

Exception to Lot No. 32
Description

The following described real estate situated in the Township of Stokes, County of Logan, State of Ohio, and being a part of Lot No. 32 of Holiday Shores Allotment No. 2 as recorded in Plat Book 6F Page 50, Logan County Recorders Office and being more particularly described as follows:

Beginning at an iron bar in the north line of Cooper Avenue at the southwest corner to Lot No. 32 and the southeast corner to Lot No. 33;

Thence with the line between Lot No. 32 and 33, N. 1° 57' E. 53.83 feet to a point in a channel;

Thence S. 88° 03' E. 39.81 feet to an iron bar, passing through a concrete seawall and an iron bar at 27.08 feet;

Thence S. 1° 57' W. 43.73 feet to an iron bar in the south line of Lot No. 32 and the north line of Cooper Avenue;

Thence with the south line of Lot No. 32 and the north line of Cooper Avenue, S. 77° 43' W. 41.07 feet to the place of beginning, containing 1,918.9318 square feet or 0.045 Acres; more or less.

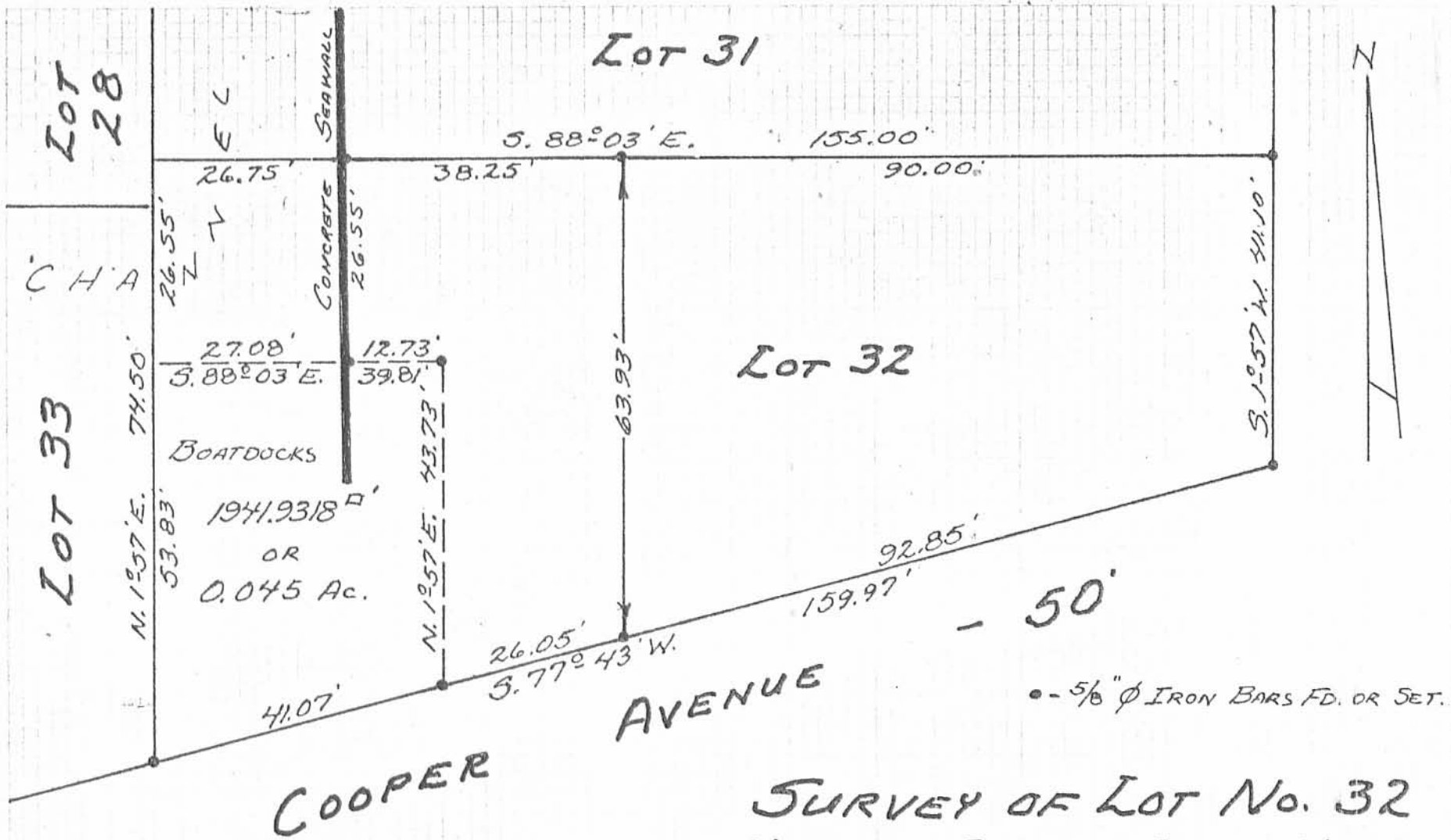
I hereby certify that this is a true and accurate description of a survey made by me on October 30, 1976.

