

Received 12/7/92 OK gch



# Lee Surveying and Mapping Co.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

143 EAST COLUMBUS AVENUE  
BELLEFONTAINE, OHIO 43311

(513) 593-7335

JEFFREY I. LEE, P.S.

## STORMWATER TRANSMISSION MAIN EASEMENT

The following describes the center-line of a 10 feet easement for the construction and maintenance of a stormwater transmission main and for the purpose of ingress and egress to inspect and maintain the previously described 5.737 acre tract.

Lying in Fractional Section 27, Town 4, Range 14, Lake Township, Logan County, Ohio.

Being out of the Karl E. Morris original 36.191 acre tract as deeded and described in Official Record 52, Page 721 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 1/2 inch pipe found at the northeast corner of City Lot 4149 and the present southeast corner of Morris Drive (50 feet wide).

THENCE, with the east line of the Lake Heights Allotment No. 3, S 0°-04'-35" E, a distance of 235.28 feet to a 5/8 inch iron rod set in the north line of the said 5.737 acre tract.

THENCE, with the north line of said tract S 30°-40'-28" E, a distance of 254.39 feet to a 5/8 inch iron rod set.

THENCE, S 75°-59'-52" E, a distance of 332.51 feet to a 5/8 inch iron rod set.

THENCE with the east line of said tract S 00°-04'-35" E, a distance of 294.87 feet to a point, said point being the TRUE POINT OF BEGINNING of this easement (and N 00°-04'-35" W, a distance of 236.01 feet from a 5/8 inch iron rod set at the southeast corner of said tract).

THENCE, N 89°-55'-25" E, a distance of 132.17 feet to a point.

THENCE, N 00°-08'-18" W, a distance of 55.99 feet to a point.

THENCE, with a 180.00 feet radius curve to the right, having a chord bearing on N 44°-49'-51" E and a chord distance of 254.42 feet, an arc distance of 283.17 feet to a point.

THENCE, N 89°-48'-00" E, a distance of 182.11 feet to a point, 5 feet south of the northwest corner of a 60 feet wide access easement described in Vol. 385, Pg. 204, Tract II.

The basis for bearings for the above description is based upon the east line of the Lake Heights Allotment No. 3 being N 0°-04'-35" W and all other bearings are from angles and distance measured in field surveys by Lee Surveying and Mapping Company on August, 1982 and November 17, 1992.

Description prepared by:



*Jeffrey I. Lee*  
Jeffrey I. Lee  
Professional Surveyor 6359  
December 4, 1992

L-945

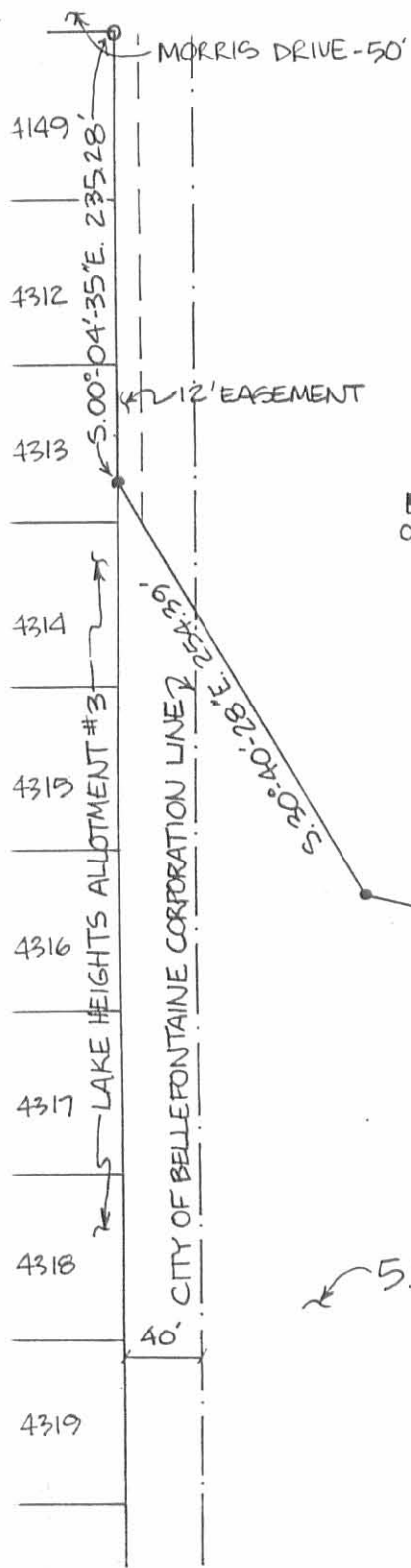
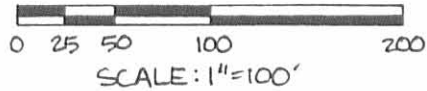
INDEXED ON MAP  
67671D

# STORMWATER TRANSMISSION MAIN EASEMENT

LYING IN FRACTIONAL SECTION 27, TOWN 4, RANGE 14, LAKE TOWNSHIP, LOGAN COUNTY, OHIO

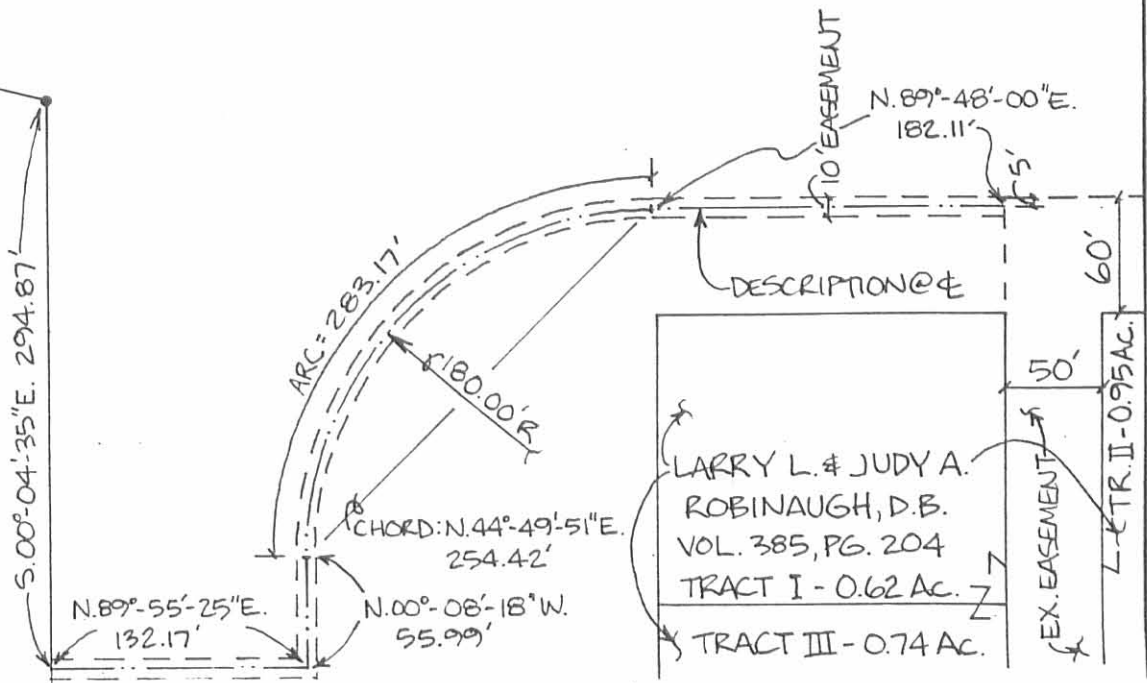
- = 1/2" IRON PIPE FOUND
- = 5/8" IRON BAR SET

INDEXED ON MAP  
6767IP



KARL E. MORRIS  
36.191 Ac.  
O.R. 52 PG. 721 TR. 1

5.737 Ac.



# 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.

PAGE 1.

