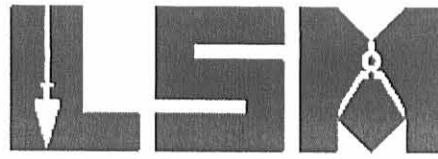


REC'D 5-10-07 SMJ/ek

# Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.  
Bellefontaine OH 43311



Phone: (937) 593-7335  
Fax: (937) 593-7444

## FRAIM 4.951 ACRES

Lying in Virginia Military Survey 5245, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being out of the William L. Fraim, Trustee, 1.419 acre tract and 9.798 acre tract as deeded and described in Official Record 705, Page 433, Parcel 2, Tract I and Tract II of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a 5/8 inch iron rod found at the northeast corner of Lot 4614 of Blue Jacket Estates Phase III (Plat Cabinet A, Slide 669).

THENCE, with the southerly lines of Lots 3864 and 3865 of Belle-Air Estates Addition No. 3 (Plat Cabinet A, Slide 323), N 55°-50'-20"E, a distance of 37.98 feet to a 5/8 inch iron rod found at the TRUE POINT OF BEGINNING.

THENCE, with the southerly lines of Lots 3865, 3866, and 3867 of Belle-Air Estates Addition No. 3, N 55°-50'-20"E, a distance of 358.89 feet to a 5/8 inch iron rod found.

THENCE, with the east line of Lot 3867, N 3°-47'-20"E, a distance of 95.00 feet to a 5/8 inch iron rod found.

THENCE, S 86°-08'-00"E, a distance of 192.41 feet to a 5/8 inch iron rod set.

THENCE, S 5°-40'-42"W, a distance of 388.38 feet to a 5/8 inch iron rod set on the west right-of-way of Dakota Road.

THENCE, with the west right-of-way of Dakota Road (50 feet wide), S 3°-47'-03"W, a distance of 12.50 feet to a 5/8 inch iron rod set.

THENCE, with the center-line of the vacated Omaha Road (O.R. 761, Pg. 911), the following three courses:

N 86°-12'-57"W, a distance of 44.23 feet to a 5/8 inch iron rod set.

With a curve to the left, having a central angle of 28°-35'-45", a radius of 276.49 feet, an arc length of 137.99 feet, a chord bearing S 79°-29'-10"W, a distance of 136.57 feet to a point.

With a curve to the left, having a central angle of 9°-31'-56", a radius of 276.49 feet, an arc length of 46.00 feet, a chord bearing S 60°-25'-20"W, a distance of 45.95 feet to a 5/8 inch iron rod set.

INDEXED ON MAP  
2251 1D-1

# Lee Surveying and Mapping Co., Inc.

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Bellefontaine OH 43311



Phone: (937) 593-7335  
Fax: (937) 593-7444

THENCE, with west line extended and west line of Lot 4280 of Maple Hill Subdivision No. 3 (Plat Cabinet A, Slide 561), S 34°18'-49"E, a distance of 193.31 feet to a 5/8 inch iron rod found.

THENCE, with the northwesterly lines of Lots 4281, 4282 and 4283 of Maple Hill Subdivision No. 3, S 55°43'-23"W, a distance of 338.82 feet to a point.

THENCE, with the east line of Lot 4613 of Blue Jacket Estates Phase III, N 11°-19'-32"W, a distance of 194.46 feet to a 5/8 inch iron rod found, passing a 5/8 inch iron rod found at 4.00 feet.

THENCE, with the south line of The City of Bellefontaine, Ohio, 0.068 acre tract (O.R. 771, Pg. 688), N 78°40'-28"E, a distance of 35.00 feet to a 5/8 inch iron rod found.

THENCE, with the east lines of the said 0.068 acre tract and the Joanne H. Ritter, Trustee of the Joanne H. Ritter Trust dated November 13, 1996, 0.183 acre tract (O.R. 786, Pg. 576), N 11°-19'-32"W, 319.44 feet to the point of beginning.

Containing 4.951 acres.

The basis for bearings is the west line of Shadowbrooke Subdivision Phase II (Plat Cabinet A, Slide 61A and 61B), being S 3°-52'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on May 14, 2007.

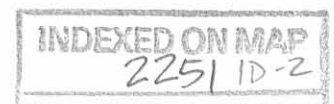


Description prepared by:

A handwritten signature in black ink that reads 'William K. Bruce'.

William K. Bruce  
Professional Surveyor 7437  
May 15, 2007

3708057



REC'D 5-18-07 SMM/OK

# Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.  
Bellefontaine OH 43311



Phone: (937) 593-7335  
Fax: (937) 593-7444

## FRAIM 2.055 ACRES

Lying in Virginia Military Survey 5245, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being out of the William L. Fraim, Trustee, 9.798 acre tract as deeded and described in Official Record 705, Page 433, Parcel 2, Tract II of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a 5/8 inch iron rod found at the northeast corner of Lot 4614 of Blue Jacket Estates Phase III (Plat Cabinet A, Slide 669).

THENCE, with the southerly lines of Lots 3864, 3865, 3866, and 3867 of Belle-Air Estates Addition No. 3 (Plat Cabinet A, Slide 323), N 55°50'-20"E, a distance of 396.87 feet to a 5/8 inch iron rod found.

THENCE, with the east line of Lot 3867, N 3°47'-20"E, a distance of 95.00 feet to a 5/8 inch iron rod found.

THENCE, S 86°08'-00"E, a distance of 192.41 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING.

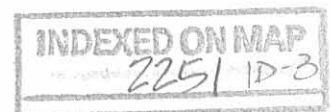
THENCE, S 86°08'-00"E, a distance of 218.73 feet to a 5/8 inch iron rod found on the west line of Shadowbrooke Subdivision Phase II (Plat Cabinet B, Slide 61A and 61B).

THENCE, with the west lines of Lot 5033 of Shadowbrooke Subdivision Phase II and Lots 5087 and 5086 of Shadowbrooke Subdivision Phase III (Plat Cabinet B, Slide 96A and 96B), S 3°52'-00"W, a distance of 400.35 feet to a 5/8 inch iron rod set.

THENCE, with the center-line of the vacated Omaha Road (O.R. 761, Pg. 911), N 86°12'-57"W, a distance of 180.99 feet to a 5/8 inch iron rod set on the east right-of-way of Dakota Road.

THENCE, with the east right-of-way of Dakota Road (50 feet wide), N 3°47'-03"E, a distance of 12.50 feet to a 5/8 inch iron rod set.

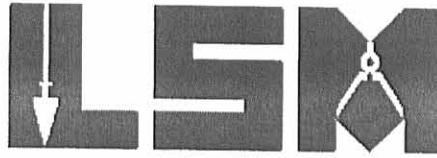
THENCE, with the north right-of-way of Dakota Road, N 86°12'-57"W, a distance of 50.00 feet to a 5/8 inch iron rod set.



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THENCE, N 5°-40'-42"E, a distance of 388.38 feet to the point of beginning.

Containing 2.055 acres.

The basis for bearings is the west line of Shadowbrooke Subdivision Phase II (Plat Cabinet A, Slide 61A and 61B), being S 3°-52'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on May 14, 2007.



ORIGINAL STAMP IN GREEN

Description prepared by:

A handwritten signature in black ink that reads 'William K. Bruce'.

William K. Bruce  
Professional Surveyor 7437  
May 15, 2007

3708057



REC'D 5-18-07 SMM/OK  
**Lee Surveying and Mapping Co., Inc.**

Land Surveys • Topography • Subdivisions • Construction Layout

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Bellefontaine OH 43311



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Fax: (937) 593-7444

**FRAIM  
20.00 FEET WIDE UTILITY EASEMENT #1**

Lying in Virginia Military Survey 5245, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being a 20.00 feet wide utility easement through the William L. Fraim, Trustee, 1.419 acre tract as deeded and described in Official Record 705, Page 433, Parcel 2, Tract I of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a point at the southeast corner of Lot 4613 of Blue Jacket Estates Phase III (Plat Cabinet A, Slide 669).

THENCE, with the east line of Lot 4613, N 11°-19'-32"W, a distance of 12.22 feet to a point at the TRUE POINT OF BEGINNING, passing a 5/8 inch iron rod found at 4.00 feet.

THENCE, with the center-line of this easement, the following three courses:

N 52°-21'-25"E, a distance of 194.74 feet to a point.

N 34°-24'-41"W, a distance of 159.04 feet to a point.

N 53°-18'-48"E, a distance of 140.03 feet to a point on the terminus of this easement on the west line of Lot 4280 of Maple Hill Subdivision No. 3 (Plat Cabinet A, Slide 561).

The basis for bearings is the west line of Shadowbrooke Subdivision Phase II (Plat Cabinet A, Slide 61A and 61B), being S 3°-52'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on May 14, 2007.



ORIGINAL STAMP IN GREEN

Description prepared by:

William K. Bruce  
Professional Surveyor 7437  
May 15, 2007

3708057



REV'D 5-18-07 SMYON

# Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.  
Bellefontaine OH 43311



Phone: (937) 593-7335  
Fax: (937) 593-7444

## FRAIM 20.00 FEET WIDE UTILITY EASEMENT #2

Lying in Virginia Military Survey 5245, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being a 20.00 feet wide utility easement through the William L. Fraim, Trustee, 9.798 acre tract as deeded and described in Official Record 705, Page 433, Parcel 2, Tract II of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a point at the southeast corner of Lot 4613 of Blue Jacket Estates Phase III (Plat Cabinet A, Slide 669).

THENCE, with the northwesterly lines of Lots 4283, 4282 and 4281 of Maple Hill Subdivision No. 3 (Plat Cabinet A, Slide 561), N 55°-43'-23"E, a distance of 338.82 feet to a 5/8 inch iron rod found.

THENCE, with the west line of Lot 4280 of Maple Hill Subdivision No. 3, N 34°-18'-49"W, a distance of 193.31 feet to a 5/8 inch iron rod set on the center-line of the vacated Omaha Road (O.R. 761, Pg. 911).

THENCE, with the center-line of the vacated Omaha Road, with a curve to the right, having a central angle of 9°-31'-56", a radius of 276.49 feet, an arc length of 46.00 feet, a chord bearing N 60°-25'-20"E, a distance of 45.95 feet to a point at the TRUE POINT OF BEGINNING.

THENCE, with the center-line of this easement, the following two courses:

N 53°-18'-48"E, a distance of 103.10 feet to a point.

S 80°-29'-14"E, a distance of 98.99 feet to a point at the terminus of this easement.

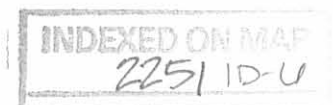
The basis for bearings is the west line of Shadowbrooke Subdivision Phase II (Plat Cabinet A, Slide 61A and 61B), being S 3°-52'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on May 14, 2007.



