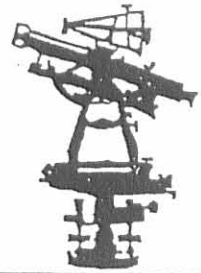




REC'D 1-25-08 SUM OK

EDWARDS SURVEYING
110 SOUTH MAIN STREET
URBANA, OHIO 43078
(937) 653-6508



**LEGAL DESCRIPTION - ENCROACHMENT EASEMENT
LATTIMER TO FERNANDEZ**

Being situate in the State of Ohio, County of Logan, Village of Russells Point and being a part of Lot 989 of Morning Site Addition as recorded in Plat Cabinet A, Slide 238, of the Logan County Plat Records and being an easement for an existing encroachment of improvements located on Lot 990 of said Morning Site Addition, said easement being more particularly described as follows:

Beginning for reference at a 5/8" diameter iron bar with "Gilbert" cap found 0.2' (foot) below grade on the South line of Aiken Street (30' right-of-way) at the Northeast corner of said Lot 989 as conveyed to Travis L. Lattimer by Deed recorded in Official Record 787, Page 921, of the Logan County Records, also being at the Northwest corner of Lot 990 as conveyed to Andrea M. Fernandez by Deed recorded in Official Record 539, Page 432, of the Logan County Records;

thence with the East line of said Lot 989 and the West line of said Lot 990, S-0°12'02"-W, 9.50' (feet) to a point at the **PRINCIPLE PLACE OF BEGINNING** for the easement hereinafter described;

thence continuing with the East line of said Lot 989 and the West line of said Lot 990, S-0°12'02"-W, 47.05' (feet) to a point;

thence N-89°15'00"-W, 2.50' (feet) to a point;

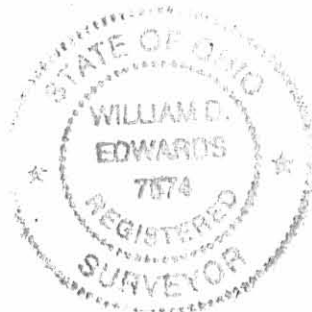
thence N-1°25'06"-E, 47.05' (feet) to a point;

thence S-89°15'00"-E, 1.50' (feet) to the place of beginning.

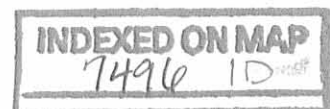
Containing 0.002 acre, but being subject to the rights of all legal highways and all easements of record.

Being a part of Lot 989 of Morning Site Addition as conveyed to Travis L. Lattimer by Deed recorded in Official Record 787, Page 921, of the Logan County Records.

The foregoing description prepared by and in accordance with a Survey by William D. Edwards, Professional Surveyor No. 7574, December 14, 2007. The basis of bearings for the herein described easement is the South line of Aiken Street per a survey by Daniel E. Gilbert, P.S. 5402, dated August 3, 2002 (S-89°15'00"-E).