191  
MORRIS SURVEY (36.245 ACRES)

Lying in fractional Section 27, T-4, R-14, M.R.S., Lake Township, Logan County, Ohio and partially in the City of Bellefontaine.

Being the greater part of the remainder of that original 68.38 acres lying in the name of Roy Morris as deeded and described in Volume 162, Page 243 of the Logan County Records of Deeds and more particularly described as follows:

Beginning at a railroad spike set on the center-line of Lake Avenue, being on the north line of Section 27 a distance of 1104.56 feet easterly from the northwest corner of said Section 27 and lying northerly a distance of 25 feet from the northeast corner of City Lot No. 4047.

THENCE, with the said center-line of Lake Avenue, N 89°-52' E, a distance of 280.34 feet to a railroad spike set at an angle in the corporation line. This point also being the northwest corner of a 4.783 acre tract.

THENCE, with the boundary of said 4.783 acres, the following 2 bearings and distances:

S 0°-14' W, a distance of 333.82 feet to an iron rod.

N 87°-54'-20" E, a distance of 434.10 feet to an iron rod found marking the northwest corner of Gerald Sink's 1.554 acres.

THENCE, with the boundary of said 1.554 acres, the following 2 bearings and distances:

S 19°-30' E, a distance of 312.00 feet to an iron rod.

N 89°-48' E, a distance of 50.00 feet to an iron rod.

THENCE, with the west line of a tier of tracts facing Ludlow Road, S 19°-30' E, a distance of 939.65 feet to the north line of an access easement to Ludlow Road.

THENCE, with the north line of said access easement, N 89°-48' E, a distance of 215.00 feet to a 'PK' spike on the center-line of Ludlow Road.

THENCE, with said center-line, S 19°-30' E, a distance of 63.57 feet to a railroad spike found marking the northeast corner of Frank Robinaugh's 1.253 acre tract.

THENCE, with the north line of said 1.253 acre tract and the north line of Larry Robinaugh's 0.95 acre tract, S 89°-48' W, a distance of 421.50 feet to an iron rod found at the northwest corner of said 0.95 acre tract and being the northeast corner of a 50 foot wide access easement.

INDEXED ON MAP

6767 20-1

# 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.

PAGE 2.

MORRIS SURVEY (36.<sup>191</sup>~~245~~ ACRES)-(continued)

THENCE, with the east line of said easement, S 0°-12' E, a distance of 329.81 feet to an iron rod found in the north line of the Roy Morris 14.68 acres (Volume 286, Page 18).

THENCE, with said north line, S 89°-38'-50" W, a distance of 50.00 feet to an iron rod found at the southeast corner of L. Robinaugh's 0.74 acre tract.

THENCE, with the west line of said 50 foot easement, the same being the east line of L. Robinaugh's 0.74 acre tract and 0.62 acre tract, N 0°-12' W, a distance of 329.94 feet to an iron rod found marking the northeast corner of said 0.62 acre tract.

THENCE, continuing with Robinaughs 2 tracts, the following 2 bearings and distances:

S 89°-48' W, a distance of 180.00 feet to an iron rod.

S 0°-12' E, a distance of 330.42 feet to a 2" iron post found on the aforementioned north line of the Morris 14.68 acres.

THENCE, with said north line, S 89°-38'-50" W, a distance of 766.68 feet to an iron rod set at the southeast corner of Nelson's lot (Volume 343, Page 289).

THENCE, with the east line of said Nelson's lot and the east line of Lake Heights Allotment No. 3, running 40 feet west of and parallel to the east corporation line, N 0°-04'-35" W, a distance of 1893.58 feet to the point of beginning. Containing 36.191 acres of which 2.925 acres are in the City of Bellefontaine and 33.266 acres are outside the city.

Last previous deed reference: Volume 162, Page 243.

Surveyed by:

Jeffrey I. Lee  
Reg. Surveyor No. 6359  
August 1982

6767 2D2

INDEXED ON MAP



L-945

# 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.

## MORRIS SURVEY (4.783 ACRES)

Lying in fractional Section 27, T-4, R-14, M.R.S., Lake Township, Logan County, Ohio.

Being out of the northeast corner of the remainder (41.028 acres) of that original 68.38 acres lying in the name of Roy Morris as deeded and described in Volume 162, Page 243 of the Logan County Records of Deeds. Being more particularly described as follows:

Beginning at an iron rod found at the center-lines intersection of Ludlow Road and Lake Avenue. This point marking the northeast corner of said fractional Section 27 and the northeast corner of grantor's said 41.028 acres.

THENCE, with the center-line of Ludlow Road, S 19°-30' E, a distance of 337.77 feet to a railroad spike at the northeast corner of G. Sink's 1.50 acre tract.

THENCE, with the north line of said 1.50 acre tract, S 89°-48' W, a distance of 265.00 feet to an iron rod at the northwest corner of said 1.50 acres.

THENCE, with a fence, S 87°-54'-20" W, a distance of 434.10 feet to an iron rod.

THENCE, with the east line and the east line extended southerly of Bellefontaine City Corporation, N 0°-14' W, a distance of 333.82 feet to an iron rod set on the center-line of Lake Avenue at an angle in said corporation line.

THENCE, with the said center-line of Lake Avenue, N 89°-52' E, a distance of 587.42 feet to the point of beginning. Containing 4.783 acres.

Last previous deed reference: Volume 162, Page 243.

Surveyed by:

Jeffrey I. Lee  
Reg. Surveyor No. 6359  
August 1982

6767 2D-3

INDEXED ON MAP

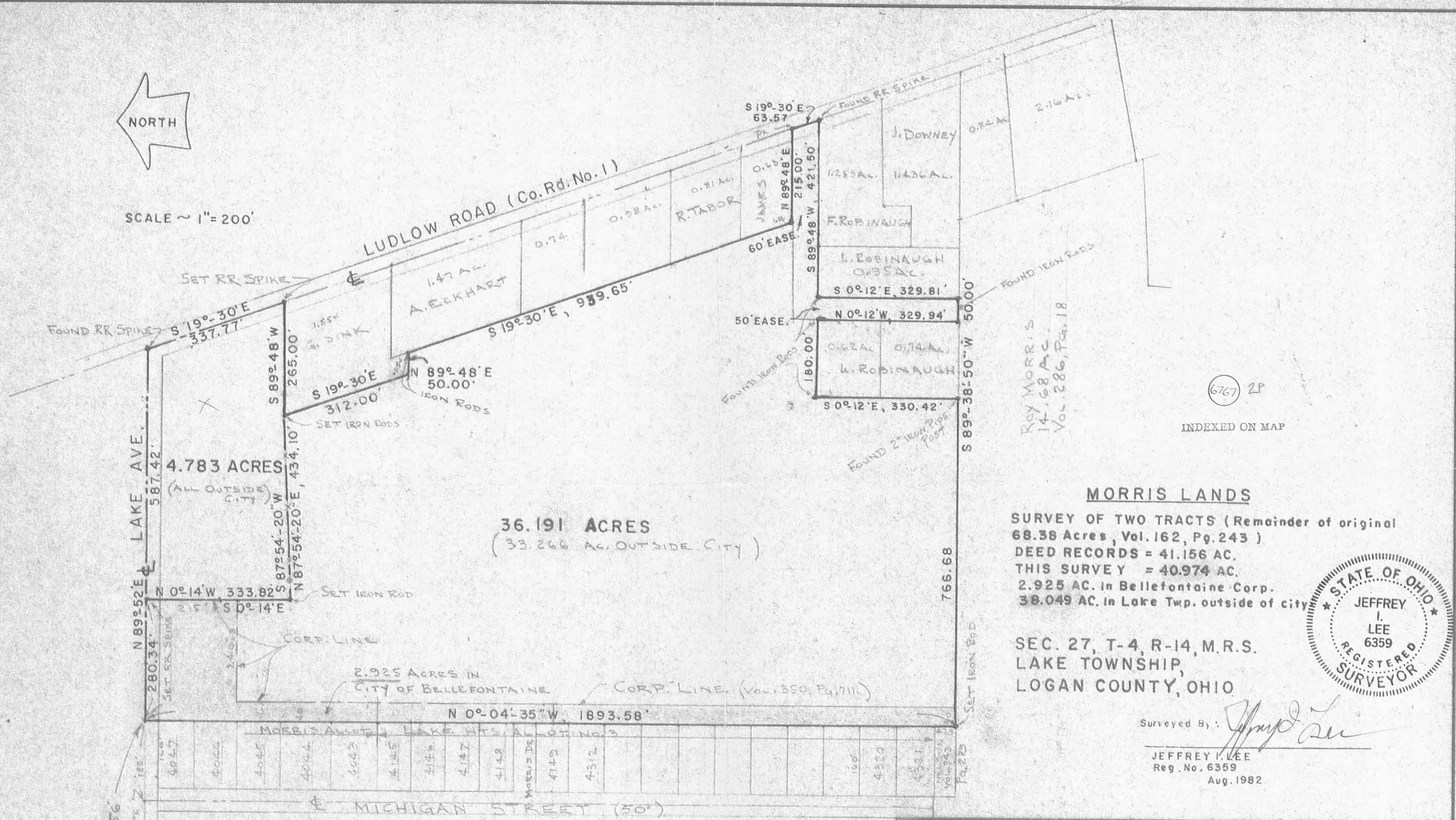


L-945





SCALE ~ 1" = 200'



ROY MORRIS  
14.68 AC.  
Vol. 286, Pg. 18

(6767) 2P

INDEXED ON MAP

**MORRIS LANDS**

SURVEY OF TWO TRACTS (Remainder of original  
68.38 Acres, Vol. 162, Pg. 243 )  
DEED RECORDS = 41.156 AC.  
THIS SURVEY = 40.974 AC.  
2.925 AC. in Bellefontaine Corp.  
38.049 AC. in Lake Twp. outside of city



SEC. 27, T-4, R-14, M.R.S.  
LAKE TOWNSHIP,  
LOGAN COUNTY, OHIO

Surveyed By: *Jeffrey I. Lee*

JEFFREY I. LEE  
Reg. No. 6359  
Aug. 1982

TOLERANCES (EXCEPT AS NOTED)	REVISIONS			DRAWN BY	SCALE	MATERIAL
	NO.	DATE	BY			
DECIMAL	1			CHK'D	DATE	DRAWING NO.
±	2					
FRACTIONAL	3					
±	4					
ANGULAR	5					
±						

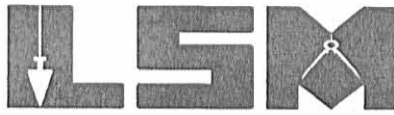


REC'D 7-14-04 SMM OL

# 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

## MORRIS 20.00 FEET STORM DRAINAGE EASEMENT

Lying in Section 27, Town 4, Range 14, Lake Township, Logan County, Ohio.

Being a 20.00 feet wide storm drainage easement through the Karl E. Morris original 36.191 acre tract as deeded and described in Official Record 437, Page 854, Tract I, of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a point on the center-line of Lake Avenue at the northeast corner of the said original 36.191 acre tract.

THENCE, with an east line of the said original 36.191 acre tract, S 0°-14'E, a distance of 333.82 feet to a point.

THENCE, with a north line of the said original 36.191 acre tract and the south line of the John D. Morris 4.783 acre tract (O.R. 33, Pg. 809), N 87°-54'-20"E, a distance of 423.62 feet to a point at the TRUE POINT OF BEGINNING.

THENCE, with the center-line of this easement, the following four courses:

Ten feet west of and parallel to the west lines of the Gerald D. Sink 0.28 acre tract (Vol. 380, Pg. 75), the Gerald D. Sink 0.054 acre tract (Vol. 396, Pg. 390), the Alfred Jay Eckhardt 0.290 acre tract (O.R. 183, Pg. 253, Tract IV), the John W. Peek 0.169 acre tract (O.R. 431, Pg. 506, Tract II) and the William A. Gilroy 0.229 acre tract (O.R. 235, Pg. 483, Tract II), S 19°-30'-00"E, a distance of 741.01 feet to a point.

S 59°-52'-00"W, a distance of 240.08 feet to a point.

S 2°-24'-40"W, a distance of 431.98 feet to a point.

N 89°-54'-58"W, a distance of 272.48 feet to a point on the east line of The City of Bellefontaine, Ohio 5.737 acre tract at the terminus of the easement. Said point is referenced by the northeast corner of said 5.737 acre tract, N 0°-04'-35"W, a distance of 122.74 feet.

The basis for bearings is the east line of the Karl E. Morris original 36.191 acre tract, being S 19°-30'-00"E, and all other bearings are from angles and distances taken from Official Record 437, Page 854, Tract I of the Logan County Records of Deeds.

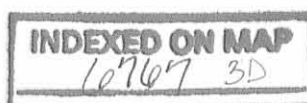


ORIGINAL STAMP IN GREEN

Description prepared by:

Jeffrey I. Lee  
Professional Surveyor 6359  
June 24, 2004

L-3829



Revised 7-14-04 SMM/au

LAKE AVENUE

JOHN D. MORRIS  
4.783 ACRES  
O.R. 33, PG. 809

SCALE  
100

FEET TO AN INCH

100 50 0 100

333.82'

S 00°14' E

N 87°54'20" E 434.10'  
423.62'

GERALD D. SINK  
0.28 ACRE  
VOL. 380, PG. 75

GERALD D. SINK  
0.054 ACRE  
VOL. 396, PG. 390

ALFRED JAY ECKHARDT  
0.290 ACRE  
O.R. 183, PG. 253  
TRACT IV

JOHN W. PEEK  
0.169 ACRE  
O.R. 431, PG. 506  
TRACT II

WILLIAM A. GILROY  
0.229 ACRE  
O.R. 235, PG. 483  
TRACT II

KARL E. MORRIS  
ORIGINAL 36.191 ACRES  
O.R. 437, PG. 854  
TRACT I

20' STORM DRAIN  
EASEMENT

S 19°30'00" E 741.10'

10.17'

20' STORM DRAIN  
EASEMENT

S 02°24'40" W 431.98'

N 00°04'35" W  
122.74'

N 89°54'58" W 272.48'

STORM DRAINAGE EASEMENT  
SECTION 27, TOWN 4, RANGE 14  
LAKE TOWNSHIP  
LOGAN COUNTY, OHIO

MAP PREPARED BY:

*[Signature]*  
JEFFREY I. LEE  
PROFESSIONAL SURVEYOR 6359  
JUNE 24, 2004

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LEE SURVEYING & MAPPING CO., INC.  
117 North Madriver Street  
BELLEFONTAINE, OHIO 43311  
(937) 593-7335



ORIGINAL STAMP IN GREEN

THE CITY OF  
BELLEFONTAINE, OHIO  
5.737 ACRES  
O.R. 182, PG. 273

2 WORKING DAYS

BEFORE YOU DIG

CALL TOLL FREE 800-362-2764

OHIO UTILITIES PROTECTION SERVICE

INDEXED ON MAP

6767 3P

KSR

D412

3829064

L-3829-3





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143 EAST COLUMBUS AVENUE  
BELLEFONTAINE, OHIO 43311

(513) 593-7335

JEFFREY I. LEE, P.S.

