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# 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

## LAKE LANDS LONG ISLAND SHORE NO. 1 0.005 ACRES

Lying in Virginia Military Survey 13393, Richland Township, Logan County, Ohio.

Being State of Ohio Lake Lands north of Lot 1 of Long Island Shores No. 1 as platted in Plat Cabinet B, Slide 20B of the Logan County Records of Plats and being more particularly described as follows:

Beginning at a point at the northwest corner of Lot 1, referenced by a 5/8 inch iron rod found on the west line of Lot 1, S 27°-09'-40" W, a distance of 10.00 feet.

THENCE, with the west line of Lot 1 extended, N 27°-09'-40" E, a distance of 2.85 feet to a point on the concrete sea wall.

THENCE, with the face of the concrete sea wall, S 65°-58'-06" E, a distance of 77.79 feet to a 5/8 inch iron rod set.

THENCE, with the north line of Lot 1, the following three (3) courses:

N 84°-43'-35" W, a distance of 13.36 feet to a 5/8 inch iron rod set.

N 61°-07'-15" W, a distance of 30.48 feet to a point.

N 67°-48'-47" W, a distance of 34.94 feet to the point of beginning.

Containing 0.005 acres.

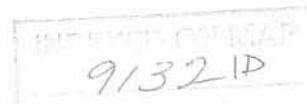
The basis for bearings is the west line of Lot 1, being N 27°-09'-40" E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on August 19, 1999.

Description prepared by:

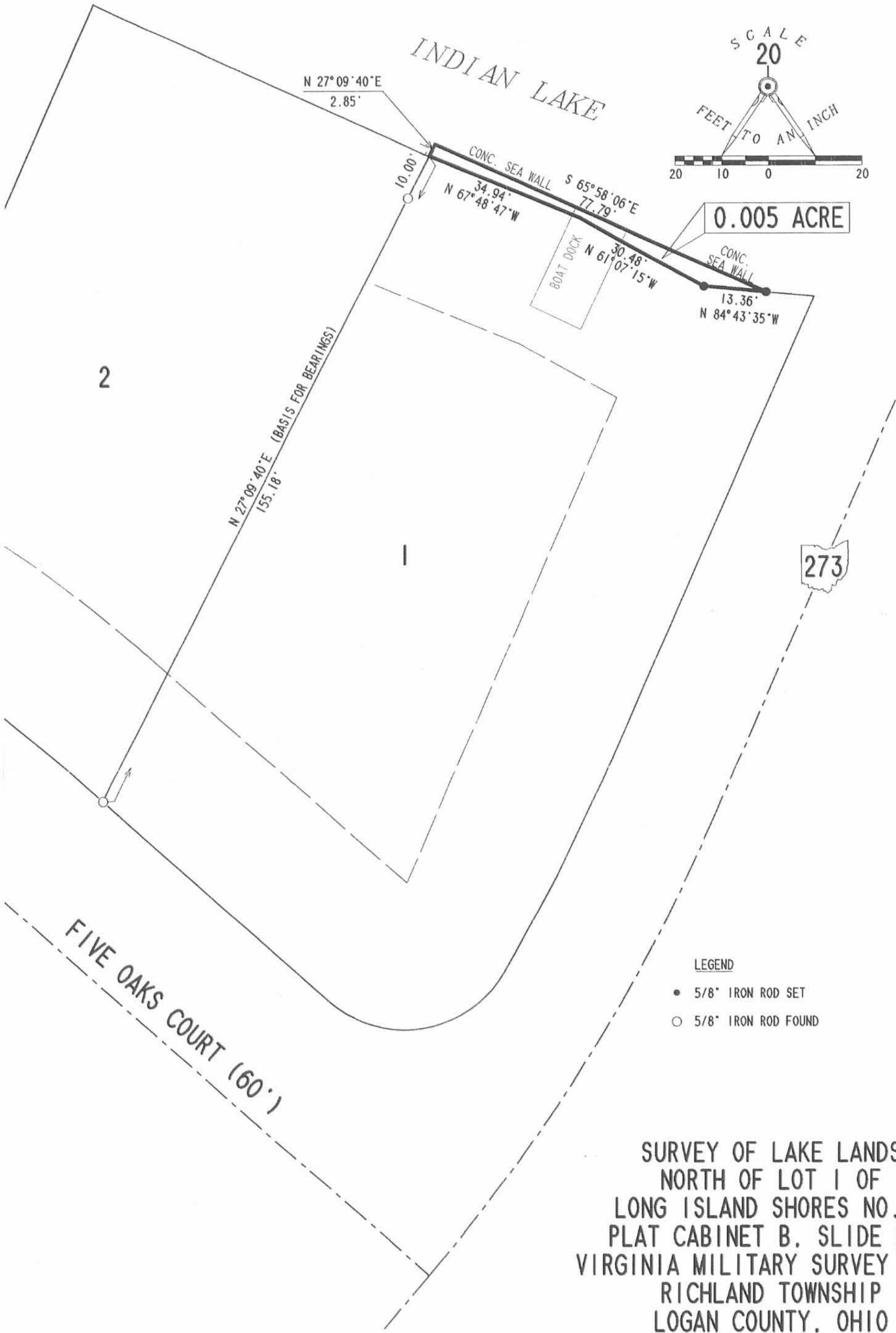
Jeffrey I. Lee  
Professional Surveyor 6359  
August 23, 1999



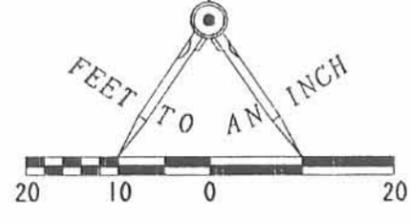
ORIGINAL STAMP IN GREEN



L-2447



SCALE  
20



0.005 ACRE

LEGEND

- 5/8" IRON ROD SET
- 5/8" IRON ROD FOUND

SURVEY OF LAKE LANDS  
NORTH OF LOT 1 OF  
LONG ISLAND SHORES NO. 1  
PLAT CABINET B. SLIDE 20B  
VIRGINIA MILITARY SURVEY 13393  
RICHLAND TOWNSHIP  
LOGAN COUNTY, OHIO



ORIGINAL STAMP IN GREEN

SURVEYED BY:  
*[Signature]*  
JEFFREY I. LEE  
PROFESSIONAL SURVEYOR 6359  
AUGUST 19, 1999

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INDEXED ON MAP  
9132 IP

REC'D 3-10-04 SUM 05

# Lee Surveying and Mapping Co., Inc.

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117 N. Madriver St.  
Bellefontaine OH 43311



Phone: (937) 593-7335  
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## PREMIER PROPERTIES 1.654 ACRES TRACT A

Lying in Virginia Military Survey 13393, Richland Township, Logan County, Ohio

Being out of the Premier Properties original 26.12 acre tract as deeded and described in Official Record 116, Page 978 of the Logan County Records of deeds and being more particularly described as follows:

Beginning at a railroad spike found at the intersection of center-lines of Ohio Route 273 (50 feet wide) and Wilderness Way Court (60 feet wide).

THENCE, with the center-line of Ohio Route 273, the following three courses:

With a curve to the right having a central angle of  $19^{\circ}-00'-52''$ , a radius of 358.18 feet, an arc length of 118.87 feet, a chord bearing  $N 56^{\circ}-24'-57''E$ , a distance of 118.32 feet to a MAG nail set.

With a curve to the right having a central angle of  $3^{\circ}-11'-59''$ , a radius of 358.18 feet, an arc length of 20.00 feet, a chord bearing  $N 67^{\circ}-32'-29''E$ , a distance of 20.00 feet to a PK nail found.

$N 69^{\circ}-07'-30''E$ , a distance of 8.55 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE,  $N 26^{\circ}-07'-15''W$ , a distance of 281.44 feet to a point, passing a 5/8 inch iron rod set at 25.11 feet and a 5/8 inch iron rod set at 266.44 feet.

THENCE, with the waters edge the following eight courses:

$N 45^{\circ}-36'-25''E$ , a distance of 31.11 feet to a point.

$N 30^{\circ}-46'-53''E$ , a distance of 35.58 feet to a point, referenced by a 5/8 inch iron rod set  
 $N 85^{\circ}-59'-19''E$ , a distance of 15.00 feet.

$N 37^{\circ}-37'-47''E$ , a distance of 54.29 feet to a point.

$N 65^{\circ}-41'-44''E$ , a distance of 38.10 feet to a point.

$S 75^{\circ}-55'-43''E$ , a distance of 23.81 feet to a point, referenced by a 5/8 inch iron rod set  
 $S 50^{\circ}-51'-11''W$ , a distance of 15.00 feet.

$S 81^{\circ}-25'-21''E$ , a distance of 36.94 feet to a point.

$S 70^{\circ}-49'-28''E$ , a distance of 42.56 feet to a point.

$S 45^{\circ}-07'-27''E$ , a distance of 52.20 feet to a point.

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9132.2D-1

# Lee Surveying and Mapping Co., Inc.

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THENCE, S 17°-26'-46"E, a distance of 239.04 feet to a MAG nail set, passing a 5/8 inch iron rod set at 10.00 feet and a 5/8 inch iron rod set at 214.09 feet.

THENCE, with the center-line of Ohio Route 273, S 69°-07'-30"W, a distance of 206.45 feet to the point of beginning.

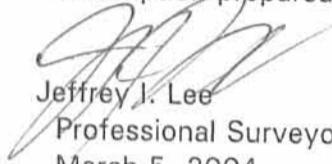
Containing 1.654 acres of which 0.120 acre is within the highway right-of-way.

The basis for bearings is the center-line of Ohio Route 273, south of the curve at Wilderness Way, being S 23°-36'-55"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on December 22, 2003, Revised March 5, 2004.



ORIGINAL STAMP IN GREEN

Description prepared by:

  
Jeffrey I. Lee  
Professional Surveyor 6359  
March 5, 2004

L-2447

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REC'D 3-10-04 SMY 04  
**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

**PREMIER PROPERTIES  
1.768 ACRES  
TRACT B**

Lying in Virginia Military Survey 13393, Richland Township, Logan County, Ohio

Being out of the Premier Properties original 26.12 acre tract as deeded and described in Official Record 116, Page 978 of the Logan County Records of deeds and being more particularly described as follows:

Beginning at a railroad spike found at the intersection of center-lines of Ohio Route 273 (50 feet wide) and Wilderness Way Court (60 feet wide).

THENCE, with the center-line of Ohio Route 273, with a curve to the left having a central angle of  $21^{\circ}-41'-45''$ , a radius of 358.18 feet, an arc length of 135.63 feet, with a chord bearing  $S 36^{\circ}-03'-53''W$ , a distance of 134.82 feet to a MAG nail set.

THENCE,  $N 31^{\circ}-37'-55''W$ , a distance of 308.50 feet to a point on the waters edge, passing a 5/8 inch iron rod set at 29.45 feet and a 5/8 inch iron rod set at 293.50 feet.

THENCE, with the waters edge the following five courses:

$N 59^{\circ}-02'-06''E$ , a distance of 58.87 feet to a point, referenced by a 5/8 inch iron rod set  
 $S 55^{\circ}-13'-54''E$ , a distance of 15.00 feet.

$N 48^{\circ}-23'-12''E$ , a distance of 65.83 feet to a point.

$N 64^{\circ}-22'-16''E$ , a distance of 49.27 feet to a point, referenced by a 5/8 inch iron rod set  
 $S 33^{\circ}-24'-18''E$ , a distance of 15.00 feet.

$N 54^{\circ}-55'-07''E$ , a distance of 71.96 feet to a point.

$N 45^{\circ}-36'-25''E$ , a distance of 55.00 feet to a point.

THENCE,  $S 26^{\circ}-07'-15''E$ , a distance of 281.44 feet to a MAG nail set, passing a 5/8 inch iron rod set at 15.00 feet and a 5/8 inch iron rod set at 256.33 feet.

THENCE, with the center-line of Ohio Route 273, the following three courses:

$S 69^{\circ}-07'-30''W$ , a distance of 8.55 feet to a PK nail found.

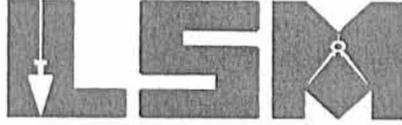
With a curve to the left with a central angle of  $3^{\circ}-11'-59''$ , a radius of 358.18 feet, an arc length of 20.00 feet, a chord bearing  $S 67^{\circ}-32'-29''W$ , a distance of 20.00 feet to a MAG nail set.

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With a curve to the left with a central angle of  $19^{\circ}-00'-52''$ , a radius of 358.18 feet, an arc length of 118.87 feet, a chord bearing of  $S\ 56^{\circ}-24'-57''W$ , a distance of 118.32 feet to the point of beginning.

Containing 1.768 acres of which 0.163 acre is within the highway right-of-way.

The basis for bearings is the center-line of Ohio Route 273, south of the curve at Wilderness Way, being  $S\ 23^{\circ}-36'-55''W$ , and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on December 22, 2003, Revised March 5, 2004.

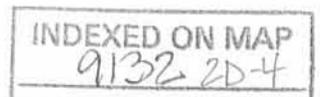
Description prepared by:



ORIGINAL STAMP IN GREEN

Jeffrey I. Lee  
Professional Surveyor 6359  
March 5, 2004

L-2447



REV'D 2-2-04 SMM/ak

# Lee Surveying and Mapping Co., Inc.

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Bellefontaine OH 43311



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## PREMIER PROPERTIES 1.451 ACRES TRACT C

Lying in Virginia Military Survey 13393, Richland Township, Logan County, Ohio

Being out of the Premier Properties original 26.12 acre tract as deeded and described in Official Record 116, Page 978 of the Logan County Records of deeds and being more particularly described as the following:

Beginning at a railroad spike found at the intersection of center-lines of Ohio Route 273 (50 feet wide) and Wilderness Way Court (60 feet wide).

THENCE, with the center-line of Ohio Route 273, with a curve to the left having a central angle of  $21^{\circ}-41'-45''$ , a radius of 358.18 feet, an arc length of 135.63 feet, with a chord bearing  $S 36^{\circ}-03'-53''W$ , a distance of 134.82 feet to a MAG nail set at THE TRUE POINT OF BEGINNING.

THENCE, with the center-line of Ohio Route 273, with a curve to the left having a central angle of  $1^{\circ}-35'-59''$ , a radius of 358.18 feet, an arc length of 10.00 feet, with a chord bearing  $S 24^{\circ}-23'-35''W$ , a distance of 10.00 feet to a railroad spike found.

