

TRACT #1

Thrush to Rose

Being a part of lot 145 of the Seminole Island Subdivision "A" located in Virginia Military Survey #12276, Stokes Township, Logan County, Ohio and being more fully described as follows;

Beginning at the Southeast corner of said lot 145; ~~thence~~ thence with the south boundary of lot 145 N $74^{\circ}-54'$ W 124.56 feet to a point; thence N $34^{\circ}-25'$ E 28.26 feet to a point; thence S $61^{\circ}-52'$ E 118.26 feet to the place of beginning. Said tract contains ~~0.076~~ acres more or less.

0.038

Reference is hereby made to the revised map of this area on file in the Logan County Engineer's office, Drawer "R" Survey No. 2702.

William H. Lewis

William H. Lewis
Registered Surveyor #4465

2702 - 1D-1

Use this Map
for Descriptions

11/8/41

D.E.G.

Tract #2

Sears to Thrush

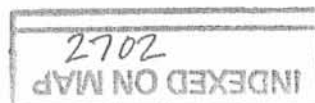
Being a part of lot 146 of the Seminole Island Subdivision "A" located in Virginia Military Survey #12276, Stokes Township, Logan County, Ohio and being more fully described as follows;

Beginning at the Southeast corner of lot 146; thence with the south boundary of said lot 146, N 56°-32' W 122.00 feet to a point; thence N 45°-07' E 38.87 feet to a point, which point is the Northwest corner of lot 146; thence S 38°-05' E 120.33 feet to the beginning. Said tract contains 0.053 acres more or less.

Reference is hereby made to the revised map of this area on file in the office of the Logan County Engineer's office, Drawer "R" survey number 2702.

William H. Lewis

William H. Lewis
Registered Surveyor #4465



-1D-2

Tract #3

Gowans to Sears

Being a part of lots 147 and 148 of the Seminole Island Subdivision "A", located in Virginia Military Survey #12276, Stokes Township, Logan County, Ohio and being more fully described as follows;

Beginning at the southeast corner of lot 147; thence with the south boundary of lot 147 N 56°-23' W 128.0 feet to the southwest corner of lot 147; thence N 40°-46' E 38.07 feet to the northwest corner of said lot 147; thence N 53°-36' E 4.19 feet to a point; thence S 37°-29' E 128.76 feet to the beginning. Said tract contains 0.061 acres more or less.

Reference is hereby made to the revised map of this area filed in the office of the Logan County Engineer, Drawer "R", survey number 2702.

William H. Lewis
William H. Lewis
Registered Surveyor #4465

INDEXED ON MAP
2702

-10-3

Tract #4

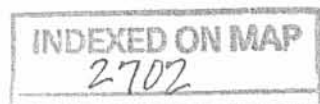
Smith to Gowans

Being a portion of lots 148 and 149 of Seminole Island Subdivision "A" located in Virginia Military Survey #12276, Stokes Township, Logan County, Ohio and being more fully described as follows;

Beginning at the southeast corner of lot 148; thence N 53°37' E 20.10 feet to a point, which point is the true place of beginning for this tract; thence N 56°-23' W 137.00 feet to a point; thence N 53°-36' E 20.08 feet to a point, which point is the Northwest corner of lot 148; thence N 39°-53' E 19.13 feet to a point; thence S 39°-55' E 133.50 feet to the place of beginning. Said tract contains 0.059 acres more or less.

Reference is hereby made to the ~~mx~~ revised map of this area filed in the office of the Logan County Engineer, Drawer "R" survey number 2702.

William H. Lewis
William H. Lewis
Registered Surveyor #4465



- 1D-4

Tract #5

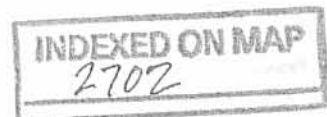
Blust to Smith

Being a portion of lot 150 of Seminole Subdivision "A" located in Virginia Military Survey #12276, Stokes Township, Logan County, Ohio and being more fully described as follows;

Beginning at the southeast corner of said lot 150; thence N 56°-23' W 21.22 feet to a point, which point is the true place of beginning for this tract; thence continuing N 56°-23' W 125.38 feet to the Southwest corner of said lot 150; thence N 70°-34' E 33.04 feet to a point; thence S 42°-20' E 108.77 feet to the true place of beginning. Said tract contains 0.038 acres more or less.

Reference is hereby made to the revised map of this area on file in the office of the Logan County Engineer, Drawer "R" survey number 2702.

William H. Lewis
William H. Lewis
Registered Surveyor #4465



-10-5

Tract #6

Smith to Blust

Being a portion of lot 149 of Seminole Island subdivision "A" located in Virginia Military Survey #12276, Stokes Township, Logan County, Ohio, and being more fully described as follows;

Beginning at the Northeast corner of said lot 149; thence S 53°-37' W 5.18 feet to a point; thence N 42°-20' W 20.04 feet to a point on the north boundary of said lot 149; thence with said north boundary S 56°-23' E 21.22 feet to the place of beginning. Said tract contains 52 square feet more or less.

Reference is ~~made~~ hereby made to the revised map of this area filed in the office of the Logan County Engineer, Drawer "R" survey number 2702.

William H. Lewis
William H. Lewis
Registered Surveyor #4465

INDEXED ON MAP
2702 - 1D-6

Scale 1"=15'

Boatwell belongs to owner of lot 145

Note: See survey No 1942 in drawer 'R' County Engineers office for Re-survey of lots 150-158 inclusive

All bearings calculated on the assumption that this line bears due North

Note: Curve data is based on measurements taken from iron rods, and varies slightly from that shown on survey #1046

See survey No 1702 filed in drawer 'R' Engineers Office

LOTS 144 TO 150 INCLUSIVE
SEMINOLE SUBDIVISION
SWS 12276 STOKES TWP. LOGAN CO., ILL.
1961

SURVEYORS NOTE
This map correctly represents a survey made by me in Sept 1961, showing numerous encroachments involving lots 144 thru 150 in Seminole Sub A, Seminole Twp., Ill. A dotted line along the shoreline represents the boundary as shown on the original plat. Those bearings and distances followed by the letter 'C' are calculated quantities, those followed by the letter 'A' are field measurements, and those followed by the letter 'P' are the quantities shown on the original plat. The plat used at the SE corner of lot 147 is about 0.6' west of true line. An attempt was made to establish a curve along the east side of lot 144, 145, but additional ground has been acquired by the County to increase its width from 40' to 50', this has not been indicated.

Original map shows lots 140 thru 150 to be 40' wide at road. Excess found was divided as shown.

William H. Lewis
Surveyor #4465

INDEXED ON MAP
2102 -1P

Stump - Galin Survey Lot Part Lot 144 Seminole Island Stones Twp.

