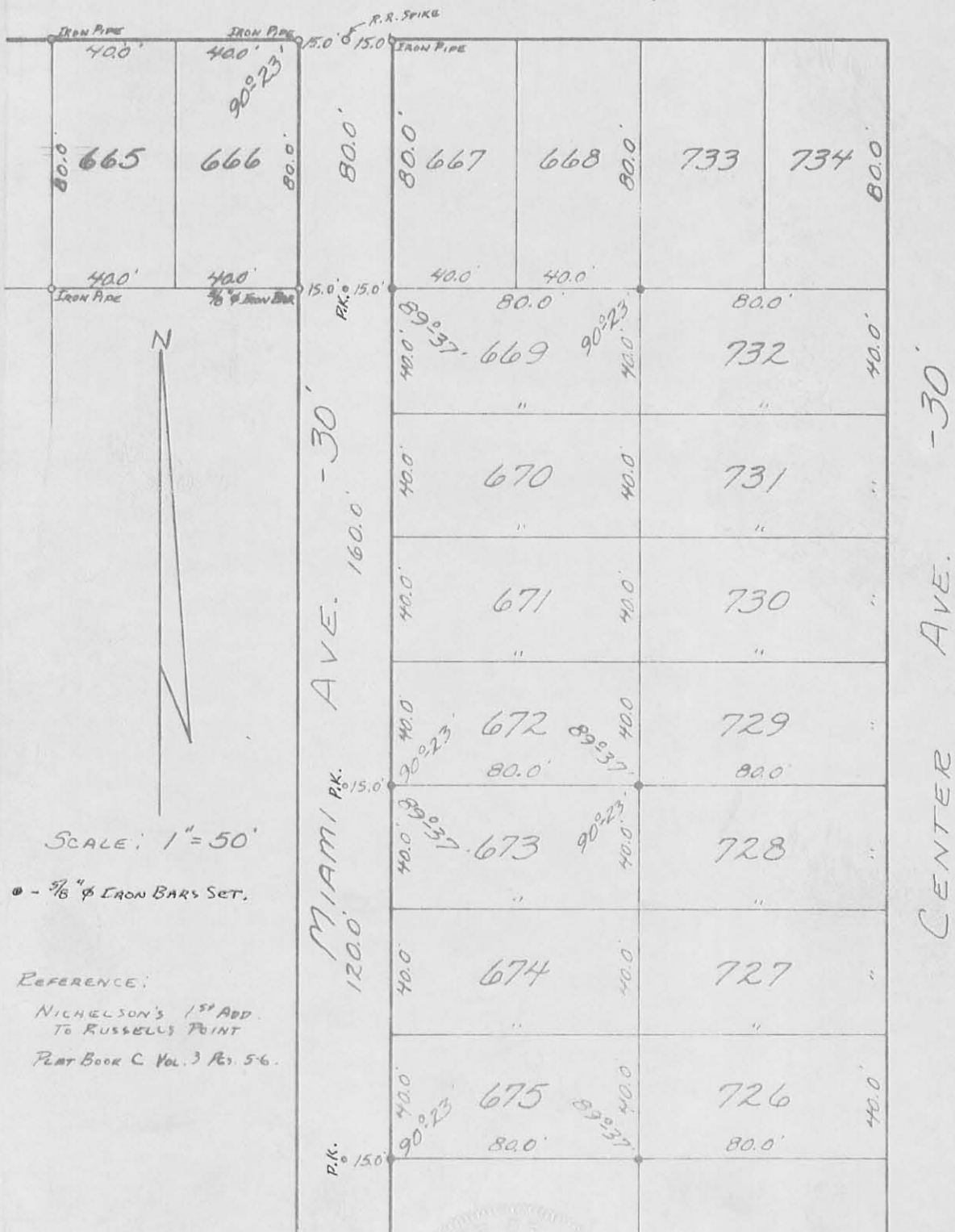


ELLIOTT ROAD



SCALE: 1" = 50'

• - 1/8" IRON BARS SET.

REFERENCE:
NICHOLSON'S 1ST ADD.
TO RUSSELLS POINT
PLAT BOOK C VOL. 3 Pgs. 5-6.