THENCE, continuing with the center-line of Ohio Route 273,  $S 23^{\circ}-36'-55''W$ , a distance of 152.29 feet to a MAG nail set.

THENCE,  $N 66^{\circ}-23'-05''W$ , a distance of 40.61 feet to a point, passing a 5/8 inch iron rod set at 25.05 feet.

THENCE, with the waters edge the following fourteen courses:

$N 8^{\circ}-55'-17''W$ , a distance of 44.75 feet to a point.

$N 3^{\circ}-30'-13''E$ , a distance of 52.04 feet to a point.

$N 14^{\circ}-46'-27''W$ , a distance of 38.23 feet to a point.

$N 31^{\circ}-30'-23''W$ , a distance of 28.97 feet to a point, referenced by a 5/8 inch iron rod set  
 $N 42^{\circ}-54'-05''E$ , a distance of 15.00 feet.

$N 59^{\circ}-10'-34''W$ , a distance of 50.59 feet to a point.

$N 80^{\circ}-11'-36''W$ , a distance of 50.32 feet to a point.

$S 72^{\circ}-40'-09''W$ , a distance of 82.88 feet to a point, referenced by a 5/8 inch iron set  
 $N 12^{\circ}-45'-56''W$ , a distance of 15.00 feet.

$N 79^{\circ}-05'-32''W$ , a distance of 24.31 feet to a point.

$N 46^{\circ}-06'-35''W$ , a distance of 46.00 feet to a point.

$N 7^{\circ}-40'-43''E$ , a distance of 79.70 feet to a point.

$N 19^{\circ}-46'-58''E$ , a distance of 25.41 feet to a point, referenced by a 5/8 inch iron rod set  
 $S 60^{\circ}-04'-24''E$ , a distance of 15.00 feet.

$N 58^{\circ}-38'-58''E$ , a distance of 80.30 feet to a point.

$N 68^{\circ}-56'-19''E$ , a distance of 100.06 feet to a point.

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# Lee Surveying and Mapping Co., Inc.

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N 59°-02'-06"E, a distance of 20.00 feet to a point.

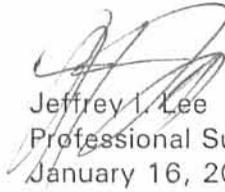
THENCE, S 31°-37'-55"E, a distance of 308.50 feet to the point of beginning, passing a 5/8 inch iron rod set at 15.00 feet and a 5/8 inch iron rod set at 279.05 feet.

Containing 1.451 acres of which 0.098 acre is within the highway right-of-way.

The basis for bearings is the center-line of Ohio Route 273, south of the curve at Wilderness Way, being S 23°-36'-55"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on December 22, 2003.

Description prepared by:



  
Jeffrey I. Lee  
Professional Surveyor 6359  
January 16, 2004

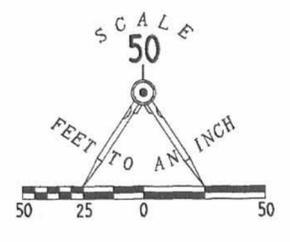
L-2447

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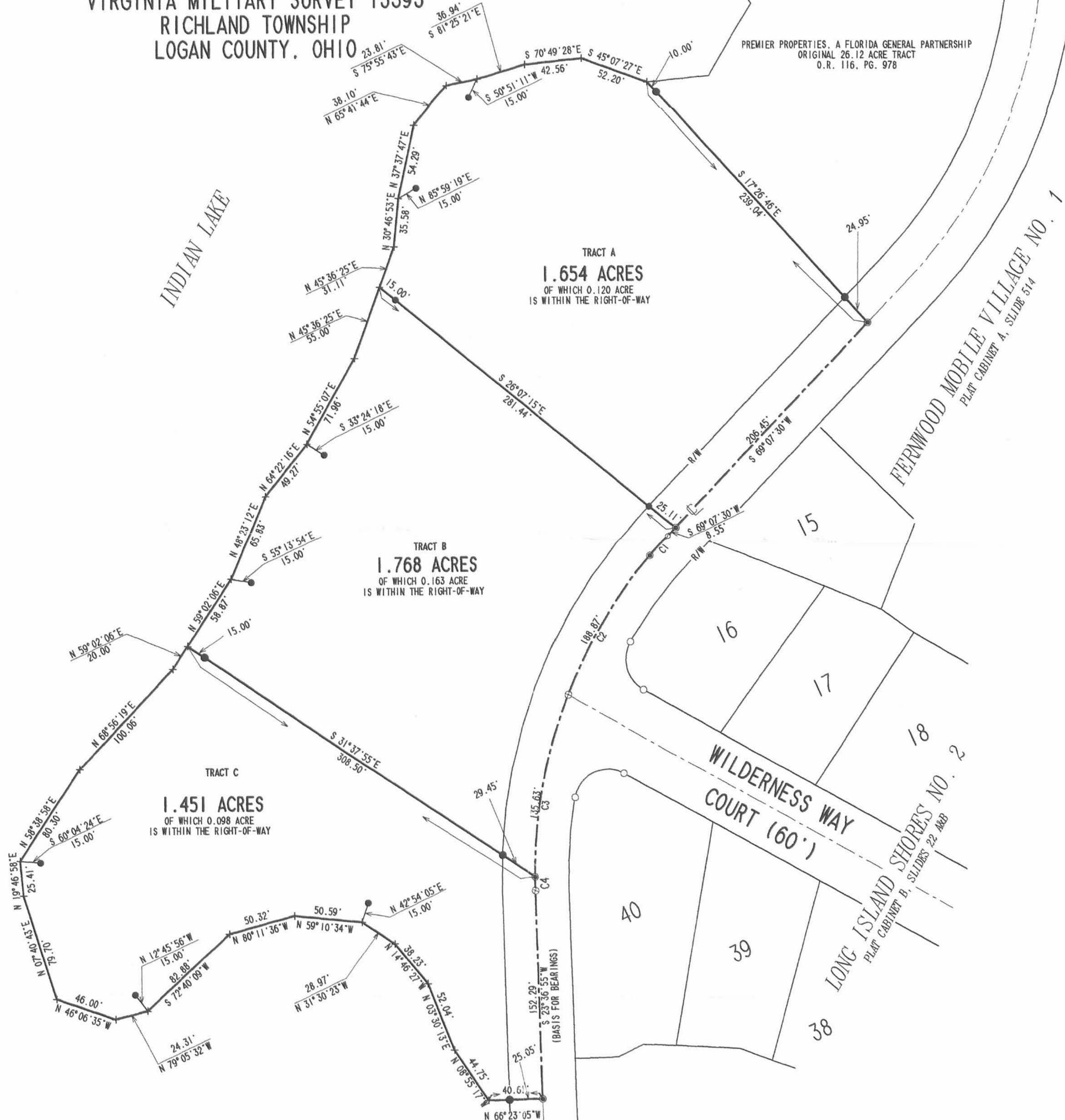
CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	03°11'59"	358.18'	20.00'	10.00'	20.00'	S 67°32'29"W
C 2	19°00'52"	358.18'	118.87'	59.98'	118.32'	S 56°24'57"W
C 3	21°41'45"	358.18'	135.63'	68.64'	134.82'	S 36°03'53"W
C 4	01°35'59"	358.18'	10.00'	5.00'	10.00'	S 24°23'35"W

A SURVEY OF 3 TRACTS OUT OF THE  
 PREMIER PROPERTIES, A FLORIDA GENERAL PARTNERSHIP  
 ORIGINAL 26.12 ACRE TRACT  
 OFFICIAL RECORD 116, PAGE 978  
 VIRGINIA MILITARY SURVEY 13393  
 RICHLAND TOWNSHIP  
 LOGAN COUNTY, OHIO

- LEGEND
- MAG NAIL SET
  - ⊗ P.K. NAIL FOUND
  - ⊗ RAILROAD SPIKE FOUND
  - 5/8 INCH IRON FOUND
  - 5/8 INCH IRON SET



PREMIER PROPERTIES, A FLORIDA GENERAL PARTNERSHIP  
 ORIGINAL 26.12 ACRE TRACT  
 O.R. 116, PG. 978



SURVEYED BY:  
  
 JEFFREY I. LEE  
 PROFESSIONAL SURVEYOR 6359  
 DECEMBER 22, 2003  
 REVISED MARCH 5, 2004

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ORIGINAL STAMP IN GREEN



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

117 NORTH MADRIVER STREET  
BELLEFONTAINE, OHIO 43311

(937) 593-7335  
FAX (937) 593-7444

## PREMIER PROPERTIES 4.992 ACRES

Lying in Virginia Military Survey 13393, Richland Township, Logan County, Ohio.

Being out of the Premier Properties original 26.12 acre tract as deeded in Official Record 116, Page 978 of the Logan County Records of Deeds and described as: "Survey Number Sixteen (16) as designated in a turn of survey of State Lands in and around the Lewistown Reservoir commenced April 6th, 1875, by M.R. McCormick, surveyor which said return of survey is now filed in the office of the Auditor of State and described as Scott Island, being part of V.M.S. 13393 and containing thirty-six and 50/100 acres, subject to the flowage of the Lewistown Reservoir as now constructed excepting therefrom all that tract or parcel of land known and designated on the recorded plat of the Recorder's Office of Logan County, Ohio, as Fern Wood Subdivision on Long Island (formerly Scott Island), said tract herein conveyed containing approximately twenty-six and 12/100 acres." The subject parcel being more particularly described as follows:

Beginning at a railroad spike set on the center-line of Ohio Route 273 (50 feet wide) at the intersection of the said center-line and the easterly line of Lot 206 of Fernwood Number Five extended.

THENCE, with the said east line of Lot 206 extended and the east line of Lot 206, N 19°-02'-30" W, a distance of 89.00 feet to a point on the shore of Indian Lake, passing 1/2 inch square iron bars found at 24.91 feet and 63.85 feet and a 3/4 inch iron rod set at 76.64 feet.

THENCE, with the shore line of Indian Lake the following thirty-three (33) courses:

N 74°-21'-10" E, a distance of 14.48 feet to a point

N 57°-48'-38" E, a distance of 29.01 feet to a point

N 52°-16'-12" E, a distance of 51.17 feet to a point

N 42°-44'-02" E, a distance of 19.68 feet to a point referenced by a 5/8 inch iron rod set  
S 69°-09'-33" E, a distance of 10.00 feet.

N 30°-40'-48" E, a distance of 20.19 feet to a point

N 19°-30'-16" E, a distance of 20.85 feet to a point

N 6°-01'-14" E, a distance of 29.91 feet to a point referenced by a 5/8 inch iron rod set  
S 72°-11'-42" E, a distance of 10.00 feet.

N 8°-04'-05" E, a distance of 70.46 feet to a point referenced by a 5/8 inch iron rod set  
S 85°-17'-48" E, a distance of 10.00 feet.

N 3°-35'-34" W, a distance of 19.00 feet to a point

N 14°-30'-17" E, a distance of 22.46 feet to a point

N 9°-47'-28" W, a distance of 24.52 feet to a point

N 8°-44'-10" W, a distance of 10.57 feet to a point referenced by a 5/8 inch iron rod set

N 88°-00'-06" E, a distance of 10.00 feet.

N 60°-54'-43" W, a distance of 56.09 feet to a point

N 10°-41'-51" W, a distance of 34.93 feet to a point

N 16°-42'-06" E, a distance of 18.40 feet to a point

N 12°-13'-27" W, a distance of 18.99 feet to a point

N 35°-32'-24" E, a distance of 35.10 feet to a point

N 47°-22'-56" E, a distance of 34.54 feet to a point referenced by a 3/4 inch iron rod set

S 50°-15'-34" E, a distance of 4.35 feet.

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N 67°-24'-02" E, a distance of 22.36 feet to a point  
N 78°-48'-50" E, a distance of 56.13 feet to a point  
N 73°-07'-12" E, a distance of 84.53 feet to a point referenced by a 5/8 inch iron rod set  
S 11°-43'-05" E, a distance of 10.00 feet.

N 56°-39'-17" E, a distance of 18.28 feet to a point  
N 85°-17'-16" E, a distance of 42.56 feet to a point  
S 75°-33'-18" E, a distance of 29.04 feet to a point

S 53°-31'-41" E, a distance of 27.51 feet to a point  
S 70°-32'-39" E, a distance of 26.00 feet to a point referenced by a 5/8 inch iron rod set  
S 18°-11'-01" W, a distance of 10.00 feet.  
S 63°-36'-31" E, a distance of 41.68 feet to a point

N 49°-07'-30" E, a distance of 10.85 feet to a point  
S 67°-06'-30" E, a distance of 44.03 feet to a point referenced by a 5/8 inch iron rod set  
S 23°-47'-05" W, a distance of 10.00 feet.  
S 65°-38'-22" E, a distance of 79.97 feet to a point referenced by a 5/8 inch iron rod set  
S 27°-09'-40" W, a distance of 10.00 feet.

S 67°-48'-47" E, a distance of 34.94 feet to a point  
S 61°-07'-15" E, a distance of 30.48 feet to a point  
S 84°-43'-35" E, a distance of 23.78 feet to a 5/8 inch iron rod set.

THENCE, S 66°-22'-30" E, a distance of 25.00 feet to a railroad spike set on the center-line of Ohio Route 273.

THENCE, with the center-line of Ohio Route 273 the following three courses:

S 23°-36'-55" W, a distance of 111.65 feet to a railroad spike set.

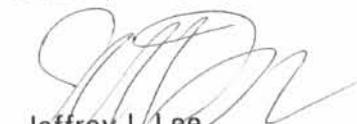
With a curve to the right having a central angle of 47°-43'-05", a radius of 382.11 feet, an arc length of 318.23 feet, and having a chord bearing S 47°-28'-28" W, a distance of 309.12 feet to a pony spike found.

THENCE, S 71°-20'-00" W, a distance of 385.12 feet to the point of beginning.

Containing 217446 square feet or 4.992 acres of which 0.461 acre is within the right-of-way of Ohio Route 273.

The basis for bearings is the center-line of Ohio Route 273 at the intersection with the easterly line of aforementioned Lot 206 being S 71°-20'-00" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on September 23, 1996.