The following described being a triangular strip of of the south side of Lot Number 144 of Seminole Island Allotment at Indian Lake Stokes Township, Logan County, Ohio the part lot being more fully described as follows :

beginning at an iron pipe at the west side of Seminole Drive and being at the ~~W.S.~~ S. E. corner of Lot Number 143 and also at the S.E. corner of Lot Number 144 thence with the line between said Lot Number 143 and 144 westward 110.00 feet to an iron pipe then turning ninety degrees to the right and measuring northward 10.00 feet to ~~an~~ an iron pipe thence eastward ~~110.50~~ 110.50 feet to the place of beginning.

cc
Logan County Engineer

on Plat Book

INDEXED ON MAP
2702

-2D

SURVEY OF PART LOT 145 AND
 PART LOT 146, SEMINOLE SUB. A,
 SEMINOLE ISLAND, STOKES TWP.,
 LOGAN COUNTY, OHIO
 FOR JOE KORTE
 NOVEMBER 6, 1987

SCALE: 1" = 30'

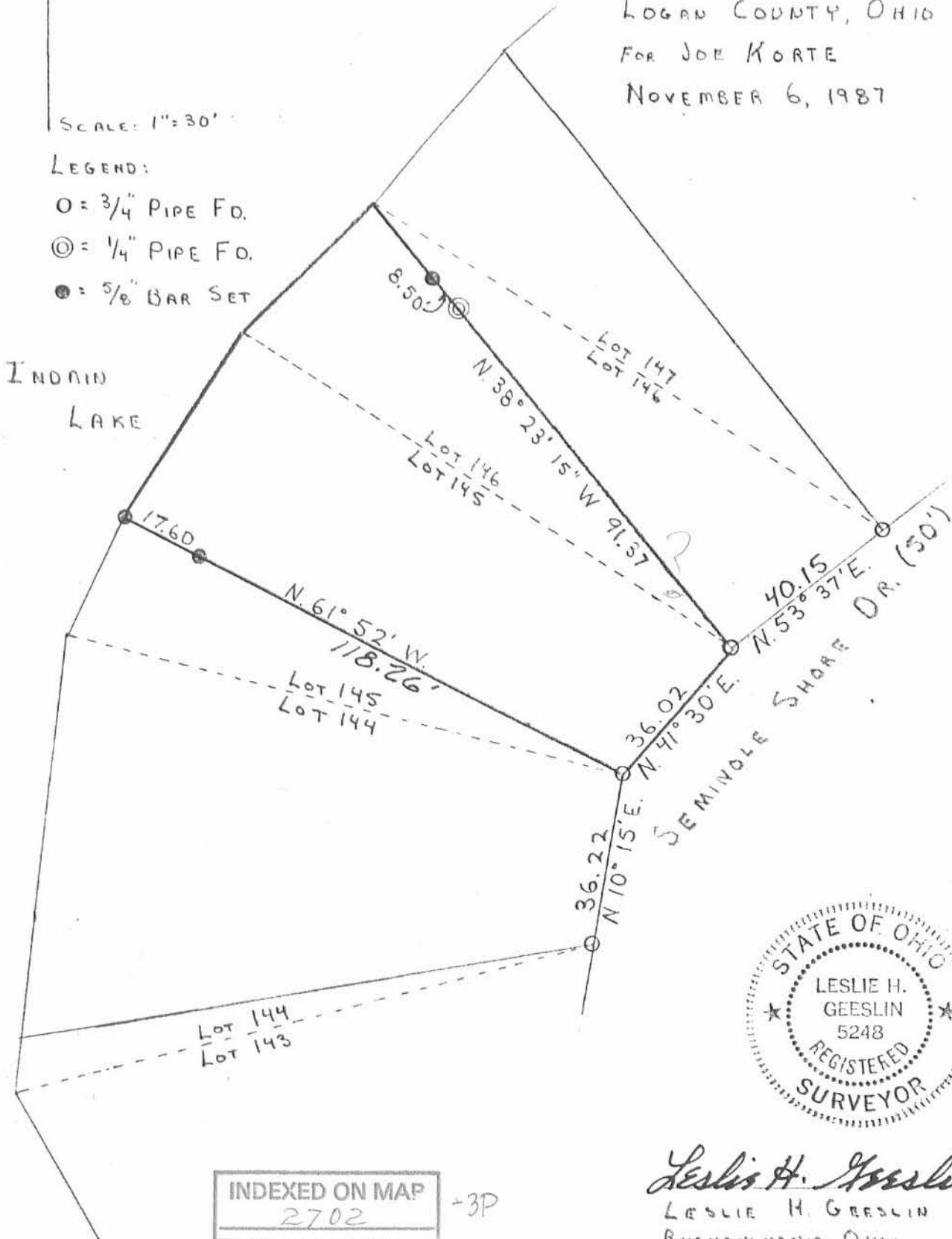
LEGEND:

O = 3/4" PIPE FD.

⊙ = 1/4" PIPE FD.

