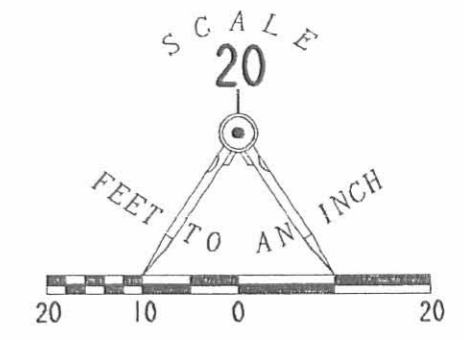


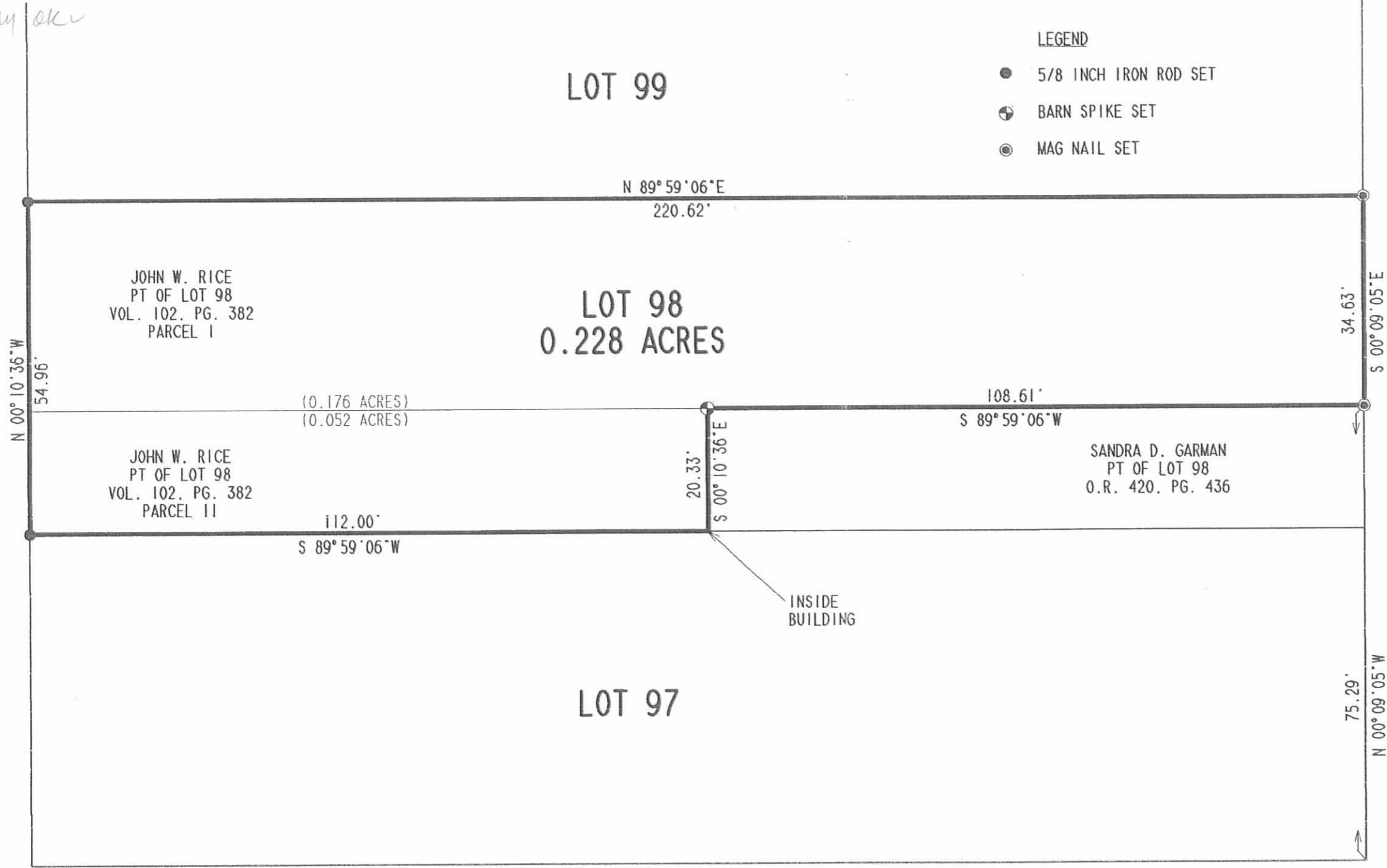
REC'D 3-23-00 SMY OK

LEGEND

- 5/8 INCH IRON ROD SET
- ⊕ BARN SPIKE SET
- ⊙ MAG NAIL SET



16.5' ALLEY



RETRACEMENT SURVEY OF THE
JOHN W. RICE
PART OF LOT 98
OFFICIAL RECORD 102, PAGE 382
CITY OF BELLEFONTAINE
LAKE TOWNSHIP
LOGAN COUNTY, OHIO

SURVEYED BY:

Jeffrey I. Lee
JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
MARCH 1, 2000



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LEE SURVEYING & MAPPING CO., INC.
117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335
D 370 BENSMAN L-1012-3

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

9312 IP

ORIGINAL STAMP IN GREEN

12-13-2024



APPROVED

December 5, 2024

JG15 INVESTMENTS, LLC SURVEY DESCRIPTION (TRACT ONE)

Being a parcel of land situated in The City of Bellefontaine, Lake Township, Logan County, Ohio (all records referenced herein refer to the Logan County Record of Deeds).

Being part of Lot 98 in the Original Plat of The City of Bellefontaine (Plat Cabinet "A", Slide 1) and being part of JG15 Investment LLC's Parcel I (Official Record 1199, page 339) -

Beginning at a Mag nail found at the northeast corner of said Lot 98 -

Thence, South 05°27'00" West, along the east line of Lot 98 and the west line of Main Street, a distance of 34.67 feet to a Mag nail found -

Thence, North 84°26'53" West, along the north line of Platinum REI LLC's Part Lot 98 Tract (Official Record 1412, page 4045), a distance of 83.14 feet to a Mag nail drilled in concrete -

