

RECID 11-12-08 smj/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

GOOD'S HEATING & COOLING, INC. 0.125 ACRE

Lying in Virginia Military Survey 4990, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being all of the Good's Heating & Cooling, Inc., 0.20 acre tract as deeded and described in Official Record 350, Page 765 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a MAG nail found on the intersection of the center-lines of Sandusky Avenue and Stanley Street (south).

THENCE, with the center-line of Sandusky Avenue (60 feet wide), N 70°-00'-00"E, a distance of 267.90 feet to a point.

THENCE, with the west line of the Robert C. Lentz 0.25 acre tract (Vol. 367, Pg. 819), S 00°-27'-54"W, a distance of 32.02 feet to a 5/8 inch iron rod set on the south right-of-way of Sandusky Avenue at the TRUE POINT OF BEGINNING.

THENCE, with the west line of the said 0.25 acre tract, S 00°-27'-54"W, a distance of 184.47 feet to a 5/8 inch iron rod set.

THENCE, with a north line of the Rose Mary Johnson, etal tract (O.R. 573, Pg. 696), S 86°-27'-52"W, a distance of 23.00 feet to a 5/8 inch iron rod set.

THENCE, with the east line of the Bette L. McDaniel 0.15 acre tract (O.R. 636, Pg. 188), N 04°-21'-42"W, a distance of 172.70 feet to a 5/8 inch iron rod set on the south right-of-way of Sandusky Avenue.

THENCE, with the south right-of-way of Sandusky Avenue, N 70°-00'-00"E, a distance of 40.00 feet to the point of beginning.

Containing 0.125 acre.

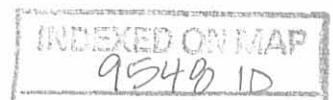
The basis for bearings is the center-line of Sandusky Avenue, being N 70°-00'-00"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on November 7, 2008.



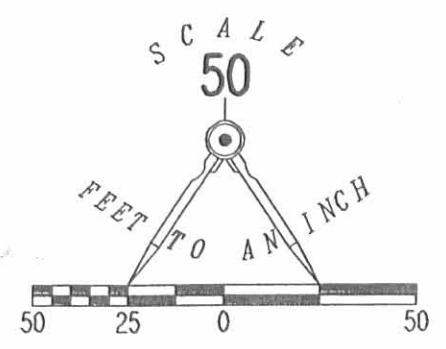
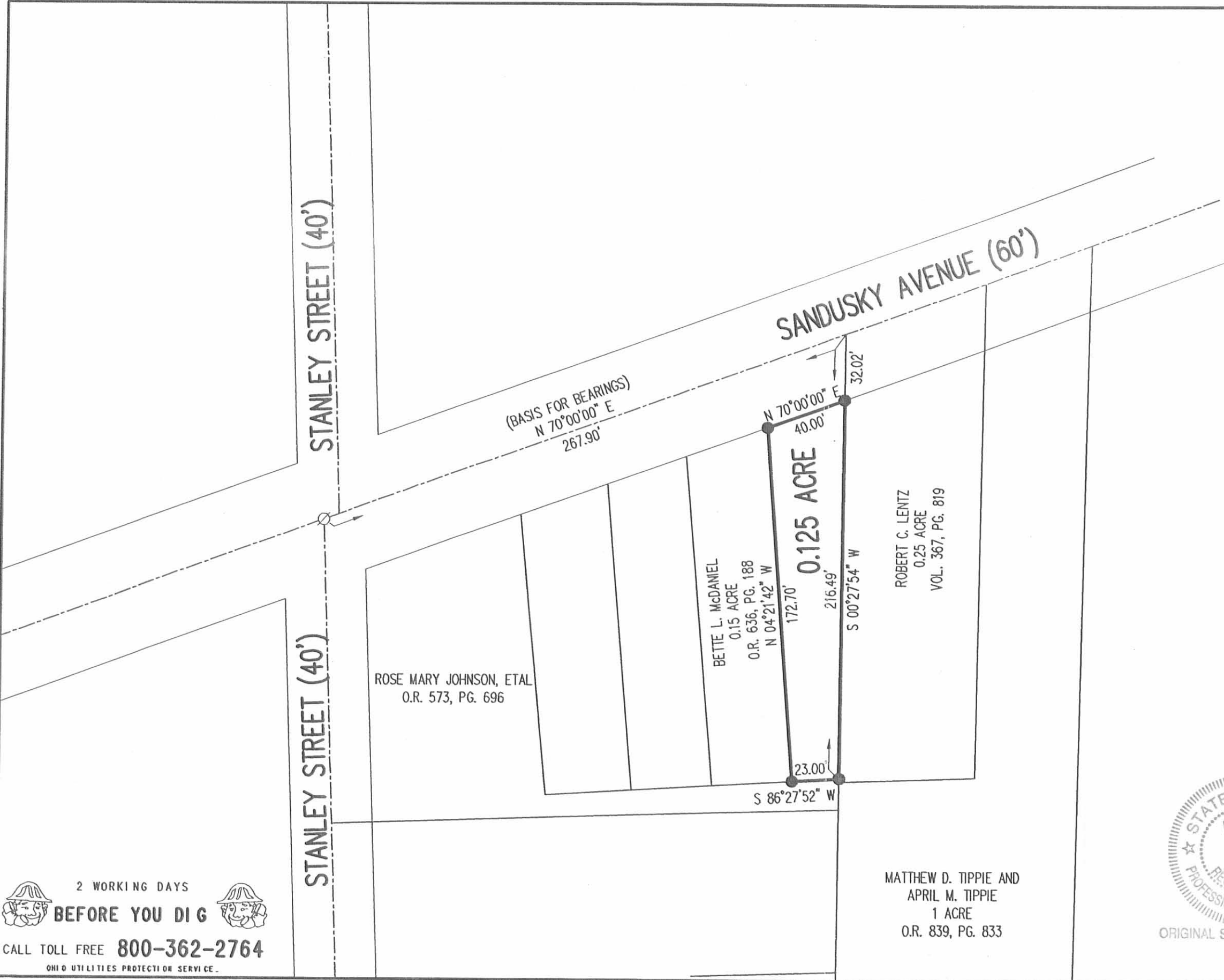
Description prepared by:

