
1.67 ACRES  
VOL. 317, PG. 885

SURVEY OF 29.362 ACRES OUT OF THE  
DONALD W. ROPP AND CAROLYN L. ROPP  
45.901 ACRE TRACT  
OFFICIAL RECORD 215, PAGE 27, TRACT I  
SECTION 27, TOWN 6, RANGE 8  
STOKES TOWNSHIP  
LOGAN COUNTY, OHIO

LAKEVIEW CORPORATION LINE  
LAKE AVENUE (60' R/W)

972.29'  
N 89° 38' 00" W  
(BASIS FOR BEARINGS)  
COUNTY HIGHWAY 82 (60' R/W)

28  
33 34



LEGEND

- 5/8" IRON ROD SET
- MAG NAIL SET
- ⊕ RAILROAD SPIKE SET
- ⊗ RAILROAD SPIKE FOUND
- ⊗ PK NAIL FOUND
- 1-1/4" IRON PIPE FOUND
- 5/8" IRON ROD FOUND



SURVEYED BY:  
*Jeffrey I. Lee*  
JEFFREY I. LEE  
PROFESSIONAL SURVEYOR 6359  
JANUARY 18, 2003

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

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

INDEXED ON MAP  
3785 1P

D307 WOODREM L-2147-1  
THEWOODS.DAT

**BELLEFONTAINE DEVELOPMENT CO.  
SURVEY  
Tract I - Large Tract.**

The following described real estate situated in the Village of Lakeview, Township of Stokes, County of Logan, State of Ohio and being a part of the southwest quarter of Section No. 27, Town 6 South, Range 8 East and being part of the tract belonging to Bellefontaine Development Co. as described in Deed Volume No. 192 Page 518 (3-31-1948) and being more particularly described as follows:

Beginning at a 1 inch square Iron Bar found at the southwest corner to Section No. 27 and the southeast corner to Section No. 28, T.6S., R.8E. and the southeast corner to Daniel R. Hurley's present 40.00 Acre tract as described in Deed Volume No. 383 Page 372 (6-1-1979) and in the centerline of C. H. No. 82 (West Lake Avenue)(60 feet wide);

Thence with the line between said Sections, N. 0°10' E. 1,357.30 feet to a 5/8" x 30" Rebar found at the southwest corner to Rex L. Barnes' present 30.18 Acre tract, which is part of 78.78 Acre tract as described in Deed Volume No. 379 Page 834 (10-20-1978);

Thence with the south line of Barnes' tract, S. 89°18' E. 1,863.50 feet to a 5/8" x 30" Rebar found at a corner to Barnes' tract, passing through the Corporation Line of Lakeview at 1,004.67 feet;

Thence with a line of Barnes' tract, S. 0°01' E. 673.10 feet to a 1 inch Iron Pipe found at the northeast corner to Pine Street as deeded to the Village of Lakeview in Deed Volume No. 312 Page 98 (4-26-1966);

Thence with the north line of Pine Street, N. 89°38' W. 60.00 feet to a 5/8" x 30" Rebar set at the northwest corner to Pine Street;

Thence with the west line of Pine Street, S. 0°01' E. 83.83 feet to a 5/8" x 30" Rebar set at the northeast corner to Howard C. Blackburn's present 0.52 Acre tract as described in Deed Volume No. 350 Page 531 (12-11-1973);

Thence with the north lines of Blackburn, Dale L. Beck, Dave E. Martin and Larry L. Line's present tracts, N. 89° 38' W. 771.60 feet to a 5/8" x 30" Rebar set at the northwest corner to a 0.430 Acre tract as surveyed and being Tract No. II, passing through a 5/8" x 30" Rebar set at the northwest corner to Larry L. Lines' present 0.42 Acre tract as described in Deed Volume No. 379 Page 274 (9-21-1978) at 646.60 feet;

Thence with the west line of said 0.430 Acre tract, being Tract No. II, S. 0° 22' W. 150.00 feet to a 5/8" x 30" Rebar set in the north line of Oakridge Drive as deeded to the Village of Lakeview in Deed Volume No. 317 Page 885, (12-8-1967);

Thence with the northline of Oakridge Drive, N. 89° 38' W. 60.00 feet to a 5/8" x 30" Rebar set at the northwest corner to Oakridge Drive, passing through the Corporation Line of Lakeview at 29.29 feet;

Thence with the west line of Oakridge Drive, S. 0° 22' W. 440.00 feet to a R. R. Spike set in the south line of Section No. 27 and the centerline of C. H. No. 82;

INDEXED ON MAP  
3785 2D-1

BELLEFONTAINE DEVELOPMENT CO.