ORIGINAL STAMP IN GREEN

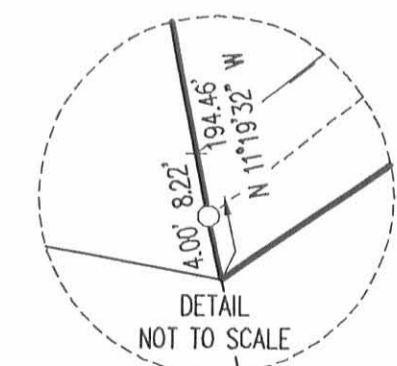
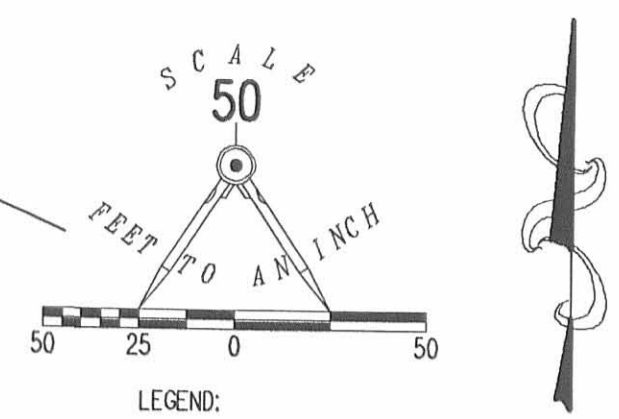
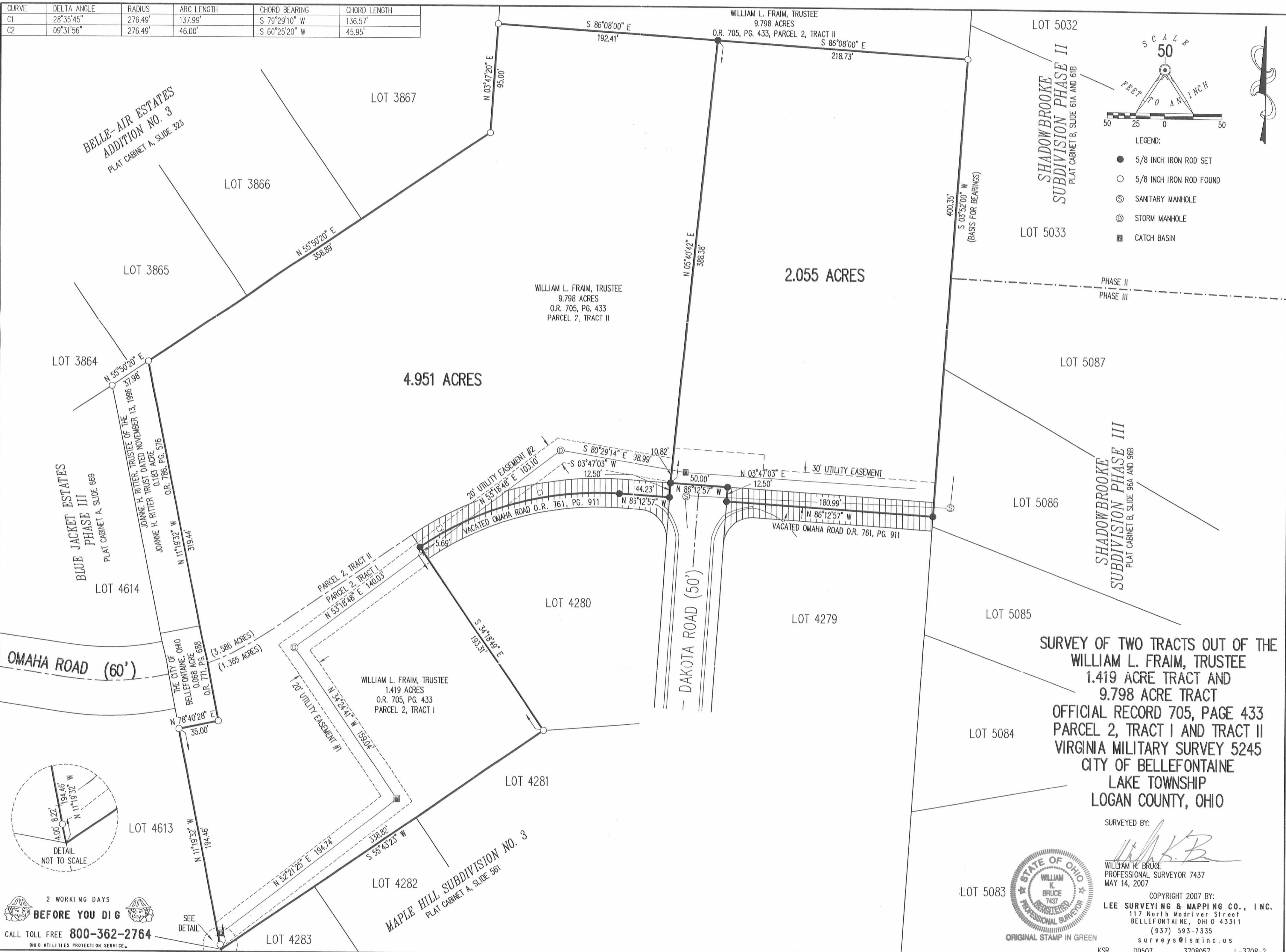
Description prepared by:

William K. Bruce  
Professional Surveyor 7437  
May 15, 2007



3708057

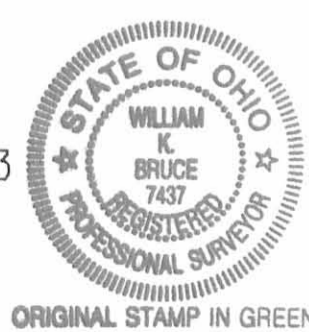
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	28°35'45"	276.49'	137.99'	S 79°29'10" W	136.57'
C2	09°31'56"	276.49'	46.00'	S 60°25'20" W	45.95'



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

**SURVEY OF TWO TRACTS OUT OF THE WILLIAM L. FRAIM, TRUSTEE**  
 1.419 ACRE TRACT AND  
 9.798 ACRE TRACT  
 OFFICIAL RECORD 705, PAGE 433  
 PARCEL 2, TRACT I AND TRACT II  
 VIRGINIA MILITARY SURVEY 5245  
 CITY OF BELLEFONTAINE  
 LAKE TOWNSHIP  
 LOGAN COUNTY, OHIO

SURVEYED BY:  
  
 WILLIAM K. BRUCE  
 PROFESSIONAL SURVEYOR 7437  
 MAY 14, 2007



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**LEE SURVEYING & MAPPING CO., INC.**  
 117 North Madriver Street  
 BELLEFONTAINE, OHIO 43311  
 (937) 593-7335  
 surveys@lsmc.us

INDEXED ON MAP  
 2251 1P

12-6-2022



**APPROVED**

**KOEHLER SURVEYING, INC.  
P.O. BOX 28  
UPPER SANDUSKY, OHIO 43351  
(419) 294-5388**

**LEGAL DESCRIPTION OF A 0.029 ACRE PARCEL  
FOR TIM NOTESTINE**

Being a parcel of land situated in part of Lot 3865 and 3866 of Belle-Air Estates Addition No. 3, Plat Cabinet A, Slide 323, in the City of Bellefontaine, Lake Township, Logan County, Ohio, and further described as follows:

Commencing at a found 5/8 inch diameter iron rod marking the southeast corner of said Lot 3866 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 55° 54' 06" W along the southerly line of said Lots 3865 and 3866 and the north line of a 4.951 acre parcel now or formerly owned by William L. Fram, Trustee, (OR 1023, Page 312) a distance of 127.55 feet to a found 5/8 inch diameter iron rod;

thence N 34° 16' 22" W on a line a distance of 10.00 feet to a set iron rod;

thence N 55° 54' 06" E on a line a distance of 127.60 feet to a set iron rod marking the east line of said Lot 3866;

thence S 33° 58' 36" E along the east line of said Lot 3866 and the west line of Lot 3867 a distance of 10.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.029 acres of land, more or less. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement only.

All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in November 2022.

Prior Deed References – OR 481, Page 843

22159-S2



INDEXED ON MAP  
3421

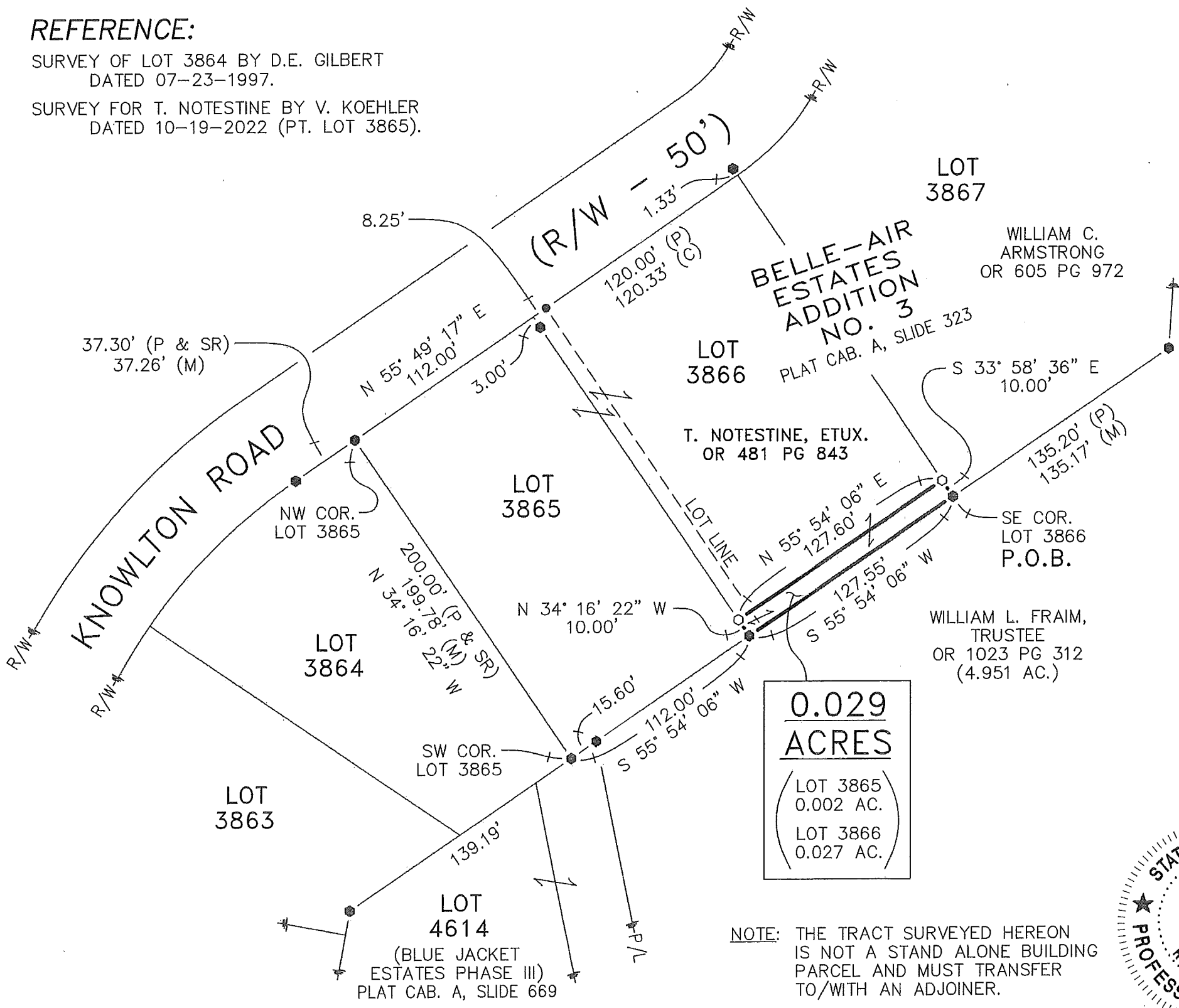


12-6-2022

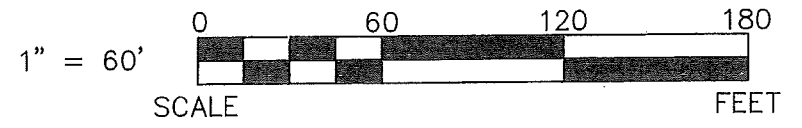
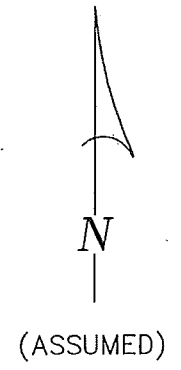
**APPROVED**

**REFERENCE:**

SURVEY OF LOT 3864 BY D.E. GILBERT  
DATED 07-23-1997.  
SURVEY FOR T. NOTESTINE BY V. KOEHLER  
DATED 10-19-2022 (PT. LOT 3865).