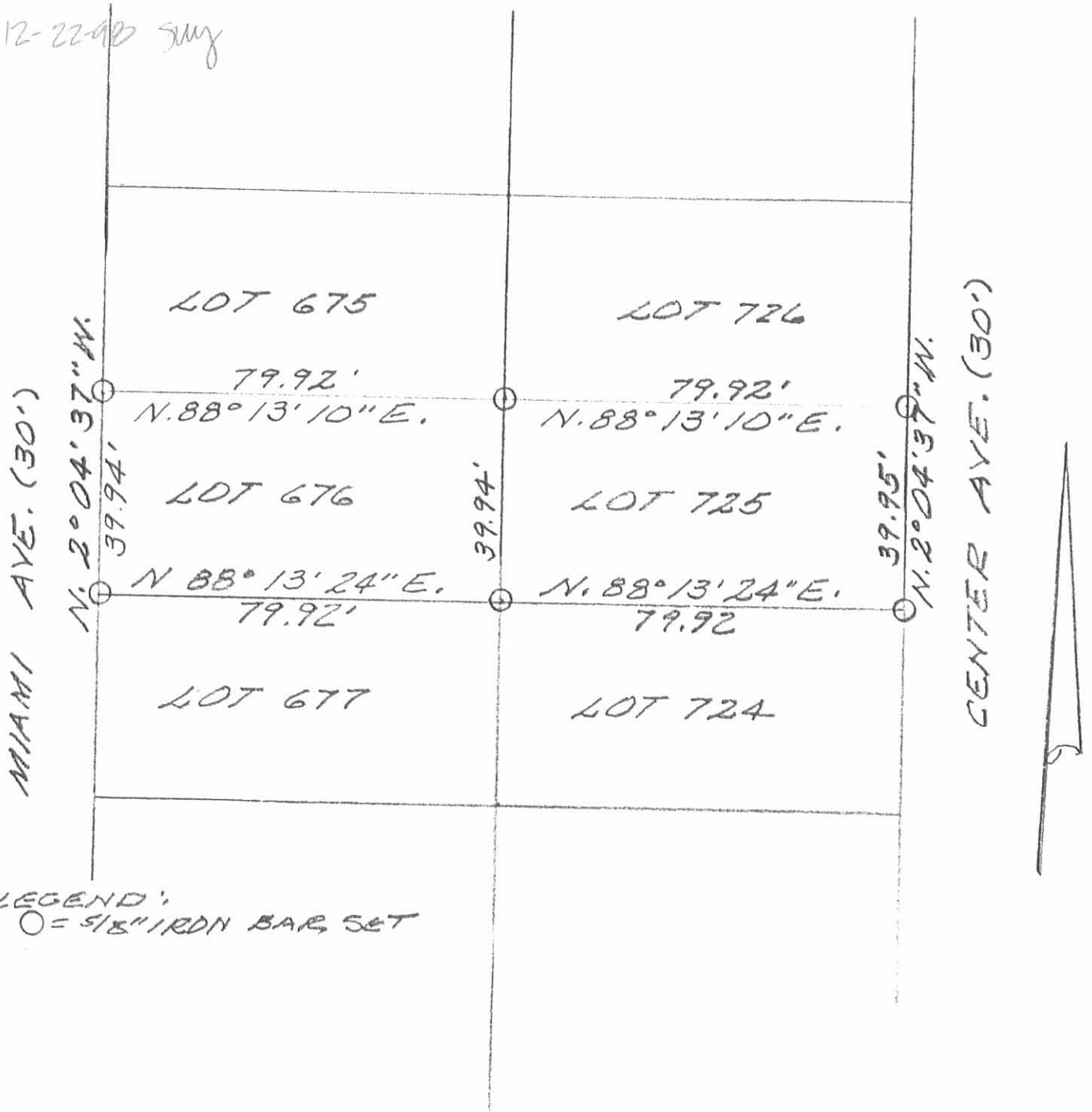
SURVEYED AND PLATED BY:
DANIEL E. GILBERT, P.S.
REG. SUR. NO. 5402
1041 N. MAIN ST.
BELLEFONTAINE, OHIO 43311

INDEXED ON MAP

5490 IP

SURVEY OF LOTS 669 THRU 675
SECTION 1 T.75. R.8E.
VILLAGE OF RUSSELLS POINT
WASHINGTON TOWNSHIP
LOGAN COUNTY, OHIO
JUNE 17-JULY 29, 1972

REC'D 12-22-98 smy



SURVEY OF LOTS 676 AND 725
OF NICHOLSONS 1ST ADDITION,
VILLAGE OF RUSSELLS POINT,
WASHINGTON TWP., LOGAN CO.,
OHIO.

