

LOT NO. 66

CAIN'S PARK - RUSSELLS POINT

July 9, 1955

The following described real estate situated in the Village of Russells Point, Logan County, Ohio and being Lot No. 66 of Cain's Park, as the same is shown in the Logan County Recorder's Plat Book B, Vol. 2, page 43, also a 10 foot strip of land adjacent thereto and being more particularly described as follows:

Beginning at an iron pin in the West Line of Warren Avenue at the Southeast corner of Lot No. 67 and the Northeast corner of Lot No. 66; thence with the West Line of said Warren Ave. S.  $13^{\circ}-22'$  W. 55.1 feet to an iron pin at the Northeast corner of Lot No. 64, passing an iron pin at 44.9 feet; thence with the North Line of Lot No. 64 and 65 N.  $65^{\circ}-00'$  W. 97.0 feet to an iron pin at the Northwest corner of said Lot No. 65; thence N.  $13^{\circ}-22'$  E. 35.6 feet to a stake at the Southwest corner of said Lot No. 67, passing an iron pin at 10.2 feet; thence with the South Line of said Lot No. 67 S.  $76^{\circ}-38'$  E. 95.0 feet to the place of beginning.

3256 ID

INDEXED ON MAP

Lot No. 66  
Cain's Park - Russell's Point

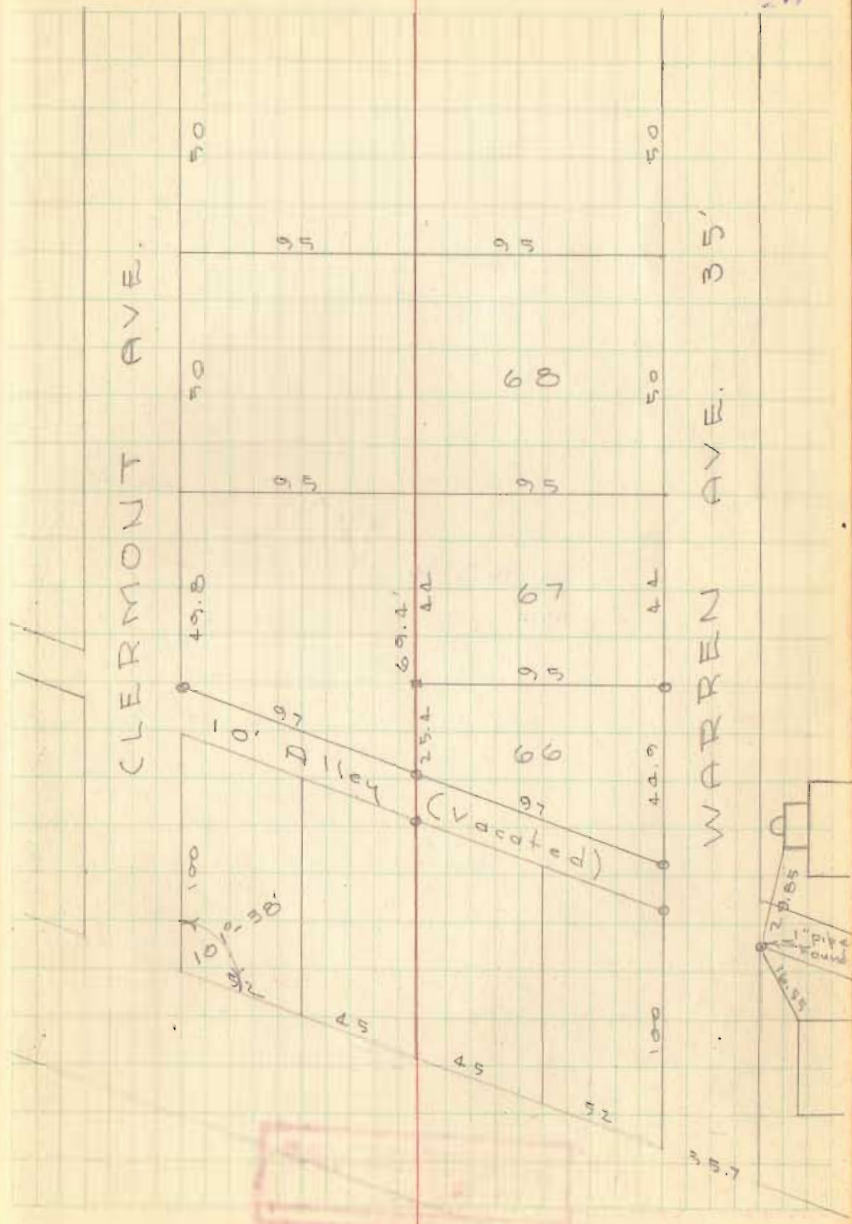
Frank Brun  
Russell's Point, Ohio

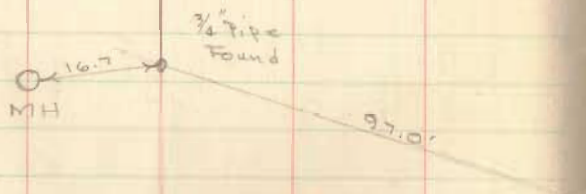
Cain's Park  