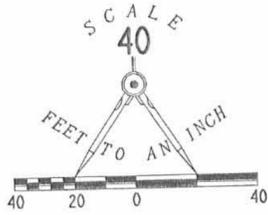
Description prepared by:

  
Jeffrey I. Lee  
Professional Surveyor 6359  
April 2, 1997



INDEXED ON MAP  
91323D-2

ORIGINAL STAMP IN GREEN



INDIAN LAKE

INDIAN LAKE

273

4.992 ACRES  
OF WHICH 0.461 ACRE  
IS WITHIN THE HIGHWAY  
RIGHT-OF-WAY

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
CI	47° 43' 05"	382.11'	318.23'	169.00'	309.12'	S 47° 28' 28" W

- LEGEND**
- 3/4" IRON ROD SET
  - ⊗ PONY SPIKE FOUND
  - ⊕ CONCRETE RIGHT-OF-WAY MONUMENT FOUND
  - 1/2" SQUARE IRON BAR FOUND
  - ⊙ 5/8 IRON ROD SET
  - ⊙ RAILROAD SPIKE SET
  - ⊙ MAG NAIL FOUND

FERNWOOD NO. 5  
PLAT CAB. A. SLIDE 385  
LOT 206

LONG ISLAND ROAD (50')

385.12'  
S 71° 20' 00" W (BASIS FOR BEARINGS)

SURVEY OF 4.992 ACRES OUT OF THE  
PREMIER PROPERTIES ORIGINAL 26.12 ACRE TRACT  
OFFICIAL RECORD 116, PAGE 978  
VIRGINIA MILITARY SURVEY 13393  
RICHLAND TOWNSHIP  
LOGAN COUNTY, OHIO



SURVEYED BY:  
*[Signature]*  
JEFFREY I. LEE  
PROFESSIONAL SURVEYOR 6359  
SEPTEMBER 23, 1996  
MAP REVISED JUNE 24, 1997

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ORIGINAL STAMP IN GREEN

D313 LONGBND2 L-2447-2

INDEXED ON MAP  
9132 3P

REC'D 10-10-99 SMJ 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

## LOT 13 LONG ISLAND SHORES NO. 1 9.463 SQUARE FEET

Lying in Virginia Military Survey 13393, Richland Township, Logan County, Ohio.

Being out of Lot 13 of Long Island Shores No. 1 as platted in Plat Cabinet B, Slide 20B of the Logan County Records of Plats and being more particularly described as follows:

Beginning at a point on the southwest corner of Lot 8, referenced by a 5/8 inch iron rod found on the south line of Lot 8, S 72°-11'-42" E, a distance of 10.00 feet.

THENCE, with the south line of Lot 8 S 72°-11'-42" E, a distance of 10.00 feet to a 5/8 inch iron rod found.

THENCE, N 83°-20'-31" W, a distance of 9.79 feet to a point on the west line of Lot 13.

THENCE, with the west line of Lot 13, N 6°-01'-14" E, a distance of 1.93 feet to the point of beginning.

Containing 9.463 square feet.

The basis for bearings is the west line of Lot 8, being S 8°-04'-05" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on August 19, 1999.



ORIGINAL STAMP IN GREEN

Description prepared by:

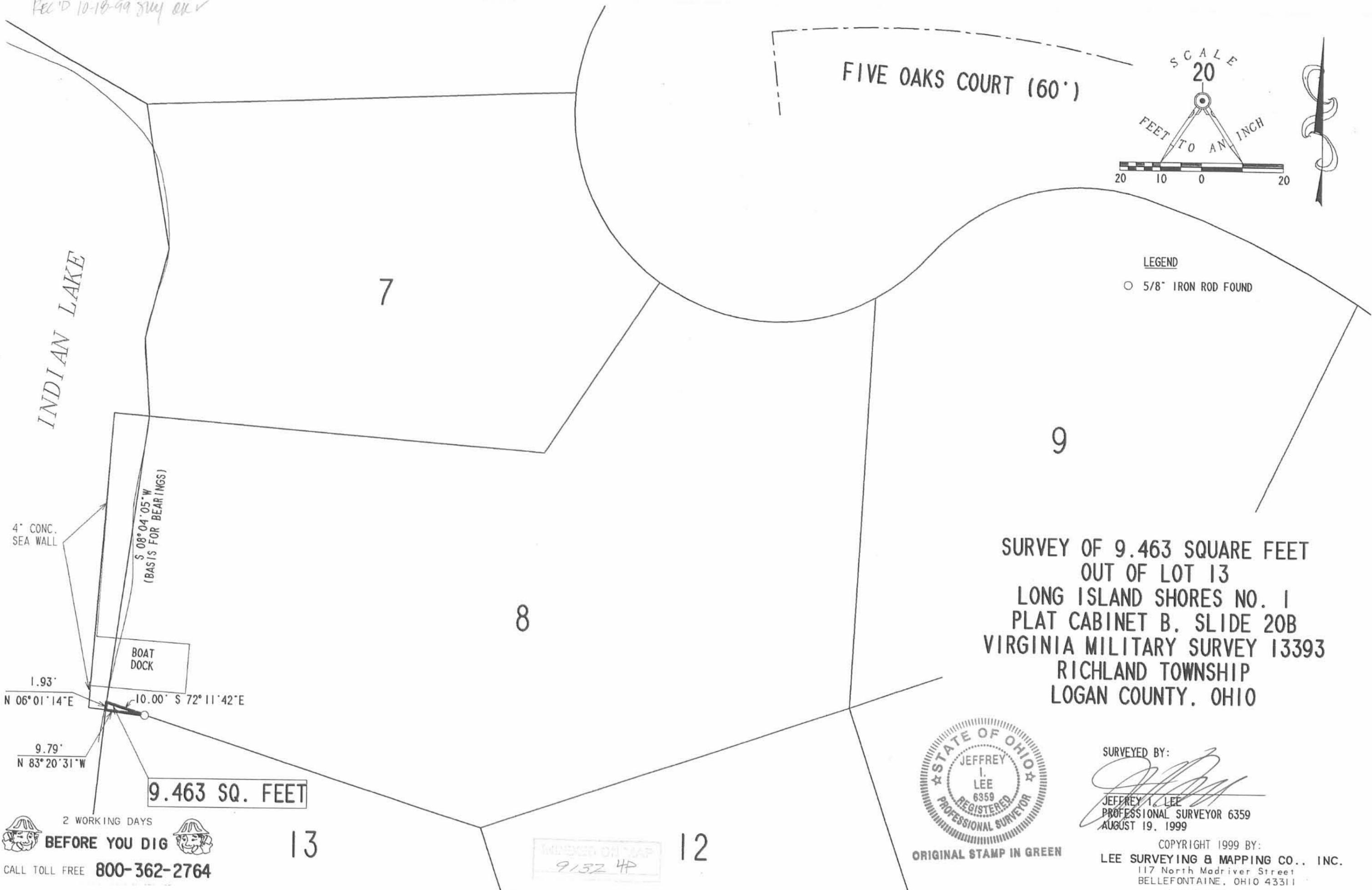
A handwritten signature in black ink, appearing to read 'Jeffrey I. Lee'.

Jeffrey I. Lee  
Professional Surveyor 6359  
August 23, 1999

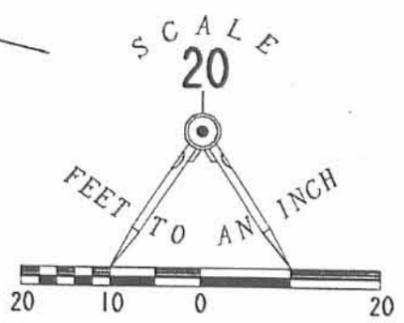
L-2447



REC'D 10-18-99 JMY EK V



FIVE OAKS COURT (60')



LEGEND

○ 5/8" IRON ROD FOUND

INDIAN LAKE

7

9

8

SURVEY OF 9.463 SQUARE FEET  
OUT OF LOT 13  
LONG ISLAND SHORES NO. 1  
PLAT CABINET B. SLIDE 20B  
VIRGINIA MILITARY SURVEY 13393  
RICHLAND TOWNSHIP  
LOGAN COUNTY, OHIO

S 08°04'05"W  
(BASIS FOR BEARINGS)

BOAT DOCK

4" CONC.  
SEA WALL

1.93'  
N 06°01'14"E

10.00' S 72°11'42"E

9.79'  
N 83°20'31"W

9.463 SQ. FEET

2 WORKING DAYS  
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13

INDEXED ON MAP  
9132 4P

12



ORIGINAL STAMP IN GREEN

SURVEYED BY:  
*[Signature]*  
JEFFREY I. LEE  
PROFESSIONAL SURVEYOR 6359  
AUGUST 19, 1999

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BELLEFONTAINE, OHIO 43311  
(937) 593-7335

REC'D 10-18-99 SWAY OK ✓

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Bellefontaine OH 43311



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Fax: (937) 593-7444

## LAKE LANDS LONG ISLAND SHORES NO. 1 0.011 ACRE

Lying in Virginia Military Survey 13393, Richland Township, Logan County, Ohio.

Being State of Ohio Lake Lands west of Lot 8 and part of Lot 13 of Long Island Shores No. 1 as platted in Plat Cabinet B, Slide 20B of the Logan County Records of Plats and being more particularly described as follows:

Beginning at a point on the northwest corner of Lot 8, referenced by a 5/8 inch iron rod found on the north line of Lot 8, S 85°-17'-48" E, a distance of 10.00 feet.

THENCE, with the west line of Lot 8, S 8°-04'-05" W, a distance of 70.46 feet to a point on the southwest corner of Lot 8, referenced by a 5/8 inch iron rod found at S 72°-11'-42" E, a distance of 10.00 feet.

THENCE, with the west line of Lot 13, S 6°-01'-14" W, a distance of 1.93 feet to a point.

THENCE, N 83°-20'-31" W, a distance of 4.23 feet to a point on the face of the concrete sea wall.

THENCE, with the face of the concrete sea wall, N 3°-53'-16" E, a distance of 5.40 feet to a point at a corner of a boat dock.

THENCE, with the sea wall extended and the concrete sea wall, N 4°-27'-20" E, a distance of 66.73 feet to a point at the corner of the sea wall.

THENCE, S 85°-17'-48" E, a distance of 8.78 feet to the point of beginning.

Containing 0.011 acres.

The basis for bearings is the west line of Lot 8, being S 8°-04'-05" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on August 19, 1999.

Description prepared by:



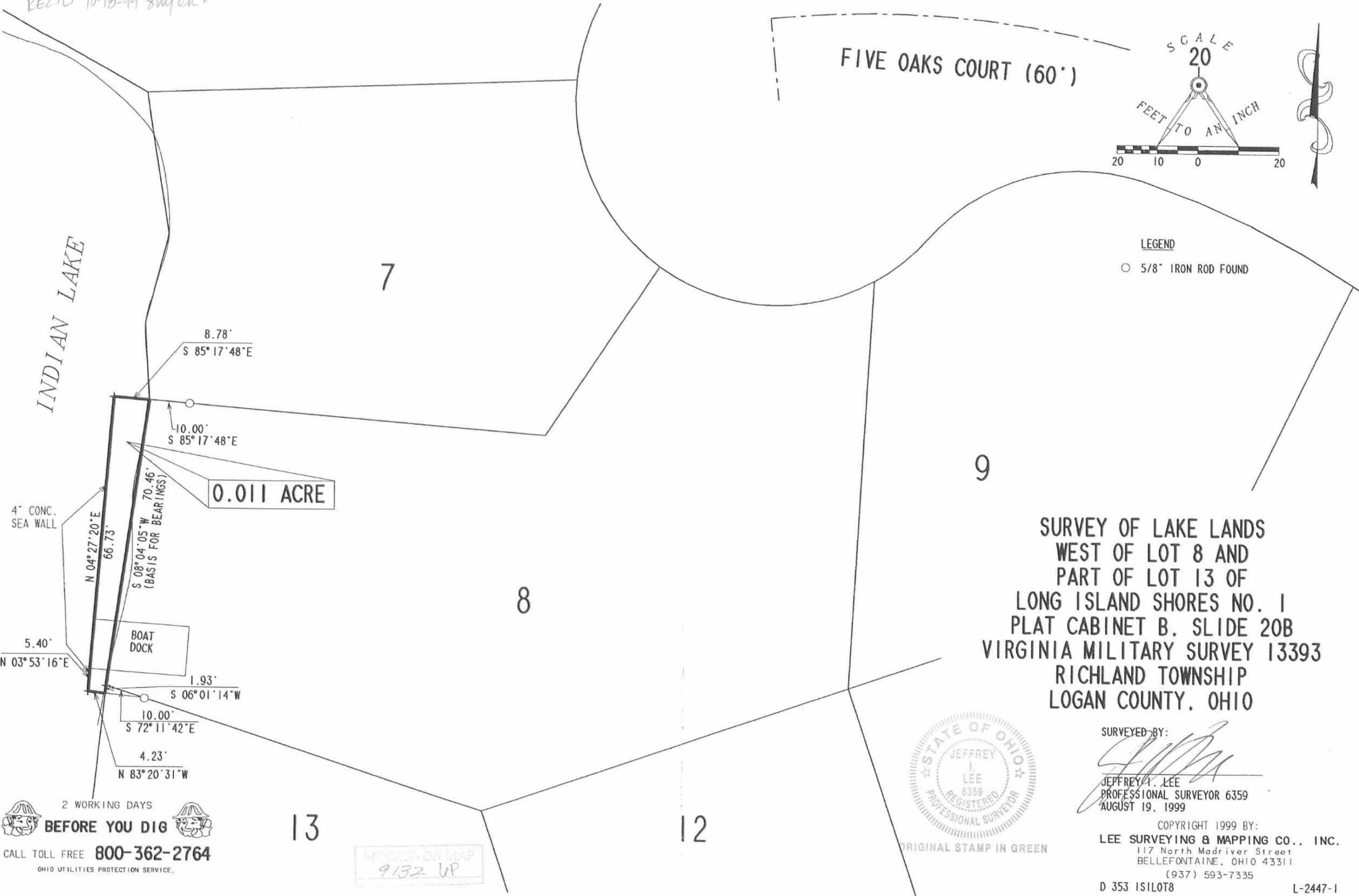
ORIGINAL STAMP IN GREEN

*Jeffrey I. Lee*  
Jeffrey I. Lee  
Professional Surveyor 6359  
August 23, 1999

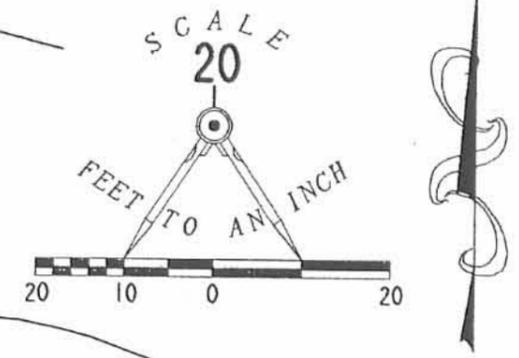
L-2447

INDEXED  
9132 UD

REC'D 10-18-99 smy ek ✓



FIVE OAKS COURT (60')



LEGEND

○ 5/8" IRON ROD FOUND

0.011 ACRE

**SURVEY OF LAKE LANDS  
 WEST OF LOT 8 AND  
 PART OF LOT 13 OF  
 LONG ISLAND SHORES NO. 1  
 PLAT CABINET B. SLIDE 20B  
 VIRGINIA MILITARY SURVEY 13393  
 RICHLAND TOWNSHIP  
 LOGAN COUNTY, OHIO**



SURVEYED BY:

*Jeffrey I. Lee*  
 JEFFREY I. LEE  
 PROFESSIONAL SURVEYOR 6359  
 AUGUST 19, 1999

COPYRIGHT 1999 BY:  
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 117 North Madriver Street  
 BELLEFONTAINE, OHIO 43311  
 (937) 593-7335

D 353 1S1LOT8 L-2447-1

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 OHIO UTILITIES PROTECTION SERVICE.