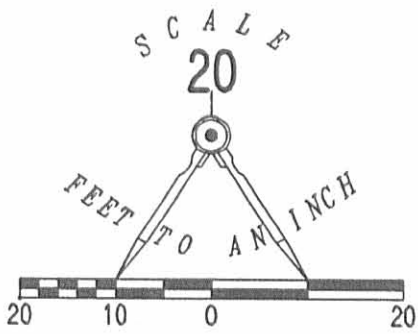
DECEMBER 22, 1998
SCALE: 1" = 30'



5490 2P

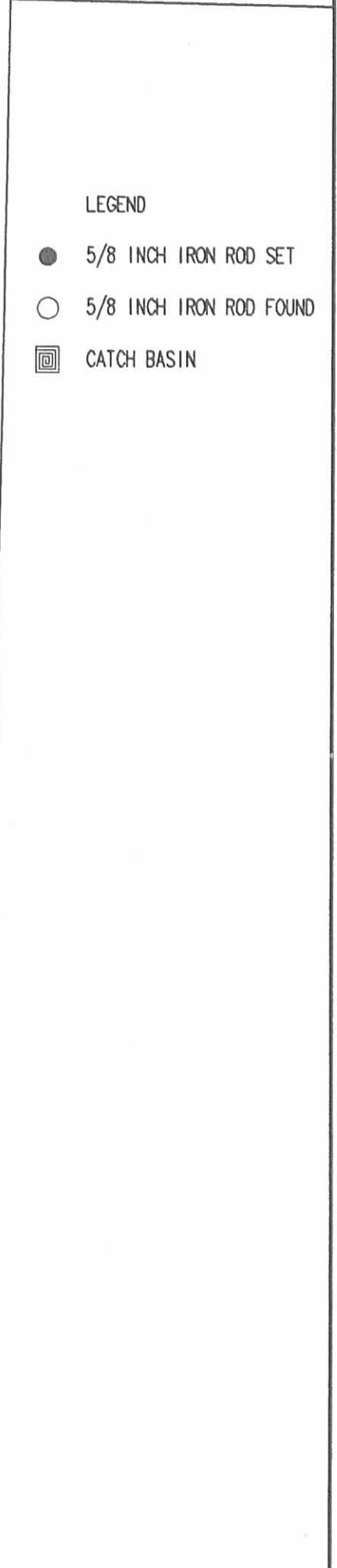
Leslie H. Geeslin
LESLIE H. GEESLIN
PENNSYLVANIA, OH
PH 937-468-2793

REC'D 7-14-05 SMM/AL



ELLIOT ROAD (50' WIDE)

A RETRACEMENT SURVEY OF
 STEVEN R. MCGILL AND JULIE A. MCGILL
 LOT 730, LOT 731 AND LOT 732
 OFFICIAL RECORD 660, PAGE 461
 NICHELSON'S FIRST ADDITION
 PLAT CABINET A, SLIDES 227-229
 VILLAGE OF RUSSELLS POINT
 WASHINGTON TOWNSHIP
 LOGAN COUNTY, OHIO



LEGEND

- 5/8 INCH IRON ROD SET
- 5/8 INCH IRON ROD FOUND
- ☐ CATCH BASIN

S 88°50'34" E
79.95'

N 01°00'09" E
119.72'

S 01°00'10" W
119.77'

N 88°48'25" W
79.95'

SURVEYED BY:

**NICHELSON'S FIRST ADDITION
 PLAT CABINET A, SLIDES 227-229**



(Signature)
 JEFFREY I. LEE
 PROFESSIONAL SURVEYOR 6359
 JULY 12, 2005

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

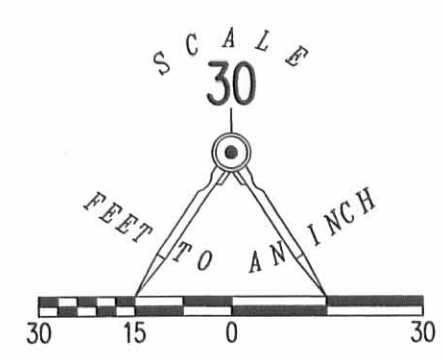
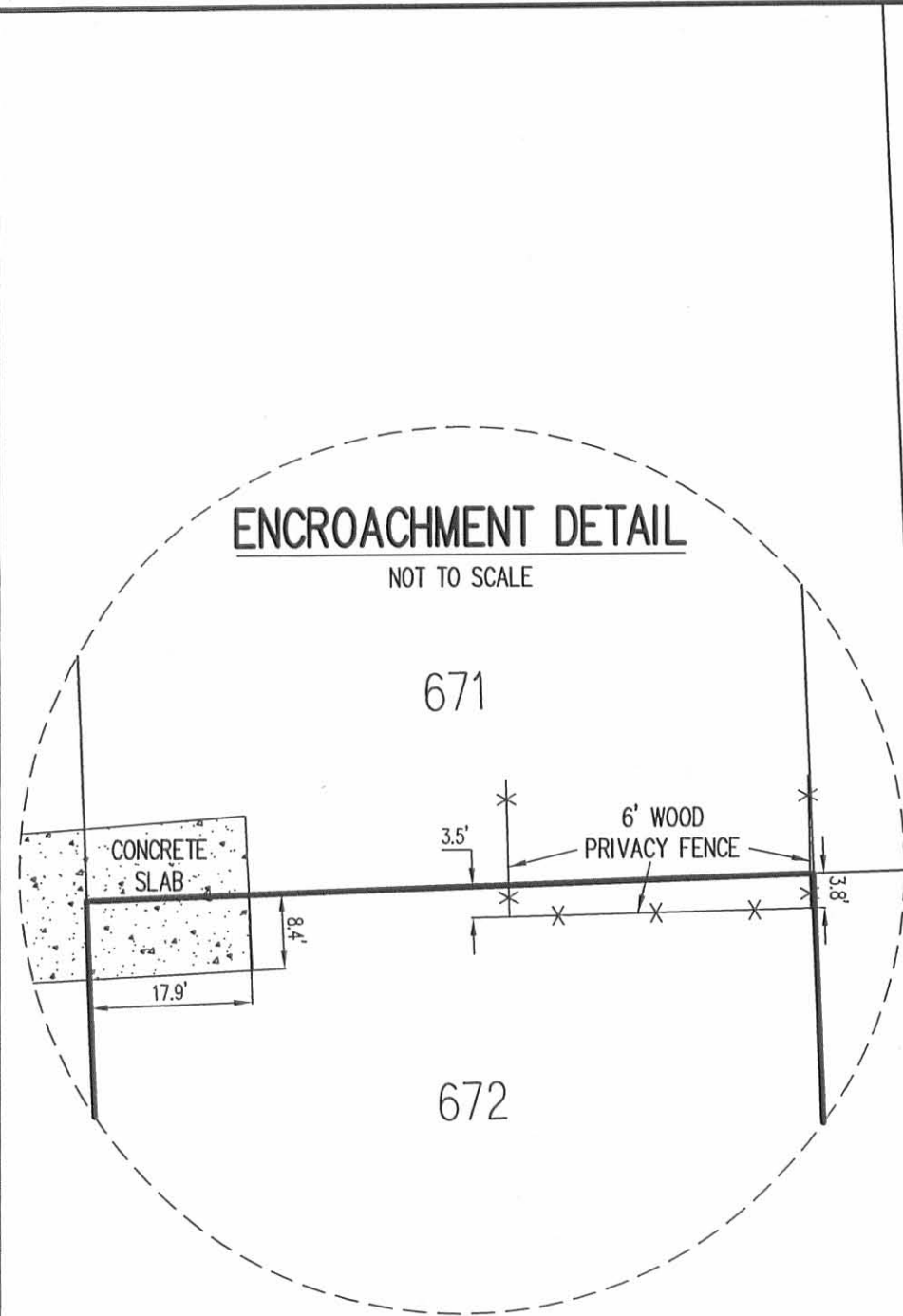
INDEXED ON MAP
 5490 3P

ORIGINAL STAMP IN GREEN

COPYRIGHT 2005 BY:
LEE SURVEYING & MAPPING CO., INC.
 117 North Madriver Street
 BELLEFONTAINE, OHIO 43311
 (937) 593-7335

ADW D0705 4052065 L-4052065-3

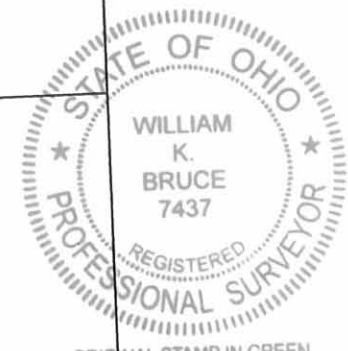
REC'D 11-30-11



- LEGEND:
- ⊙ 1/2 INCH IRON ROD FOUND
 - 5/8 INCH IRON ROD FOUND
 - 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM 7437"

