

REC'D 9-19-01 SMY OK

Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



Phone: (937) 593-7335
Fax: (937) 593-7444

BAILEY 7.0 FEET WIDE INGRESS/EGRESS EASEMENT

Lying in Virginia Military Survey 12276, Stokes Township, Logan County, Ohio.

Being a 7 feet wide ingress/egress easement over the Bradford W. Bailey and Holly A. Sinn-Bailey Lot 46-438 and 0.005 acre tracts as deeded and described in Official Record 298, Page 967, Tract II and Tract III of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a point on the northwest corner of Lot 46-438 on the south line of the Yvonne S. Snow 0.09 acre tract (O.R. 266, Pg. 519).

THENCE, with the north line and north line extended of Lot 46-438 and the south lines of the said 0.09 acre tract and the Bradford W. Bailey 0.09 acre tract (O.R. 298, Pg. 967, Tract I), S 65°-29'-00" E, a distance of 159.76 feet to a point on the edge of a concrete seawall.

THENCE, with the concrete seawall and the east line of the said 0.005 acre tract, S 37°-03'-39" W, a distance of 7.17 feet to a point.

THENCE, with the south line extended and the south line of Lot 46-438 and the north line of Lot 46-438A, N 65°-29'-00" W, a distance of 158.20 feet to a point.

THENCE, with the easterly line of Township Road 293 and the west line of Lot 46-438, N 24°-31'-00" E, a distance of 7.00 feet to the point of beginning.

Containing 0.026 acre.

The basis for bearings is the south line of Lot 46-438, being N 65°-29'-00" W, and all other bearings are from survey record compiled by Lee Surveying and Mapping Co., Inc. on September 17, 2001.

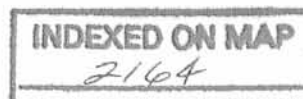
Description prepared by:



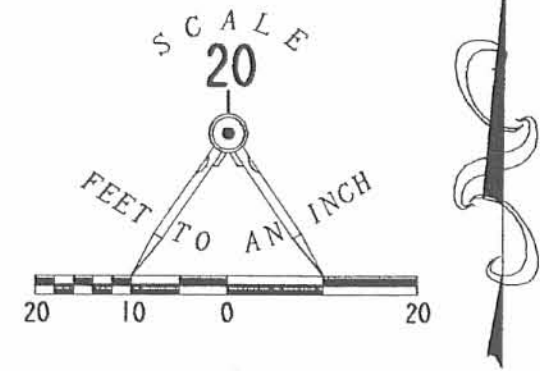
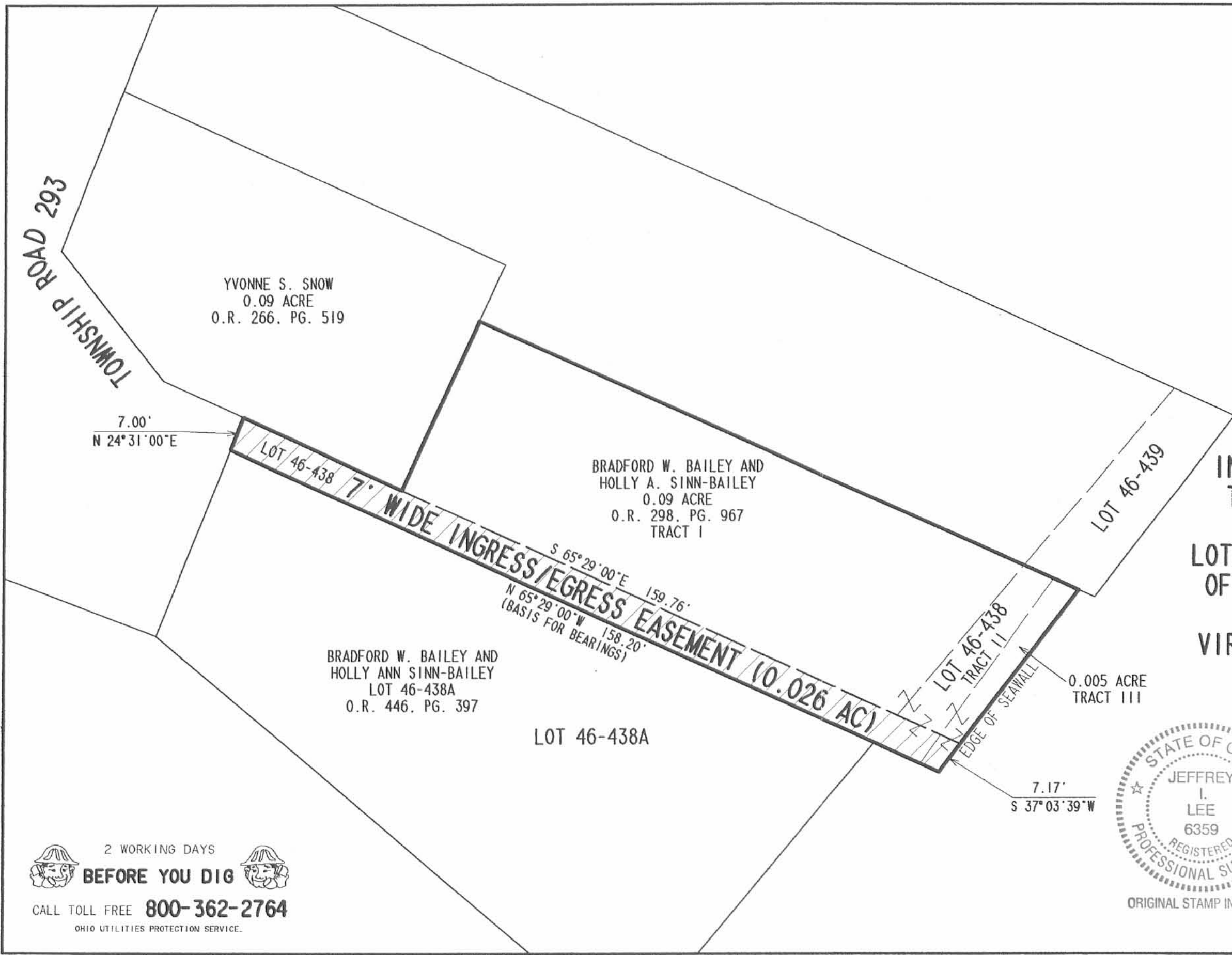
ORIGINAL STAMP IN GREEN