William D. Edwards
Professional Surveyor No. 7574



134 AIKEN STREET

PREPARED FOR: ANDREA M. FERNANDEZ

LOTS 990, 991 & 992 MORNING SITE ADDITION
VILLAGE OF RUSSELLS POINT
WASHINGTON TOWNSHIP, LOGAN COUNTY, OHIO

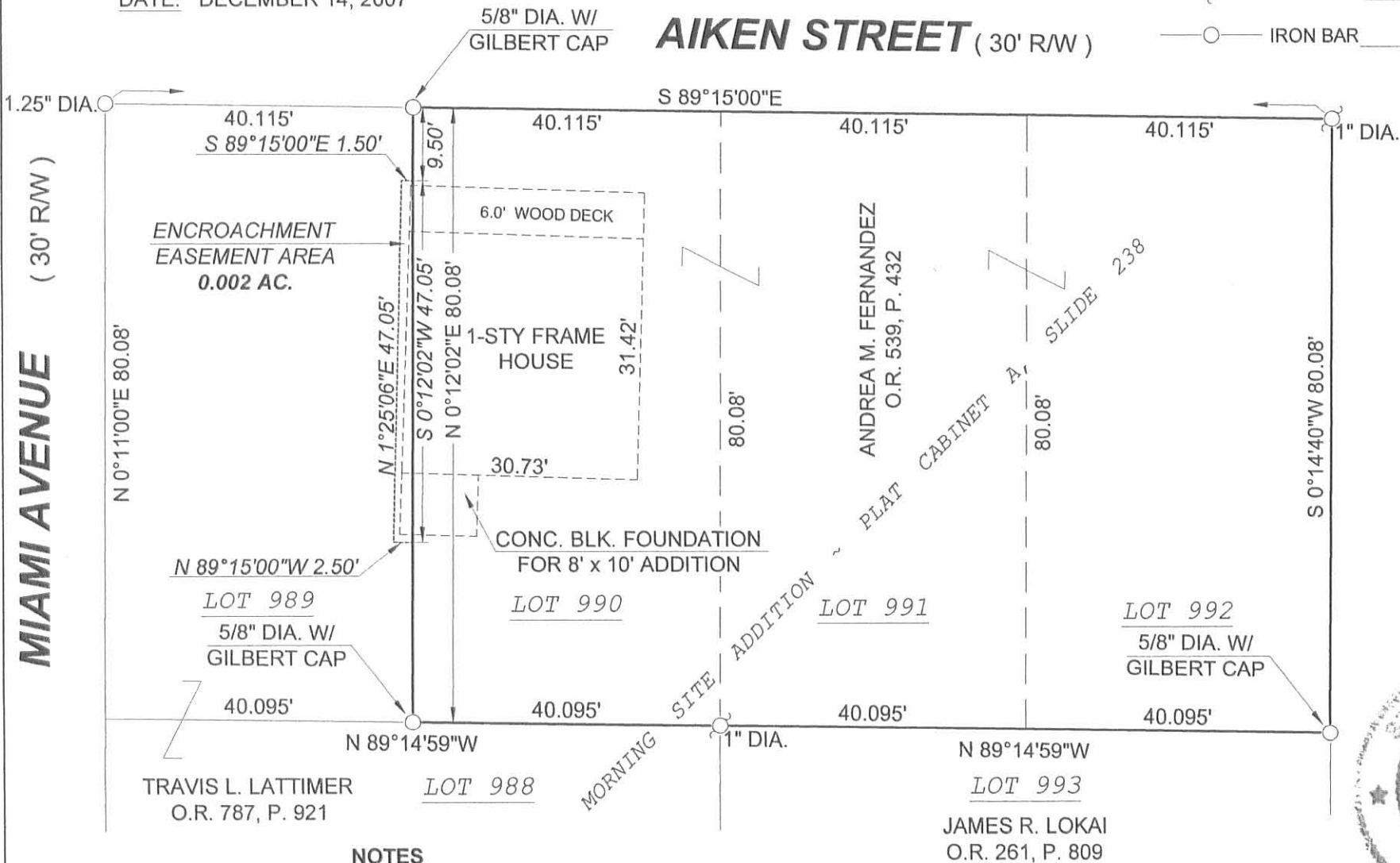
SCALE: 1" = 20'



DATE: DECEMBER 14, 2007

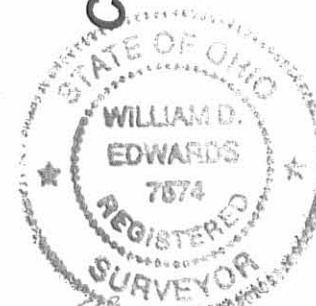
LEGEND

- IRON PIPE (FOUND)
- IRON BAR (FOUND)