Plot BK B Vol. 2 pg. 43

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3256

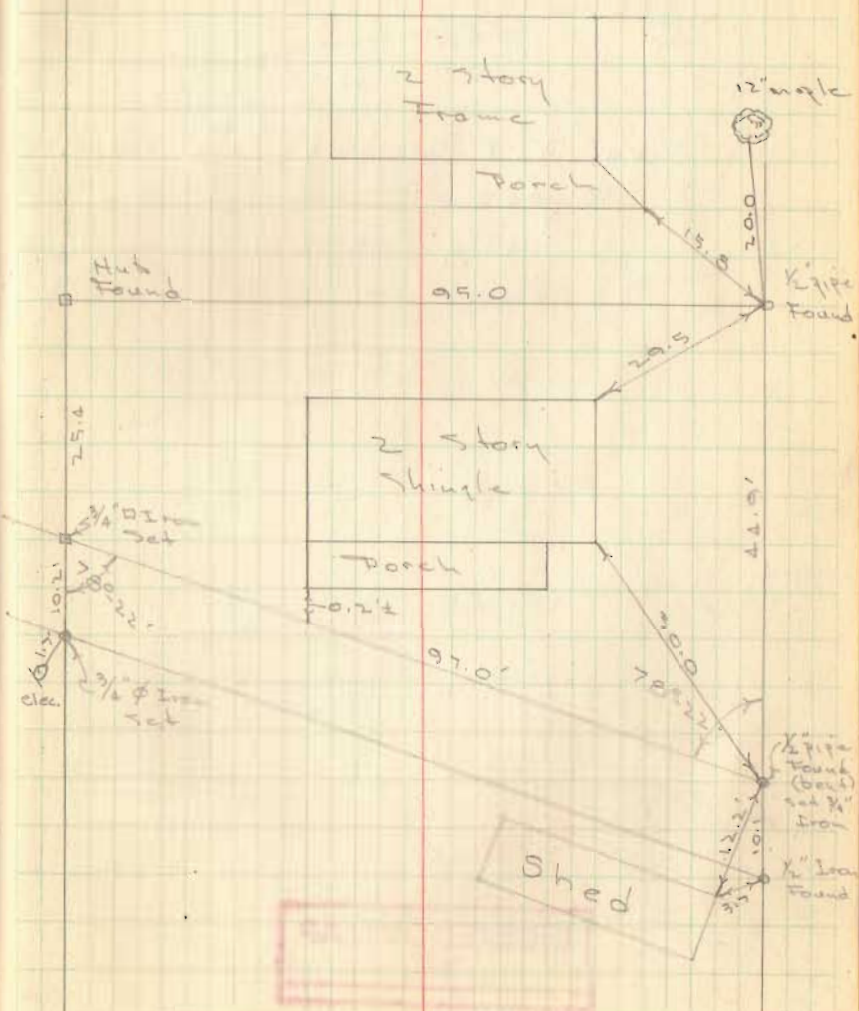
D. Dodson  
X. Barton

July 9, 1955  
9:50 43



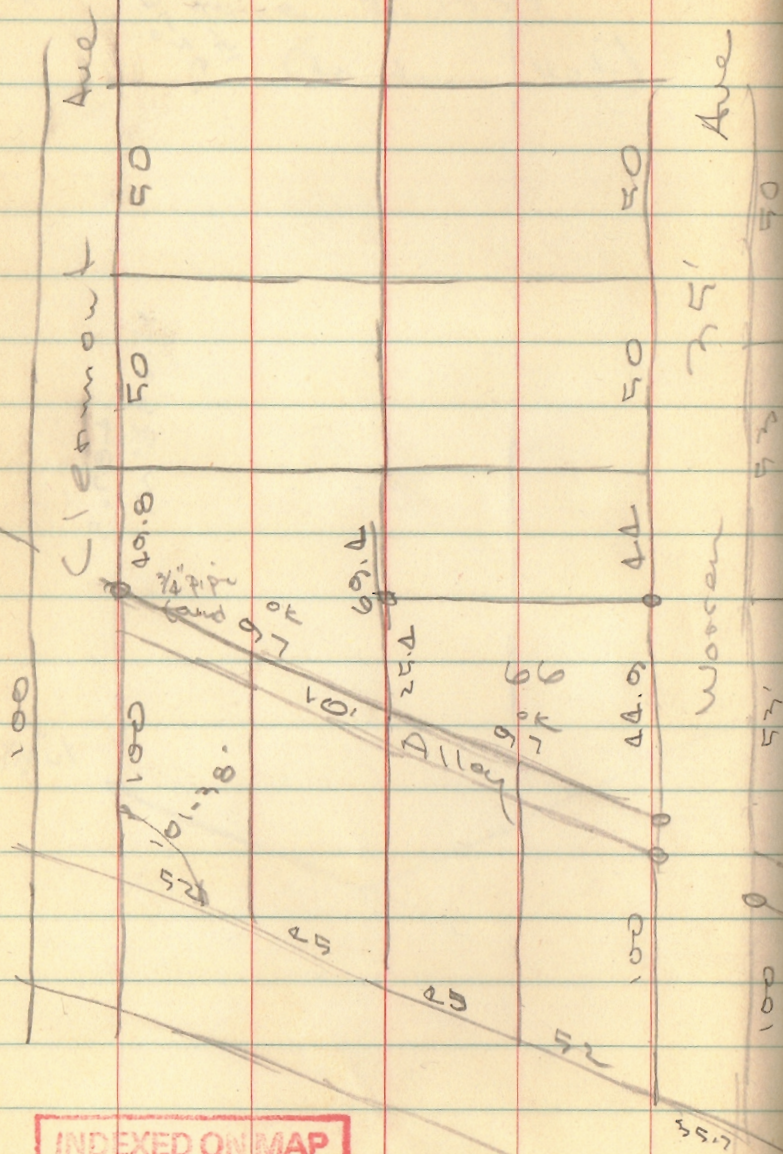


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Plot BK B  
Vol 2 Pg 43



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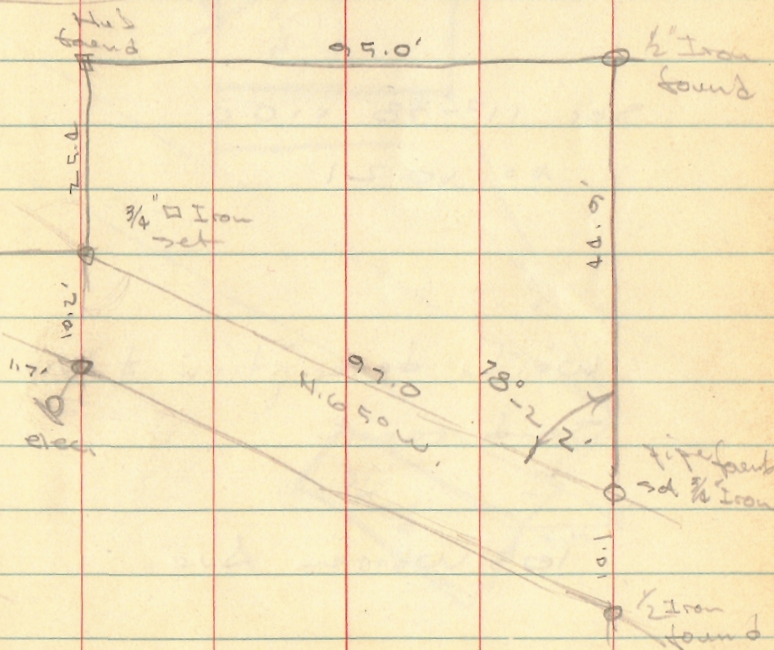
18

Alley vacated Oct. 18, 1954  
Acquired S. 1/2 by deed

179-60  
101-38  

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78-22



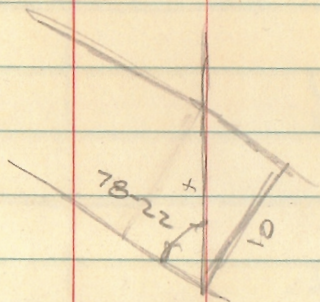
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July 9