[Signature]
Jeffrey I. Lee
Professional Surveyor 6359
September 17, 2001

L-1048



REC'D 9-19-01 Sny OK



**MAP OF A 7 FEET WIDE
INGRESS/EGRESS EASEMENT OVER
THE BRADFORD W. BAILEY AND
HOLLY A. SINN-BAILEY
LOT 46-438 AND 0.005 ACRE TRACT
OFFICIAL RECORD 298, PAGE 967
TRACT II AND TRACT III
VIRGINIA MILITARY SURVEY 12276
STOKES TOWNSHIP
LOGAN COUNTY, OHIO**

BRADFORD W. BAILEY AND
HOLLY ANN SINN-BAILEY
LOT 46-438A
O.R. 446, PG. 397

BRADFORD W. BAILEY AND
HOLLY A. SINN-BAILEY
0.09 ACRE
O.R. 298, PG. 967
TRACT I

YVONNE S. SNOW
0.09 ACRE
O.R. 266, PG. 519



PREPARED BY:
[Signature]
JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
SEPTEMBER 17, 2001

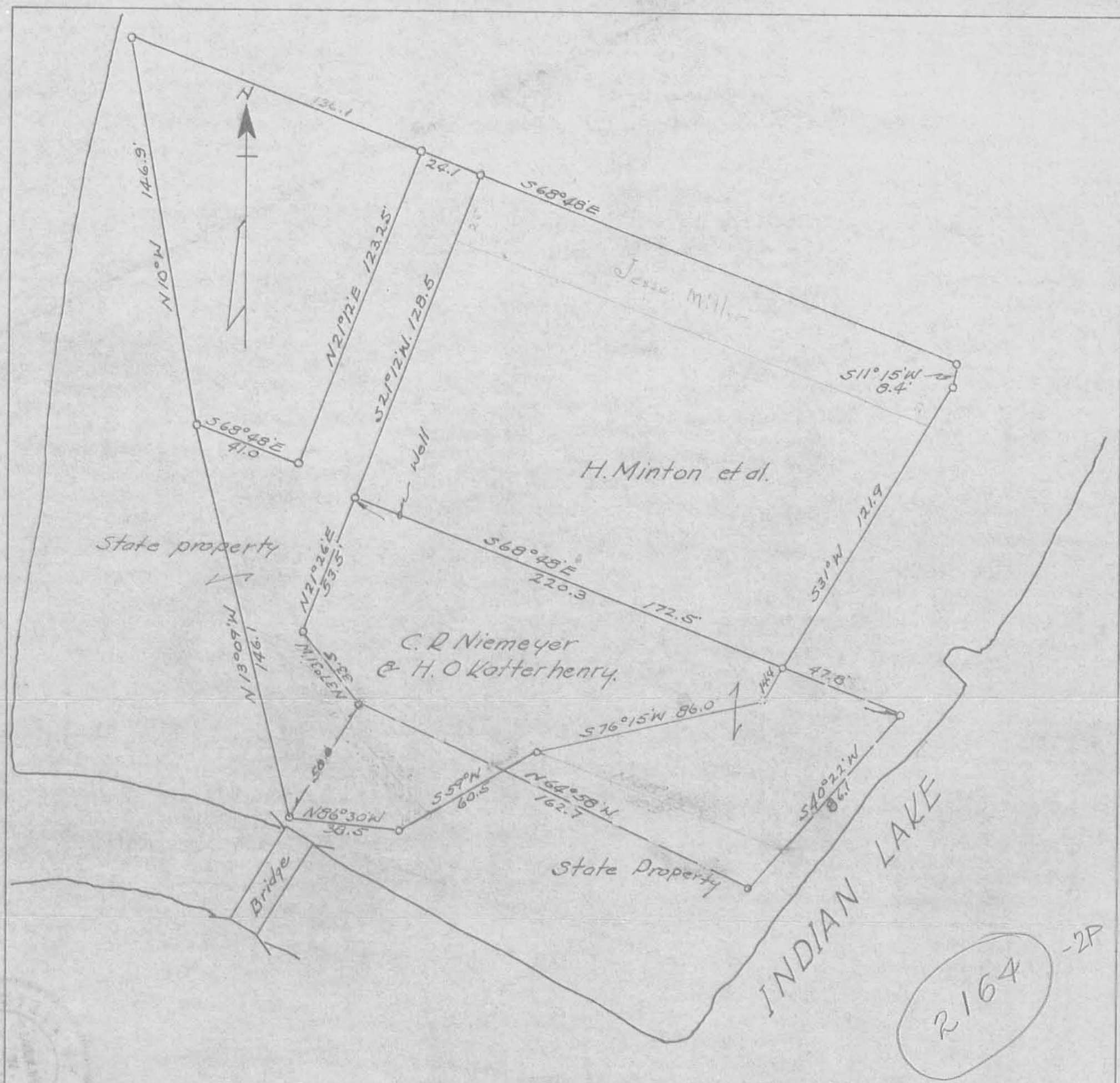
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ORIGINAL STAMP IN GREEN