SURVEY

Tract I - Large Tract.

Page Two

Thence with the Section Line and the centerline of C. H. No. 82,  
(THE BASIS OF BEGINNING)  
N. 89°38' W. 972.42 feet to the place of beginning, containing a total  
of 45.901 Acres, more or less.

Of the above described tract, there is 30.919 Acres in the Town-  
ship of Stokes and 14.982 Acres in the Village of Lakeview.

Of the above described tract, there is 29,172.60 square feet or  
0.670 Acres in the right of way of C. H. No. 82.

The above tract being subject to a permanent Sanitary Sewer  
Easement as deeded to the Indian Lake Sanitary Sewer District in Deed  
Volume No. 403 Page 355-358 (8-16-1983).

I hereby certify that this description is based on a field survey  
made by me on July 28, 1989.

*Daniel E. Gilbert*

DANIEL E. GILBERT, P.S.  
Reg. Sur. No. 5402  
400 N. Park St.  
Bellefontaine, Ohio  
43311



INDEXED ON MAP  
3785 2D-2

**BELLEFONTAINE DEVELOPMENT CO.  
SURVEY  
Tract III - Small Tract.**

The following described real estate situated in the Village of Lakeview, Township of Stokes, County of Logan, State of Ohio and being a part of the southwest quarter of Section No. 27. Town 6 South, Range 8 East and being part of the tract belonging to Bellefontaine Development Co. as described in Deed Volume No. 192 Page 518 (3-31-1948) and being more particularly described as follows:

Beginning at a 5/8" x 30" Rebar found at the northwest corner to John D. Herren's present 0.66 Acre tract as described in Deed Volume No. 376 Page 487 (5-26-1978) and in the east line of Oakridge Drive as deeded to the Village of Lakeview in Deed Volume No. 317 Page 885 (12-8-1967);

Thence with the west line of Oakridge Drive, N. 0° 22' E. 150.00 feet to a 5/8" x 30" Rebar set at the intersection of the east line of Oakridge Drive and the south line of Oakridge Drive;

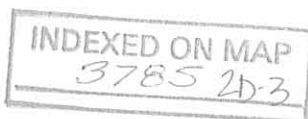
Thence with the south line of Oakridge Drive, <sup>(THE BASIS OF BEARING)</sup> S. 89° 38' E. 125.00 feet to a 5/8" x 30" Rebar set at the northwest corner to Thomas H. Hoying's present 0.42 Acre tract as described in Official Record No. 47 Page 427 (8-3-1987);

Thence with the west line of Hoying's tract, S. 0° 22' W. 150.00 feet to a 5/8" x 30" Rebar found at the northeast corner to Herren's tract;

Thence with the north line of Herren, N. 89° 38' W. 125.00 feet to the place of beginning, containing 18,750.00 square feet or 0.430 Acres, more or less.

I hereby certify that this description is based on a field survey made by me on July 28, 1989.

*Daniel E. Gilbert*  
**DANIEL E. GILBERT, P.S.**  
Reg. Sur. No. 5402  
400 N. Park St.  
Bellefontaine, Ohio  
43311



Received 8-16-89 OAJCH

**BELLEFONTAINE DEVELOPMENT CO.  
SURVEY  
Tract II - Small Tract.**

The following described real estate situated in the Village of Lakeview, Township of Stokes, County of Logan, State of Ohio and being a part of the southwest quarter of Section No. 27, Town 6 South, Range 8 East and being part of the tract belonging to Bellefontaine Development Co. as described in Deed Volume N. 192 Page 518 (3-31-1948) and being more particularly described as follows:

Beginning at a 5/8" x 30" Rebar set at the southwest corner to Larry A. Lines' present 0.42 Acre tract as described in Deed Volume No. 379 Page 274 (9-21-1978) and in the north line of Oakridge Drive as deeded to the Village of Lakeview in Deed Volume No. 317 Page 885 (12-8-1967);


Thence with the north line of Oakridge Drive, <sup>(THE BASIS OF BEARING)</sup> N. 89°38' W. 125.00 feet to a 5/8" x 30" Rebar set;

Thence N. 0° 22' E. 150.00 feet to a 5/8" x 30" Rebar set;

Thence S. 89°38' E. 125.00 feet to a 5/8" x 30" Rebar set at the northwest to Lines' tract;

Thence with Lines' west line, S. 0° 22' W. 150.00 feet to the place of beginning, containing 18,750.00 square feet or 0.430 Acres, more or less.

