

Received 8-12-86

OK 8-13-86 CK

# 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.

## TRACT I (TO WILSON)

Lying in the City of Bellefontaine, Lake Township, Logan County, Ohio.

Being a part of Lots No. 186 and No. 187 and encompassing part of the land as deeded and described in O. R. 24, Page 504 (Tract 1) of the Logan County Records of Deeds and bordering on the north line of grantee's present lot as deeded and described in Volume 383, Page 120 and being more particularly described as follows:

Beginning at a 5/8" iron rod at the northwest corner of said grantee's lot, said point being N 83°-47'-30" E, 116.98 feet and then N 0°-07'-03" W, 79.64 feet from the southwest corner of Lot No. 185.

THENCE, with the boundary of said Tract 1, the following 3 bearings and distances:

N 0°-07'-03" W, 12.00 feet to a 5/8" iron rod.

S 89°-53'-41" W, 6.00 feet to a 5/8" iron rod.

N 0°-07'-03" W, with the east line of the AAA Realty Company lot (Volume 393, Page 73), 20.00 feet to a 5/8" iron rod.

THENCE, N 89°-55'-48" E, with a line parallel to and 2 feet north of the south line of Lot 187, 55.00 feet to a 5/8" iron rod.

THENCE, S 0°-07'-03" E, 32.00 feet to a 5/8" iron rod at Wilson's northeast corner.

THENCE, S 89°-52'-25" W, 49.00 feet to the point of beginning.

Containing 1688 square feet (0.039 acre).

Prepared by:

Clayton M. Lee  
Registered Professional Surveyor No. 6181  
August 9, 1986



ORIGINAL STAMP IN GREEN

This description prepared from an actual field survey.

INDEXED ON MAP  
2462 1D-1

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856 EAST SANDUSKY AVENUE  
BELLEFONTAINE, OHIO 43311

(513) 593-5780

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

## TRACT II (TO HEDGEWOOD ENTERPRISES)

Lying in the City of Bellefontaine, Lake Township Logan County, Ohio.

Being a part of Lots 187 and 188 and encompassing part of that tract as deeded and described in O. R. 24, Page 504 (Tract II) plus a part of Tract 1 of the same Volume and Page of the Logan County Records of Deeds and bordering on the east line of grantee's present lot as deeded and described in Volume 386, Page 886 and Quit Claim Volume 387, Page 786 and being more particularly described as follows:

Beginning at a 5/8" iron rod set on the northeast corner of said grantee's present lot, being south along the east line of Madriver Street 43.91 feet and then N 89°-55'-48" E, 110.62 feet from the northwest corner of Lot No. 188.

THENCE, with the boundary of said Tract II, the following 6 bearings and distances:

N 89°-55'-48" E, with the south line of the Moon lot (Volume O.R. 2, Page 770) a distance of 43.00 feet to a 5/8" iron rod set at the southeast corner of said Moon lot on the west line of a 12 foot easement.

S 0°-07'-03" E, with the west line of said easement, 45.78 feet to a 5/8" iron rod.

N 89°-53'-45" E, with the south terminus of said 12 foot easement, 12.00 feet to a 5/8" iron rod set at the southwest corner of Vicario's lot (Volume 408, Page 280).

S 0°-07'-03" E, 18.00 feet to a 5/8" iron rod (Set).

S 89°-55'-48" W, parallel to and 2 feet north of the south line of Lot No. 187, 55.00 feet to a 5/8" iron rod set on the east line of the AAA Realty Company lot (Volume 393, Page 73).

N 0°-07'-03" W, 63.82 feet to the point of beginning.

Containing 2960 square feet (0.068 acre).

Prepared by;

Clayton M. Lee  
Registered Professional Surveyor No. 6181  
August 9, 1986

INDEXED ON MAP  
2462 102

This description prepared from an actual field survey.



L-1453  
ORIGINAL STAMP IN GREEN

Received 8-12-86

OK 8-13-86 C.P.