IMPACT ON MAP  
 9/32 UP



Received 5/18/04 OK JTB

MAY. -18' 04 (TUE) 09:57

BACON AND ASSOC

TEL: 419 999 2523

P. 002/002

# Bacon & Associates

750 N. Eastown Road

Engineering and Surveying  
Phone: (419) 999-3756  
FAX: (419) 999-2523

Elida, Ohio 45807

## Easement

Being an easement for pedestrian ingress/egress purposes across the west portion of Lot No. 14 of Long Island Shores No. 1 as recorded in Plat Cabinet "B", Slide 20B of the Logan County Recorder's office, located in VMS 13393, Richland Township, Logan County, Ohio, for the exclusive use of the owners of Lot Nos. 11 and 12 of this addition, more particularly described as follows:

Commencing for reference at an existing #4 rebar at the southwest corner of Lot No. 14;

Thence N.71°-17'-54"E. (assumed bearing), 5.00' to the intersection of the west line of said easement with the north right-of-way line of S.R. 273 (Long Island Rd.), being the point of beginning of the ingress/egress easement;

Thence N.19°-02'-30"W. parallel with the west property line, 63.73' to a point the north line of Lot 14:

Thence N.74°-21'-10"E. on said north line, 9.47' to a point;

Thence N.57°-48'-38"E. on the north line of Lot 14, 20.07' to a point;

Thence S.19°-02'-30"E., 12.07' to a point;

Thence S.69°-23'-59"W., 25.01' to a point;

Thence S.19°-02'-30"E., 55.01' to a point on the north right-of-way line of S.R. 273 (Long Island Road);

Thence S.71°-17'-54"W. on said north right-of-way, 4.00' to the POINT OF BEGINNING.

The above-described parcel contains 496.13 square feet (0.011 acre), more or less, subject to all legal highways and easements of record at the time of survey.

The above legal description prepared under the direct supervision of Clayton T. Bacon, PS 6179 on May 15, 2004.

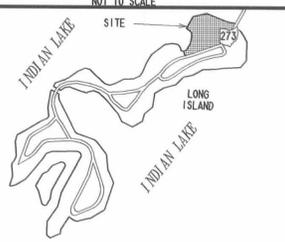
The above-described easement is encumbered upon Lot No. 14, for the exclusive use of the Owners of Lot Nos. 11 and 12 of this Addition, and their heirs and assigns, forever.

INDEXED ON MAP  
9132 8D

Clayton T. Bacon  
5-18-04



VICINITY MAP



LEGEND

- 3/4" IRON ROD SET
PONY SPIKE FOUND
CONCRETE RIGHT-OF-WAY MONUMENT FOUND
1/2" SQUARE IRON BAR FOUND
5/8 IRON ROD SET
RAILROAD SPIKE SET
MAG NAIL FOUND

INDIAN LAKE

INDIAN LAKE

273

FIVE OAKS COURT (60')

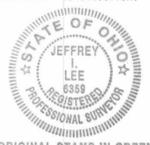
LONG ISLAND ROAD (50')

EASEMENTS

- 1. EASEMENTS - NO PERMANENT STRUCTURES OR PLANTINGS SHALL BE PERMITTED IN ANY EASEMENT.
2. UTILITY EASEMENTS ARE 10 FEET WIDE CENTERED ON ALL SIDE LOT LINES...
3. DRIVEWAY ACCESS TO LOTS 1, 10, 11, 12, 13, AND 14 IS RESTRICTED AS NOTED ON THIS PLAT.

SURVEYOR'S STATEMENT

THE ACCOMPANYING PLAT REPRESENTS THE LONG ISLAND SHORES NO. 1 IN VIRGINIA MILITARY SURVEY 13393, RICHLAND TOWNSHIP, LOGAN COUNTY, OHIO. THE TRACT HAS AN AREA OF 4.992 ACRES...



JEFFREY L. LEE
PROFESSIONAL SURVEYOR 6359
SEPTEMBER 23, 1996

SUBDIVISION PLAT

LONG ISLAND SHORES NO. 1

A RESIDENTIAL COMMUNITY ON INDIAN LAKE
VIRGINIA MILITARY SURVEY 13393
RICHLAND TOWNSHIP
LOGAN COUNTY, OHIO

OWNER/DEVELOPER/PROPRIETOR

PREMIER PROPERTIES
101 W. COLUMBUS AVE.
BELLEFONTAINE, OHIO 43111

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PREMIER PROPERTIES, A FLORIDA GENERAL PARTNERSHIP, SAID PARTNERSHIP BEING PROPRIETOR OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAS AUTHORIZED THE PLATTING HEREOF...

(NOTE: PREMIER PROPERTIES, A FLORIDA GENERAL PARTNERSHIP, CONSISTS OF DONALD M. HILLIKER, TRUSTEE OF THE DONALD M. HILLIKER REVOCABLE TRUST DATED 4/20/87...

WITNESSES:
Max Ann Conkle
Margaret H. Hilliker
JEFFREY L. LEE
OWNERS:
Donald M. Hilliker, Trustee
Donald M. Hilliker, Co-Trustee
Margaret H. Hilliker, Co-Trustee

ACKNOWLEDGMENT

STATE OF OHIO, COUNTY OF LOGAN, SS:
ON THIS 11th DAY OF July, 1997, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, CAME PREMIER PROPERTIES...

Notary Public Signature: Max Ann Conkle

PLAT PRE-APPROVED: Suzanne M. Vesting 4-25-97

PLAT CHECKED: Jon C. Hines 7-18-97

REVIEWED THIS 12th DAY OF July, 1997: Deborah E. Newman, Chairman, Richland Township Trustees

APPROVED THIS 10th DAY OF July, 1997: James K. Go, Logan County Engineer

APPROVED THIS 15th DAY OF July, 1997: Lasso C. Burch, Indian Lake Water Pollution Control District

APPROVED THIS 10th DAY OF July, 1997: Carmen L. Scott, Logan-Lincoln-Champagn Regional Planning Commission

THE WITHIN STREETS ARE HEREBY APPROVED AND ACCEPTED FOR PUBLIC MAINTENANCE

BY RESOLUTION NO. 271-97 RECORDED IN LOGAN COUNTY COMMISSIONERS' JOURNAL 6Q

APPROVED THIS 15th DAY OF July, 1997: Russell Foytke

George W. Clayton, Logan County Commissioner

TRANSFERRED THIS 18th DAY OF July, 1997: Michael E. Jodan, Auditor, Logan County, Ohio

RECORDED IN PLAT CABINET B, SLIDE 208B RECEIVED FOR RECORD AT 10:51 O'CLOCK A.M.

THIS 18th DAY OF July, 1997

Carlson Collins, Recorder, Logan County, Ohio

Table with columns: CURVE, DELTA ANGLE, RADIUS, ARC, TANGENT, CHORD, CHORD BEARING. Lists data for curves C1 through C22.

NOTE: THIS PLAT CONSISTS OF TWO (2) PAGES, AND BOTH PAGES MUST BE USED FOR A COMPLETE REPRESENTATION OF THIS SUBDIVISION.

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117 North Madriver Street
BELLEFONTAINE, OHIO 43111

D287 LONGWST1 L-2447-1

DESCRIPTION

Being all of the Premier Properties, a Florida General Partnership 4.992 acre tract as deeded and described in Official Record 327, Page 944 of the Logan County Records of Deeds and being more particularly described in that record as follows:

Lying in Virginia Military Survey 13393, Richland Township, Logan County, Ohio.

Being out of the Premier Properties original 26.12 acre tract as deeded in Official Record 116, Page 978 of the Logan County Records of Deeds and described as: "Survey Number Sixteen (16) as designated in a town of survey of State Lands in and across the Lewisiana Reservoir commenced April 6th, 1875, by M.R. McCormick, surveyor which said return of survey is now filed in the office of the Auditor of State and described as Scott Island, being part of V.M.S. 13393 and containing thirty-six and 50/100 acres, subject to the flowage of the Lewisiana Reservoir as now constructed excepting therefrom all that tract or parcel of land known and designated on the recorded plat of the Recorder's Office of Logan County, Ohio, as Fern Wood Subdivision on Long Island (formerly Scott Island), said tract herein conveyed containing approximately twenty-six and 12/100 acres." The subject parcel being more particularly described as follows:

Beginning at a railroad spike set on the center-line of Ohio Route 273 (50 feet wide) at the intersection of the said center-line and the easterly line of Lot 206 of Fernwood Number Five extended.

THENCE, with the said east line of Lot 206 extended and the east line of Lot 206, N 10°-02'-30" W, a distance of 89.00 feet to a point on the shore of Indian Lake, passing 1/2 inch square iron bars found at 24.91 feet and 63.85 feet and a 3/4 inch iron rod set at 76.64 feet.

THENCE, with the shore line of Indian Lake the following thirty-three (33) courses:

N 74°-21'-10" E, a distance of 14.48 feet to a point
N 57°-48'-38" E, a distance of 29.01 feet to a point
N 52°-16'-12" E, a distance of 51.17 feet to a point

N 42°-44'-02" E, a distance of 19.69 feet to a point referenced by a 5/8 inch iron rod set S 69°-09'-33" E, a distance of 10.00 feet.
N 30°-40'-48" E, a distance of 20.18 feet to a point
N 19°-30'-16" E, a distance of 20.85 feet to a point

N 6°-01'-14" E, a distance of 29.91 feet to a point referenced by a 5/8 inch iron rod set S 72°-11'-42" E, a distance of 10.00 feet.
N 8°-04'-05" E, a distance of 70.46 feet to a point referenced by a 5/8 inch iron rod set S 85°-17'-48" E, a distance of 10.00 feet.
N 3°-35'-34" W, a distance of 19.00 feet to a point

N 14°-30'-17" E, a distance of 22.46 feet to a point
N 9°-47'-28" W, a distance of 24.52 feet to a point
N 8°-44'-10" W, a distance of 10.57 feet to a point referenced by a 5/8 inch iron rod set N 88°-00'-06" E, a distance of 10.00 feet.

N 60°-54'-43" W, a distance of 56.09 feet to a point
N 10°-41'-51" W, a distance of 34.93 feet to a point
N 16°-42'-06" E, a distance of 18.40 feet to a point

N 12°-13'-27" W, a distance of 18.99 feet to a point
N 35°-32'-24" E, a distance of 35.10 feet to a point
N 47°-22'-56" E, a distance of 34.54 feet to a point referenced by a 3/4 inch iron rod set S 50°-15'-34" E, a distance of 4.35 feet.

N 67°-24'-02" E, a distance of 22.36 feet to a point
N 78°-48'-50" E, a distance of 56.13 feet to a point
N 73°-07'-12" E, a distance of 84.53 feet to a point referenced by a 5/8 inch iron rod set S 11°-43'-05" E, a distance of 10.00 feet.

N 56°-39'-17" E, a distance of 18.28 feet to a point
N 85°-17'-16" E, a distance of 42.56 feet to a point
S 75°-33'-18" E, a distance of 29.04 feet to a point

S 53°-31'-41" E, a distance of 27.51 feet to a point
S 70°-32'-39" E, a distance of 26.00 feet to a point referenced by a 5/8 inch iron rod set S 18°-11'-01" W, a distance of 10.00 feet.
S 63°-36'-31" E, a distance of 41.68 feet to a point

N 49°-07'-30" E, a distance of 10.85 feet to a point
S 67°-06'-30" E, a distance of 44.03 feet to a point referenced by a 5/8 inch iron rod set S 23°-47'-05" W, a distance of 10.00 feet.
S 65°-38'-22" E, a distance of 79.97 feet to a point referenced by a 5/8 inch iron rod set S 27°-09'-40" W, a distance of 10.00 feet.

S 67°-48'-47" E, a distance of 34.94 feet to a point
S 61°-07'-15" E, a distance of 30.48 feet to a point
S 84°-43'-35" E, a distance of 23.78 feet to a 5/8 inch iron rod set.

THENCE, S 66°-22'-30" E, a distance of 25.00 feet to a railroad spike set on the center-line of Ohio Route 273.

THENCE, with the center-line of Ohio Route 273 the following three courses:

S 23°-36'-55" W, a distance of 111.65 feet to a railroad spike set.

With a curve to the right having a central angle of 47°-43'-05", a radius of 382.11 feet, an arc length of 318.23 feet, and having a chord bearing S 47°-28'-28" W, a distance of 309.12 feet to a pony spike found.

THENCE, S 71°-20'-00" W, a distance of 385.12 feet to the point of beginning.

Containing 217446 square feet or 4.992 acres of which 0.461 acre is within right-of-way of Ohio Route 273.

The basis for bearings is the center-line of Ohio Route 273 at the intersection with the easterly line of aforementioned Lot 206 being S 71°-20'-00" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on September 23, 1996.

Description prepared by Jeffrey I. Lee, Professional Surveyor 6359, April 2, 1997.

COVENANTS AND RESTRICTIONS

A. GENERAL
1. BY THE RECORDING OF THE ATTACHED PLAT OF LONG ISLAND SHORES SUBDIVISION AND FOR THE PURPOSE OF FURTHERING THE GENERAL PLAN OF DEVELOPMENT OF THE SAID PLAT, THE REAL ESTATE DESCRIBED BY THE SAID PLAT IS HEREBY MADE SUBJECT TO THE PROTECTIVE COVENANTS, RESTRICTIONS, EASEMENTS AND RESERVATIONS HEREINAFTER DESCRIBED.