Thence, North 06°44'23" East, a distance of 34.67 feet to a 5/8 inch iron bar set -

Thence, South 84°26'53" East, along the north line of Lot 98 and the south line of Lot 99, a distance of 82.36 feet to the place of beginning.

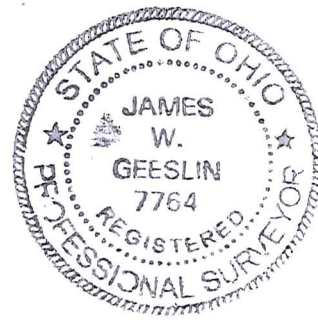
Containing 0.066 acre of land more or less.

Subject to all easements and right-of-way of record.

The bearings contained herein are based on GPS observations using O.D.O.T. CORS Network Stations, converted to the Ohio State Plane North Zone Horizontal Datum Nad 83 (2011).

Reference is made to an actual field survey of this area by James W. Geeslin, Professional Surveyor 7764, dated December 5, 2024. On file in the County Engineer's Office.

Surveyed by James W. Geeslin
James W. Geeslin
P.S. 7764



INDEXED ON MAP
9312

GEESLIN SURVEYING

525 S. SECOND ST.
COLDWATER, OHIO 45828

Phone : (419) 678 - 7233
Phone : (419) 678 - 7232 (cell)
Email : jwgeeslinsurveyor@gmail.com

PERMANENT PARCEL No.	_____ - _____ - _____ - _____ - _____
Part of :	_____ Sec. _____ T. _____ R. _____ Township
Grantor :	_____ Area Retained _____ Acres
Grantee :	_____ Area Retained _____ Acres
Deed Reference :	_____
APPROVALS :	_____
AGENCY :	_____
DATE :	_____ Board of Health _____ Township Zoning Officer _____ Mercer County Engineer

12-13-2024



APPROVED

December 5, 2024

JG15 INVESTMENTS LLC SURVEY DESCRIPTION (TRACT TWO)

Being a parcel of land situated in The City of Bellefontaine, Lake Township, Logan County, Ohio (all records referenced herein refer to the Logan County Record of Deeds).