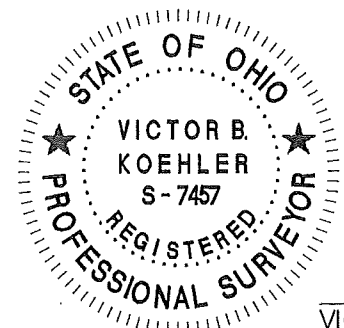
NOTE: THE TRACT SURVEYED HEREON IS NOT A STAND ALONE BUILDING PARCEL AND MUST TRANSFER TO/WITH AN ADJOINER.



**LEGEND:**

SET	FOUND	DESCRIPTION	SYMBOL	DESCRIPTION
⊙	⊙	MONUMENT	D	DEED
⊕	⊕	RAILROAD SPIKE	P	PLAT
○	○	NAIL	SR	SURVEY RECORD
⊙	●	IRON PIPE (3/4" φ U.N.)	M	MEASURED
⊙	⊙	DRILL HOLE	C	CALCULATED
⊙	⊙	5/8" φ IRON ROD WITH PERSONALIZED CAP	∅	DIAMETER
⊙	⊙	IRON ROD (5/8" φ U.N.)	□	HOUSE
⊙	⊙	STONE	□	GARAGE
⊙	⊙	MONUMENT BOX	□	BARN
⊙	⊙	POST	□	SHED
⊙	⊙	FENCE	C/L	CENTERLINE
			R/W	RIGHT-OF-WAY
			P/L	PROPERTY LINE

NOTE: THIS SURVEY DOES NOT INCLUDE A TITLE SEARCH. EASEMENTS OR OTHER ENCUMBRANCES ON OR OVER THE LAND ARE NOT SHOWN ON THIS SURVEY. ANY BUILDINGS OR OTHER STRUCTURES NOT TO SCALE. I HEREBY DECLARE THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY DURING NOVEMBER, 2022. THIS SURVEY IS SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, RESTRICTIONS, LEASES OF RECORD AND OF RECORDS IN RESPECTIVE UTILITY OFFICES. THE BEARINGS REFERRED TO HEREON ARE BASED ON AN ASSUMED MERIDIAN AND ARE ONLY FOR THE PURPOSE OF ANGULAR MEASUREMENT.



*Victor B. Koehler*  
VICTOR B. KOEHLER, P.S. NO. 7457  
11-28-2022  
DATE

JOB #:	DRAWN:	CHECKED:	REVISIONS:
22159-S2	MSW 11-23-22	VBK 11-28-22	

**SURVEY FOR: TIM NOTESTINE**  
BEING A PARCEL OF LAND SITUATED IN PART OF  
LOTS 3865 & 3866 OF BELLE-AIR ESTATES ADDITION NO. 3,  
CITY OF BELLEFONTAINE, LOGAN COUNTY, OHIO

**KOEHLER SURVEYING, INC.**  
P.O. BOX 28 UPPER SANDUSKY, OHIO 43351  
(419) 294-5388 KSI@WOH.RR.COM

INDEXED ON MAP  
3421

# Lee Surveying and Mapping Co.



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

855 East Sandusky Avenue  
Bellefontaine, Ohio 43311  
Phone 593-5780



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

Lying in both V.M.S. 2873 and V.M.S. 5245, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being out of that 27.18 acres lying in the name of J.E. Turner as deeded and described in Volume 398, Page 725 of the Logan County Records of Deeds. More particularly described as follows:

Beginning at an iron rod set on the northwest line of Turner Road, (City plat JJ-83), marking the northeast corner of City Lot No. 3878 in Bellaire Estates Subdivision.

THENCE, with the north line of said Lot 3878, N 60°-40'-22" W, a distance of 192.40 feet to a 5/8" iron rod set on the northwest corner of said lot.

THENCE, through a part of said 27.18 acres, N 17°-42'-22" E, a distance of 117.00 feet to a 1" iron pipe found at an angle in the boundary of said 27.18 acres.

THENCE, with the boundary of said 27.18 acres, N 33°-25'-22" E, a distance of 117.52 feet to a 5/8" iron rod set on the northeast corner of the Nogle 1.11 acre tract and on the southwest line of a 20.5 foot wide lane (City of Bellefontaine, Volume 347, Page 315).

THENCE, with the southwest line of said lane, S 44°-53' E, a distance of 79.00 feet to a 1" iron rod found at an angle in said lane on the line between V.M.S. 2873 and V.M.S. 5245.

THENCE, again crossing the Turner 27.18 acre tract, S 23°-38'-25" E, a distance of 218.35 feet to a 5/8" iron rod set on the northwest line of Turner Road.

THENCE, with said northwest line of Turner Road, with a radius of 300.00 feet, a distance of 90.00 feet (Chord= S 57°-47'-04" W, a distance of 89.66 feet) to the point of beginning.

Containing 0.928 acre of which 0.866 acre is in V.M.S. 5245 and 0.062 acre is in V.M.S. 2873, all lying within the corporation of Bellefontaine.

Prepared by:

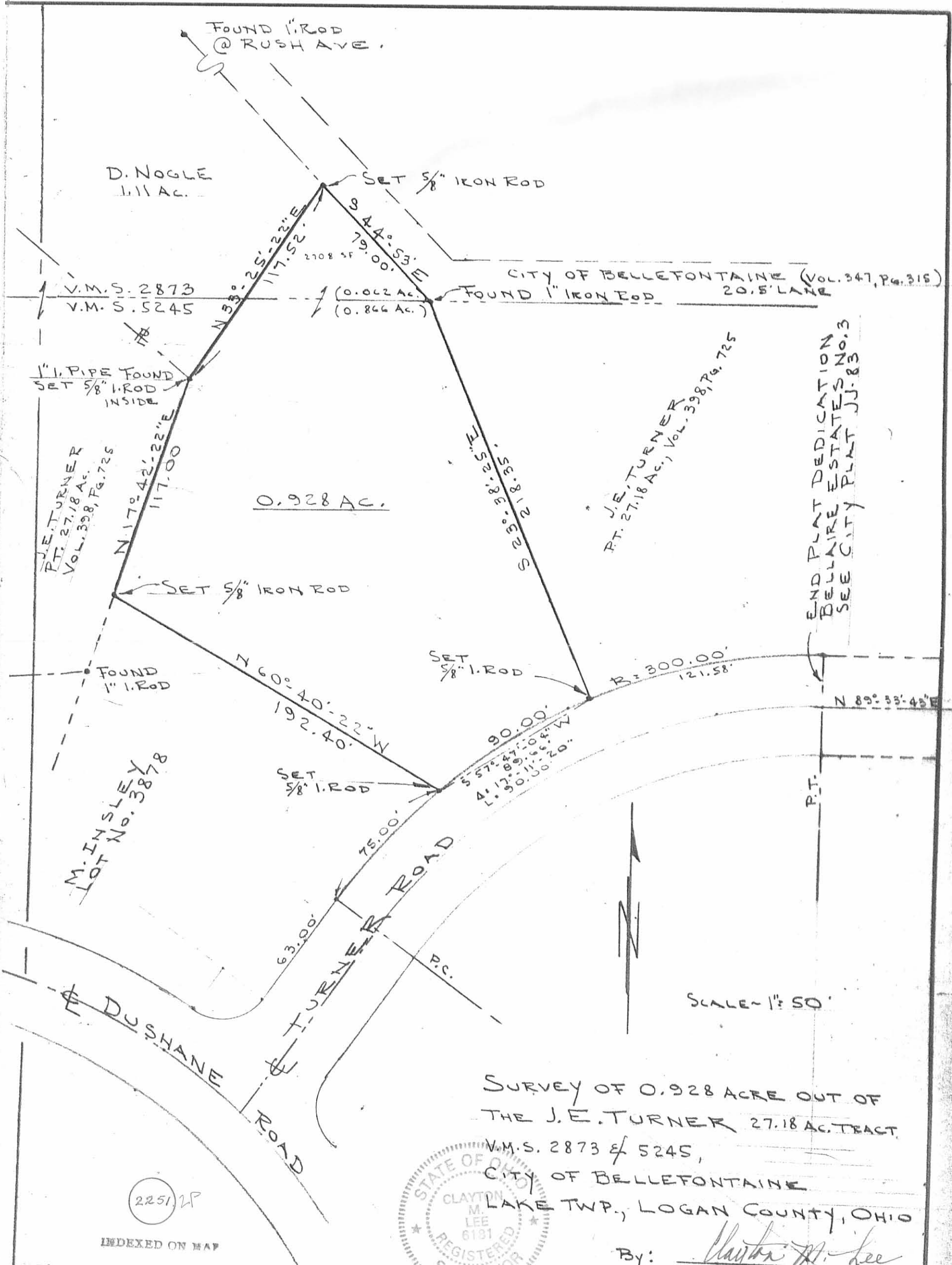
*Clayton M. Lee*  
Clayton M. Lee  
Registered Surveyor No. 6181  
November 26, 1984

2251. 2D

INDEXED ON MAP



ORIGINAL STAMP IN GREEN



END PLAT DEDICATION  
 BELLEFONTAINE ESTATES NO. 3  
 SEE CITY PLAT JJ-83

SURVEY OF 0.928 ACRE OUT OF  
 THE J.E. TURNER 27.18 AC. TRACT,  
 V.M.S. 2873 & 5245,  
 CITY OF BELLEFONTAINE  
 LAKE TWP., LOGAN COUNTY, OHIO



ORIGINAL STAMP IN GREEN

By: Clayton M. Lee  
 CLAYTON M. LEE  
 REG. SURVEYOR 6181  
 NOV. 1984

2251.2P

INDEXED ON MAP

Lee Surveying & Mapping Co.  
 855 E. Sandusky Ave.  
 BELLEFONTAINE, OHIO 43311  
 (513) 593-5780

SCALE - 1" = 50'

Received 12-29-87

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BELLEFONTAINE, OHIO 43311

(513) 593-5780

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

## EASEMENT

### BLUE JACKET ESTATES TO CRAWFIS

Being an easement for access to and maintenance of the existing heat pump and pipe located on the Blue Jacket Estates, Inc. property Lot 4468 (Records Cabinet No. "A", Slide No. 641).

The easement to said heat pump to adequately and completely surround said pipe which lies N 23°-38'-25" W, 18.5 feet; thence N 66°-21'-35" E, 2.0 feet from the southeast corner of the Crawfis 0.934 acre tract (Volume O.R. 1, Page 66) Lot No. 4467.