D 405 L1048.GCD L-1048-3

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

INDEXED ON MAP
2164 -14



Survey by C.H. Miller. RPS#693
 Sept 28, 1944
 lines determined shown ———
 Scale
 0 50 100
 Feet

PLAT OF
 Boundary lines between the state reservoir
 property, known as Indian Lake and lands
 owned by C.R. Niemeyer and H.O. Katterhenry,
 at Turkey Foot Point, Va. Mil. survey #12276
 Stokes township, Logan County, Ohio.

Approved: July 7, 1945
 [Signature]
 Director of Public Works of Ohio.



TURKEY FOOT PARK
INDIAN LAKE

SURVEY 12276 & 12276
SURVEY NOTES IN LOGAN CO. FIELD BOOK 417 502 570
Scale 1" = 60'
1" = 107'

INDEXED ON MAP
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✓ APPROVED

TOWNSHIP ROAD 293
(VARIABLE WIDTHS)

JOYCE SNOW
0.09 ACRE
O.R. 1091, PG. 602

N 25°56'10" E
6.93'

7' INGRESS/EGRESS EASEMENT

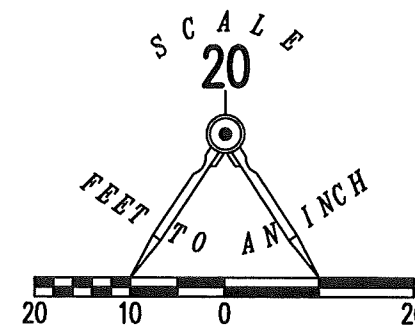
JOHN W. ROHRS, TRUSTEE
0.09 ACRE
O.R. 1184, PG. 36
TRACT #

S 64°09'46" E 145.36'
JOHN W. ROHRS, TRUSTEE LOT 46-438
O.R. 1184, PG. 36 TRACT #II

JOHN W. ROHRS
LOT 46-438A
0.191 ACRE
O.R. 1101, PG. 307
TRACT I

LEGEND:

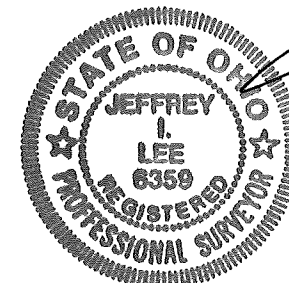
- ⊙ 1/2 INCH IRON PIPE FOUND
- 5/8 INCH IRON ROD FOUND
- 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LEE SURVEYING INC"



RETRACEMENT SURVEY OF THE
PART OF THE
JOHN W. ROHRS, TRUSTEE
LOT 46-438
INDIAN LAKE RESERVOIR LANDS
PLAT CABINET A, SLIDE 477
OFFICIAL RECORD 1184, PAGE 36
TRACT # II
VIRGINIA MILITARY SURVEY 12276
STOKES TOWNSHIP
LOGAN COUNTY, OHIO

SURVEYED BY:

JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
NOVEMBER 7, 2017



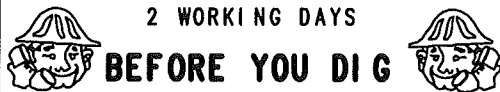
ORIGINAL STAMP IN GREEN

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BELLEFONTAINE, OHIO 43311
(937) 593-7335
WWW.LSMINC.US
surveys@lsminc.us

KSS D1117 10481117 L-1048-3

THIS SURVEY WAS PREPARED IN THE ABSENCE OF
A COMPLETE AND ACCURATE TITLE SEARCH AND
DOES NOT GUARANTEE TITLE.

2 WORKING DAYS



BEFORE YOU DIG

CALL TOLL FREE 800-362-2764

OHIO UTILITIES PROTECTION SERVICE

INDEXED ON MAP

2164 3

**DESCRIPTION OF
0.022 ACRE
EAST OF TOWNSHIP ROAD 293**

Situate in Virginia Military Survey 12276, Township of Stokes, County of Logan, State of Ohio and being part of the State of Ohio Indian Lake Reservoir Lands (all records herein are from the of the Recorder's Office, Logan County, Ohio) and being more particularly described as follows:

Beginning for Reference at a 5/8 inch iron rebar found at the common westerly corner to Lots 46-438 of Indian Lake Reservoir Lands (Plat Cabinet A, Slide 477), as deeded and described to John W. Rohrs, Trustee, 0.0316 acre tract, in Official Record 1184, Page 36, Tract II and 46-438A of said Indian Lake Reservoir Lands, as deeded and described to John W. Rohrs, Trustee, 0.191 acre tract, in Official Record 1361, Page 297, Tract I and being on the easterly right-of-way line of Township Road 293 (width varies);

Thence South 26°18'55" West, along said right-of-way line and the northwesterly line of said Lot 46-438A, a distance of 40.50 feet to an iron rebar set at the **True Point of Beginning**:

Thence **S 54°30'50" E**, a distance of **91.14 feet**, along a southerly line of said Lot 46-438A, to a point and being referenced by a magnetic nail set, bearing S 35°33'25" W, a distance of 4.85 feet, in an existing concrete sea wall;

Thence **S 39°47'18" E**, a distance of **55.85 feet**, along a southerly line of said Lot 46-438A, to a point and being referenced by a magnetic nail set, bearing S 39°35'29" E, a distance of 2.45 feet, in an existing concrete sea wall;

Thence **N 34°59'20" E**, a distance of **80.37 feet**, along the southeasterly line of said Lot 46-438A, to a point at the common southerly corner to said Lot 46-438 and the John W. Rohrs, Trustee, 0.005 acre tract, as deeded and described in Official Record 1184, Page 36, Tract III, and being referenced by a magnetic nail set, bearing S 64°21'29" E, a distance of 4.10 feet, in an existing concrete sea wall;

Thence **S 64°21'29" E**, a distance of **4.10 feet**, along the southeasterly line of said 0.005 acre tract, to a magnetic nail set in a concrete sea wall at the southeasterly corner of said 0.005 acre tract;

Thence **N 38°38'48" E**, a distance of **46.33 feet**, along the southeasterly line of said 0.005 acre tract to a magnetic nail set on the southerly line of Lot 46-439 of said Indian Lake Reservoir Lands, as deeded and described to Thomas J. Bloomer in Official Record 1389, Page 1211, Tract Two;

Thence **S 64°38'53" E**, a distance of **2.43 feet**, along the southerly line of said Lot 46-439, to a point on the easterly edge of an existing concrete sea wall;

Thence with new division lines through said Indian Lake Reservoir Lands, the following twelve (12) courses:

1. **S 38°25'02" W**, a distance of **1.16 feet**, along the easterly edge of said, existing concrete sea wall to a point;
2. **South 37°21'55" West**, a distance of **103.73 feet**, through the waters of Indian Lake and along a new, proposed concrete sea wall to a point on an edge of said, existing concrete sea wall;
3. **S 37°37'09" W**, a distance of **21.86 feet**, along an existing concrete sea wall to a point;
4. **N 48°31'50" W**, a distance of **0.74 feet**, along an existing concrete sea wall to a point referenced by a magnetic nail set bearing S 62°24'22" W, a distance of 2.01 feet;
5. **S 53°50'01" W**, along an existing concrete sea wall, a distance of **5.83 feet** to a point;
6. **N 36°26'17" W**, a distance of **52.33 feet**, along an existing concrete sea wall to a point;
7. **S 73°49'14" W**, a distance of **3.88 feet**, along an existing concrete sea wall to a point referenced by a magnetic nail set bearing N 45°26'52" W, a distance of 3.35 feet;
8. **N 50°48'36" W**, along an existing concrete sea wall, a distance of **48.83 feet** to a point;

INDEXED ON MAP

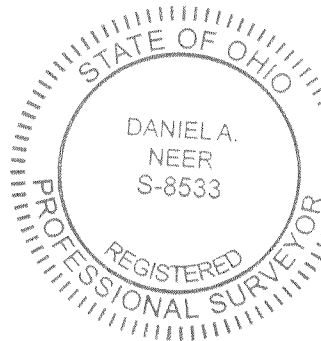
2164

9. N 51°21'10" W, a distance of **34.80 feet**, along the southwesterly edge of existing stones to a point;
10. N 64°54'00" W, a distance of **12.55 feet**, along an existing concrete sea wall to a point;
11. N 22°35'02" E, a distance of **2.07 feet**, along an existing concrete sea wall to a point; and
12. S 71°15'38" E, a distance of **1.91 feet**, along an existing concrete sea wall to the **True Point of Beginning**.


Containing **0.022 acre**, more or less, and being subject to easements, restrictions and right-of-way of record.

The bearings and distances, described herein, are derived from Grid bearing of South 26°18'55" West, for the easterly right-of-way line of Township Road 293 as determined by a GPS network of field observations performed in October, 2020 (Ohio State Plane Coordinate System, NAD83, North Zone).

Iron Rebar Set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "DLZ OHIO INC.".



DLZ Ohio Inc.


 Daniel A. Neer 12-23-20
 Professional Surveyor No. 8533 Date

X:\Projects\GFL\2020\2021\214300 ShreveRohrs-10694\07_Survey\Description\20212143_additional_121020.docx