### MORRIS (5.737 ACRES)

Lying in Fractional Section 27, Town 4, Range 14, The City of Bellefontaine and Lake Township, Logan County, Ohio.

Being out of the Karl E. Morris original 36.191 acre tract and 14.68 acre tract as deeded and described in Official Record 52, Page 721 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 1/2 inch pipe found at the northeast corner of City Lot 4149 and the present southeast corner of Morris Drive (50 feet wide).

THENCE, with the east line of the Lake Heights Allotment No. 3, S 0°-04'-35" E, a distance of 235.28 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING.

THENCE, S 30°-40'-28" E, a distance of 254.39 feet to a 5/8 inch iron rod set.

THENCE, S 75°-59'-52" E, a distance of 332.51 feet to a 5/8 inch iron rod set.

THENCE, S 0°-04'-35" E, a distance of 530.88 feet to a 5/8 inch iron rod set.

THENCE, N 74°-53'-11" W, a distance of 468.37 feet to a 5/8 inch iron rod set on the east line of the Edward Nelson 0.177 acre tract (Vol. 343, Pg. 289) and being N 0°-04'-35" W, a distance of 39.64 feet from a 5/8 inch iron rod found on the present south corporation line of the City of Bellefontaine at the southeast corner of the said 0.177 acre tract.

THENCE, with the east line of the said Lake Heights Allotment No. 3, N 0°-04'-35" W, a distance of 708.01 feet to the point of beginning.

Containing 5.737 acres of which there is the following acreage break down.  
5.435 acres are out of the 36.191 acre tract with 0.624 acre in the City of Bellefontaine.

0.302 acre is out of the 14.68 acre tract.

ALSO, the following 12.0 feet wide access easement:

Lying in Fractional Section 27, Town 4, Range 14, The City of Bellefontaine and Lake Township, Logan County, Ohio.

Being out of the Karl E. Morris original 36.191 acre tract as deeded and described in Official Record 52, Page 721 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a point at the present northeast corner of Morris Drive (50 feet wide).

THENCE, with the north line of Morris Drive extended 12.00 feet to a point.

THENCE, parallel with the east line of the Lake Heights Allotment No. 3, S 0°-04'-35" E, a distance of 305.57 feet to a point on the north line of the above described 5.737 acre tract.

THENCE, with the said north line, N 30°-40'-28" W, a distance of 23.49 feet to a 5/8 inch iron rod set on the east line of the Lake Heights Allotment No. 3.

THENCE, with the east line of the Lake Heights Allotment No. 3, N 0°-04'-35" W, a distance of 285.28 feet to the point of beginning.

The basis for bearings for the above two descriptions is based upon the east line of the Lake Heights Allotment No. 3 being N 0°-04'-35" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Company on November 17, 1992.

Description prepared by:



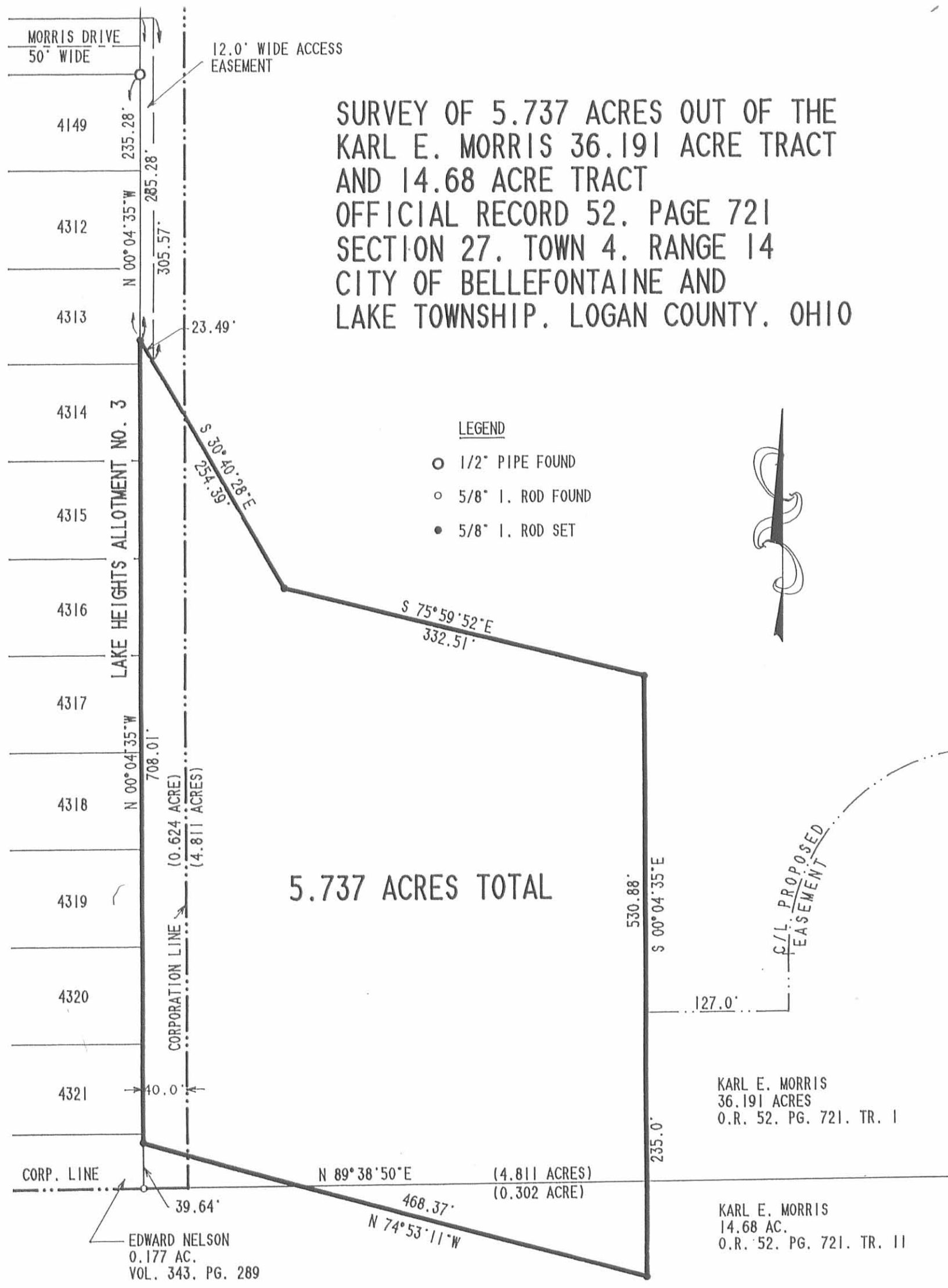
*Jeffrey I. Lee*  
Jeffrey I. Lee  
Professional Surveyor 6359  
November 18, 1992

L 945

ORIGINAL STAMP IN GREEN

INDEXED ON MAP  
6767 4D

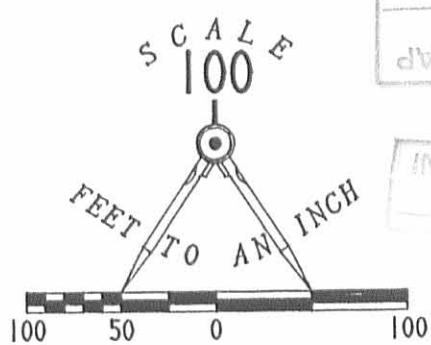
SURVEY OF 5.737 ACRES OUT OF THE  
 KARL E. MORRIS 36.191 ACRE TRACT  
 AND 14.68 ACRE TRACT  
 OFFICIAL RECORD 52, PAGE 721  
 SECTION 27, TOWN 4, RANGE 14  
 CITY OF BELLEFONTAINE AND  
 LAKE TOWNSHIP, LOGAN COUNTY, OHIO



- LEGEND
- 1/2" PIPE FOUND
  - 5/8" I. ROD FOUND
  - 5/8" I. ROD SET



5.737 ACRES TOTAL



INDEXED ON MAP

INDEXED ON MAP  
 6767 4P



SURVEYED BY:  
  
 JEFFREY I. LEE  
 PROFESSIONAL SURVEYOR 6359  
 NOVEMBER 17, 1992

LEE SURVEYING & MAPPING CO.  
 143 East Columbus Avenue  
 BELLEFONTAINE, OHIO 43311  
 (513) 593-7335  
 D 80 MORRISBF L 945-4

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855 EAST SANDUSKY AVENUE  
BELLEFONTAINE, OHIO 43311

(513) 593-5780

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

## MORRIS TO KUNTER

Lying in Fractional Section 27, T-4, R-14, Lake Township, Logan County, Ohio.