2. THESE COVENANTS, RESTRICTIONS, CONDITIONS, AND REGULATIONS PERTAINING TO THE USE, OWNERSHIP, AND OCCUPANCY OF THE LAND IN SAID PLAT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY OWNER OR OWNER'S HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, OR ASSIGNS AS THE CASE MAY BE, FROM WHICH TIME THE SAME SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS, UNLESS BY AN AFFIRMATIVE VOTE THE THEN OWNERS OF A MAJORITY OF THE LOTS IN SAID PLAT, IT IS AGREED TO CHANGE THESE RESTRICTIONS, AND REVISED SET OF RESTRICTIONS ARE FILED IN THE RECORDER'S OFFICE OF LOGAN COUNTY, OHIO.

3. THE OWNER OF ANY LOT OR PART OF A LOT IN SAID PLAT MAY ENFORCE THESE RESTRICTIONS, EASEMENTS, OR RESERVATIONS HEREIN CONTAINED BY ANY APPROPRIATE ACTION IN A COURT OF COMPETENT JURISDICTION AGAINST ANY PERSON, FIRM, OR CORPORATION WHO, OR WHICH VIOLATES SAID COVENANTS, RESTRICTIONS, EASEMENTS OR RESERVATIONS.

4. INVALIDATION OF ANY ONE OF THE HEREINAFTER CONTAINED RESTRICTIONS BY JUDGMENT OF A COURT OF COMPETENT JURISDICTION, SHALL IN NO WAY AFFECT ANY OTHER COVENANTS, RESTRICTION, EASEMENTS, OR RESERVATIONS HEREIN CONTAINED AND SAID OTHER COVENANTS, RESERVATIONS, EASEMENTS OR RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT.

B. SPECIFIC:
1. ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS. NO STRUCTURE SHALL BE ERRECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL BUILDING PLOT OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING NOT TO EXCEED TWO AND ONE-HALF (2-1/2) STORIES IN HEIGHT AND A PRIVATE ATTACHED GARAGE.

2. BUILDING LOCATION:
A. THE BUILDING SETBACK DIMENSIONS SHALL COMPLY WITH LOCAL BUILDING AND ZONING CODES, EXCEPT, HOWEVER, NO RESIDENCE SHALL BE BUILT CLOSER THAN 10 FEET TO ANY SIDE LOT LINE MEASURED FROM THE FOUNDATION.
B. LOCATION OF ANY HOUSE CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE SUBJECT TO COUNTY HEALTH DEPARTMENT APPROVAL FOR LOCATION OF WELL.
3. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT OR LOTS IN THIS PLAT, NOR SHALL ANYTHING BE DONE WHICH MAY BE OR BECOME AN ANNOYANCE TO THE NEIGHBORHOOD, INCLUDING THE STORING OF HOUSE TRAILERS, MOBILE HOMES AND/OR NON-OPERABLE AUTOMOBILES EXCEPT IN CLOSED GARAGES.

4. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.

5. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT THAT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSES. FOR THE PURPOSES OF THESE COVENANTS, POT BELLED PIGS ARE NOT CONSIDERED HOUSEHOLD PETS.

6. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUNDS FOR RUBBISH, GARBAGE AND TRASH SHALL NOT BE KEPT OUT OF DOORS EXCEPT IN CLOSED CONTAINERS, ALL INCINERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH TRASH, GARBAGE OR OTHER WASTE, SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION. A NEATLY MAINTAINED COMPOST PILE MAY BE KEPT BEHIND ANY RESIDENCE.

7. EASEMENTS:
A. THE DEDICATORS OF THIS SUBDIVISION, FOR THE BENEFIT OF THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, AS THE CASE MAY BE, AND FOR THE BENEFIT OF THE OWNER OR OWNERS OF ANY LOT OR PARTS OF LOTS IN THIS SUBDIVISION, AND ITS OR THEIR HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, OR ASSIGNS AS THE CASE MAY BE, DO HEREBY RESERVE THE EASEMENTS OR RIGHTS-OF-WAY INDICATED UPON SAID PLAT FOR THE PURPOSE OF ERRECTING, CONSTRUCTING, MAINTAINING, REPAIRING, AND INSTALLING ANY OR ALL UTILITY FACILITIES TO SERVE SAID SUBDIVISION, OR ANY LOT OR PART OF LOTS THEREIN CONTAINED, WHETHER SUCH UTILITY CONSISTS OF SEWERS (STORM OR SANITARY), GAS PIPES OR LINES, STEAM HEATING PIPES OR LINES OTHERWISE, AND IT SHALL BE LAWFUL FOR ANY SUCH UTILITY, PUBLIC OR PRIVATE 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.
B. THE RIGHTS AND PRIVILEGES WITH RESPECT TO UTILITY EASEMENTS AND RIGHTS-OF-WAY AS SET FORTH IN THIS SECTION SHALL NOT BE SUBJECT TO THE TERMINATION PROVISION SET FORTH IN SECTION A-2 HEREOF.
C. NO STRUCTURES OR PLANTINGS ARE PERMITTED WITHIN ANY EASEMENT.

8. BUILDINGS:
A. THE GROUND FLOOR AREA OF A ONE FLOOR PLAN HOUSE, EXCLUSIVE OF ONE STORY OPEN PORCHES AND GARAGES, SHALL NOT BE LESS THAN 1200 SQUARE FEET. THE MAIN FLOOR AREA OF A ONE AND ONE HALF FLOOR PLAN HOUSE OR A TWO FLOOR PLAN HOUSE SHALL BE NOT LESS THAN 1000 SQUARE FEET, WITH A TOTAL OF NOT LESS THAN 1800 SQUARE FEET.

B. NO DWELLING SHALL BE CONSTRUCTED ON THE PREMISES WITHOUT THE PLANS THEREOF HAVING FIRST BEEN APPROVED IN WRITING BY THE SUBDIVIDER HEREIN, IT BEING THE INTENT OF THIS COVENANT TO ASSURE THAT ALL DWELLINGS IN THE VICINITY OF THE PREMISES SHALL BE OF A QUALITY OF WORKMANSHIP AND MATERIALS EQUIVALENT TO AND COMPATIBLE WITH OTHER DWELLINGS IN THE VICINITY, AND IT BEING THE FURTHER INTENT OF THIS COVENANT TO ASSURE THAT THE ARCHITECTURAL DESIGN OF THE DWELLINGS IN THE GENERAL LOCALITY OF THE PREMISES SHALL BE AESTHETICALLY COMPATIBLE AND HARMONIOUS.
C. THE FINISHED FLOOR OF THE RESIDENCE SHALL BE AT OR ABOVE 998.7 FEET ELEVATION (NGVD).

9. NO BILLBOARDS OR OTHER ADVERTISING SIGNS SHALL BE ERRECTED OR MAINTAINED ON THE PREMISES OTHER THAN A SIGN NOT TO EXCEED FIVE SQUARE FEET IN SIZE USED SPECIFICALLY FOR THE ADVERTISEMENT OF THE PREMISES FOR SALE.

10. NO WALL OR FENCE SHALL BE PLACED OR ERRECTED ON THE PREMISES NEARER TO THE STREET THAN THE MINIMUM BUILDING SET-BACK LINES DESCRIBED ABOVE, AND NO WALL, FENCE OR HEDGE OF ANY TYPE SHALL BE ERRECTED OR PERMITTED TO GROW THAT SHALL EXCEED SEVEN FEET IN HEIGHT.

11. ALL CONSTRUCTION COMMENCED ON THE PREMISES SHALL BE COMPLETED WITHIN 12 MONTHS OF THE BEGINNING THEREOF.

12. ALL DRIVEWAYS IN THE SUBDIVISION SHALL BE CONSTRUCTED OF ASPHALT, CONCRETE, PAVING BRICKS, OR OTHER DURABLE, DUST FREE MATERIAL. SUCH DRIVEWAY SHALL BE COMPLETED PRIOR TO THE OCCUPANCY OF THE RESIDENCE, A REASONABLE DELAY IN PAVING THE DRIVEWAY DUE TO SEASONAL WINTER WEATHER CONDITIONS IS PERMISSIBLE, BUT THE DRIVEWAY MUST BE PAVED PRIOR TO THE FOLLOWING MAY 15.

13. WATER SUPPLY:
A. UNTIL SUCH TIME AS PUBLIC WATER SUPPLY IS AVAILABLE TO SERVE THIS SUBDIVISION, POTABLE WATER SHALL BE SUPPLIED FROM INDIVIDUAL WELLS DRILLED FOR EACH DWELLING ERRECTED IN THE AREA IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY BOARD OF HEALTH.

20. NO ABOVE GROUND POOLS SHALL BE CONSTRUCTED ON ANY LOT IN THIS SUBDIVISION.

21. NO LOT SHALL BE SPLIT, DIVIDED, OR SUBDIVIDED FOR SALE, RESALE, GIFT, TRANSFERS OR OTHERWISE, SO AS TO CREATE A NEW LOT, EXCEPT FOR LOTS 4, 5, AND 6 WHICH LOTS MAY BE SPLIT BY PREMIER PROPERTIES TO CREATE UP TO THREE ADDITIONAL BUILDING LOTS. IF THESE LOTS ARE SPLIT, ALL OF THE RESTRICTIONS HEREIN SET FORTH WILL APPLY TO EACH PORTION OF THE LOT(S) SO SUBDIVIDED.

NOTE: THIS PLAT CONSISTS OF TWO (2) PAGES, AND BOTH PAGES MUST BE USED FOR A COMPLETE REPRESENTATION OF THIS SUBDIVISION.

SUBDIVISION PLAT

LONG ISLAND SHORES NO. 1

A RESIDENTIAL COMMUNITY ON INDIAN LAKE
VIRGINIA MILITARY SURVEY 13393
RICHLAND TOWNSHIP
LOGAN COUNTY, OHIO

OWNER/DEVELOPER/PROPRIETOR

PREMIER PROPERTIES
101 W. COLUMBUS AVE.
BELLEFONTAINE, OHIO 43311

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



REVISED 7-16-12 SMM/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  
surveys@lsminc.us

## INDIAN LAKE RESERVOIR LANDS 0.012 ACRE

Lying in Virginia Military Survey 13393, Richland Township, Logan County, Ohio.

Being out of the Indian Lake Reservoir Lands.

Beginning on a 5/8 inch iron rod found on a southwest corner of Lot 13 of Long Island Shores No. 1 (Plat Cabinet B, Slides 20B & 21A).

THENCE, with the southerly line of Lot 13 extended, N 69°-09'-33"W, a distance of 3.67 feet to a MAG nail set on the face of the concrete seawall of Indian Lake.

THENCE, with the face of the concrete seawall, the following two courses:

N 16°-50'-02"E, a distance of 66.78 feet to a point.

N 03°-57'-40"E, a distance of 2.92 feet to a point.

THENCE, with the northerly line of Lot 13 extended, S 72°-11'-42"E, a distance of 4.50 feet to a point, passing a MAG nail set at 1.06 feet.

THENCE, with the westerly lines of Lot 13, the following three courses:

S 06°-01'-14"W, a distance of 29.91 feet to a point.

S 19°-30'-16"W, a distance of 20.85 feet to a point.

S 30°-40'-48"W, a distance of 20.19 feet to the point of beginning.

Containing 0.012 acre.

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

The basis for bearings is the northerly line of Lot 13, being S 72°-11'-42"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on July 9, 2012.

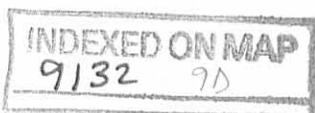
Description prepared by:

William K. Bruce  
Professional Surveyor 7437  
July 10, 2012

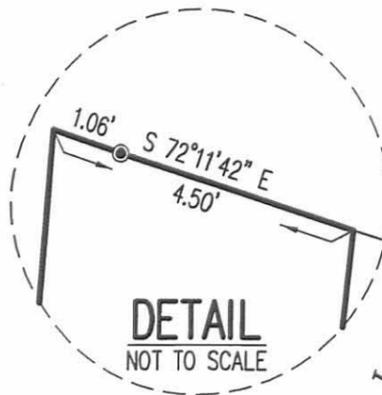


ORIGINAL STAMP IN GREEN

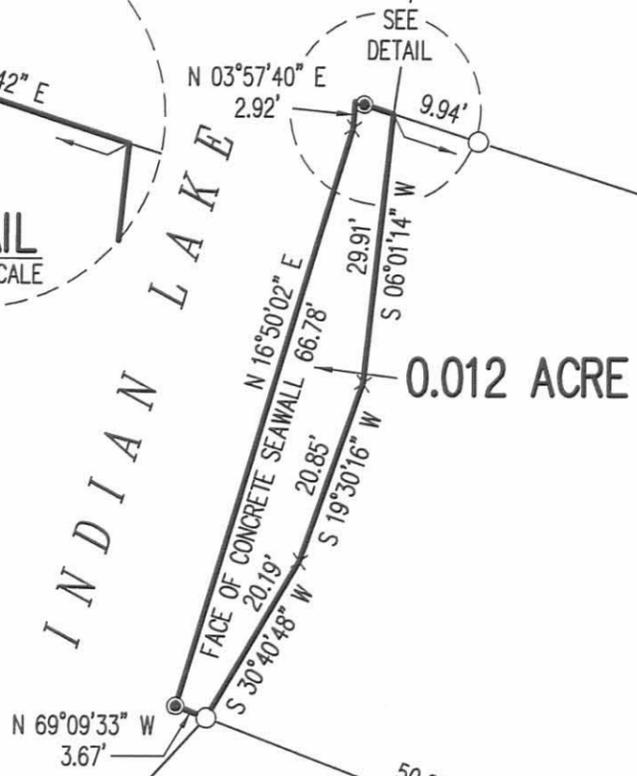
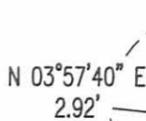
53580612



REC'D 7-10-12 SMY OC



INDIAN LAKE



(BASIS FOR BEARINGS)  
S 72°11'42" E  
97.51'

LOT 8

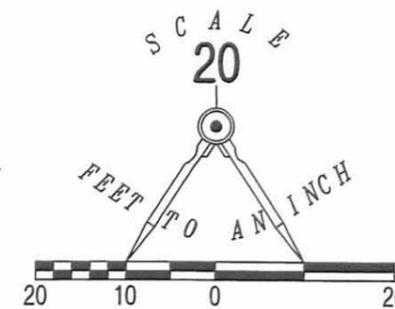
LOT 13

LOT 12

LOT 14

LONG ISLAND SHORES NO. 1  
PLAT CABINET B, SLIDES 20B & 21A

LONG ISLAND ROAD (50')



