

Lee Surveying and Mapping Co.



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

855 EAST SANDUSKY AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.
JEFFREY I. LEE, P.S.

CLAXTON SURVEY

Split of Lot 3 (Waterbury 2) and Lot 173 (Waterbury 1)

Lying in both Waterbury Subdivision No. 1 and Subdivision No. 2,
Washington Township, Logan County, Ohio.

Being the major part of said Lot 3 and being the south part of said
Lot 3 and more particularly described as follows:

Beginning at an iron pipe found at an angle in the south line of
Thorn Avenue, marking the southeast corner of said Lot 3.

THENCE, with the south line of said Lot 3, S 85°-01'-30" W, a dis-
tance of 108.90 feet to an iron rod set at the southwest corner of Lot 3.

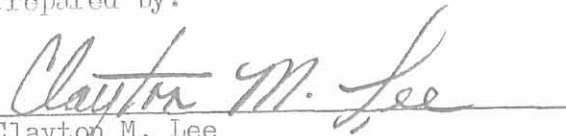
THENCE, with the west line of Lot 3, N 32°-16' W, a distance of 38.88
feet to an iron rod.

THENCE, N 43°-46'-50" E, a distance of 73.95 feet to an iron rod set
on the south line of Thorn Avenue, passing onto Lot 173 at 47.23 feet.

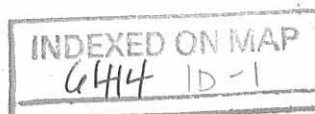
THENCE, with said line of Thorn Avenue, S 45°-26'-30" E, a distance
of 109.50 feet to the point of beginning, passing back into Lot 3 at 22.00
feet. Containing 5929 square feet (0.136 acre).

Last previous deed reference: Volume 368, Page 18.

Prepared by:



Clayton M. Lee
Reg. Surveyor No. 6181
June 2, 1980



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BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.
JEFFREY I. LEE, P.S.

CLAXTON SURVEY

Split of Lot 3 (Waterbury 2) and Lot 173 (Waterbury 1)

Lying in both Waterbury Subdivision No. 1 and Subdivision No. 2,
Washington Township, Logan County, Ohio.

Being a strip of land northeast of and abutting the northeast line
of Lot No. 174 (Waterbury No. 1) and more particularly described as fol-
lows:

Beginning at a point on the northwest line of Thorn Avenue marking
the most northerly corner of Lot No. 173.

THENCE, with the line between Lot 173 and Lot 174, S 43°-40' W, a
distance of 64.59 feet to the most westerly corner of Lot 173.

THENCE, with the southwest line of Lot 173 and the southwest line
of Lot 3, S 32°-16' E, a distance of 41.08 feet. Crossing onto the south-
west line of Lot 3 at 7.51 feet.

THENCE, N 43°-46'-50 " E, a distance of 73.95 feet to the aforemen-
tioned line of Thorn Avenue. Crossing back into Lot 173 at 47.23 feet.

THENCE, with the said line of Thorn Avenue, N 45°-26'-30" W, a dis-
tance of 40.00 feet to the point of beginning. Containing 3605 square
feet. (0.083 acre).

Last previous deed reference: Volume 368, Page 18.

Prepared by:

