

File
2137
Drawer R
-18

**PLAT OF J.C. JACOBS
AVONDALE SHORE LINE
SURVEY # 12276, STOKES TWP
LOGAN COUNTY
OHIO**

Showing the determination of boundary lines
between lands owned by J.C. Jacobs and lands
owned by the State of Ohio.
Survey by C.W. Miller 6-24-31.



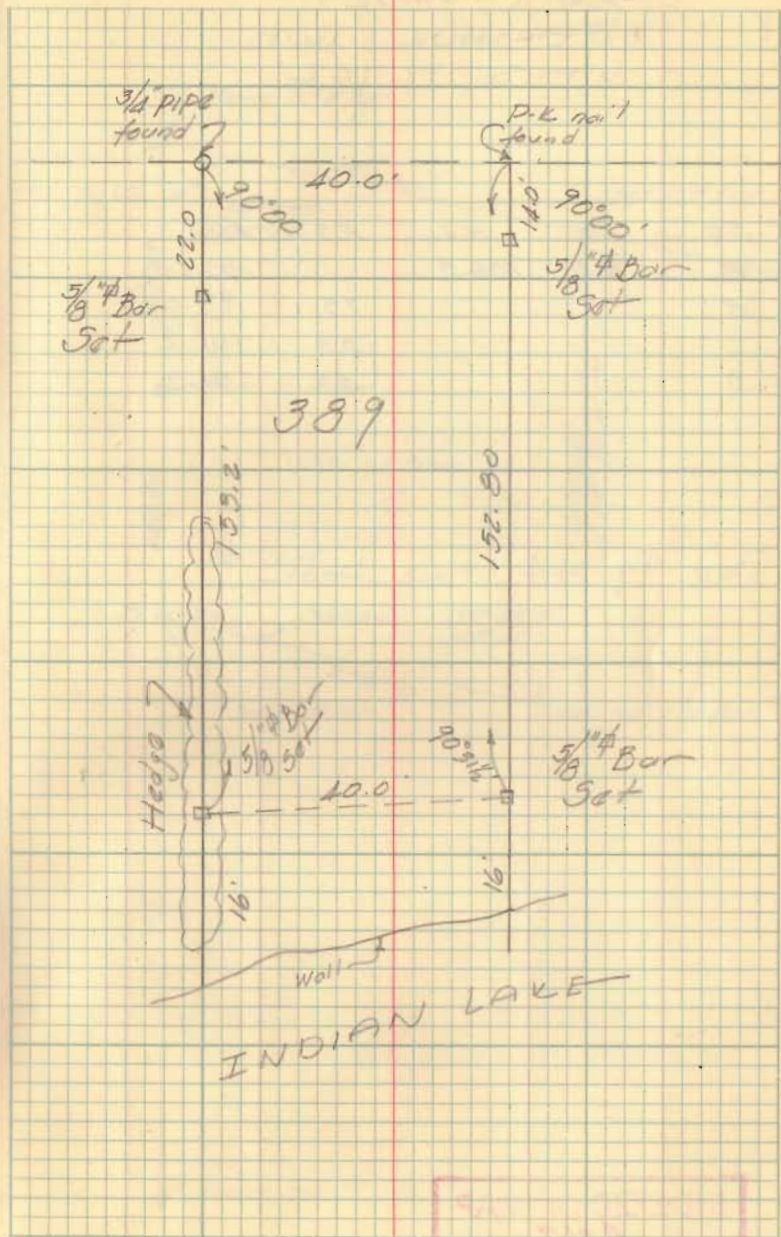
PLAT APPROVED July 7, 1931.
J.W. Thompson
Commissioner of Conservation
PLAT APPROVED July 7, 1931.
W.C. Carr
Director of Public Works