Daniel E. Gilbert

Daniel E. Gilbert, P.S.
Reg. Sur. No. 5402
1011 N. Main St.
Bellefontaine, Ohio 43311

4860 1D

RECORDED MAP



4860 1P

INDEXED ON MAP

SURVEYED AND PLATTED BY:
 DANIEL E. GILBERT, P.S.
 REG. SUR. NO. 5402
 1041 N. MAIN ST.
 BELLEFONTAINE, OHIO 43311

SURVEY OF LOT No. 32
 HOLIDAY SHORES ALLOT. No. 2
 STOKES TOWNSHIP
 LOGAN COUNTY, OHIO
 OCTOBER 30, 1976

SCALE: 1" = 20'

• - 5/8" ϕ IRON BARS FD. OR SET.

8-16-16

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
surveys@lsmcinc.us

NEUMAN ENTERPRISES, INC. 0.155 ACRE

Lying in Section 23, Town 6, Range 8, Stokes Township, Logan County, Ohio.

Being out of the Neuman Enterprises, Inc., Lot 32 of Holiday Shores Allotment No. 2 (Plat Cabinet A, Slide 538) as deeded and described in Official Record 1147, Page 517 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning on a 5/8 inch iron rod found on the southeast corner of Lot 32 on an angle point of the north and west right-of-way of Cooper Avenue.

THENCE, with the north right-of-way of Cooper Avenue (50 feet wide), S 77°-43'-00"W, a distance of 123.84 feet to a 5/8 inch iron rod set.

THENCE, N 01°-20'-08"E, a distance of 71.49 feet to a 5/8 inch iron rod set on the south line of Lot 31.

THENCE, with the south line of Lot 31, S 88°-03'-00"E, a distance of 120.84 feet to a 5/8 inch iron rod found on the west right-of-way of Cooper Avenue.

THENCE, with the west right-of-way of Cooper Avenue, S 01°-59'-55"W, a distance of 41.04 feet to the point of beginning.

Containing 0.155 acre.

Property is subject to any and all previous easements and rights-of-way of record.

The basis for bearings is north right-of-way of Cooper Avenue, being S 77°-43'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on August 9, 2016.



ORIGINAL STAMP IN GREEN

Description prepared by:

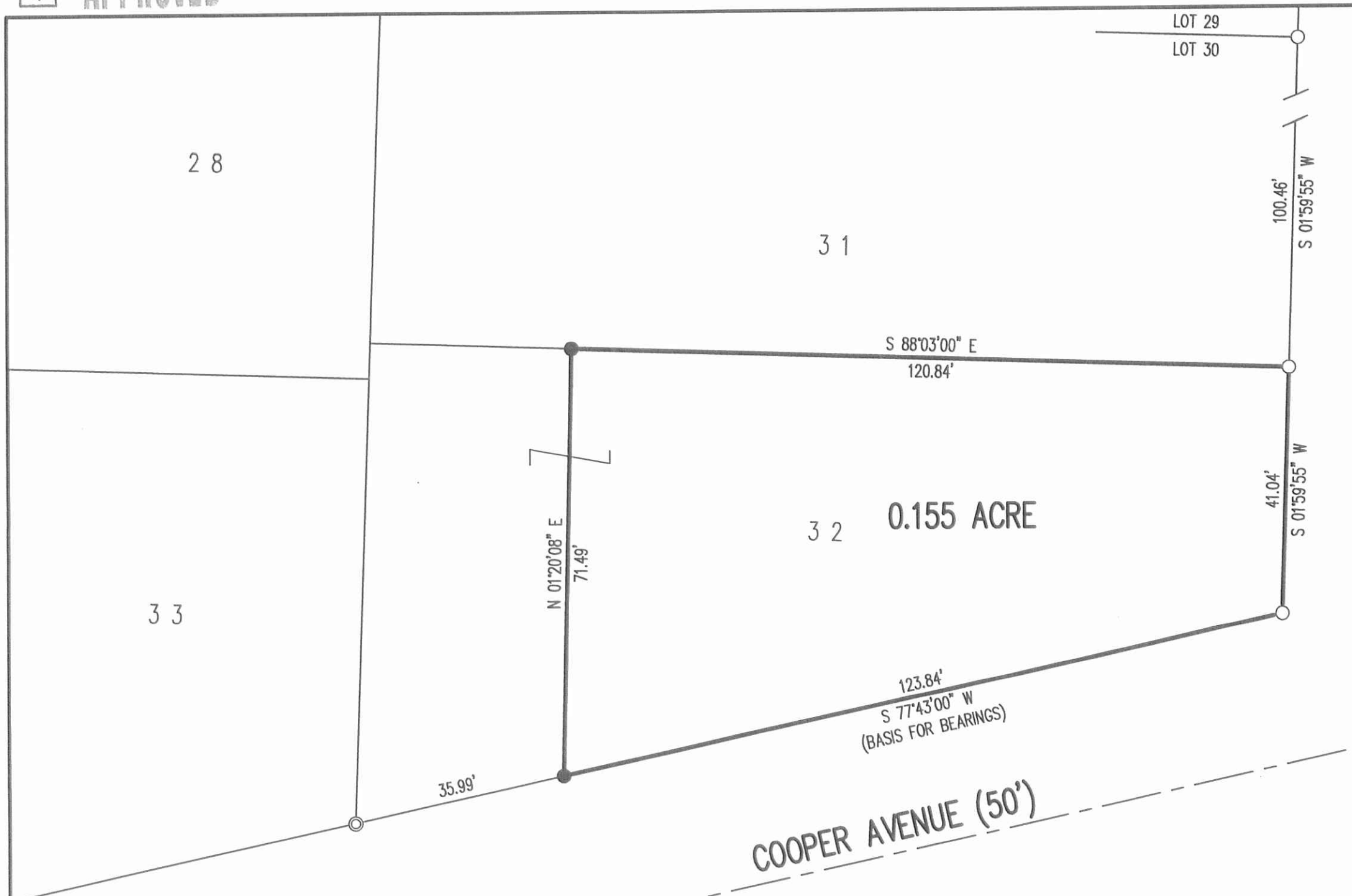
William K. Bruce
Professional Surveyor 7437
August 9, 2016

61460716

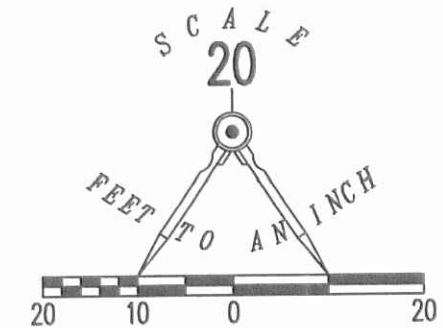
INDEXED ON MAP
4860 2D

8-14-16

APPROVED



LOT 29
LOT 30



- LEGEND:
- ⊙ 3/4 INCH IRON ROD FOUND
 - 5/8 INCH IRON ROD FOUND
 - 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM 7437"

