

Robinaugh Survey Richland Township ( Tract # 1 Yellow Cottage )  
April 1963 0.08 Acre

The following described land in Richland Township, Logan County, Ohio  
and being in V.M.S. 13393

Beginning at an iron at the most westerly corner of Lot Number 70 of  
Fernwood Subdivision. Thence with the S.W. side of said Lot Number 70  
S. 31 - 48 E. 46.00 feet to an iron said iron being the true beginning  
point of this survey.

Thence again with the S.W. side of said Lot Number 70 S. 31 - 48 E.  
75.50 feet to a steel post in concrete at the edge of Indian Lake. The  
last described line passing the most southerly corner of said Lot Number 70  
~~Thence~~ at 26.00 feet.

Thence with the edge of Indian Lake S. 72 - 11 W. 55.80 feet to an iron.

Thence N. 22 - 11 W. 70.50 feet to an iron.

Thence N. 68 - 34 E. 42.40 feet to the place of beginning.

The above described tract contains 0.08 of one acre.

Also the right of ingress and egress over the present Driveway to the Roads  
of Fernwood Subdivision.

Subject to all rights of the State of Ohio along the shore of Indian Lake.

cc  
Logan County Engineer



12-1  
3545

INDEXED ON MAP

Robinaugh Survey      Richland Township ( Tract # 2      Pink Cottage )  
April 1963      0.07 Acre

The following described land in Richland Township, Logan County, Ohio and being in V.M.S. 13393.

Beginning at an iron at the most westerly corner of Lot Number 70 of Fernwood Subdivision. Thence with the S.W. side of said Lot Number 70 S. 31 - 48 E. 46.00 feet to an iron. Thence S. 68 - 34 W. 42.40 feet to an iron Said iron being the true beginning point of this survey.

Thence with the S.W. side of a 0.08 acre tract S. 22 - 11 E. 70.50 feet to an iron at the edge of Indian Lake.

Thence with the edge of Indian Lake S. 72 - 11 W. 40.40 feet to an iron.

Thence with the N.E. side of a 0.08 acre tract N. 23 - 31 W. 68.00 feet to an iron.

Thence N. 68 - 34 E. 42.00 feet to the place of beginning.

The above described tract contains 0.07 of one acre.

Also the right of ingress and egress over the present Driveway to the Roads of Fernwood Subdivision.

Subject to all rights of the State of Ohio along the shores of Indian Lake.

cc  
Logan County Engineer



17-2

3545

Robinaugh Survey Richland Township ( Tract # 3 Red Cottage )  
April 1963 0.08 Acre

The following described land in Richland Township, Logan County, Ohio and being in V.M.S. 13393.

Beginning at an iron at the most westerly corner of Lot Number 70 of Fernwood Subdivision. Thence with the S.W. side of said Lot Number 70 S. 31 - 48 E. 46.00 feet to an iron . Thence S. 68 - 34 W. 84.40 feet to an iron Said iron being the true beginning point of this surevy.

Thence with the S.W. side of a 0.07 acre tract S. 23 - 31 E. 68.00 feet to an iron at the edge of Indian Lake.

Thence with the edge of Indian Lake S. 72 - 11 W. 57.00 feet to an iron.

Thence with the N.E. side of a 0.16 acre tract N. 14 - 18 W. 64.90 feet to an iron.

Thence N. 68 - 34 E. 46.50 feet to the place of beginning.

The above described tract contains 0.08 of one acre.

Also the right of ingress and egress over the present Driveway to the Roads of Fernwood Subdivision.

Subject to all rights of the State of Ohio along the shores of Indian Lake.

cc  
Logan County Engineer



1D-3  
3545

Robinaugh Survey      Richland Township ( Tract # 4 Yellow Cottage at  
Point ) April 1963 0.16 Acre )

The following described land in Richland Township, Logan County, Ohio  
and being in V.M.S. 13393.

Beginning at an iron at the most westerly corner of Lot Number 70 of Fernwood  
Subdivision. Thence with the S.W. side of said Lot Number 70 S 31 - 48 E.  
46.00 feet to an iron. Thence S. 68 - 34 W. 130.90 feet to an iron. Said  
iron being the beginning point of this survey.