● = 5/8" BAR SET

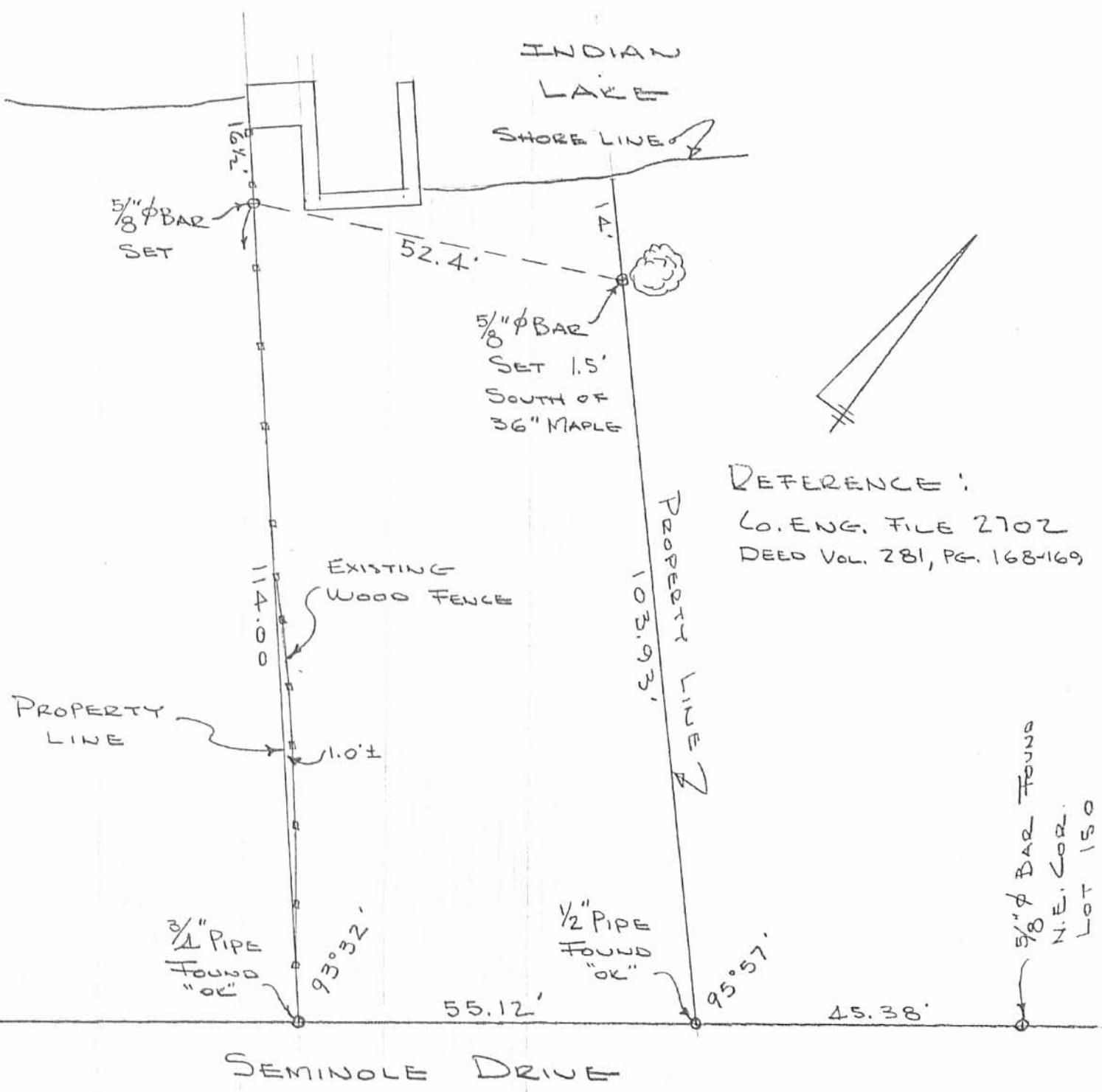
INDIAN
 LAKE



Leslie H. Geeslin
 LESLIE H. GEESLIN
 RUSHSVLANDIA, OHIO

INDEXED ON MAP
 2702

+3P



REFERENCE:
 CO. ENG. FILE 2702
 DEED VOL. 281, PG. 168-169

SURVEY OF PT. LOTS 148-149-150
 SEMINOLE SUB'D. "A"
 SEMINOLE ISLAND
 LOGAN COUNTY, OHIO
 APRIL 4, 1970
 SCALE 1"=20'

INDEXED ON MAP
 2702

DAN L. DODSON
 REG. SURVEYOR 4270
 BELLEFONTAINE, OHIO
 BK 17/36

HAROLD E. LORTON
CIVIL ENGINEER AND SURVEYOR
9015 LAKERIDGE ROAD
P. O. BOX 194, HUNTSVILLE, OHIO 43324



August 29, 1988

Deed description Elinor Korte

Being part of Seminole Island in V.M.S. 12276 in Stokes Township, Logan County, Ohio, and being the land lying between the westerly line of part of Lots 145 and 146 as established by Plat S-7 in the Logan County Engineer's Map Room, and the existing seawall.

Beginning at a 1/2 inch iron pipe at the southwesterly corner of the property conveyed to Elinor L. Korte by Randolph S. Thrush and Jo-Ann P. Thrush by deed recorded in Volume 42, page 368 of th Deed Records of Logan County, Ohio;

Thence N. 61°52'W. 8.33 feet to the face of the existing seawall, passing a cross cut in the wall at 8.08 feet distant;

Thence with the existing seawall N. 34°50'E. 38.63 feet to an angle in said wall;

Thence with said seawall N. 43°18'E. 32.75 feet to an angle in said wall;

Thence N. 51°38'E. 17.10 feet to a cross cut in the concrete;

Thence S. 38°05'E. 5.34 feet to a 1/2 inch iron pin at the owner's northerly corner;

Thence S. 45°07'W. 38.87 feet to a 1/2 inch iron pin;

Thence S. 34°25'W. 46.64 feet to the place of beginning.

Containing 64.1 square feet or 0.0147 of an acre.

Bearing taken from the owner's southerly line N. 61°52'W. and this description was prepared from an actual ground survey of the property described.