# 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.

## 12 FOOT WIDE STRIP TO VICARIO

Lying in the City of Bellefontaine, Lake Township, Logan County, Ohio.

Being a part of Lots 187 and 188 and encompassing a tract of land formerly described as an easement. Being a 12 foot wide strip bordered on the east by grantee's lot (Volume 408, Page 280) and on the west by the Moon lot (Volume OR.2, Page 770) and the Latham tract (O.R. 24, Page 504; Tract II) and being more particularly described as follows:

Beginning at a chisel mark found on a concrete post, marking the northeast corner of said Moon lot and being on the south line of a 16.5 foot wide alley, a distance, with said alley line, of 153.53 feet from the east line of South Madrivers Street.

THENCE, continuing with said alley line, N 89°-58'-42" E, a distance of 12.00 feet to a 5/8" iron rod at the northwest corner of the grantee's lot (Volume 408, Page 280).

THENCE, with said grantee's lot, S 0°-07'-03" E, a distance of 89.54 feet to a 5/8" iron rod set at grantee's southwest corner.

THENCE, with the south terminus of said 12 foot wide easement, S 89°-53'-45" W, a distance of 12.00 feet to a 5/8" iron rod.

THENCE, with the east line of Lathams lot ( O.R. 24, Page 504, Tract II), and the east line of the aforementioned Moon lot, N 0°-07'-03" W, a distance of 89.56 feet to the point of beginning.

Containing 1076 square feet (0.025 acre).

Prepared by:

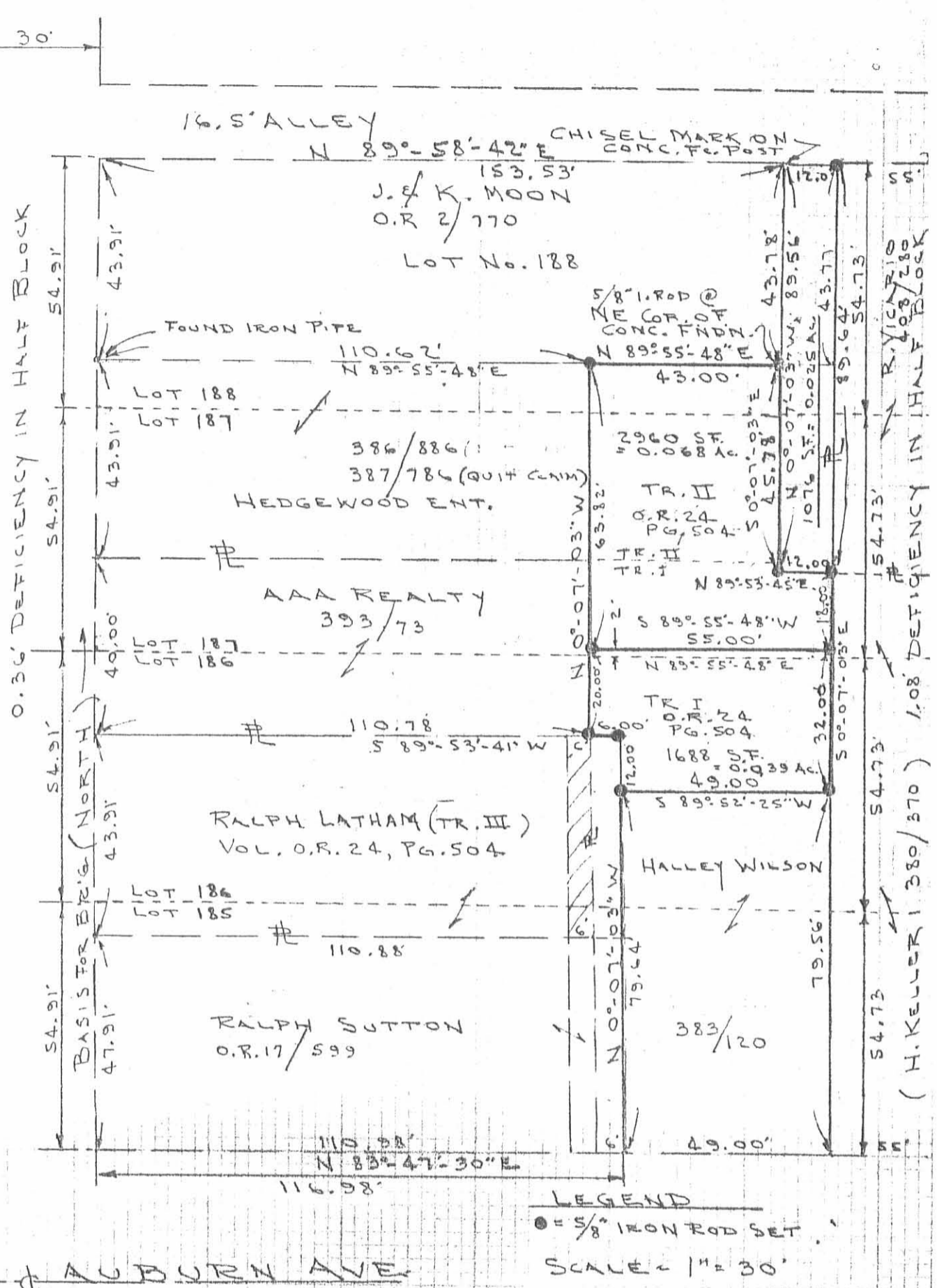
Clayton M. Lee  
Registered Professional Surveyor No. 6181  
August 10, 1986