Thence with the S.W. side of a 0.08 acre tract S. 14 - 18 E. 64.90 feet to  
an iron at the edge of Indian Lake.

Thence with the edge of Indian Lake the following three courses and  
distances :

S. 72 - 11 W. 115.40 feet to an iron.

N. 44 - 34 W. 10.15 feet to an iron.

N. 27 - 06 E. 99.10 feet to an iron.

Thence N. 88 - 06 E. 56.15 feet to the place of beginning.

The above described tract contains 0.16 of one acre.

Also the right of ingress and egress over the present Driveway to the  
Roads of Fernwood Subdivision.

Subject to all rights of the State of Ohio along the shores of Indian Lake.

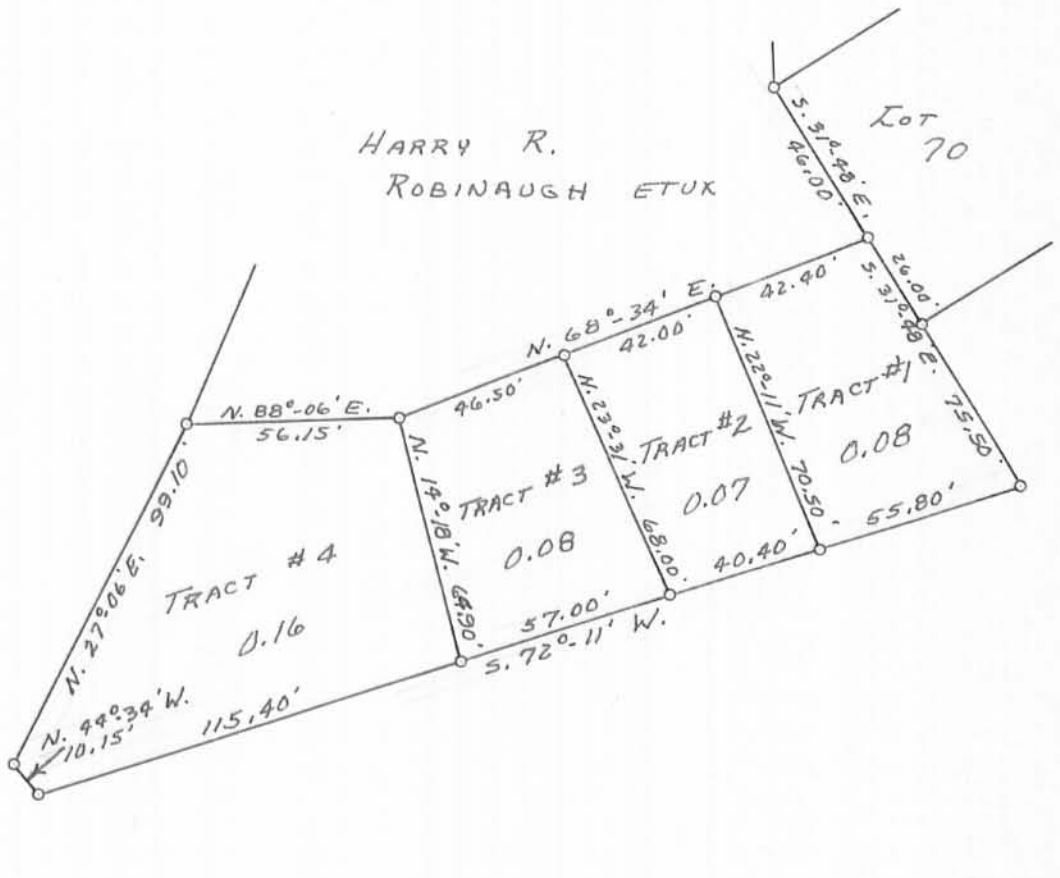
cc  
Logan County Engineer



1D-4

3545

HARRY R.  
ROBINAUGH ETUX



ROBINAUGH SURVEY  
V.M.S. 13393  
FERNWOOD SUBDIVISION  
LONG ISLAND, RICHLAND TOWNSHIP  
LOGAN COUNTY, OHIO  
SURVEYED BY F.F. WRIGHT - 1963  
SCALE: 1" = 50'