Being part of Lot 98 in the Original Plat of The City of Bellefontaine (Plat Cabinet "A", Slide 1) and being part of JG15 Investment LLC's Parcel I and all of Parcel II (Official Record 1199, page 339) -

Commencing for reference at a Mag nail found at the northeast corner of said Lot 98 -

Thence, North 84°26'53" West, along the north line of Lot 98 and the south line of Lot 99, a distance of 82.36 feet to a 5/8 inch iron bar set. Said point being the place of beginning for the parcel of land to be conveyed by this instrument -

Thence, South 06°44'23" West, a distance of 34.67 feet to a Mag nail drilled in concrete -

Thence, North 84°26'53" West, along the north line of Platinum REI LLC's Part Lot 98 Tract (Official Record 1412, page 4045), a distance of 25.46 feet to a point -

Thence, South 05°23'25" West, along the west line of Platinum REI LLC's Part Lot 98 Tract (Official Record 1412, page 4045), a distance of 20.29 feet to a point. Said point being referenced by a 5/8 inch iron bar found South 00°49' West, 1.5 feet from corner -

Thence, North 84°26'53" West, along the north line of Lot 97 and of P. Allan Properties LLC's Tract (Official Record 1297, page 588), a distance of 112.00 feet to a 5/8 inch iron bar found -

Thence, North 05°23'25" East, along the west line of Lot 98 and east line of a 16 1/2 foot alley, a distance of 54.96 feet to a 5/8 inch iron bar found at the southwest corner of Lot 99 -

Thence, South 84°26'53" East, along the north line of Lot 98 and the south line of Lot 99, a distance of 138.27 feet to the place of beginning.

Containing 0.162 acre of land more or less.

Subject to all easements and right-of-way of record.

The bearings contained herein are based on GPS observations using O.D.O.T. CORS Network Stations, converted to the Ohio State Plane North Zone Horizontal Datum Nad 83 (2011).

Reference is made to an actual field survey of this area by James W. Geeslin, Professional Surveyor 7764, dated December 5, 2024. On file in the County Engineer's Office.

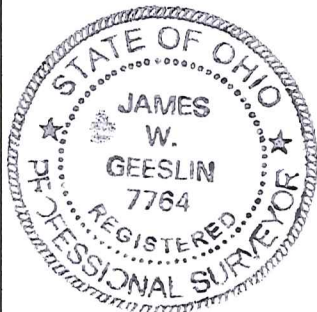
Surveyed by James W. Geeslin
James W. Geeslin
P.S. 7764

INDEXED ON MAP
9312

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525 S. SECOND ST.
COLDWATER, OHIO 45828

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Phone : (419) 678 - 7232 (cell)
Email : jwgeeslinsurveyor@gmail.com



PERMANENT PARCEL No.	_____ - _____ - _____ - _____ - _____
Part of:	_____ Sec. _____ T. _____ R. _____ Township _____
Grantor:	_____ Area Retained _____ Acres
Grantee:	_____ Area Retained _____ Acres
Deed Reference:	_____
APPROVALS:	_____
AGENCY:	_____
DATE:	Board of Health Township Zoning Officer Mercer County Engineer

12-13-2024



December 5, 2024

JG INVESTMENTS, LLC EASEMENT DESCRIPTION

Being an easement through land situated in The City of Bellefontaine, Lake Township, Logan County, Ohio (all records referenced herein refer to the Logan County Record of Deeds).