Clayton M. Lee

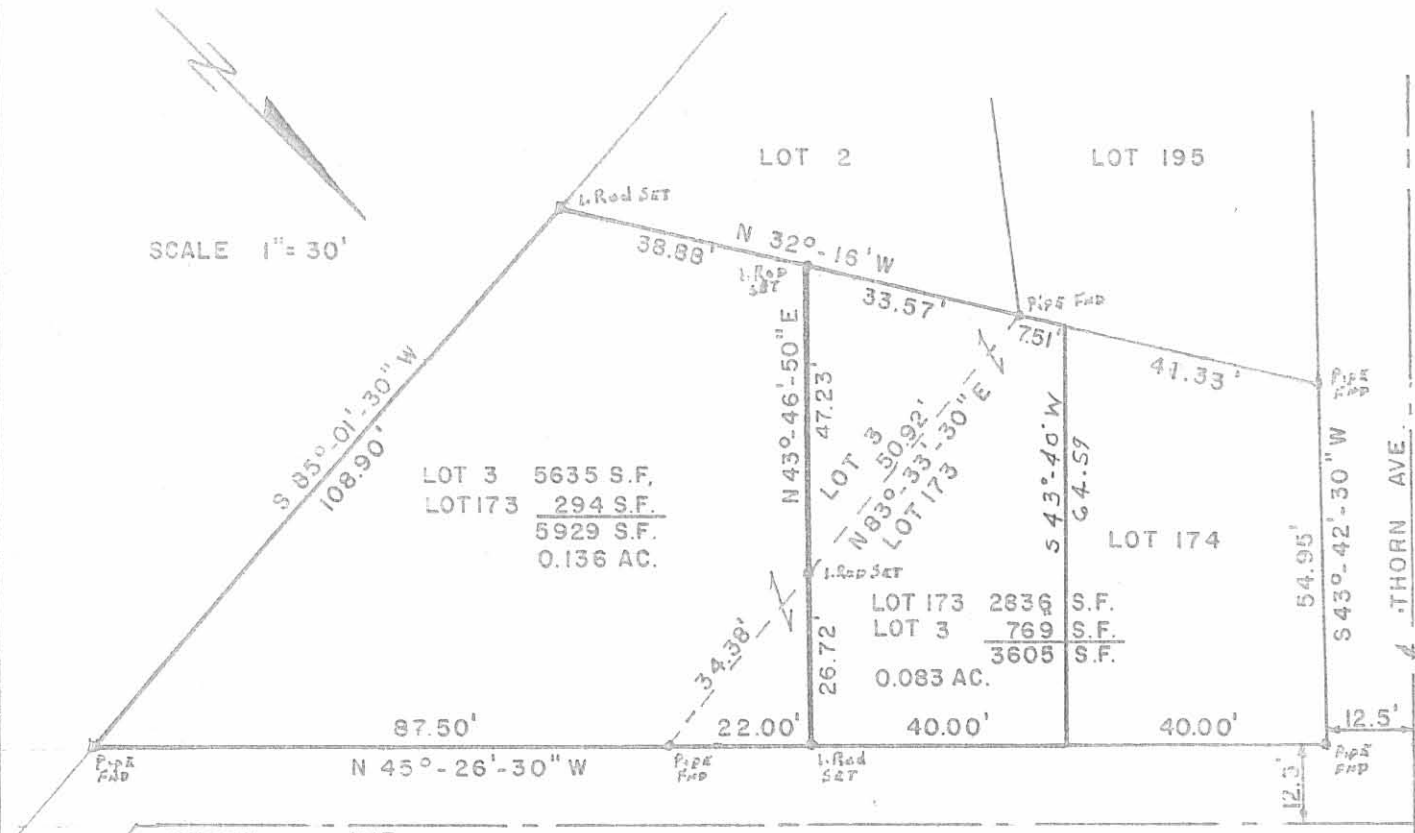
Clayton M. Lee
Reg. Surveyor No. 6181
June 2, 1980



INDEXED ON MAP

6414 1D-2

SCALE 1" = 30'

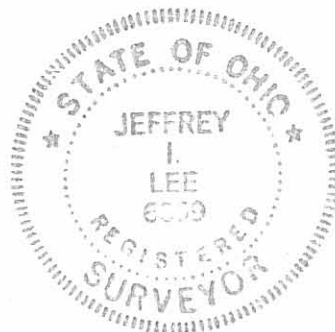


SURVEY OF LOT SPLIT BETWEEN
LOT 173 in Waterbury I Subd. &
LOT 3 in Waterbury II Subd.
Washington Twp., Logan Co., Ohio

SURVEYED BY:

Jeffrey I. Lee

Jeffrey I. Lee
Reg. Surveyor 6359
Oct. 9, 1978



6414 IP

INDEXED ON MAP

LEE SURVEYING & MAPPING CO.
855 E. Sandusky Ave.
BELLEFONTAINE, OHIO 43311
(513) 593-5780

REC'D 4-24-08 SMY BK

LESLIE H. GEESLIN
 REGISTERED SURVEYOR 5248
 P.O. BOX 274
 RUSHSVLVAINIA, OHIO 43347
 TELEPHONE: (937)-468-7265

ARTHUR SURVEY

April 15, 2008

The following described real estate situated in the State of Ohio, County of Logan, Township of Washington, being part of Waterbury Resort (Cabinet A Slide.224) and Waterbury Allotment No. 2 (Cabinet A Slide 490) and more particularly described as follows:

Beginning at a 1/2 inch iron pipe found in the west line of Thorn Ave. at the southeast corner of Lot 3 of Waterbury Allotment No. 2.

Thence with the south line of said Lot 3 and Lot 2 and the north line of Washington Village Homes L. L. C.'s 16.752 acre tract as described in O. R. Vol. 795 Page 858 (the south line of said Waterbury Allotment No. 2) S. 85 deg. 01' 58" W. 124.57 feet to a 5/8 inch iron set in the south line of Lot 2..

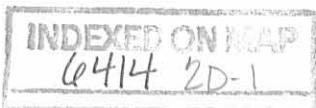
Thence crossing Lot 2 and Lot 195 (Waterbury Summer Resort) N. 38deg. 10' 44" W. 108.92 feet to a 5/8 inch iron bar set in the north line of said Lot 195 and the south line of Thorn Ave.

Thence with the south line of said Thorn Ave. and the north line of Lots 195 and 174 (Waterbury Summer Resort) N. 43deg. 42' 30" E. 81.00 feet to a nail set at the northeast corner of Lot 174 and a corner of Thorn Ave. .

Thence with a west line of said Thorn Ave. and the east line of Lots 174 and 173 and Lot 3 of Waterbury Allotment No. 2 S. 45deg. 26' 30" E. 190.11 feet to the place of beginning.

Containing 0.307 acre more or less and being all of Lots 173, 174 (Waterbury Summer Resort) and Lot 3 (Waterbury Allotment No. 2) and part of Lots 195 (Waterbury Summer Resort) and Lot 2 (Waterbury Allotment No. 2)..

Bearings are based on an assumed bearing (S. 45deg. 26' 30" E.) for the west line of Thorn Ave. in this field survey by Leslie H. Geeslin, Reg. Surveyor No. 5248 on April 15, 2008.



Leslie H. Geeslin

REC'D 4-24-08 SMY DL

LESLIE H. GEESLIN
 REGISTERED SURVEYOR 5248
 P.O. BOX 274
 RUSHSVAINIA, OHIO 43347
 TELEPHONE: (937)-468-7265

ARTHUR SURVEY 2

April 15, 2008

The following described real estate situated in the State of Ohio, County of Logan, Township of Washington, being part of Waterbury Summer Resort (Cabinet A Slide 224) and Waterbury Allotment No. 2 (Cabinet A Slide 490) and more particularly described as follows.

Beginning at a 5/8 inch iron bar set in the south line of Lot 2 of Waterbury Allotment No. 2 that is S. 85deg. 01' 58" W. 124.57 feet from a 1/2 inch iron pipe found at the southeast corner of Lot 3.

Thence with the south line of said Lot 2 and Lot 1 and the north line of Washington Village Homes L. L. C.'s 16.752 acre tract as described in O. R. 795 Page 858 S. 85deg. 01' 58" W. 77.08 feet to a 1/2 inch iron pipe found at the southwest corner of said Lot 1 and the southwest corner of Lot 196 of Waterbury Summer Resort.

Thence with the west line of said Lot 196 and the east line of Lot 197 N. 30deg. 27' 55" W. 62.80 feet to a 1/2 inch iron pipe found at a corner of Thorn Ave.