This description prepared from an actual field survey.

INDEXED ON MAP  
2462 103



MADRIVER ST.



LOCATED IN THE CITY OF BELLEFONTAINE, LAKE TWP. LOGAN CO., OHIO.  
SURVEY OF THE RALPH LATHAM (TRACTS I & TRACT II)  
AS DEEDED IN VOL. O.R. 24, PG. 504  
12 FOOT WIDE EASEMENT THRU LOT 188 AND PART OF LOT 187

TRACT I TO HEDGEWOOD ENT.  
TRACT II TO WILSON  
12' EASE. AREA TO VICARIO

By: *Jeffrey I. Lee*  
JEFFREY I. LEE  
REG. SURVEYOR 6359  
AUG. 1986

INDEXED ON MAP  
2462 1P

ORIGINAL STAMP IN GREEN

MC FARLANE SURVEY

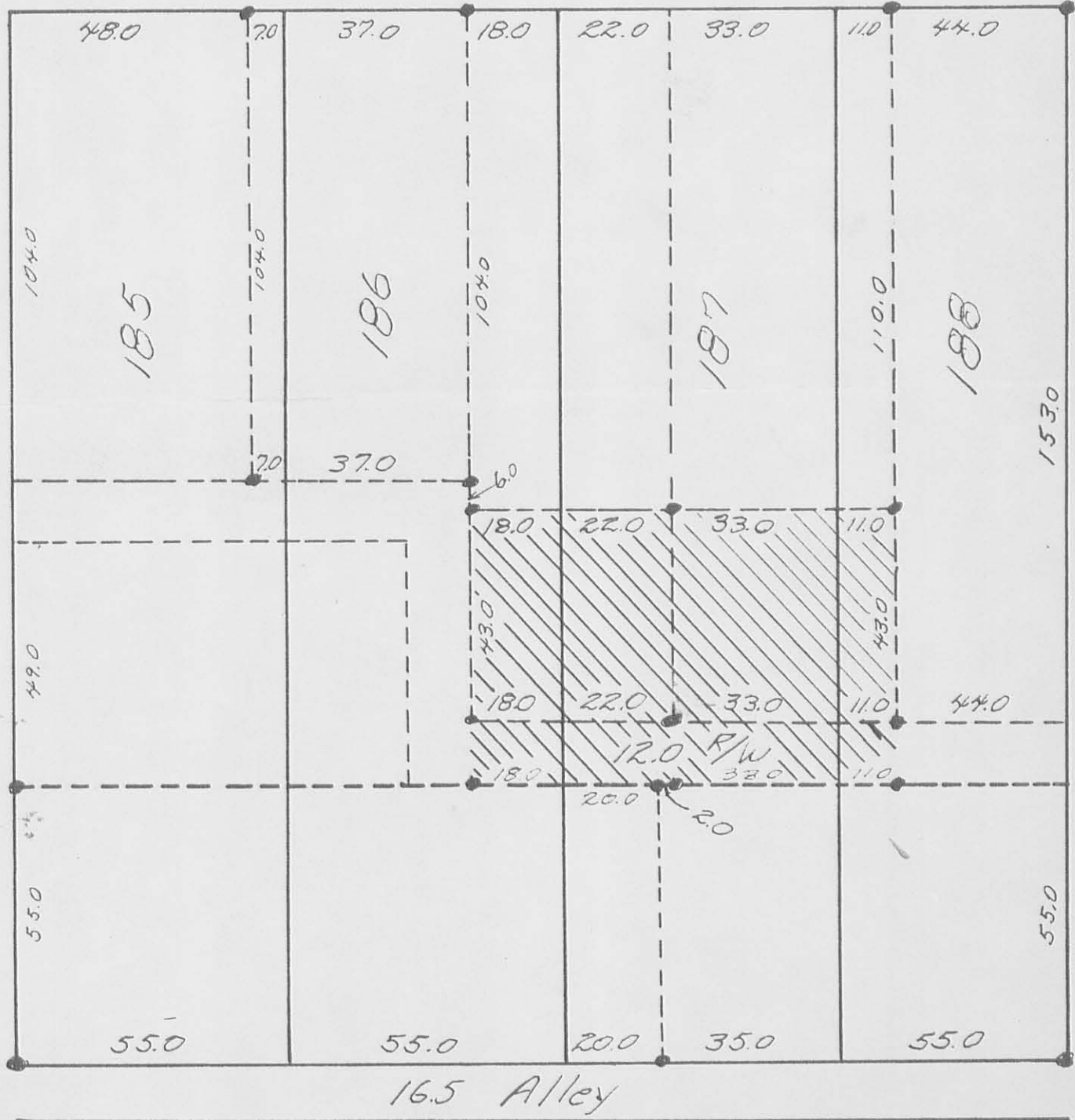
1" = 30'