Being part of Lot 98 in the Original Plat of The City of Bellefontaine (Plat Cabinet "A", Slide 1) and being part of JG15 Investment LLC's Parcel I (Official Record 1199, page 339) -

Commencing for reference at a Mag nail found at the northeast corner of said Lot 98 -

Thence, North 84°26'53" West, along the north line of said Lot 98 and the south line of Lot 99, a distance of 82.36 feet to a 5/8 inch iron bar set. Said point being the place of beginning for the herein described parcel of land -

Thence, South 06°44'23" West, a distance of 34.67 feet to a Mag nail drilled in concrete -

Thence, North 84°26'53" West, along the north line of Platinum REI LLC's Part Lot 98 Tract (Official Record 1412, page 4045), a distance of 14.95 feet to a point -

Thence, North 06°44'23" East, a distance of 34.67 feet to a point -

Thence, South 84°26'53" East, along the north line of Lot 98 and the south line of Lot 99, a distance of 14.95 feet to the place of beginning.

Containing 0.012 acre of land more or less.

Subject to all easements and right-of-way of record.

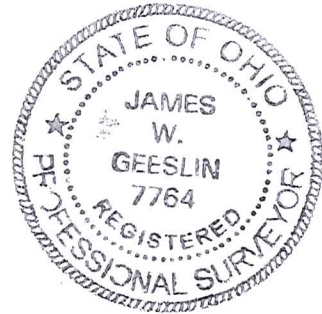
The bearings contained herein are based on GPS observations using O.D.O.T. CORS Network Stations, converted to the Ohio State Plane North Zone Horizontal Datum Nad 83 (2011).

Reference is made to an actual field survey of this area by James W. Geeslin, Professional Surveyor 7764, dated December 5, 2024. On file in the County Engineer's Office.

Surveyed by

James W. Geeslin

James W. Geeslin
P.S. 7764



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PERMANENT PARCEL No. _____

Part of: _____ Sec. _____ T. _____ R. _____ Township _____

Grantor: _____ Area Retained _____ Acres

Grantee: _____ Area Retained _____ Acres

Deed Reference: _____

APPROVALS: _____
AGENCY: _____
DATE: _____ Board of Health Township Zoning Officer Mercer County Engineer

12-13-2024



JG15 INVESTMENTS, LLC SURVEY

PART OF LOT 98 IN THE ORIGINAL PLAT OF THE CITY OF BELLEFONTAINE, (PLAT CABINET "A", SLIDE 1), LAKE TOWNSHIP, LOGAN COUNTY, OHIO .



