

12' ALLEY

54.98'

27.47'

27.49'

54.95'

LOT 1759

M. ROSS  
DB VOL. 393 PG 251

LOT 1760

DB VOL 158  
PG. 577

LOT 1761

E. LAVINE  
DB VOL 391 PG 733

311.37 TO IRON PIPE @ COOK AVE.  
ALBERT ST. 51'

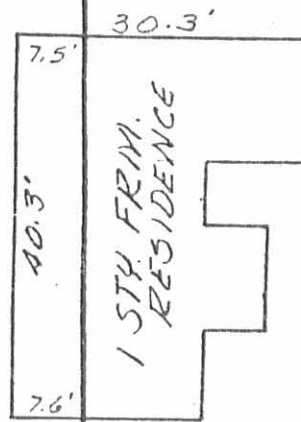


N

FENCE

126.00

126.00



30.3'

7.5'

40.3'

7.6'

27.49'

54.98'

13 FT.  
NEED A  
DEED FOR  
THIS STRIP

89°28.8'

89°28.8'

1/4" IRON BAR  
FD.

608.25 TO IRON @ LAWRENCE

JAY AVE. (45')

SURVEY OF EAST HALF LOT 1760  
IN HOWENSTINE ADD. No. 2 TO THE  
CITY OF BELLEFONTAINE, OHIO.

SCALE: 1" = 20'

MARCH, 1982

LEONARD L. VAN VOORHIS  
2310 CARPENTRIA-ASHLEY RD. SO.  
CARDINGTON OHIO  
43315

6724 IP

INDEXED ON MAP



LESLIE H. GEESLIN  
REGISTERED SURVEYOR

6-26-13



**APPROVED**

June 14, 2013

BRUMBAUGH SURVEY DESCRIPTION ( TRACT ONE )

Being a parcel of land situated in the City of Bellefontaine, Lake Township, Logan County, Ohio, and being a part of Lot Number 2138 of McCracken and Cook's Addition as recorded at Plat Cabinet A, Slide 36, and being more particularly described as follows :

Commencing for reference at a 5/8 inch iron bar set at the northwest corner of Lot Number 2135 of said McCracken and Cook's Addition -

Thence, South 89°09'33" East, along the south line of Cook Avenue, a distance of 128.88 feet to a 5/8 inch iron bar set at the northeast corner of Lot Number 2137 of said McCracken and Cook's Addition. Said point being the place of beginning for the parcel of land to be conveyed by this instrument -

Thence, continuing, South 89°09'33" East, along the last described line, a distance of 9.00 feet to a point -

Thence, South 00°20'01" West, a distance of 122.27 feet to a point -

Thence, North 90°00'00" West, along the north line of a 12 foot alley, a distance of nine feet to a 5/8 inch iron bar set at the southeast corner of Lot Number 2137 of McCracken and Cook's Addition -

Thence, North 00°20'02" East, a distance of 122.40 feet to the place of beginning.

Containing 0.025 acre of land more or less.

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

The basis of bearings is the centerline of Jay Street between Albert Street and Lawrence Street was assumed to bear South 90°00'00" East, all other bearings are from angles and distances measured in this field survey.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated June 14, 2013. On file in the Logan County Engineer's Office.

Description prepared by

James W. Geeslin  
Professional Surveyor 7764



<b>GEESLIN LAND SURVEYING</b>  525 S. SECOND ST. COLDWATER , OHIO 45828 PHONE: (419) 678-7232	PERMANENT PARCEL No. _____
	Part of _____ Sec. _____ T. _____ R. _____ Township _____ Grantor: _____ Area Retained: _____ Acres _____ Grantee: _____ Area Retained: _____ Acres _____ Deed References: _____
APPROVALS: AGENCY: _____	Board of Health Date _____ Township Zoning Officer Date _____ County Engineer Date _____