RETRACEMENT SURVEY OF THE
 MANSION MINDERS LLC
 LOTS 672, 673, 674 AND 675
 NICHELSON'S FIRST ADDITION
 PLAT CABINET A, SLIDES 227-229
 OFFICIAL RECORD 1041, PAGE 161
 SECTION 1, TOWN 7, RANGE 8
 VILLAGE OF RUSSELLS POINT
 WASHINGTON TOWNSHIP
 LOGAN COUNTY, OHIO

SURVEYED BY:
William K. Bruce



WILLIAM K. BRUCE
 PROFESSIONAL SURVEYOR 7437
 NOVEMBER 21, 2011

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 117 North Madriver Street
 BELLEFONTAINE, OHIO 43311
 (937) 593-7335
 WWW.LSMINC.US
 surveys@lsminc.us

KSS D1111 52401111 L-5240-3

2 WORKING DAYS
BEFORE YOU DIG

CALL TOLL FREE **800-362-2764**

OHIO UTILITIES PROTECTION SERVICE

INDEXED ON MAP
 5490 4P

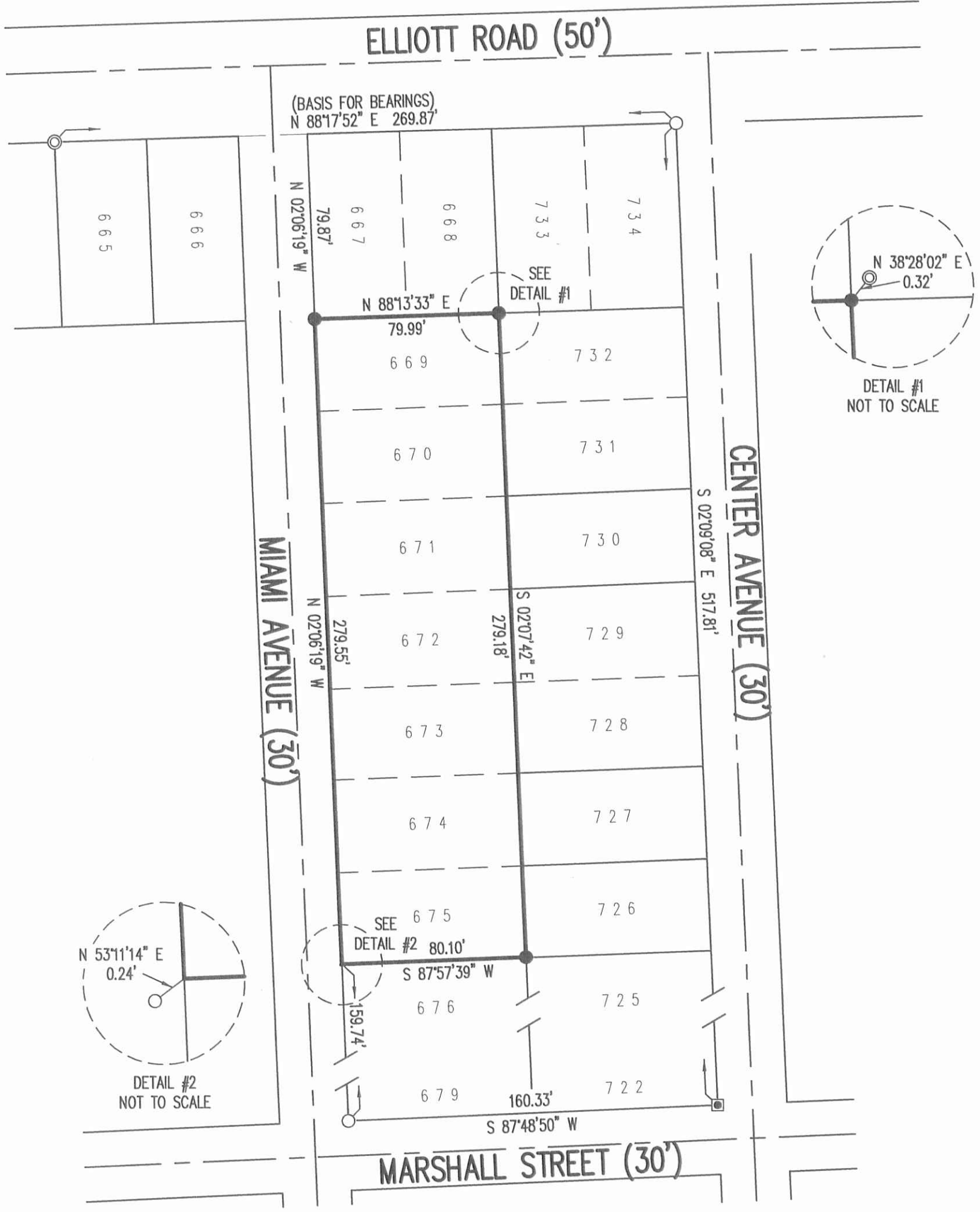
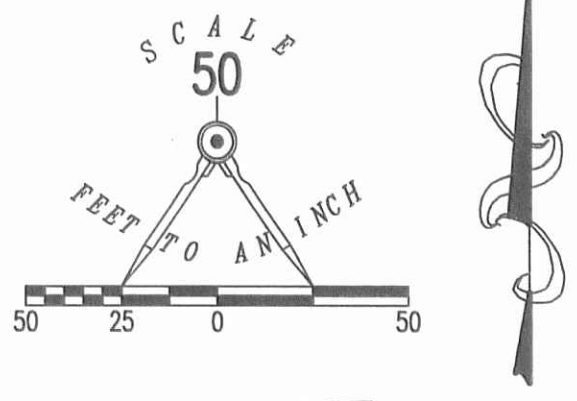
APPROVED 6-20-16