INDEXED ON MAP
 2164

APPROVED

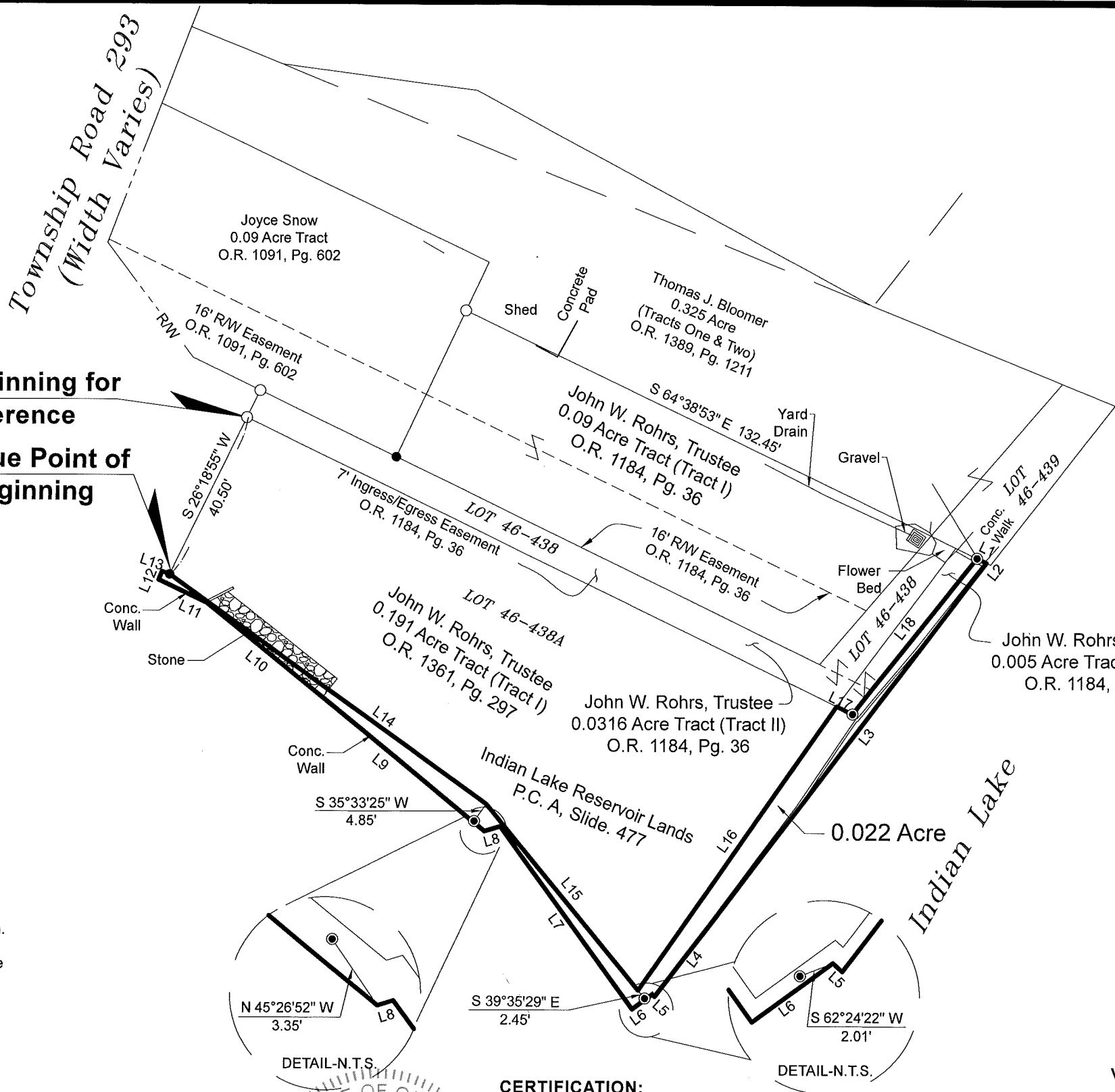


Scale: 1" = 30'

LINE	BEARING	DISTANCE
L1	S 64°38'53" E	2.43'
L2	S 38°25'02" W	1.16'
L3	S 37°21'55" W	103.73'
L4	S 37°37'09" W	21.86'
L5	N 48°31'50" W	0.74'
L6	S 53°50'01" W	5.83'
L7	N 36°26'17" W	52.33'
L8	S 73°49'14" W	3.88'
L9	N 50°48'36" W	48.83'
L10	N 51°21'10" W	34.80'
L11	N 64°54'00" W	12.55'
L12	N 22°35'02" E	2.07'
L13	S 71°15'38" E	1.91'
L14	S 54°30'50" E	91.14'
L15	S 39°47'18" E	55.85'
L16	N 34°59'20" E	80.37'
L17	S 64°21'29" E	4.10'
L18	N 38°38'48" E	46.33'

Beginning for Reference

True Point of Beginning



DEED/SURVEY REFERENCES:

1. Deed references are shown hereon.
2. Logan County Engineer's map room files 1092, 2164, 4907, 5819, 6208, 7129, & 9239.

LEGEND

- 5/8" Iron Rebar found
- 5/8" x 30" Iron Rebar set, (I.D. Cap Stamped: "DLZ Ohio Inc.")
- ⊙ Magnetic nail set
- O.R. Official Record
- Pg. Page
- N.T.S. Not to scale

GENERAL NOTES:

1. No Evidence of occupation along boundary lines unless otherwise shown.
2. This survey was prepared in the absence of a complete and accurate title search and does not guarantee title.
3. All records shown hereon are from the Recorders Office Logan County, Ohio.
4. This plat doesn't reflect all utilities that may affect the subject property.
5. This plat doesn't reflect all easements that may affect the subject property.

BASIS OF BEARINGS:

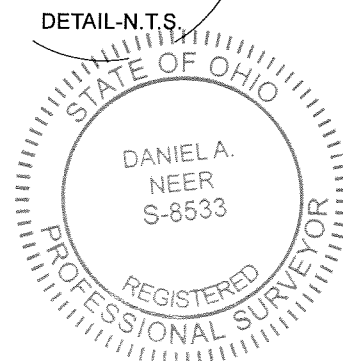
The Bearings shown hereon are based on the grid bearing of S 26°18'55" W, for the easterly right-of-way line of Township Road 293 as determined by a GPS network of field observations performed in October, 2020 (Ohio State Plane Coordinate System, NAD83, North Zone).