Thence with the south line of Thorn Ave. N. 52deg. 26' 57" E. 22.95 feet to a nail set.

Thence with the south line of Thorn Ave. N. 43deg. 42' 30" E. 33.45 feet to a 5/8 inch iron bar set in the north line of Lot 195.

Thence crossing said Lot 195 and said Lot 2 S. 38deg. 10' 44" E. 108.92 feet to the place of beginning.

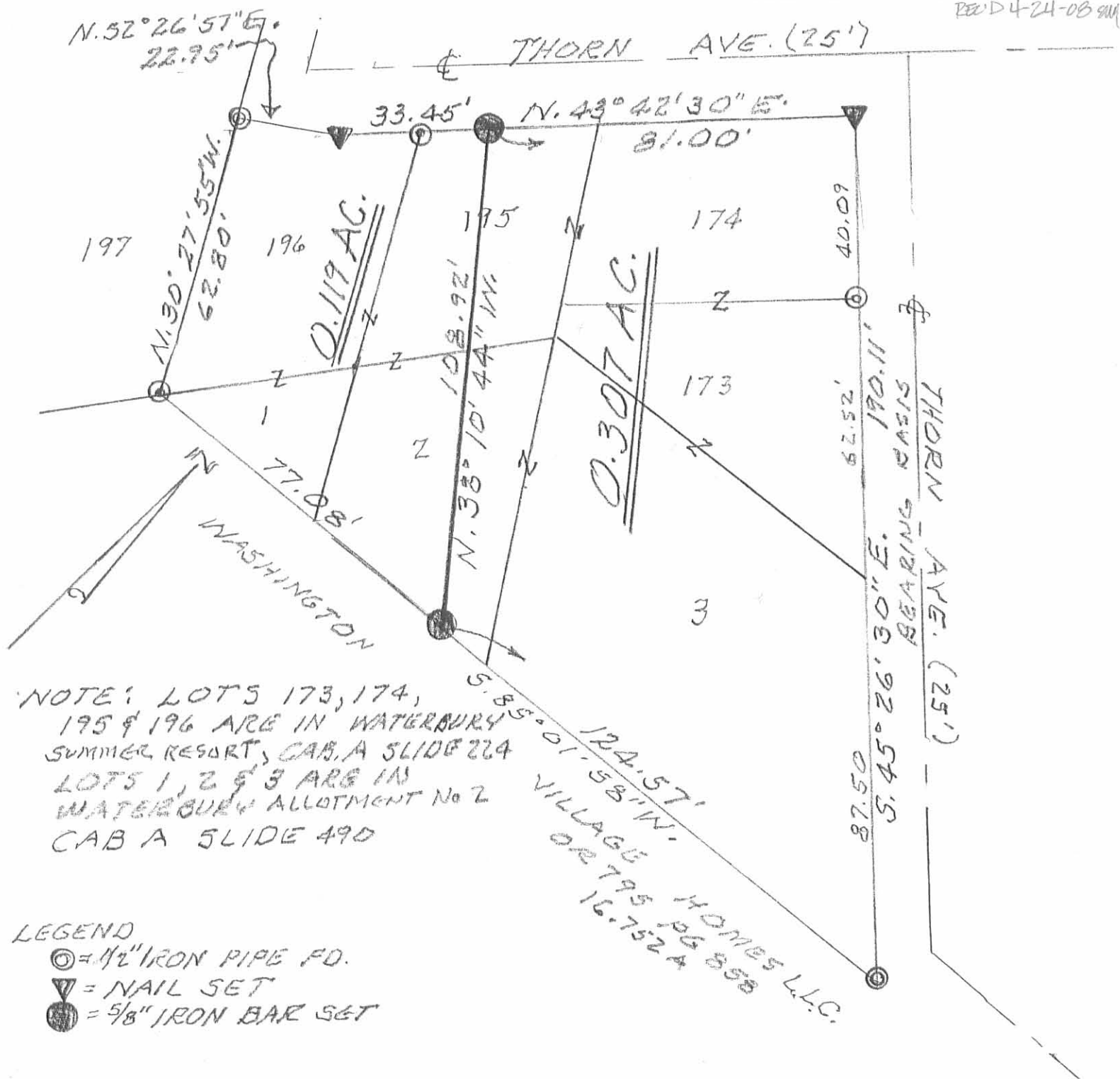
Containing 0.119 acre more or less, said tract being all of Lot 196, part of Lot 195 of Waterbury Summer Resort and all of Lot 1 and part of Lot 2 of Waterbury Allotment No. 2.

