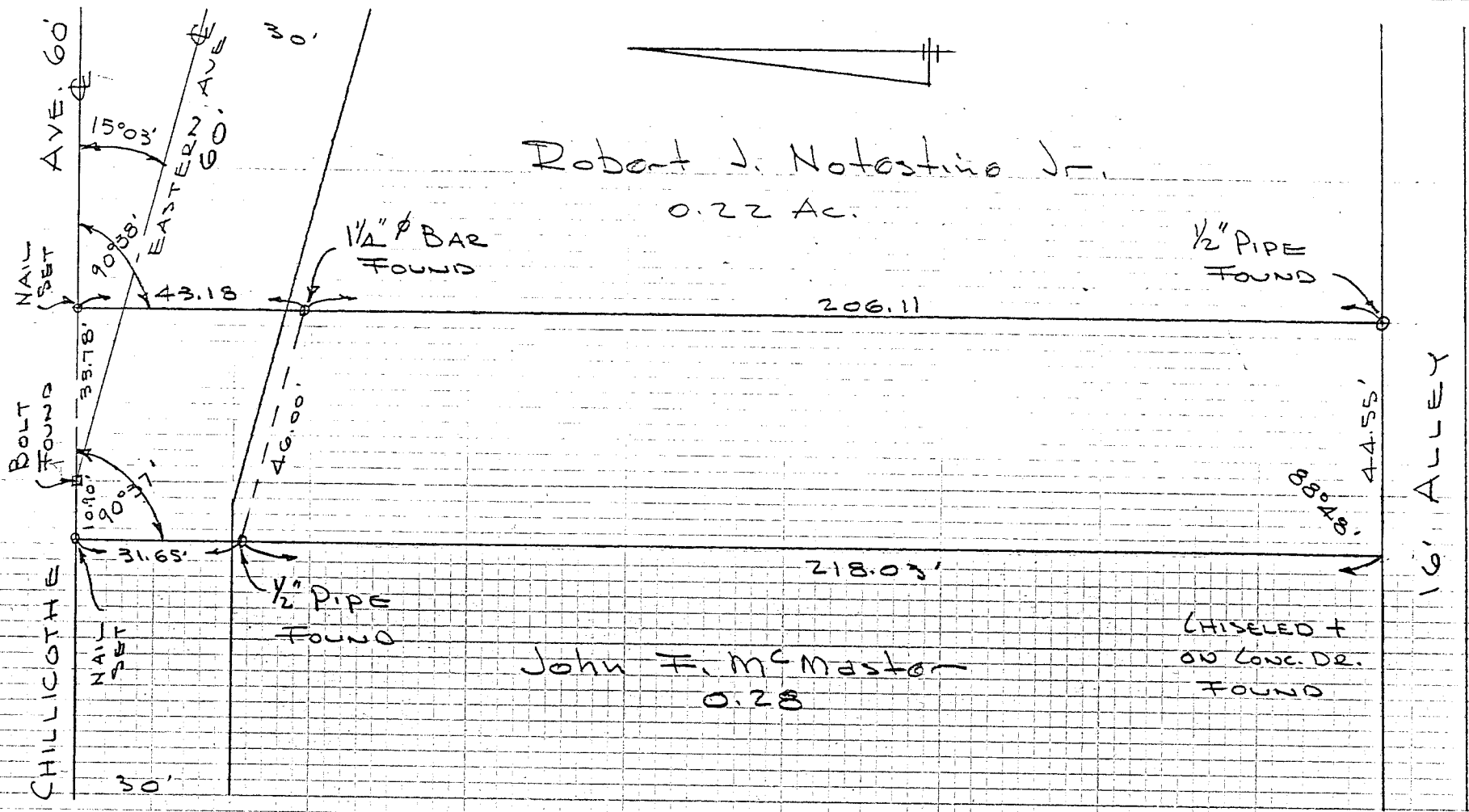


FISHER SURVEY
 420 E. CHILlicothe Ave.
 BELLEFONTAINE, OHIO
 JANUARY 13, 1979
 SCALE 1" = 30'

REF:
 CITY ENG. F.B. 101, PG. 83
 F.B. 243, PG. 73
 F.B. 15/77

DAN L. DODSON
 REG. SURVEYOR 4270
 BELLEFONTAINE, O.