Boundary Survey of
0.022 Acre
 Indian Lake Reservoir Lands
 Virginia Military Survey 12276
 Township of Stokes, County of Logan, State of Ohio

Scale: 1" = 30' Date: December, 2020
 DLZ Job No.: 2021-2143-00

CERTIFICATION:

I hereby certify that the attached plat was prepared from an actual ground survey performed on October 9, 2020, made by me or under my direct supervision and the information is accurate to the best of my knowledge.



D. Neer
 Daniela A. Neer
 Professional Surveyor No. 8553
 12-23-20
 Date



117 N. Madriver Street • Bellefontaine, OH 43104
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INDEXED ON MAP
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**DESCRIPTION OF
0.327 ACRES
EAST OF TOWNSHIP ROAD 293**

Situate in Virginia Military Survey 12276, Township of Stokes, County of Logan, State of Ohio and being all of Lot 46-438 (0.0316 Acre, Tract II) of Indian Lake Reservoir Lands, a subdivision of record in Plat Cabinet A, Slide 477, all of a 0.09 acre tract (Tract I) and a 0.005 acre tract (Tract III) as conveyed to John W. Rohrs, Trustee by deed of record in Official Record 1184, Page 36, and all of Lot 46-438A (0.191 Acre, Tract 1) as conveyed to John W. Rohrs, Trustee by deed of record in Official Record 1361, Page 297, (all records herein are from the of the Recorder's Office, Logan County, Ohio) and being more particularly described as follows:

Beginning at a 5/8 inch iron rebar found at a corner common to the northerly corner of said 0.09 acre tract (Tract I) and a westerly corner of the 0.325 acre tract (Tracts One and Two) as conveyed to Thomas J. Bloomer by deed of record in Official Record 1389, Page 1211 and being on the easterly line of a 0.09 acre tract conveyed to Joyce Snow by deed of record in Official Record 1091, Page 602;

Thence **South 64°38'53" East**, a distance of **132.45 feet**, along the line common to the northerly line of said 0.09 acre tract (Tract I), the northerly line of the 0.005 acre tract and the southerly line of said 0.325 acre tract, also being the southerly line of Lot 46-439 to a magnetic nail set at the northeasterly corner of said 0.005 acre tract and being in a concrete sidewalk;

Thence **South 38°38'48" West**, a distance of **46.33 feet**, along the easterly line of said 0.005 acre tract, to a magnetic nail set in a concrete sea wall;

Thence **North 64°21'29" West**, a distance of **4.10 feet**, along the southerly line of said 0.005 acre tract, to a point at the northeasterly corner of Lot 46-438A;

Thence **South 34°59'20" West**, a distance of **80.37 feet**, along the easterly line of said Lot 46-438A, to a point and being referenced by a magnetic nail set, bearing South 39°35'29" East, a distance of 2.45 feet, in a concrete sea wall;

Thence **North 39°47'18" West**, a distance of **55.85 feet**, along a southerly line of said Lot 46-438A, to a point and being referenced by a magnetic nail set, bearing South 35°33'25" East, a distance of 4.85 feet, in a concrete sea wall;

Thence **North 54°30'50" West**, a distance of **91.14 feet**, along a southerly line of said Lot 46-438A, to a 5/8 inch iron rebar set at the southwesterly corner of said Lot 46-438A and being on the easterly right-of-way line of Township Road 293 (Width Varies);

Thence **North 26°18'55" East**, a distance of **47.48 feet**, along the line common to the westerly line of said Lot 46-438A, said Lot 46-438 and the easterly right-of-way line of Township Road 293, Passing a 5/8 inch iron rebar found at a distance of 40.50 feet, to a 5/8 inch iron rebar found at a northwesterly corner of said Lot 46-438 and being on the southerly line of said Snow 0.09 acre tract;

Thence **South 64°21'29" East**, a distance of **35.22 feet**, along the line common to the northerly line of said Lot 46-438 and the southerly line of said Snow 0.09 acre tract, to a 5/8 inch iron rebar set;

Thence **North 25°34'06" East**, a distance of **37.49 feet**, along the line common to the westerly line of said 0.09 acre tract (Tract I) and the easterly line of said Snow 0.09 acre tract, to the **Point of Beginning**.
Containing **0.327 acres**, more or less, and being subject to easements, restrictions and right-of-way of record.

INDEXED ON MAP

2164

The bearings and distances, described herein, are derived from Grid bearing of North 26°18'55" East, for the easterly right-of-way line of Township Road 293 as determined by a GPS network of field observations performed in October, 2020 (Ohio State Plane Coordinate System, NAD83, North Zone).

Iron Rebar Set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "DLZ OHIO INC."



DLZ Ohio Inc.