INDIAN LAKE

LOT 389
AVONDALE No. 5

Dodson
Gaslin

9-29-62 47



INDEXED ON MAP
2137

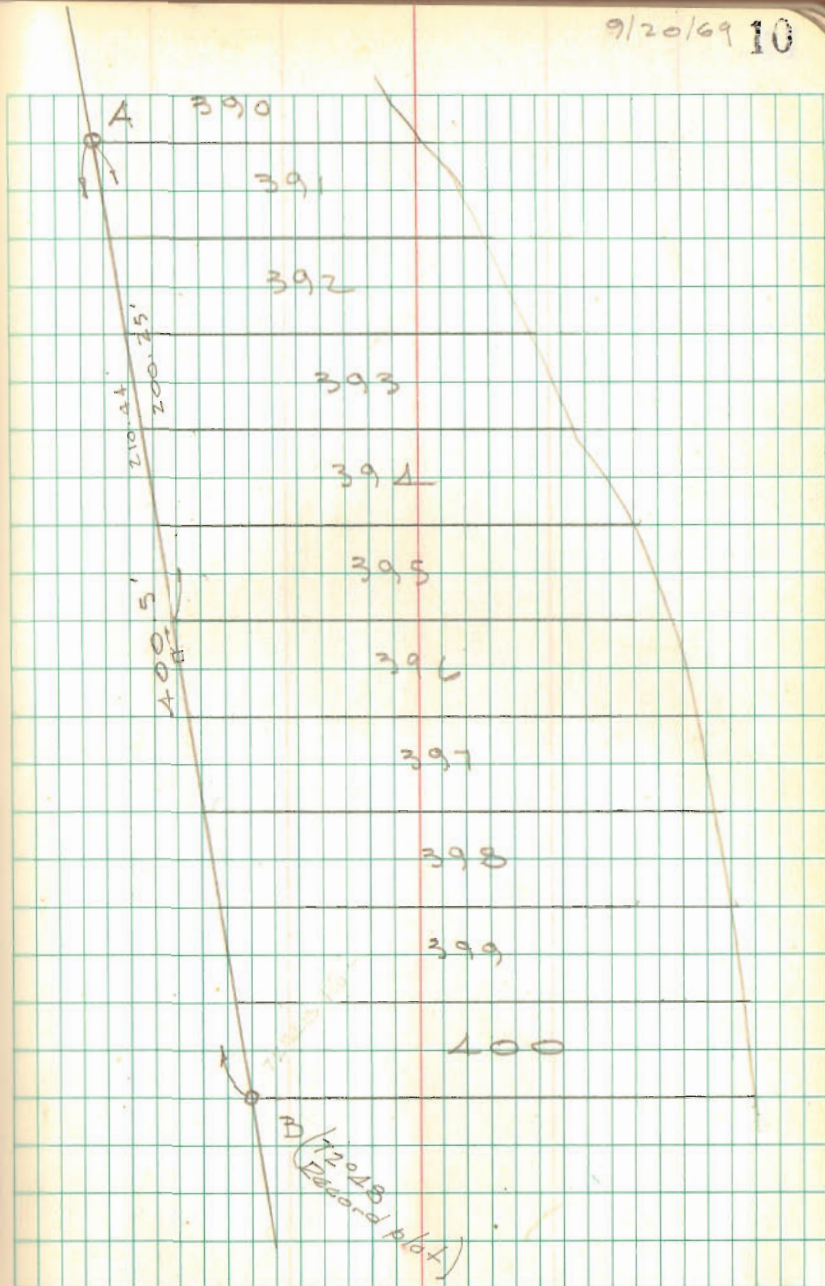
210.42	179.60
200.25	12.48
10.19	107.12

74°30

1°14 1/2 2°29 3/4

INDEXED ON MAP
2137

9/20/69 10



MARY JANE WESTRICK SURVEY

0.238 ACRE

August 20, 2012

The following described 0.238 acre tract of land is situated in Virginia Military Survey 12276, Stokes Township, Logan County, Ohio and being part of Mary Jane Westrick's Tract I (Lot 400 of Avondale Park Allotment No. Six as shown and designated on the plat of said allotment recorded in Plat Cabinet A, Slide 279), Tract II (Lot 46-334 of the Indian Lake Reservoir Lands, Plat Cabinet A, Slide 469), all of Tract III (0.047 acre), and all of Tract IV (0.013 acre, also part of Lot 46-333) described in Official Record Volume 582, page 428 and Official Record Volume 738, page 320 and part of Mary Jane Westrick's Lot 46-335 of the Indian Lake Reservoir Lands described in Official Record Volume 582, page 426 and Official Record Volume 738, page 320, said 0.238 acre tract more particularly described as follows:

Beginning at a $\frac{3}{4}$ inch iron pipe found at the northeast corner of Lot 400 of said Avondale Park Allotment and in the west line of Lake Drive (40 feet wide), said iron pipe also in the south line of said 0.047 acre tract;

Thence **South 6°00'00" East 34.00 feet**, following the east line of Lot 400 and the west line of Lake Drive, to an iron bar set;

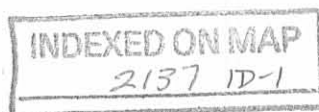
Thence **North 80°55'36" West 222.30 feet**, departing from the west line of Lake Drive, crossing Lot 400 and Lot 46-334 of said Reservoir Lands, entering Lot 46-335 of said Reservoir Lands, passing an iron bar set for reference at 202.30 feet, to a point on the concrete retaining wall and in the east line of an existing channel to Indian Lake;

Thence **North 12°47'38" East 3.68 feet**, following the concrete retaining wall and the east line of said channel, to a point at the northwest corner of Lot 46-335 of said Reservoir Lands;

Thence **South 78°30'06" East 10.14 feet**, departing from the east line of said channel and following the north line of Lot 46-335 of said Reservoir Lands, to a point at the southwest corner of Lot 46-334 of said Reservoir Lands;

Thence **North 5°52'09" East 38.40 feet**, departing from the north line of Lot 46-335 of said Reservoir Lands and following the west line of Lot 46-334 of said Reservoir Lands, crossing a boat slip, following the concrete retaining wall and the east line of said channel thereafter, to a point at the southwest corner of Lot 46-333 of said Reservoir Lands, said point also at the westernmost corner of said 0.013 acre tract and at the southwest corner of Dean Arras, Trustee's 0.053 acre, Parcel 1, described in Official Record Volume 718, page 253;

Thence **South 84°30'09" East 220.50 feet**, departing from the east line of said channel, following the north line of said 0.013 acre tract, the north line of said 0.047 acre



tract, the south line of said 0.053 acre tract, and the south line of Dean Arras, Trustee's 0.415 acre, Parcel 2, described in Official Record Volume 718, page 253, passing 5/8 inch iron bars found at 10.32 feet, at 105.08 feet, and at 199.96 feet, to a railroad spike found in the centerline of Lake Drive;

Thence **South 6°00'00" East 24.25 feet**, following the centerline of Lake Drive and the east line of said 0.047 acre tract, to a railroad spike found;

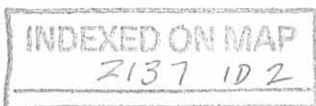
Thence **North 78°29'00" West 21.16 feet**, departing from the centerline of Lake Drive and following the south line of said 0.047 acre tract, to the **place of beginning, containing 0.238 acre**, more or less, and subject to all valid easements and restrictions of record.

Of the above-described 0.238 acre tract of land, 0.013 acre is all of said 0.013 acre tract, 0.047 acre is all of said 0.047 acre tract, 0.083 acre is part of Lot 400 of said Avondale Park Allotment, 0.091 acre is part of Lot 46-334 of said Reservoir Lands, and 0.004 acre is part of Lot 46-335 of said Reservoir Lands.

Said 0.238 acre tract also contains 0.011 acre inside the road right-of-way of Lake Drive (40 feet wide).

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of August 2012. 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 Lake Drive bearing South 6°00'00" East.

Description prepared by: George A. Blackburn 8-20-2012
George A. Blackburn, R.S. #7873
12125 Green Street
Middleburg, Ohio 43336
(937) 666-5605



MARY JANE WESTRICK SURVEY
0.214 ACRE
August 20, 2012

The following described 0.214 acre tract of land is situated in Virginia Military Survey 12276, Stokes Township, Logan County, Ohio and being part of Mary Jane Westrick's Tract I (Lot 400 of Avondale Park Allotment No. Six as shown and designated on the plat of said allotment recorded in Plat Cabinet A, Slide 279), Tract II (Lot 46-334 of the Indian Lake Reservoir Lands, Plat Cabinet A, Slide 469) described in Official Record Volume 582, page 428 and Official Record Volume 738, page 320 and all of Mary Jane Westrick's Lot 399 of Avondale Park Allotment No. Six and part of Lot 46-335 of the Indian Lake Reservoir Lands described in Official Record Volume 582, page 426 and Official Record Volume 738, page 320, said 0.214 acre tract more particularly described as follows:

Beginning at an iron bar set at the southeast corner of Lot 399 and at the northeast corner of Robert E. Winks and Alma L. Winks, Trustee's Lot 398 of said Avondale Park Allotment described in Official Record Volume 378, page 831, said iron bar also in the west line of Lake Drive (40 feet wide);

Thence **North 79°08'06" West 236.79 feet**, departing from the west line of Lake Drive, following the north line of Lot 398 and the south line of Lot 399 of said Avondale Park Allotment, the south line of Lot 46-335 and the north line of Robert E. Winks and Alma L. Winks, Trustee's Lot 46-336 of said Reservoir Lands described in Official Record Volume 378, page 830, passing a 3/4 inch iron pipe found at 209.28 feet, to a point on the concrete retaining wall and in the east line of an existing channel to Indian Lake;

Thence **North 12°47'38" East 37.09 feet**, following the concrete retaining wall, the east line of said channel, and the west line of Lot 46-335 of said Reservoir Lands, to a point;

Thence **South 80°55'36" East 222.30 feet**, departing from the east line of said channel, crossing Lot 46-335 and Lot 46-334 of said Reservoir Lands and Lot 400 of said Avondale Park Allotment, passing an iron bar set for reference at 10.00 feet, to an iron bar set in the west line of Lake Drive and in the east line of Lot 400;

Thence **South 6°00'00" East 46.00 feet**, following the west line of Lake Drive, the east line of Lot 400, and the east line of Lot 399 of said Avondale Park Allotment, to the **place of beginning, containing 0.214 acre**, more or less, and subject to all valid easements and restrictions of record.

Of the above-described 0.214 acre tract of land, 0.009 acre is part of Lot 400 of said Avondale Park Allotment, 0.102 acre is all of Lot 399 of said Avondale Park Allotment, 15.4 square feet are part of Lot 46-334, and 0.103 acre is part of Lot 46-335 of said Reservoir Lands.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of August 2012. 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 Lake Drive bearing South 6°00'00" East.