2462  
2P

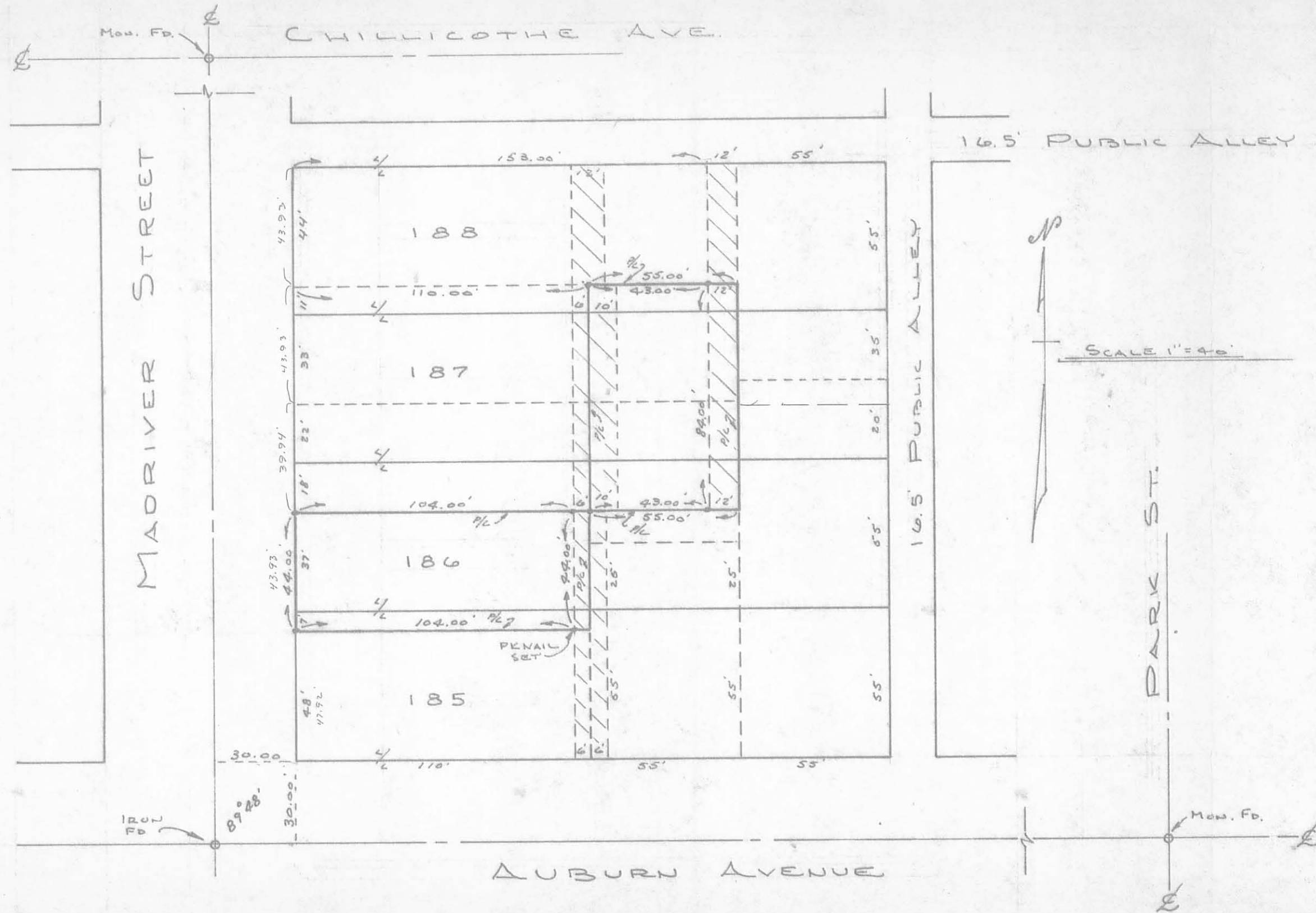
Bellefontaine, O.

MADRIVER STREET

AUBURN AVENUE



By: O.K. SHIRK



A SURVEY OF PARTS OF LOTS 185, 186, 187 AND 188 IN THE CITY OF BELLEFONTAINE, OHIO.  
 • DENOTES IRON PINS SET, UNLESS OTHERWISE NOTED.  
 // DENOTES RIGHTS OF WAY AND EASEMENTS WITHIN SAID LOTS.

SURVEYED SEPT. 9, 1973 FOR JAMES F. HILL  
 BY LARRY E. BLOSSER SIT # 1199  
 CHECKED BY: DANIEL E. GILBERT, P.S.  
 REG. SUR. No. 5402

INDEXED ON MAP  
 2462 3F

11-17-14

# Lee Surveying and Mapping Co., Inc.



117 N. Madriver St.  
Bellefontaine OH 43311

Land Surveys • Topography • Subdivisions • Construction Layout



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

## LATHAM 0.013 ACRE

Lying in the City of Bellefontaine, Lake Township, Logan County, Ohio.

Being the remainder of tracts formerly owned by Ralph R. Latham, part of Lot 187 and Lot 188 of the Original Bellefontaine Plat (Plat Cabinet A, Slide 1), as deeded and described in Official Record 24, Page 504, Tract I and Tract II of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a 1 inch iron pipe found on the northwest corner of Lot 188 on the intersection of the east right-of-way of Madriver Street (60 feet wide) and the south right-of-way of a 16.5 feet wide alley.

THENCE, with the south right-of-way of the said alley and the north line of Lot 188, N 89°-58'-42"E, a distance of 153.28 feet to a 5/8 inch iron rod set.