Bearings are based on an assumed bearing (N. 45deg. 42' 30" E.) for the south line of Thorn Ave. in this field survey by Leslie H. Geeslin, Reg. Surveyor No. 5248 on April 15, 2008.



Leslie H. Geeslin

INDEXED ON MAP
 60414 2D-2

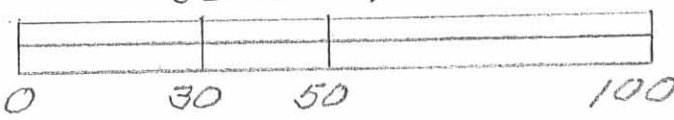


NOTE: LOTS 173, 174, 195 & 196 ARE IN WATERBURY SUMMER RESORT, CAB. A SLIDE 224 LOTS 1, 2 & 3 ARE IN WATERBURY ALLOTMENT No 2 CAB A SLIDE 490

LEGEND

- ⊙ = 1/2" IRON PIPE FD.
- ▽ = NAIL SET
- = 5/8" IRON BAR SET

SURVEY OF LOTS SPLIT IN WATERBURY ALLOTMENTS 192, WASHINGTON TWP., LOGAN CO., OHIO FOR RAY ARTHUR. APRIL 15, 2008 SCALE: 1" = 30'



INDEXED ON MAP 6414 2P



Leslie H. Geeslin
 LESLIE H. GEESLIN
 RUSHSVLVANIA, OH
 PH 937-468-7265

12-20-21



William C. Boegel, III
Page 2 of 3
October 02, 2021

Parcel "B"
LEGAL DESCRIPTION

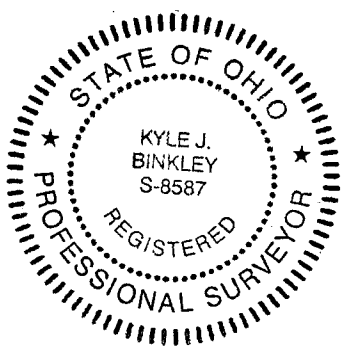
Being a portion of Ash Avenue (40' R/W) of the Waterbury Allotment No. 2 (P.C. A, Slide 489) and being located in V.M.S. 9925, 9946 & 10121, Washington Township, Logan County, Ohio, more particularly described as follows:

Beginning at #5 Rebar set at the SE corner of Lot #4 of said Waterbury Allotment No. 2; thence the following courses:

1. N 45°-29'-05" W with the Northeasterly line of said Lot #4 and the Southwesterly line of Ash Avenue, 42.12' to a set #5 Rebar;
2. N 78°-15'-15" E, 40.72' to a set #5 Rebar;
3. S 46°-15'-05" E, 19.04' to a #5 Rebar set on the Northwesterly line of Lot #5 of said Waterbury Allotment No. 2;
4. S 43°-44'-55" W with the Northwesterly line of said Lot #5 and the Southeasterly line of Ash Avenue, 34.12' to the POINT OF BEGINNING.

The above described parcel contains 0.024 acres, more or less, subject to all legal highways and easements of record.

The system of bearings for this legal description is based on the Ohio State Plane-North Coordinate System NAD83 (2011). This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Kyle J. Binkley, P.S. #8587 on October 02, 2021. All markers called for above are in place.