3-19-18



# Lee Surveying and Mapping Co.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.  
Bellefontaine OH 43311



Phone: (937) 593-7335  
Fax: (937) 593-7444  
surveys@lsminc.us

## STATE OF OHIO INDIAN LAKE RESERVOIR LANDS 0.027 ACRE

Lying in Virginia Military Survey 13393, Richland Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the State of Ohio Indian Lake Reservoir Lands and being more particularly described as follows:

**COMMENCING** at a 3/4 inch iron bar found at the most westerly corner of Lot 70 of Fernwood Subdivision, recorded in Plat Cabinet A, Slide 179, at a southwesterly right-of-way point of Oak Ridge Avenue (width varies) and being an easterly corner to the Cynthia E. Hardie, as Trustee, 0.33 acre tract as deeded and described in Official Record 1108, Page 659;

**THENCE**, with the common line to said Lot 70 and said 0.33 acre tract, S 31°-29'-49" E, a distance of 45.33 feet to a 3/4 inch iron pipe found at the southeasterly corner of said 0.33 acre tract;

**THENCE**, with a southerly line of said 0.33 acre tract, S 68°-34'-00" W a distance of 130.71 feet to a 3/4 inch iron pipe found at the common northerly corner to the Christopher T. Hughes and Melanie A. Hughes (undivided one-half interest) and Thomas R. Hughes (undivided one-half interest) 0.08 acre tract as deeded and described in Official Record 1120, Page 474, Tract I and the James C. Smith and Cynthia S. Smith, Trustees, 0.16 acre tract as deeded and described in Official Record 346, Page 181;

**THENCE**, with a common line to said 0.08 and 0.16 acre tracts, S 14°-23'-59" E, a distance of 64.66 feet to a 3/4 inch iron pipe found at the common southerly corner to the said 0.08 acre and 0.16 acre tracts and on a northerly line of said State of Ohio Indian Lake Reservoir Lands and being the **TRUE POINT OF BEGINNING**:

**THENCE**, across said State of Ohio Indian Lake Reservoir Lands, the following ten (10) courses:

- (1) S 14°-23'-59" E, a distance of 2.88 feet to a point on the face of the concrete walk and seawall;
- (2) with the face of the concrete seawall, S 71°-26'-36" W, a distance of 7.91 feet to a point on the easterly inside corner of a boat well;
- (3) across the boat well, S 73°-20'-18" W, a distance of 11.42 feet to a point on the westerly inside corner of the boat well on the face of the concrete walk and seawall;
- (4) with the face of the concrete seawall, S 72°-40'-13" W, a distance of 29.38 feet to a point;
- (5) with the face of the concrete seawall, S 68°-42'-39" W, a distance of 68.81 feet to a point;
- (6) with the face of the concrete seawall, N 41°-30'-21" W, a distance of 17.35 feet to a point;

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(7) with the face of the concrete seawall, N 17°-40'-42" E, a distance of 54.25 feet to a point;

(8) with the face of the concrete seawall, N 41°-28'-16" E, a distance of 42.91 feet to a point; and

(9) with the face of the concrete seawall, N 07°-47'-11" E, a distance of 6.23 feet to a point on the common line of said 0.16 acre and 0.33 acre tracts extended;

(10) N 88°-08'-44" E, a distance of 3.44 feet to a 5/8 inch iron rod set at the common westerly corner to said 0.16 and 0.33 acre tracts;

THENCE, with common lines of said 0.16 acre and said State of Ohio Indian Lake Reservoir Lands tracts, the following three (3) courses:

(1) S 26°-32'-14" W, a distance of 99.10 feet to a point, referenced by a 5/8 inch iron rod set bearing N 73°-53'-53"E, a distance of 2.93 feet;

(2) S 41°-05'-38" E, a distance of 10.15 feet to a 5/8 inch iron rod set; and

(3) N 72°-05'-01" E, a distance of 115.40 feet to the **POINT OF BEGINNING**.

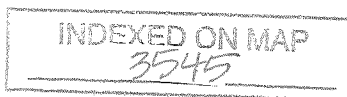
Containing 0.027 acre, more or less.


