

RECID 10-6-03 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

CARTER STEEL 2.283 ACRES

Lying in Section 33, Town 4, Range 14, City of Bellefontaine and Lake Township, Logan County, Ohio.

Being out of the Bellefontaine H D Company, a Florida Corporation, original 14.356 acre tract, part of which is located within Lot 3508 of Clark's Park Addition (Plat Cabinet A, Slides 112 & 113), as deeded and described in Official Record 587, Page 575, Parcel One, of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a MAG nail set on the center-line of Carlisle Street (60 feet wide) at the northwest corner of Lot 1867 of Iron City Addition (Plat Cabinet A, Slide 29).

THENCE, with the center-line of vacated Carlisle Street and the west lines of Lots 1867 thru 1871, S 6°-03'-57" W, a distance of 233.75 feet to a 5/8 inch iron rod set.

THENCE, with the center-line of a 15 feet wide vacated alley and the south line of Lot 1871, S 84°-26'-20" E, a distance of 164.95 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 133.07 feet.

THENCE, with the west line of a 15 feet wide alley, S 6°-04'-10" W, a distance of 7.50 feet to a 5/8 inch iron rod set on the south line of the said 15 feet wide vacated alley.

THENCE, with the south line of Iron City Addition, S 84°-26'-20" E, a distance of 20.44 feet to a 5/8 inch iron rod found.

THENCE, with the northwest lines of Lot 3311, a 15 feet wide alley, Lot 3363, 3362, 3361 and 3360 and Third Street (40 feet wide) of said Clark's Park Addition, S 32°-27'-14" W, a distance of 425.74 feet to a 5/8 inch iron rod found.

THENCE, with the northwest lines of Third Street and Lot 3364 of said Clark's Park Addition, S 30°-36'-07" W, a distance of 49.26 feet to a 5/8 inch iron rod found.

THENCE, N 84°-26'-05" W, a distance of 108.90 feet to a railroad spike set.

THENCE, N 5°-33'-40" E, a distance of 445.77 feet to a railroad spike set.

THENCE, S 81°-47'-40"E, a distance of 117.20 feet to a rail road spike set.

THENCE, N 6°-03'-57" E, a distance of 225.28 feet to a 5/8 inch iron rod set.

THENCE, with the north line extended of said Lot 1867, S 84°-14'-55" E, a distance of 20.00 feet to the point of beginning.

Containing 2.283 acres, of which 0.190 acre is in the City of Bellefontaine and 2.093 acres are in Lake Township; also, 2.121 acres is out of Lot 3508, of which 0.551 acre is out of the former railroad property.

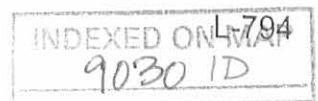
The basis for bearings is the center-line of Carlisle Street, being S 6°-03'-57" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on February 18, 2003.

Description prepared by:

William K. Bruce
Professional Surveyor 7437
March 3, 2003
Revised September 17, 2003
Revised October 3, 2003