William K. Bruce
Professional Surveyor 7437
November 10, 2008

4728118



REC'D 11-12-08 SAM OK



- LEGEND:
- MAG NAIL FOUND
 - 5/8 INCH IRON ROD SET

RETRACEMENT SURVEY OF THE
 GOOD'S HEATING & COOLING, INC.
 0.20 ACRE TRACT
 OFFICIAL RECORD 350, PAGE 765
 VIRGINIA MILITARY SURVEY 4990
 CITY OF BELLEFONTAINE
 LAKE TOWNSHIP
 LOGAN COUNTY, OHIO

SURVEYED BY:

William K. Bruce
 WILLIAM K. BRUCE
 PROFESSIONAL SURVEYOR 7437
 NOVEMBER 7, 2008



ORIGINAL STAMP IN GREEN

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 117 North Madriver Street
 BELLEFONTAINE, OHIO 43311
 (937) 593-7335
 KSS D1108 4728118 L-4728-3

MATTHEW D. TIPPIE AND
 APRIL M. TIPPIE
 1 ACRE
 O.R. 839, PG. 833

BETTE L. McDANIEL
 0.15 ACRE
 O.R. 636, PG. 188
 N 04°21'42" W

ROBERT C. LENTZ
 0.25 ACRE
 VOL. 367, PG. 819

ROSE MARY JOHNSON, ETAL
 O.R. 573, PG. 696

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 OHIO UTILITIES PROTECTION SERVICE

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 9548 1P

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Bellefontaine OH 43311



Phone: (937) 593-7335
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TIPPIE 0.276 ACRE

Lying in Virginia Military Survey 4990, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being out of the Matthew D. Tippie and April M. Tippie 1 acre tract as deeded and described in Official Record 839, Page 833 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a MAG nail found at the intersection of the center-lines of Stanley Street (south bound) and Sandusky Avenue.

THENCE, with the center-line of Sandusky Avenue (60 feet wide), N 70°-00'-00"E, a distance of 395.33 feet to a point.

THENCE, with the west line extended and the west line of the Duane Neer 0.72 acre tract (O.R. 610, Pg. 478), S 01°-11'-11"W, a distance of 407.58 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING, passing a 1 inch iron pipe found at 32.17 feet.

THENCE, with the west line of the said 0.72 acre tract, S 01°-11'-11"W, a distance of 96.32 feet to a 5/8 inch iron rod set.

THENCE, with the north line of The Logan County Historical Society 1.23 acre tract (O.R. 55, Pg. 747), S 81°-04'30"W, a distance of 114.57 feet to a 2 inch iron pipe found on the east right-of-way of a 20 feet wide alley.

