

LESLIE H. GEESLIN
REGISTERED SURVEYOR 5248
P. O. BOX 274
RUSHSVLVANIA, OHIO 43347
TELEPHONE: (937) 468-2793
FAX: (937) 468-2080

TITLE RESOURCES TITLE AGENCY

September 25, 1998

The following described real estate situated in the State of Ohio, County of Logan, Township of Lake being part of Section 35, Town 4, Range 14, in the City of Bellefontaine and more particularly described as follows:

Beginning at a 5/8 inch iron bar found in the north line of Columbus Avenue at the southwest corner of Mark R. Davenport, et al's 0.19 acre tract as described in O. R. Vol. 126 page 27.

Thence with the north line of said Columbus Ave. S. 88° 22' 10" W. 40.65 feet to a 3/4 inch iron bar found at the southeast corner of David B. Russell, et ux's 0.205 acre tract as described in O. R. Vol. 357 Page 545.

Thence with said Russell's east line N. 2° 32' 07" W. 223.98 feet to a 5/8 inch iron bar found in the south line of a 16 1/2 foot right of way at said Russell's northeast corner.

Thence with the south line of said 16 1/2 foot right of way N. 87° 44' 47" E. 39.83 feet to a 1/2 inch iron pipe found at said Davenport's northwest corner.

Thence with said Davenport's west line S. 2° 44' 36" E. 224.43 feet to the place of beginning.

Containing 0.207 acre more or less.

The above described 0.207 acre tract being a new survey of Bank of America Illinois, TR 's 0.20 acre tract as described in O. R. Vol. 351 page 229.

Bearings are based on an assumed bearing (S. 88° 22' 10" W.) for the north line of Columbus Ave. in this field survey by Leslie H. Geeslin, Reg. Surveyor 5248 on September 25, 1998.

BELLEF48\TITLERES.SAM

INDEXED ON MAP
8139 1D



Leslie H. Geeslin

16 1/2' RIGHT OF WAY

N. 87° 44' 47" E.

39.83

SCALE: 1" = 30'



223.98'

224.43'

DAVID B. RUSSELL, ET UX
O. 205 AC.
O.R. VOL. 357 PAGE 595

N. 2° 32' 07" W.

BANK OF AMERICA ILLINOIS, TR

O. 20 AC.

O.R. VOL. 351 PAGE 229

O. 207 AC.

MARK E. DAVENPORT, ET AL

O. 190 AC.

O.R. VOL. 126 PAGE 27

S. 2° 44' 36" E.

LEGEND:

- = 1/2 INCH IRON PIPE FOUND
- = 3/4 INCH IRON BAR FOUND
- ⦿ = 5/8 INCH IRON BAR FOUND

SURVEY OF 0.207 ACRE
IN THE CITY OF
BELLEFONTAINE, IN
SECTION 35, TOWN 4, RANGE 14
LAKE TOWNSHIP, LOGAN
COUNTY, OHIO FOR
TITLE RESOURCES TITLE
AGENCY ON SEPT. 25, 1998

40.65'

S. 88° 22' 10" W.

COLUMBUS AVENUE



INDEXED ON MAP
8139 1P

Leslie H. Geeslin
LESLIE H. GEESLIN
RUSHSVLVANIA, O
PH: (937) 468-2793
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LESLIE H. GEESLIN
REGISTERED SURVEYOR NO. 5248
P. O. BOX 274
RUSHSVLVANIA, OHIO 43347

TELEPHONE: (513) 468-2793

TUSSING SURVEY

The following described real estate situated in the State of Ohio, County of Logan, Township of Lake, being in the southeast quarter of Section 35, Town 4, Range 14, M. R. S., in the City of Bellefontaine, and more particularly described as follows:

Beginning at a 3/4 inch iron bar found at the southeast corner of Freda Silverstein's 0.20 acre tract as described in O. R. Vol. 61 Page 269, also being in the north line of Columbus Street.

Thence with said Silverstein's east line N. 1° 09' 05" E. 223.65 feet to a 5/8 inch iron bar set in the south line of a 16.5 foot alley.

Thence with the south line of said 16.5 foot alley S. 88°39'51"E. 39.79 feet to a 5/8 inch iron bar set at the northwest corner of Patrick A. Lambert's and Janice L. Fair's 0.20 acre tract as described in D. B. Vol. 395 Page 390.

Thence with Lambert/Fair's west line S. 1° 07' 15" W. 223.94 feet to a 3/4 inch iron bar found in the north line of Columbus Street. Thence with the north line of Columbus Street N. 88° 14' 12" W. 39.91 feet to the place of beginning.