LEGEND:

- 5/8 INCH IRON ROD FOUND
- MAG NAIL SET

SURVEY OF 0.012 ACRE OUT OF THE  
INDIAN LAKE RESERVOIR LANDS  
VIRGINIA MILITARY SURVEY 13393  
RICHLAND TOWNSHIP  
LOGAN COUNTY, OHIO

SURVEYED BY:

*William K Bruce*

WILLIAM K. BRUCE  
PROFESSIONAL SURVEYOR 7437  
JULY 9, 2012



ORIGINAL STAMP IN GREEN

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

INDEXED ON MAP  
9132 9P

APPROVED



**EDWARDS SURVEYING**

110 South Main Street  
Urbana, Ohio 43078  
(937) 653-6508



**LEGAL DESCRIPTION – INDIAN LAKE EXCESS LANDS – LOT 5, LONG ISLAND SHORES No. 1**

Being situate in the State of Ohio, County of Logan, Township of Richland, and being a part of Virginia Military Survey 13393, and being more particularly described as follows:

Beginning for reference at a 5/8" diameter iron bar found on the North line of Five Oaks Court (60' right-of-way) at the Southwest corner of Lot 5 of Long Island Shores No. 1 as recorded in Plat Cabinet "B", Slide 20B & 21A, of the Logan County Plat Records, also being at the Southeast corner of Lot 6;

thence with the West line of Lot 5, N-48°29'34"-W, 173.78'(feet) to a point at the Northwest corner of Lot 5, also being the Northeast corner of Lot 6, at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, passing for reference a 5/8" diameter iron bar found at 169.43'(feet);

thence with the West line of Lot 5 projected, N-48°29'34"-W, 7.36'(feet) to a point on a concrete sea wall of Indian Lake, passing for reference a drill hole in concrete set at 6.36'(feet);

thence with the concrete sea-wall, N-71°24'19"-E, 118.63'(feet) to a point;

thence continuing with the concrete sea-wall, N-80°30'55"-E, 49.58'(feet) to a point on the East line of aforementioned Lot 5 projected;

thence with the projection of the East line of Lot 5, S-9°57'05"-E, 11.88'(feet) to a point at the Northeast corner of Lot 5, also being the Northwest corner of Lot 4, from which a 5/8" diameter iron bar found for reference bears S-9°57'05"-E, 10.00'(feet), passing for reference a drill hole in concrete set at 1.00'(feet);

thence with the North bounds of Lot 5 the following three (3) courses:

1. S-74°53'12"-W, 84.53'(feet) to an iron bar set;
2. S-80°34'50"-W, 56.13'(feet) to an iron bar set;
3. S-69°10'02"-W, 22.36'(feet) to the place of beginning.

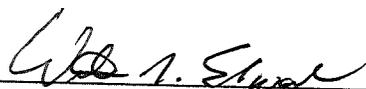
Containing 0.045 acre but being subject to the rights of all legal highways and all easements of record.

Being a part of the State of Ohio Excess Lands of Indian Lake.

The herein described tract is to be attached to Lot 5 of Indian Lake Shores No.1 and is not to be used as a separate and independent tract.

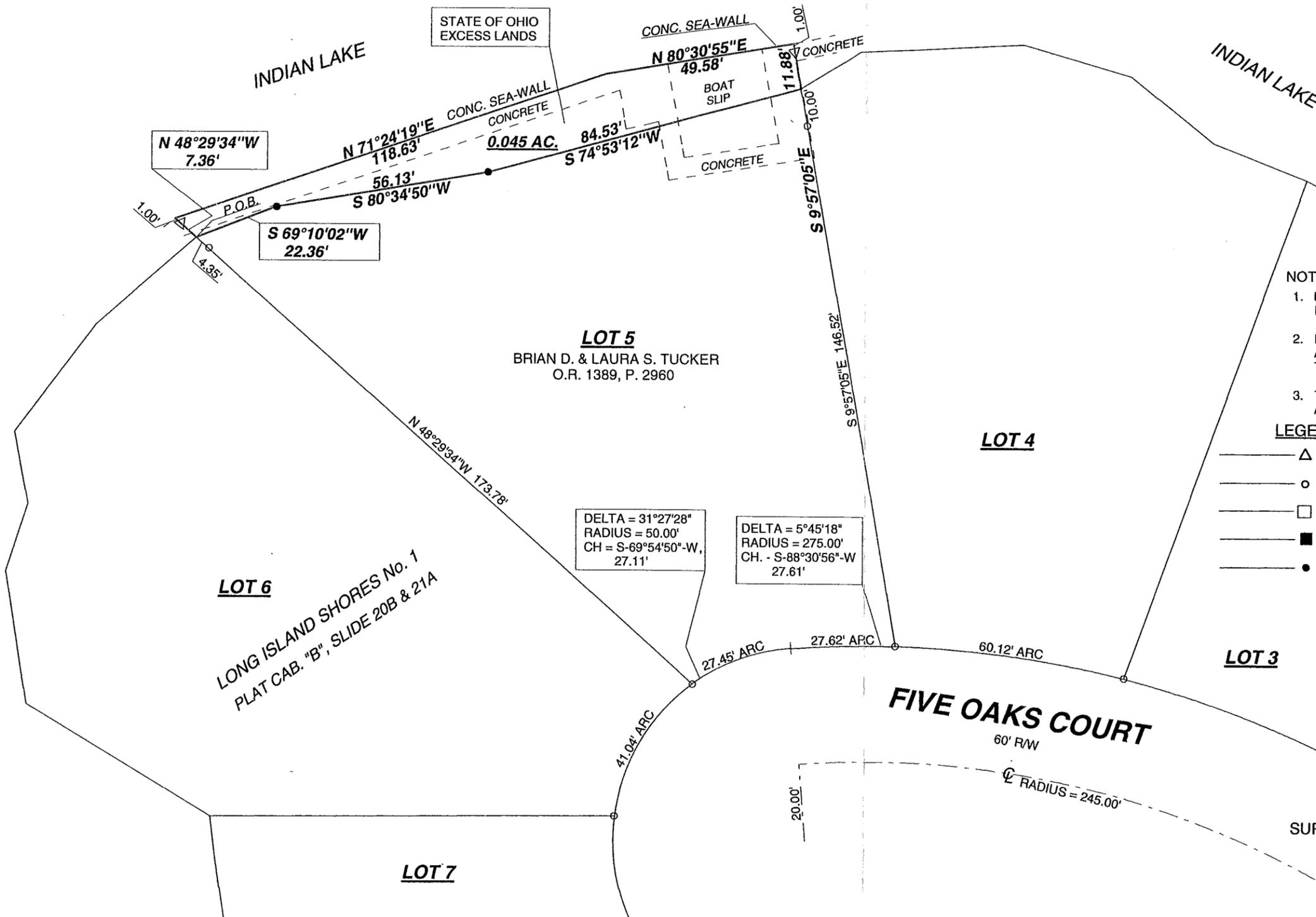
The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, August 19, 2021. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on the West line of Lot 5 of Indian Lake Shores No. 1 per an assumed bearing of N-48°29'34"-W.



  
William D. Edwards, P.S. 7574

INDEXED CN MAP  
9132

**PLAT OF SURVEY**  
**INDIAN LAKE EXCESS LANDS**  
**RICHLAND TOWNSHIP, LOGAN COUNTY, OHIO**  
**VIRGINIA MILITARY SURVEY 13393**

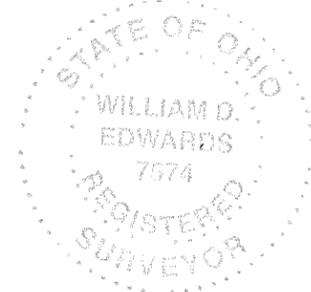


SCALE: 1" = 30'  
 -15 0 15 30 45  
 DATE: AUGUST 19, 2021



- NOTE:**
1. BEARINGS ARE BASED ON THE WEST LINE OF LOT 5 OF LONG ISLAND SHORES No. 1 PER AN ASSUMED BEARING OF N-48°29'34"-W.
  2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY, PLAT CABINET "B", SLIDE 20B & 21A.
  3. THE 0.045 ACRE TRACT SHOWN HEREON IS TO BE ATTACHED TO ADJOINING LOT 5.

- LEGEND**
- △ = DRILL HOLE IN CONCRETE.....SET
  - = 5/8" DIA. IRON BAR.....FOUND
  - = MAG NAIL.....FOUND
  - = MAG NAIL.....SET at grade
  - = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS 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

**LOT 7**

**LOT 6**

**LOT 4**

**LOT 3**

**FIVE OAKS COURT**  
 60' R/W

INDEXED ON MAP  
 9132

11-14-2022



Project No. 22-200  
November 04, 2022

**LEGAL DESCRIPTION**  
**PPN 36-019-07-01-016-000**  
**"Parcel C"**  
**Richland Township, Ohio**

Situated in the Township of Richland, County of Logan, State of Ohio, being part of Virginia Military Survey 13393, part of Long Island (formerly known as Scott Island) as shown on Survey Number 16 as designated in a return of survey of State Lands in and around the Lewistown Reservoir commenced April 6<sup>th</sup>, 1875, by M.H. McCormick, recorded in Survey No. R-6793 in Logan County Engineer's Survey Records and being a 26.12 deed acre parcel of land known as Logan County Auditor's Parcel No. 36-019-07-01-016-000 now or formerly owned by Premier Properties, a Florida General Partnership as recorded in Official Record 116, Page 978 (part of deed Parcel VI) of Logan County Deed Records and being more completely described as follows:

**Commencing** at a mag nail found at the centerline intersection of State Route 273 (50 feet wide) and Wilderness Way Court (60 feet wide) and being the **PLACE OF BEGINNING** for the parcel herein described;

**Course No. 1:** thence **southwesterly**, along the centerline of said State Route 273 and an arc of curve to the left, an arc distance of **145.29 feet** (a radius of 357.38 feet, a delta of 23° 17' 36", a tangent of 73.66 feet, a chord bearing South 37° 01' 20" West 144.29 feet) to iron pin set at a point of tangency, witnessed by a 6-inch diameter concrete monument with a brass disk found North 64° 37' 28" West 25.00 feet;

**Course No. 2:** thence **South 25° 22' 32" West**, along the center-line of said State Route 273, passing over a mag nail found at 123.87 feet, a total of **176.02 feet**, to a mag nail set;

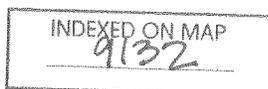
**Course No. 3:** thence **North 64° 37' 28" West**, passing over an iron pin set at 25.00 feet, a total of **31.02 feet**, to a point on the natural shoreline of Indian Lake;

thence meandering along the natural shoreline of Indian Lake the following 58 Courses (Course No. 4 through Course No. 61);

**Course No. 4:** thence **North 06° 12' 37" East, 43.97 feet** to a point;

**Course No. 5:** thence **North 02° 35' 26" West, 45.04 feet** to a point;

**Course No. 6:** thence **North 01° 03' 03" East, 59.10 feet** to a point;





Project No. 22-200  
November 04, 2022

**LEGAL DESCRIPTION**  
**PPN 36-019-07-01-016-000**  
**"Parcel C"**  
**Richland Township, Ohio**

**Course No. 7:** thence **North 23° 55' 16" West, 46.24 feet**, to a point witnessed by a 5/8-inch rebar with an identification cap stamped "LEE" found North 34° 02' 30" East 4.97 feet;

**Course No. 8:** thence **North 59° 47' 59" West, 29.63 feet** to a point;

**Course No. 9:** thence **North 61° 44' 25" West, 33.55 feet** to a point;

**Course No. 10:** thence **North 82° 17' 31" West, 51.25 feet** to a point;

**Course No. 11:** thence **South 81° 16' 56" West, 70.53 feet** to a point;

**Course No. 12:** thence **South 59° 43' 07" West, 7.46 feet**, to a 5/8-inch rebar found on the natural shoreline of Indian Lake;

**Course No. 13:** thence **North 73° 41' 25" West, 21.37 feet** to a point;

**Course No. 14:** thence **North 38° 58' 16" West, 29.74 feet** to a point;

**Course No. 15:** thence **North 09° 05' 39" East, 81.62 feet** to a point;

**Course No. 16:** thence **North 44° 57' 57" East**, passing over a 5/8-inch rebar found on the natural shoreline of Indian Lake at 11.72 feet, a total distance of **34.43 feet** to a point;

**Course No. 17:** thence **North 68° 17' 17" East, 133.80 feet** to a point;

**Course No. 18:** thence **North 60° 49' 11" East, 39.10 feet** to a point witnessed by a 5/8-inch rebar found South 12° 35' 55" East 7.67 feet;

**Course No. 19:** thence **North 67° 02' 01" East, 16.66 feet** to a point;

**Course No. 20:** thence **North 68° 36' 26" East, 27.13 feet** to a point;

**Course No. 21:** thence **North 49° 59' 54" East, 26.71 feet** to a point;

**Course No. 22:** thence **North 50° 02' 50" East, 54.40 feet** to a point;



Project No. 22-200  
November 04, 2022

**LEGAL DESCRIPTION**  
**PPN 36-019-07-01-016-000**  
**"Parcel C"**  
**Richland Township, Ohio**

**Course No. 23:** thence **North 66° 44' 37" East, 46.50 feet** to a point witnessed by a 5/8-inch rebar found **South 52° 59' 14" East 5.05 feet**;

**Course No. 24:** thence **North 49° 34' 04" East, 39.93 feet** to a point;

**Course No. 25:** thence **North 67° 34' 44" East, 24.90 feet** to a point;

**Course No. 26:** thence **North 49° 39' 09" East, 61.37 feet** to a point witnessed by a 5/8-inch rebar found **South 55° 38' 15" East 3.33 feet**;

**Course No. 27:** thence **North 39° 42' 03" East, 23.63 feet** to a point;

**Course No. 28:** thence **North 36° 26' 53" East, 53.45 feet** to a point;

**Course No. 29:** thence **North 39° 31' 03" East, 40.26 feet** to a point;

**Course No. 30:** thence **North 61° 23' 32" East, 38.17 feet** to a point;

**Course No. 31:** thence **South 75° 19' 20" East, 84.30 feet** to a point witnessed by an iron pin set **South 41° 18' 36" West 3.59 feet**;