Being a strip of land lying westerly from, adjacent to and contiguous with that 0.98 acre tract lying in the name of Paula Kunter, etal (Grantee) as deeded and described in Volume 383, Page 63 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at an iron rod found marking the northwest corner of said grantee's 0.98 acre tract.

THENCE, with the west line of said 0.98 acre tract, S 19°-30' E a distance of 212.00 feet to an iron rod found marking the southwest corner of said 0.98 acre.

THENCE, with the south line extended westerly of said 0.98 acre tract, S 89°-48' W, a distance of 50.00 feet to an iron rod.

THENCE, parallel to grantee's west line, N 19°-30' W, a distance of 212.00 feet to an iron rod.

THENCE, with grantee's north line extended, N 89°-48' E, a distance of 50.00 feet to the point of beginning. Containing 9992 square feet (0.229 acre).

Last previous deed records: Morris (Volume 162, Page 243).  
Kunter (Volume 383, Page 63).

Surveyed by:

6767 5D-1

INDEXED ON MAP

*Clayton M. Lee*  
Clayton M. Lee  
Reg. Surveyor No. 6181  
10-31-83



ORIGINAL STAMP IN GREEN



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BELLEFONTAINE, OHIO 43311

(513) 593-5780

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

## MORRIS TO HEATH

Lying in Fractional Section 27, T-4, R-14, Lake Township, Logan County, Ohio.

Being a strip of land lying westerly from, adjacent to and contiguous with that 0.74 acre tract lying in the name of T. Heath as deeded and described in Volume 372, Page 592 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at an iron rod found marking the northwest corner of said 0.74 acres.

THENCE, with grantee's west line, S 19°-30' E, a distance of 156.00 feet to an iron rod found marking the southwest corner of said 0.74 acre tract.

THENCE, with the south line extended westerly of said 0.74 acre tract, S 89°-48' W, a distance of 50.00 feet to an iron rod.

THENCE, parallel to the west line of said 0.74 acre tract, N 19°-30' W, a distance of 156.00 feet to an iron rod.

THENCE, with the north line extended of said 0.74 acre tract, N 89°-48' E, a distance of 50.00 feet to the point of beginning. Containing 7353 square feet (0.169 acre)

Last previous deed references: Morris (Volume 162, Page 243).  
Heath (Volume 372, Page 592).

Surveyed by:

*Clayton M. Lee*

Clayton M. Lee  
Reg. Surveyor No. 6181  
10-31-83

6767 5 D 2

INDEXED ON MAP



ORIGINAL STAMP IN GREEN

L-582

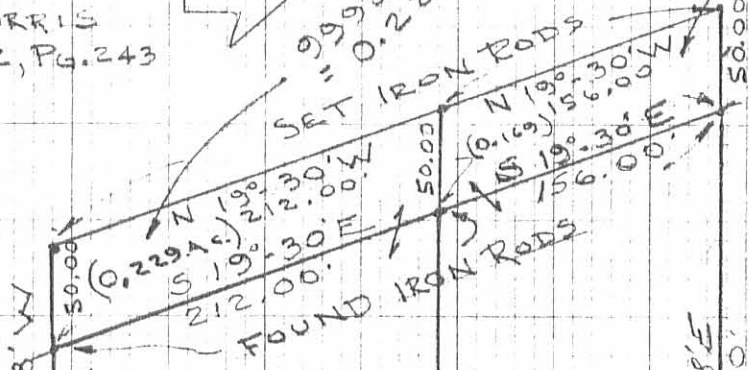
NO. 3408 TO DIETZEN GRAPH PAPER  
10 X 10 PER INCH  
MADE IN U.S.A.

ROY MORRIS  
Vol. 162, Pg. 243



9,992 SF  
= 0.229 Ac.  
7352 SF  
= 0.169 Ac.

SET IRON RODS



A. ECKHARDT

E. TABOR

43,018 SF  
= 0.987 Ac.  
(Deed 0.98)  
Vol. 383 Pg. 63

KUNTER &  
SNIDER

HEATH

31,655 SF

= 0.727 Ac.  
(Deed 0.74)

Vol. 372, Pg. 592  
Tract 1

LUDLOW RD.  
318.0'

SCALE 1" = 100'

SURVEY OF 2 LOT ADDITIONS  
LUDLOW ROAD, BELLEFONTAINE,  
SEC. 27, T-4, R-14, LAKE TWP  
LOGAN COUNTY, OHIO

(6767) 5P

INDEXED ON MAP



SURVEY BY: Clayton M. Lee

CLAYTON M. LEE  
REG. NO. 6181

10-31-83

Lee Surveying & Mapping Co.  
855 E. Sandusky Ave.  
BELLEFONTAINE, OHIO 43311  
(513) 593-5780

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

## MORRIS TO ECKHARDT

Lying in Fractional Section 27, T-4, R-14, Lake Township, Logan County, Ohio.

Being a strip of land lying westerly from, adjacent to, and contiguous with those three parcels of land lying in the name of Alfred Eckhardt as deeded and described in Volume 225, Page 140; Volume 260, Page 78, and Volume 290, Page 139 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at an iron rod found marking the southwest corner of grantee's south parcel.

THENCE, with the south line extended westerly, S 89°-48' W, a distance of 50.00 feet to an iron rod.

THENCE, parallel to grantee's west line, N 19°-30' W, a distance of 268.00 feet to an iron rod found marking the southwest corner of Gerald Sink's 50 foot wide strip of land (Volume 396, Page 390).

THENCE, with said Sink's strip, N 89°-48' E, a distance of 50.00 feet to an iron rod found on the west line of grantee's north parcel.

THENCE, with said west line (along grantee's three parcels) S 19°-30' E, a distance of 268.00 feet to the point of beginning. Containing 12,647 square feet (0.290 acre).

Last previous deed reference: Volume 162, Page 234.