ORIGINAL STAMP IN GREEN

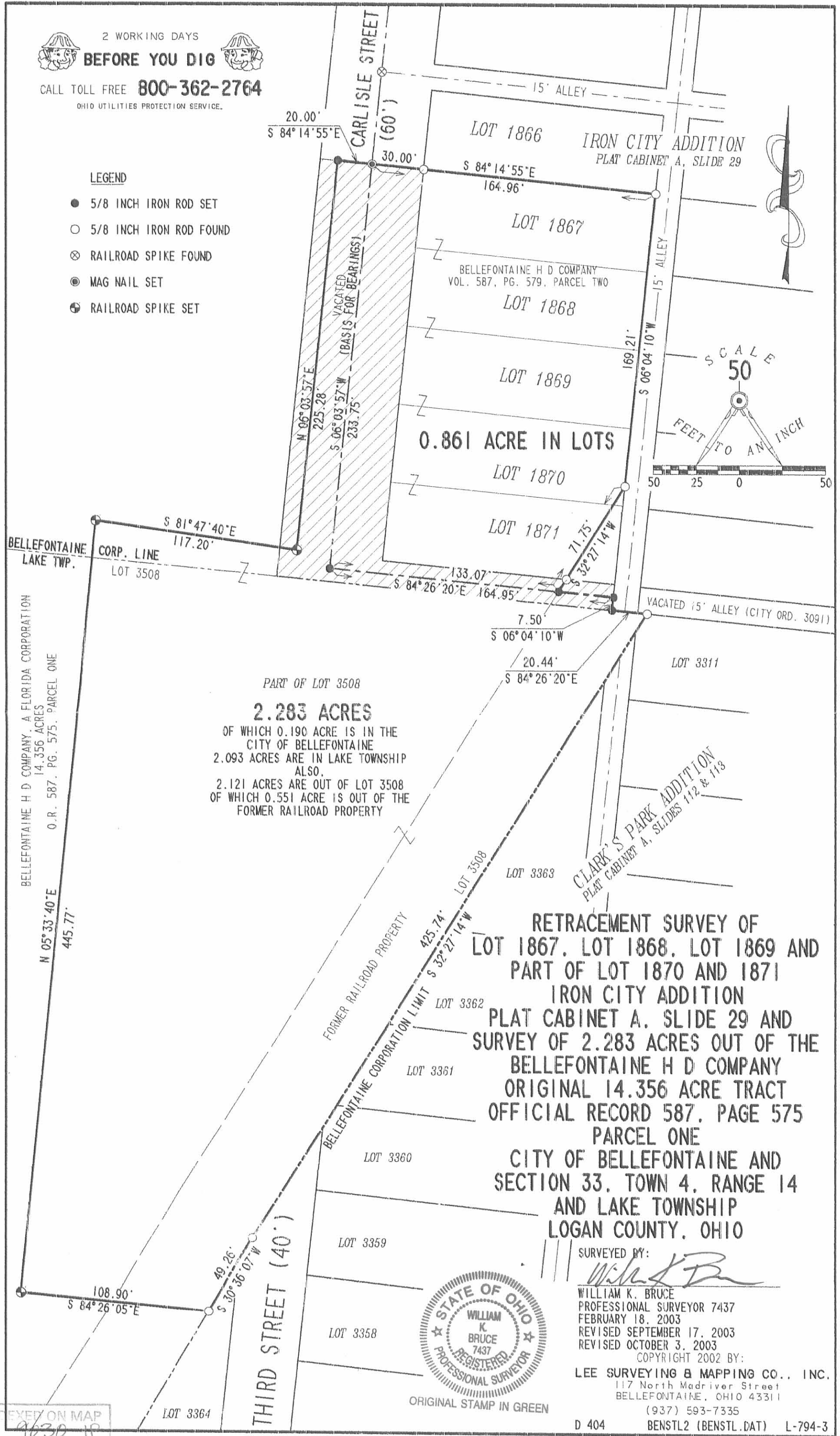


REC'D 10-6-03 SMY OK

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

LEGEND

- 5/8 INCH IRON ROD SET
- 5/8 INCH IRON ROD FOUND
- ⊗ RAILROAD SPIKE FOUND
- ⊙ MAG NAIL SET
- ⊕ RAILROAD SPIKE SET



BELLEFONTAINE H D COMPANY, A FLORIDA CORPORATION
14.356 ACRES
O.R. 587, PG. 575, PARCEL ONE

PART OF LOT 3508
2.283 ACRES
OF WHICH 0.190 ACRE IS IN THE CITY OF BELLEFONTAINE
2.093 ACRES ARE IN LAKE TOWNSHIP ALSO,
2.121 ACRES ARE OUT OF LOT 3508 OF WHICH 0.551 ACRE IS OUT OF THE FORMER RAILROAD PROPERTY

**RETRACEMENT SURVEY OF
LOT 1867, LOT 1868, LOT 1869 AND
PART OF LOT 1870 AND 1871
IRON CITY ADDITION
PLAT CABINET A, SLIDE 29 AND
SURVEY OF 2.283 ACRES OUT OF THE
BELLEFONTAINE H D COMPANY
ORIGINAL RECORD 587, PAGE 575
PARCEL ONE
CITY OF BELLEFONTAINE AND
SECTION 33, TOWN 4, RANGE 14
AND LAKE TOWNSHIP
LOGAN COUNTY, OHIO**

SURVEYED BY:
William K. Bruce



WILLIAM K. BRUCE
PROFESSIONAL SURVEYOR 7437
FEBRUARY 18, 2003
REVISED SEPTEMBER 17, 2003
REVISED OCTOBER 3, 2003
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117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335
D 404 BENSTL2 (BENSTL.DAT) L-794-3

INDEXED ON MAP
9030-1P

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Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311Phone: (937) 593-7335
Fax: (937) 593-7444

CARTER STEEL 2.267 ACRES

Lying in Section 33, Town 4, Range 14, City of Bellefontaine and Lake Township, Logan County, Ohio.