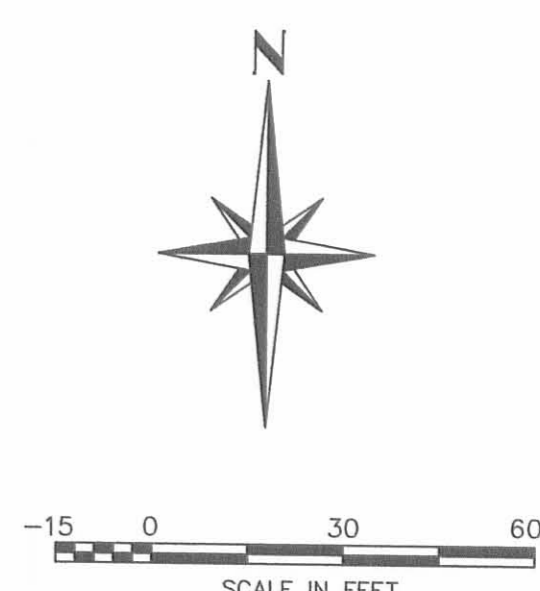
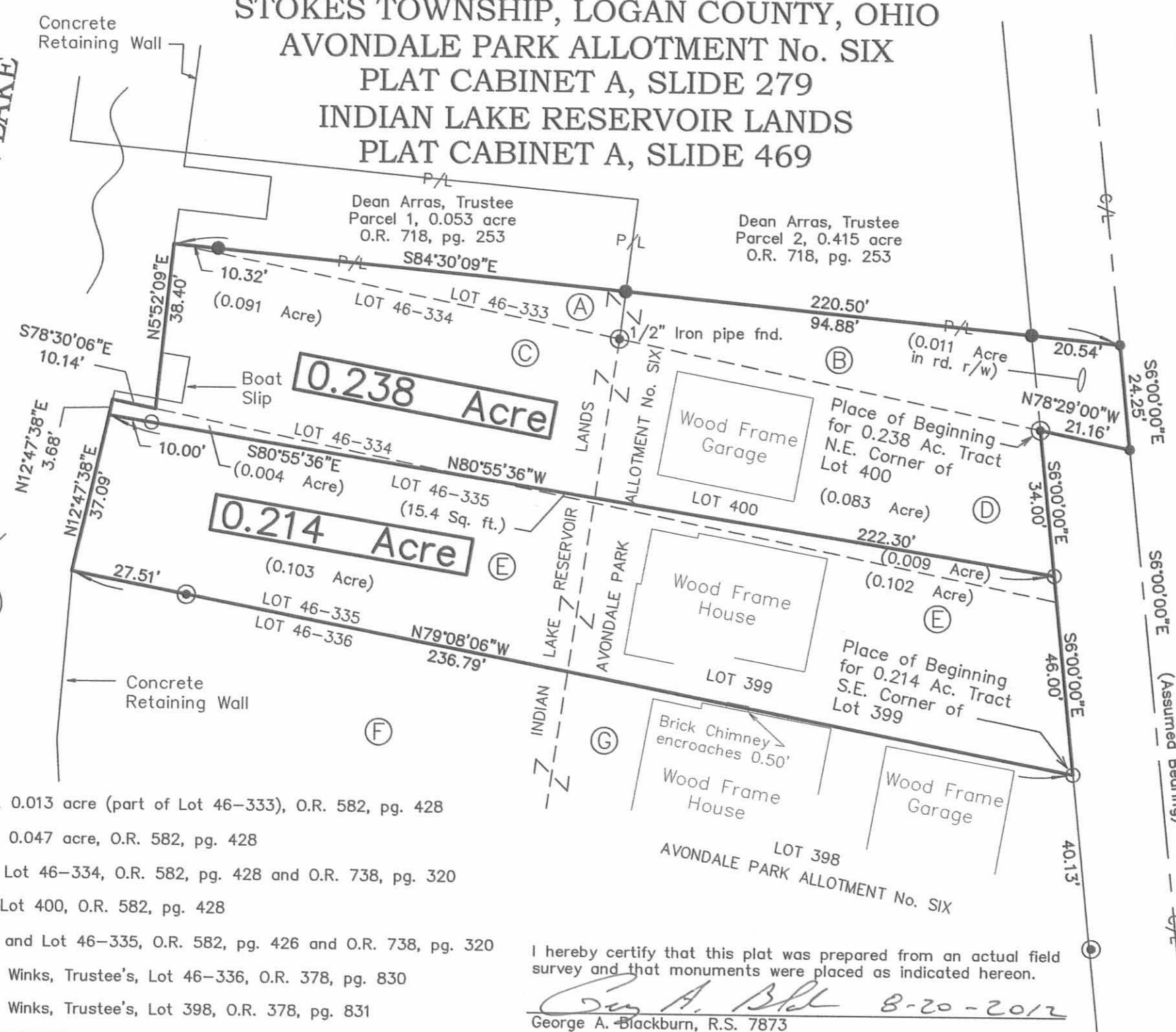
Description prepared by: George A. Blackburn 8-20-2012
George A. Blackburn, R.S. #7873
12125 Green Street
Middleburg, Ohio 43336
(937) 666-5605



INDEXED ON MAP
2137 1D-3

PLAT OF SURVEY IN
 VIRGINIA MILITARY SURVEY 12276
 STOKES TOWNSHIP, LOGAN COUNTY, OHIO
 AVONDALE PARK ALLOTMENT No. SIX
 PLAT CABINET A, SLIDE 279
 INDIAN LAKE RESERVOIR LANDS
 PLAT CABINET A, SLIDE 469

EXISTING CHANNEL TO INDIAN LAKE



LAKE DRIVE (40 FEET WIDE)

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



NOTE:
 The brick chimney on the north side of Robert E. and Alma L. Winks' house encroaches onto 0.214 acre tract by 0.50 feet.