I hereby certify that this description is based on a field survey made by me on July 28, 1989.

  
DANIEL E. GILBERT, P.S.  
Reg. Sur. No. 5402  
400 N. Park St.  
Bellefontaine, Ohio  
43311



INDEXED ON MAP  
37852D-4

Per. Par. No. 43-017-00-00-020  
30.18 Acres

S. 89°-18' E.  
1,004.67'

Rex L. Barnes et al  
Vol. 379 P. 834 (10-20-78)  
Per. Par. No. 47-017-00-00-019  
48.60 Acres

1,863.50'

Tract I  
Total - 45.901 Acres

In Corporation  
14.982 Acres

Per. Par. No. 47-017-17-01-002

Out of Corporation  
30.919 Acres

Per. Par. No. 43-017-17-01-001

# BELLEFONTAINE DEVELOPMENT CO. SURVEY

Section No. 27 T.6S. R.8E.  
Village of Lakeview  
Stokes Township  
Logan County, Ohio  
July 28, 1989

Scale: 1" = 100'

29,172.60' or 0.670 Acres  
in R/W of C.H. No. 82

N. 89°-38' W.

C. H. No. 82 - 60'

Section 27 T.6S. R.8E.  
Section 34 T.6S. R.8E.

972.42'

R. R. Spike Set

LAKEVIEW CORPORATION

LAKEVIEW CORPORATION

LAKEVIEW CORPORATION

LAKEVIEW CORPORATION

LAKEVIEW CORPORATION

• - 5/8" x 30" Rebars Fd. or Set.