~~Wagon~~  
Barton

89-60  
78-22  
11-38



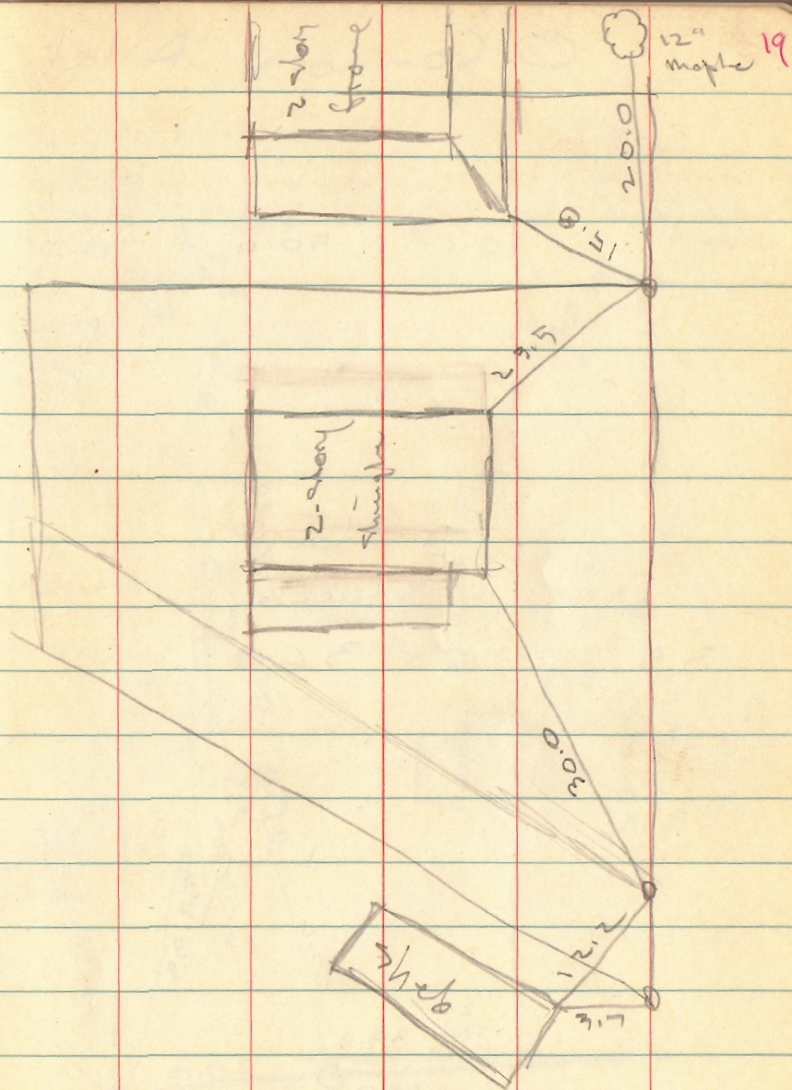
Sec. 110-38 x 10.0

x = 10.21

write description of Mail  
Said record

105 Warren Ave.

INDEXED ON MAP  
32 56



INDEXED ON MAP  
32 56

red 4-5-94  
OK (C.R.)

# 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.

## JAMES E. HODGE 0.098 ACRE

Lying in Section 36, Town 6, Range 8, Village of Russells Point, Washington Township, Logan County, Ohio.

Being part of Lots 66, 93 (formerly Lots 47, and 52), and part of a vacated alley within the Village of Russells Point as dedicated in Cain's Allotment and recorded in Plat Cabinet A, Slide 152 of the Logan County Records of Plats. The said alley was vacated per Russells Point Ordinance 201 and described in Volume 225, Page 476 of the Logan County Records of Deeds. The tract being transferred is more particularly described as follows:

Beginning at a 5/8 inch iron rod set at the intersection of the northerly right-of-way of East Main Street (40 feet wide) and the west right-of-way of Warren Street (35 feet wide). The said 5/8 inch iron rod is, also, at the southeast corner of Lot 64.

THENCE, with the west right-of-way of Warren Street, N 23°-40'-14" E, a distance of 96.69 feet to a 5/8 inch iron rod found at the northeast corner of the Susan Kay Hodge 0.025 acre tract (O.R. 4, Pg. 159) and the TRUE POINT OF BEGINNING.