INDEXED ON MAP
 22 FEB 19



INDEXED ON MAP
2240 ZP

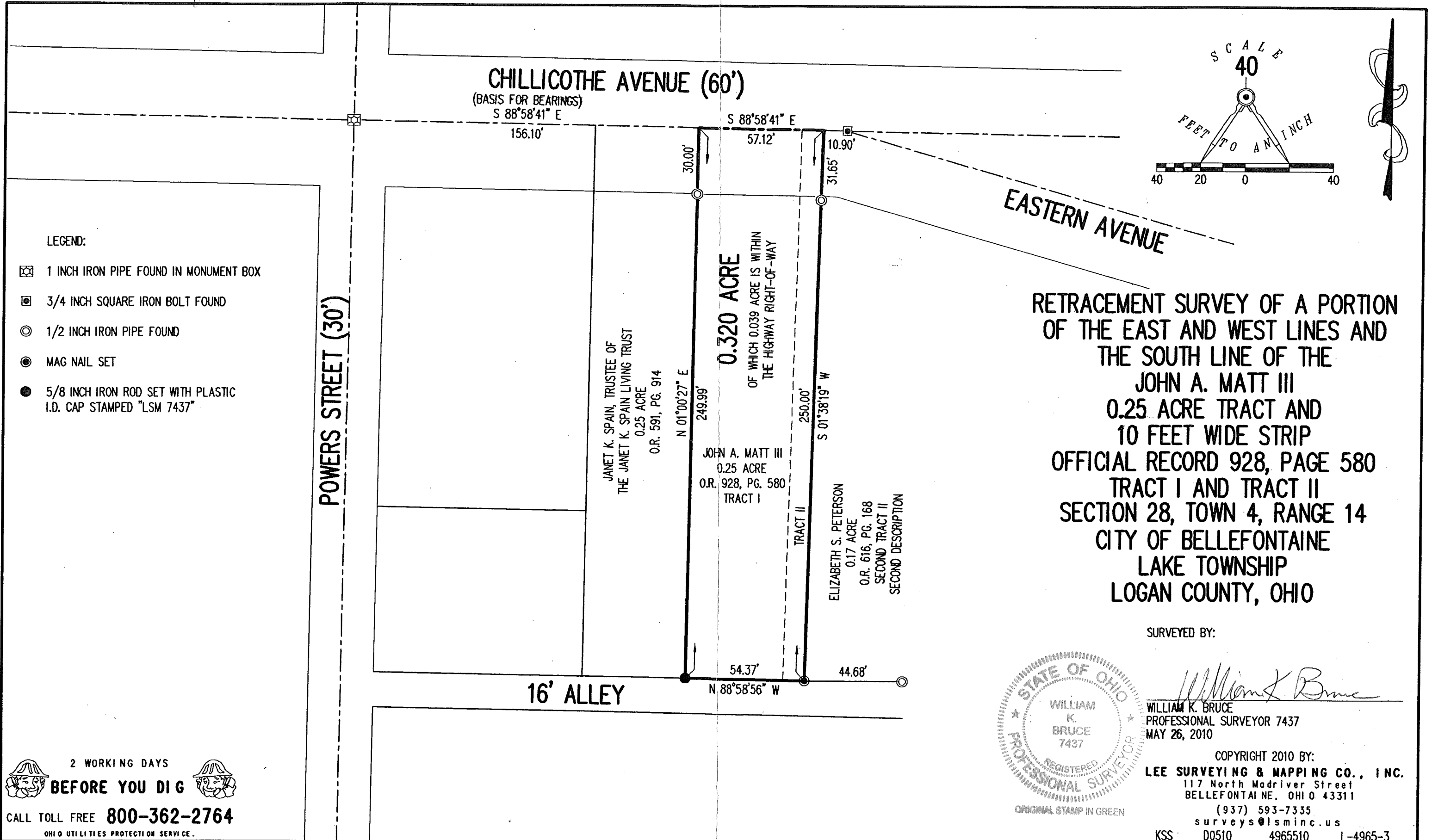
STONEROCK SURVEY
 416-418 E. CHILlicothe
 BELLEFONTAINE, OHIO
 APRIL 12, 1969
 SCALE 1" = 30'

SECTION 28 T.4 R.14

REF:
 CITY ENG. F.B. 101, PG. 83
 F.B. 243 PG. 73

DAN L. DOOSON
 REG. SURVEYOR 4270
 BELLEFONTAINE, O.
 F.B. 15/77

REC'D 6-2-10 SAM/ak



6-9-17

APPROVED



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



ENCROACHMENT EASEMENT – E. CHILLICOTHE AVE.