INDEXED ON MAP
16414

Parcel "A + B"
LEGAL DESCRIPTION

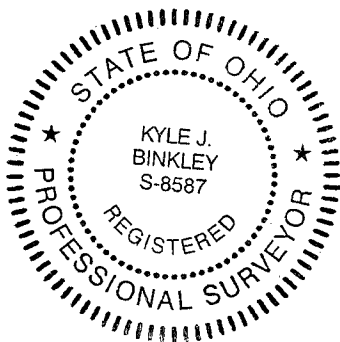
Being Lot #4 and a portion of Ash Avenue of the Waterbury Allotment No. 2 (P.C. A, Slide 489) and being located in V.M.S. 9925, 9946 & 10121, Washington Township, Logan County, Ohio, more particularly described as follows:

Beginning at an existing 1" Iron Pipe at the SW corner of Lot #4 and the NW corner of Lot #5 and the Northeasterly line of Thorn Avenue of said Waterbury Allotment No. 2; thence the following courses:

1. N 45°-08'-57" W with the Southwesterly line of said Lot #4 and the Northeasterly line of Thorn Avenue, 60.00' to a Mag Nail set at the NW corner of said Lot #4;
2. N 43°-44'-30" E with the Northwesterly line of said Lot #4 and the Southeasterly line of Ash Avenue, 80.00' to a #5 Rebar set at the NE corner of said Lot #4;
3. S 45°-29'-05" E with the Northeasterly line of said lot #4 and the Southwesterly line of Ash Avenue, 17.88' to a set #5 Rebar;
4. N 78°-15'-15" E, 40.72' to a set #5 Rebar;
5. S 46°-15'-05" E, 19.04' to a #5 Rebar set on the Northwesterly line of Lot #5 of said Waterbury Allotment No. 2;
6. S 43°-44'-55" W with the Northwesterly line of said Lot #5 and the Southeasterly line of said Lot #4, 114.47' to the POINT OF BEGINNING.

The above described parcel contains 0.134 acres, more or less, subject to all legal highways and easements of record.

The system of bearings for this legal description is based on the Ohio State Plane-North Coordinate System NAD83 (2011). This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Kyle J. Binkley, P.S. #8587 on October 02, 2021. All markers called for above are in place.