THENCE, with the west line of the Jeanne A. Vicario 0.025 acre part of Lot 188 (O.R. 1222, Pg. 593), S 00°-07'-03"E, a distance of 43.78 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING.

THENCE, with the south line of the said 0.025 acre tract, N 89°-55'-50"E, a distance of 12.00 feet to a point inside a residence, passing a 5/8 inch iron rod set at 8.00 feet.

THENCE, with the west line of the Jeanne A. Vicario part of Lot 187 and Lot 188 (O.R. 1222, Pg. 589), S 00°-07'-03"E, a distance of 45.87 feet to a 5/8 inch iron rod set in a railroad tie.

THENCE, with the lines of the Hedgewood Enterprises 0.068 acre part of Lots 188 & 187 (O.R. 27, Pg. 146), the following two courses:

N 89°-38'-23"W, a distance of 12.00 feet to a 5/8 inch iron rod set replacing a damaged 5/8 inch iron rod found.

N 00°-07'03"W, a distance of 45.78 feet to the point of beginning.

Containing 0.013 acre. There is 0.011 acre within Lot 187 and 0.002 acre within Lot 188. There is 0.001 acre within Tract I and 0.012 acre within Tract II.

Property is subject to any and all previous easements and rights-of-way of record.

The basis for bearings is the north line of Lot 188, being N 89°-58'-42"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on November 8, 2016.



Description prepared by:

*Jeffrey I. Lee*  
Jeffrey I. Lee  
Professional Surveyor 6359  
November 9, 2016

INDEXED ON MAP  
2462 4D1

ORIGINAL STAMP IN GREEN

14531016

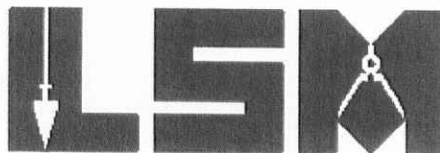
11-17-14

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Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.  
Bellefontaine OH 43311



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

## VICARIO 0.012 ACRE

Lying in the City of Bellefontaine, Lake Township, Logan County, Ohio.

Being all of the Jeanne A. Vicario 0.025 acre part of Lot 188 of the Original Bellefontaine Plat (Plat Cabinet A, Slide 1), as deeded and described in Official Record 1222, Page 593 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a 1 inch iron pipe found on the northwest corner of Lot 188 on the intersection of the east right-of-way of Madriver Street (60 feet wide) and the south right-of-way of a 16.5 feet wide alley.

THENCE, with the south right-of-way of the said alley and the north line of Lot 188, N 89°-58'-42"E, a distance of 153.28 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING.

THENCE, with the south right-of-way of the said alley and the north line of Lot 188, N 89°-58'-42"E, a distance of 12.00 feet to a 5/8 inch iron rod found.

THENCE, with the west line of the Jeanne A. Vicario part of Lot 188 (O.R. 1222, Pg. 589), S 00°-07'-03"E, a distance of 43.77 feet to a point inside a residence.

THENCE, with the north line of the Ralph R. Latham part of Lot 188 (O.R. 24, Pg. 504, Tract II), S 89°-55'-50"W, a distance of 12.00 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 4.00 feet.

THENCE, with the east line of the Martha Lang part of Lot 188 (O.R. 376, Pg. 951), N 00°-07'-03"W, a distance of 43.78 feet to the point of beginning.

Containing 0.012 acre.

Property is subject to any and all previous easements and rights-of-way of record.

The basis for bearings is the north line of Lot 188, being N 89°-58'-42"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on November 8, 2016.