THENCE, with the east right-of-way of the 20 feet wide alley, N 00°-27'-50"E, a distance of 115.00 feet to a MAG nail set.

THENCE, S 89°-32'-10"E, a distance of 114.25 feet to the point of beginning.

Containing 0.276 acre.

The basis for bearings is the center-line of Sandusky Street, being N 70°-00'-00"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on August 29, 2008.



ORIGINAL STAMP IN GREEN

Description prepared by:

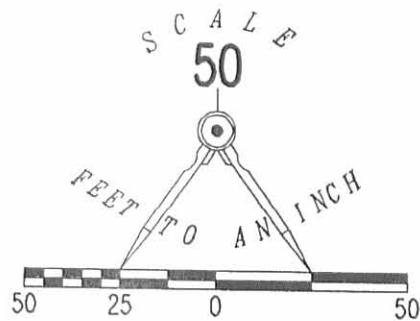
William K. Bruce
Professional Surveyor 7437
September 5, 2008

4275088



LEGEND:

- ⊘ MAG NAIL FOUND
- ⊙ 1 INCH IRON PIPE FOUND
- 5/8 INCH IRON ROD SET
- ⊕ 2 INCH IRON PIPE FOUND
- ⊙ MAG NAIL SET
- 5/8 INCH IRON ROD FOUND



STANLEY STREET (40')

STANLEY STREET (40')

SANDUSKY AVENUE (60')

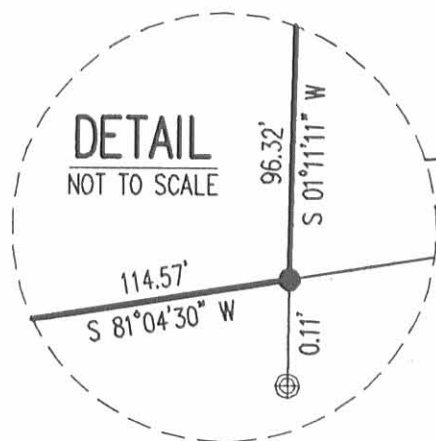
(BASIS FOR BEARINGS)
N 70°00'00" E
395.33'

32.17'

407.58'
S 01°11'11" W

DUANE NEER
0.72 ACRE
O.R. 610, PG. 478

MATTHEW D. TIPPIE AND
APRIL M. TIPPIE
1 ACRE
O.R. 839, PG. 833



20' ALLEY

0.276 ACRE

N 00°27'50" E
115.00'

S 89°32'10" E
114.25'

96.32'
S 01°11'11" W

JANET K. HUBBARD
1.22 ACRES
O.R. 603, PG. 164

THE LOGAN COUNTY
HISTORICAL SOCIETY
1.23 ACRES
O.R. 55, PG. 747

114.57'
S 81°04'30" W
253.82'
SEE
DETAIL

SURVEY OF 0.276 ACRE OUT OF THE
MATTHEW D. TIPPIE AND
APRIL M. TIPPIE
1 ACRE TRACT
OFFICIAL RECORD 839, PAGE 833
VIRGINIA MILITARY SURVEY 4990
CITY OF BELLEFONTAINE
LAKE TOWNSHIP
LOGAN COUNTY, OHIO



SURVEYED BY:

William K. Bruce

WILLIAM K. BRUCE
PROFESSIONAL SURVEYOR 7437
AUGUST 29, 2008

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(937) 593-7335

KSS D0808 4275088 L-4275-3

ORIGINAL STAMP IN GREEN

INDEXED ON MAP
954B 2P

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5-29-07 SWM OK

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LENTZ TO TIPPIE INGRESS/EGRESS EASEMENT

Lying in Virginia Military Survey 4990, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being an ingress/egress easement over a portion of an asphalt drive located on the Robert C. Lentz and Susan Ranae Lentz 0.25 acre tract as deeded and described in Volume 367, Page 819 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a MAG nail found on the intersection of center-lines of Stanley Street (south bound) and Sandusky Avenue.

THENCE, with the center-line of Sandusky Avenue (60 feet wide), N 70°00'-00"E, a distance of 340.18 feet to a MAG nail set.

THENCE, with the west line of the Matthew D. Tippie and April M. Tippie one acre tract (O.R. 839, Pg. 833), S 0°54'-55"W, a distance of 29.00 feet to a point on the curb line at an asphalt drive at the TRUE POINT OF BEGINNING.