Harold E. Lorton

Harold E. Lorton

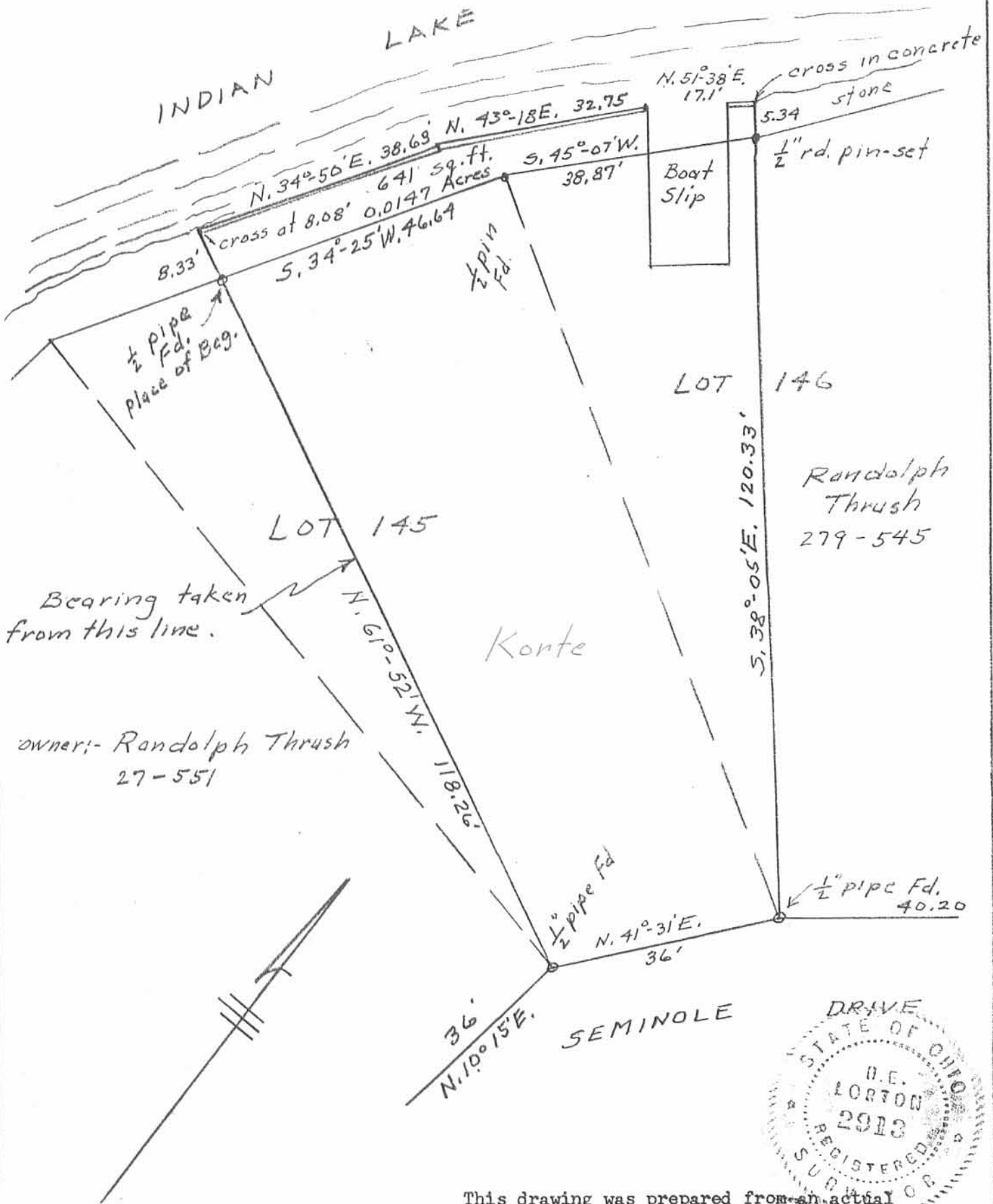
Registered Surveyor No. 2913



2702-5D

PROPERTY SURVEY
 AT
 10125 SEMINOLE DRIVE

Land to be obtained from the State of Ohio on Seminole Island in
 V.M.S 12276 in Stokes Township, Logan County, Ohio. Land adjoining lots
 145 and 146 in Seminole Island Addition. See drawing S-7 in County Map Room.



This drawing was prepared from an actual ground survey of the property.

Harold E. Lorton

Harold E. Lorton

P.O. Box 194

Huntsville, Ohio

Registered Surveyor No. 2913

scale: 1" = 20'

2702 - 5P

August 29, 1988

61.

Pt. Lots 148-149-150
Seminole Isl.

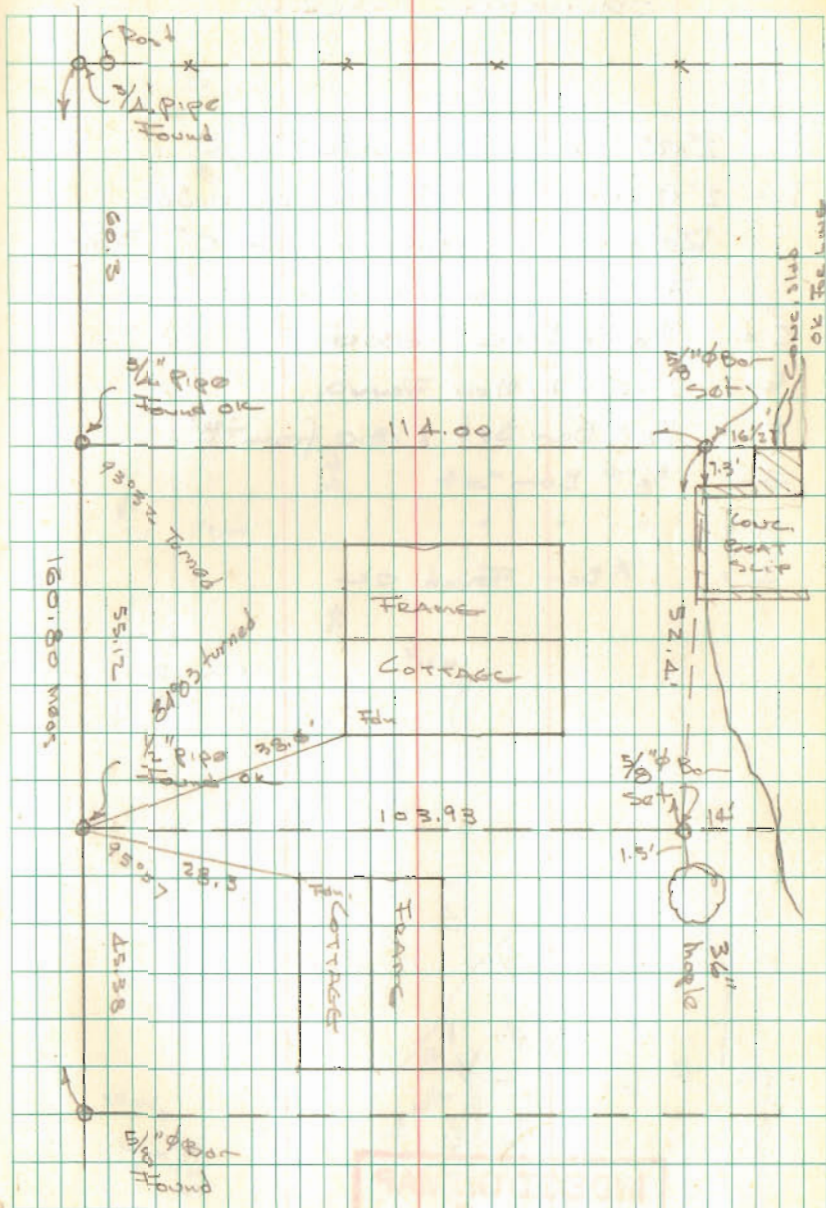
179.60
1557
3403

60.3
55.12
45.38
160.80

INDEXED ON MAP
2702

Dodson
Artis

4/4/70 36



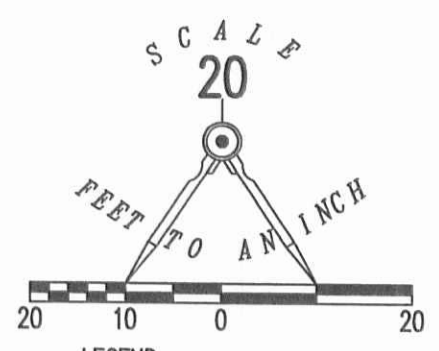
INDEXED ON MAP
2702

9-10-15



APPROVED

INDIAN
LAKE



- LEGEND:
- MAG NAIL SET
 - 3/4 INCH IRON PIPE FOUND

BECKY J. BREWER
PARTS OF LOTS 148, 149, & 150
O.R. 701, PG. 850

ROGER W. REEVES
0.061 ACRE
PARTS OF LOTS 147 & 148
O.R. 1042, PG. 154
TRACT II

SEMINOLE ISLAND (0.015 ACRE)
PLAT CABINET A, SLIDE 233 (0.102 ACRE)

0.171 ACRE

SEMINOLE SHORE DRIVE (40')

RETRACEMENT SURVEY OF THE
SCOTT JOSEPH LUCIUS, TRUSTEE
AND CYNTHIA LUCIUS
0.172 ACRE TRACT
PART OF LOTS 147, 148 AND 149
SEMINOLE ISLAND
PLAT CABINET A, SLIDE 233
OFFICIAL RECORD 1190, PAGE 244
VIRGINIA MILITARY SURVEY 12276
STOKES TOWNSHIP
LOGAN COUNTY, OHIO

SURVEYED BY:



William K. Bruce
WILLIAM K. BRUCE
PROFESSIONAL SURVEYOR 7437
SEPTEMBER 3, 2015

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LEE SURVEYING & MAPPING CO., INC.
117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335
WWW.LSMINC.US
surveys@lsminc.us

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

INDEXED ON MAP
2702 4P

ORIGINAL STAMP IN GREEN

Lee Surveying and Mapping Co., Inc.