Prepared by;



*Clayton M. Lee*  
Clayton M. Lee  
Registered Professional Surveyor No. 6181  
December 28, 1987

ORIGINALS

INDEXED ON MAP

225/3D

Blue Jacket Estates- Subdivision Phase I

Legal Deed Description  
(Blue Jacket Estates, Inc.)  
6.948 acres

Real estate situated in Lake Township of Logan County, City of Bellefontaine, Ohio; in the Virginia Military Survey Number 2873 and 5245; being part of the 25.62 acre tract of Blue Jacket Estates, Inc. (Deed Record 11, page 818); and being further bounded and described as follows:

Beginning at an iron pipe found on the northeasterly corner of Lot Number 3878 of Belle-Air Estates Addition Number 3 (Plat Book 4, Volume D, page 13), said point being on the southerly corner of an 0.928 acre tract owned by Ewing H. Crawfis and Sue C. Crawfis (Deed Record 1, page 66);

thence North 60°-15'-53" West 192.47 feet on said Crawfis's southerly line, and on the northerly line of said Lot Number 3878 to an iron pipe found on the northwesterly corner thereof;

thence North 18°-08'-05" East, 116.90 feet on a westerly line of said Crawfis to an iron pipe found on the southeasterly corner of a 1.11 acre tract owned by Deota Nogel (Deed Record 163, page 305), and on the corporation line of said City of Bellefontaine;

thence North 33°-49'-20" East, 117.42 feet on said corporation line, and on Nogle's easterly line to an iron pipe found on the northeasterly corner thereof, said point being on a westerly line of a 4.25 acre tract owned by said City of Bellefontaine (Deed Record 347, page 315);

thence South 44°-36'-06" East, 79.00 feet on said corporation line and on the westerly line of said City of Bellefontaine 4.25 acre tract to an iron pipe found, said point being on the line between said VMS 2873 and VMS 5245;

thence South 89°-45'-30" East, 725.64 feet on said VMS line, on said corporation line and on the southerly line of said City of Bellefontaine's 4.25 acre tract to an iron pipe set;

thence South 0°-04'-22" East, 232.70 feet to an iron pipe set on the southerly line of proposed Turner Road (60 feet wide);

thence North 89°-55'-39" West 43.35 feet on the southerly line of said Turner Road to an iron pipe set;

thence South 0°-04'-22" East, 179.66 feet to an iron pipe set on the northerly line of Belle-Air Estates Addition Number 3;

thence South 89°-55'-39" West, 519.44 feet on said northerly line of Belle-Air Estates Addition Number 3 to an iron pipe found at an angle point and on a common corner between Lots Number 3876 and 3877 of said Addition;

thence North 30°-46'-25" West, 227.26 feet on said northerly line of Belle-Air Estates Addition Number 3 to an iron pipe set on the northerly line of said Turner Road, passing an iron pipe set at 167.26 feet on the southerly line of said proposed Turner Road and passing an iron pipe found at 177.26 feet on the present southerly line of said Turner Road (50 feet wide);

thence 45.99 feet on the northerly line of said Turner Road on a curve to the left, having a radius of 300.00 feet, the chord of which bears South 54°-01'-09" West, 45.95 feet to the point of beginning.

The tract as described from an actual field survey performed on or about December 27, 1985, by registered surveyor James A. Page (S-6034), contains 6.948 acres, more or less, of which 6.020 acres are owned by Blue Jacket Estates, Inc. in VMS 5425, and 0.928 acre is owned by Ewing H. Crawfis and Sue C. Crawfis, of which 0.866 acre is in VMS 5425 and 0.062 acre is in VMS 2873, subject to all previous easements and rights-of-way of record. All iron pipes set are 3/4" x 30" galvanized pipe. The survey is record in the office of the Logan County Engineer.

James A. Page, PS  
S-6034  
July 7, 1986  
JN 85-123

DESCRIPTION CHECKED  
LOGAN CO. ENGINEER  
BY E. C. Smith 7-8-86

INDEXED ON MAP  
2251 4D

Tract No.1

Legal Deed Description  
(Blue Jacket Estates, Inc.)  
0.882 acres

Real estate situated in the City of Bellefontaine, Lake Township of Logan County, Ohio; in the Virginia Military Survey Number 2873 and 5245; being part of the 26.73 acre tract of Blue Jacket Estates, Inc. (Deed Record 11, page 818); and being further bounded and described as follow:

Beginning at an iron spike set on the line between said VMS Numbers 2873 and 5245, and on the centerline of Allison Road;

thence North 05°-50'-46" West, 117.80 feet on said centerline of Allison Road to a nail found on the centerline of TH 236;

thence North 50°-24'-12" East, 48.10 feet on said centerline of TH 236 to a p.k. nail set on the southwesterly corner of a 1.11 acre tract now owned by Deota Nogle (Deed Record 163, page 305);

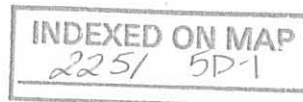
thence South 55°-34'-13" East, 348.56 feet on said Nogle's southerly line to an iron bar found on the southeasterly corner thereof (passing said line between VMS Numbers 2873 and 5245 at 269.49 feet, and passing an iron pipe set at 31.10 feet);

thence South 84°-09'-43" West, 305.92 feet to an iron spike set on said centerline of Allison Road (passing an iron pipe set at 275.92 feet);

thence North 05°-50'-46 West, 80.77 feet on said centerline of Allison Road to the point of beginning.

The tract as described from an actual survey performed on or about February 20, 1986, by registered surveyor Benjamin H. Cartwright (S-5456), contains 0.882 acres, more or less, of which 0.475 acres is in said VMS 2873 and 0.407 acre is in said VMS 5245, subject to all previous easements and rights-of-way of record. All iron pipes set are 3/4" x 30" galvanized pipe. The survey is recorded in the office of the Logan County Engineer.

Benjamin H. Cartwright, PS  
S-5456  
March 5, 1986  
JN 85-123



Tract No. 2  
Legal Deed Description  
(Blue Jacket Estates, Inc.)  
0.902 acres

Real estate situated in the City of Bellefontaine, Lake Township of Logan County, Ohio; in the Virginia Military Survey Number 5245; being part of the 26.73 acre tract of Blue Jacket Estates, Inc. (Deed Record 11, page 818); and being further bounded and described as follows:

Beginning for reference at an iron spike set on the line between said VMS Numbers 2873 and 5245, and on the centerline of Allison Road;

thence South 05°-50'-46" East, 80.77 feet on said centerline of Allison Road to an iron spike set on the point of beginning of the land to be described;

thence North 84°-09'-43" East, 305.92 feet to an iron bar found on the southeasterly corner of a 1.11 acre tract now owned by Deota Nogle (Deed Record 163, page 305) (passing an iron pipe at 30.00 feet);

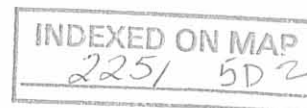
thence South 18°-07'-59" West, 156.85 feet to an iron pipe found on the northeasterly corner of Lot Number 3879 of the Belle-Air Estates Addition No. 3 (passing an iron bar found on the northwesterly corner of Lot Number 3878 of said addition at 116.84 feet);

thence South 84°-09'-43" West, 242.18 feet on the northerly line of said Lot Number 3879 to a p.k. nail found on said centerline of Allison Road (passing an iron pipe found at 212.49 feet on the northwesterly corner of said Lot Number 3879);

thence North 05°-50'-46" West, 143.32 feet on said centerline of Allison Road to the point of beginning.

The tract as described from an actual survey performed on or about February 20, 1986, by registered surveyor Benjamin H. Cartwright (S-5456), contains 0.902 acres, more or less, subject to all previous easements and rights-of-way of record. All iron pipes set are 3/4" x 30" galvanized pipe. The survey is recorded in the office of the Logan County Engineer.

Benjamin H. Cartwright, PS  
S-5456  
March 5, 1986  
JN 85-123



Scale 1" = 40'

Bearing from Maple Hill Subdivision No. 3

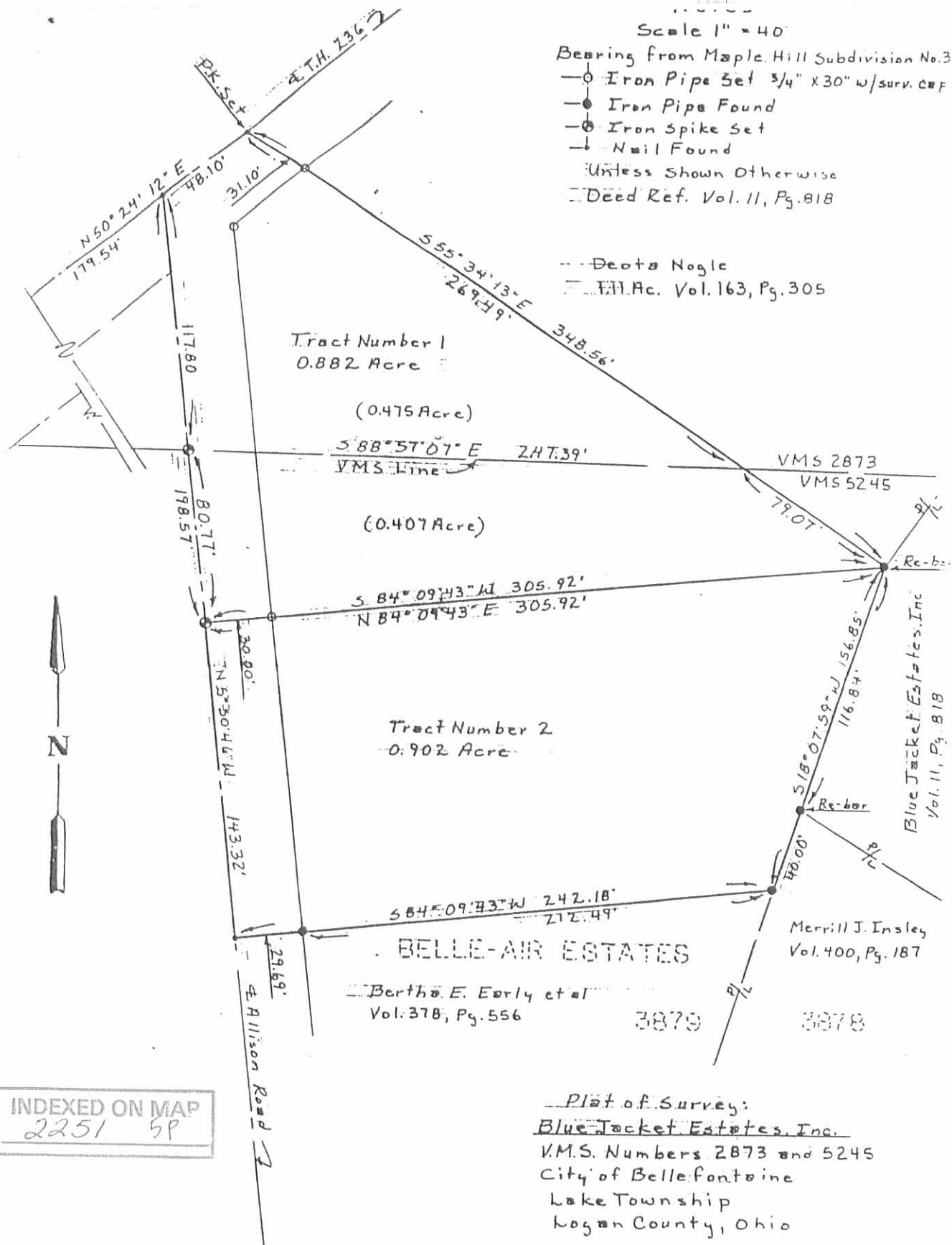
- Iron Pipe Set 3/4" x 30" w/surv. cap
- Iron Pipe Found
- Iron Spike Set
- Nail Found

Unless Shown Otherwise

Deed Ref. Vol. 11, Pg. 818

Deots Nogle

Ed. Ac. Vol. 163, Pg. 305



INDEXED ON MAP  
2251 5P

Plat of Survey:

Blue Jacket Estates, Inc.