THENCE, with the west line of the one acre tract, S 0°54'-55"W, a distance of 104.63 feet to a point in the asphalt, passing a harrow tooth found at 2.89 feet and a MAG nail set at 3.11 feet.

THENCE, with the edge of the asphalt drive, the following four courses:

N 3°00'-06"W, a distance of 54.25 feet to a point.

N 2°55'-29"E, a distance of 27.55 feet to a point.

N 5°48'-13"W, a distance of 21.19 feet to a point.

N 70°28'-13"E, a distance of 5.57 feet to the point of beginning.

The basis for bearings is the center-line of Sandusky Avenue, being N 70°00'-00"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on July 17, 2006.

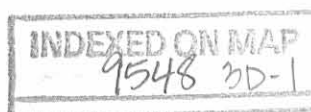


ORIGINAL STAMP IN GREEN

Description prepared by:

William K. Bruce
Professional Surveyor 7437
May 23, 2007

4275057

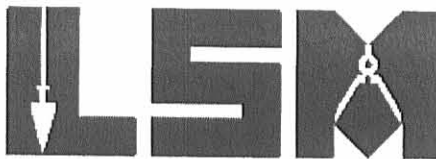


PERM 5-29-07 SMY OK

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Bellefontaine OH 43311



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TIPPIE TO LENTZ INGRESS/EGRESS EASEMENT

Lying in Virginia Military Survey 4990, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being an ingress/egress easement over a portion of an asphalt drive located on the Matthew D. Tippie and April M. Tippie one acre tract as deeded and described in Official Record 839, Page 833 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a MAG nail found on the intersection of center-lines of Stanley Street (south bound) and Sandusky Avenue.

THENCE, with the center-line of Sandusky Avenue (60 feet wide), N 70°00'-00"E, a distance of 340.18 feet to a MAG nail set.

THENCE, with the east line of the Robert C. Lentz and Susan Ranae Lentz 0.25 acre tract (Vol. 367, Pg. 819), S 0°54'-55"W, a distance of 29.00 feet to a point on the curb line at an asphalt drive at the TRUE POINT OF BEGINNING.

THENCE, with the edge of the asphalt drive, the following four courses:

N 70°28'-13"E, a distance of 6.23 feet to a point.

S 0°50'-45"E, a distance of 84.69 feet to a point.

S 0°39'-15"W, a distance of 22.13 feet to a point.

N 89°20'-45"W, a distance of 8.54 feet to a point.

THENCE, with the east line of the aforesaid 0.25 acre tract, N 0°54'-55"E, a distance of 104.63 feet to the point of beginning, passing a MAG nail set at 101.52 feet and a harrow tooth found at 101.74 feet.

The basis for bearings is the center-line of Sandusky Avenue, being N 70°00'-00"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on July 17, 2006.



Description prepared by:

A handwritten signature in black ink, appearing to read 'William K. Bruce'.

William K. Bruce
Professional Surveyor 7437
May 23, 2007

4275057



REC'D 5-29-07 S.M.O.R.

LEGEND:

- MAG NAIL SET
- ⊗ HARROW TOOTH FOUND
- ⊙ 1 INCH IRON BAR FOUND
- ⊘ MAG NAIL FOUND

STANLEY STREET (40')

STANLEY STREET (40')

SANDUSKY AVENUE (60')

(BASIS FOR BEARINGS)
N 70°00'00" E
340.18'

BEARINGS AND DISTANCES ALONG EASEMENT AREAS

LINE	BEARING	DISTANCE
L1	N 03°00'06" W	54.25'
L2	N 02°55'29" E	27.55'
L3	N 05°48'13" W	21.19'
L4	N 70°28'13" E	5.57'
L5	N 70°28'13" E	6.23'
L6	S 00°50'45" E	84.69'
L7	S 00°39'15" W	22.13'
L8	N 89°20'45" W	8.54'

EXISTING FRAME GARAGE

ROBERT C. LENTZ AND
SUSAN RANAE LENTZ
0.25 ACRE
VOL. 367, PG. 819

MATTHEW D. TIPPIC AND
APRIL M. TIPPIC
ONE ACRE
O.R. 839, PG. 833

66.65'

S 87°58'08" W

1.36'

ASPHALT DRIVE

240.70'

S 00°54'55" W

101.52'