**Course No. 32:** thence **South 60° 29' 06" East, 36.19 feet** to a point;

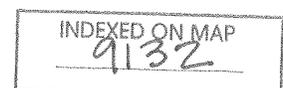
**Course No. 33:** thence **South 35° 36' 21" East, 21.97 feet** to a point;

**Course No. 34:** thence **South 54° 10' 24" East, 17.18 feet**, to a 5/8-inch rebar found on the natural shoreline of Indian Lake;

**Course No. 35:** thence **South 47° 58' 43" East, 14.32 feet** to a point;

**Course No. 36:** thence **South 72° 55' 07" East, 19.10 feet** to a point;

**Course No. 37:** thence **South 87° 11' 29" East, 20.94 feet**, to an iron pin set on the natural shoreline of Indian Lake;





Project No. 22-200  
November 04, 2022

**LEGAL DESCRIPTION  
PPN 36-019-07-01-016-000  
"Parcel C"  
Richland Township, Ohio**

**Course No. 38:** thence **North 51° 10' 34" East, 64.06 feet** to a point witnessed by an iron pin set North 90° 00' 00" East 1.09 feet;

**Course No. 39:** thence **North 07° 17' 35" West, 33.19 feet** to a point;

**Course No. 40:** thence **North 21° 11' 57" West, 45.50 feet** to a point witnessed by an iron pin set South 44° 08' 21" East 18.83 feet;

**Course No. 41:** thence **North 49° 05' 37" West, 6.48 feet** to a point;

**Course No. 42:** thence **South 65° 54' 49" West, 20.89 feet** to a point;

**Course No. 43:** thence **North 58° 01' 46" West, 21.99 feet** to a point;

**Course No. 44:** thence **North 33° 56' 02" West, 24.90 feet** to a point;

**Course No. 45:** thence **North 15° 13' 19" West, 72.13 feet** to a point witnessed by an iron pin set North 75° 56' 13" East 6.24 feet;

**Course No. 46:** thence **North 19° 17' 31" West, 77.10 feet** to a point;

**Course No. 47:** thence **North 03° 24' 00" West, 43.37 feet** to a point;

**Course No. 48:** thence **North 21° 49' 53" East, 49.11 feet** to a point;

**Course No. 49:** thence **North 33° 02' 38" East, 33.53 feet** to a point witnessed by an iron pin set South 44° 05' 50" East 19.52 feet;

**Course No. 50:** thence **North 50° 45' 45" East, 17.66 feet** to a point;

**Course No. 51:** thence **North 56° 31' 40" East, 18.09 feet** to a point;

**Course No. 52:** thence **South 87° 32' 44" East, 38.34 feet** to a point;

**Course No. 53:** thence **South 67° 40' 20" East, 48.63 feet** to a point;



Project No. 22-200  
November 04, 2022

**LEGAL DESCRIPTION**  
**PPN 36-019-07-01-016-000**  
**"Parcel C"**  
**Richland Township, Ohio**

**Course No. 54:** thence **South 46° 41' 00" East, 77.29 feet** to a point;

**Course No. 55:** thence **South 55° 56' 16" East, 56.60 feet**, to an iron pin set on the natural shoreline of Indian Lake;

**Course No. 56:** thence **North 65° 28' 49" East, 53.13 feet** to a point;

**Course No. 57:** thence **South 86° 51' 04" East, 46.29 feet** to a point witnessed by an iron pin set South 23° 56' 13" West 3.19 feet;

**Course No. 58:** thence **North 81° 41' 52" East, 42.25 feet** to a point;

**Course No. 59:** thence **North 63° 00' 13" East, 28.57 feet** to a point;

**Course No. 60:** thence **North 39° 50' 28" East, 51.87 feet** to a point;

**Course No. 61:** thence **South 61° 59' 50" East**, passing over an iron pin set at 1.96 feet, **27.29 feet** to a mag nail set on the centerline of said State Route 273;

**Course No. 62:** thence **South 18° 50' 43" West**, along the centerline of said State Route 273, **370.39 feet** to a mag nail set at a point of curvature;

**Course No. 63:** thence **southwesterly**, along the centerline of said State Route 273 on an arc of a curve to the right, an arc distance of **325.96 feet**, (radius of 359.42 feet, a delta angle of 51° 57' 39", a chord bearing South 44° 49' 33" West, 314.90 feet) to mag nail set;

**Course No. 64:** thence **South 70° 48' 22" West**, along the centerline of said State Route 273, passing over a mag nail found at 251.87 feet, a total distance of **261.26 feet**, to a mag nail set at a point of curvature;



Project No. 22-200  
November 04, 2022

**LEGAL DESCRIPTION**  
**PPN 36-019-07-01-016-000**  
**"Parcel C"**  
**Richland Township, Ohio**

**Course No. 65:** thence **southwesterly**, along the centerline of said State Route 273 on an arc of a curve to the left, an arc distance of **138.08 feet**, (radius of 357.38 feet, a delta angle of 22° 08' 14", a tangent of 69.91 feet, a chord bearing South 59° 44' 15" West, 137.22 feet) to the **PLACE OF BEGINNING**, containing **8.512 acres**, more or less, of which 0.814 acres exist in the present right-of-way of said State Route 273, but subject to all highways, covenants, and easements of legal record as surveyed in November 2022 by Kyle R. Danals, Registered Professional Land Surveyor No. 8704 on behalf of **McSteen Land Surveyors** under Project No. 22-200,

Bearings are based on the easterly line of Virginia Military Survey 13393 observed as North 06° 09' 35" West between monument found per the Ohio State Plane Coordinates System, North Zone(3401), NAD83 (2011), 2010.0 Epoch, as derived from GNSS Observations per the ODOT CORS/VRS Real Time Network. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "McSTEEN CA 02236".

 11-9-2022  
\_\_\_\_\_  
Kyle R. Danals  
Registered Professional Land Surveyor No. 8704



**LINE DATA**

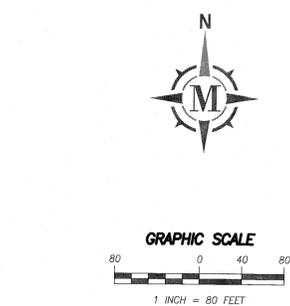
LINE	BEARING	DISTANCE
L1	N 64°37'28" W	31.02' CALC. & USED
L2	N 61°2'37" E	43.97' OBS. & USED
L3	N 2°35'26" W	45.04' OBS. & USED
L4	N 1°03'03" E	59.10' OBS. & USED
L5	N 23°55'16" W	46.24' OBS. & USED
L6	N 59°47'59" W	29.63' OBS. & USED
L7	N 61°44'25" W	33.55' OBS. & USED
L8	N 82°17'31" W	51.25' OBS. & USED
L9	S 81°16'56" W	70.53' OBS. & USED
L10	S 59°43'07" W	7.46' OBS. & USED
L11	N 73°41'25" W	21.37' OBS. & USED
L12	N 38°58'16" W	29.74' OBS. & USED
L13	N 9°05'39" E	81.62' OBS. & USED
L14	N 44°57'57" E	34.43' OBS. & USED
L15	N 68°17'17" E	133.80' OBS. & USED
L16	N 60°49'11" E	39.10' OBS. & USED
L17	N 67°02'01" E	16.66' OBS. & USED
L18	N 68°36'26" E	27.13' OBS. & USED
L19	N 49°59'54" E	26.71' OBS. & USED
L20	N 50°02'50" E	54.40' OBS. & USED
L21	N 66°44'37" E	46.50' OBS. & USED
L22	N 49°34'04" E	39.93' OBS. & USED
L23	N 67°34'44" E	24.90' OBS. & USED
L24	N 49°39'09" E	61.37' OBS. & USED
L25	N 39°42'03" E	23.63' OBS. & USED
L26	N 36°26'53" E	53.45' OBS. & USED
L27	N 39°31'03" E	40.26' OBS. & USED
L28	N 61°23'32" E	38.17' OBS. & USED
L29	S 75°19'20" E	84.30' OBS. & USED
L30	S 60°29'06" E	36.19' OBS. & USED
L31	S 35°36'21" E	21.97' OBS. & USED
L32	S 54°10'24" E	17.18' OBS. & USED
L33	S 47°58'43" E	14.38' OBS. & USED
L34	S 72°55'07" E	19.10' OBS. & USED
L35	S 87°11'29" E	20.94' OBS. & USED
L36	N 51°10'34" E	64.06' OBS. & USED
L37	N 71°17'35" W	33.19' OBS. & USED
L38	N 21°11'57" W	45.50' OBS. & USED
L39	N 49°05'37" W	6.48' OBS. & USED
L40	S 65°54'49" W	20.89' OBS. & USED
L41	N 58°01'46" W	21.99' OBS. & USED
L42	N 33°58'02" W	24.90' OBS. & USED
L43	N 15°13'19" W	72.13' OBS. & USED
L44	N 19°17'31" W	77.10' OBS. & USED
L45	N 32°47'00" W	43.37' OBS. & USED
L46	N 21°49'53" E	49.11' OBS. & USED
L47	N 33°02'38" E	33.53' OBS. & USED
L48	N 50°45'45" E	17.66' OBS. & USED
L49	N 56°31'40" E	18.09' OBS. & USED
L50	S 87°32'44" E	38.34' OBS. & USED
L51	S 67°40'20" E	48.63' OBS. & USED
L52	S 46°41'00" E	77.29' OBS. & USED
L53	S 55°56'16" E	56.80' OBS. & USED
L54	N 65°28'49" E	53.13' OBS. & USED
L55	S 86°51'04" E	46.29' OBS. & USED
L56	N 81°41'52" E	42.25' OBS. & USED
L57	N 63°00'13" E	28.57' OBS. & USED
L58	N 39°50'28" E	51.87' OBS. & USED
L59	S 61°59'50" E	27.29' CALC. & USED
L60	S 18°50'43" W	383.07' CALC. & USED (383.67' REC.)
L61	N 64°37'28" E	25.00' REC. & USED
L62	S 25°22'32" W	176.02' CALC. & USED
L63	N 64°37'28" W	25.00' CALC. & USED

**SURVEY NOTES**

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- ALL OF THE VARIOUS SURVEY MONUMENTS SHOWN ON THIS PLAT AS FOUND OR USED ARE IN GOOD CONDITION, APPARENTLY UNDISTURBED, UNLESS OTHERWISE NOTED.
- THE TOTAL RECORD DISTANCE ACROSS THE SOUTHERN LINES OF VMS 12278-12311 & VMS 10503 IS 386 RODS OR 6369 FEET. THE TOTAL RECORD DISTANCE ACROSS THE NORTHERN LINE OF VMS NO. 9969 IS 400 RODS OR 6960 FEET. THE RESULT IS A DIFFERENCE IN RECORD MEASUREMENT ACROSS THIS SAME LINE OF 14 RODS OR 231 FEET. A SURVEY BY THE COUNTY SURVEYOR, WILBUR A. GUNN IN JANUARY 24, 1900 OBSERVED THE RECORD "GAP" BETWEEN VMS SURVEY 12278-12311 & VMS 10503 AND NOTED THE WEST LINE OF VMS 10503 AS THE SURVEY LINE. THE WESTERLY OF LINE OF VMS WAS ACCEPTED AS THE EAST LINE OF VMS 12278-12311. THE "OLD" EASTERLY LINE OF VMS 12278-12311 WAS USED FOR THE EAST LINE OF PLAT BOOK A, PAGE 1 L.C.M.R. THIS LINE WAS THEN USED TO REESTABLISH THE 1875 TOP WATER LINE PER DEED BOOK 56, PG. 449 L.C.D.R. & DEED BOOK 56, PG. 443 L.C.D.R. THE RESULTING LINE GENERALLY FOLLOWED THE 1892 J.C. WONDERS STATE LINE NEAR LINES L22-L25 & L11-L16.