NOTES

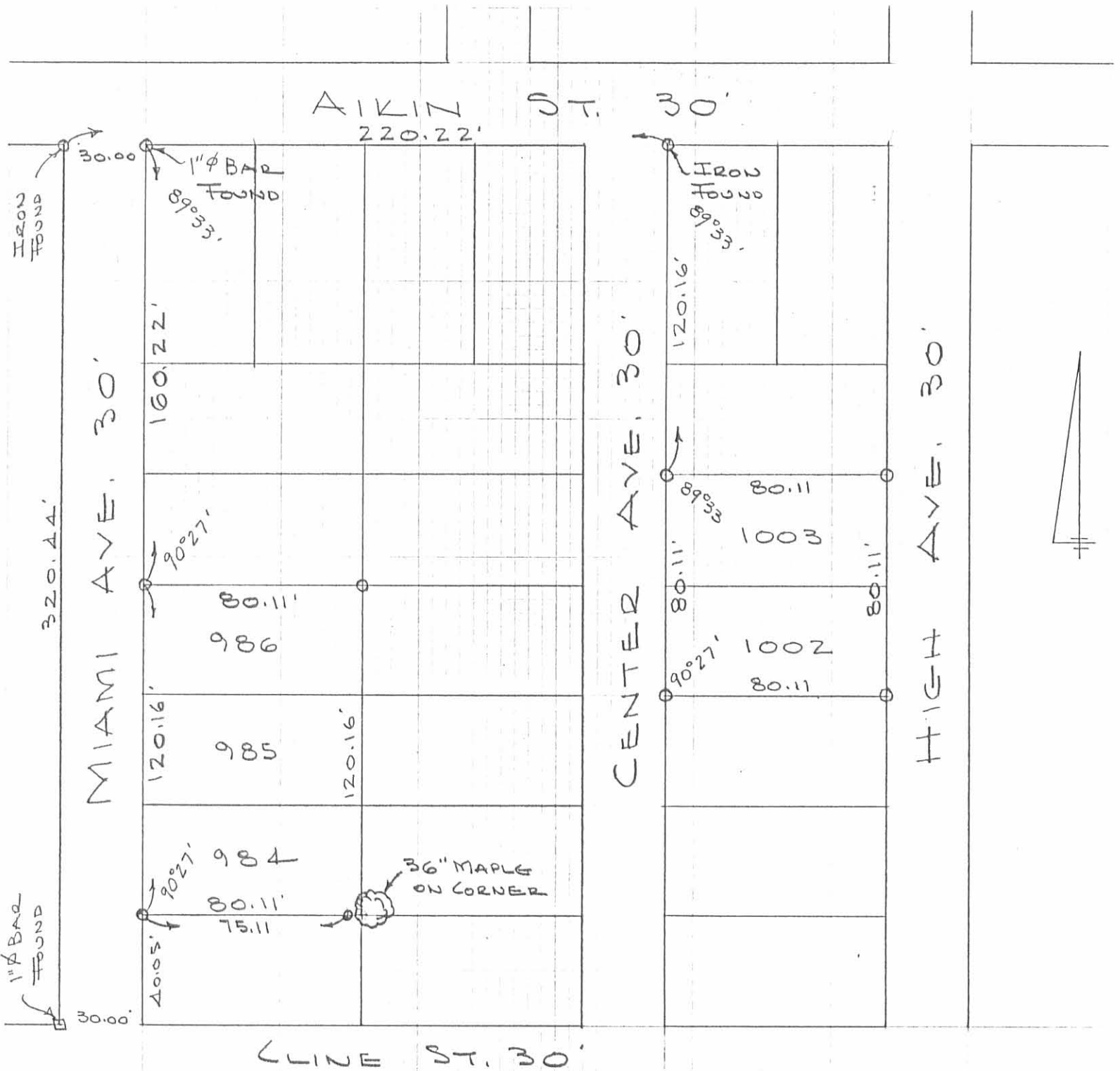
1. LOCATIONS SHOWN HEREON ARE BASED ON EXISTING MONUMENTATION RECOVERED FROM A PREVIOUS SURVEY.
2. NO BOUNDARY SURVEY WAS PERFORMED ON THE SUBJECT PREMESIS.
3. THE BASIS OF BEARINGS FOR THIS SURVEY IN THE SOUTH LINE OF AIKEN STREET PER A SURVEY BY DANIEL E. GILBERT, P.S. 5402, DATED AUGUST 3, 2002 (S-89°15'00"-E)