Description prepared by:



Jeffrey I. Lee  
Professional Surveyor 6359  
November 9, 2016

14531016

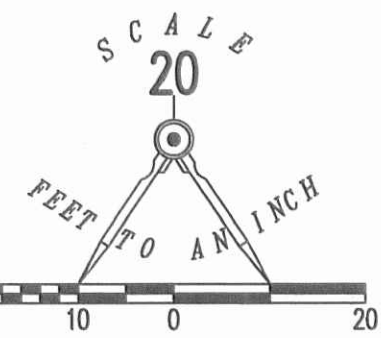
ORIGINAL STAMP IN GREEN

INDEXED ON MAP  
2462-4D2



11-17-14

APPROVED



MADRIVER STREET (60')

16.5' ALLEY

(BASIS FOR BEARINGS)  
N 89°58'42" E

153.28'

MARTHA LANG  
P/O LOT 188  
O.R. 376, PG. 951

JEANNE A. VICARIO  
0.025 ACRE  
P/O LOT 188  
O.R. 1222, PG. 593

N 89°58'42" E

12.00'

N 00°07'03" W 43.78'

0.012 ACRE

S 00°07'03" E 43.77'

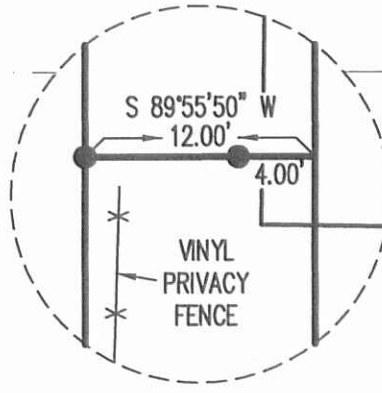
JEANNE A. VICARIO  
P/O LOTS 188 & 187  
O.R. 1222, PG. 589

ONE-STORY  
WOOD-FRAME  
RESIDENCE

RETRACEMENT SURVEY OF THE  
JEANNE A. VICARIO  
0.025 ACRE TRACT  
PART OF LOT 188  
ORIGINAL BELLEFONTAINE PLAT  
PLAT CABINET A, SLIDE 1  
OFFICIAL RECORD 1222, PAGE 593  
AND SURVEY OF 0.013 ACRE OUT OF  
TRACTS FORMERLY OWNED BY  
RALPH R. LATHAM  
PART OF LOTS 187 AND 188  
OFFICIAL RECORD 24, PAGE 504  
TRACTS I AND II  
CITY OF BELLEFONTAINE  
LAKE TOWNSHIP  
LOGAN COUNTY, OHIO

188

LOT 188  
LOT 187



HEDGEWOOD ENTERPRISES  
0.068 ACRE  
P/O LOTS 188 & 187  
O.R. 27, PG. 146

(0.002 ACRE)  
(0.011 ACRE)

N 00°07'03" W 45.78'

0.013 ACRE

S 00°07'03" E 45.87'

UNKNOWN OWNER  
FORMERLY  
RALPH R. LATHAM  
P/O LOTS 187 & 188  
O.R. 24, PG. 504  
TRACT II

UNKNOWN OWNER  
FORMERLY  
RALPH R. LATHAM  
P/O LOT 187  
O.R. 24, PG. 504  
TRACT I

187

REPLACING  
DAMAGED  
5/8 INCH IRON  
ROD FOUND

12.00'

(0.001 ACRE)

N 89°38'23" W

BRAD OFFENBECHER  
P/O LOT 187  
O.R. 1220, PG. 779

LOT 188  
LOT 187

12' EASEMENT

186

THIS SURVEY WAS PREPARED IN THE ABSENCE OF  
A COMPLETE AND ACCURATE TITLE SEARCH AND  
DOES NOT GUARANTEE TITLE.

LEGEND:

- ⊙ 1 INCH IRON PIPE FOUND
- 5/8 INCH IRON ROD FOUND
- 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM"

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



ORIGINAL STAMP IN GREEN

SURVEYED BY:

JEFFREY I. LEE

PROFESSIONAL SURVEYOR 6359  
NOVEMBER 8, 2016

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**LEE SURVEYING & MAPPING CO., INC.**  
117 North Madriver Street  
BELLEFONTAINE, OHIO 43311  
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WWW.LSMINC.US  
surveys@lsminc.us

KSS D1016 14531016 L-1453-3

INDEXED ON MAP  
2462 4P