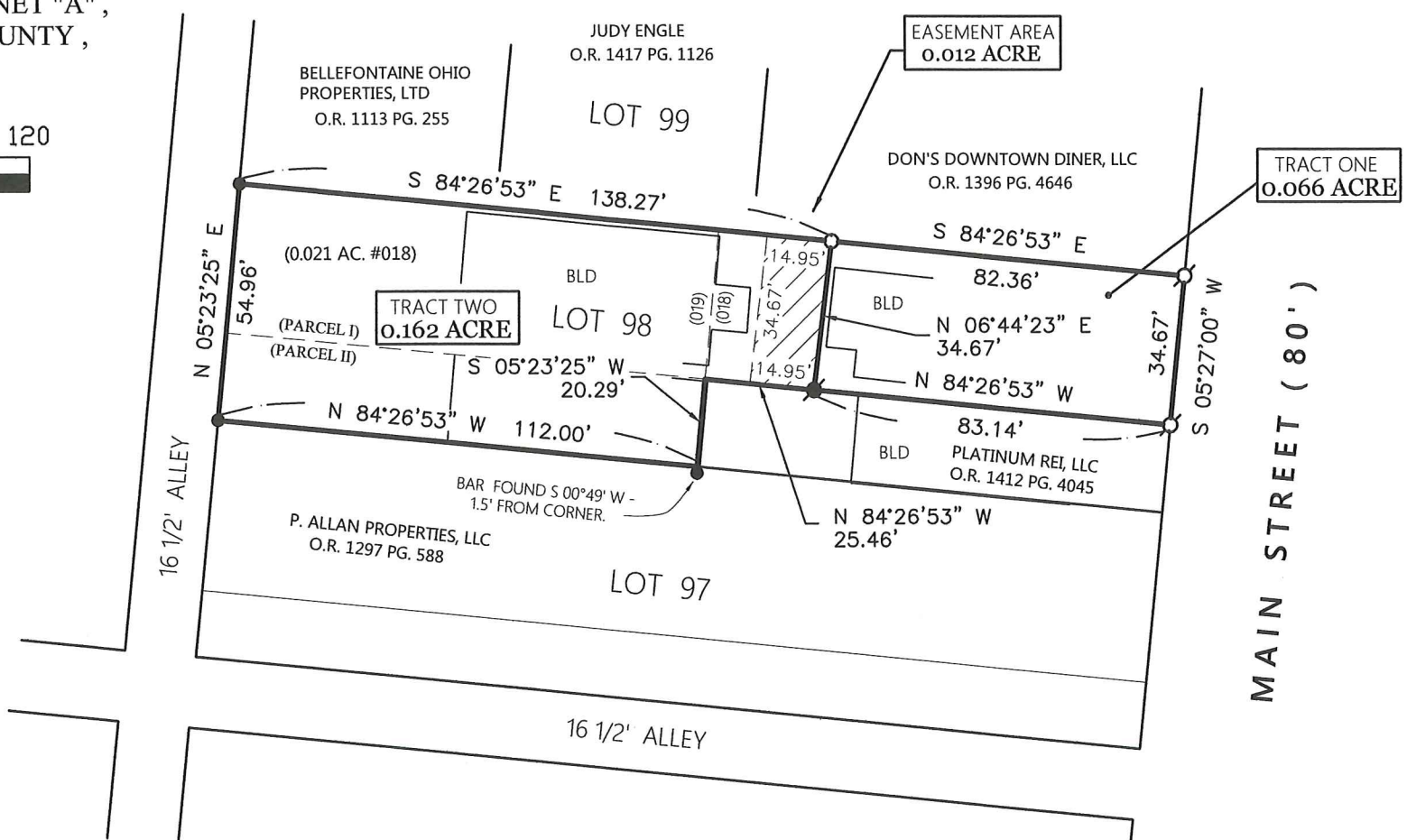
SCALE 1" = 40'

LEGEND

- = 5/8 INCH IRON BAR FOUND .
- ⊙ = MAG NAIL DRILLED IN CONC. .
- ⊘ = MAG SPIKE FOUND .
- = 5/8 INCH IRON BAR SET .

OWNER:

JG15 INVESTMENTS, LLC
 O.R. 1199 PGS. 339
 PARCEL NO. 17-091-16-02-018-000 &
 PARCEL NO. 17-091-16-02-019-000

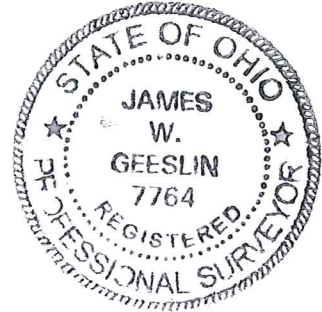


SURVEY REFERENCE: MARCH 11, 2000 SURVEY BY J. LEE, P.S. 6359.

GEESLIN SURVEYING

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 COLDWATER, OHIO 45828

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 Email : jwgeeslinsurveyor@gmail.com



THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION DATED DECEMBER 5, 2024.

James W. Geeslin

ATTEST: JAMES W. GEESLIN
PROFESSIONAL SURVEYOR 7764



NOTE: THE BEARINGS CONTAINED HEREIN ARE BASED ON GPS OBSERVATIONS USING O.D.O.T. CORS NETWORK STATIONS, CONVERTED TO THE OHIO STATE PLANE NORTH ZONE, HORIZONTAL DATUM NAD83 (2011).