V.M.S. Numbers 2873 and 5245

City of Bellefontaine

Lake Township

Hogan County, Ohio

I hereby certify that this plat was prepared from an actual field survey and that monuments were placed as indicated.

Benjamin H. Cartwright, S-5456, 3-5-86  
F.P.S.I. J.N.-85-723

fleming,  
page,  
stolte,  
inc. Benjamin  
consulting  
engineers  
Marysville  
ohio





RECEIVED 7-12-83 GK/UCH

INDEXED ON MAP

2251 U.D.1

LEGAL DEED DESCRIPTION  
Blue Jacket Estates, Inc.  
19.432 acres

Real estate situated in the City of Bellefontaine, Lake Township of Logan County, Ohio; in the Virginia Military Survey Number 5245; being part of the 25.62 acre tract of Blue Jacket Estates, Inc. (Deed Record 11, page 818); and being further bounded and described as follows:

Beginning at a 3/4" iron pipe found at the northeasterly corner of Lot No. 3869 of Belle-Air Estates Addition No. 3 (Plat Book D, Volume 4, page 13), said point being on the right-of-way line of Milligan Road and on the northwesterly corner of a 0.632 acre tract owned by David F. and Connie L. McClellan (Deed Record 409, page 393);

thence North 24 degrees 37 minutes 39 seconds West, 50.00 feet to an iron pipe set in the north right-of-way line of Milligan Road, said point being on the southerly line of a 0.79 acre tract owned by Roberta E. Highland (Deed Record 285, page 474);

thence the following four (4) consecutive courses along the boundary of said Highland tract:

1. 96.75 feet on a curve to the left, having a radius of 390.5 feet, central angle of 14 degrees 11 minutes 42 seconds, the chord of which bears North 58 degrees 16 minutes 30 seconds East, 96.50 feet to an 3/4" iron pin found;
2. 69.03 feet on a curve to the left, having a radius of 50.00 feet, a central angle of 79 degrees 06 minutes 00 seconds, the chord of which bears North 11 degrees 37 minutes 39 seconds East, 63.68 feet to an 3/4" iron pipe found;
3. North 27 degrees 55 minutes 21 seconds West, 47.15 feet to a 3/4" iron pipe found;
4. South 89 degrees 55 minutes 39 seconds West, 474.44 feet to a 3/4" iron pipe found at the southeasterly corner of Blue Jacket Estates, Phase I (Plat Cabinet A, Slide 639), passing over a 3/4" iron pipe found at 183.60 feet at the northwesterly corner of said Highland tract;

thence the following three (3) consecutive courses along said Blue Jacket Estates, Phase I:

1. North 00 degrees 04 minutes 22 seconds West, 179.66 feet to a 3/4" iron pipe found in the south right-of-way line of Turner Road;
2. North 89 degrees 55 minutes 39 seconds East, 43.35 feet with the south right-of-way line of Turner Road to 3/4" iron pipe found on a corner;
3. North 00 degrees 04 minutes 22 seconds West, 232.70 feet to a 3/4" iron pipe found at the northwesterly corner thereof, said point being on the corporation line of the City of Bellefontaine and on the line between V.M.S. 2873 and V.M.S. 5245 and on the southerly line of a 4.25 acre tract owned by the City of Bellefontaine (Deed Record 347, page 315);

thence South 89 degrees 45 minutes 30 seconds East, 833.51 feet on said corporation line and on the southerly line of said City of Bellefontaine tract to a p.k. nail set in a wood fence post, said point being on the west line of a 54.541 acre tract owned by David Younkman (Deed Record 1247, page 80);

thence South 3 degrees 56 minutes 03 seconds West, 1434.11 feet with the westerly line of said Younkman tract to a 3/4" iron pin found, said point being the northeasterly corner of Maple Hill Subdivision No. 3 (Plat Cabinet A, Slide 561);

thence North 86 degrees 12 minutes 28 seconds West, 274.68 feet with the northerly line of said Maple Hill Subdivision No. 3 to a 3/4" iron pipe found, passing over a p.k. nail found at 205.26 feet on the centerline of Dakota Road;

thence 191.84 feet on the northerly line of Maple Hill Subdivision No. 3, on a curve to the left, having a radius of 282.24 feet, a central angle of 38 degrees 56 minutes 36 seconds, the chord of which bears South 74 degrees 19 seconds 14 degrees West, 188.163 feet to a 3/4" iron pipe found on the northwesterly corner of a 2.80 acre tract owned by Glenn Henry (Deed Reference 45, page 778);

thence South 54 degrees 50 minutes 56 seconds west, 150.81 feet with the northerly line of said Henry tract to an iron pipe set;

thence 188.20 feet on a curve to the right, having a radius of 237.05 feet, central angle of 45 degrees 29 minutes 22 seconds, the chord of which bears South 77 degrees 35 minutes 37 seconds West, 183.30 feet with the northerly line of said Henry tract to a 3/4" iron pipe found;

thence North 79 degrees 39 minutes 42 seconds West, 90.50 feet with the northerly line of said Henry tract to a 3/4" iron pipe found, said point being on the centerline of Omaha Road at the end of the dedicated right-of-way, said point also lying in the easterly line of said Belle-Air Estates Addition No. 3; thence following three (3) consecutive courses along the easterly line of Said Belle-Air Estates Addition No. 3:

1. North 10 degrees 22 minutes 12 seconds East, 177.70 feet to a 3/4" iron pipe found;
2. North 55 degrees 54 minutes 06 seconds East, 513.58 feet to a 3/4" iron pipe found;
3. North 3 degrees 51 minutes 20 seconds East, 372.21 feet to a 3/4" iron pipe found, said point being on the southwesterly corner of said McClellan tract;

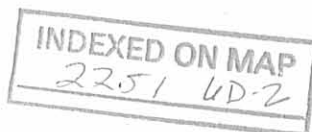
thence the following six (6) consecutive courses along said .0632 acre McClellan tract:

1. South 86 degrees 07 minutes 42 seconds East, 170.01 feet to a 3/4" iron pipe set;
2. North 3 degrees 51 minutes 20 seconds East, 104.76 feet to a 3/4" iron pipe found;
3. 33.25 feet on a curve to the left, having a radius of 60.00 feet, a central angle of 31 degrees 45 minutes 00 seconds, the chord of which bears North 12 degrees 02 minutes 11 seconds West, 32.83 feet to a 3/4" iron pipe found;
4. North 27 degrees 54 minutes 41 seconds West, 33.86 feet to a 3/4" iron pipe found;
5. 85.12 feet on a curve to the left having a radius of 50.00 feet, a central angle of 97 degrees 32 minutes 47 seconds, the chord of which bears North 76 degrees 41 minutes 05 seconds West, 75.21 feet to a 3/4" iron pipe found;
6. 83.26 feet on a curve to the right, having a radius of 440.50 feet, a central angle of 10 degrees 49 minutes 49 seconds, the chord of which bears South 59 degrees 57 minutes 26 seconds West, 83.14 feet to the point of beginning.

Bearing assumed from Maple Hill Subdivision No. 3 (Plat Cabinet A, Slide 561), centerline of Dakota Road, North 4 degrees 06 minutes East.

The tract as described from an actual field survey performed on or about December 27, 1985, by registered surveyor James A. Page (S-6034), contains 19.432 acres, more or less, subject to all previous easements and rights-of-way of record. All iron pipe set are 3/4" x 30" galvanized pipe with yellow survey caps stamped S-6034/S-5456. The survey is recorded in the office of the Logan County Engineer.

James A. Page, PS  
S-6034  
June 29, 1988  
JN 85-123



CITY OF BELLEFONTAINE  
CORPORATION LINE

4.25 Ac.  
CITY OF BELLEFONTAINE  
347/315

VMS # 2873  
VMS # 5245

INDEXED ON MAP  
2251 CR

SURVEY OF  
BLUE JACKET ESTATES  
INCORPORATED  
19.432 ac.  
CITY OF BELLEFONTAINE  
LAKE TWP.  
LOGAN COUNTY  
VMS #5245

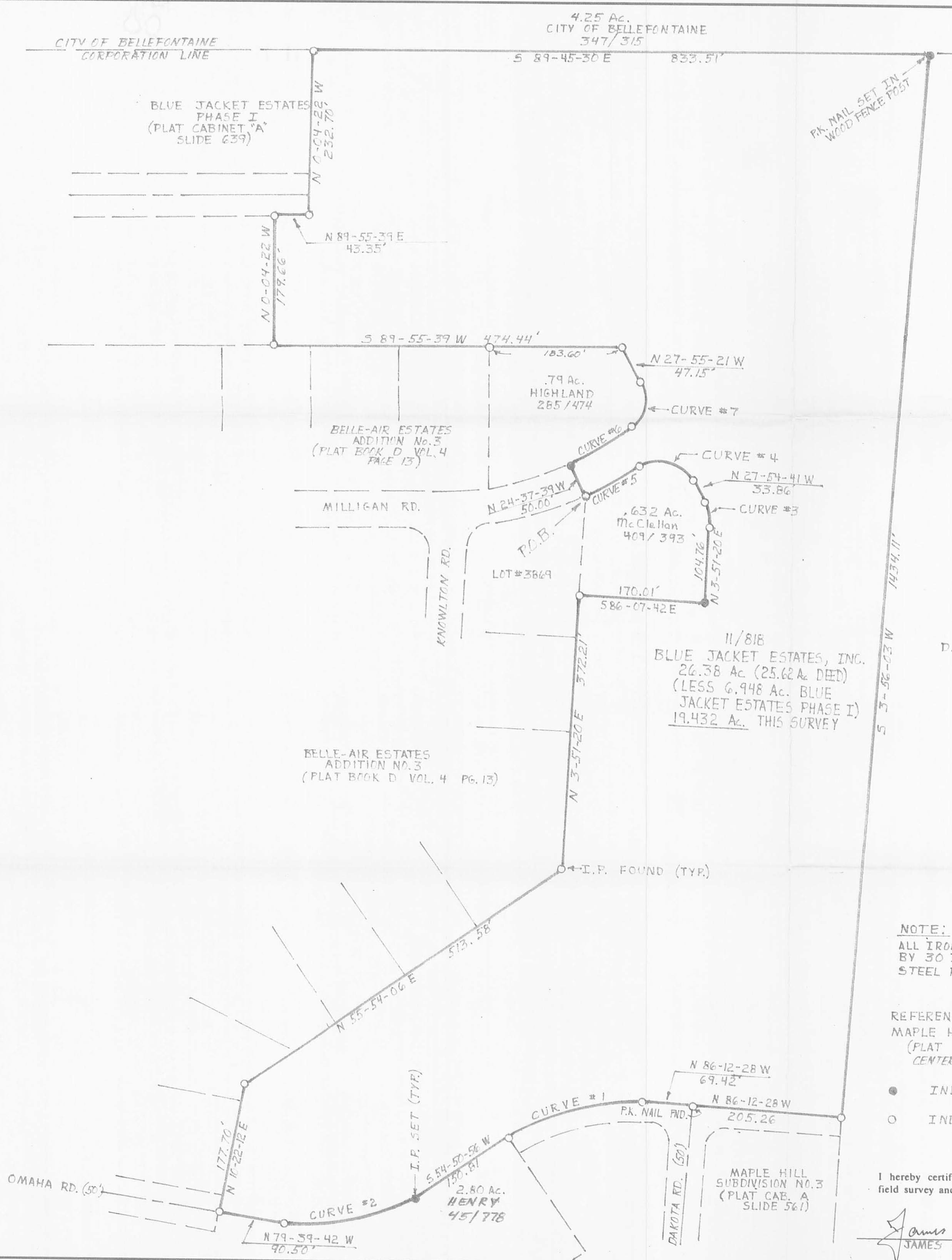
BLUE JACKET ESTATES  
PHASE I  
(PLAT CABINET "A"  
SLIDE 639)