L2

L3

L4

L5

L6

L7

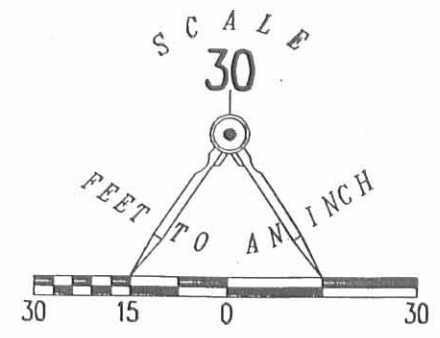
L8

SEE DETAIL

SEE DETAIL

DETAIL
NOT TO SCALE

DETAIL
NOT TO SCALE



RETRACEMENT SURVEY OF THE
PROPERTY LINES BETWEEN
ROBERT C. LENTZ AND
SUSAN RANAE LENTZ
0.25 ACRE TRACT
VOLUME 367, PAGE 819
AND MATTHEW D. TIPPIC
AND APRIL M. TIPPIC
ONE ACRE TRACT
OFFICIAL RECORD 839, PAGE 833
VIRGINIA MILITARY SURVEY 4990
CITY OF BELLEFONTAINE
LAKE TOWNSHIP
LOGAN COUNTY, OHIO

SURVEYED BY:

William K. Bruce
WILLIAM K. BRUCE
PROFESSIONAL SURVEYOR 7437
JULY 17, 2006
REVISED MAY 21, 2007



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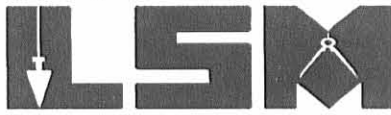
INDEXED ON MAP
9548 3P

REC'D 7-20-06 SML

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Bellefontaine OH 43311



Phone: (937) 593-7335
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1975-2005 - 30 YEARS OF EXCELLENCE

LENTZ TO HUNT INGRESS/EGRESS EASEMENT

Lying in Virginia Military Survey 4990, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being an ingress/egress easement over a portion of an asphalt drive located on the Robert C. Lentz and Susan Ranae Lentz 0.25 acre tract as deeded and described in Volume 367, Page 819 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a MAG nail found at the intersection of the center-lines of Stanley Street (south bound) and Sandusky Avenue.

THENCE, with the center-line of Sandusky Street (60 feet wide), N 70°-00'-00"E, a distance of 340.18 feet to a MAG nail set.

THENCE, with the west line of the Betty Hunt one acre tract (Vol. 289, Pg. 402), S 0°-54'-55"W, a distance of 29.00 feet to a point on the curb line at an asphalt drive at the TRUE POINT OF BEGINNING.

THENCE, with the west line of the one acre tract, S 0°-54'-55"W, a distance of 211.70 feet to a point in the asphalt, passing a harrow tooth found at 2.89 feet and passing a MAG nail set at 3.11 feet.

THENCE, with a northerly line of the one acre tract, S 87°-58'-08"W, a distance of 1.36 feet to a point of the edge of the asphalt drive.

THENCE, with the edge of the asphalt drive, the following six courses:

N 1°-32'-30"E, a distance of 107.14 feet to a point.

N 86°-12'-55"W, a distance of 21.35 feet to a point.

N 19°-28'-09"E, a distance of 55.96 feet to a point.

N 2°-55'-29"E, a distance of 27.55 feet to a point.

N 5°-48'-13"W, a distance of 21.19 feet to a point.

N 70°-28'-13"E, a distance of 5.57 feet to the point of beginning.

The basis for bearings is the center-line of Sandusky Avenue, being N 70°-00'-00"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on July 17, 2006.

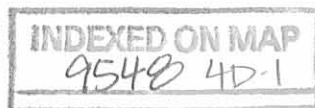


ORIGINAL STAMP IN GREEN

Description prepared by:


Jeffrey I. Lee
Professional Surveyor 6359
July 18, 2006

4275076

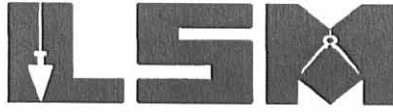


DEC ID 7-20-06 SUM OK

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Bellefontaine OH 43311



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Fax: (937) 593-7444

1975-2005 - 30 YEARS OF EXCELLENCE

HUNT TO LENTZ INGRESS/EGRESS EASEMENT

Lying in Virginia Military Survey 4990, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being an ingress/egress easement over a portion of an asphalt drive located on the Betty Hunt one acre tract as deeded and described in Volume 289, Page 402 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a MAG nail found at the intersection of the center-lines of Stanley Street (south bound) and Sandusky Avenue.