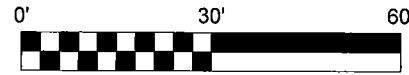
[Signature]
 Daniel A. Neer _____ Date
 Professional Surveyor No. 8533

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INDEXED ON MAP
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12-17-2020

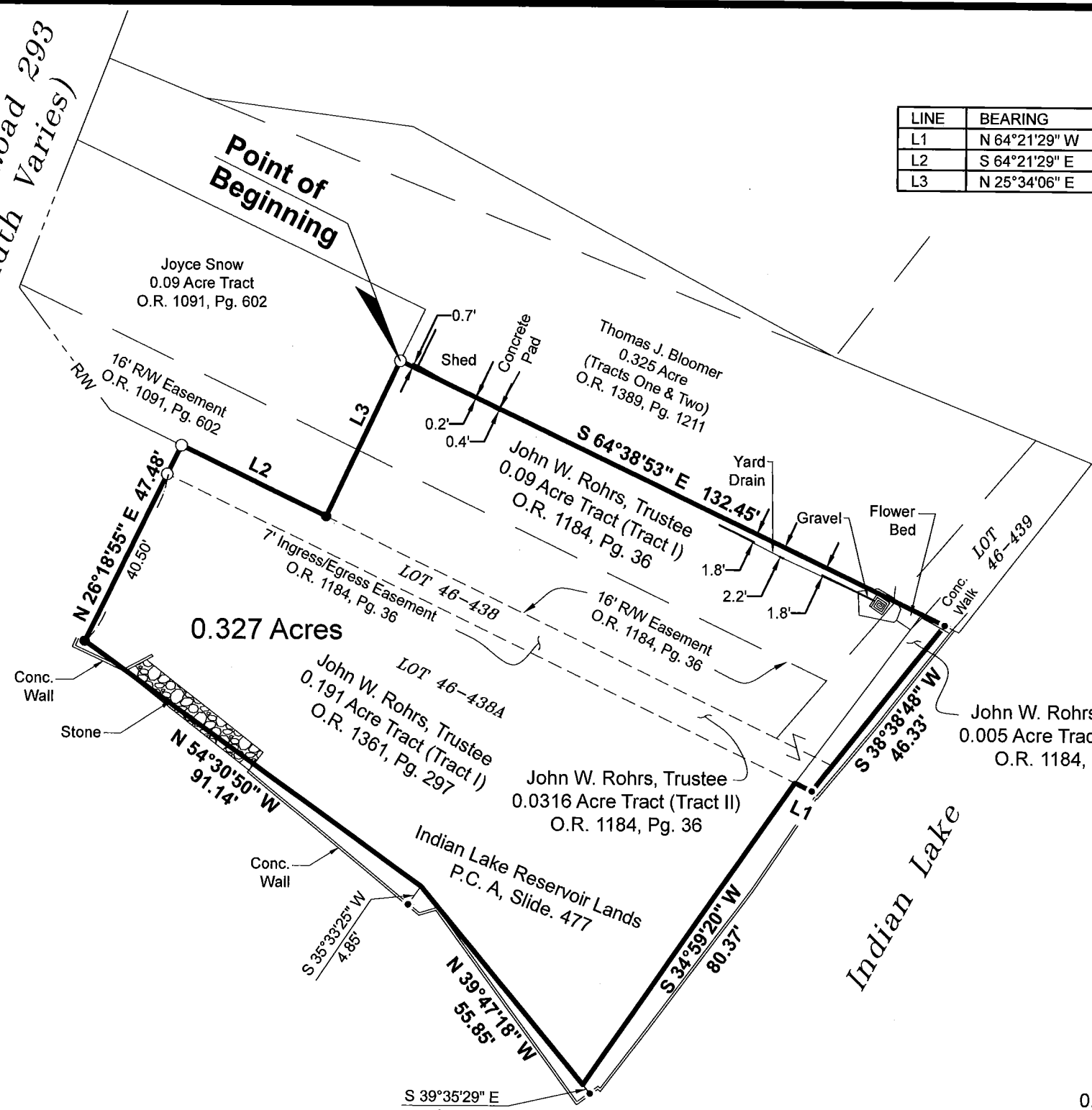
APPROVED



Scale: 1" = 30'

Township Road 293
(Width Varies)

LINE	BEARING	DISTANCE
L1	N 64°21'29" W	4.10'
L2	S 64°21'29" E	35.22'
L3	N 25°34'06" E	37.49'



LEGEND

- 5/8" Iron Rebar found
- 5/8" x 30" Iron Rebar set, (I.D. Cap Stamped: "DLZ Ohio Inc.")
- Magnetic nail set
- O.R. Official Record
- Pg. Page

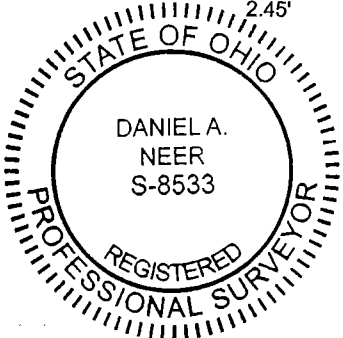
GENERAL NOTES:

- No Evidence of occupation along boundary lines unless otherwise shown.
- This survey was prepared in the absence of a complete and accurate title search and does not guarantee title.
- All records shown hereon are from the Recorders Office Logan County, Ohio.
- This plat doesn't reflect all utilities that may affect the subject property.
- This plat doesn't reflect all easements that may affect the subject property.

BASIS OF BEARINGS:

The Bearings shown hereon are based on the grid bearing of N 26°18'55" E, for the easterly right-of-way line of Township Road 293 as determined by a GPS network of field observations performed in October, 2020 (Ohio State Plane Coordinate System, NAD83, North Zone).

INDEXED ON MAP
2164



CERTIFICATION:

I hereby certify that the attached plat was prepared from an actual ground survey performed on October 9, 2020, made by me or under my direct supervision and the information is accurate to the best of my knowledge.

