

RESOLUTION NO. 345-84

The Board of County Commissioners of Logan County, Ohio met in regular open session on this date of August 27, 1984 with one member absent.

Mr. Donald E. Corwin moved that the following Resolution be adopted:

RE: 0.02 ACRE TRACT OF LAND
STOKES TOWNSHIP
LOGAN COUNTY, OHIO

WHEREAS the Logan County Engineer, Chester Kurtz, has researched a 0.02 Acre tract of land which was sold to Floyd A. Cooper, 2142 Meriline Avenue, Dayton, Ohio 45420 by the Logan County Auditor in 1969, and

WHEREAS it has been determined by the Logan County Engineer that the above tract, being a twenty (20) foot extension of Lot #12 in Reese Addition, Military Survey 12276, Stokes Township, Logan County, Ohio, was claimed by the State of Ohio in 1967, and should not have been sold as being delinquent in 1969, and

WHEREAS the 0.01786 acres in question should have been removed from the tax duplicate and included in the property which is owned by the State of Ohio,

THEREFORE BE IT RESOLVED by the Logan County Commissioners to offer Mr. Floyd A. Cooper the sum of Seventy-five Dollars (\$75.00) as compensation for taxes and expenses incurred by him on the 0.01786 acres as described above, and

BE IT FURTHER RESOLVED by the Logan County Commissioners to authorize the Logan County Auditor to include the 0.01786 acres in the property which is owned by the State of Ohio.

Mr. Warren W. Smith seconded the motion.

Roll Call resulted as follows:

Warren W. Smith
Mr. Warren W. Smith, Chairman

Yes

ABSENT
Mr. John A. Jeffrey, V. Chair.

Donald E. Corwin
Mr. Donald E. Corwin, Member

Yes

I, Judith L. Grove, Clerk, hereby certify this to be a true copy of the proceedings as taken from the minutes of the meeting of the Logan County Commissioners on this date of August 27, 1984.

Judith L. Grove
Judith L. Grove, Clerk

INDEXED ON MAP
442

July 25, 1984

Mr. Floyd A. Cooper
2142 Merilline Avenue
Dayton, OH 45420

Re: 0.02 Acre Tract of Land
Stokes Township
Logan County, Ohio

Dear Mr. Cooper:

The above tract of land which you purchased from the Logan County Auditor in 1969 is a twenty (20) foot extension of Lot #12 in Reese Addition, Military Survey 12276, Stokes Township, Logan County, Ohio. I have researched the records in Logan County and found the following events concerning the parcel.

August 30, 1946

Ora M. Reese and Robert E. Reese purchased from Harvey Landon a 6.78 acre tract of land that included what later became Reese Addition and the 20 foot extension to Lot No. 12 in Reese Addition. This 20 foot extension is apparently from the shore line into the water.

March 22, 1947

The Reese Addition was platted and included all lots #1 thru #31. This is recorded in Plat Book C, Volume 3, page 54 in the County Recorder's records. This plat was developed by Ora M. Reese, Sylvia Reese, Robert E. Reese and Ruth Reese and was part of the original 6.78 acre tract of land.

January 7, 1948

Ora M. Reese and Sylvia A. Reese purchased from Robert E. Reese, et ux Lot No. 12 in Reese Addition. This is recorded in Volume 192, page 433 in the Logan County Recorder's records. The 20 foot extension is part of a 6.78 acre tract less the Reese Addition acquired at the same time.

November 24, 1958

Sylvia A. Reese acquired from Ora M. Reese (deceased) Lot No. 12 in Reese Addition. This is recorded in Volume 255, page 45 in the Logan County Recorder's records. The balance of the 6.78 acre tract which includes the 20 foot extension was also acquired by Sylvia A. Reese at this time. This gave her a 1/2 interest in the 20 foot extension with Robert E. Reese owning the other 1/2 interest.

March 18, 1961

Sylvia A. Reese sold to Harold E. and Mary E. Coleman Lot No. 12 in Reese Addition.

At the same time Sylvia A. Reese and Robert E. Reese sold the 20 foot extension of Lot No. 12 from the property line of Lot No. 12 out into the water. This is the first time the 0.01786 acres of land appears as a separate description. Before this time it was part of the 6.78 acre tract of land.