SURVEY OF 0.155 ACRE OUT OF THE NEUMAN ENTERPRISES, INC.
LOT 32
HOLIDAY SHORES ALLOTMENT NO. 2
PLAT CABINET A, SLIDE 538
OFFICIAL RECORD 1147, PAGE 517
SECTION 23, TOWN 6, RANGE 8
STOKES TOWNSHIP
LOGAN COUNTY, OHIO

SURVEYED BY:
William K. Bruce

WILLIAM K. BRUCE
 PROFESSIONAL SURVEYOR 7437
 AUGUST 9, 2016



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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

KSS D0716 61460716 L-6146-3

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
 4860 2P

Land Surveys • Topography • Subdivisions • Construction Layout

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Bellevue OH 43311



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surveys@lsminc.us

**NEUMAN ENTERPRISES, INC.
0.055 ACRE**

Lying in Section 23, Town 6, Range 8, Stokes Township, Logan County, Ohio.

Being out of the Neuman Enterprises, Inc., Lot 33 of Holiday Shores Allotment No. 2 (Plat Cabinet A, Slide 538) as dedeed and described in Official Record 1147, Page 517 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning on a drill hole set on the southwest corner of Lot 33 and the southeast corner of Lot 34 on the north right-of-way of Cooper Avenue.

THENCE, with the west line of Lot 33 and the east line of Lot 34, N 01°-57'-00"E, a distance of 55.00 feet to a 5/8 inch iron rod set.

THENCE, S 88°-03'-00"E, a distance of 49.46 feet to a 5/8 inch iron rod set.

THENCE, S 01°-57'-00"W, a distance of 42.46 feet to a 5/8 inch iron rod set on the south line of Lot 33 and the north right-of-way of Cooper Avenue.

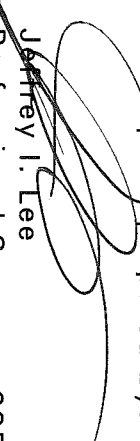
THENCE, with the south line of Lot 33 and the north right-of-way of Cooper Avenue (50 feet wide), S 77°-43'-00"W, a distance of 51.03 feet to the point of beginning.

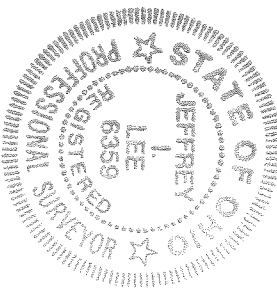
Containing 0.055 acre.

Property is subject to any and all previous easements and rights-of-way of record.

The basis for bearings is the north right-of-way of Cooper Avenue, being S 77°-43'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on September 12, 2017, revised October 9, 2017.

Description prepared by:


Jeffrey I. Lee
Professional Surveyor 6359
October 9, 2017



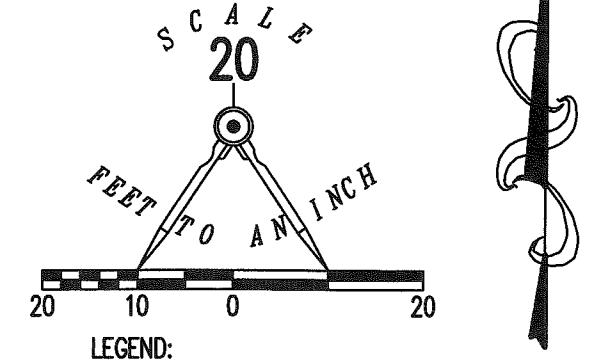
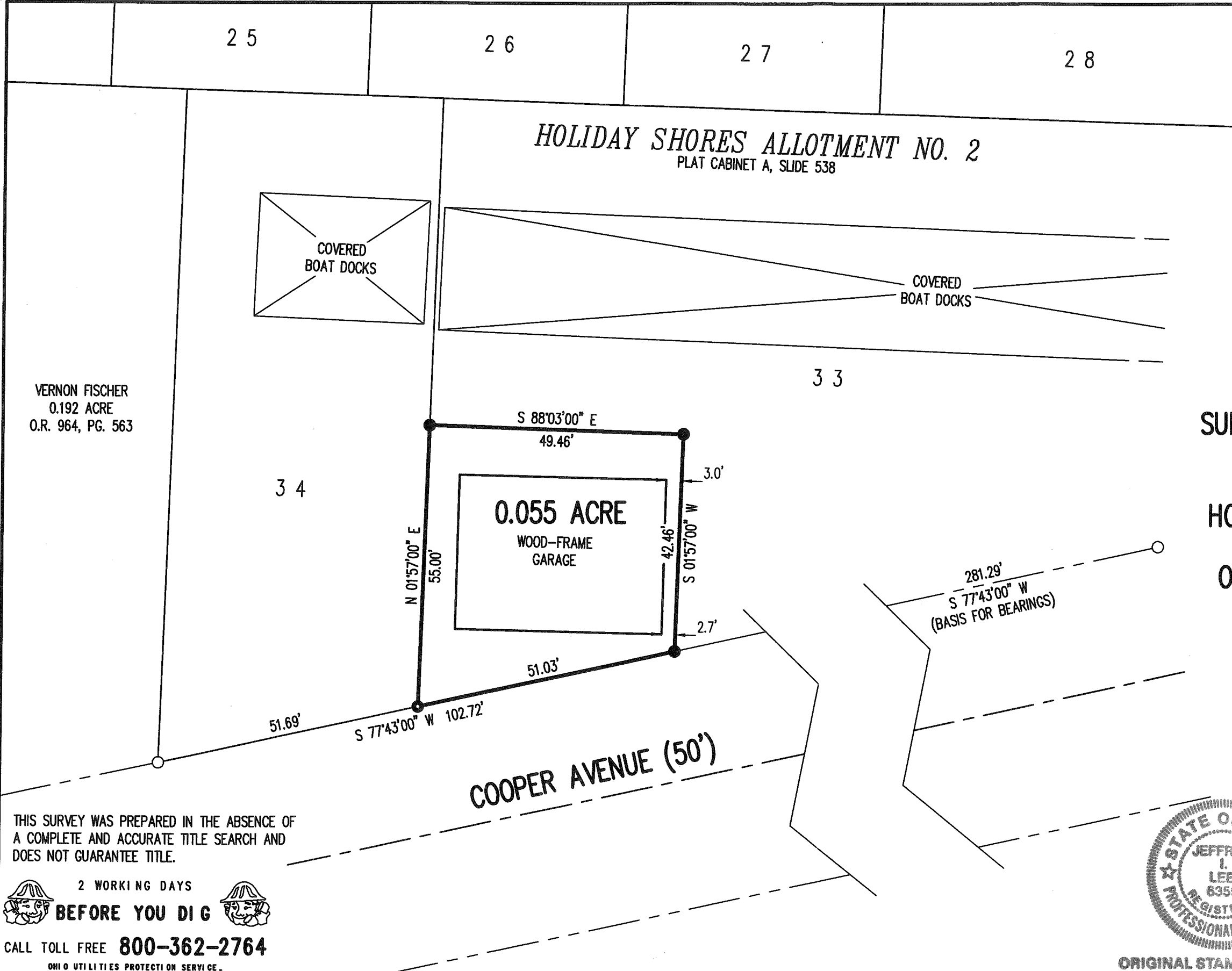
ORIGINAL STAMP IN GREEN

61460917REV

INDEXED ON MAP
03603

APPROVED

10-31-17



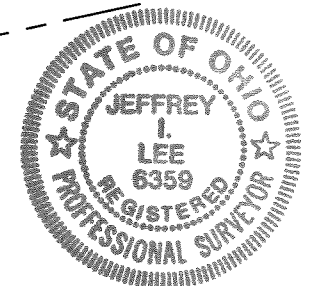
- LEGEND:
- DRILL HOLE SET IN CONCRETE
 - 5/8 INCH IRON ROD FOUND
 - 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LEE SURVEYING INC"