INDEXED ON MAP  
3785 2P

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

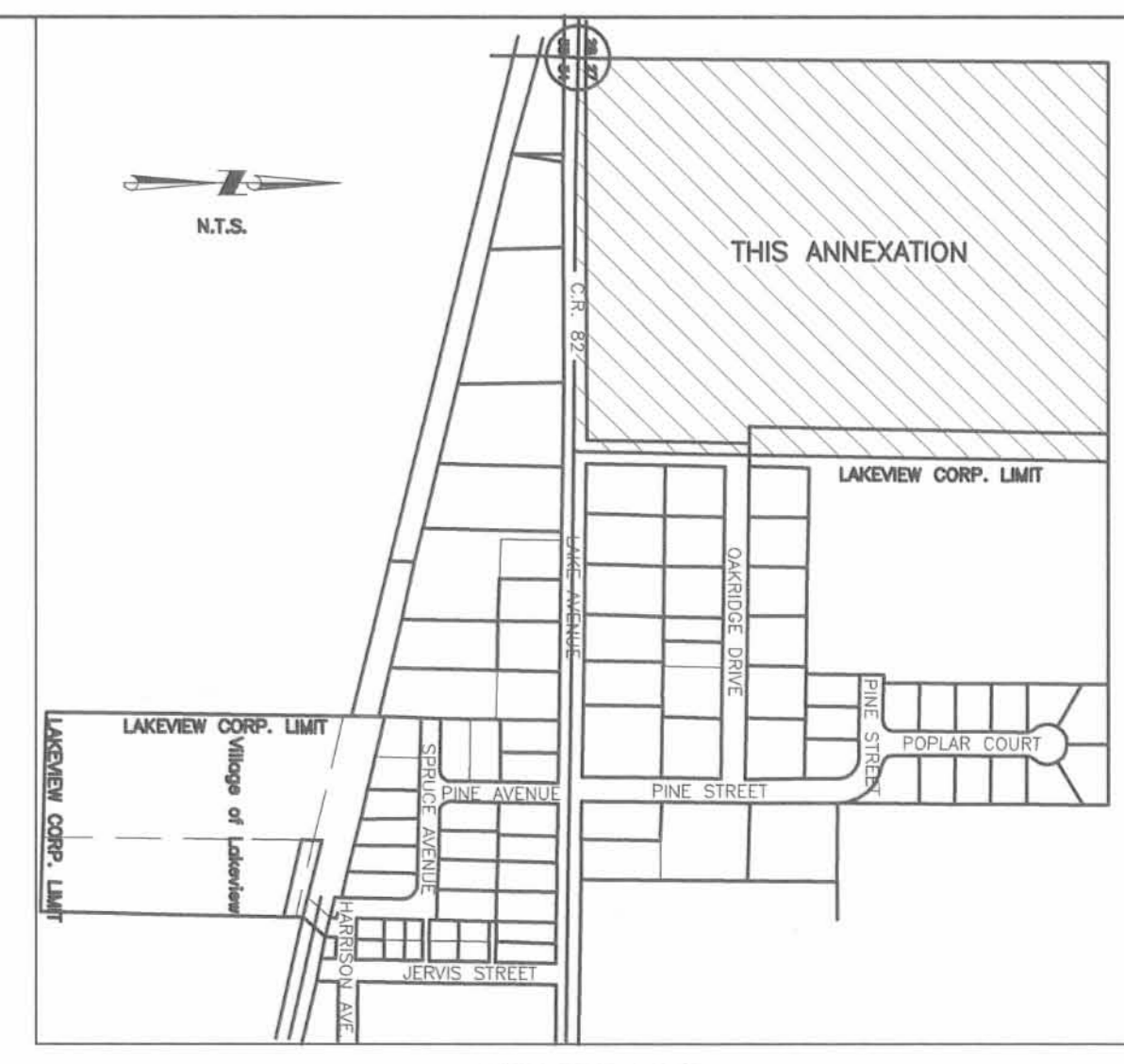


PLAT CAB. B SLIDE 91A

# ANNEXATION TO THE VILLAGE OF LAKEVIEW, OHIO

31.231 ACREAGE    27 SECTION    6 S TOWNSHIP    8 E RANGE    STOKES TOWNSHIP    LOGAN, OHIO COUNTY

DANIEL R. HURLEY, ETAL  
D.B. 383/372  
ORIG. 40.0 AC. TRACT



VICINITY MAP

### LEGAL DESCRIPTION

#### ANNEXATION OF 31.231 ACRES TO LAKEVIEW

BEING A PART OF A 1.670-ACRE TRACT OF LAND OWNED BY THE VILLAGE OF LAKEVIEW AS DESCRIBED IN DEED BOOK 317, PAGE 885, A PART OF A 11.329-ACRE TRACT OF LAND OWNED BY S & S FINE HOMES LTD. AS DESCRIBED IN OFFICIAL RECORD 703, PAGE 439 AND ALL OF THE 29.362-ACRE TRACT OF LAND OWNED BY S & S FINE HOMES LTD. AS DESCRIBED IN OFFICIAL RECORD 700, PAGE 908 OF THE LOGAN COUNTY RECORDS, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 27, TOWN 6 SOUTH, RANGE 8 EAST, STOKES TOWNSHIP, LOGAN COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning at a P.K. nail found at the southwest corner of the southwest quarter of said Section 27, also being on the centerline of County Highway 82;

thence, North 00°-10'-00" East, 1357.30 feet, along the west line of said quarter section and the east line of the Daniel R. Hurley, etal original 40 acre tract as described in Deed Book 383, Page 372 to a 5/8" iron pin found;

thence, South 89°-19'-56" East, 1006.24 feet, along the south line of the Todd M. Fetter 78.780 acre tract as described in Official Record 374, Page 10 to a point on the existing Village of Lakeview corporation line, passing for reference an iron pin found at 928.37 feet;

thence, South 00°-19'-57" West, 1352.01 feet, along the said existing corporation line and through said 11.329 acre and 1.670 acre tracts to a point at the intersection of the centerline of Oakridge Drive and the centerline of County Highway 82, also being on the south line of said southwest quarter of Section 27;

thence, North 89°-38'-00" West, 1002.29 feet, along the south line of said quarter section and the centerline of County Highway 82 to the place of beginning.

Containing a total of 31.231 acres more or less to be annexed with 0.303 acres more or less being a part of the 1.670 acre tract of land owned by the Village of Lakeview as described in Deed Book 317, Page 885, 1.566 acres being a part of the 11.329 acre tract of land owned by S & S Fine Homes Ltd. and 29.362 acres being the entire tract of land owned by S & S Fine Homes Ltd.