BELLE-AIR ESTATES  
ADDITION No. 3  
(PLAT BOOK D VOL. 4  
PAGE 13)

BELLE-AIR ESTATES  
ADDITION NO. 3  
(PLAT BOOK D VOL. 4 PG. 13)

11/818  
BLUE JACKET ESTATES, INC.  
26.38 Ac (25.62 Ac DEED)  
(LESS 6.948 Ac. BLUE  
JACKET ESTATES PHASE I)  
19.432 Ac. THIS SURVEY

MAPLE HILL  
SUBDIVISION NO. 3  
(PLAT CAB. A  
SLIDE 561)



CURVE ONE	CURVE FOUR	CURVE SEVEN
C BG S 74 19 14 W	C BG N 76 41 5 W	C BG N 11 37 39 E
CHD DIST 188.163	CHD DIST 75.211	CHD DIST 63.675
RADIUS 282.239	RADIUS 50.000	RADIUS 50.000
ARC DIST 191.835	ARC DIST 85.125	ARC DIST 69.028
TAN DIST 99.789	TAN DIST 57.061	TAN DIST 41.290
DELTA 38 56 36	DELTA 97 32 47	DELTA 79 6 0
CURVE TWO	CURVE FIVE	CURVE SIX
C BG S 77 35 37 W	C BG S 59 57 26 W	C BG N 12 2 11 W
CHD DIST 183.300	CHD DIST 83.141	CHD DIST 32.825
RADIUS 237.051	RADIUS 440.500	RADIUS 60.000
ARC DIST 188.204	ARC DIST 83.265	ARC DIST 33.249
TAN DIST 99.378	TAN DIST 41.757	TAN DIST 17.063
DELTA 45 29 22	DELTA 10 49 49	DELTA 31 45 0
CURVE THREE	CURVE SIX	
C BG N 12 2 11 W	C BG N 58 16 30 E	
CHD DIST 32.825	CHD DIST 96.499	
RADIUS 60.000	RADIUS 390.500	
ARC DIST 33.249	ARC DIST 96.746	
TAN DIST 17.063	TAN DIST 48.622	
DELTA 31 45 0	DELTA 14 11 42	

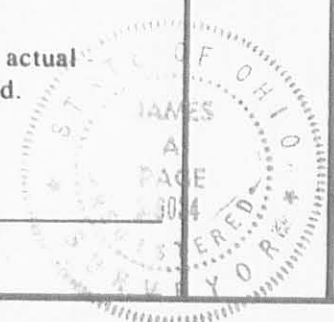
NOTE:  
ALL IRON PIPES SET ARE 3/4 INCH DIA.  
BY 30 INCH LONG GALVANIZED  
STEEL PIPE

REFERENCE BEARING TAKEN FROM  
MAPLE HILL SUBDIVISION NO. 3  
(PLAT CABINET "A" SLIDE 561)  
CENTERLINE DAKOTA RD. N 4° 06' E

- INDICATES 3/4" IRON PIN SET
- INDICATES 3/4" IRON PIN FOUND

I hereby certify that this plat was prepared from an actual  
field survey and that monuments were placed as indicated.

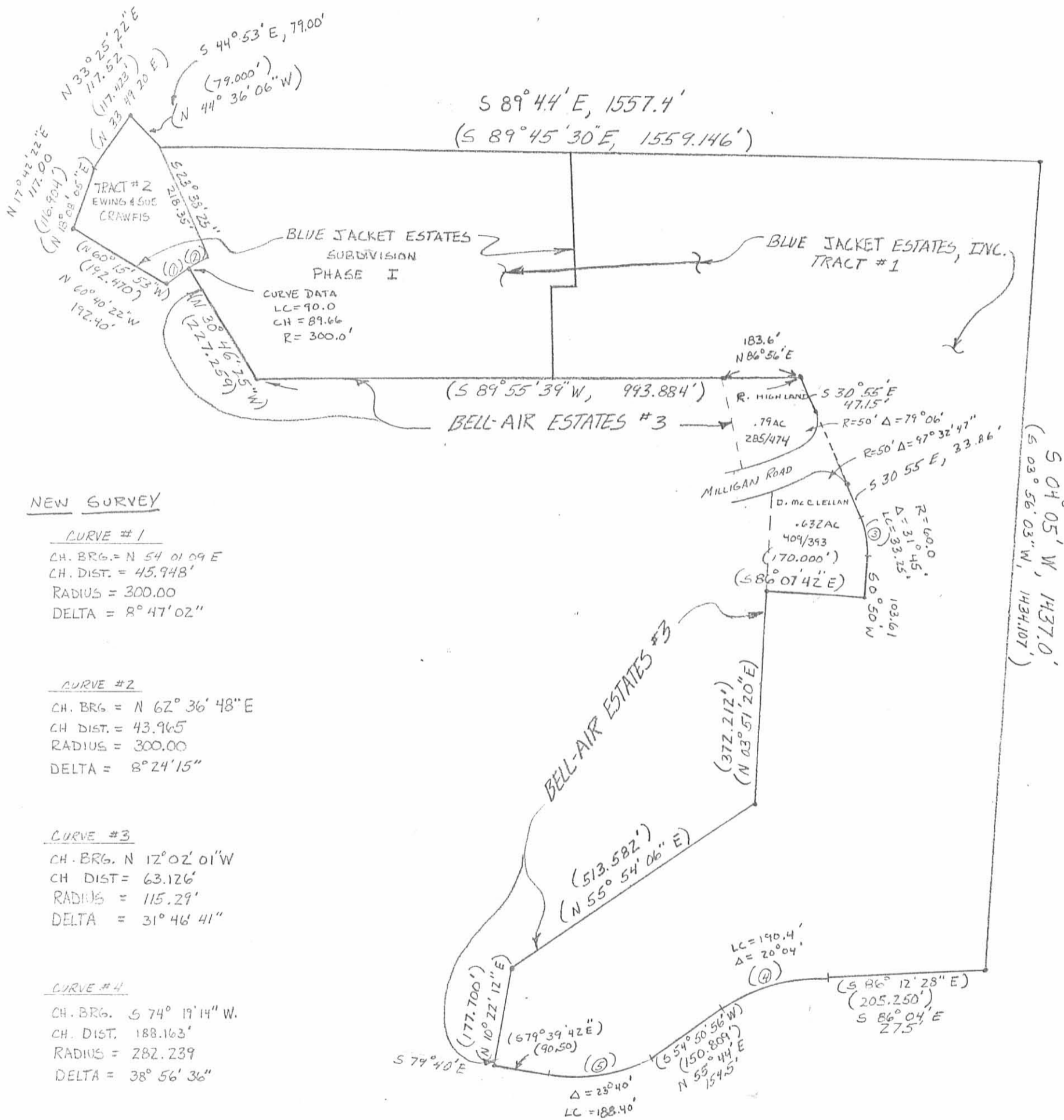
James A. Page 6/29/88  
JAMES A. PAGE 5-6034



ISSUED  
JUL 6 1988  
PAGE ENGINEERING  
INC.

SCALE 1" = 100'	BOUNDARY SURVEY
DRAWN C.E.B.	
REVISED	Page Engineering, Inc. 112 East Fifth Street • Marysville, Ohio 43040 (513) 644-1272
APPROVED	DATE
	NUMBER 85-123

PERIMETER PLAT  
 BLUE JACKET ESTATES, INC.  
 AND EWING & SUE CRAWFIS  
 TAKEN FROM VOL. 11 pg. 818 + VOL. 1 pg. 66  
 OFFICIAL RECORDS OF LOGAN CO.  
 (NEW SURVEY CALLS IN PARENTHESIS)



NEW SURVEY

CURVE #1

CH. BRG. = N 54° 01' 09" E  
 CH. DIST. = 45.948'  
 RADIUS = 300.00  
 DELTA = 8° 47' 02"

CURVE #2

CH. BRG. = N 62° 36' 48" E  
 CH. DIST. = 43.965'  
 RADIUS = 300.00  
 DELTA = 8° 24' 15"

CURVE #3

CH. BRG. N 12° 02' 01" W  
 CH. DIST. = 63.126'  
 RADIUS = 115.29'  
 DELTA = 31° 46' 41"

CURVE #4

CH. BRG. S 74° 19' 14" W  
 CH. DIST. 188.163'  
 RADIUS = 282.239  
 DELTA = 38° 56' 36"

CURVE #5

CH. BRG. N 77° 35' 37" E  
 CH. DIST. 183.300'  
 RADIUS = 237.051  
 DELTA = 49° 29' 22"

TRACT #1: BLUE JACKET ESTATES INC., 25.62 ACRES  
 TRACT #2: EWING & SUE CRAWFIS, .928 ACRES

INDEXED ON MAP  
 2251 7P

TRANSFERRED: 7-8-8

ORC 319.54 FEE PD \_\_\_\_\_

ORC 322.02 FEE PD \_\_\_\_\_

EXEMPT

AUDITOR OF LOGAN COUNTY  
*Jean Jones*

SCALE: 1" = 200'

fleming, consulting engineers marysville ohio

page, stolte, inc.

FILED  
 JUL - 8 1986  
 AUDITOR'S OFFICE  
 LOGAN COUNTY OHIO

The Lawrence Milligan Farm  
Lake Twp. 3 Logan County, Ohio  
O. V. M. S. # 5245  
Scale: 1" = 100'



# Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.  
Bellefontaine OH 43311



Phone: (937) 593-7335  
Fax: (937) 593-7444  
surveys@lsmcinc.us

## McGOWAN 15.00 FEET WIDE SANITARY SEWER EASEMENT

Lying in Virginia Military Survey 5245, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being a 15.00 feet wide sanitary sewer easement over the Gregory John McGowan and Margaret Ruth McGowan 2.055 acre tract as deeded and described in Official Record 964, Page 460 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a 5/8 inch iron rod found at the northeast corner of Lot 4614 of Blue Jacket Estates Phase III (Plat Cabinet A, Slide 669).

THENCE, with the southerly lines of Lots 3864, 3865, 3866 and 3867 of Belle-Air Estates Addition No. 3 (Plat Cabinet A, Slide 323), N 55°-50'-20"E, a distance of 396.87 feet to a 5/8 inch iron rod found.

THENCE, with the east line of Lot 3867, N 03°-47'-20"E, a distance of 95.00 feet to a 5/8 inch iron rod found.

THENCE, with the south line of the Mark F. Haushalter 4.057 acre tract (O.R. 879, Pg. 559), S 86°-08'-00"E, a distance of 199.91 feet to a point on the center-line of said easement at the TRUE POINT OF BEGINNING, passing a 5/8 inch iron rod set at 192.41 feet.

THENCE, with the center-line of said easement, S 05°-40'-42"W, a distance of 388.37 feet to a point at the terminus of said easement, referenced by a 5/8 inch iron rod set bearing N 86°-12'-57"W, a distance of 7.50 feet.

The sidelines of said easement to be shortened or prolonged to meet at angle point intersections.

The basis for bearings is the west line of Shadowbrooke Subdivision Phase II (Plat Cabinet A, Slide 61A and 61B), being S 03°-52'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on February 8, 2010.