SURVEY OF 0.055 ACRE OUT OF THE NEUMAN ENTERPRISES, INC. LOT 33
HOLIDAY SHORES ALLOTMENT NO. 2
PLAT CABINET A, SLIDE 538
OFFICIAL RECORD 1147, PAGE 517
SECTION 23, TOWN 6, RANGE 8
STOKES TOWNSHIP
LOGAN COUNTY, OHIO

SURVEYED BY:

JEFFREY I. LEE
 PROFESSIONAL SURVEYOR 6359
 SEPTEMBER 12, 2017
 REVISED OCTOBER 9, 2017

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



ORIGINAL STAMP IN GREEN KSS D0917 61460917REV L-6146-3

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
 48603

 **APPROVED**



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

**NEUMAN ENTERPRISES, INC.
0.017 ACRE**

Situate in the State of Ohio, Logan County, Stokes Township and lying in Section 23, Town 6 South, Range 8 East, South and East of the First Principal Meridian Survey, and being part of Lot 32, Holiday Shores Allotment No. 2 (Plat Cabinet A, Slide 538) as conveyed to Neuman Enterprises, Inc. by deed of record in Official Record 1147, Page 517, (all records referenced herein refer to the Logan County Records of Deeds) and being more particularly described as follows:

COMMENCE on a 5/8 inch iron rebar found at an angle point in the northerly right-of-way line of Cooper Avenue (50 feet wide) and being the southeast corner of that 0.155 acre part of Lot 32 as conveyed to Joseph P. Blue and Linda E. Blue by deed of record in Official Record 1238, Page 948 of said subdivision;

Thence S 76°27'26" West a distance of 123.84 feet, with the line common to said 0.155 acre part of Lot 32 and the northerly right-of-way line of said Cooper Avenue, to a 5/8 inch iron rebar found, corner common to said 0.155 acre tract and said remainder of Lot 32;

Thence North 00°04'34" East a distance of 49.68 feet, with a line common to said 0.155 acre tract and said remainder of Lot 32, to a 5/8 inch iron rebar set (I. D. cap stamped "DLZ OHIO, INC.") at the TRUE POINT OF BEGINNING;

Thence North 89°10'34" West a distance of 34.37 feet, with a new division line through said remainder of Lot 32, passing a magnetic nail set at a distance of 7.37 feet, to a point in a channel on the line common to said remainder of Lot 32 and Lot 33 as conveyed to said Neuman Enterprises, Inc., by deed of record in Official Record 1147, Page 517;

Thence North 00°37'25" East a distance of 21.73 feet, with a line common to said remainder of Lot 32, said Lot 33 and Lot 28 as conveyed to Theresa A. Frederick by deed of record in Official Record 830, Page 849 and the center of the channel, to a point at a corner common to said remainder of Lot 32, Lot 31 as conveyed to Jeri L. Downard by deed of record in Official Record 1399, Page 4834 and on the line of said Lot 28;

P.O. Box 237, Bellefontaine, OH 43311 | OFFICE 937.593.7335 | ONLINE WWW.DLZ.COM

Akron Bellefontaine Bridgeville Burns Harbor Chicago Cincinnati Cleveland Columbus Detroit Flint Fort Wayne Indianapolis Joliet
Kalamazoo Lansing Lexington Louisville Madison Melvindale Munster Muskegon Pittsburgh Port Huron Saint Joseph South Bend Toledo
Waterford



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

Thence South 89°18'34" East a distance of 34.16 feet, with the line common to said remainder of Lot 32 and said Lot 31, passing a magnetic nail found at a distance of 27.00 feet, to a 5/8 inch iron rebar set (I. D. cap stamped "DLZ OHIO, INC.") at a corner common to said 0.155 acre tract and said remainder of Lot 32 and on the line common to said Lot 31;

Thence South 00°04'34" West a distance of 21.81 feet, with the common line to said 0.155 acre tract and said remainder of Lot 32, to the POINT OF BEGINNING.

Containing 0.017 acre, more or less.