PREPARED BY: *William D. Edwards*

INDEXED ON MAP
7496 IP

WILLIAM D. EDWARDS
PROFESSIONAL SURVEYOR No. 7574
110 SOUTH MAIN STREET
URBANA, OHIO 43078
(937) 653-6508



SURVEY OF
 LOTS 984-985-986
 1002 & 1003
 RUSSELLS POINT, OHIO
 APRIL 8, 1972
 SCALE 1" = 50'
 O = 5/8" ϕ BAR SET

INDEXED ON MAP
 7496 2P

REF:
 MORNING SITE ADD.
 PLAT BK C, VOL. 3, PG. 18
 LOTS 40 x 80

DAN L. DODSON
 REG SURVEYOR 4270
 BELLEFONTAINE, O
 BK 18/66

Rev 8-13-02

MIAMI AVE. - 30'

AIKEN ST. - 30'

CENTER AVE. - 30'



Scale: 1" = 20'



- SYMBOLS:
- - 1 1/2" Round Iron Bar Fd.
 - ⊗ - 1 1/2" Iron Pipe Fd.
 - - 5/8" x 30" Rebars Set.

REFERENCE:
Morning Site Addition (7-19-1926)
Plat Cabinet A Slide 237.

Andrea M. Fernandez Survey - Lots No. 990, 991 & 992,
Village of Russells Point, Washington Township,
Logan County, Ohio.