APPROVED Land Surveys • Topography • Subdivisions • Construction Layout

4-22-16
117 N. Madriver St.
Bellefontaine OH 43311



Phone: (937) 593-7335
Fax: (937) 593-7444
surveys@lsminc.us

STATE OF OHIO INDIAN LAKE RESERVOIR LANDS 0.024 ACRE

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

Being out of the State of Ohio Indian Lake Reservoir Lands and being more particularly described as follows:

Beginning on a 5/8 inch iron rod set on the southwest corner of Lot 143 of Seminole Island (Plat Cabinet A, Slide 233).

THENCE, with the south line of Lot 143 extended, S 86°-47'-16"W, a distance of 34.74 feet to a point on the shoreline of Indian Lake, referenced by a MAG nail set bearing S 86°-47'-16"W, a distance of 5.08 feet.

THENCE, with the shoreline of Indian Lake, N 13°-04'-02"W, a distance of 21.64 feet to a point on the concrete corner of the boat well.

THENCE, N 03°-10'-37"W, a distance of 9.89 feet to a point on the corner of the concrete boat well.

THENCE, with the face of a concrete seawall, the following three courses:

S 82°-20'-12"W, a distance of 6.30 feet to a point.

N 10°-21'-47"W, a distance of 12.37 feet to a point.

N 86°-45'-15"E, a distance of 19.25 feet to a MAG nail set on the west line of Lot 144 of Seminole Island.

THENCE, with the west line of Lot 144, S 03°-15'-11"E, a distance of 3.80 feet to a 5/8 inch iron rod set on the northwest corner of Lot 143.

THENCE, with the west line of Lot 143, S 37°-46'-13"E, a distance of 47.60 feet to the point of beginning.

Containing 1066.85 square feet or 0.024 acre.

The basis for bearings is the east line of Lot 143, being S 03°-13'-00"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on April 18, 2016.



ORIGINAL STAMP IN GREEN

Description prepared by:

A handwritten signature in black ink that reads 'William K. Bruce'.

William K. Bruce
Professional Surveyor 7437
April 20, 2016

60560116

INDEXED ON MAP
2702 7D

8-31-2021

APPROVED

LEGEND:

- ⊕ 1 INCH IRON PIPE FOUND
- ⊙ 1/2 INCH IRON REBAR FOUND
- 5/8 INCH IRON REBAR FOUND
- MAGNETIC NAIL FOUND
- R/W = RIGHT-OF-WAY
- O.R. = OFFICIAL RECORD
- PG. = PAGE
- P/O = PART OF

DEED & SURVEY REFERENCES:

REFERENCE DEEDS ARE SHOWN HEREON.
 LOGAN COUNTY ENGINEER'S MAP ROOM
 FILES: 2702 AND J-021

OCCUPATION NOTE:

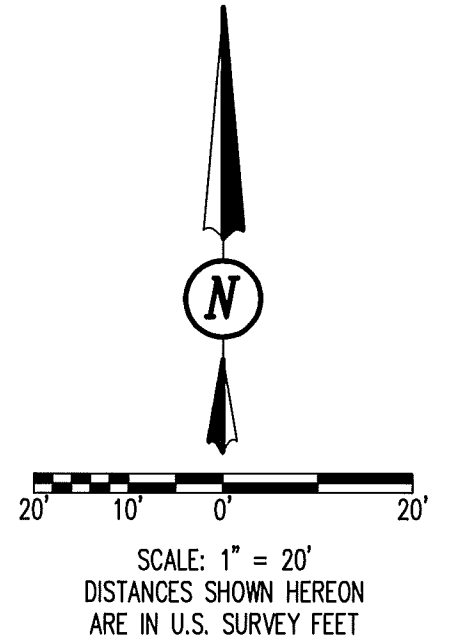
NO EVIDENCE OF OCCUPATION ALONG BOUNDARY LINES UNLESS OTHERWISE SHOWN

BASIS FOR BEARINGS:

BEARINGS AND DISTANCES, SHOWN HEREON, ARE DERIVED FROM GPS OBSERVATIONS BASED ON GRID NORTH, OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011, EPOCH 2010), WITH THE WESTERLY RIGHT-OF-WAY LINE OF SEMINOLE SHORES DRIVE, HAVING A BEARING OF S 48°09'37" W.

OWNER KEY:

- (A) ROGER W. REEVES AND DEBRA J. REEVES
P/O LOT 146
O.R. 1042, PG. 152
TRACT I
- (B) ROGER W. REEVES AND DEBRA J. REEVES
P/O LOTS 147 & 148
(0.061 ACRE)
O.R. 1042, PG. 152
TRACT II



CERTIFICATION:

THIS PLAT WAS PREPARED BY DLZ OHIO, INC. AND IS A TRUE AND ACCURATE REPRESENTATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, OF A SURVEY MADE BY THE SAME IN AUGUST, 2021.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE POLICY; ALL OWNERSHIP SHOWN IS BASED UPON RECORD DATA ACQUIRED AT THE TIME OF SURVEY, NO GUARANTEE IS PLACED UPON ACTUAL OWNERSHIP OF ANY PROPERTY.

EASEMENTS MAY EXIST ON SUBJECT PROPERTY THAT WOULD BE REVEALED IN A TITLE EXAMINATION.

Samuel L. Stiltner 8/30/2021

SAMUEL L. STILTNER
 PROFESSIONAL SURVEYOR NO. 8364
 AUGUST, 2021

RETRACEMENT SURVEY OF
 PARTS OF LOTS 146, 147 AND 148
 SEMINOLE ISLAND
 PLAT CABINET A, SLIDE 233
 VIRGINIA MILITARY SURVEY 12276
 STOKES TOWNSHIP
 LOGAN COUNTY, OHIO



DRAWN BY:	DESCRIPTION	REV. NO.	DATE
KSS			8/24/2021

INDEXED ON MAP
2702

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 (937) 593-7335 • www.dlz.com
 Project #2121-2126.00

7-1-2024

 **APPROVED**



**Description
For
0.101 Acre**

- Situated in the Virginia Military Survey 12276, Stokes Township, Logan County, Ohio, being part of Lot 144 and all of Lot 143 in Subdivision A of Seminole Island as platted in Plat Cabinet A, Page 233 deeded to John R. Jr. and Jamie G. Zerante in Official Record Volume 1416, Page 3088 and being more particularly described as follows;
- Beginning at the southeast corner of Lot 143 of Seminole Island, being a 1-1/2" iron pipe found;
- Thence with the south of Lot 143 and the north line of a Park, S.81°37'11"W., a distance of 83.00 feet to a 5/8" iron pin set at the southwest corner of said Lot 143;
- Thence on the west line of said Lot 143, N.42°41'28"W., a distance of 48.36 feet to a point on the northwest corner of Lot 143;
- Thence along said west line of Lot 144, N.08°42'37"W., a distance of 10.00 feet to a 5/8" iron pin set at the southwest corner of part of Lot 144 deeded to Robert M. Schmidt in Official record Volume 1250, page 338 (Tract I);
- Thence along said Schmidt's south line, N.86°46'54"E., a distance of 110.50 feet to the northeast corner of Lot 143, witness a 3/4" iron pipe found S.82°00'37"E., a distance of 0.20 feet;
- Thence on the west line Seminole Shores Drive, S.08°45'17"E., a distance of 40.00 feet to the *Principal Point of Beginning*;
- Containing 0.101 acre, more or less, and being subject to all legal highways, rights-of-way, easements, restrictions, covenants, and/or conditions of record.