Containing 0.205 acre more or less

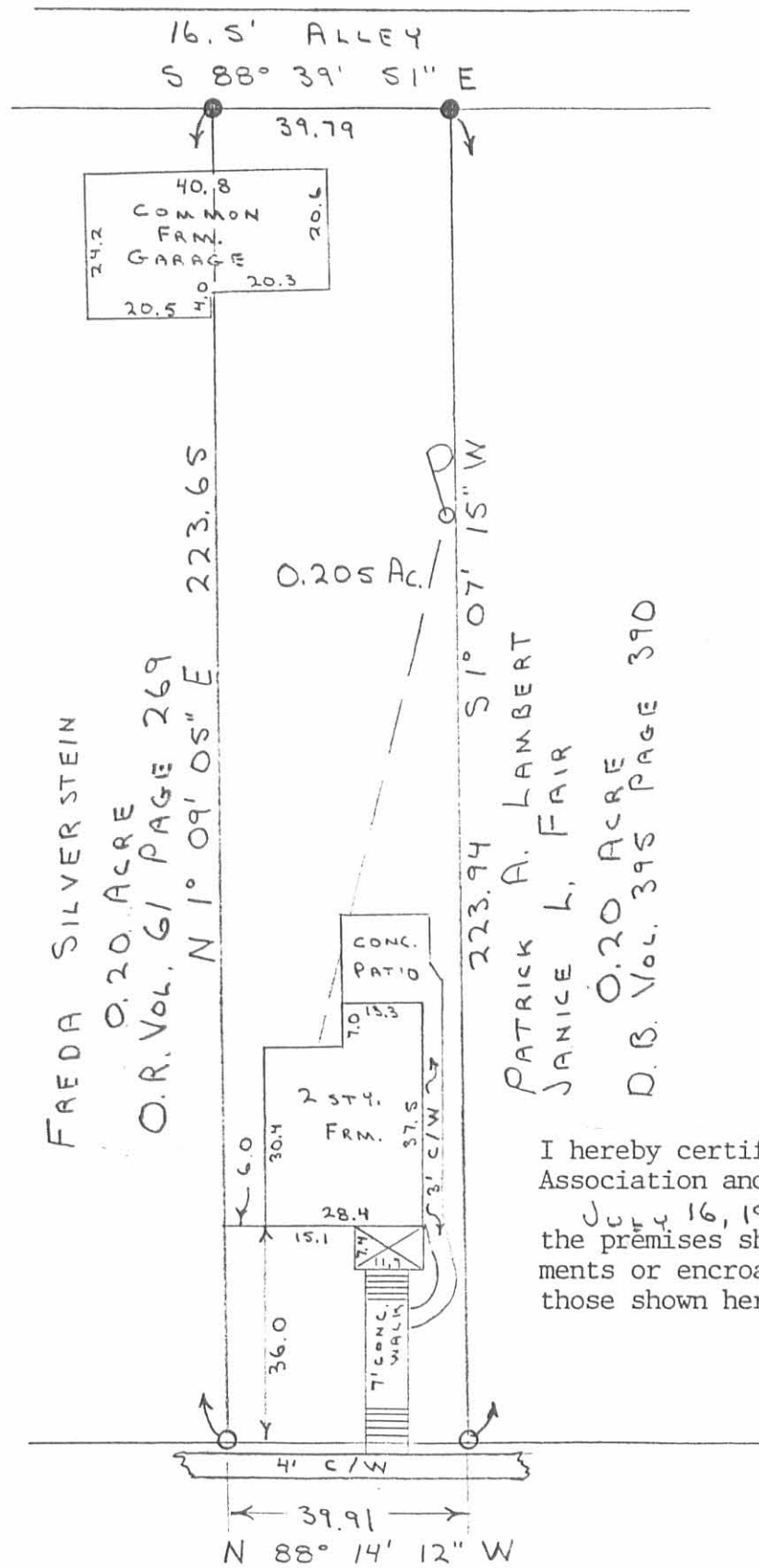
Bearings are based on an assumed bearing for the north line of Columbus Street in this field survey.

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8139 2D



Leslie H. Geeslin

S 91-79
TUSSING
(48)



LEGEND:
 ○ = 3/4" IRON BAR FD.
 ● = 5/8" IRON BAR SET

SCALE: 1" = 30'

SURVEY OF A 0.205 ACRE TRACT IN THE CITY OF BELLEFONTAINE, PART OF THE S. E. QUARTER SECTION 35, T. 4, R. 14, M. R. S., LAKE TWP LOGAN CO., OHIO.
 JULY 16, 1991

FREDA SILVERSTEIN
 0.20 ACRE
 O.R. Vol. 61 PAGE 269

PATRICK A. LAMBERT
 JANICE L. FAIR
 0.20 ACRE
 D.B. Vol. 395 PAGE 390

I hereby certify to Citizens Federal Savings and Loan Association and Lawyers Title Insurance Corp. that on July 16, 1991 I made an accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon.