THENCE, with the center-line of Sandusky Street (60 feet wide), N 70°-00'-00"E, a distance of 340.18 feet to a MAG nail set.

THENCE, with the east line of the Robert C. Lentz 0.25 acre tract (Vol. 367, Pg. 819), S 0°-54'-55"W, a distance of 29.00 feet to a point on the curb line at an asphalt drive at the TRUE POINT OF BEGINNING.

THENCE, with the edge of the asphalt drive, the following three courses:

N 70°-28'-13"E, a distance of 6.23 feet to a point.

S 0°-50'-45"E, a distance of 84.69 feet to a point.

S 0°-39'-15"W, a distance of 128.77 feet to a point.

THENCE, with the south line of the said 0.25 acre tract extended, S 87°-58'-08"W, a distance of 9.04 feet to a MAG nail set in the asphalt drive at the southeast corner of the 0.25 acre tract.

THENCE, with the east line of the 0.25 acre tract, N 0°-54'-55"E, a distance of 211.70 feet to the point of beginning, passing a MAG nail set at 208.59 feet and a harrow tooth found at 208.81 feet.

The basis for bearings is the center-line of Sandusky Avenue, being N 70°-00'-00"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on July 17, 2006.

Description prepared by:



ORIGINAL STAMP IN GREEN

A handwritten signature in black ink, appearing to read 'Jeffrey I. Lee'.

Jeffrey I. Lee
Professional Surveyor 6359
July 18, 2006

4275076



12-8-17



APPROVED

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

McDANIEL 0.146 ACRE

Lying in Virginia Military Survey 4990, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being all of the Bette L. McDaniel 0.15 acre tract as deeded and described in Official Record 636, Page 188 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a 1 inch iron bar found on the intersection of the east right-of-way of Stanley Street and the south right-of-way of East Sandusky Avenue.

THENCE, with the south right-of-way of East Sandusky Avenue (60 feet wide), N 70°-00'-00"E, a distance of 161.63 feet to a 5/8 inch iron rod found at the TRUE POINT OF BEGINNING.

THENCE, with the south right-of-way of East Sandusky Avenue, N 70°-00'-00"E, a distance of 39.89 feet to a 5/8 inch iron rod set.

THENCE, with the west line of the Good's Heating & Cooling, Inc., 0.20 acre tract (O.R. 350, Pg. 765), S 04°-47'-00"E, a distance of 172.08 feet to a point, referenced by a 1 inch iron pipe found bearing S 04°-47'-00"E, a distance of 0.30 feet.

THENCE, with a north line of the John Lightner, etal, 0.398 acre tract (O.R. 1260, Pg. 611), S 86°-27'-52"W, a distance of 38.00 feet to a 5/8 inch iron rod set.

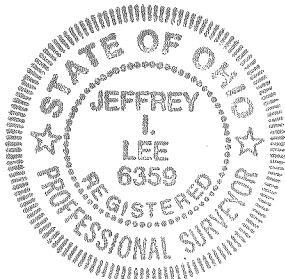
THENCE, with the east line of the Adrian L. Boone 0.13 acre tract (Vol. 367, Pg. 805), N 04°-57'-42"W, a distance of 160.79 feet to the point of beginning.

Containing 0.146 acre.

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

The basis for bearings is the south right-of-way of East Sandusky Avenue, being N 70°-00'-00"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on December 4, 2017.

Description prepared by:

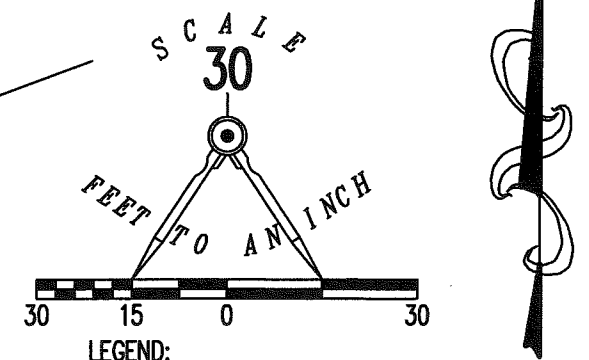
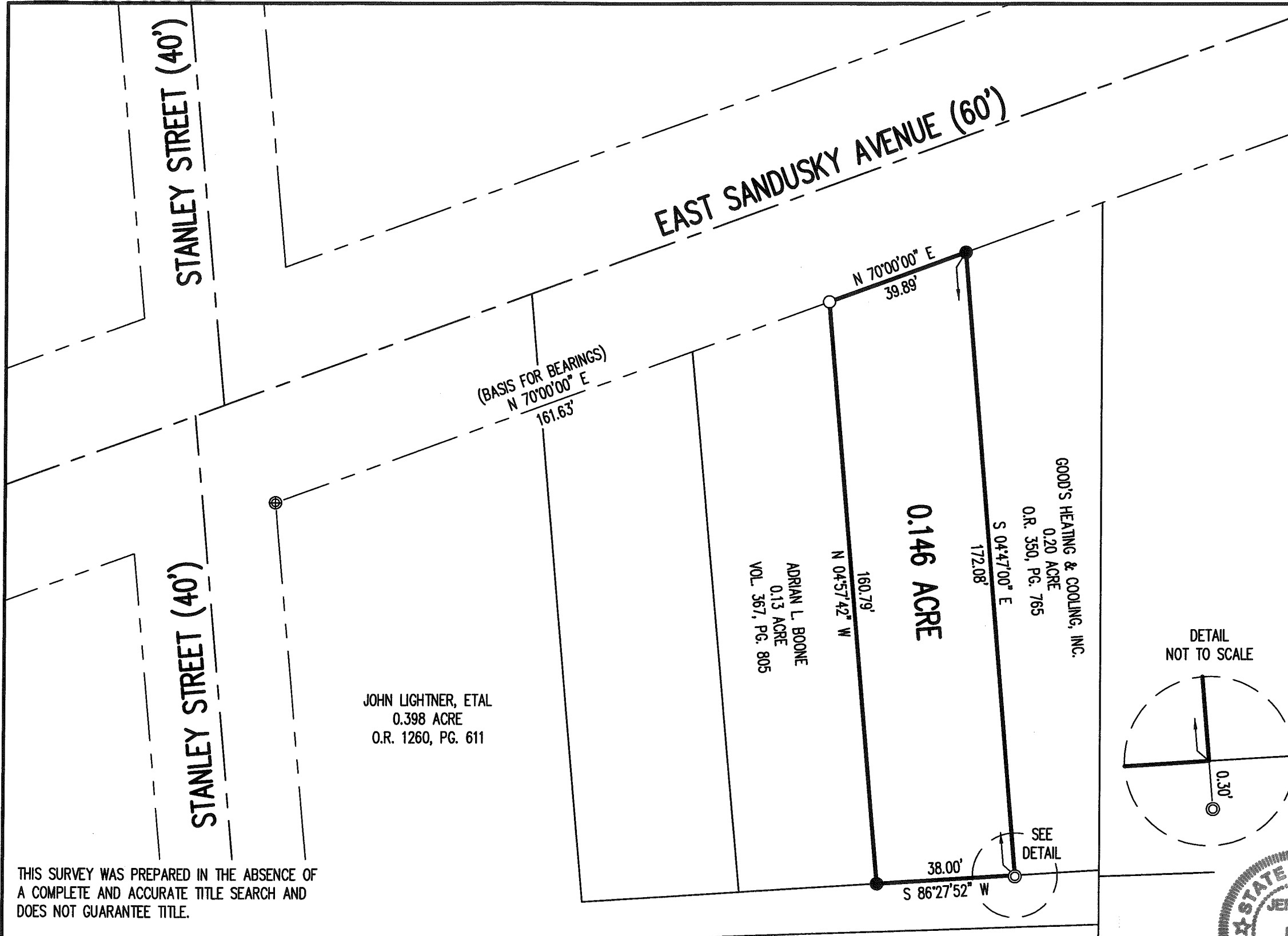


Jeffrey L. Lee
Jeffrey L. Lee
Professional Surveyor 6359
December 4, 2017

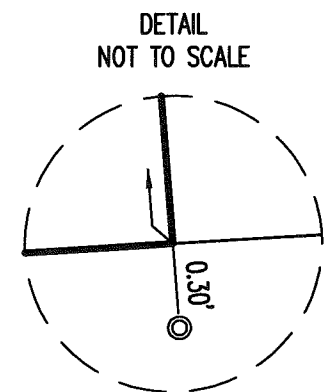
33721117

ORIGINAL STAMP IN GREEN





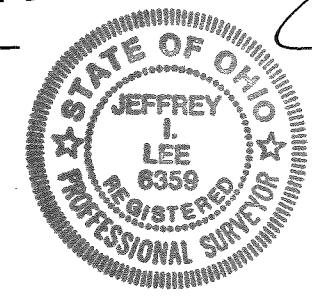
RETRACEMENT SURVEY OF THE
 BETTE L. McDANIEL
 0.15 ACRE TRACT
 OFFICIAL RECORD 636, PAGE 188
 VIRGINIA MILITARY SURVEY 4990
 CITY OF BELLEFONTAINE
 LAKE TOWNSHIP
 LOGAN COUNTY, OHIO