The above description based on a survey prepared by Michael L. Howbert, Registered Professional Surveyor No. 7959, June 27, 2024. The basis of bearings is based on Ohio North State Plane Grid, NAD 83, Adjustment 2011.


Michael L. Howbert, P.S.
6-28-24



INDEXED ON MAP
2702

7-1-2024



APPROVED



**HOWBERT
SURVEYING
LLC**
8477 MERICLE ROAD
FORT JENNINGS, OHIO 45844
419-863-0289

**Description
For
0.024 Acre**

- Situated in the Virginia Military Survey 12276, Stokes Township, Logan County, Ohio, being part of the State of Ohio Indian Lake Reservoir Lands and being more particularly described as follows;
- Beginning at the southwest corner of Lot 143 of Subdivision A of Seminole Island (Plat Cabinet A, Slide 233), being a 5/8" iron pin set;
- Thence with the south line extended, S.81°37'11"W., a distance of 33.81 feet to a point in the shore line of Indian Lake, passing a 5/8" iron pin set at 23.81 feet;
- Thence along said shore line on the following four (4) courses and distances:
 1. N.13°58'38"W., a distance of 30.42 feet to a point;
 2. N.04°05'13"W., a distance of 9.89 feet to a point;
 3. S.81°25'36"W., a distance of 6.30 feet to a point;
 4. N.11°16'23"W., a distance of 11.25 feet to a point
- Thence N.86°46'54"E., a distance of 15.65 feet to a 5/8" iron pin set in the west line of Lot 144, being the southwest corner of part of Lot 144 deeded to Robert M. Schmidt in Official Record 1250, Page 338 (Tract I);
- Thence along said west line, S.08°42'37"E., a distance of 10.00 feet to the northwest corner of Lot 143;
- Thence on the west line of said Lot 143, S.42°41'28"E., a distance of 48.36 feet to the **Principal Point of Beginning**;
- Containing 0.024 acre, more or less, and being subject to all legal highways, rights-of-way, easements, restrictions, covenants, and/or conditions of record.

The above description based on a survey prepared by Michael L. Howbert, Registered Professional Surveyor No. 7959, June 27, 2024. The basis of bearings is based on Ohio North State Plane Grid, NAD 83, Adjustment 2011.

Michael L. Howbert, P.S.
6-28-24



INDEXED ON MAP
2702

7-1-2024

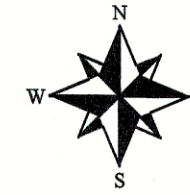
APPROVED

PARCEL NUMBER:
43-018-12-07-055-000

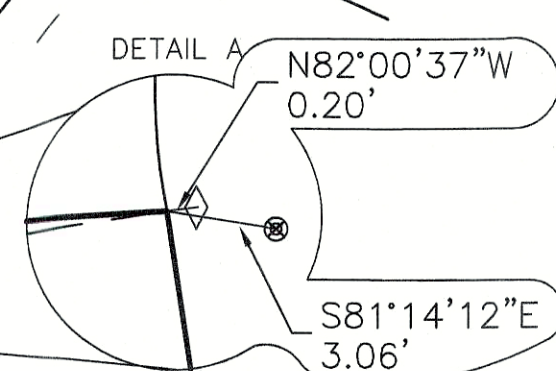
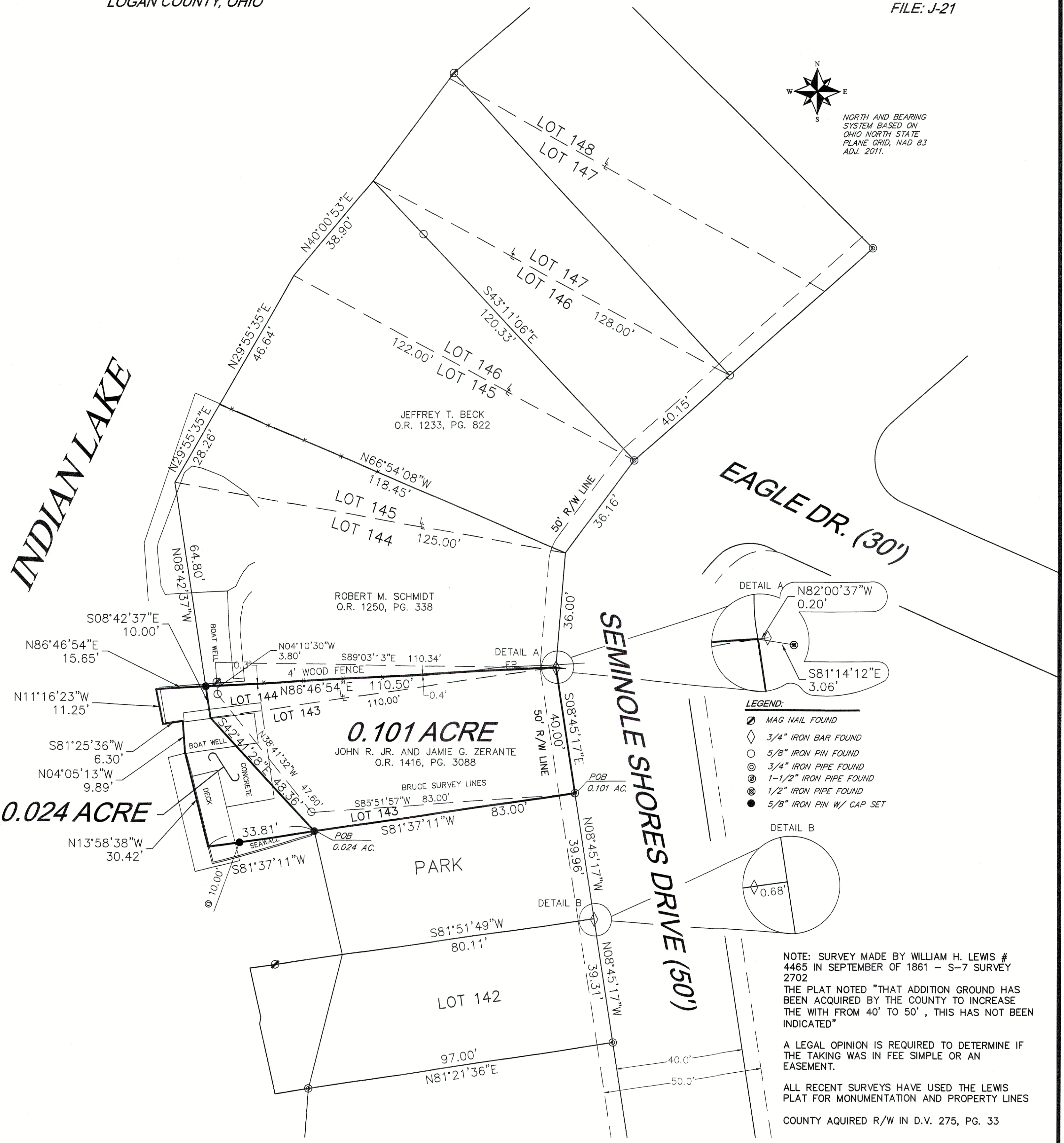
PLAT OF SURVEY FOR ZERANTE