INDEXED ON MAP  
6724 2D-1

7-1-13

**APPROVED**

June 14, 2013

**BRUMBAUGH SURVEY DESCRIPTION ( TRACT TWO )**

Being a parcel of land situated in the City of Bellefontaine, Lake Township, Logan County, Ohio, and being a part of Lot Number 2138 and the 9 foot alley adjacent to the east in McCracken and Cook's Addition as recorded at Plat Cabinet A, Slide 36, and being more particularly described as follows :

Commencing for reference at a 5/8 inch iron bar set at the northwest corner of Lot Number 2135 of said McCracken and Cook's Addition -

Thence, South 89°09'33" East, along the south line of Cook Avenue, a distance of 137.88 feet to a point. Said point being South 89°09'33" East a distance 9.00 feet from a 5/8 inch iron bar set at the northeast corner of Lot Number 2137 of said McCracken and Cook's Addition and being the place of beginning for the parcel of land to be conveyed by this instrument -

Thence, continuing, South 89°09'33" East, along the last described line, a distance of 39.96 feet to a 5/8 inch iron bar set at the northwest corner of Lot Number 2139 of said McCracken and Cook's Addition -

Thence, South 00°21'42" West, a distance of 121.68 feet to a point at the southwest corner of Lot Number 2139 of said McCracken and Cook's Addition. Said point being North 90°00'00" West, 39.90 feet from a 5/8 inch iron bar set at the southeast corner of Lot Number 2139 of said McCracken and Cook's Addition -

Thence, North 90°00'00" West, along the north line of a 12 foot alley, a distance of 39.90 feet to a point -

Thence, North 00°20'01" East, a distance of 122.27 feet to the place of beginning.

Containing 0.112 acre of land more or less.

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

The basis of bearings is the centerline of Jay Street between Albert Street and Lawrence Street and was assumed to bear South 90°00'00" East, all other bearings are from angles and distances measured in this field survey.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated June 14, 2013. On file in the Logan County Engineer's Office.

Description prepared by James W. Geeslin  
James W. Geeslin  
Professional Surveyor 7764



<b>GEESLIN LAND SURVEYING</b>  525 S. SECOND ST. COLDWATER, OHIO 45828 PHONE: (419) 678-7232	PERMANENT PARCEL No. _____
	Part of _____ Sec. _____ T. _____ R. _____ Township _____ Grantor: _____ Area Retained: _____ Acres Grantee: _____ Area Retained: _____ Acres Deed References: _____
APPROVALS: AGENCY: _____ Board of Health Date _____ Township Zoning Officer Date _____ County Engineer Date _____	

INDEXED ON MAP  
6724 2D-2

**APPROVED**

6-26-13

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 00°20'02" V	122.40'
L2	S 00°20'01" V	122.27'
L3	S 00°21'42" V	121.81'
L4	S 00°21'42" V	121.68'