Being out of the Bellefontaine H D Company, a Florida Corporation, original 14.356 acre tract, part of which is located within Lot 3508 of Clark's Park Addition (Plat Cabinet A, Slides 112 & 113), as deeded and described in Official Record 587, Page 575, Parcel One, of the Logan County Records of Deeds and being more particularly described as follows:

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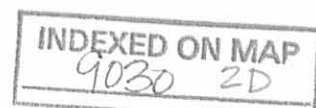
Containing 2.267 acres, of which 0.174 acre is in the City of Bellefontaine and 2.093 acres are in Lake Township; also, 2.121 acres is out of Lot 3508, of which 0.551 acre is out of the former railroad property.

The basis for bearings is the center-line of Carlisle Street, being S 6°-03'-57" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on February 18, 2003.



ORIGINAL STAMP IN GREEN

Description prepared by:

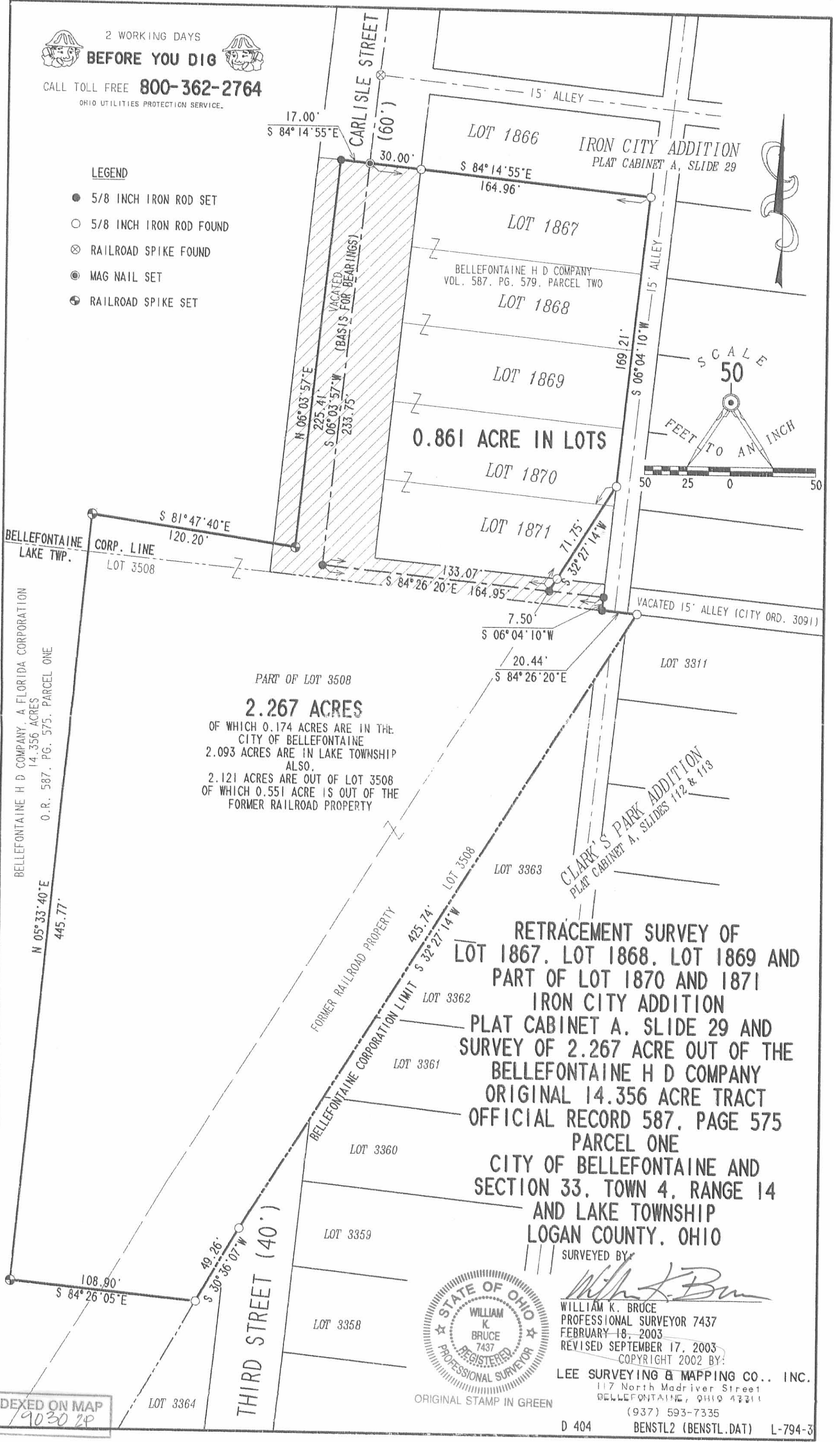
William K. Bruce
Professional Surveyor 7437
March 3, 2003
Revised September 17, 2003