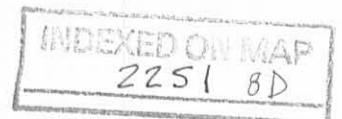


Description prepared by:

*William K. Bruce*

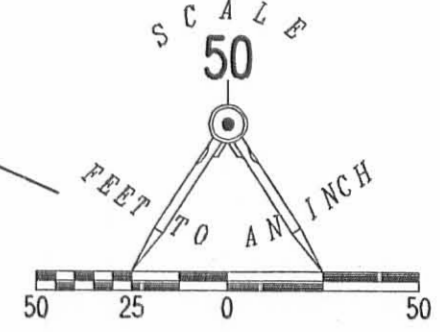
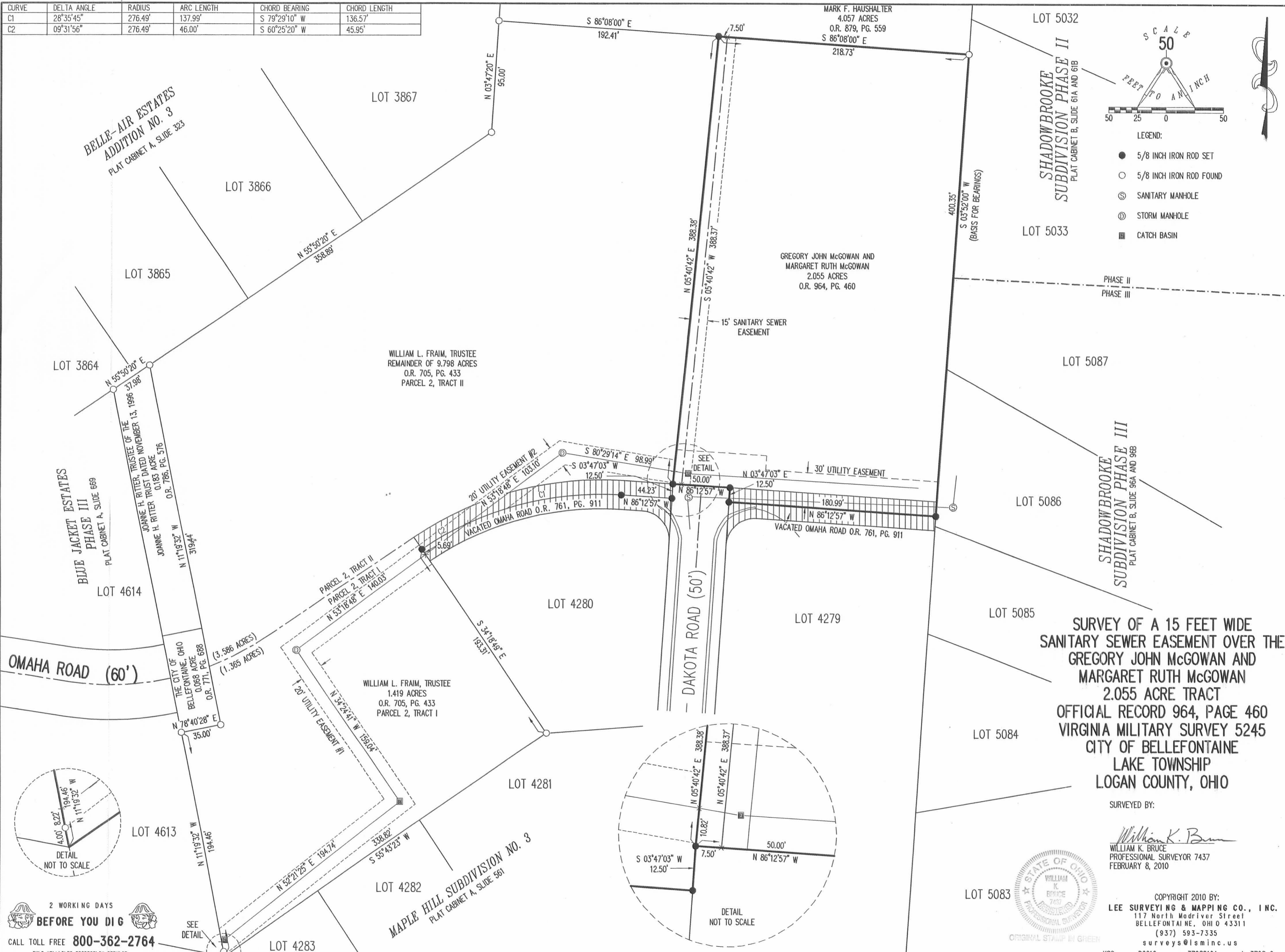
William K. Bruce  
Professional Surveyor 7437  
February 8, 2010

3708210A



REC'D 2-17-10 SM OK

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	28°35'45"	276.49'	137.99'	S 79°29'10" W	136.57'
C2	09°31'56"	276.49'	46.00'	S 60°25'20" W	45.95'



- LEGEND:
- 5/8 INCH IRON ROD SET
  - 5/8 INCH IRON ROD FOUND
  - ⊙ SANITARY MANHOLE
  - ⊙ STORM MANHOLE
  - CATCH BASIN

LOT 5032  
 SHADOWBROOKE  
 SUBDIVISION PHASE II  
 PLAT CABINET B, SLIDE 61A AND 61B

LOT 5033

PHASE II  
 PHASE III

LOT 5078

SHADOWBROOKE  
 SUBDIVISION PHASE III  
 PLAT CABINET B, SLIDE 96A AND 96B

LOT 5086

LOT 5085

**SURVEY OF A 15 FEET WIDE  
 SANITARY SEWER EASEMENT OVER THE  
 GREGORY JOHN MCGOWAN AND  
 MARGARET RUTH MCGOWAN  
 2.055 ACRE TRACT  
 OFFICIAL RECORD 964, PAGE 460  
 VIRGINIA MILITARY SURVEY 5245  
 CITY OF BELLEFONTAINE  
 LAKE TOWNSHIP  
 LOGAN COUNTY, OHIO**

SURVEYED BY:

*William K. Bruce*

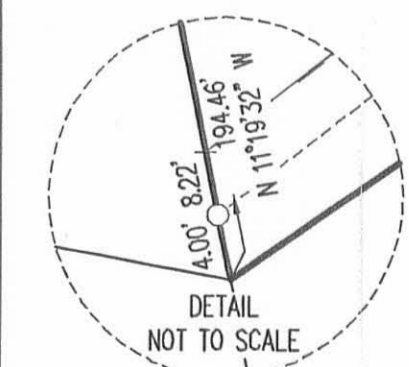
WILLIAM K. BRUCE  
 PROFESSIONAL SURVEYOR 7437  
 FEBRUARY 8, 2010



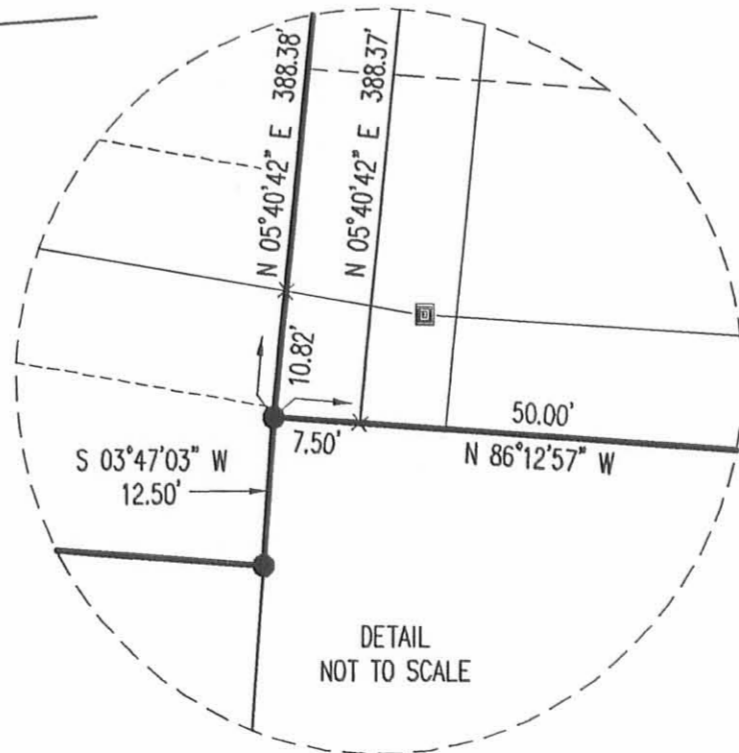
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**LEE SURVEYING & MAPPING CO., INC.**  
 117 North Modriver Street  
 BELLEFONTAINE, OHIO 43311  
 (937) 593-7335  
 surveys@lisminc.us

KSS 00210 3708210A L-3708-2

INDEXED ON MAP  
 2251 8P



LOT 4613



LOT 4281

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

SEE  
 DETAIL

LOT 4283

MAPLE HILL SUBDIVISION NO. 3  
 PLAT CABINET A, SLIDE 561

WILLIAM L. FRAIN, TRUSTEE  
 1.419 ACRES  
 O.R. 705, PG. 433  
 PARCEL 2, TRACT I

PARCEL 2, TRACT II  
 PARCEL 2, TRACT I  
 N 53°18'48" E 140.03'

WILLIAM L. FRAIN, TRUSTEE  
 REMAINDER OF 9.798 ACRES  
 O.R. 705, PG. 433  
 PARCEL 2, TRACT II

GREGORY JOHN MCGOWAN AND  
 MARGARET RUTH MCGOWAN  
 2.055 ACRES  
 O.R. 964, PG. 460

MARK F. HAUSHALTER  
 4.057 ACRES  
 O.R. 879, PG. 559  
 S 86°08'00" E  
 218.73'

BELLE-AIR ESTATES  
 ADDITION NO. 3  
 PLAT CABINET A, SLIDE 323

BLUE JACKET ESTATES  
 PHASE III  
 PLAT CABINET A, SLIDE 669

JOANNE H. RITTER, TRUSTEE OF THE  
 JOANNE H. RITTER TRUST DATED NOVEMBER 13, 1996 37.98'  
 JOANNE H. RITTER 0.183 ACRE  
 O.R. 786, PG. 576  
 N 11°19'32" W 319.44'

THE CITY OF  
 BELLEFONTAINE, OHIO  
 0.068 ACRE  
 O.R. 771, PG. 688  
 (3.586 ACRES)  
 (1.365 ACRES)  
 N 78°40'28" E 35.00'

