

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.

LEVAN SURVEY

Lying in the Village of Russells Point, Indian Lake Reservoir Lands Lot No. 46-123, Section 36, T-6, R-8, Washington Township, Logan County, Ohio.

Being out of that land lying in the name of Lowell LeVan (Volume 380, Page 227) and lying adjacent to and south of the south line of a 0.05 acre tract (Bayside Condominium). More particularly described as follows:

Beginning at an iron pipe found on the east line of said Lot 46-123 marking the northwest corner of Lot No. 46-114.

THENCE, with the east line of said Lot 46-123, N 7°-24' E, a distance of 60.02 feet to a point. THE TRUE POINT OF BEGINNING.

THENCE, N 84°-04' W, a distance of 25.76 feet to a point on the west line of said Lot 46-123 at a concrete dock wall.

THENCE, with said west line and dock wall, N 5°-56' E, a distance of 15.40 feet to the southwest corner of the aforementioned 0.05 acre lot.

THENCE, with the south line of said 0.05 acre lot, S 84°-04' E, a distance of 26.15 feet to an iron pipe found marking the southeast corner of said 0.05 acre lot on the east line of aforementioned Lot 46-123.

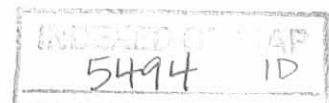
THENCE, with said east line, S 7°-24' W, a distance of 15.40 feet to the point of beginning. Containing 400 square feet (0.009 acre).

Last previous deed record: Volume 380, Page 227.



Prepared by:

Clayton M. Lee
Clayton M. Lee
Reg. Surveyor No. 6181
3-15-82



STATE ROUTE 366 N 13° 22' W

WILGUS DR

43.84'

DOCK ACCESS AREA

5494 IP
 INDEXED ON MAP

SCALE 1" = 20'

North

INDIAN LAKE

LOT No. 46-123

NW COR. OF LOT No. 46-114

LOT No. 46-114

LOT 46-115

LOWELL E. LEVAN
 Vol. 380, Pg. 227

N 84° 04' W
 25.76
 400 S.F.
 0.009 AC

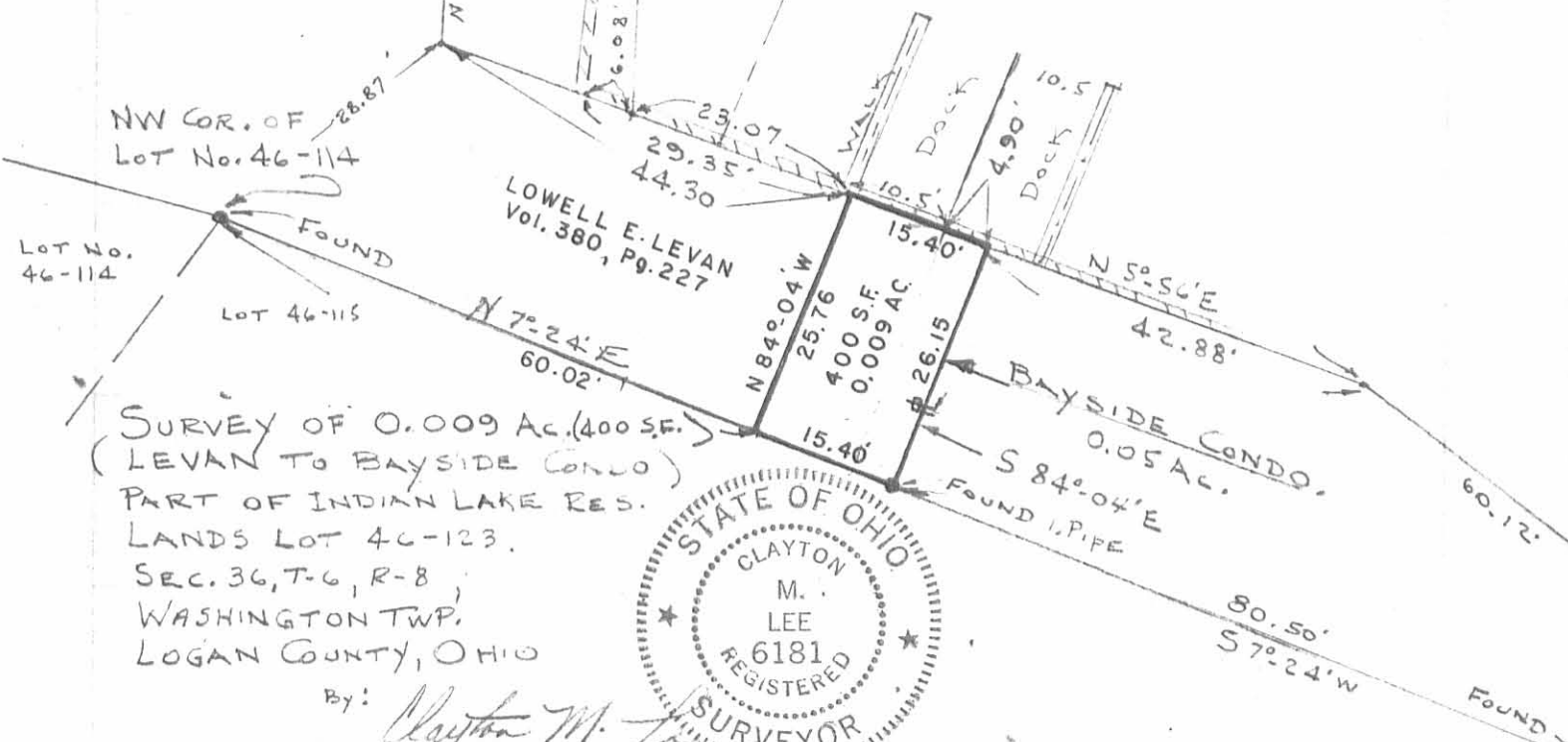
BAYSIDE CONDO.
 0.05 AC.