TRACT ONE = 0.025 ACRE  
TRACT TWO = 0.112 ACRE

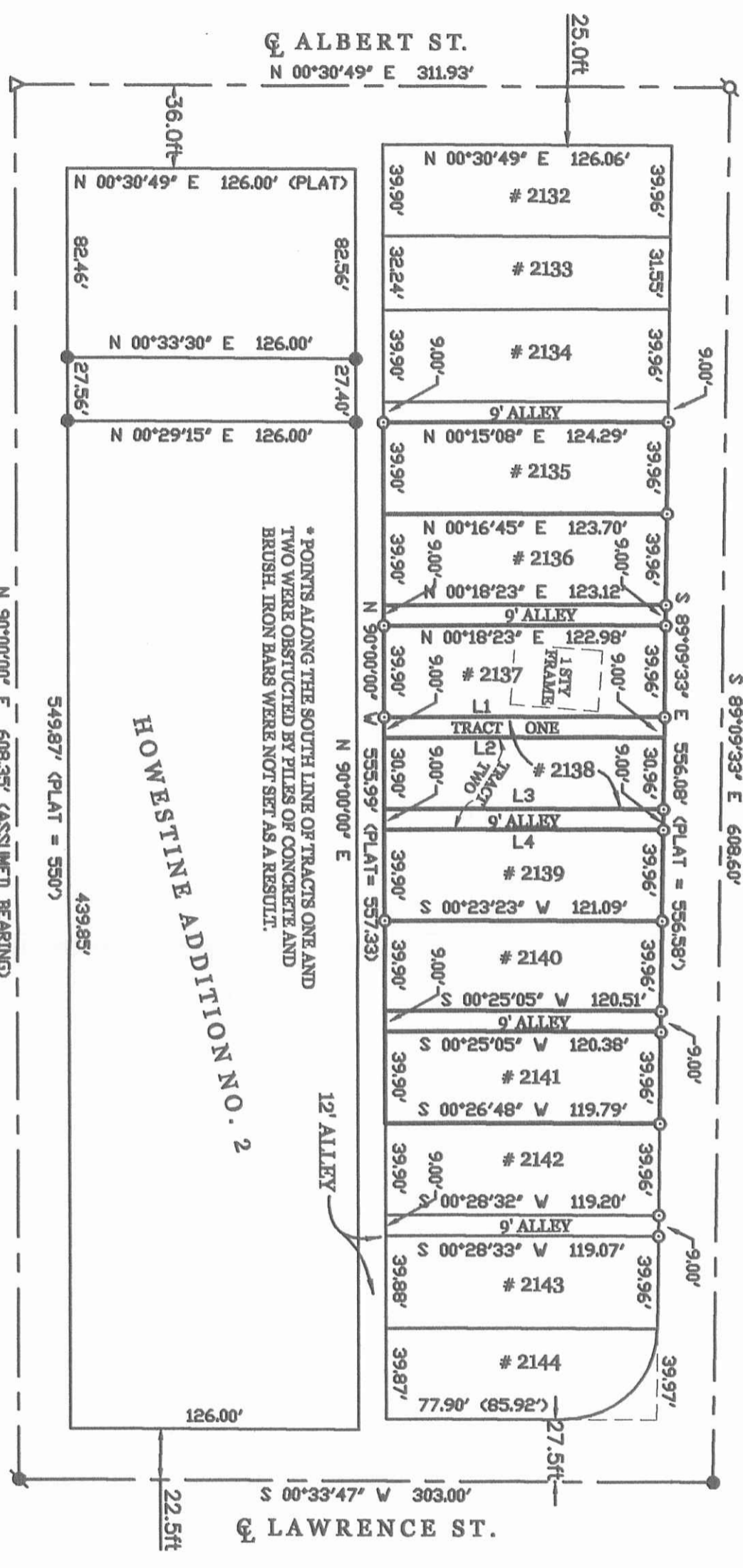
**BRUMBAUGH - PINNACLE GROUP SURVEY**

OF LOTS 2135-2141 IN McCRACKEN & COOK'S ADDITION TO THE CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO.  
JUNE 14, 2013

SCALE 1" = 60'

NOTES: 1) OWNER OF LOTS 2132-2134, HUNTINGTON NAT'L BANK, O.R. 1111/690; LOTS 2135-2136, ERIC BRUMBAUGH, O.R. 1103/811; 2137-2141, PINNACLE GROUP, O.R. 967/608.

COOK AVE. (50')



\*POINTS ALONG THE SOUTH LINE OF TRACTS ONE AND TWO WERE OBSTRUCTED BY PILES OF CONCRETE AND BRUSH. IRON BARS WERE NOT SET AS A RESULT.

HOWESTINE ADDITION NO. 2

**LEGEND**

- ▲ = RAILROAD SPIKE FOUND.
- ♁ = IRON PIPE FOUND.
- ⊙ = MAG NAIL FOUND.
- = 5/8 INCH IRON BAR FOUND.
- = 5/8 INCH IRON BAR SET.