The bearing of South 89°-19'-56" East is based on the westerly extension of the north line of The Woods of Lakeview Phase 1 as recorded in Plat Cabinet B, Slide 27B at the Logan County Recorder's Office.

The above description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254, based on existing surveys on file and deeds of record.

S & S FINE HOMES, LTD.  
O.R. 700/908  
29.362 AC.

31.231 AC. TOTAL  
TO BE ANNEXED

TODD M. FETTER  
O.R. 374/10  
78.78 AC.

### APPROVAL BY VILLAGE OF LAKEVIEW COUNCIL

THIS ANNEXATION ACCEPTED AND APPROVED BY THE COUNCIL OF THE VILLAGE OF LAKEVIEW THIS 6 DAY OF July, 2004 BY ORDINANCE NO. 04-22

*Rya A. Shultz*  
MAYOR  
*Linda K. Miller*  
CLERK  
*Dennis Hanford*  
PRESIDENT OF COUNCIL

### APPROVAL BY VILLAGE OF LAKEVIEW PLANNING COMMISSION

THIS ANNEXATION ACCEPTED AND APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF LAKEVIEW THIS 27 DAY OF June, 2004

*Rya A. Shultz*  
PLANNING DIRECTOR

### APPROVAL BY LOGAN COUNTY ENGINEER

THIS PLAT REVIEWED AND APPROVED  
THIS 18 DAY OF August, 2004.

*Scott C. Allen*  
LOGAN COUNTY ENGINEER

### APPROVAL BY LOGAN COUNTY COMMISSIONERS

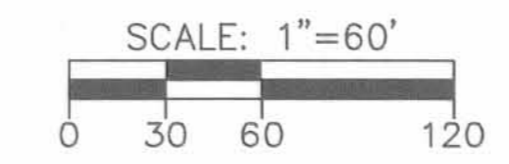
THE ANNEXATION OF THIS AREA WAS APPROVED THIS 27<sup>th</sup> DAY OF April, 2004 BY RESOLUTION NO. 170-04

*John Jeser*  
LOGAN COUNTY COMMISSIONER  
*David Knight*  
LOGAN COUNTY COMMISSIONER  
*John Bayless*  
LOGAN COUNTY COMMISSIONER

PREAPPROVAL *Jan C. Davis* 3-26-04  
PLAT CHECKED *Jan C. Davis* 8-30-04  
TRANSFERRED THIS 30<sup>th</sup> DAY OF August, 2004  
*Michael E. Godwin*  
AUDITOR, LOGAN COUNTY, OHIO

RECORDED IN PLAT CABINET B,  
SLIDE 91A, RECEIVED FOR RECORD  
AT 9:26 O'CLOCK A M  
THIS 31<sup>st</sup> DAY OF August, 2004  
*Linda Hanson*  
RECORDER, LOGAN COUNTY, OHIO

THE BEARING OF S 89°-19'-56" E IS BASED ON THE WESTERLY EXTENSION OF THE NORTH LINE OF THE WOODS OF LAKEVIEW, PHASE 1, LOGAN CO. RECORDER'S PLAT CAB. B, SLIDE 27B.

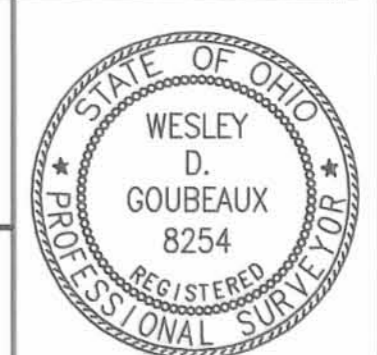


### LEGEND

- 5/8" IRON PIN FOUND
- ⊕ P.K. NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND

I HEREBY CERTIFY THAT ALL MEASUREMENTS TO BE IN ACCORDANCE WITH LAND SURVEYS AND DEEDS OF RECORD.

*Wesley D. Goubeaux* 2/24/2004  
WESLEY D. GOUBEAUX, P.S. #8254 DATE



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

date: 02-24-2004 drawn by: jmk job number: LOGLAK0305



Askren Survey Stokes Township April 1965 0.91 Acre

The following described land in Stokes Township, Logan County, Ohio and being in Section 27 Town 6 S. Range 8 E.