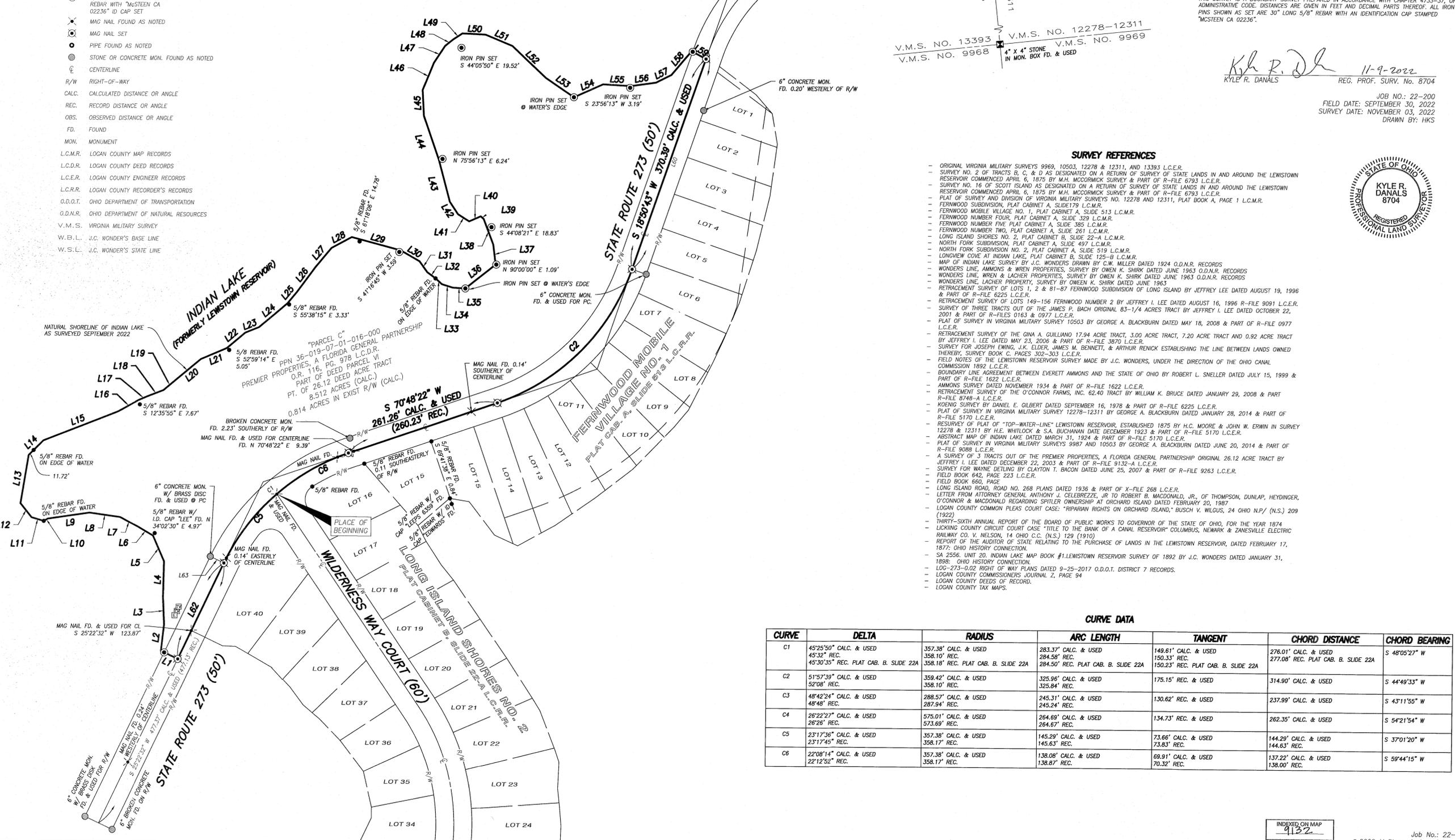
**LEGEND**

- ☐ COMMUNICATION BOX
- ☐ ELECTRIC BOX
- REBAR FOUND AS NOTED
- 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
- ⊗ MAG NAIL FOUND AS NOTED
- ⊗ MAG NAIL SET
- PIPE FOUND AS NOTED
- STONE OR CONCRETE MON. FOUND AS NOTED
- ⊙ CENTERLINE
- R/W RIGHT-OF-WAY
- CALC. CALCULATED DISTANCE OR ANGLE
- REC. RECORD DISTANCE OR ANGLE
- OBS. OBSERVED DISTANCE OR ANGLE
- FD. FOUND
- MON. MONUMENT
- L.C.M.R. LOGAN COUNTY MAP RECORDS
- L.C.D.R. LOGAN COUNTY DEED RECORDS
- L.C.E.R. LOGAN COUNTY ENGINEER RECORDS
- L.C.R.R. LOGAN COUNTY RECORDER'S RECORDS
- O.D.O.T. OHIO DEPARTMENT OF TRANSPORTATION
- O.D.N.R. OHIO DEPARTMENT OF NATURAL RESOURCES
- V.M.S. VIRGINIA MILITARY SURVEY
- W.B.L. J.C. WONDERS' BASE LINE
- W.S.L. J.C. WONDERS' STATE LINE



**BASIS OF BEARING**

BEARINGS ARE BASED ON AN EASTERLY LINE OF VIRGINIA MILITARY SURVEY 13393 OBSERVED AS NORTH 6° 09' 35" WEST BETWEEN MONUMENTS FOUND PER THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE (3401), NAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM GNSS OBSERVATIONS PER THE O.D.O.T. CORS/VRS RTN (REAL-TIME-NETWORK).



- SURVEY REFERENCES**
- ORIGINAL VIRGINIA MILITARY SURVEYS 9969, 10503, 12278 & 12311, AND 13393 L.C.E.R.
  - SURVEY NO. 2 OF TRACTS B, C, & D AS DESIGNATED ON A RETURN OF SURVEY OF STATE LANDS IN AND AROUND THE LEWISTOWN RESERVOIR COMMENCED APRIL 6, 1875 BY M.H. MCCORMICK SURVEY & PART OF R-FILE 6793 L.C.E.R.
  - SURVEY NO. 16 OF SCOTT ISLAND AS DESIGNATED ON A RETURN OF SURVEY OF STATE LANDS IN AND AROUND THE LEWISTOWN RESERVOIR COMMENCED APRIL 6, 1875 BY M.H. MCCORMICK SURVEY & PART OF R-FILE 6793 L.C.E.R.
  - PLAT OF SURVEY AND DIVISION OF VIRGINIA MILITARY SURVEYS NO. 12278 AND 12311, PLAT BOOK A, PAGE 1 L.C.M.R.
  - FERNWOOD SUBDIVISION, PLAT CABINET A, SLIDE 179 L.C.M.R.
  - FERNWOOD MOBILE VILLAGE NO. 1, PLAT CABINET A, SLIDE 513 L.C.M.R.
  - FERNWOOD NUMBER FOUR, PLAT CABINET A, SLIDE 329 L.C.M.R.
  - FERNWOOD NUMBER FIVE, PLAT CABINET A, SLIDE 289 L.C.M.R.
  - FERNWOOD NUMBER TWO, PLAT CABINET A, SLIDE 261 L.C.M.R.
  - NORTH FORK SUBDIVISION, PLAT CABINET A, SLIDE 497 L.C.M.R.
  - LONGVIEW COVE AT INDIAN LAKE, PLAT CABINET B, SLIDE 125-B L.C.M.R.
  - MAP OF INDIAN LAKE SURVEY BY J.C. WONDERS DRAWN BY C.W. MILLER DATED 1924 O.D.N.R. RECORDS
  - WONDERS LINE, AMMONS & WREN PROPERTIES, SURVEY BY OWEN K. SHIRK DATED JUNE 1963 O.D.N.R. RECORDS
  - WONDERS LINE, WREN & LACHER PROPERTIES, SURVEY BY OWEN K. SHIRK DATED JUNE 1963 O.D.N.R. RECORDS
  - WONDERS LINE, LACHER PROPERTY, SURVEY BY OWEN K. SHIRK DATED JUNE 1963 O.D.N.R. RECORDS
  - RETRACEMENT SURVEY OF LOTS 1, 2 & 81-87 FERNWOOD SUBDIVISION OF LONG ISLAND BY JEFFREY LEE DATED AUGUST 19, 1996 & PART OF R-FILES 0163 & 0977 L.C.E.R.
  - RETRACEMENT SURVEY OF LOTS 149-156 FERNWOOD NUMBER 2 BY JEFFREY I. LEE DATED AUGUST 16, 1996 R-FILE 9091 L.C.E.R.
  - SURVEY OF THREE TRACTS OUT OF THE JAMES P. BACH ORIGINAL 83-1/4 ACRES TRACT BY JEFFREY I. LEE DATED OCTOBER 22, 2001 & PART OF R-FILES 0163 & 0977 L.C.E.R.
  - PLAT OF SURVEY IN VIRGINIA MILITARY SURVEY 10503 BY GEORGE A. BLACKBURN DATED MAY 18, 2008 & PART OF R-FILE 0977 L.C.E.R.
  - RETRACEMENT SURVEY OF THE GINA A. GUILLIANO 17.94 ACRE TRACT, 3.00 ACRE TRACT, 7.20 ACRE TRACT AND 0.92 ACRE TRACT BY JEFFREY I. LEE DATED MAY 23, 2006 & PART OF R-FILE 3870 L.C.E.R.
  - SURVEY FOR JOSEPH EWING, J.K. ELDER, JAMES M. BENNETT, & ARTHUR RENICK ESTABLISHING THE LINE BETWEEN LANDS OWNED THEREBY, SURVEY BOOK C, PAGES 302-303 L.C.E.R.
  - FIELD NOTES OF THE LEWISTOWN RESERVOIR SURVEY MADE BY J.C. WONDERS, UNDER THE DIRECTION OF THE OHIO CANAL COMMISSION 1892 L.C.E.R.
  - BOUNDARY LINE AGREEMENT BETWEEN EVERETT AMMONS AND THE STATE OF OHIO BY ROBERT L. SNELLER DATED JULY 15, 1999 & PART OF R-FILE 1622 L.C.E.R.
  - AMMONS SURVEY DATED NOVEMBER 1934 & PART OF R-FILE 1622 L.C.E.R.
  - RETRACEMENT SURVEY OF THE O'CONNOR FARMS, INC. 62.40 TRACT BY WILLIAM K. BRUCE DATED JANUARY 29, 2008 & PART OF R-FILE 8748-A L.C.E.R.
  - KOENIG SURVEY BY DANIEL E. GILBERT DATED SEPTEMBER 16, 1978 & PART OF R-FILE 6225 L.C.E.R.
  - PLAT OF SURVEY IN VIRGINIA MILITARY SURVEY 12278-12311 BY GEORGE A. BLACKBURN DATED JANUARY 28, 2014 & PART OF R-FILE 5170 L.C.E.R.
  - RESURVEY OF PLAT OF "TOP-WATER-LINE" LEWISTOWN RESERVOIR, ESTABLISHED 1875 BY H.C. MOORE & JOHN W. ERWIN IN SURVEY 12278 & 12311 BY H.E. WHITLOCK & S.A. BUCHANAN DATE DECEMBER 1923 & PART OF R-FILE 5170 L.C.E.R.
  - ABSTRACT MAP OF INDIAN LAKE DATED MARCH 31, 1924 & PART OF R-FILE 5170 L.C.E.R.
  - PLAT OF SURVEY IN VIRGINIA MILITARY SURVEYS 9987 AND 10503 BY GEORGE A. BLACKBURN DATED JUNE 20, 2014 & PART OF R-FILE 9088 L.C.E.R.
  - A SURVEY OF 3 TRACTS OUT OF THE PREMIER PROPERTIES, A FLORIDA GENERAL PARTNERSHIP ORIGINAL 26.12 ACRE TRACT BY JEFFREY I. LEE DATED DECEMBER 22, 2003 & PART OF R-FILE 9132-A L.C.E.R.
  - SURVEY FOR WAYNE BETHUNE BY CLAYTON T. BACON DATED JUNE 25, 2007 & PART OF R-FILE 9263 L.C.E.R.
  - FIELD BOOK 642, PAGE 223 L.C.E.R.
  - FIELD BOOK 660, PAGE 1
  - LONG ISLAND ROAD, ROAD NO. 268 PLANS DATED 1936 & PART OF X-FILE 268 L.C.E.R.
  - LETTER FROM ATTORNEY GENERAL ANTHONY J. CELEBREZZE, JR TO ROBERT B. MACDONALD, JR., OF THOMPSON, DUNLAP, HEYDINGER, O'CONNOR & MACDONALD REGARDING SPITLER OWNERSHIP AT ORCHARD ISLAND DATED FEBRUARY 20, 1987
  - LOGAN COUNTY COMMON PLEAS COURT CASE: "RIPARIAN RIGHTS ON ORCHARD ISLAND," BUSCH V. WILGUS, 24 OHIO N.P./ (N.S.) 209 (1922)
  - THIRTY-SIXTH ANNUAL REPORT OF THE BOARD OF PUBLIC WORKS TO GOVERNOR OF THE STATE OF OHIO, FOR THE YEAR 1874
  - LICKING COUNTY CIRCUIT COURT CASE "TITLE TO THE BANK OF A CANAL RESERVOIR" COLUMBUS, NEWARK & ZANESVILLE ELECTRIC RAILWAY CO. V. NELSON, 14 OHIO C.C. (N.S.) 129 (1910)
  - REPORT OF THE AUDITOR OF STATE RELATING TO THE PURCHASE OF LANDS IN THE LEWISTOWN RESERVOIR, DATED FEBRUARY 17, 1877; OHIO HISTORY CONNECTION.
  - SA 2556, UNIT 20, INDIAN LAKE MAP BOOK #1 LEWISTOWN RESERVOIR SURVEY OF 1892 BY J.C. WONDERS DATED JANUARY 31, 1898; OHIO HISTORY CONNECTION.
  - LOG-273-0-02 RIGHT OF WAY PLANS DATED 9-25-2017 O.D.O.T. DISTRICT 7 RECORDS.
  - LOGAN COUNTY COMMISSIONERS JOURNAL 2, PAGE 94
  - LOGAN COUNTY DEEDS OF RECORD.
  - LOGAN COUNTY TAX MAPS.

**CURVE DATA**

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING
C1	45°25'50" CALC. & USED	357.38' CALC. & USED	283.37' CALC. & USED	149.61' CALC. & USED	276.01' CALC. & USED	S 48°05'27" W
	45°30'35" REC. PLAT CAB. B. SLIDE 22A	358.10' REC.	284.58' REC.	150.33' REC.	277.08' REC. PLAT CAB. B. SLIDE 22A	
C2	51°57'39" CALC. & USED	359.42' CALC. & USED	325.96' CALC. & USED	175.15' REC. & USED	314.90' CALC. & USED	S 44°49'33" W
	52°08' REC.	358.10' REC.	325.84' REC.			
C3	48°42'24" CALC. & USED	288.57' CALC. & USED	245.31' CALC. & USED	130.62' REC. & USED	237.99' CALC. & USED	S 43°11'55" W
	48°48' REC.	287.94' REC.	245.24' REC.			
C4	26°22'27" CALC. & USED	575.01' CALC. & USED	264.69' CALC. & USED	134.73' REC. & USED	262.35' CALC. & USED	S 54°21'54" W
	26°26' REC.	573.69' REC.	264.67' REC.			
C5	23°17'36" CALC. & USED	357.39' CALC. & USED	145.29' CALC. & USED	73.66' CALC. & USED	144.29' CALC. & USED	S 37°01'20" W
	23°17'45" REC.	358.17' REC.	145.63' REC.		144.63' REC.	
C6	22°08'14" CALC. & USED	357.38' CALC. & USED	138.08' CALC. & USED	69.91' CALC. & USED	137.22' CALC. & USED	S 59°44'15" W
	22°12'52" REC.	358.17' REC.	138.87' REC.	70.32' REC.	138.00' REC.	

**BOUNDARY SURVEY**  
FOR  
**THE TRINITY GROUP**  
AT HER REALTORS

KNOWN AS BEING PART OF VIRGINIA MILITARY SURVEY 13393, AND BEING PART OF SCOTT ISLAND IN SURVEY NO. 16 AS DESIGNATED ON A RETURN OF SURVEY OF STATE LANDS IN AND AROUND THE LEWISTOWN RESERVOIR COMMENCED APRIL 6, 1875 BY M.H. MCCORMICK, NOW SITUATED IN

**TOWNSHIP OF RICHLAND**  
**COUNTY OF LOGAN - STATE OF OHIO**

**McSteen**  
LAND SURVEYORS  
1415 East 286th Street Wickliffe, OH 44092  
Phone: 440.585.9800 www.mcsteen.com

THIS SURVEY IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL IRON PINS SHOWN AS SET ARE 30" LONG 5/8" REBAR WITH AN IDENTIFICATION CAP STAMPED "MCSTEEN CA 02236".

Kyle R. Danals  
KYLE R. DANALS  
11-9-2022  
REG. PROF. SURV. No. 8704

JOB NO.: 22-200  
FIELD DATE: SEPTEMBER 30, 2022  
SURVEY DATE: NOVEMBER 03, 2022  
DRAWN BY: HKS