Being situate in the State of Ohio, County of Logan, City of Bellefontaine, Lake Township, and being a part of Section 28, Town 4, Range 14, and being an easement for a portion of a concrete driveway and a frame house encroaching onto property located at 404 E. Chillicothe Ave. in said City of Bellefontaine, said easement being more particularly described as follows:

Beginning for reference at a 5/8" diameter iron bar found at the intersection of the South line of E. Chillicothe Ave. (60' right-of-way) and the East line of Powers Street (30' right-of-way);

thence with the South line of E. Chillicothe Ave., S-84°11'00"-E, 93.10'(feet) to a point at the **PRINCIPLE PLACE OF BEGINNING** for the easement hereinafter described;

thence continuing with the South line of E. Chillicothe Ave., S-84°11'00"-E, 1.00'(feet) to a point in a concrete driveway at the Northwest corner of a 0.25 acre tract conveyed to Janet K. Spain, Trustee of the Janet K. Spain Living Trust, as recorded in Official Record 591, Page 914;

thence with the West line of said Spain's 0.25 acre tract, S- 5°26'23"-W, 92.14'(feet) to a point;

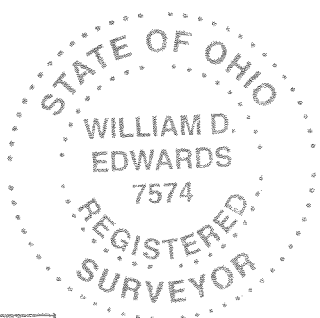
thence N-84°11'00"-W, 2.00'(feet) to a point;

thence N-6°03'42"-E, 92.14'(feet) to the place of beginning.

Containing 0.003 acre but being subject to the rights of all legal highways and all easements of record.

Being a part of a 0.330 acre tract conveyed to Alexandra Nicole Matt and Timothy James McCavit by Deed recorded in Official Record 1108, Page 559, Parcel One, of the Logan County Records.

The foregoing description prepared by William D. Edwards, Professional Surveyor No. 7574, June 7, 2017, in accordance with a field inspection on May 19, 2017. Bearings are based on the South line of E. Chillicothe Ave. per an assumed bearing of S-84°11'00"-E.





William D. Edwards, P.S. 7574

INDEXED ON MAP
2240 4

5-23-2023



APPROVED



EDWARDS SURVEYING

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



LEGAL DESCRIPTION FOR PETERSON'S 0.253 ACRE TRACT

Being situate in the State of Ohio, County of Logan, City of Bellefontaine, Lake Township, and being a part of Section 28, Town 4, Range 14, and being more particularly described as follows:

Beginning for reference at a 1" diameter iron bar found in a monument box at the intersection of the centerlines of Chillicothe Ave. (60' right-of-way) and Powers Street (30' right-of-way);

Thence with the centerline of Chillicothe Ave., S-84°32'00"-E, 213.22'(feet) to a Mag Nail set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described;

Thence continuing with the centerline of Chillicothe Ave., S-84°32'00"-E, 10.90'(feet) to a 3/4" square iron bolt found at the intersection of the centerlines of Chillicothe Ave. and Eastern Ave. (60' right-of-way);

Thence with the centerline of Eastern Ave., S-69°29'00"-E, 34.92'(feet) to a Mag Nail set;

Thence with the West line of a 0.23 acre tract conveyed to Grant A. & Kimberly A. Rogers by deed recorded in Official Record 1356, Page 154, and the West line thereof projected, S-6°07'54"-W, 240.93'(feet) to a point on the North line of a 16' wide Alley, passing for reference the right-of-way line of Eastern Ave. at 30.97'(feet), a 5/8" diameter iron bar found at 34.22'(feet), and a 7/8" diameter iron pipe found at 240.34'(feet);

Thence with the North line of the Alley, N-84°32'18"-W, 44.55'(feet) to a Mag Nail found at the Southeast corner of a 10'(feet) wide strip conveyed to Toshia M. VanBuskirk & Adrian Shellabarger by deed recorded in Official Record 1309, Page 911, Tracts II;

Thence with the East line of the 10'(feet) wide strip, N-6°05'25"-E, 250.00'(feet) to the place of beginning, passing for reference a 7/8" diameter iron pipe found at 218.51'(feet) and the right-of-way line of Chillicothe Ave. at 220.00'(feet).

Containing 0.253 acre, 0.032 acre of which is within the Streets rights-of-ways, but being subject to the rights of all legal highways and all easements of record.

Being a more accurate description of a 0.17 acre tract conveyed to Elizabeth S. Peterson by deed recorded in Official Record 616, Page 168, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional surveyor No. 7574, May 18, 2023. 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 centerline of Chillicothe Ave. per an assumed bearing of S-84°32'00"-E.

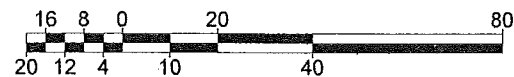


William D. Edwards

William D. Edwards, P.S. 7574

INDEXED ON MAP
2240

SCALE: 1" = 40'