L-794

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

LEGEND

- 5/8 INCH IRON ROD SET
- 5/8 INCH IRON ROD FOUND
- ⊗ RAILROAD SPIKE FOUND
- ⊙ MAG NAIL SET
- ⊕ RAILROAD SPIKE SET



2.267 ACRES
 OF WHICH 0.174 ACRES ARE IN THE CITY OF BELLEFONTAINE
 2.093 ACRES ARE IN LAKE TOWNSHIP ALSO.
 2.121 ACRES ARE OUT OF LOT 3508 OF WHICH 0.551 ACRE IS OUT OF THE FORMER RAILROAD PROPERTY

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 SECTION 33, TOWN 4, RANGE 14
 AND LAKE TOWNSHIP
 LOGAN COUNTY, OHIO**

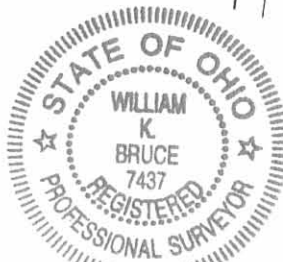
SURVEYED BY

William K. Bruce

WILLIAM K. BRUCE
 PROFESSIONAL SURVEYOR 7437
 FEBRUARY 18, 2003
 REVISED SEPTEMBER 17, 2003

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ORIGINAL STAMP IN GREEN

INDEXED ON MAP
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Recd 7-11-02 original

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

CARTER STEEL 1.598 ACRES

Lying in Section 33, Town 4, Range 14, City of Bellefontaine and Lake Township, Logan County, Ohio.

Being out of the Carter Steel and Fabricating Co., an Ohio Corporation, original 14.356 acre tract (of which part is located within Lot 3508 of Clark's Park Addition, Plat Cabinet A, Slides 112 & 113) as deeded and described in Official Record 81, Page 87, Tract I of the Logan County Records of Deed and being more particularly described as follows:

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THENCE, with the northwest lines of Third Street and Lot 3364 of said Clark's Park Addition, S 30°-36'-07" W, a distance of 49.26 feet to a 5/8 inch iron rod found.

THENCE, N 3°-14'-36" W, a distance of 334.63 feet to a 5/8 inch iron rod set.

THENCE, N 11°-05'-53" E, a distance of 100.00 feet to a 5/8 inch iron rod set.

THENCE, N 18°-38'-55" E, a distance of 241.68 feet to a 5/8 inch iron rod set.

THENCE, with the north line extended of said Lot 1867, S 84°-14'-55" E, a distance of 17.00 feet to the point of beginning.

Containing 1.598 acres, of which 0.272 acre is in the City of Bellefontaine, 1.326 acres are in Lake Township and 0.831 acre is out of Lot 3508.

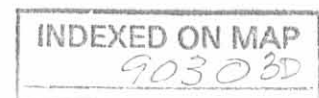
The basis for bearings is the center-line of Carlisle Street, being S 6°-03'-57" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on July 3, 2002.