SCALE: 1" = 20'	APPROVED BY:	DRAWN BY DEG
DATE: 8-3-2002		REVISED

Daniel E. Gilbert, P.S.
Daniel E. Gilbert, P.S.
Reg. Sur. No. 5402

DRAWING NUMBER
2002-014

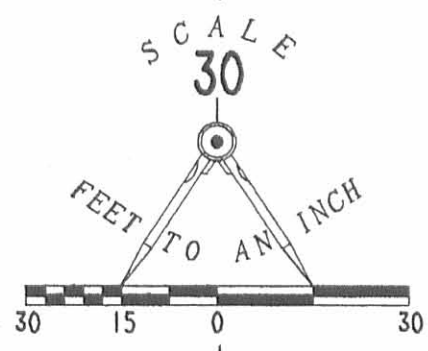
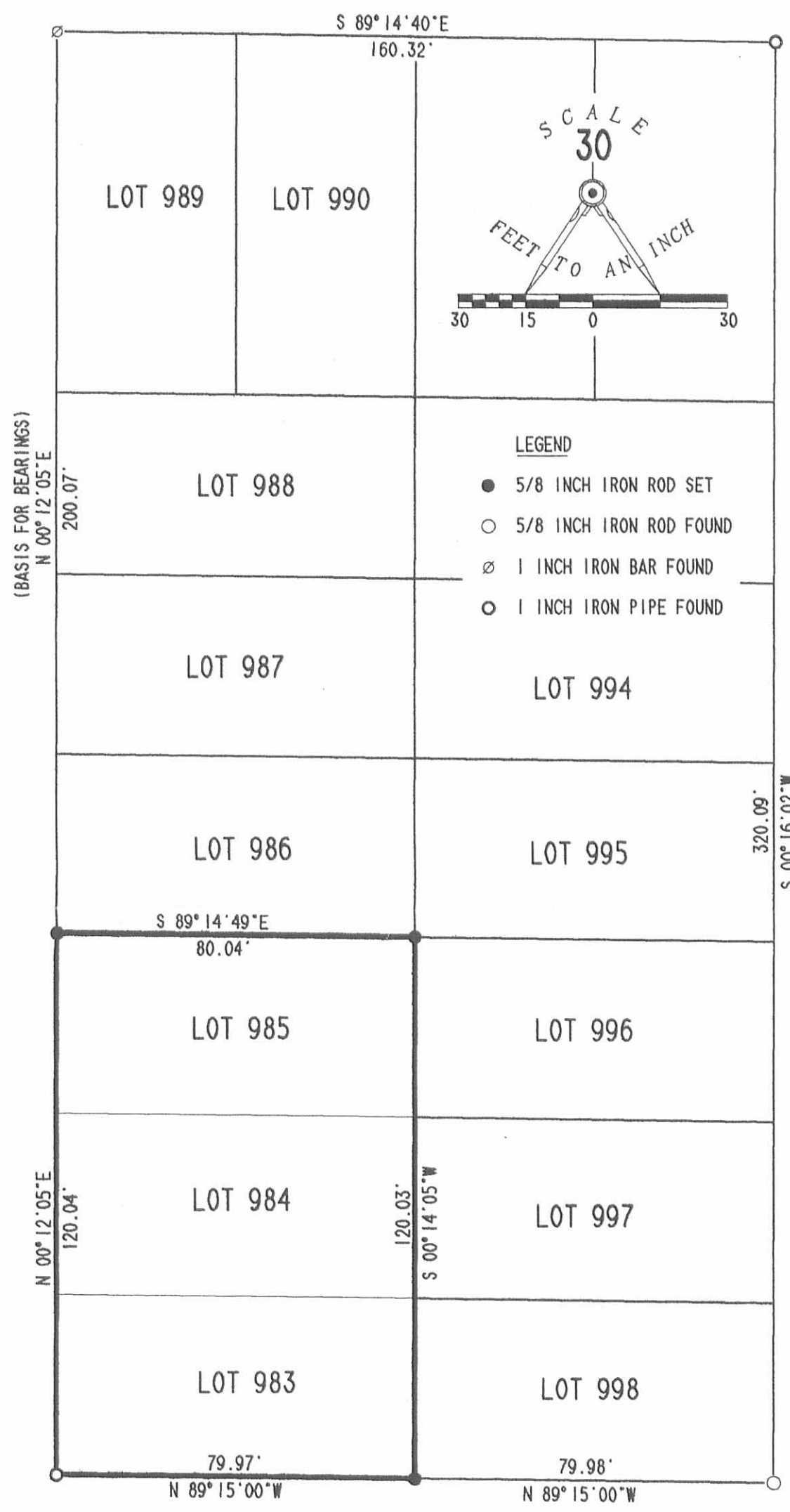
INDEXED ON MAP
7496 3P

REV'D 5-9-02 SMY QK

AIKIN STREET (30')

MIAMI AVENUE (30')

CENTER AVENUE (30')



- LEGEND**
- 5/8 INCH IRON ROD SET
 - 5/8 INCH IRON ROD FOUND
 - ∅ 1 INCH IRON BAR FOUND
 - 1 INCH IRON PIPE FOUND



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

CLINE STREET (30')

RETRACEMENT SURVEY OF
 LOTS 983 THRU 985 OF
 MORNING SITE ADDITION
 PLAT CABINET A, SLIDE 238
 VILLAGE OF RUSSELLS POINT
 SECTION 1, TOWN 7, RANGE 8
 WASHINGTON TOWNSHIP
 LOGAN COUNTY, OHIO



ORIGINAL STAMP IN GREEN

SURVEYED BY:

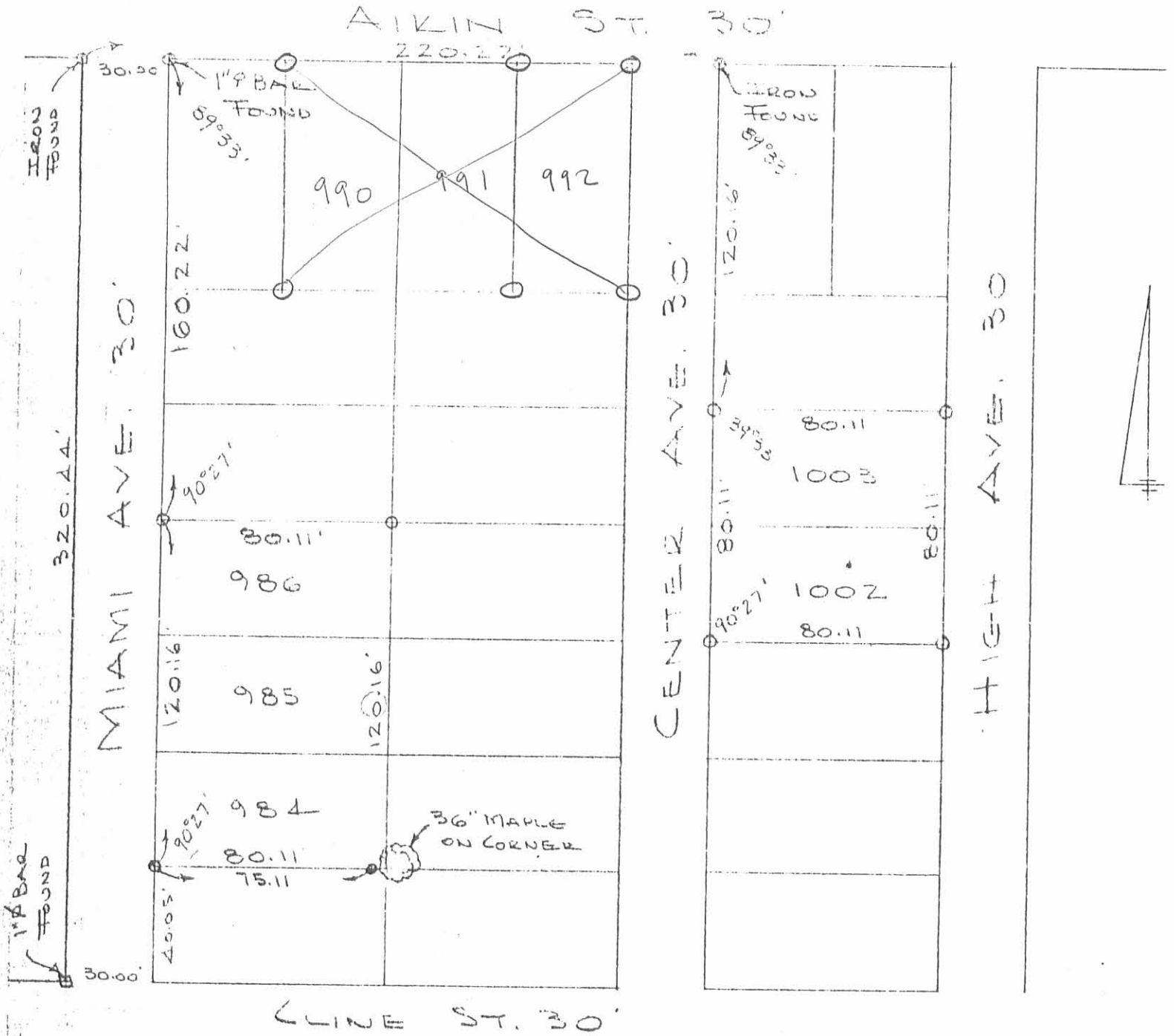
 JEFFREY I. LEE
 PROFESSIONAL SURVEYOR 6359
 APRIL 25, 2002
 REVISED MAY 8, 2002