Iron rods set, where indicated, are 30 inches in length, 5/8 inch in diameter with an orange plastic I.D. cap stamped "L-8533."

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

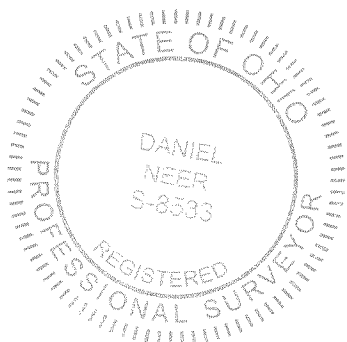
The basis for bearings, described herein, is the north line of the said 0.08 acre tract, being S 68°-34'-00" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co. on March 9, 2018.

Description prepared by:



  
Daniel A. Neer  
Professional Surveyor No. 8533  
March 12, 2018

63470218



**DEED & SURVEY REFERENCES:**

O.R. 346, PG. 181  
 O.R. 1108, PG. 659  
 O.R. 1120, PG. 474

FERNWOOD SUBDIVISION  
 PC A, SL 179

SURVEY BY F.F. WRIGHT, ENTITLED "ROBINAUGH SURVEY" DATED 1963.

SURVEY BY F.F. WRIGHT, ENTITLED "ROBINAUGH SURVEY", DATED 1964.

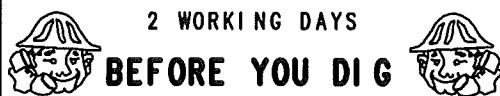
SURVEY BY JEFFREY I. LEE, P.S. 6359, ENTITLES "RETRACEMENT AND DIVIDING OF THE GLEN VAN ATTA PROPERTY", UNDATED.

LINE	BEARING	DISTANCE
L1	N 73°53'53" E	2.93'
L2	S 71°26'36" W	7.91'
L3	S 73°20'18" W	11.42'
L4	S 72°40'13" W	29.38'
L5	N 41°30'21" W	17.35'
L6	N 07°47'11" E	6.23'