2 WORKING DAYS
BEFORE YOU DIG

CALL TOLL FREE **800-362-2764**
OHIO UTILITIES PROTECTION SERVICE

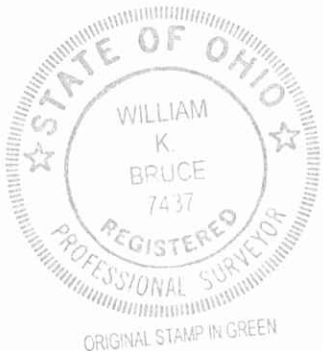
THIS SURVEY WAS PREPARED IN THE ABSENCE OF
A COMPLETE AND ACCURATE TITLE SEARCH AND
DOES NOT GUARANTEE TITLE.

- LEGEND:
- ⊙ 1 INCH IRON PIPE FOUND
 - ⊠ 5/8 INCH IRON BAR FOUND
 - 5/8 INCH IRON ROD FOUND
 - 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM 7437"



RETRACEMENT SURVEY OF
 LOTS 669 THROUGH 675
 NICHELSONS 1ST ADDITION
 TO RUSSELLS POINT
 PLAT CABINET A, SLIDE 227
 SECTION 1, TOWN 7, RANGE 8
 VILLAGE OF RUSSELLS POINT
 WASHINGTON TOWNSHIP
 LOGAN COUNTY, OHIO

SURVEYED BY:
William K. Bruce
 WILLIAM K. BRUCE
 PROFESSIONAL SURVEYOR 7437
 MAY 19, 2016
 REVISED JUNE 1, 2016 (TO SURVEY LOTS 673-675)
 COPYRIGHT 2016 BY:
LEE SURVEYING & MAPPING CO., INC.
 117 North Madriver Street
 BELLEFONTAINE, OHIO 43311
 (937) 593-7335
 WWW.LSMINC.US
 surveys@lsminc.us
 KSS D0416 60940416REV L-6094-3



INDEXED ON MAP
 5490 5P

10-11-2022



Description of 0.003 Acre Building Easement

Dated September 20, 2022 for Richard Tiffany

Being part of Lot No. 726 in Nichelsons First Addition (Plat Cab. A, Slide 227) to the Village of Russells Point, now or formerly owned Richard A. & Pamela J. Tiffany, Official Record 1407, page 5995, and being PN 52-032-13-04-011-000, Washington Township, Logan County, State of Ohio and being more particularly described as follows:

Commencing at a point located at the intersection of the centerline of Marshall Street (30') with the centerline of Center Avenue (30'), said point referenced South 89 deg. 03 min. 09 sec. East a distance of 489.78 feet from a 1 inch dia. iron pipe found located at the intersection of the centerline of Marshall Street with the centerline of Lake Avenue;