Daniel A. Neer
Daniel A. Neer
Professional Surveyor No. 8553

Date _____

Boundary Survey of
0.327 Acres

Being
Lots 46-438, 46-438A
Indian Lake Reservoir Lands
Plat Cabinet A, Slide 477
0.09 Acre Tract (Tract I), 46-438, 0.0316 Acre Tract (Tract II)
0.005 Acre Tract (Tract III) Lot 46-438A and 0.191 Acre (Tract 1)
Virginia Military Survey 12276
Township of Stokes, County of Logan, State of Ohio

Scale: 1" = 30' Date: October, 2020
DLZ Job No.: 2021-2143-00

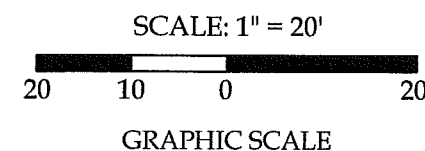


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8-2-2021

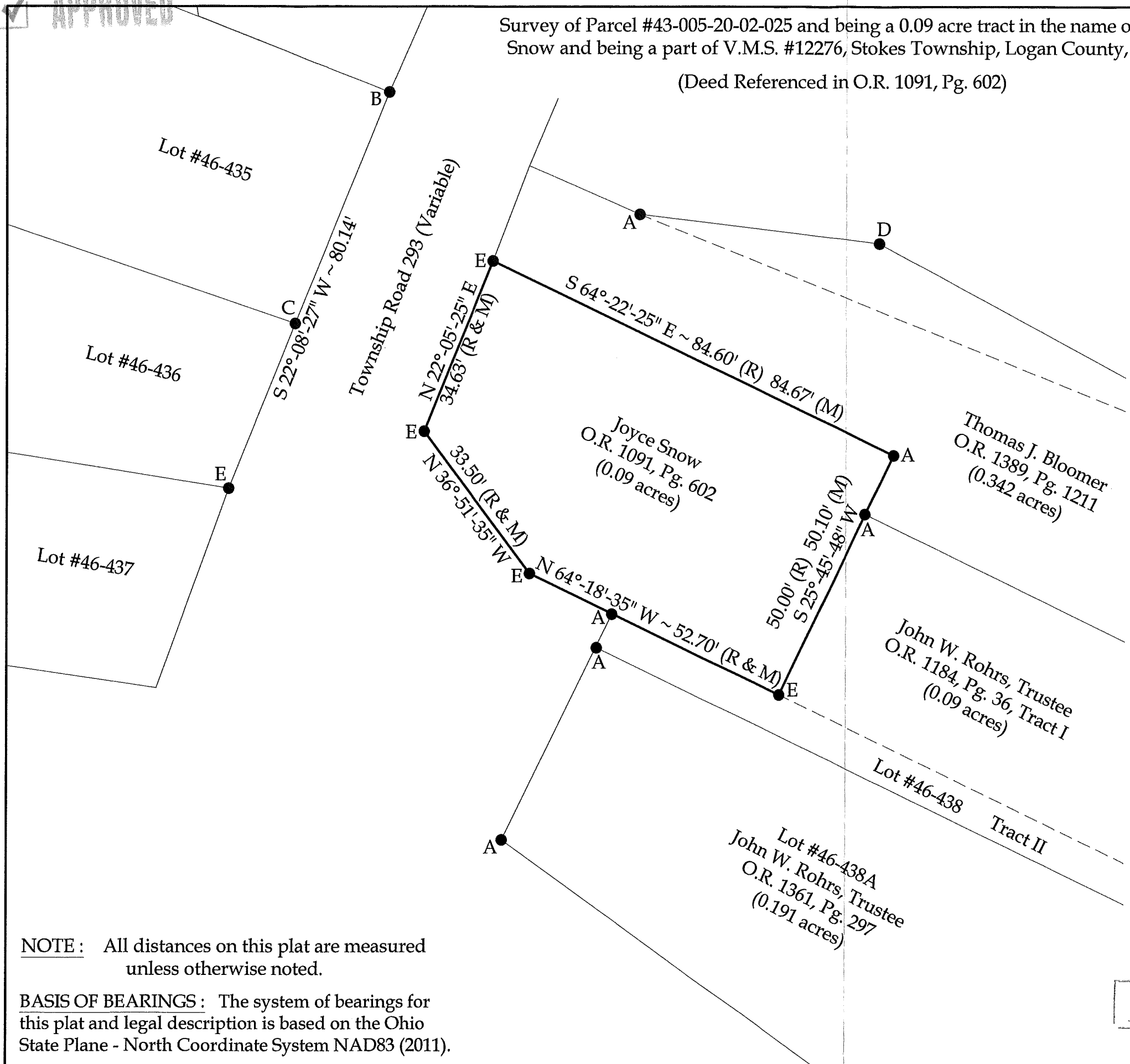
APPROVED

Survey of Parcel #43-005-20-02-025 and being a 0.09 acre tract in the name of Joyce Snow and being a part of V.M.S. #12276, Stokes Township, Logan County, Ohio.
(Deed Referenced in O.R. 1091, Pg. 602)



Legend

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



This plat represents an actual boundary survey completed under my direct supervision on June 10, 2021.

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

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
2/16/24

Binkley
LAND SURVEYING, LLC

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

CLIENT: Joyce Snow			
SURVEYED BY: T.J.S./T.E.W.	DATE: 06-10-2021	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 20'	PAGE 1	OF 1	PAGES 1