- (A) Mary Jane Westrick, Tract IV, 0.013 acre (part of Lot 46-333), O.R. 582, pg. 428
- (B) Mary Jane Westrick, Tract III, 0.047 acre, O.R. 582, pg. 428
- (C) Mary Jane Westrick, Tract II, Lot 46-334, O.R. 582, pg. 428 and O.R. 738, pg. 320
- (D) Mary Jane Westrick, Tract I, Lot 400, O.R. 582, pg. 428
- (E) Mary Jane Westrick, Lot 399 and Lot 46-335, O.R. 582, pg. 426 and O.R. 738, pg. 320
- (F) Robert E. Winks and Alma L. Winks, Trustee's, Lot 46-336, O.R. 378, pg. 830
- (G) Robert E. Winks and Alma L. Winks, Trustee's, Lot 398, O.R. 378, pg. 831

I hereby certify that this plat was prepared from an actual field survey and that monuments were placed as indicated hereon.
George A. Blackburn 8-20-2012
 George A. Blackburn, R.S. 7873

BLACKBURN SURVEYING
 12125 GREEN STREET
 MIDDLEBURG, OHIO 43336
 (937) 666-5605

DATE : 8/20/2012
 SCALE : 1" = 30'
 Filename: Westrick 8-12
 F.B. 19, pg. 20

PLAT PREPARED FOR MARY JANE WESTRICK

SHEET
 1
 OF 1

INDEXED ON MAP
 2137 1P

1-8-13



MARY JANE WESTRICK SURVEY

0.209 ACRE

January 2, 2013

The following described 0.209 acre tract of land is situated in Virginia Military Survey 12276, Stokes Township, Logan County, Ohio and being all of Mary Jane Westrick's Lot 399 of Avondale Park Allotment No. Six as shown and designated on the plat of said allotment recorded in Plat Cabinet A, Slide 279, and Lot 46-335 of the Indian Lake Reservoir Lands (Plat Cabinet A, Slide 469) described in Official Record Volume 582, page 426 and Official Record Volume 738, page 320, said 0.209 acre tract more particularly described as follows:

Beginning at an iron bar set at the southeast corner of Lot 399 and at the northeast corner of Robert E. Winks and Alma L. Winks, Trustee's Lot 398 of said Avondale Park Allotment described in Official Record Volume 378, page 831, said iron bar also in the west line of Lake Drive (40 feet wide);

Thence North 79°08'06" West 236.79 feet, departing from the west line of Lake Drive, following the north line of Lot 398 and the south line of Lot 399 of said Avondale Park Allotment, the south line of Lot 46-335 and the north line of Robert E. Winks and Alma L. Winks, Trustee's Lot 46-336 of said Reservoir Lands described in Official Record Volume 378, page 830, passing a 3/4 inch iron pipe found at 209.28 feet, to a point on the concrete retaining wall and in the east line of an existing channel to Indian Lake;

Thence North 12°47'38" East 40.78 feet, following the concrete retaining wall, the east line of said channel, and the west line of Lot 46-335 of said Reservoir Lands, to a point;

Thence South 78°30'06" East 223.82 feet, departing from the east line of said channel, following the north line of Lot 46-335 and Lot 399, passing an iron bar set at 10.14 feet at the southwest corner of Keith A. Westrick's and Sheila R. Westrick's Tract II (Lot 46-334 of the Indian Lake Reservoir Lands), described in Official Record Volume 1081, page 409, following the south line of Lot 46-334 thereafter and the south line of Keith A. Westrick's and Sheila R. Westrick's Tract I (Lot 400 of said Avondale Park Allotment) described in Official Record Volume 1081, page 409, to an iron bar set in the west line of Lake Drive;

Thence South 6°00'00" East 40.00 feet, following the west line of Lake Drive and the east line of Lot 399 of said Avondale Park Allotment, to the place of beginning, containing 0.209 acre, more or less, and subject to all valid easements and restrictions of record.

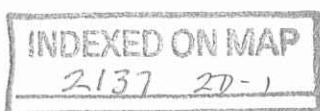
Of the above-described 0.209 acre tract of land, 0.102 acre is all of Lot 399 of said Avondale Park Allotment and 0.107 acre is all of Lot 46-335 of said Reservoir Lands.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of January 2013. 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 Lake Drive bearing South 6°00'00" East.