THENCE, with the northerly line of the said 0.025 acre tract, N 57°-28'-09" W, a distance of 51.35 feet to a chiseled 'X' found in concrete at the northwest corner of the said 0.025 acre tract.

THENCE, N 47°-29'-46" W, a distance of 10.77 feet to the northeast corner of a masonry building.

THENCE, with the northerly wall line of a masonry building, N 54°-48'-07" W, a distance of 37.38 feet to a 5/8 inch iron rod set.

THENCE, through Lot 93, N 28°-37'-17" E, a distance of 34.20 feet to a 5/8 inch iron rod set at the northwest corner of Lot 66.

THENCE, with the north line of Lot 66, S 66°-30'-49" E, a distance of 94.60 feet to a 5/8 inch iron rod set at the northeast corner of Lot 66.

THENCE, with the west right-of-way of Warren Street, S 23°-40'-14" W, a distance of 53.23 feet to the point of beginning.

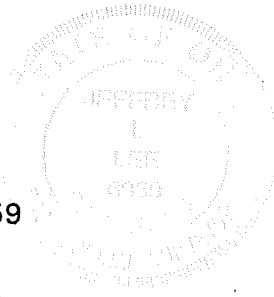
Containing 0.098 acre of which there is the following breakdown:

- 0.021 acre in the vacated alley
- 0.076 acre in Lot 66
- 27.69 square feet in Lot 93
- 1.935 square feet in Lot 65
- 5.72 square feet in Lot 64

The basis for bearings is based upon the northerly line of East Main Street being N 54°-40'-00" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Company on March 28, 1994.