August, 1965

The State of Ohio resurveyed the boundaries of Indian Lake in the area of Reese Addition. These surveys were filed for record on July 3, 1967. These are known as Indian Lake Reservoir Land No. 2 and are on record in the Logan County Recorder's office in Plat Book 5 E, page 40. As a result of this survey the State of Ohio claimed ownership to part (57 feet) of the original Lot No. 12, Reese Addition and the 20 foot extension beyond the platted Lot No. 12. The parcel of land between the State of Ohio survey line and the water that includes the part (57 feet) of Lot No. 12 became known as parcel #46-317 and contains 0.0527 acres. The State of Ohio after surveying the Lake area then offered these parcels for sale to the adjoining property owners.

June 30, 1969

The Logan County Auditor had declared that the taxes on the 0.01786 acres were delinquent and sold the parcel to Floyd A. & Dorothy M. Cooper. This was recorded in Volume 326, page 266 of Logan County Recorder's records. Note that because of the State of Ohio survey and recording of the Indian Lake Reservoir Land No. 2 in July 3, 1967 the State of Ohio was claiming ownership of this parcel of land. This 0.01786 acre tract still is beyond parcel #46-317 but is part of the Lake claimed by State of Ohio.

October 23, 1974

Stephen L. Blain and Rebecca M. Blain purchased from Harold E. and Mary E. Coleman Lot No. 12 in Reese Addition. This did not include any land beyond Lot No. 12. This is recorded in Volume 355, page 864 of the County Recorder's records.

September 14, 1976

The State of Ohio by Governor's Deed sold to Stephen L. and Rebecca M. Blain parcel #46-317 which included the part of Lot #12 (57 feet) that was beyond the State survey line. This deed apparently included all land between Lot No. 12 from the State survey line to the shore line. Recorded in Volume 366, page 534 in County Recorder's records.

All deeds subsequent to the above have included Lot No. 12 and parcel #46-317.

Mr. Floyd A. Cooper

-3-

July 25, 1984

It is the opinion of this writer that the State of Ohio claimed ownership to the 0.1786 acres in 1967 and the County Auditor should not have sold the land in 1969 as being delinquent. The 0.01786 acres should have been removed from the tax duplicate and included in the property owned by the State of Ohio.

If you have any questions on the above data please feel free to contact me. I am forwarding copies of the above to the Logan County Auditor and the Logan County Commissioners for their consideration.

Very truly yours,



Chester R. Kurtz, P.E., P.S.
Logan County Engineer

CRK/ed

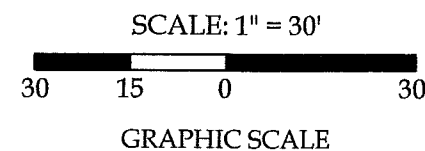
cc: Logan County Auditor
Logan County Commissioners
File

P
Y

1-7-2021

APPROVED

Survey of Lot #13 of Reese Addition (P.C. A, Slide 271) and Lot #46-318 of the Indian Lake Reservoir Lands (P.C. A, Slide 467) and being located in Virginia Military Survey 12276, Stokes Township, Logan County, Ohio.



Line Data

- L - 1 = N 51°-08'-57" W ~ 40.00' (R & M)
- L - 2 = S 36°-17'-43" E ~ 41.29' (R) 41.35' (M)
- L - 3 = S 58°-12'-46" E ~ 0.24'

Legend

- A = Existing 1" Iron Pipe
- B = Existing 1/2" Iron Pipe
- C = Existing #5 Rebar
- D = Set #5 Rebar