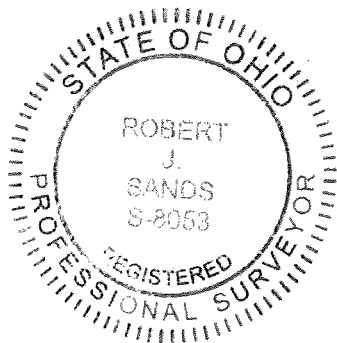
This tract is to be attached to an adjoining tract of land with road frontage.

The bearings in the above description are based on the grid bearing of S 76°27'26" W for the northerly right-of-way line of Cooper Avenue as determined by a GPS network of field observations performed in March, 2024 and are based upon the Ohio State Plane Coordinate System, North Zone, NAD83 (2011).

All rebar set are 5/8 inch in diameter and 30 inches in length, with a yellow cap stamped "DLZ OHIO INC."

I certify that this description is based upon a survey conducted under my direct supervision in March, 2024 and that it and the information contained herein are true and correct to the best of my knowledge.

DLZ Ohio, Inc.



Robert J. Sands 04/02/24

Robert J. Sands
Professional Surveyor No. 8053



2421-6012.00

LEGEND:

- MAGNETIC NAIL SET
- 5/8 INCH IRON REBAR FOUND
- 5/8 INCH BY 30 INCH IRON REBAR SET WITH YELLOW I.D. CAP STAMPED "DLZ OHIO, INC."
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- R/W = RIGHT-OF-WAY
- C/L = CENTER-LINE
- O.R. = OFFICIAL RECORD
- PG. = PAGE

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 NORTHERLY RIGHT-OF-WAY LINE OF COOPER AVENUE, HAVING A BEARING OF S 76°27'26" W.

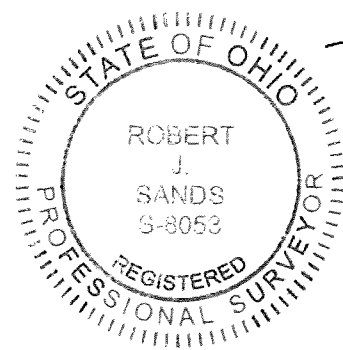
CERTIFICATION:

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 MARCH, 2024.

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.