Thence along the centerline of Center Avenue North 0 deg. 40 min. 40 sec. East for a distance of 214.66 feet to a point;

Thence North 89 deg. 03 min. 59 sec. West for a distance of 15.00 feet to an iron pin set, said point being the northeast corner of Lot 726;

Thence along the common line between Lot 726 & 727 North 89 deg. 03 min. 59 sec. West for a distance of 25.34 feet to a point, said point being the northeast corner of hereinafter described 0.003 acre easement and the true point of beginning;

Thence crossing Lot 726 the following courses and distances:

South 2 deg. 07 min. 38 sec West for a distance of 4.80 feet to a point;

North 87 deg. 53 min. 57 sec. West for a distance of 27.80 feet to a point;

North 2 deg. 07 min. 38 sec. East for a distance of 4.24 feet to a point located on the common line between Lot 726 & 727, said point referenced North 89 deg. 03 min. 59 sec. West for a distance of 26.84 feet to an iron pin set located at the northwest corner of Lot 726;

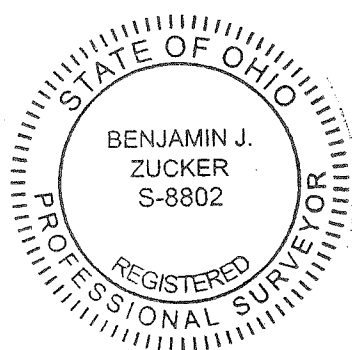
Thence along said lot line **South 89 deg. 03 min. 59 sec. East for a distance of 27.80 feet to a point, said point being the true place of beginning.**

Containing **0.003 acres**, (125 sq. ft) more or less, and subject to legal highways, easements, restrictions and agreements of record. This description prepared from a survey performed by Benjamin J. Zucker, Registered Professional Surveyor 8802, and dated September 20, 2022. All 5/8 inch dia. iron pins set have a plastic identity cap with the inscription "Fox Surveying Co."

Prior Instrument, Official Record 1407, page 5995

Basis of bearings, NAD83 Ohio State Plane Coors. (North Zone), centerline of Center Avenue, North 0 deg. 40 min. 40 sec. East