Prepared by:

  
\_\_\_\_\_

Clayton M. Lee  
Reg. Surveyor No. 6181  
11-12-83

6767 LED

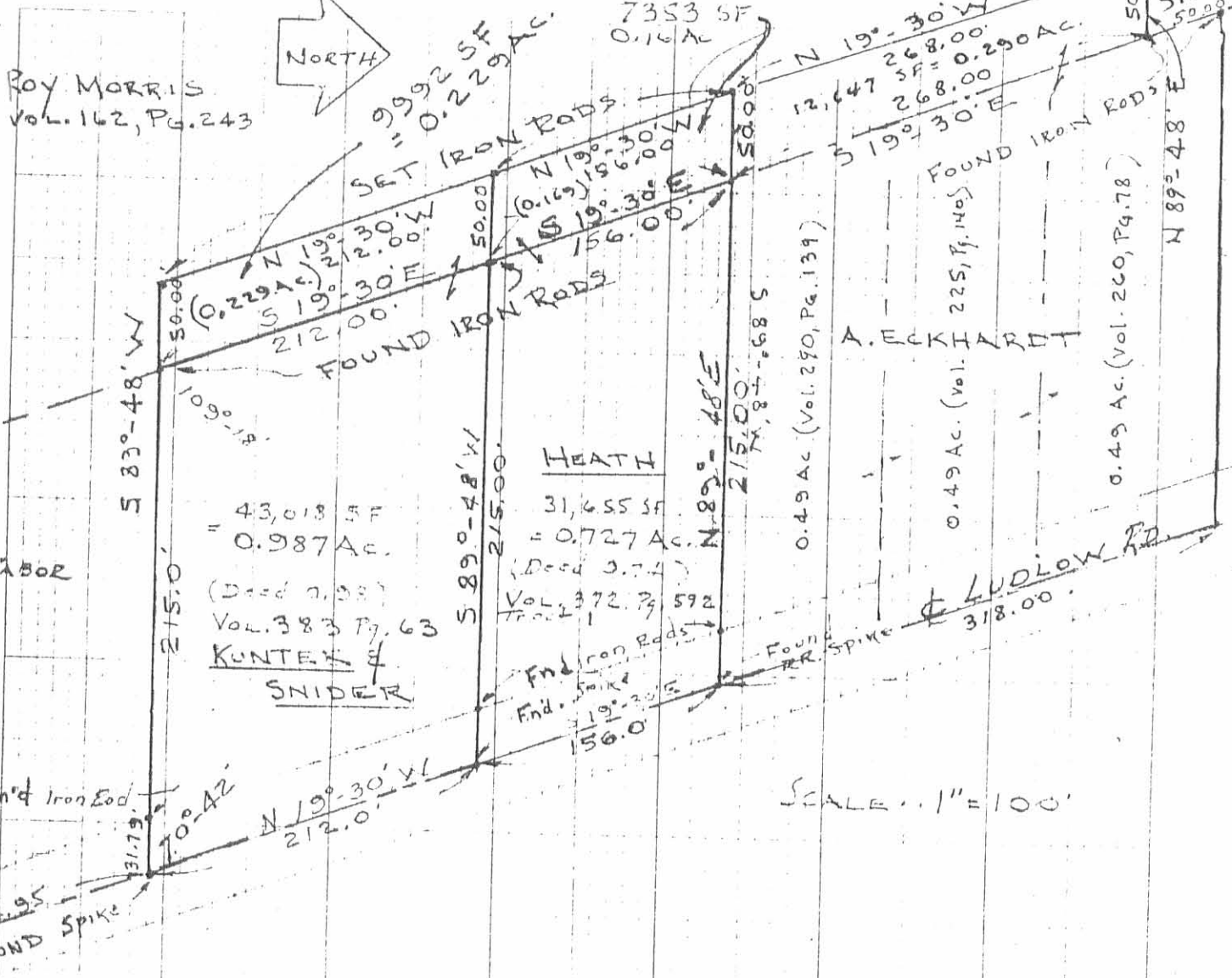
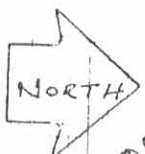
INDEXED ON MAP



ROY MORRIS  
Vol. 162, Pg. 243

ROY MORRIS  
Vol. 162, Pg. 243

SET IRON ROD -  
Vol. 396, Pg. 3



43,013 SF  
= 0.987 AC.  
(Dist 0.38)  
Vol. 383 Pg. 63  
KUNTER &  
SNIDER

HEATH  
31,655 SF  
= 0.727 AC.  
(Dist 0.74)  
Vol. 372 Pg. 592

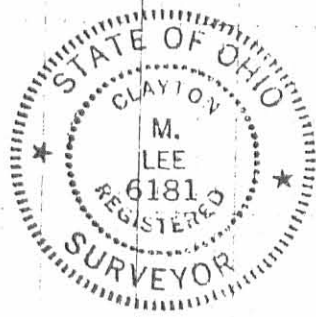
A. ECKHARDT  
0.49 AC. (Vol. 225, Pg. 140)  
0.49 AC. (Vol. 260, Pg. 78)

SCALE 1" = 100'

SURVEY OF 3 LOT ADDITIONS  
LUDLOW ROAD, BELLEFONTAINE,  
SEC. 27, T-4, R-14, LAKE TWP.  
LOGAN COUNTY, OHIO

6767 60P

UNPAID OF MAP



SURVEY BY: Clayton M. Lee  
CLAYTON M. LEE  
REG. NO. 6181

10-31-83

Lee Surveying & Mapping Co.  
855 E. Sandusky Ave.  
BELLEFONTAINE, OHIO 43311

G. SINK

REC'D 1-11-11 SMY OK

**LEGAL DESCRIPTION  
EXHIBIT A**

BEING A 20-FOOT WIDE STORM SEWER EASEMENT OVER, THROUGH, AND ACROSS A PART OF A 30.068 ACRE TRACT OF LAND OWNED BY SHERYL FUSON MORRIS, TRUSTEE AS RECORDED IN OFFICIAL RECORD 935, PAGE 989 TRACT I OF THE LOGAN COUNTY DEED RECORDS, SITUATE IN SECTION 27, TOWN 4, RANGE 14, LAKE TOWNSHIP, LOGAN COUNTY, OHIO AND THE CENTERLINE BEING MORE FULLY DESCRIBED AS FOLLOWS:

Commencing for reference at a point at the northeast corner of a 5.737 acre tract of land owned by the City of Bellefontaine as described in Official Record 182, Page 273;

thence, South 5°-09'-24" West, 279.87 feet, along the east line of said City of Bellefontaine tract to a point and being the principal place of beginning of the centerline of the easement herein conveyed;

thence, South 84°-50'-36" East, 117.15 feet, to a point;

thence, North 5°-05'-41" East, 40.98 feet, to a point;

thence, along the arc of a curve to the right, 306.09 feet, having a radius of 195.00 feet and a delta angle of 89°-56'-18", with a chord bearing North 50°-03'-50" East, 275.62 feet, to a point;

thence, South 84°-58'-01" East, 257.15 feet, to a point;

thence, North 5°-01'-59" East, 275.14 feet, to a point;

thence, North 14°-16'-01" West, 812.77 feet, parallel with the centerline of Ludlow Road to a point and there to terminate.

The bearings are assumed and used to denote angles only. For a pictorial representation see the attached Exhibit B.

The above description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254, and dated December 13, 2010.

Deed Reference: Official Record 935, Page 989



INDEXED ON MAP  
0767 70

REV'D 1-11-11 *SMJ/ML*

# EXHIBIT B

BEING A 20' STORM EASEMENT SITUATE IN FRACTIONAL SECTION 27, TOWN 4, RANGE 14, LAKE TOWNSHIP, LOGAN COUNTY, OHIO



SCALE: 1" = 150'  
0 75 150

SHERYL FUSON MORRIS TRUSTEE  
O.R. 935/989, TRACT 1  
30.068 AC.

$\Delta=89^{\circ}56'18''$   
 $R=195.00'$   
 $L=306.09'$   
 $CH=275.62'$   
 $BRG=N 50^{\circ}03'50'' E$

CITY OF BELLEFONTAINE  
O.R. 182/273  
5.737 AC.

SHERYL FUSON MORRIS TRUSTEE  
O.R. 935/989  
2.992 AC.