SURVEYED BY:

Jeffrey I. Lee

JEFFREY I. LEE
 PROFESSIONAL SURVEYOR 6359
 DECEMBER 4, 2017



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 117 North Madriver Street
 BELLEFONTAINE, OHIO 43311
 (937) 593-7335
 WWW.LSMINC.US
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ORIGINAL STAMP IN GREEN KSS D1117 33721117 L-3372-3

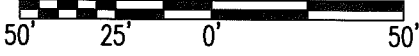
THIS SURVEY WAS PREPARED IN THE ABSENCE OF
 A COMPLETE AND ACCURATE TITLE SEARCH AND
 DOES NOT GUARANTEE TITLE.

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 9548 5

5-2-20
APPROVED



SCALE: 1" = 50'
 DISTANCES SHOWN HEREON
 ARE IN U.S. SURVEY FEET

LEGEND:

- ⊙ MAG NAIL FOUND
- MAG NAIL SET
- 5/8 INCH IRON ROD FOUND
- R/W = RIGHT-OF-WAY
- C/L = CENTER-LINE
- ⚡ WOOD LATH SET

STANLEY STREET (40')
 C/L
 R/W
 STANLEY STREET (40')
 C/L
 R/W

SANDUSKY AVENUE (60')
 C/L
 R/W

20' ALLEY
 N 04°50'55" E
 115.01'
 R/W
 R/W

CHRISTINE N. ROBERTS AND
 SHAUN ROBERTS
 0.724 ACRE
 O.R. 1357, PG. 290

DUANE NEER
 0.72 ACRE
 O.R. 610, PG. 478

THE LOGAN COUNTY
 HISTORICAL SOCIETY
 0.276 ACRE
 O.R. 946, PG. 285

THE LOGAN COUNTY
 HISTORICAL SOCIETY
 1.23 ACRES
 O.R. 55, PG. 747

JANET K. HUBBARD, TRUSTEE
 1.158 ACRES
 O.R. 1054, PG. 476

DEED & SURVEY REFERENCES:

REFERENCE DEEDS ARE SHOWN HEREON
 LOGAN COUNTY ENGINEER'S MAP ROOM FILES:
 152 AND 9548

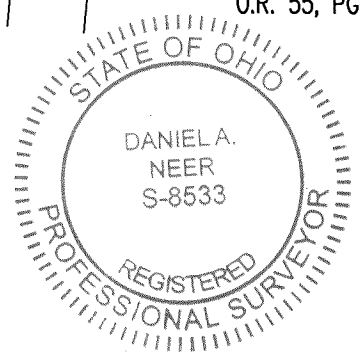
OCCUPATION NOTE:

NO EVIDENCE OF OCCUPATION ALONG
 BOUNDARY LINES UNLESS OTHERWISE
 SHOWN

BASIS FOR BEARINGS:

BEARINGS AND DISTANCES, SHOWN HEREON,
 ARE DERIVED FROM GPS OBSERVATIONS
 BASED ON GRID NORTH, OHIO STATE PLANE
 COORDINATE SYSTEM, NORTH ZONE, NAD83
 (2011, EPOCH 2010), WITH THE EASTERLY
 RIGHT-OF-WAY LINE OF A 20 FEET WIDE
 ALLEY, HAVING A BEARING OF N 04°50'55" E.

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



Daniel A. Neer
 DANIEL A. NEER
 PROFESSIONAL SURVEYOR NO. 8533
 APRIL 23, 2020

INDEXED ON MAP
 9548

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 (937) 593-7335 • www.dlz.com
 Project #2021-2049.00

RETRACEMENT SURVEY
 VIRGINIA MILITARY SURVEY 4990
 CITY OF BELLEFONTAINE
 LAKE TOWNSHIP
 LOGAN COUNTY, OHIO

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
KSS			4/24/2020