LOT 3866

LOT 3865

LOT 3864

LOT 3867

LOT 4280

LOT 4279

LOT 5084

LOT 4614

LOT 4282

LOT 4283

LOT 5086

LOT 5085

LOT 5084

LOT 5083

LOT 5033

LOT 5078

LOT 5086

LOT 5085

LOT 5084

LOT 5083

LOT 5033

LOT 5078

LOT 5086

LOT 5085

LOT 5084

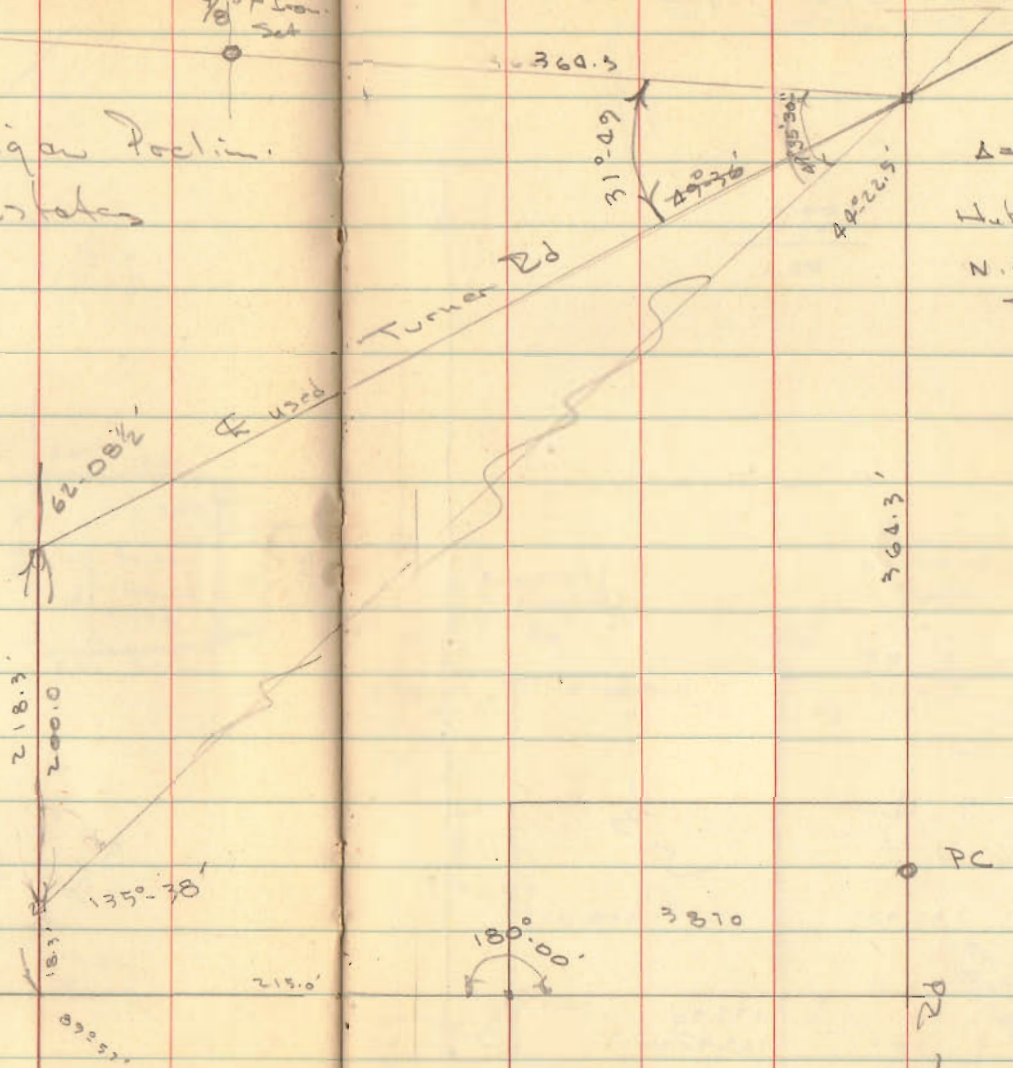
LOT 5083

FS  
 99 35 30  
 99 11

Turner & Milligan Pk. in.  
 Belle-Air Estates



~~$\Delta = 44^\circ - 22'$~~



Aug. 1957.  
 Hudson Geesli

28

179-00
84-00
93-98
11-48
12-33
179-00
12-28
135-37

$\Delta = 86^\circ 02'$   
 H.b at PI  
 N. side Milligan  
 St.

INDEXED ON MAP  
 2251





REC'D 10-9-12 SMY ak

# Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.  
Bellefontaine OH 43311



Phone: (937) 593-7335  
Fax: (937) 593-7444  
surveys@lsminc.us

## McGOWAN 28.00 FEET WIDE INGRESS/EGRESS EASEMENT

Lying in Virginia Military Survey 5245, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being a 28.00 feet wide ingress/egress easement over a portion of the Gregory John McGowan and Margaret Ruth McGowan 2.055 acre tract as deeded and described in Official Record 964, Page 460 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a 5/8 inch iron rod found on the southwest corner of Lot 4280 of Maple Hill Subdivision No. 3 (Plat Cabinet A, Slide 561).

THENCE, with the westerly line of said Lot 4280 and said line extended, N 34°-18'-49"W, a distance of 193.31 feet to a 5/8 inch iron rod found on the center-line of vacated Omaha Road (O.R. 761, Pg. 911).

THENCE, with the center-line of vacated Omaha Road, the following two courses:

With a curve to the right, having a central angle of 38°-07'-41", a radius of 276.49 feet, an arc length of 183.99 feet, a chord bearing N 74°-43'-12"E, a distance of 180.62 feet to a 5/8 inch iron rod found.

S 86°-12'-57"E, a distance of 44.23 feet to a 5/8 inch iron rod found on the west right-of-way of Dakota Road.

THENCE, with the west right-of-way of Dakota Road (50 feet wide), N 03°-47'-03"E, a distance of 12.50 feet to a 5/8 inch iron rod found.

THENCE, with the north right-of-way of Dakota Road, S 86°-12'-58"E, a distance of 25.00 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE, with the center-line of the aforesaid easement, the following two courses:

N 05°-40'-42"E, a distance of 47.81 feet to a 5/8 inch iron rod set.

N 46°-14'-56"W, a distance of 31.87 feet to a 5/8 inch iron rod set on the east line of the William L. Fraim, Trustee, 4.951 acre tract (O.R. 1023, Pg. 312) at the terminus of this easement.

The sidelines of said easement to be shortened or prolonged to meet at angle point intersections.

The basis for bearings is the westerly line of Lot 4280, being N 34°-18'-49"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on October 8, 2012.



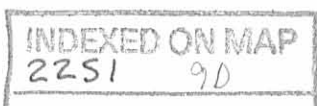
ORIGINAL STAMP IN GREEN

Description prepared by:

*William K. Bruce*

William K. Bruce  
Professional Surveyor 7437  
October 8, 2012

37080811A



REV'D 10-9-12 SMM dk

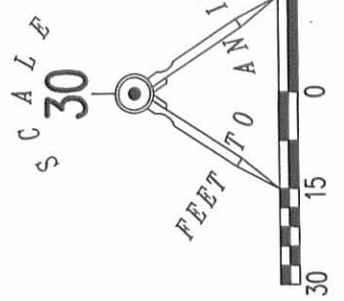
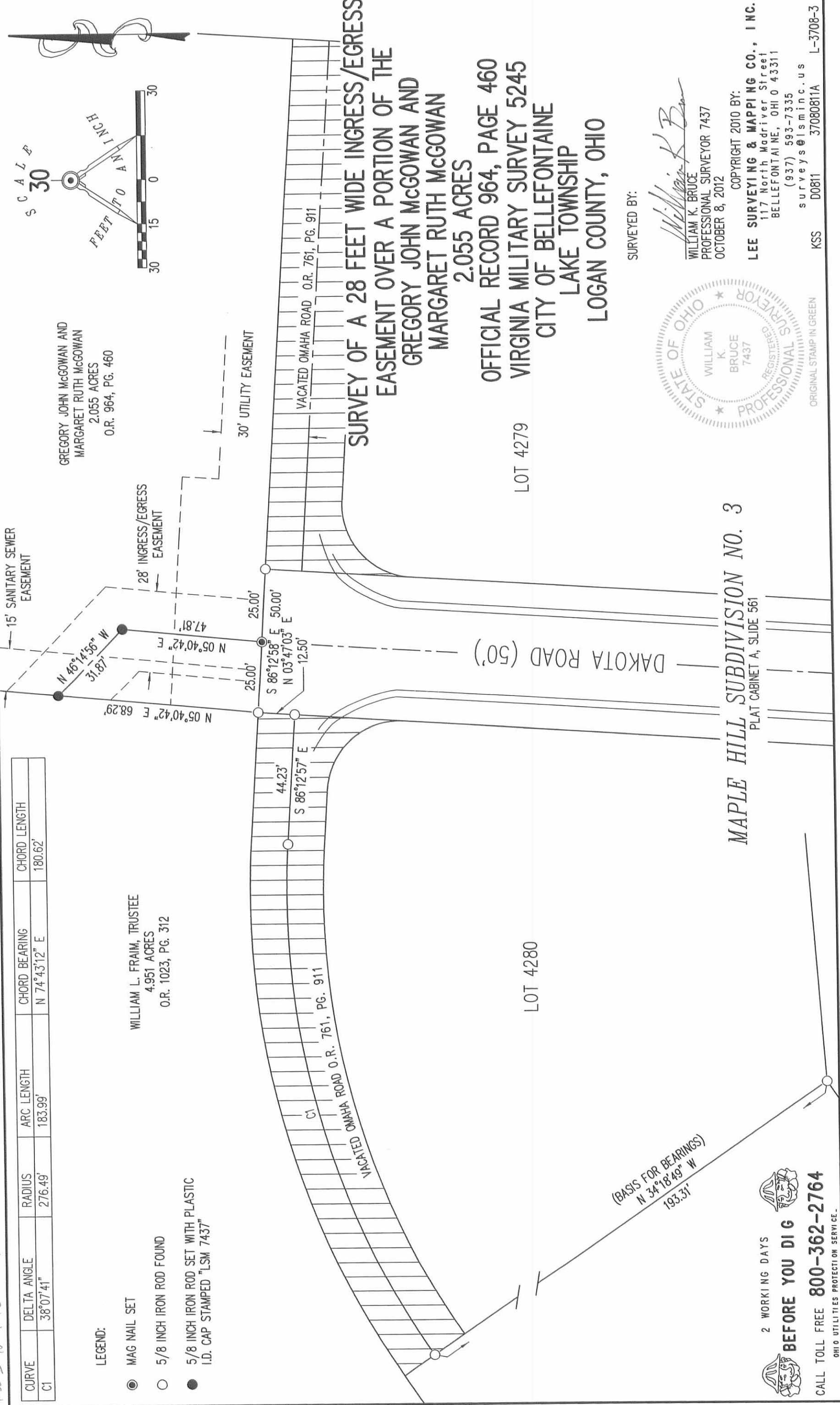
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	38°07'41"	276.49'	183.99'	N 74°43'12" E	180.62'

**LEGEND:**

- MAG NAIL SET
- 5/8 INCH IRON ROD FOUND
- 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM 7437"

WILLIAM L. FRAIM, TRUSTEE  
4.951 ACRES  
O.R. 1023, PG. 312

GREGORY JOHN MCGOWAN AND  
MARGARET RUTH MCGOWAN  
2.055 ACRES  
O.R. 964, PG. 460



**SURVEY OF A 28 FEET WIDE INGRESS/EGRESS EASEMENT OVER A PORTION OF THE EASEMENT OVER A PORTION OF THE GREGORY JOHN MCGOWAN AND MARGARET RUTH MCGOWAN 2.055 ACRES**  
OFFICIAL RECORD 964, PAGE 460  
VIRGINIA MILITARY SURVEY 5245  
CITY OF BELLEFONTAINE  
LAKE TOWNSHIP  
LOGAN COUNTY, OHIO

LOT 4279

LOT 4280

(BASIS FOR BEARINGS)  
N 34°18'49" W  
193.31'

MAPLE HILL SUBDIVISION NO. 3  
PLAT CABINET A, SLIDE 561

SURVEYED BY:

*William K. Bruce*  
WILLIAM K. BRUCE  
PROFESSIONAL SURVEYOR 7437  
OCTOBER 8, 2012



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(937) 593-7335  
surveys@lsminc.us  
KSS D0811 37080811A L-3708-3

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

INDEXED ON MAP  
2251 9P

ORIGINAL STAMP IN GREEN