Benjamin J. Zucker, P.S. 8802



09-20-22
Date of Survey
Job No. 22284

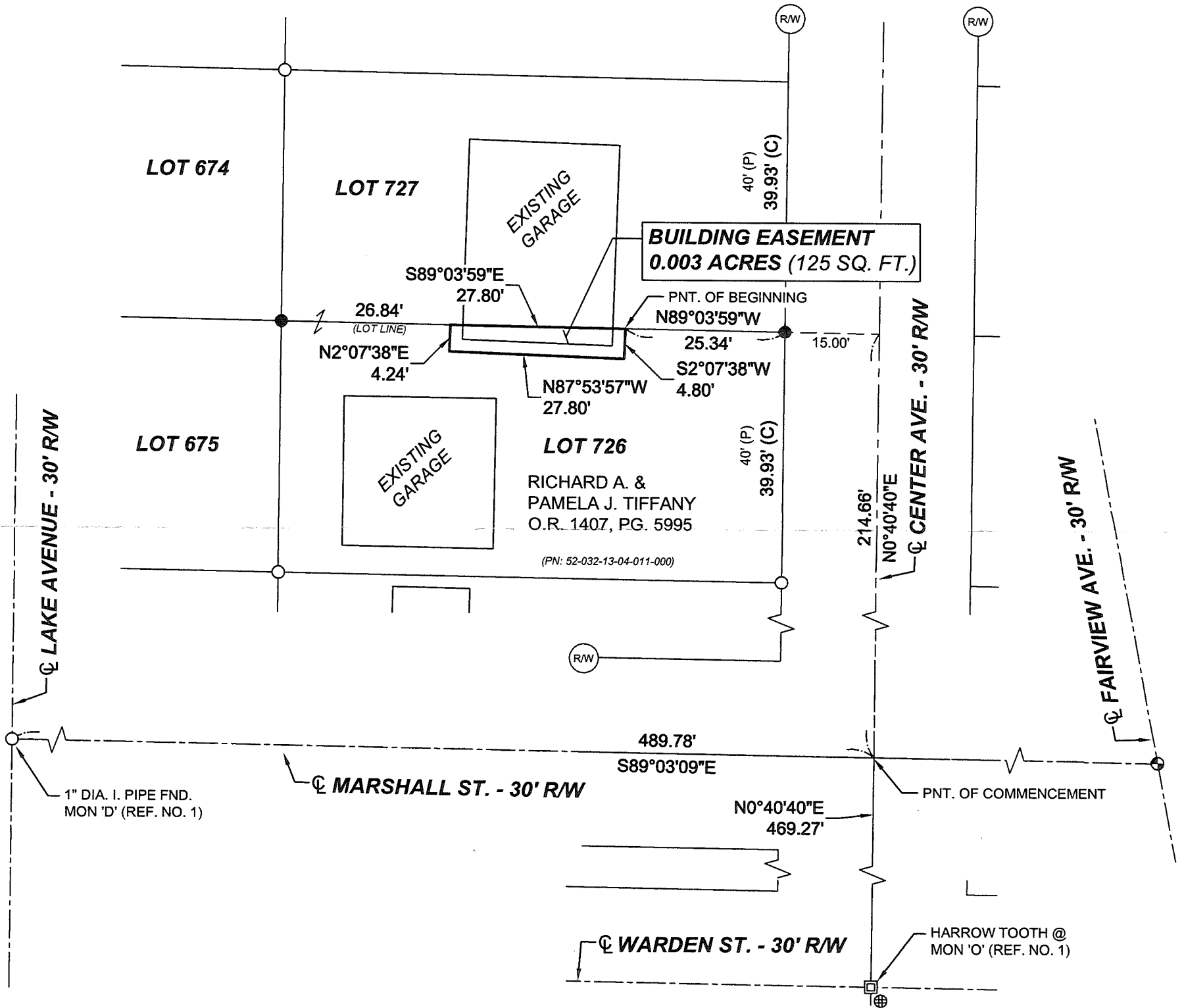
INDEXED ON MAP
5490

PLAT OF EASEMENT

THIS SURVEY WAS PERFORMED AT THE
REQUEST OF: RICHARD TIFFANY

106 S. Elm St. P.O. Box 133,
Prospect, Ohio, 43342
office@foxsurveyingohio.com
Ph: (740)-494-2028

**BEING PART OF LOT NO. 726 IN NICHELSONS 1ST
ADDITION (PLAT CAB. A, SL. 227) TO THE VILLAGE
OF RUSSELLS POINT, WASHINGTON TWP., LOGAN
COUNTY, STATE OF OHIO**



NOTE: ADDITIONAL MONUMENTS FOUND FROM R-6446:

- A - 1" DIA. I. PIPE FND.
- B - 1/2" DIA. I. PIPE FND.
- C - 1/2" DIA. I. PIPE FND.
- J - MAGNETIC INDICATION CONFIRMED BY MEASURED TIE DISTANCE TO BLOCK BUILDING (REF. NO. 3)
- L - R.R. SPIKE FND.
- M - R.R. SPIKE FND.

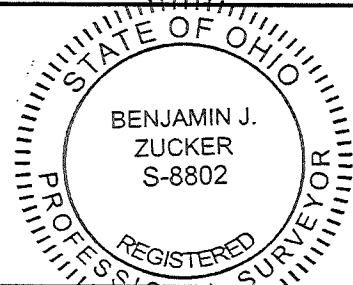
REFERENCE MATERIALS

- ① R-6446
- ② NICHELSONS 1ST ADD. TO 'RUSSELLS' POINT (J-38)
- ③ R-9608
- ④ R-5490
- ⑤

Official Record: 1408, page 2595
Basis of Bearing: NAD83 OH. ST. PLANE COORS. (N. ZONE)
C/L OF CENTER AVE. - N 0°40'40"E

LEGEND

- Scale 1" = 20 feet
- ⊙ R.R. spike fnd.
 - 5/8" dia. iron pin fnd. (unless noted)
 - ⊕ Survey nail fnd.
 - ⊗ Survey (MAG) spike set
 - Stone found
 - ⊠ Monument Box found
 - ⊙ State hwy R/W monument fnd.
 - 5/8" dia. iron pin set with a plastic cap stamped "FOX SURVEYING CO"



CERTIFICATION

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

Benjamin J. Zucker
Benjamin J. Zucker, Reg. P.S. No. 8802

09-20-2022
Date of Survey

D - DEED
M - MEASURED
C - CALCULATED
P - PLAT

INDEXED ON MAP
5490

Dwg. By: BJZ/RFS

Job No.: 22284