SURVEYED BY

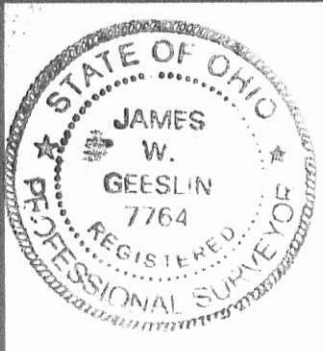
*James W. Geeslin*  
JAMES W. GEESLIN  
P.S. No. 7764

INDEXED ON MAP  
6724  
ZP

**SURVEY REFERENCES:**

- 1) HOWENSTINE ADDITION NO. 2 PLAT, 7/15/1896.
- 2) McCRACKEN & COOK'S ADDITION TO BELLEFONTAINE, OHIO PLAT, PLAT CAB. A SLIDE 36.
- 3) SURVEY OF E. 1/2 LOT 1760 IN HOWENSTINE'S ADD. NO. 2 BY L. GEESLIN, MARCH 1982.

**GEESLIN LAND SURVEYING**  
525 S. SECOND ST.  
COLDWATER, OHIO 45828  
PHONE (419) 678-7232



PERMANENT PARCEL No. \_\_\_\_\_

Part of: \_\_\_\_\_ Sec. \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_ Township \_\_\_\_\_

Grantor: \_\_\_\_\_ Area Retained: \_\_\_\_\_ Acres

Grantee: \_\_\_\_\_ Area Transferred: \_\_\_\_\_ Acres

Dead References: \_\_\_\_\_

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

**LEGEND:**

- 5/8 INCH IRON ROD FOUND
- 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LEE SURVEYING INC"

2135

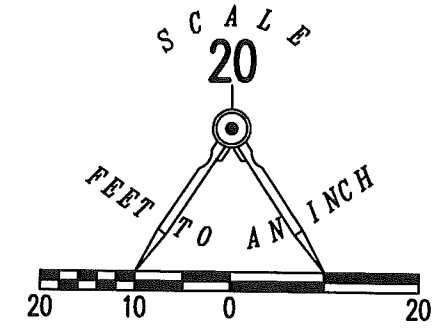
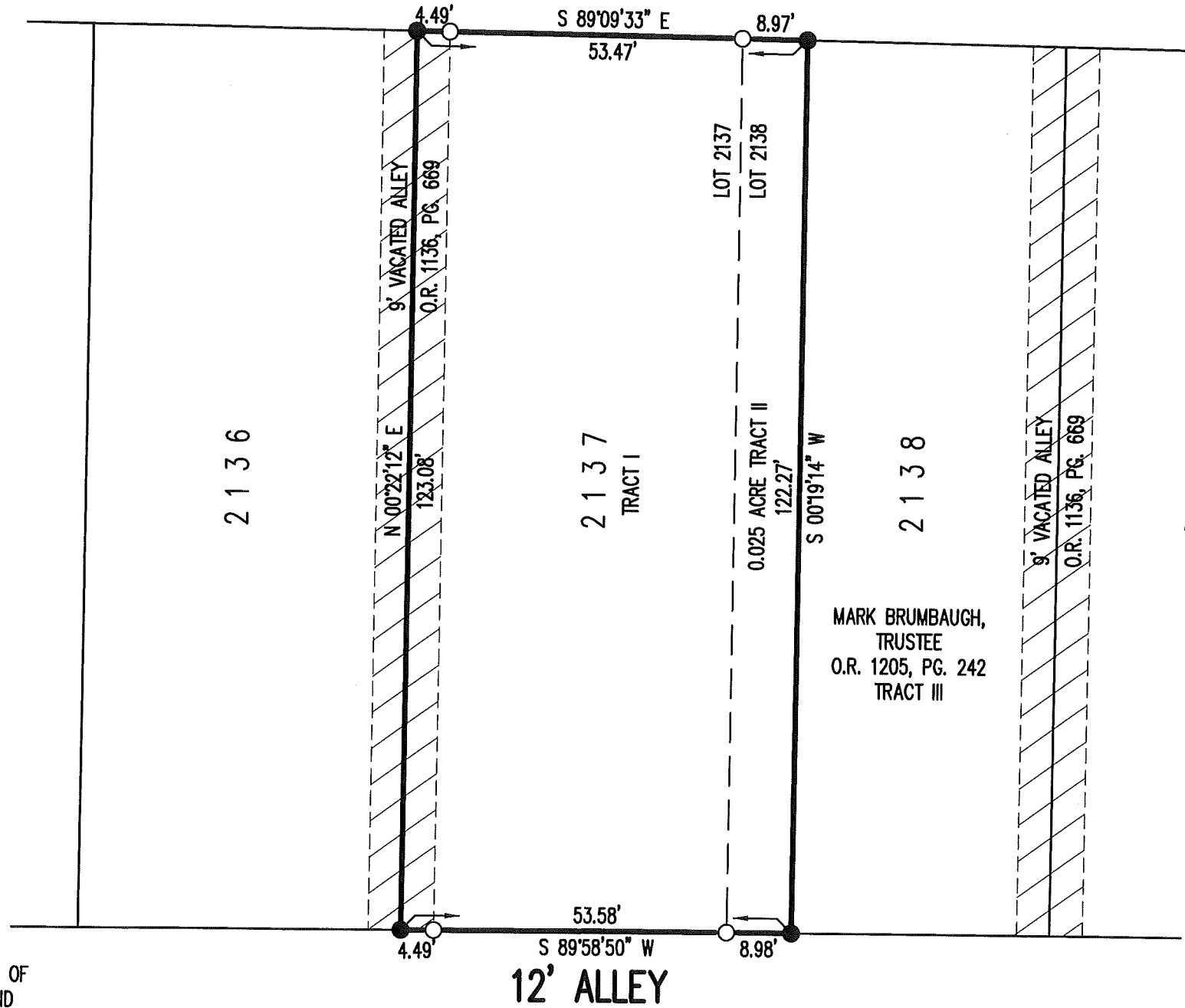
2136