SITUATED IN:
STATE OF OHIO
INDIAN LAKE RESERVOIR LANDS
VIRGINIA MILITARY SURVEY 12276
STOKES TOWNSHIP,
LOGAN COUNTY, OHIO

SUBDIVISION-A OF
SEMINOLE ISLAND
PART OF THE INDIAN ISLES
PLAT BOOK C3, PAGE 11
PLAT CABINET A, PAGE 233
FILE: J-21



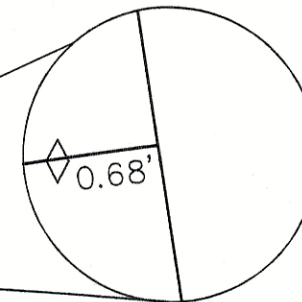
NORTH AND BEARING
SYSTEM BASED ON
OHIO NORTH STATE
PLANE GRID, NAD 83
ADJ. 2011.



LEGEND:

- ⊙ MAG NAIL FOUND
- ◇ 3/4" IRON BAR FOUND
- 5/8" IRON PIN FOUND
- ⊙ 3/4" IRON PIPE FOUND
- ⊙ 1-1/2" IRON PIPE FOUND
- ⊙ 1/2" IRON PIPE FOUND
- 5/8" IRON PIN W/ CAP SET

DETAIL B

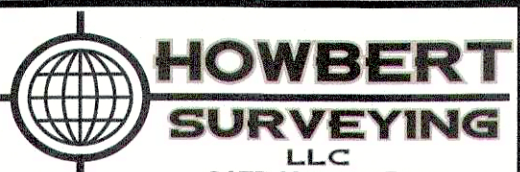


NOTE: SURVEY MADE BY WILLIAM H. LEWIS # 4465 IN SEPTEMBER OF 1861 - S-7 SURVEY 2702
THE PLAT NOTED "THAT ADDITION GROUND HAS BEEN ACQUIRED BY THE COUNTY TO INCREASE THE WITH FROM 40' TO 50', THIS HAS NOT BEEN INDICATED"

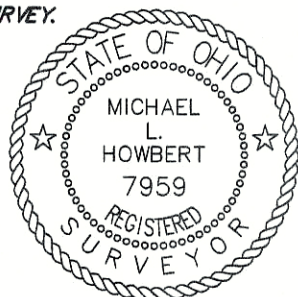
A LEGAL OPINION IS REQUIRED TO DETERMINE IF THE TAKING WAS IN FEE SIMPLE OR AN EASEMENT.

ALL RECENT SURVEYS HAVE USED THE LEWIS PLAT FOR MONUMENTATION AND PROPERTY LINES
COUNTY AQUIRED R/W IN D.V. 275, PG. 33

THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY.

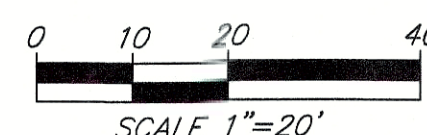


Michael L. Howbert
MICHAEL L. HOWBERT
REGISTERED PROFESSIONAL
SURVEYOR NO. 7959 IN OHIO
JUNE 27, 2024



6-28-24

INDEXED ON MAP
2702



NOTES:

FOUND MONUMENTATION IN GOOD CONDITION UNLESS OTHERWISE NOTED.
DATA SOURCES INCLUDE DOCUMENTS CITED.
2702-7P BRUCE # 7437 DATED APRIL 16, 2016
4223 NEER #8533 DATED APRIL 9, 2020
2702 STILLNER #8364 DATED 8/30/2021
A TITLE SEARCH IS RECOMMENDED TO DETERMINE EASEMENTS, RESTRICTIONS, AND/OR OTHER ENCUMBRANCES AFFECTING THE PROPERTY SHOWN HEREON.

DATE: 4/27/24
CLIENT: ZERANTE
JOB #: 388-06-24
REV.:
SCALE: 1" = 20'
CHK:

7-19-2024



Debbie Lane, Realtor
Page 2 of 2
July 16, 2024

LEGAL DESCRIPTION

Being all of a parcel of land, owned by Robert M. Schmidt, with prior deed referenced in O.R. 1250, Pg. 338, Tract I & II, located in the Indian Lake Reservoir Lands, Virginia Military Survey 12776, Stokes Township, Logan County, Ohio and being part of Lot #144 and part of Lot #145 in Subdivision A of Seminole Island as platted in Plat Cabinet A, Slide 233, more particularly described as follows:

BEGINNING at a Mag Nail Set in Concrete at the NW corner of Lot #144; thence the following courses:

1. N 29°-55'-35" E on the NW line of Lot #145, 28.26' to a Mag Nail set in Concrete;
2. S 66°-54'-08" E on the S line of the Jeffrey T. Beck property - part of Lot #145 (O.R. 1233, Pg. 822, Tract I), 118.45' to a Mag Nail set in Asphalt at the NE corner of Lot #144;
3. S 04°-38'-45" W on the E line of Lot #144, 35.99' to the SE corner of Lot #144, said point being N 82°-00'-37" W, 0.20' from an Existing 3/4 " Iron Pin;
4. S 86°-46'-54" W on the N line of the John R. Jr. and Jamie G. Zerante – part of Lot #144 (O.R. 1416, Pg. 3088), 110.50' to an Existing #5 Rebar (Howbert #7959) on the W line of Lot #144;
5. N 08°-42'-37" W on the W line of Lot #144, 64.80' to the POINT OF BEGINNING.

The above-described parcel of land contains 0.171 acres, more or less, of which 0.004 acres are occupied by road right-of-way. This parcel is subject to all legal highways and easements of record.

The bearings for this survey are based on the Ohio State Plane North Coordinate System. This legal description and the accompanying plat represent an actual boundary survey conducted under the direct supervision of Brad J. Core, P.S. #8004 on July 16, 2024. All markers called for above are in place.



INDEXED ON MAP
2702

7-19-2024


Boundary Survey of Parcel #43-018-12-054-000, located in the Indian Lake Reservoir Lands, Virginia Military Survey 12276, Stokes Township, Logan County, Ohio, being a part of Lot 144 and part of Lot 145 in Subdivision A of Seminole Island as platted in Plat Cabinet A, Slide 233.