COPYRIGHT 2002 BY:
LEE SURVEYING & MAPPING CO., INC.
 117 North Madriver Street
 BELLEFONTAINE, OHIO 43311
 (937) 593-7335

INDEXED ON MAP
 7496 4P

O = 1" Pipe Set
 9/13/75

Dodson - Atlas - Drive



SURVEY OF
 LOTS 984-985-986
 1002 & 1003
 RUSSELLS POINT, OHIO
 APRIL 8, 1972
 SCALE 1" = 50'
 O = 5/8" BAR SET

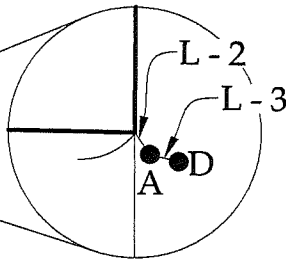
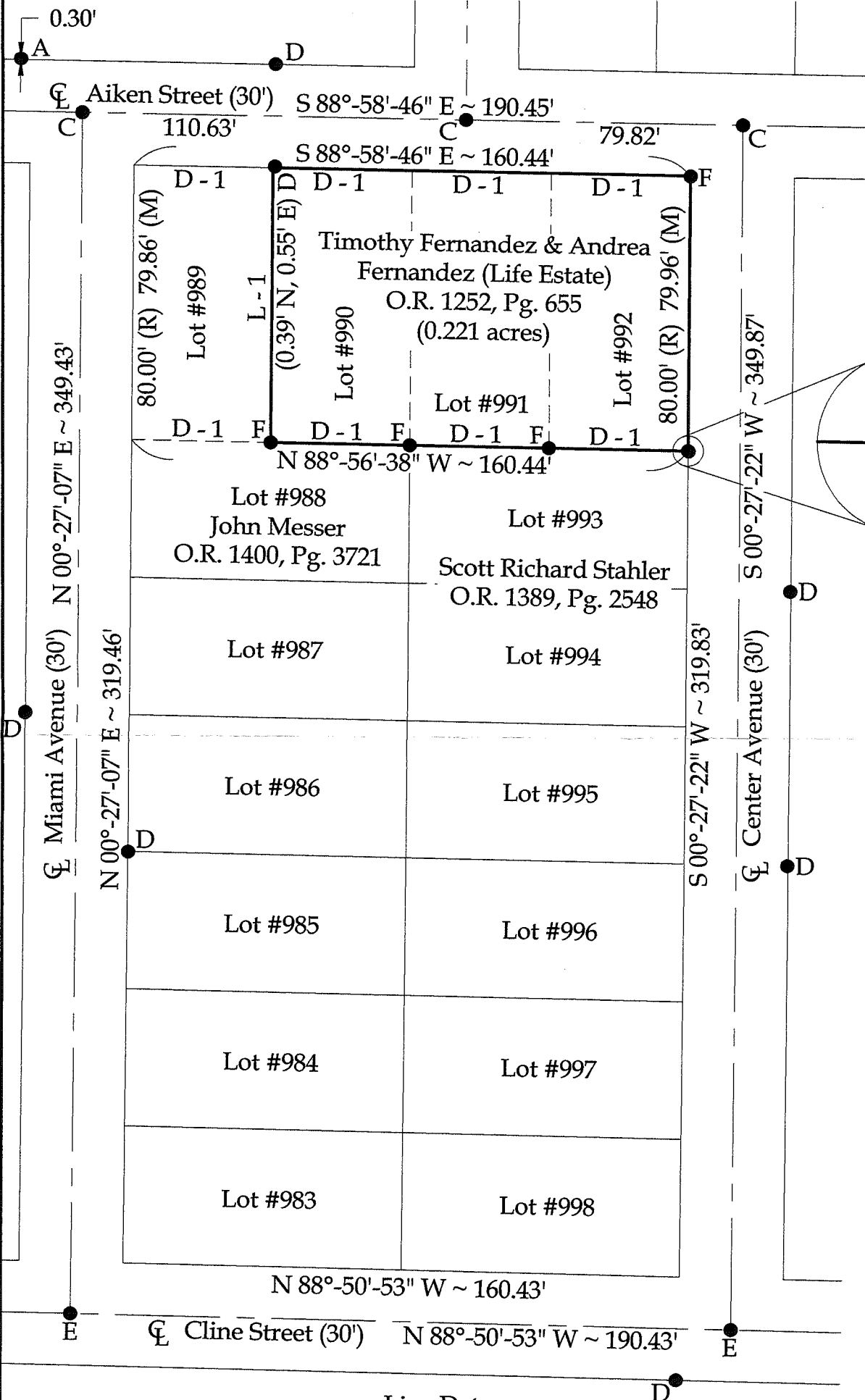
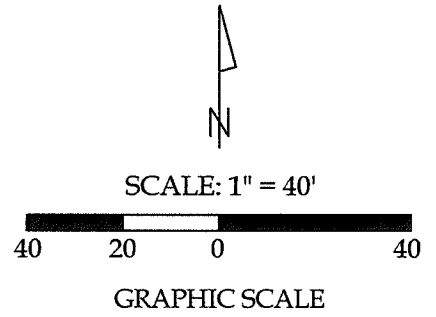
INDEXED ON MAP
 7496 5P