2137  
TRACT I

2138

2139

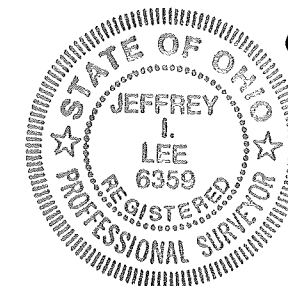
**COOKE AVENUE (50')**



**RETRACEMENT SURVEY OF THE  
 RICHARD C. ANCEL AND  
 KATHERINE L. FOUT  
 LOT 2137 AND 0.025 ACRE PART OF LOT 2138  
 McCracken & Cook's Addition  
 PLAT CABINET A, SLIDE 36  
 OFFICIAL RECORD 1281, PAGE 237  
 TRACT I AND TRACT II  
 AND VACATED ALLEY  
 OFFICIAL RECORD 1136, PAGE 669  
 CITY OF BELLEFONTAINE  
 LAKE TOWNSHIP  
 LOGAN COUNTY, OHIO**

SURVEYED BY:

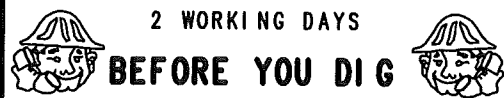
*Jeffrey I. Lee*  
 JEFFREY I. LEE  
 PROFESSIONAL SURVEYOR 6359  
 NOVEMBER 20, 2017



ORIGINAL STAMP IN GREEN

COPYRIGHT 2017 BY:  
**LEE SURVEYING & MAPPING CO., INC.**  
 117 North Madriver Street  
 BELLEFONTAINE, OHIO 43311  
 (937) 593-7335  
 WWW.LSMINC.US  
 surveys@lsminc.us  
 KSS D1117 63101117ALT L-6310-3

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



CALL TOLL FREE **800-362-2764**

OHIO UTILITIES PROTECTION SERVICE

INDEXED ON MAP  
 0724 3