ORIGINAL STAMP IN GREEN

Description prepared by:

Jeffrey I. Lee
Professional Surveyor 6359
July 5, 2002

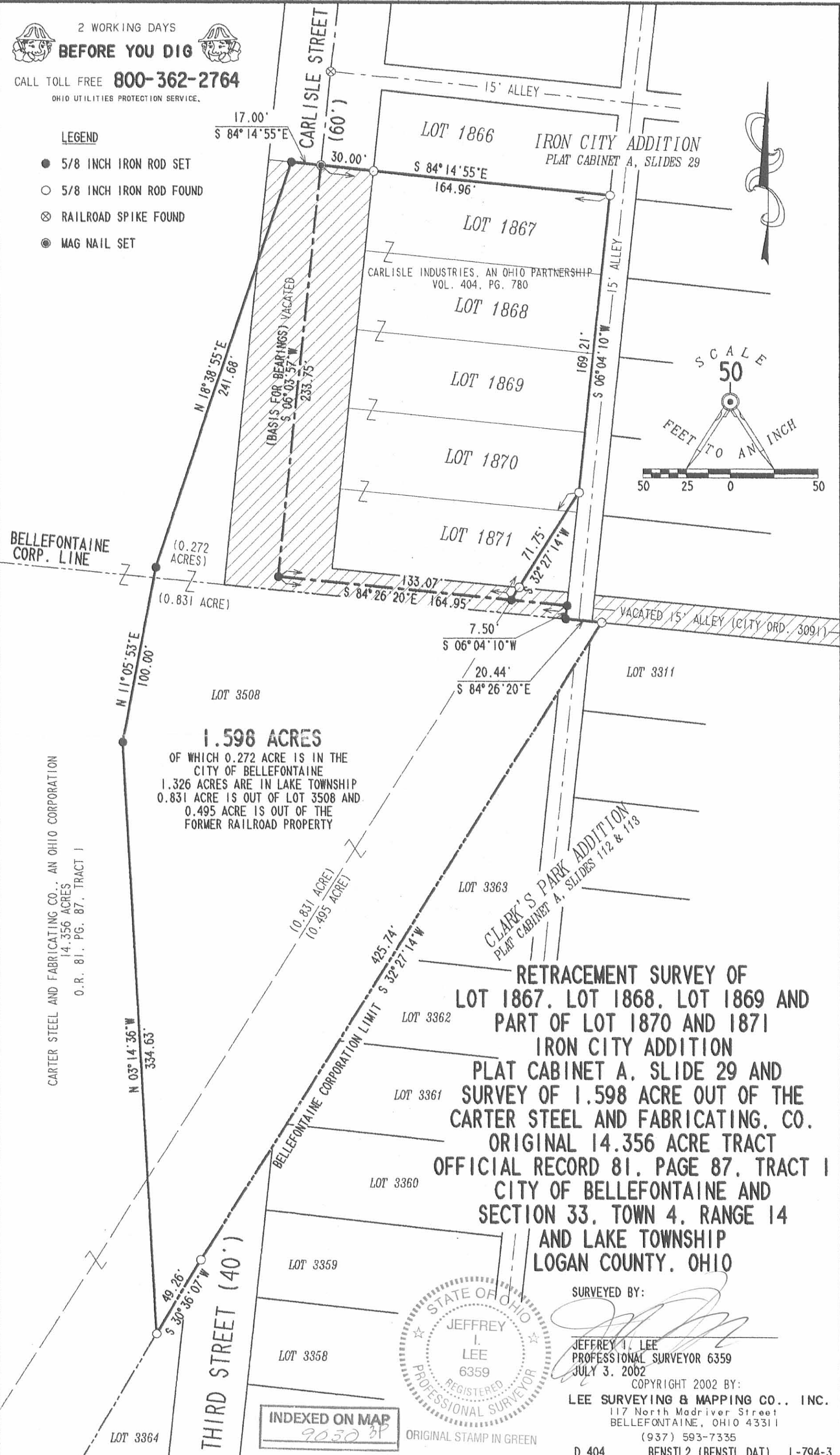


L-794

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- MAG NAIL SET



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 OFFICIAL RECORD 81, PAGE 87, TRACT 1
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 AND LAKE TOWNSHIP
 LOGAN COUNTY, OHIO**