Description prepared by:

Jeffrey I. Lee  
Professional Surveyor 6359  
April 4, 1994



INDEXED ON MAP  
3256

L 1289

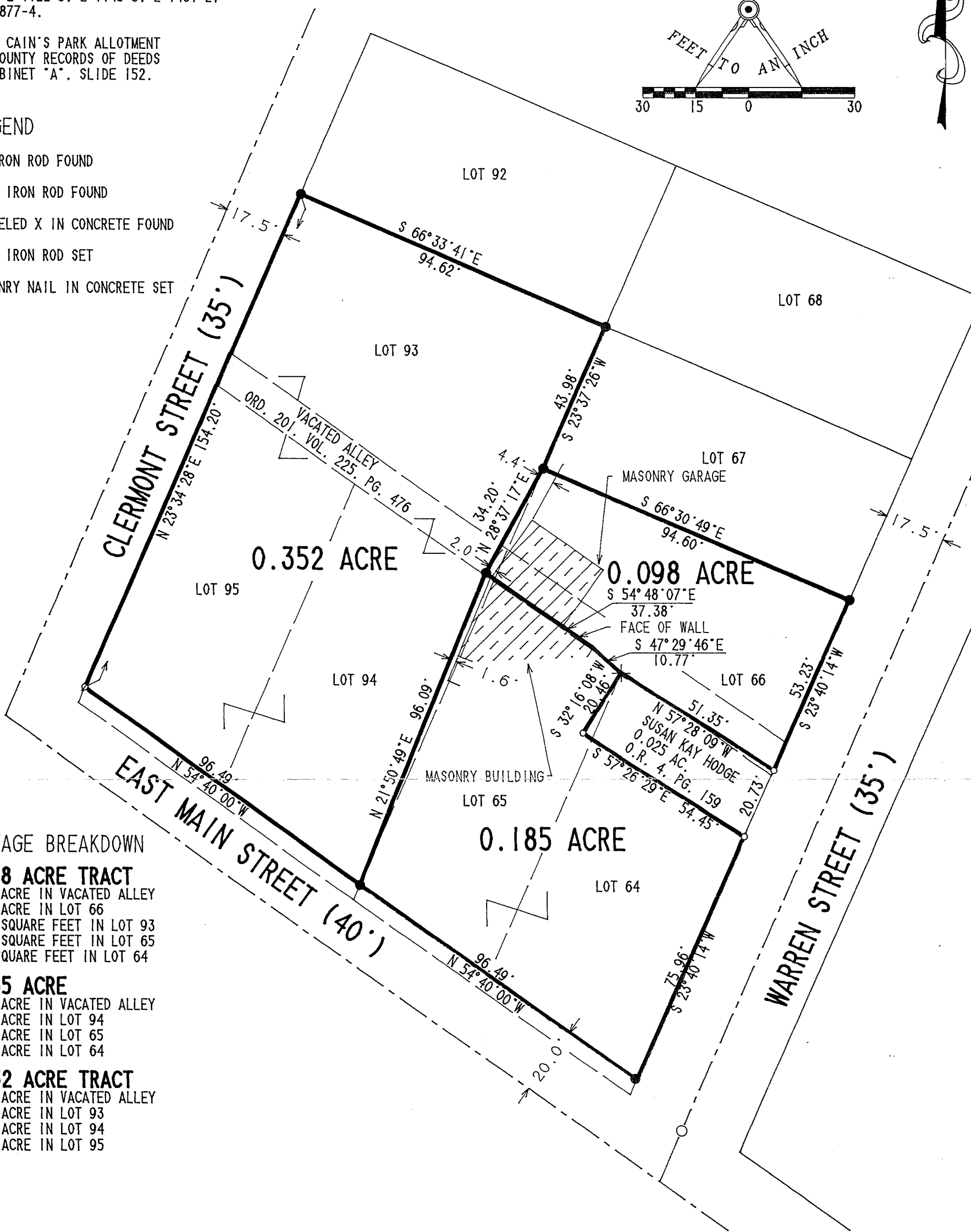
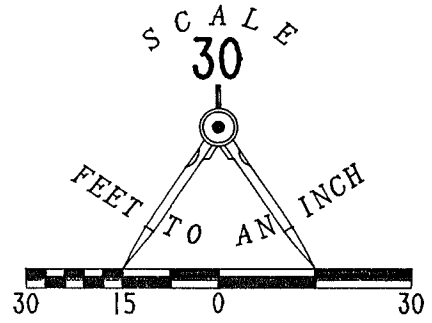
REFERENCES