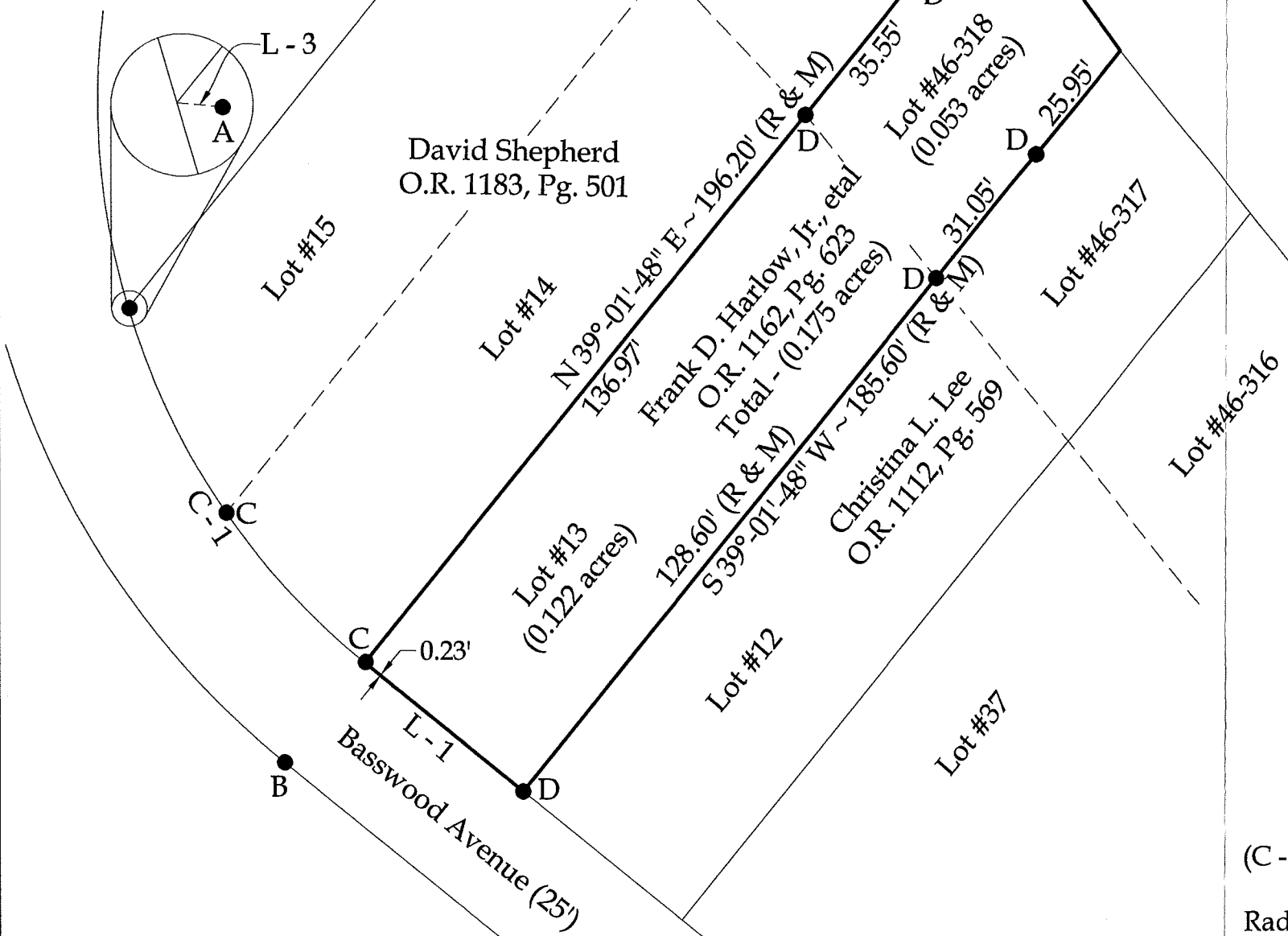
This plat represents an actual boundary survey completed under my direct supervision on December 08, 2020.

Kyle J. Binkley
Kyle J. Binkley, P.S. #8587

Curve Data

- (C - 1)
- Radius = 140.00'
- Arc Length = 84.54'
- Delta = 34°-35'-52"
- Chord Distance = 83.26'
- Chord Bearing = N 33°-52'-09" W

INDEXED ON MAP
7142



David Shepherd
O.R. 1183, Pg. 501

Frank D. Harlow, Jr., et al
O.R. 1162, Pg. 623
Total - (0.175 acres)

Christina L. Lee
O.R. 1112, Pg. 569

NOTE: All distances on this plat are measured unless otherwise noted.

BASIS OF BEARINGS: The system of bearings for this plat and legal description is based on the Ohio State Plane - North Coordinate System NAD 83 (2011).

121 W. Auglaize Street
Wapakoneta, Ohio 45895
(419) 236-3768

CLIENT: Gerard Pecora			
SURVEYED BY: T.J.S./T.E.W.	DATE: 12-08-2020	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 30'	PAGE: 1	OF: 1	PAGES: 1