SURVEYED BY:

 JEFFREY I. LEE
 PROFESSIONAL SURVEYOR 6359
 JULY 3, 2002

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ORIGINAL STAMP IN GREEN

RS 7-11-02

Revised 8/25/95



N 04°02'30"E

CARLISLE AVE. (60')

IRON AVE. (60')

S 86°00'00"E

N 04°02'30"E

90.00'

S 86°00'00"E
135.05'

LOT 1860

90.00'

S 04°02'30"W

15' ALLEY

LOT 1861

30'

1 STORY
FRAME
BLDG

7.4'

28'

135.05'
N 86°00'00"W

LOT 1862



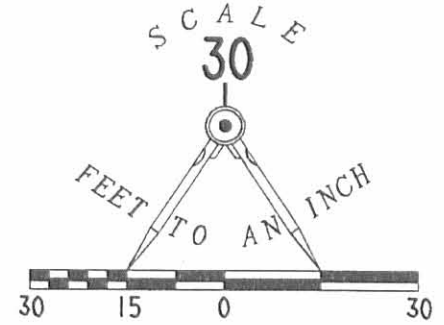
2 WORKING DAYS



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OHIO UTILITIES PROTECTION SERVICE.



LEGEND

- .10" SQUARE IRON BAR FOUND
- 5/8" IRON ROD SET

REFERENCES

LOGAN COUNTY ENGINEER'S FILES:
 PLAT OF IRON CITY ADDITION
 TO BELLEFONTAINE
 PLAT CABINET A. SLIDE 195
 R-4566
 R-7832

RETRACEMENT SURVEY OF
 LOTS 1860 AND 1861
 IRON CITY ADDITION TO BELLEFONTAINE
 PLAT CABINET A. SLIDE 195
 LAKE TOWNSHIP
 LOGAN COUNTY, OHIO



SURVEYED BY:

 JEFFREY I. LEE
 PROFESSIONAL SURVEYOR 6359
 AUGUST 2, 1995

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 143 East Columbus Avenue
 BELLEFONTAINE, OHIO 43311
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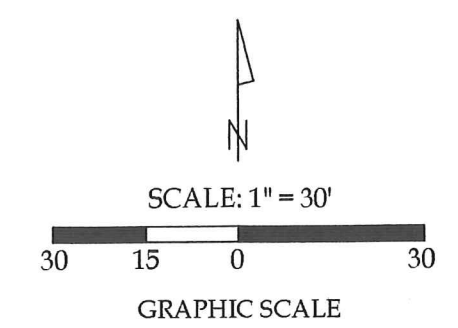
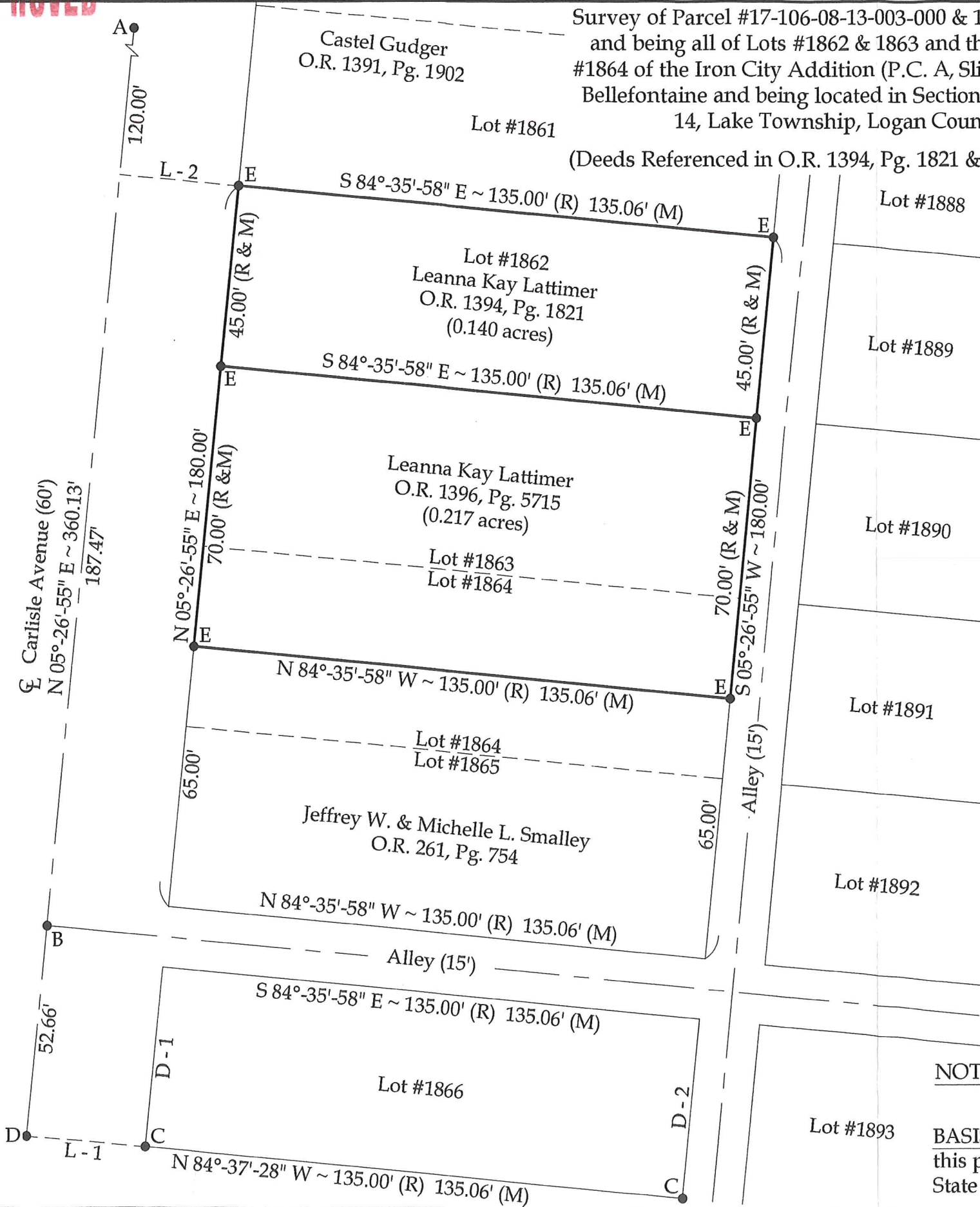
ORIGINAL STAMP IN GREEN

5-13-2024

APPROVED

Survey of Parcel #17-106-08-13-003-000 & 17-106-08-13-003-001 and being all of Lots #1862 & 1863 and the North 25' of Lot #1864 of the Iron City Addition (P.C. A, Slide 29) to the City of Bellefontaine and being located in Section 33, Town 4, Range 14, Lake Township, Logan County, Ohio.

(Deeds Referenced in O.R. 1394, Pg. 1821 & O.R. 1396, Pg. 5715)



Line Data

- L - 1 = S 84°-37'-28" E ~ 30.00'
- L - 2 = S 84°-35'-58" E ~ 30.00'

Distance Data

- D - 1 = 45.00' (R) 45.02' (M)
- D - 2 = 45.00' (R) 44.96' (M)

Legend

- A = Existing #5 Rebar at the intersection of the centerlines of Carlisle Street and Iron Avenue
- B = Existing Railroad Spike
- C = Existing #5 Rebar
- D = Existing Mag Nail
- E = Set #5 Rebar



This plat represents an actual boundary survey completed under my direct supervision on April 30, 2024.

Kyle J. Binkley
Kyle J. Binkley, P.S. #8587

NOTE: All distances on this plat are measured unless otherwise noted.

BASIS OF BEARINGS: The system of bearings for this plat and legal description is based on the Ohio State Plane - North Coordinate System NAD83 (2011).

24 W. Auglaize Street
Wapakoneta, Ohio 45895
(419) 236-3768

CLIENT: Leanna Salmeron			
SURVEYED BY: T.J.S./M.A.B.	DATE: 04-30-2024	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 30'	PAGE 1	OF 1	PAGES 1

INDEXED ON MAP
9030