**BASIS FOR BEARINGS:**

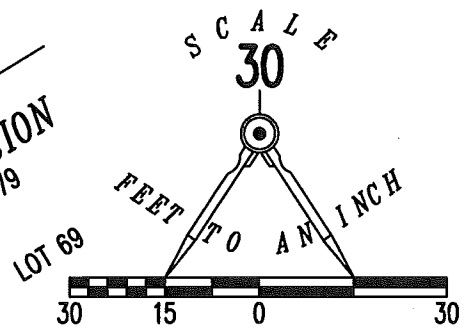
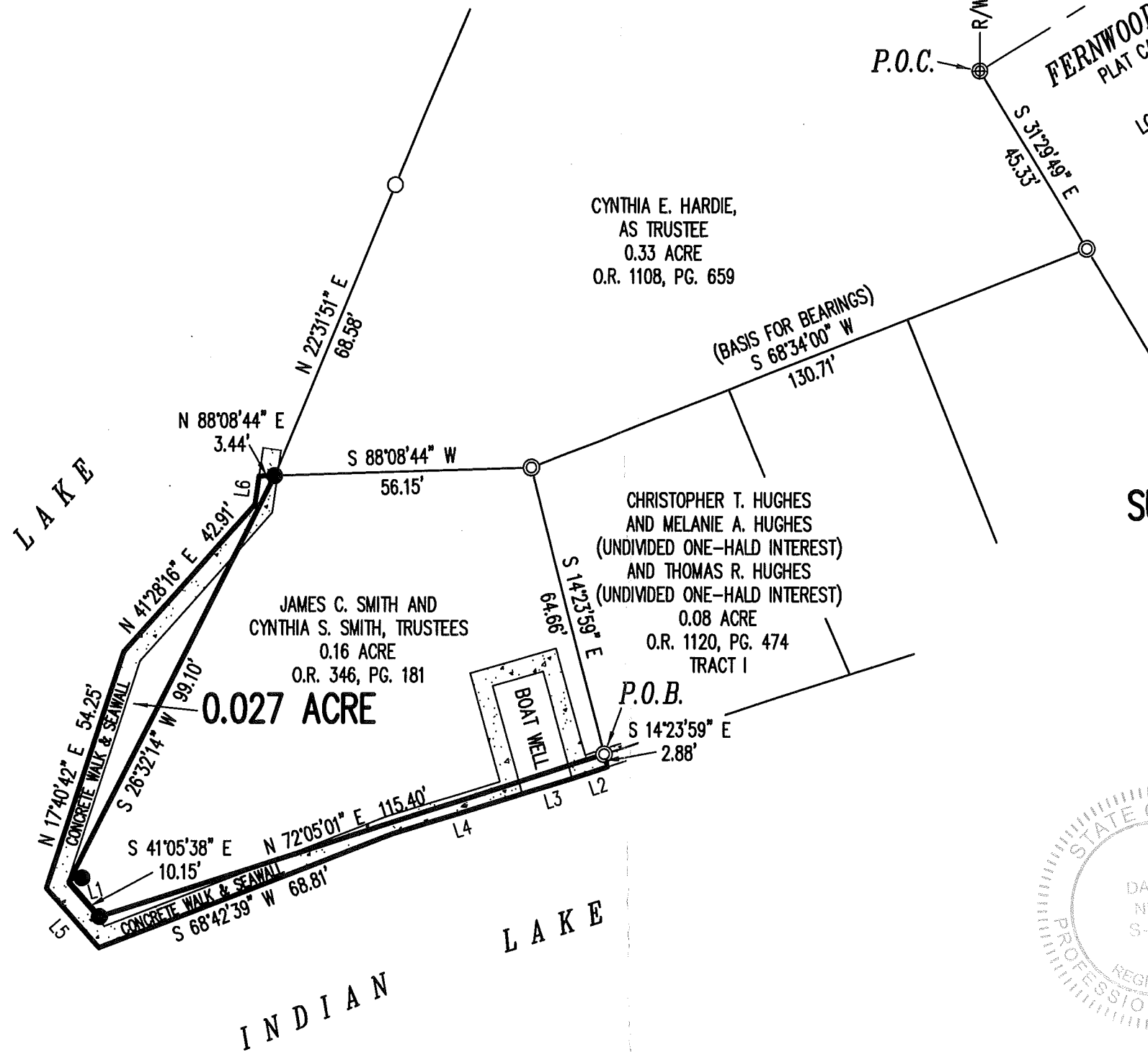
THE BASIS FOR BEARINGS SHOWN HEREON IS THE NORTHERLY LINE OF THE 0.08 ACRE, BEING S 68°34'00" W.

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**

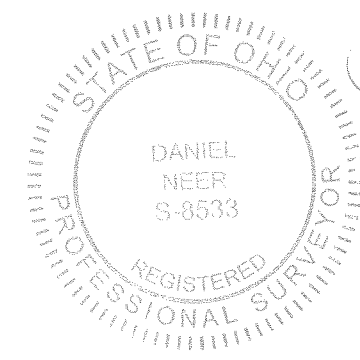
OHIO UTILITIES PROTECTION SERVICE



- LEGEND:**
- ⊗ 3/4 INCH IRON BAR FOUND
  - ⊙ 3/4 INCH IRON PIPE FOUND
  - 5/8 INCH IRON ROD FOUND
  - 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "L-8533"
- R/W = RIGHT-OF-WAY  
 P.O.C. = POINT OF COMMENCEMENT  
 P.O.B. = POINT OF BEGINNING

**SURVEY OF 0.027 ACRE OUT OF THE STATE OF OHIO INDIAN LAKE RESERVOIR LANDS VIRGINIA MILITARY SURVEY 13393 RICHLAND TOWNSHIP LOGAN COUNTY, OHIO**

SURVEYED BY:



*D. Neer*  
 DANIEL A. NEER  
 PROFESSIONAL SURVEYOR NO. 8533  
 MARCH 9, 2018

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**LEE SURVEYING & MAPPING CO.**  
 117 North Madriver Street  
 BELLEFONTAINE, OHIO 43311  
 (937) 593-7335  
 WWW.LSMINC.US  
 surveys@lsminc.us

KSS D0218 63470218 L-6347-3

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11-30-2020



Dennis Beck  
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November 03, 2020