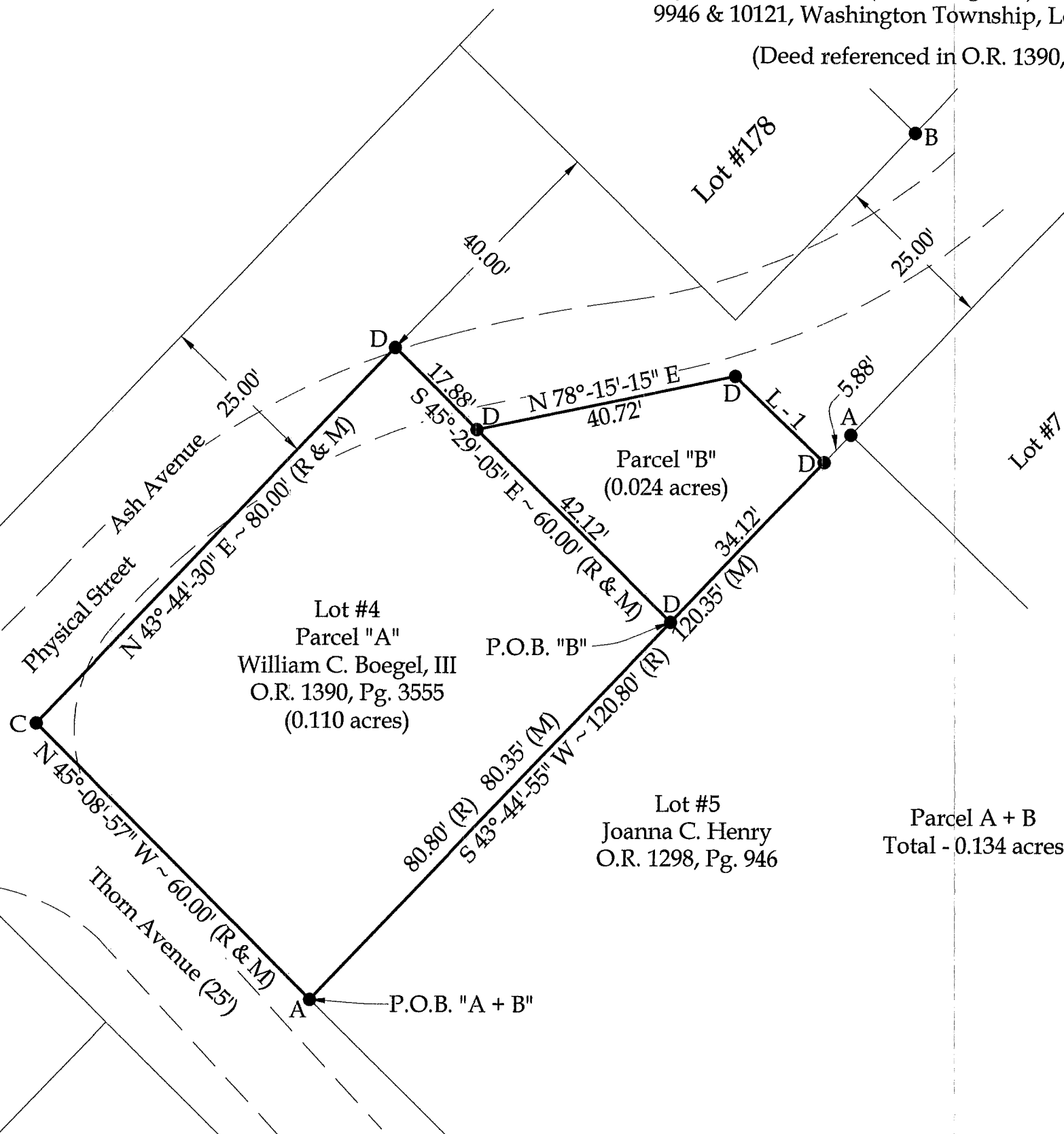
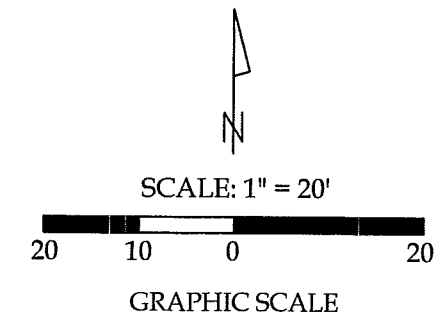
INDEXED ON MAP
6414

12-20-21

APPROVED

Survey of Parcel #51-032-12-16-017-000 being Lot #4 & a portion of Ash Avenue of the Waterbury Allotment No. 2 (P.C. A, Pg. 489) and being located in V.M.S. 9925, 9946 & 10121, Washington Township, Logan County, Ohio.

(Deed referenced in O.R. 1390, Pg. 3556)



Legend

- A = Existing 1" Iron Pipe
- B = Existing #5 Rebar
- C = Set Mag Nail
- D = Set #5 Rebar

Legend

L - 1 = S 46°-15'-05" E ~ 19.04'



This plat and the accompanying legal descriptions represent an actual boundary survey completed under my direct supervision on October 02, 2021.

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

Binkley
LAND SURVEYING LLC
121 W. Auglaize Street
Wapakoneta, Ohio 45895
(419) 236-3768

CLIENT: William C. Boegel, III			
SURVEYED BY: K.J.B./T.E.W.	DATE: 10-02-2021	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 20'	PAGE 1	OF 3	PAGES 3

BASIS OF BEARINGS : The system of bearings for this plat and legal description is based on the Ohio State Plane - North Coordinate System NAD83 (2011).

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

INDEXED ON MAP
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