Beginning at an iron in the north side of Lake Ave. at the S.W. corner of of the School Grounds. Thence with the north side of Lake Ave. westerly 260.00 feet to an iron. Said Iron being the true beginning point of this survey.

Thence with the west side of a proposed <sup>sixty</sup> ~~xxxix~~ foot Street northerly 200.00 feet to an iron.

Thence west 198.60 feet to an iron.

Thence south 200.00 feet to an iron at the north side of Lake Ave.

Thence with the north side of Lake Ave. East 200.00 feet to the place of beginning. The last described line being 30.00 feet north of and parellel with the center line of Lake Ave.

The above described tract contains 0.91 of one acre.

cc  
Logan County Engineer.



On Plat Book  
7/8/65  
D.C.S.

3785  
3D-1  
INDEXED ON MAP

Askren Survey Stokes Township April 1965 0.46 Acre

The following described land in Stokes Township, Logan County, Ohio and being in Section 27 Town 6 S. Range 8 E.

Beginning at an iron in the north side of Lake Ave. at the S.W. corner of the School Grounds. Thence with the north side of Lake Ave. westerly 560.00 feet to an iron. Said iron being the true beginning point of this survey. The last described line passing an iron at the west side of a proposed sixty foot Street at 260.00 feet.

Thence north 200.00 feet to an iron.

Thence west 100.00 feet to an iron.

Thence south 200.00 feet to an iron at the north side of Lake Ave.

Thence with the north side of Lake Ave. east 100.00 feet to the place of beginning. The last described line being 30.00 feet north of and parallel with the center line of Lake Ave.

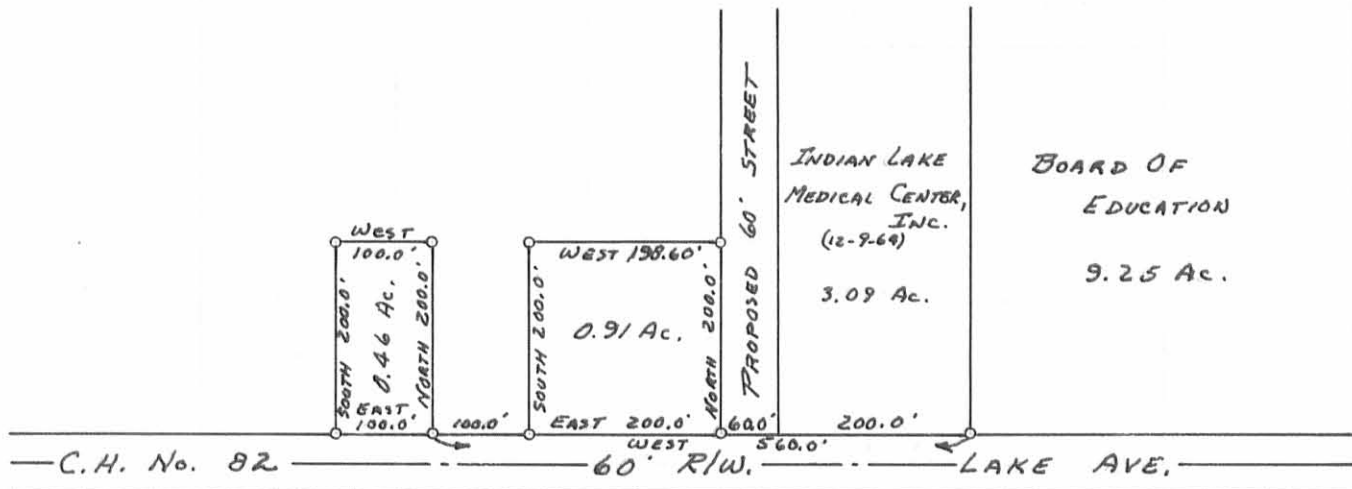
The above described tract contains 0.46 of one acre.

cc  
Logan County Engineer



3785  
3D-2

INDEXED ON MAP



0 - IRONS

ASKREN SURVEY  
SEC. 27 T.6S. R8E.  
STOKES TOWNSHIP  
LOGAN COUNTY, OHIO  
SURVEYED BY F.F. WRIGHT  
APRIL 1965  
SCALE: 1" = 200'

DRAWN BY D.E.G.  
9/7/65

INDEXED ON MAP

3785