### LEGAL DESCRIPTION

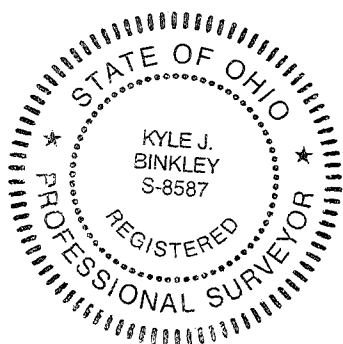
Being a part of the State of Ohio Indian Lake Reservoir Lands and being located in Virginia Military Survey 13393, Richland Township, Logan County, Ohio, more particularly described as follows:

Commencing at an existing #5 Rebar at the NW corner of Lot #70 of Fernwood Subdivision (P.C. A, Slide 179), the N corner of a 0.026 acre tract in the name of Jennifer M. Baier, Trustee (O.R. 1323, Pg. 438) and an Easterly corner of a 0.33 acre tract in the name of William H. & Jane E. Kiracofe (O.R. 1390, Pg. 3655); thence S 08°-17'-39" W with the W line of said 0.026 acre tract and the E line of said 0.33 acre tract, 48.23' to an existing Railroad Spike; thence S 37°-28'-40" E with the W line of said 0.026 acre tract and the E line of said 0.33 acre tract, 10.57' to an existing ¾" Iron Pipe at the SW corner of said 0.026 acre tract, the SE corner of said 0.33 acre tract, the NW corner of a 0.08 acre tract in the name of Jennifer M. Baier, Trustee (O.R. 1323, Pg. 433) and the NE corner of a 0.07 acre tract in the name of Dennis E. Beck (O.R. 327, Pg. 099, Tract I); thence S 37°-19'-46" E with the common line between the said 0.08 acre and 0.07 acre tracts, 70.50' to a #5 Rebar set at the POINT OF BEGINNING; thence the following courses:

1. Continuing S 37°-19'-46" E, 6.31' to a point on the face of a concrete seawall;
2. S 53°-35'-00" W with the face of a concrete seawall, 0.95' to a point;
3. S 60°-06'-54" W with the face of a concrete seawall, 39.59' to a point;
4. N 38°-45'-29" W, 3.94' to a point at the SW corner of said 0.07 acre tract in the name of Dennis E. Beck and the SE corner of a 0.08 acre tract in the name of 9382 Lake House LLC (O.R. 1377, Pg. 546, Tract I);
5. N 56°-35'-57" E with the S line of said 0.08 acre tract in the name of Dennis E. Beck, 40.40' to the POINT OF BEGINNING.

The above described parcel contains 0.005 acres, more or less, subject to all legal highways and easements of record.

The system of bearings for this legal description is based on the Ohio State Plane-North Coordinate System NAD83 (2011). This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Kyle J. Binkley, P.S. #8587 on November 03, 2020. All markers called for above are in place.