Description prepared by:

George A. Blackburn
George A. Blackburn, R.S. #7873
12125 Green Street
Middleburg, Ohio 43336
(937) 666-5605

1-2-2013



1-8-13
APPROVED

KEITH A. WESTRICK SURVEY

0.244 ACRE

January 2, 2013

The following described 0.244 acre tract of land is situated in Virginia Military Survey 12276, Stokes Township, Logan County, Ohio and being all of Keith A. Westrick's and Sheila R. Westrick's Tract I (Lot 400 of Avondale Park Allotment No. Six as shown and designated on the plat of said allotment recorded in Plat Cabinet A, Slide 279), Tract II (Lot 46-334 of the Indian Lake Reservoir Lands, Plat Cabinet A, Slide 469), Tract III (0.047 acre), and Tract IV (0.013 acre, also part of Lot 46-333) described in Official Record Volume 1081, page 409, said 0.244 acre tract more particularly described as follows:

Beginning at a $\frac{3}{4}$ inch iron pipe found at the northeast corner of Lot 400 of said Avondale Park Allotment and in the west line of Lake Drive (40 feet wide), said iron pipe also in the south line of said 0.047 acre tract;

Thence **South 6°00'00" East 40.00 feet**, following the east line of Lot 400 and the west line of Lake Drive, to an iron bar set at the northeast corner of Mary Jane Westrick's Lot 399 of said Avondale Allotment described in Official Record Volume 582, page 426;

Thence **North 78°30'06" West 213.68 feet**, departing from the west line of Lake Drive, following the south line of Lot 400 of said Avondale Allotment and Lot 46-334 of said Reservoir Lands, the north line of Lot 399 of said Avondale Allotment and Mary Jane Westrick's Lot 46-335 of said Reservoir Lands described in Official Record Volume 582, page 426 and Official Record Volume 738, page 320, to an iron bar set;

Thence **North 5°52'09" East 38.40 feet**, departing from the north line of Lot 46-335 of said Reservoir Lands and following the west line of Lot 46-334 of said Reservoir Lands, crossing a boat slip, following the concrete retaining wall and the east line of an existing channel to Indian Lake thereafter, to a point at the southwest corner of Lot 46-333 of said Reservoir Lands, said point also at the westernmost corner of said 0.013 acre tract and at the southwest corner of Dean Arras, Trustee's 0.053 acre, Parcel 1, described in Official Record Volume 718, page 253;

Thence **South 84°30'09" East 220.50 feet**, departing from the east line of said channel, following the north line of said 0.013 acre tract, the north line of said 0.047 acre tract, the south line of said 0.053 acre tract, and the south line of Dean Arras, Trustee's 0.415 acre, Parcel 2, described in Official Record Volume 718, page 253, passing $\frac{5}{8}$ inch iron bars found at 10.32 feet, at 105.08 feet, and at 199.96 feet, to a railroad spike found in the centerline of Lake Drive;

Thence **South 6°00'00" East 24.25 feet**, following the centerline of Lake Drive and the east line of said 0.047 acre tract, to a railroad spike found;

INDEXED ON MAP
2137 2D-2

Thence **North 78°29'00" West 21.16 feet**, departing from the centerline of Lake Drive and following the south line of said 0.047 acre tract, to the **place of beginning, containing 0.244 acre**, more or less, and subject to all valid easements and restrictions of record.

Of the above-described 0.244 acre tract of land, 0.013 acre is all of said 0.013 acre tract, 0.047 acre is all of said 0.047 acre tract, 0.092 acre is all of Lot 400 of said Avondale Park Allotment, and 0.092 acre is all of Lot 46-334 of said Reservoir Lands.

Said 0.244 acre tract also contains 0.011 acre inside the road right-of-way of Lake Drive (40 feet wide).

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of January 2013. 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 Lake Drive bearing South 6°00'00" East.

Description prepared by: *George A. Blackburn* 1-2-2013

George A. Blackburn, R.S. #7873
12125 Green Street
Middleburg, Ohio 43336
(937) 666-5605