SURVEY OF 0.009 AC. (400 S.F.)
 (LEVAN TO BAYSIDE CONDO)
 PART OF INDIAN LAKE RES.
 LANDS LOT 46-123.
 SEC. 36, T-6, R-8,
 WASHINGTON TWP.
 LOGAN COUNTY, OHIO



By: Clayton M. Lee
 CLAYTON M. LEE
 REG. SURVEYOR 6181
 3-15-82

L-414-S



4-20-2022
 APPROVED

Kim Bradford-Mason
Page 2 of 4
March 22, 2022

Parcel "B"
LEGAL DESCRIPTION

Being a part of Lot #46-122 of the Indian Lake Reservoir Lands (P.C. A, Slides 431-433) and being located in Section 36, Town 6 South, Range 8 East, Village of Russells Point, Washington Township, Logan County, Ohio (Prior Deed Referenced in O.R. 1400, Pg. 2685, Tract II), more particularly described as follows:

Beginning at an existing Mag Nail at the SE corner of said Lot #46-122 and the NE corner of Lot #46-110 of said Indian Lake Reservoir Lands; thence the following courses:

1. N 87°-22'-58" W with the S line of said Lot #46-122 and the N line of said Lot #46-110, 4.66' to a set #5 Rebar;
2. N 06°-15'-43" W, 6.59' to a set #5 Rebar;
3. N 53°-20'-54" E, 5.14' to a #5 Rebar set on the E line of said Lot #46-122;
4. S 07°-13'-31" E with the E line of said Lot #46-122, 9.91' to the POINT OF BEGINNING.

The above described parcel contains 0.001 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 March 22, 2022. All markers called for above are in place.



A handwritten signature in black ink, appearing to read "K. Binkley".

INDEXED ON MAP
5494

4-20-2022



Kim Bradford-Mason

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March 22, 2022

**Parcel "A+ B"
LEGAL DESCRIPTION**

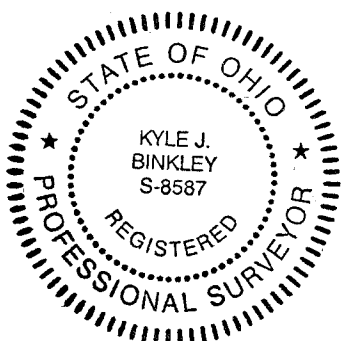
Being all of Lot #46-110 & a part of Lot #46-122 of the Indian Lake Reservoir Lands (P.C. A, Slides 431-433) and being located in Section 36, Town 6 South, Range 8 East, Village of Russells Point, Washington Township, Logan County, Ohio (Prior Deeds Referenced in O.R. 1400, Pg. 2685, Tract II & O.R. 761, Pg. 144), more particularly described as follows:

Beginning at an existing #5 Rebar at the SW corner of said Lot #46-110 and the NW corner of Lot #46-109 of said Indian Lake Reservoir Lands; thence the following courses:

1. N 45°-25'-31" W with the W line of said Lot #46-110 and the E line of Brads Way, 6.00' to an existing Mag Nail;
2. N 46°-52'-31" W with the W line of said Lot #46-110 and the E line of Brads Way, 43.57' to an existing Mag Nail;
3. N 28°-01'-31" W with the W line of said Lot #46-110 and the E line of Brads Way, 20.60' to an existing Mag Nail;
4. N 04°-57'-29" E with the W line of said Lot #46-110 and the E line of Brads Way, 70.09' to an existing Mag Nail at the NW corner of said Lot #46-110 and the SW corner of Lot #46-122 of said Indian Lake Reservoir Lands;
5. S 87°-22'-58" E with the N line of said Lot #46-110 and the S line of said Lot #46-122, 97.61' to a set #5 Rebar;
6. N 06°-15'-43" W, 6.59' to a set #5 Rebar;
7. N 53°-20'-54" E, 5.14' to a #5 Rebar set on the E line of said Lot #46-122;
8. S 07°-13'-31" E with the E line of said Lot #46-122, 9.91' to an existing Mag Nail at the SE corner of said Lot #46-122 and the NE corner of said Lot #46-110;
9. S 22°-46' -31" E with the E line of said Lot #46-110, 55.92' to an existing Mag Nail at the SE corner of said Lot #46-110 and the NE corner of said Lot #46-109;
10. S 51°-58'-29" W with the S line of said Lot #46-122 and the N line of said Lot #46-109, 106.78' to the POINT OF BEGINNING.

The above described parcel contains 0.252 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 March 22, 2022. All markers called for above are in place.



4-20-2022



APPROVED

Kim Bradford-Mason

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March 22, 2022

**Parcel "C"
LEGAL DESCRIPTION**

Being a part of Lot #46-122 of the Indian lake Reservoir lands (P.C. A, Slides 431-433) and being located in Section 36, Town 6 South, Range 8 East, Village of Russells Point, Washington Township, Logan County, Ohio (Prior Deed Referenced in O.R. 1400, Pg. 2685, Tract II), more particularly described as follows:

Beginning at an existing #5 Rebar at the NE corner of said lot #46-122 and the SE corner of lot #46- 121 of said Indian Lake Reservoir Lands; thence the following courses:

1. S 07°-13'-31" E with the E line of said lot #46-122, 58.19' to a set #5 Rebar;
2. S 53°-20'-54" W, 5.14' to a set #5 Rebar;
3. S 06°-15'-43" E, 6.59' to a #5 Rebar set on the S line of said Lot #46-122 and the N line of Lot #46-110 of said Indian lake Reservoir lands;
4. N 87°-22'-58" W with the S line of said lot #46-122 and the N line of said lot #46-110, 97.61' to an existing Mag Nail at the SW corner of said Lot #46-122 and the NW corner of said Lot #46-110;
5. N 04°-57'-29" E with the W line of said lot #46-122 and the E line of Brads Way, 16.19' to an existing Mag Nail;
6. N 28°-20'-04" E with the W line of said Lot #46-122 and the E line of Brads Way, 45.68' to an existing #5 Rebar at the NW corner of said lot #46-122 and the S line of said lot #46-121;
7. N 84°-41'-38" E with the N line of said lot #46-122 and the S line of said lot #46-121, 70.82' to the POINT OF BEGINNING.

The above described parcel contains 0.125 acres, more or less, subject to all legal highways and easements of record.

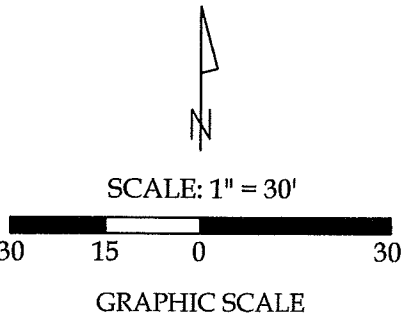
The system of bearings for this legal description is based on the Ohio State Plane-North Coordinate System NAD83 (2011). This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Kyle J. Binkley, P.S. #8587 on March 22, 2022. All markers called for above are in place.



INDEXED ON MAP
5414

4-20-2022
 APPROVED

Survey of Parcel #52-032-05-12-010-000 and being Lot #46-122 & Parcel #52-032-05-12-011-000 and being Lot #46-110 of the Indian Lake Reservoir Lands (P.C. A, Slides 431-433) and being located in Section 36, Town 6 South, Range 8 East, Village of Russells Point, Washington Township, Logan County, Ohio.
 (Deeds Referenced in O.R. 1400, Pg. 2685 & O.R. 761, Pg. 144)



Legend

- A = Noise observed but not uncovered since it was located in a private asphalt parking area
- B = Existing 1/2" Iron Pin
- C = Existing 1" Iron Pin
- D = Existing #5 Rebar
- E = Existing Mag Nail
- F = Set #5 Rebar