GERALD D. SINK, ETUX  
D.B. 270/206

D.B. 396/390

DAN ABRAMS, ETAL  
O.R. 862/263

JOHN W. PEEK  
O.R. 735/527

WILLIAM A. GILROY  
O.R. 235/483

FREDERICK L. ALLEN, TRUSTEE  
O.R. 547/612

CHARLES E. BLAIR, ETAL  
O.R. 11/719

S 14°16'01" E  
133.26'  
EX. 20' STM ESMT.  
O.R. 787/883

D.B. 380/75

10.00'  
N 14°16'01" W

812.77'  
N 14°16'01" W

EX. 20' STM ESMT.  
O.R. 787/883

275.14'  
N 5°01'59" E

257.15'  
S 84°58'01" E

EX. 10' STM ESMT.

EX. 60' ESMT.

S 5°09'24" W, 279.87'

40.98'  
N 5°05'41" E

117.15'  
S 84°50'36" E

INDEXED O.R. MAP  
6767 7P

**CHOICE ONE ENGINEERING**

440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365  
(937) 497-0200 FAX (937) 497-0300  
www.choiceoneengineering.com

DATE:  
12-13-2010  
DRAWN BY:  
JMK  
JOB NUMBER:  
LOGBEL1005  
SHEET NUMBER

1 OF 1



**LEGAL DESCRIPTION  
EXHIBIT A**

BEING A 10-FOOT WIDE STORM SEWER EASEMENT OVER, THROUGH, AND ACROSS A PART OF A 2.992 ACRE TRACT OF LAND OWNED BY SHERYL FUSON MORRIS, TRUSTEE AS RECORDED IN OFFICIAL RECORD 935, PAGE 989 TRACT V OF THE LOGAN COUNTY DEED RECORDS, SITUATE IN SECTION 27, TOWN 4, RANGE 14, LAKE TOWNSHIP, LOGAN COUNTY, OHIO AND THE CENTERLINE BEING MORE FULLY DESCRIBED AS FOLLOWS:

Commencing for reference at a point at the southeast corner of said 2.992 acre tract of land owned by Sheryl Fuson Morris, Trustee as described in Official Record 935, Page 989, also being on the centerline of Ludlow Road;

thence, North 84°-58'-00" West, 155.56 feet, along the south line of said Morris 2.992 acre tract to a point and being the principal place of beginning of the centerline of the easement herein conveyed;

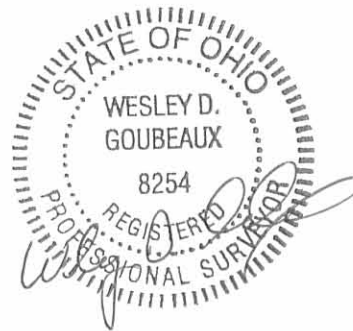
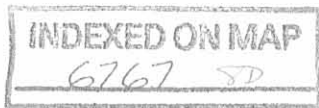
thence, North 44°-07'-43" East, 137.16 feet, to a point on the existing westerly right-of-way line of said Ludlow Road and there to terminate.

Also being subject to a temporary easement 5 feet in width continuous along each side of the above described easement for construction purposes.

The bearings are assumed and used to denote angles only. For a pictorial representation see the attached Exhibit B.

The above description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254, and dated February 8, 2011.

Deed Reference: Official Record 935, Page 989





**LEGAL DESCRIPTION  
EXHIBIT C**

BEING A 20-FOOT WIDE STORM SEWER EASEMENT OVER, THROUGH, AND ACROSS A PART OF A 30.068 ACRE TRACT OF LAND OWNED BY SHERYL FUSON MORRIS, TRUSTEE AS RECORDED IN OFFICIAL RECORD 935, PAGE 989 TRACT I OF THE LOGAN COUNTY DEED RECORDS, SITUATE IN SECTION 27, TOWN 4, RANGE 14, LAKE TOWNSHIP, LOGAN COUNTY, OHIO AND THE CENTERLINE BEING MORE FULLY DESCRIBED AS FOLLOWS:

Commencing for reference at a point at the northeast corner of a 5.737 acre tract of land owned by the City of Bellefontaine as described in Official Record 182, Page 273;

thence, South 5°-09'-24" West, 279.87 feet, along the east line of said City of Bellefontaine tract to a point and being the principal place of beginning of the centerline of the easement herein conveyed;

thence, South 84°-50'-36" East, 117.15 feet, to a point;

thence, North 5°-05'-41" East, 40.98 feet, to a point;

thence, along the arc of a curve to the right, 306.09 feet, having a radius of 195.00 feet and a delta angle of 89°-56'-18", with a chord bearing North 50°-03'-50" East, 275.62 feet, to a point;

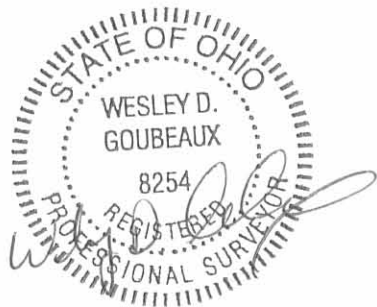
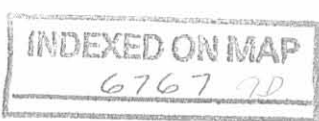
thence, South 84°-58'-01" East, 353.50 feet, to a point;

thence, North 14°-16'-01" West, 1104.29 feet, parallel with the centerline of Ludlow Road to a point and there to terminate.

The bearings are assumed and used to denote angles only. For a pictorial representation see the attached Exhibit B.

The above description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254, and dated February 8, 2011.

Deed Reference: Official Record 935, Page 989



Rec'd 2-16-11 smj/du

# EXHIBIT D

BEING A 20' STORM EASEMENT SITUATE IN FRACTIONAL SECTION 27, TOWN 4, RANGE 14, LAKE TOWNSHIP, LOGAN COUNTY, OHIO



SCALE: 1" = 150'  
0 75 150

SHERYL FUSON MORRIS TRUSTEE  
O.R. 935/989, TRACT I  
30.068 AC.

$\Delta=89^{\circ}56'18''$   
 $R=195.00'$   
 $L=306.09'$   
 $CH=275.62'$   
 $BRG=N 50^{\circ}03'50'' E$

CITY OF BELLEFONTAINE  
O.R. 182/273  
5.737 AC.

SHERYL FUSON MORRIS TRUSTEE  
O.R. 935/989  
2.992 AC.

GERALD D. SINK, ETUX  
D.B. 270/206

D.B. 396/390

DAN ABRAMS, ETAL  
O.R. 862/263

JOHN W. PEEK  
O.R. 735/527

EX. 10' STM ESMT.  
O.R. 787/888

WILLIAM A. GILROY  
O.R. 235/483

FREDERICK L. ALLEN, TRUSTEE  
O.R. 547/612

CHARLES E. BLAIR, ETAL  
O.R. 11/719

S 14°16'01" E  
133.26'  
EX. 20' STM ESMT.  
O.R. 787/883

D.B. 380/75

☉ 20' STORM ESMT.

1104.29'  
N 14°16'01" W

EX. 20' STM ESMT.  
O.R. 787/883

353.50'  
S 84°58'01" E

EX. 10' STM ESMT.

EX. 60' ESMT.