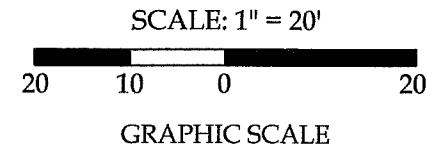
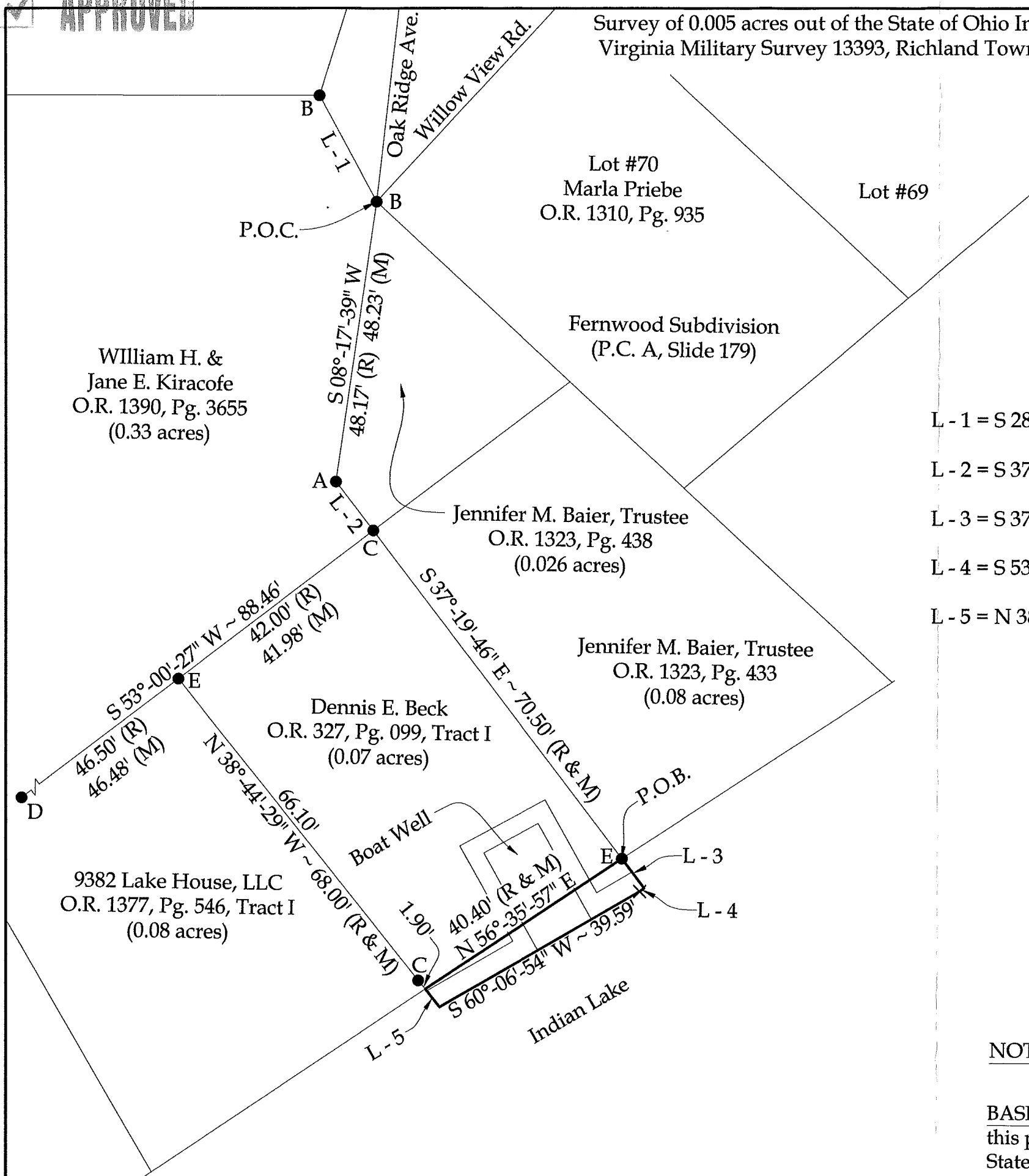


INDEXED ON MAP  
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11-30-2020

APPROVED

Survey of 0.005 acres out of the State of Ohio Indian Lake Reservoir Lands, Virginia Military Survey 13393, Richland Township, Logan County, Ohio.



Legend

- A = Existing Railroad Spike
- B = Existing #5 Rebar
- C = Existing 3/4" Iron Pipe
- D = Existing 1/2" Iron Pipe
- E = Set #5 Rebar

Line Data

- L - 1 = S 28°-26'-34" E ~ 20.41' (R) 20.57' (M)
- L - 2 = S 37°-28'-40" E ~ 10.77' (R) 10.57' (M)
- L - 3 = S 37°-19'-46" E ~ 6.31'
- L - 4 = S 53°-35'-00" W ~ 0.95'
- L - 5 = N 38°-45'-29" W ~ 3.94'



This plat and the accompanying legal description represent an actual boundary survey completed under my direct supervision on November 03, 2020.

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

INDEXED ON MAP  
3545

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).

**Binkley**  
LAND SURVEYING, LLC

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

CLIENT: Dennis Beck			
SURVEYED BY: T.J.S./T.E.W.	DATE: 11-03-2020	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 20'	PAGE 1 OF		PAGES 2