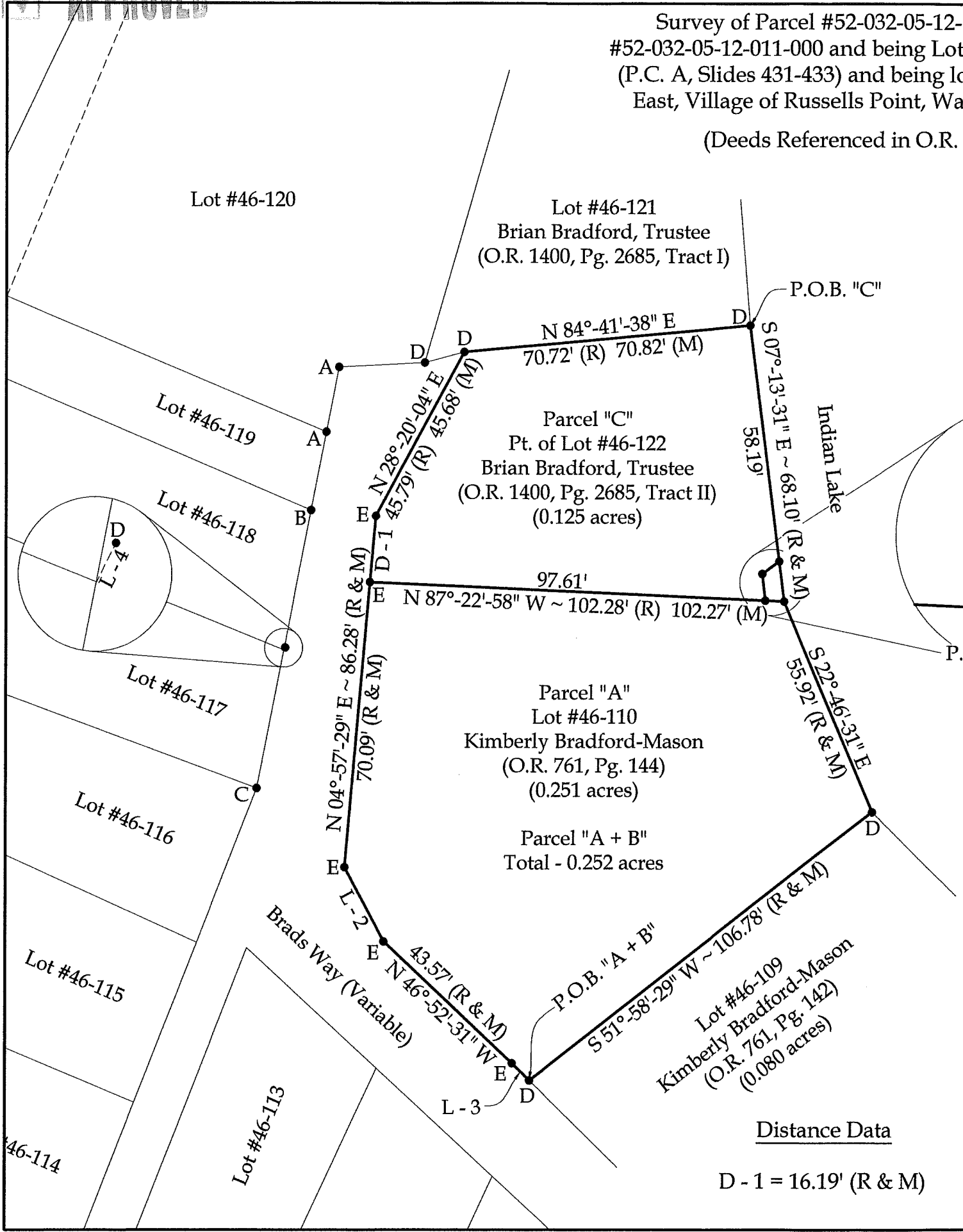
This plat and the accompanying legal descriptions represent an actual boundary survey completed under my direct supervision on March 22, 2022.



Kyle J. Binkley, P.S. #8587

Binkley
 LAND SURVEYING, LLC
 121 W. Auglaize Street
 Wapakoneta, Ohio 45895
 (419) 236-3768

CLIENT: Kim Bradford-Mason			
SURVEYED BY: T.J.S./T.E.W.	DATE: 03-22-2022	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 30'	PAGE 1 OF 4		PAGES 4



Line Data

- L - 1 = N 06°-15'-43" W ~ 6.59'
- L - 2 = N 28°-01'-31" W ~ 20.60' (R & M)
- L - 3 = N 45°-25'-31" W ~ 6.00' (R & M)
- L - 4 = N 26°-24'-44" E ~ 0.67'
- L - 5 = N 53°-20'-54" E ~ 5.14'

Distance Data

D - 1 = 16.19' (R & M)

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 NAD 83 (2011).

INDEXED ON MAP
 5494