S 5°09'24" W, 279.87'

40.98'  
N 5°05'41" E  
117.15'  
S 84°50'36" E

INDEXED ON MAP

6767 9P

**CHOICE ONE**  
**ENGINEERING**

440 E. HOEWISHER ROAD, SIDNEY, OHIO 45365  
(937) 497-0200 FAX (937) 497-0300  
www.choiceoneengineering.com

DATE:  
02-08-2011

DRAWN BY:  
JMK

JOB NUMBER:  
LOGBEL1005

SHEET NUMBER

1 OF 1



**DESCRIPTION OF SURVEY FOR  
BARBARA A. PAGE AND RICHARD L. PAGE  
0.378 ACRES  
April 17, 2024**

The following described 0.378 acre tract of land is situated in Fractional Section 27, Town 4, Range 14, B.M.R.S., Lake Township, Logan County, Ohio and being part of Steven Karl Morris', Mark Alan Morris' and John David Morris' Exhibit "A", Tract I (originally 36.191 acres) described in Official Record Volume 1416, page 5150, said 0.378 acre tract of land also being over part of an existing ingress and egress easement providing access from Ludlow Road (C.R. 1) (60 feet wide):

Beginning for reference at a one inch iron bar found in the centerline of Ludlow Road (C.R. 1) (60 feet wide) and at an angle point in the west corporation line for the City of Bellefontaine, said iron bar also being at the southwest corner of The Board of Education of the Bellefontaine City School District's Tract III (64.782 acres) described in Official Record Volume 966, page 572, said iron bar also in the east line of Section 27 and in the west line of V.M.S. 9572;

Thence South  $14^{\circ}15'31''$  East 467.00 feet, following the centerline of Ludlow Road, said corporation line and the east line of Section 27, to a railroad spike found at a southeast corner of said original 36.191 acre tract and at the northeast corner of Alana C. Robinaugh, Trustee's 1.253 acre tract described in Official Record Volume 1241, page 95, said railroad spike also at a southeast corner of said existing ingress and egress easement;

Thence North  $84^{\circ}52'16''$  West 296.27 feet, departing from the centerline of Ludlow Road, entering Section 27, following the north line of said 1.253 acre tract, a south line of said original 36.191 acre tract and a south line of said ingress and egress easement, to a 3/8 inch iron bar found at the northeast corner of Barbara A. Page's and Richard L. Page's Exhibit "A", Tract II (0.95 acres) described in Official Record Volume 1408, page 4670;

Thence North  $85^{\circ}08'01''$  West 125.33 feet, following the north line of said 0.95 acre tract and continuing along a south line of said original 36.191 acre tract and said ingress and egress easement, to a 5/8 inch iron bar found and marking the **place of beginning**;



Thence **South 5°15'08" West 329.53 feet**, following the west line of said 0.95 acre tract, an east line of said original 36.191 acre tract and an east line of said ingress and egress easement, to an iron bar set in the north line of Steven Karl Morris', Mark Alan Morris' and John David Morris' Exhibit "A", Tract II (originally 14.68 acres) described in Official Record Volume 1416, page 5150;

Thence **North 84°38'41" West 50.00 feet**, following the north line of said original 14.68 acre tract, a south line of said original 36.191 acre tract and a south line of said ingress and egress easement, to a 5/8 inch iron bar found at the southeast corner of Barbara A. Page's and Richard L. Page's Exhibit "A", Tract III (0.74 acres) described in Official Record Volume 1408, page 4670;

Thence **North 5°16'04" East 330.41 feet**, departing from the north line of said original 14.68 acre tract, following the east line of said 0.74 acre tract, the east line of Barbara A. Page's and Richard L. Page's Exhibit "A", Tract I (0.62 acres) described in Official Record Volume 1408, page 4670, a west line of said original 36.191 acre tract and a west line of said ingress and egress easement, passing a ½ inch iron pipe found at 179.81 feet, to a ¾ inch iron pipe found;

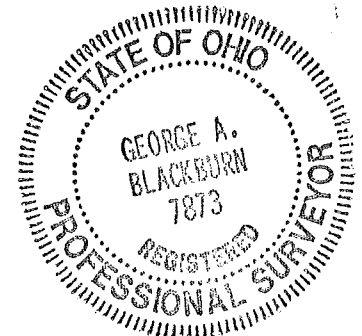
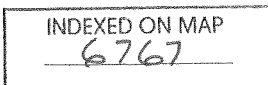
Thence **South 83°37'54" East 49.92 feet**, crossing said original 36.191 acre tract and said ingress and egress easement, to the **place of beginning, containing 0.378 acres** more or less and subject to all valid easements and restrictions of record.

The above description was prepared from an actual field survey made by Blackburn Surveying, LLC, George A. Blackburn, Registered Surveyor # 7873, during the month of April 2024. Iron bars set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS # 7873." Bearings indicated herein are based on the centerline of Ludlow Road (C.R. 1) (60 feet wide) bearing South 14°15'31" East and derived from GPS observations based on Ohio State Plane Coordinate System, North Zone (NAD83), Geoid Model 2018.

Description prepared by:

 4-17-2024

George A. Blackburn, RS # 7873  
6879 State Route 287  
West Liberty, Ohio 43357  
(937) 465-0424



**PLAT OF SURVEY IN  
FRACTIONAL SECTION 27, TOWN 4, RANGE 14  
LAKE TOWNSHIP  
LOGAN COUNTY, OHIO**

Steven Karl Morris, Mark Alan Morris and John David Morris  
Exhibit "A", Tract I, orig. 36.191 acres, O.R. 1416, pg. 5150

REFERENCE BEGINNING  
1" IRON BAR FOUND

The Board of Education of the Bellefontaine City School District  
Tract III, 64.782 acres  
O.R. 966, pg. 572

Corporation Line

CITY OF BELLEFONTAINE

V.M.S. 9572 Corporation Line  
S14°15'31"E  
(BASIS OF BEARING)

LUDLOW ROAD (C.R. 1) (60')  
467.00'

Existing Ingress and Egress Easement  
This part of easement being 60 feet wide.

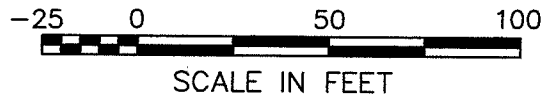
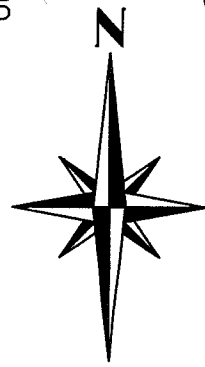
Barbara A. Page and Richard L. Page  
Exhibit "A", Tract I, 0.62 acres  
O.R. 1408, pg. 4670

**0.378 Acres**

Ex. Ingress and Egress Easement  
This part of ease. being 50 feet wide.

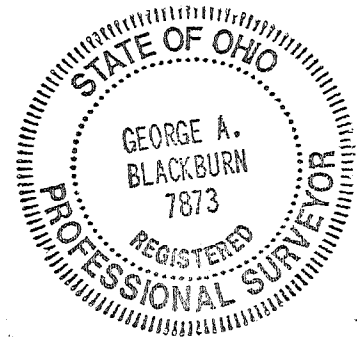
Barbara A. Page and Richard L. Page  
Exhibit "A", Tract II, 0.95 acres  
O.R. 1408, pg. 4670

Alana C. Robinaugh,  
Trustee  
1.253 acres  
O.R. 1241, pg. 95



**LEGEND**

- RAILROAD SPIKE FOUND
- 5/8" IRON BAR FOUND UNLESS OTHERWISE NOTED
- 5/8" IRON BAR SET
- ⊙ 3/4" IRON PIPE FOUND UNLESS OTHERWISE NOTED



**NOTES:**

The bearings shown hereon are derived from GPS observations based on Ohio State Plane Coordinate System, North (NAD 83), Geoid Model 2018.

This survey was prepared using the information found in the current instruments of conveyance (shown hereon) and without a complete and accurate title search.

INDEXED ON MAP  
6767

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND THAT MONUMENTS WERE PLACED AS INDICATED HEREON.

*George A. Blackburn*  
GEORGE A. BLACKBURN, R.S. 7873 4-17-2024

BLACKBURN SURVEYING, LLC  
6879 STATE ROUTE 287  
WEST LIBERTY, OHIO 43357  
(937) 465-0424

DATE: 4/17/2024  
SCALE: 1" = 50'  
FILE: Barbara Page 4-24

PLAT PREPARED FOR  
BARBARA A. PAGE AND RICHARD L. PAGE

Sheet  
1  
of  
1