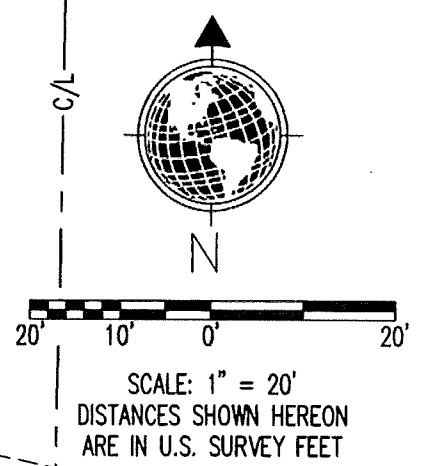
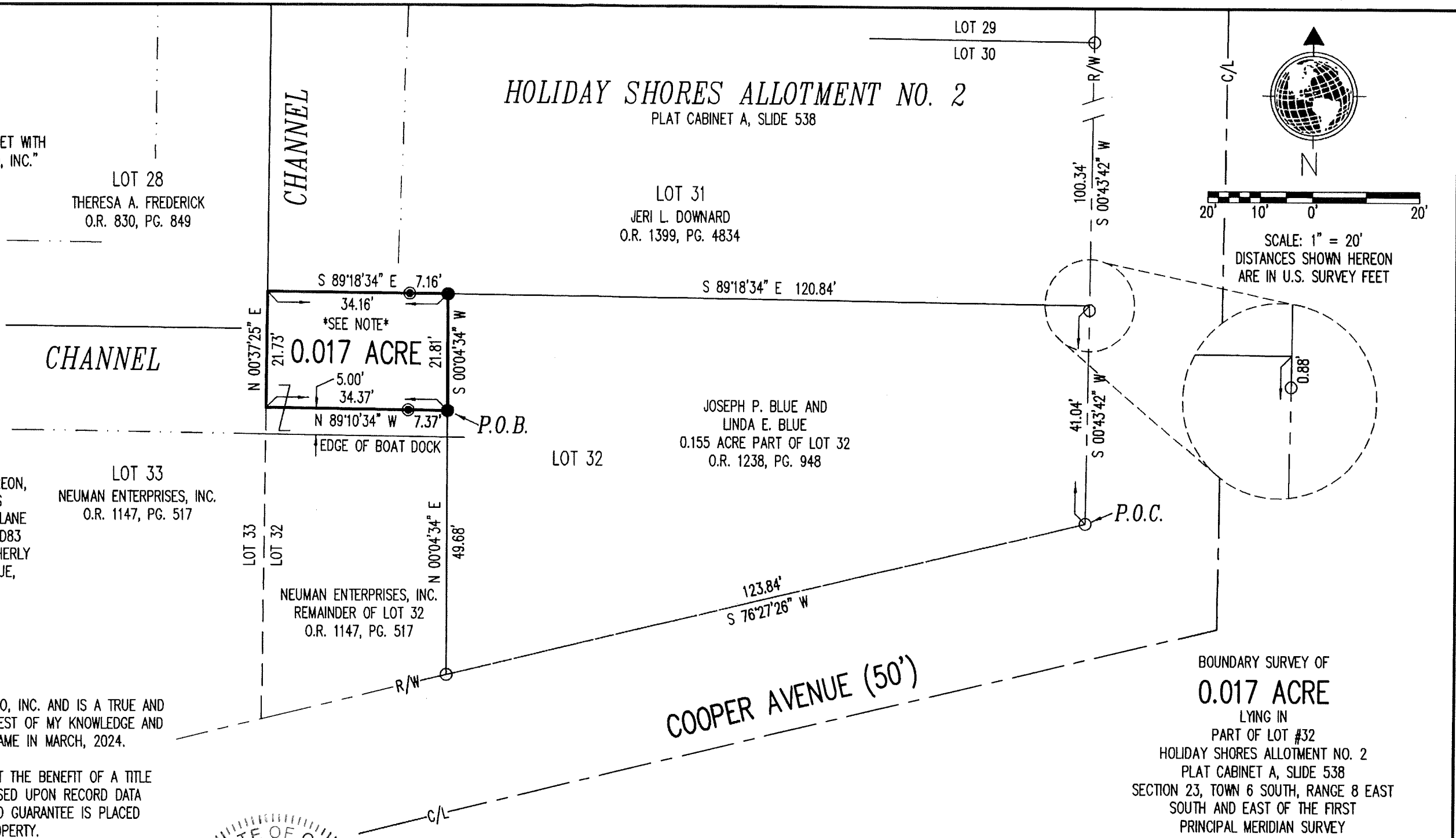
EASEMENTS MAY EXIST ON SUBJECT PROPERTY THAT WOULD BE REVEALED IN A TITLE EXAMINATION.

Robert J. Sands 04/02/24
 ROBERT J. SANDS DATE
 PROFESSIONAL SURVEYOR NO. 8053



HOLIDAY SHORES ALLOTMENT NO. 2

PLAT CABINET A, SLIDE 538



DEED & SURVEY REFERENCES:

DEED REFERENCES ARE SHOWN HEREON.
 RECORDED PLAT IS SHOWN HEREON.
 LOGAN COUNTY ENGINEER'S MAP ROOM FILE: 4860.

NOTE

THIS TRACT IS TO BE ATTACHED TO AN EXISTING TRACT OF LAND WITH ROAD FRONTAGE.

OCCUPATION NOTE:

NO EVIDENCE OF OCCUPATION ALONG BOUNDARY LINES UNLESS OTHERWISE SHOWN

BOUNDARY SURVEY OF
0.017 ACRE
 LYING IN
 PART OF LOT #32
 HOLIDAY SHORES ALLOTMENT NO. 2
 PLAT CABINET A, SLIDE 538
 SECTION 23, TOWN 6 SOUTH, RANGE 8 EAST
 SOUTH AND EAST OF THE FIRST
 PRINCIPAL MERIDIAN SURVEY
 STOKES TOWNSHIP
 LOGAN COUNTY, OHIO



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 Project #2421-6012.00

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