INDEXED ON MAP
 8139 2P

Leslie H. Geeslin
 LESLIE H. GEESLIN
 RUSHSVLVANIA, OHIO

11-12-2021



APPROVED



EDWARDS SURVEYING

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



LEGAL DESCRIPTION FOR PAGE'S 0.205 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Lake, City of Bellefontaine, and being a part of Section 35, Town 4, Range 14, and being more particularly described as follows:

Beginning for reference at a stone found in a monument box at the intersection of the centerlines of Columbus Ave. (80' right-of-way) and Park Street (30' right-of-way);

Thence with the centerline of Columbus Ave., S-84°05'55"-E, 359.09'(feet) to a Mag Nail set;

Thence N-5°47'27"-E, 40.00'(feet) to an iron bar set on the North line of Columbus Ave. at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, also being at the Southeast corner of a 0.32 acre tract conveyed to Christy L. Rose by deed recorded in Official Record 998, Page 803;

Thence with the East line of the 0.32 acre tract, N-5°47'27"-E, 223.71'(feet) to an iron bar set on the South line of Watson Way, being a 16.5' wide Alley;

Thence with the South line of Watson Way, S-84°15'45"-E, 40.00'(feet) to a 5/8" diameter iron bar found at the Northwest corner of a 0.205 acre tract conveyed to Wesley & Ashley Hartman by deed recorded in Official Record 1392, Page 275;

Thence with the West line of Hartman's 0.205 acre tract and through an adjoining frame garage, S-5°47'27"-W, 223.82'(feet) to an iron bar set on the North line of Columbus Ave.;

Thence with the North line of Columbus Ave., N-84°05'55"-W, 40.00'(feet) to the place of beginning.

Containing 0.205 acre but being subject to the rights of all legal highways and all easements of record.

Being a more accurate description of a 0.20 acre tract conveyed to James A. & Sally G. Page by deed recorded in Official Record 764, Page 59, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, November 9, 2021. 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 Columbus Ave. per an assumed bearing of S-84°05'55"-E.



William D. Edwards

William D. Edwards, P.S. 7574

INDEXED ON MAP

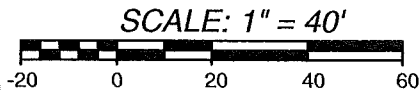
8139

11-12-2021

APPROVED

PLAT OF SURVEY

321 E. COLUMBUS AVE.
CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO
SECTION 35, TOWN 4, RANGE 14



DATE: NOVEMBER 9, 2021

WATSON WAY
(16.5' ALLEY)

PARK STREET
30' R/W

10' ALLEY

LUDLOW LINE

S 84°15'45"E
40.00'

ADJOINING FR. GARAGE

0.205 AC.

JAMES A. & SALLY G. PAGE
0.20 AC.
O.R. 764, P. 59

CHRISTY L. ROSE
0.32 AC.
O.R. 988, P. 803

N 5°47'27"E 223.71'

S 5°47'27"W 223.82'

WESLEY & ASHLEY HARTMAN
0.205 AC.
O.R. 1392, P. 275

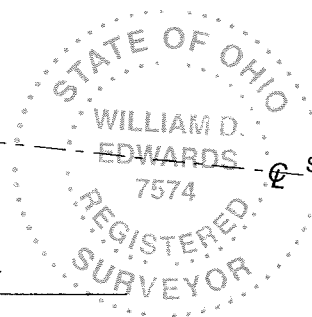
N 5°45'36"E 223.94'

P.O.B.

N 84°05'55"W
40.00'

39.91'

7/8" DIA.



E. COLUMBUS AVE. 80' R/W
S 84°05'55"E 359.09'

SURVEYED BY:

William D. Edwards

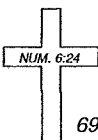
WILLIAM D. EDWARDS
PROFESSIONAL SURVEYOR No. 7574
110 SOUTH MAIN STREET
URBANA, OHIO 43078
(937)653-6508

NOTE:

- BEARINGS ARE BASED ON THE CENTERLINE OF COLUMBUS AVE. ROAD PER AN ASSUMED BEARING OF S-84°05'55"-E.
- REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY.

LEGEND

- △ = STONE in MONUMENT BOX.....FOUND
- = 5/8" DIA. (UNLESS NOTED) IRON BAR.....FOUND
- ⊙ = 1" DIA. IRON PIPE.....FOUND
- = MAG NAIL.....SET at grade
- = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 7574".....SET at grade



NUM. 6-24

6909.ZAK

INDEXED ON MAP

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