Prior Deed Referenced in O.R. 1250, Page 338.

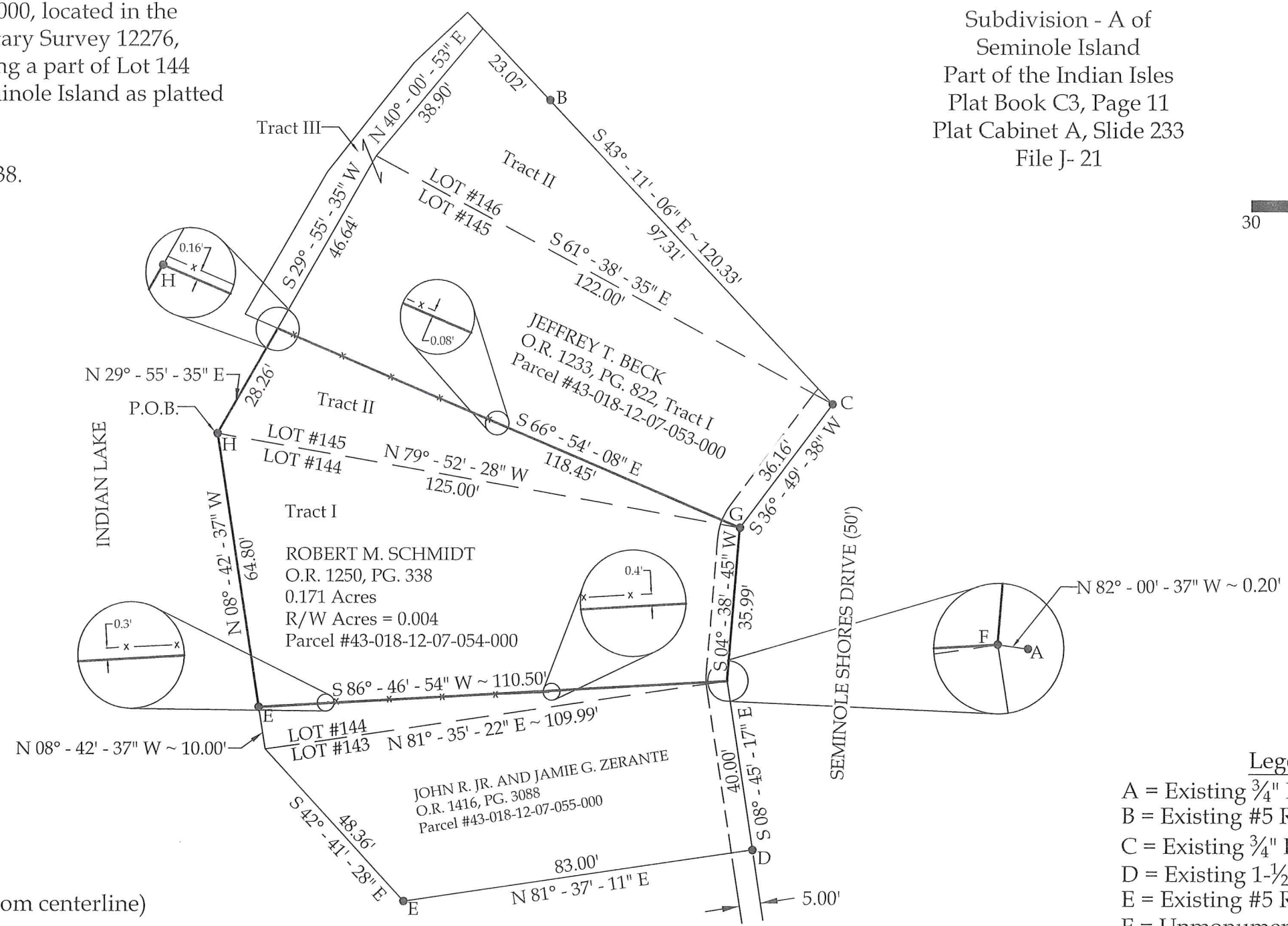
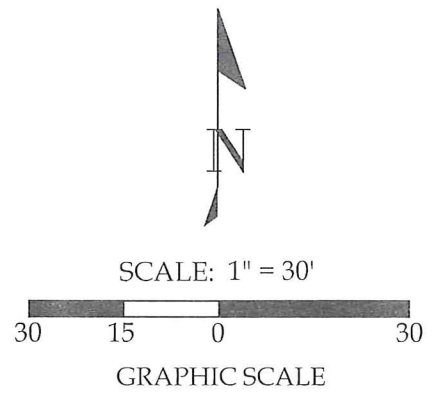
Notes:
 Survey made by William H. Lewis #4465 in September of 1961 - S-7 Survey 2702.

All recent surveys have used the Lewis plat for monumentation and property lines.


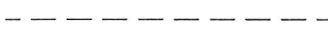



County acquired R/W in D.V. 275, Pg. 33, which changed Seminole Shores Drive from 40' to 50' in width.

This Survey is based in part on a Michael L. Howbert, P.S. #7959 Survey, of the adjoining Zerante property, dated 6/28/2024

Subdivision - A of
 Seminole Island
 Part of the Indian Isles
 Plat Book C3, Page 11
 Plat Cabinet A, Slide 233
 File J- 21



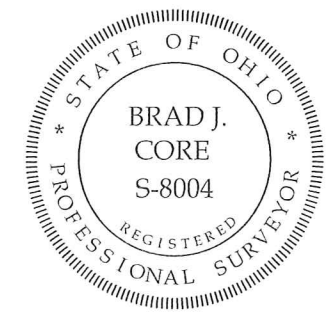
LINE TYPE LEGEND

-  4' Wood Fence
-  50' R/W Line (25' from centerline)
-  Platted Lot Line
-  Property Line
-  Subject Parcel Property Line


- Legend**
- A = Existing 3/4" Iron Pin
 - B = Existing #5 Rebar
 - C = Existing 3/4" Iron Pipe
 - D = Existing 1-1/2" Iron Pipe
 - E = Existing #5 Rebar (Howbert #7959)
 - F = Unmonumented SE corner of Lot #144
 - G = Set Mag Nail in Asphalt
 - H = Set Mag Nail in Concrete

Basis of Bearings:
 The Ohio State Plane North Coordinate System.


Note:
 All distances shown are measured unless otherwise noted.



This plat represents an actual boundary survey completed under my direct supervision on July 16, 2024.


 Brad J. Core, P.S. #8004 7/16/2024

INDEXED ON MAP
2702

CORE CONSULTING  201 N. Broadway St.
 Spencerville, OH 45887
 Phone/Fax: 419-647-6163

A Division of Materials Testing, Inc.

CLIENT: Robert M. Schmidt

SURVEYED BY: B.J.C.	DATE: 7-16-2024	DRAWN BY: E.J.C.	CHECKED BY: B.J.C.
SCALE: 1" = 30'		PAGE OF PAGES 1 2	