REF:
 MORNING SITE ADD
 PLAT BK C, VOL. 3, PG. 18
 LOTS 40 x 80
 DAN L. DODSON
 REG SURVEYOR 2270
 BELLEFONTAINE, O
 PL 18/66

APPROVED

Survey of Parcels #52-032-13-26-001-000, 52-032-13-26-001-001 & 52-032-13-26-001-002 and being Lots #990 to 992 of Morning Site Addition to the Village of Russell's Point (P.C. A, Slide 237) and being located in Section 1, Town 7, Range 8, Washington Township, Logan County, Ohio.

(Deed Referenced in O.R. 1252, Pg. 655)



Legend

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

Distance Data

D - 1 = 40.00' (R) 40.11' (M)



This plat represents an actual boundary survey completed under my direct supervision on July 26, 2022.

Kyle J. Binkley, P.S. #8587

Line Data

- L - 1 = N 00°-27'-11" E ~ 80.00' (R) 79.88' (M)
- L - 2 = S 33°-56'-01" E ~ 0.12'
- L - 3 = S 75°-45'-00" E ~ 0.13'

Surveyor's Note: The easement for the home located on Lot #990 which encroaches on Lot #989 is not shown on this survey. See Survey #7496 of the Logan County Tax Map Office.

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).

INDEXED ON MAP
7496

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

CLIENT: Andrea Fernandez			
SURVEYED BY: T.J.S./T.E.W.	DATE: 07-26-2022	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 40'	PAGE: 1	OF: 1	PAGES: 1

30 SURVEY OF LOTS 984-985-986
 RUSSELL POINT OHIO

- A = 1" ϕ BAR FOUND - 12" long & Pointed
 B = ANGLE IRON FOUND
 C = 1" ϕ BAR FOUND - 12" long & Pointed
 D = ANGLE IRON FOUND
 E = 1/2" PIPE FOUND 30.45' E. of "A"
 F = 5/8" ϕ BAR FOUND

FROM	TO	MEAS DIST	PLAT
B	C	30.00	30.00
C	D	220.21	220.00
A	B	320.44	320.00
E	C	320.06	320.00
A	E	30.45	30.00
E	F	159.67	160.00

DID NOT USE 1/2" PIPE @ "E" OR BAR @ "F"
 USED "C" & POINT 30.00 E. OF "A" FOR
 E. LINE OF MIAMI ST MADE LOTS
 PARALLEL TO AIKIN ST.

PIPE @ E & BAR @ F ARE PARALLEL
 TO AIKIN ST.

INDEXED ON MAP
 7496

66