LEE SURVEYING AND MAPPING COMPANY  
 SURVEY INDEX NUMBERS L 1289-4-5,  
 L 1134, L 1122-5, L 1145-5, L 1431-2,  
 AND L 1877-4.

PLAT OF CAIN'S PARK ALLOTMENT  
 LOGAN COUNTY RECORDS OF DEEDS  
 PLAT CABINET "A", SLIDE 152.

LEGEND

- 1" IRON ROD FOUND
- 5/8" IRON ROD FOUND
- + CHISELED X IN CONCRETE FOUND
- 5/8" IRON ROD SET
- ⊗ MASONRY NAIL IN CONCRETE SET



ACREAGE BREAKDOWN

- 0.098 ACRE TRACT**  
 0.021 ACRE IN VACATED ALLEY  
 0.076 ACRE IN LOT 66  
 27.69 SQUARE FEET IN LOT 93  
 1.935 SQUARE FEET IN LOT 65  
 5.72 SQUARE FEET IN LOT 64
- 0.185 ACRE**  
 0.001 ACRE IN VACATED ALLEY  
 0.003 ACRE IN LOT 94  
 0.100 ACRE IN LOT 65  
 0.081 ACRE IN LOT 64
- 0.352 ACRE TRACT**  
 0.021 ACRE IN VACATED ALLEY  
 0.129 ACRE IN LOT 93  
 0.100 ACRE IN LOT 94  
 0.102 ACRE IN LOT 95

SURVEY OF THREE TRACTS OUT OF  
 LOTS 64, 65, 66, 93, 94, 95, AND  
 A VACATED ALLEY  
 CAIN'S PARK ADDITION  
 SECTION 36, TOWN 6, RANGE 8  
 VILLAGE OF RUSSELLS POINT  
 WASHINGTON TOWNSHIP  
 LOGAN COUNTY  
 OHIO

SURVEYED BY

*Jeffrey T. Lee*  
 JEFFREY T. LEE  
 PROFESSIONAL SURVEYOR 6359  
 MARCH 28, 1994

**LEE SURVEYING & MAPPING CO.**  
 143 East Columbus Avenue  
 BELLEFONTAINE, OHIO 43311  
 (513) 593-7335

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

INDEXED ON MAP  
 3254





5 17 21  
**APPROVED**

David Compton  
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February 04, 2021

**LEGAL DESCRIPTION**

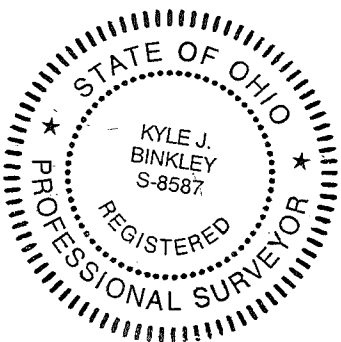
Being Lots 66 & 67 and a part of Lots #64, 65 and 93 of Cain's Park Allotment (P.C. A, Pg. 152) deeded to David L. Compton & Julie A. George (O.R. 1394, Pg. 1865 & O.R. 1396, Pg. 5156) and a part of the vacated Alley of said Cain's Park Allotment by Russells Point Ordinance Number 201 (D.V. 225, Pg. 476) and being located in Section 36, Town 6 South, Range 8 East, Village of Russells Point, Washington Township, Logan County, Ohio, more particularly described as follows:

Beginning at a #5 Rebar set at the NW corner of Lot #67 of said Cain's Park Allotment; thence the following courses:

1. S 66°-28'-23" E with the N line of said Lot #67 and the S line of Lot #68 of said Cain's Park Allotment, 95.38' to a point on the W line of Warren Street and being the NE corner of said Lot #67 and the SE corner of said Lot #68, passing an existing ½" Iron Pipe at 94.50';
2. S 23°-25'-35" W with the E line of said Lots #67 & 66 and being the W line of Warren Street, 96.96' to a point at the NE corner of a 0.025 acre tract in the name of Bruce Huhn (O.R. 1291, Pg. 643);
3. N 57°-39'-16" W with the N line of said 0.025 acre tract, 52.21' to a set Mag Nail and being the NW corner of said 0.025 acre tract and a Northeasterly corner of a 0.185 acre tract in the name of Lahr Holdings, LLC (O.R. 1232, Pg. 454);
4. N 47°-40'-53" W with the N line of said 0.185 acre tract, 10.77' to a point;
5. N 54°-59'-14" W with the N line of said 0.185 acre tract, 37.38' a #5 Rebar set at the NW corner of Lot #65 of said Cain's Park Allotment and being the NW corner of said 0.185 acre tract and being the E line of a 0.352 acre tract in the name of Lahr Holdings, LLC (O.R. 1232, Pg. 452);
6. N 28°-26'-49" E with the W line of said Lot #66 and the E line of said 0.352 acre tract, 34.19' to a #5 Rebar set at the NW corner of said Lot #66 and the SW corner of said Lot #67;
7. N 23°-26'-19" E with the W line of said Lot #67 and the E line of said 0.352 acre tract, 43.98' to the POINT OF BEGINNING.

The above described parcel contains 0.195 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 February 04, 2021. All markers called for above are in place.



INDEXED ON MAP  
3256

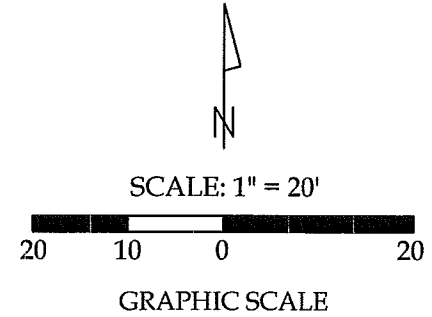


5-17-21

APPROVED

Survey of Parcels #52-032-10-02-016-000 & 52-032-10-02-017-000 and being Lots #66 & 67, part of Lots #64, 65, & 93 of Cain's Park Allotment (P.C. A, Pg. 152) and part of the vacated Alley per Russells Point Ordinance Number 201 (D.V. 225, Pg. 476) and being located in Section 36, Town 6 South, Range 8 East, Village of Russells Point, Washington Township, Logan County, Ohio.

(Prior Deeds Referenced in O.R. 1394, Pg. 1865 & O.R. 1396, Pg. 5156)



Legend

- A = Existing #5 Rebar
B = Existing 1/2" Iron Pipe
C = Set #5 Rebar
D = Set Mag Nail

Line Data

L - 1 = N 47°-40'-53" W ~ 10.77' (R & M)

This plat represents an actual boundary survey completed under my direct supervision on February 04, 2021.



Kyle J. Binkley, P.S. #8587

Referenced Surveys

Lee's Surveying & Mapping Co. Survey Index Numbers L 1289-3, L 1289-4-5, L 1134, L 1122-5, L 1145-5, L 1431-2, & L 1877-4

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 logo and address: 121 W. Auglaize Street, Wapakoneta, Ohio 45895, (419) 236-3768

Table with client information: David Compton, and survey details: T.J.S./T.E.W., 02-04-2021, K.J.B., K.J.B., 1" = 20', 1 INDEXED ON MAP 3256