DATE: MAY 18, 2023

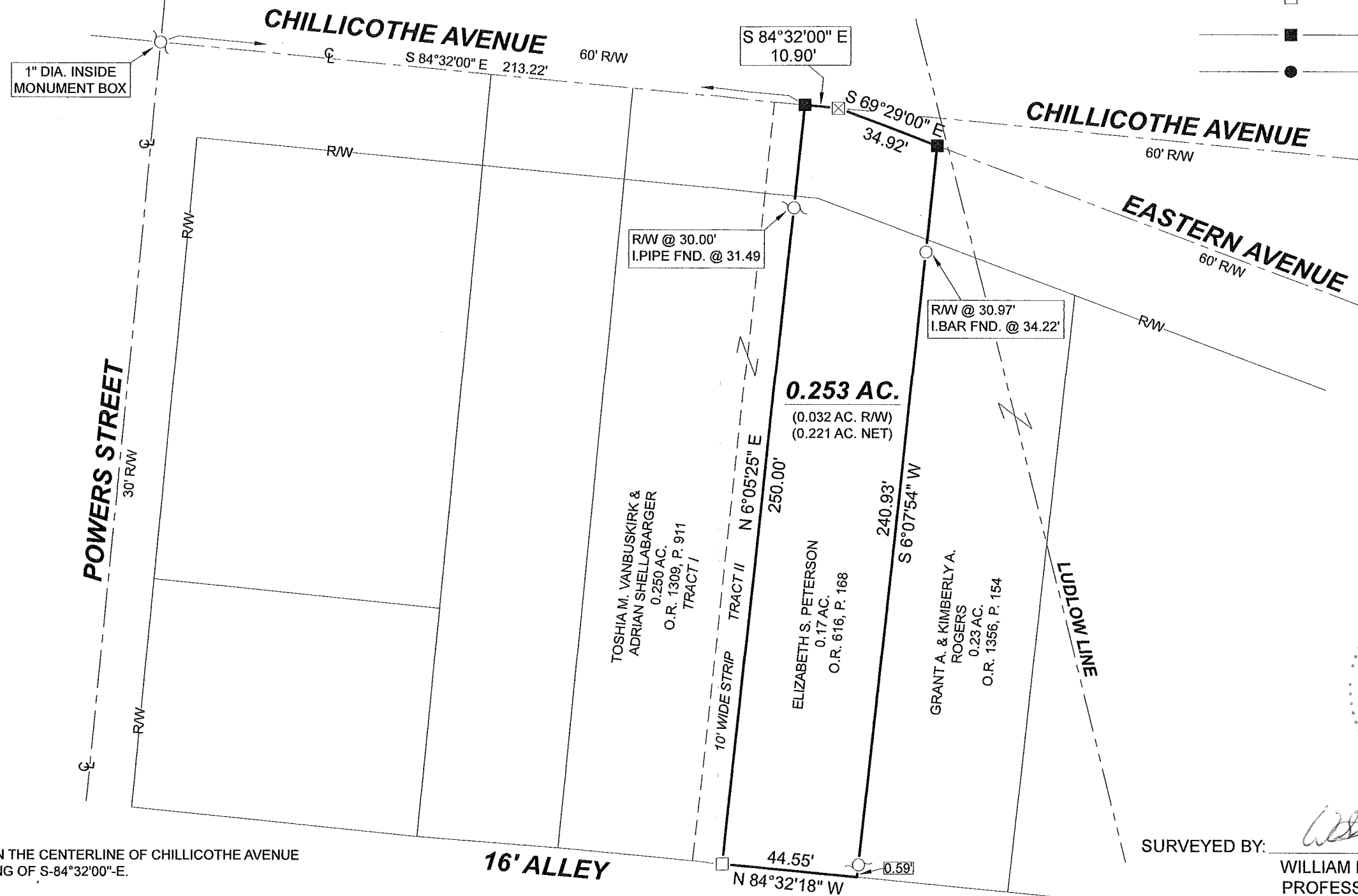


PLAT OF SURVEY

CITY OF BELLEFONTAINE
 LAKE TOWNSHIP, LOGAN COUNTY, OHIO
 SECTION 28, TOWN 4, RANGE 14

LEGEND

- = 1 1/4" DIA. IRON BAR
- = 7/8" DIA. IRON PIPE (UNLESS OTHERWISE NOTED).....FOUND
- = 3/4" SQ. IRON BOLT.....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

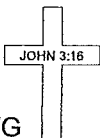


NOTES:

1. BEARINGS ARE BASED ON THE CENTERLINE OF CHILLICOTHE AVENUE PER AN ASSUMED BEARING OF S-84°32'00"-E.
2. REFERENCES USED: DEEDS OF SUBJECT PREMISES AND ADJOINERS, COUNTY TAX AND AERIAL MAPS, PLATS OF SURVEYS IN THE VICINITY, LOGAN COUNTY ENGINEER'S FIELD BOOK 385, PAGE 49, DODSON FIELD BOOK 15, PAGE 77.

SURVEYED BY:

WILLIAM D. EDWARDS
 PROFESSIONAL SURVEYOR No. 7574
 110 SOUTH MAIN STREET
 URBANA, OHIO 43078
 (937)653-6508



INDEXED ON MAP
 2240

7310.DWG