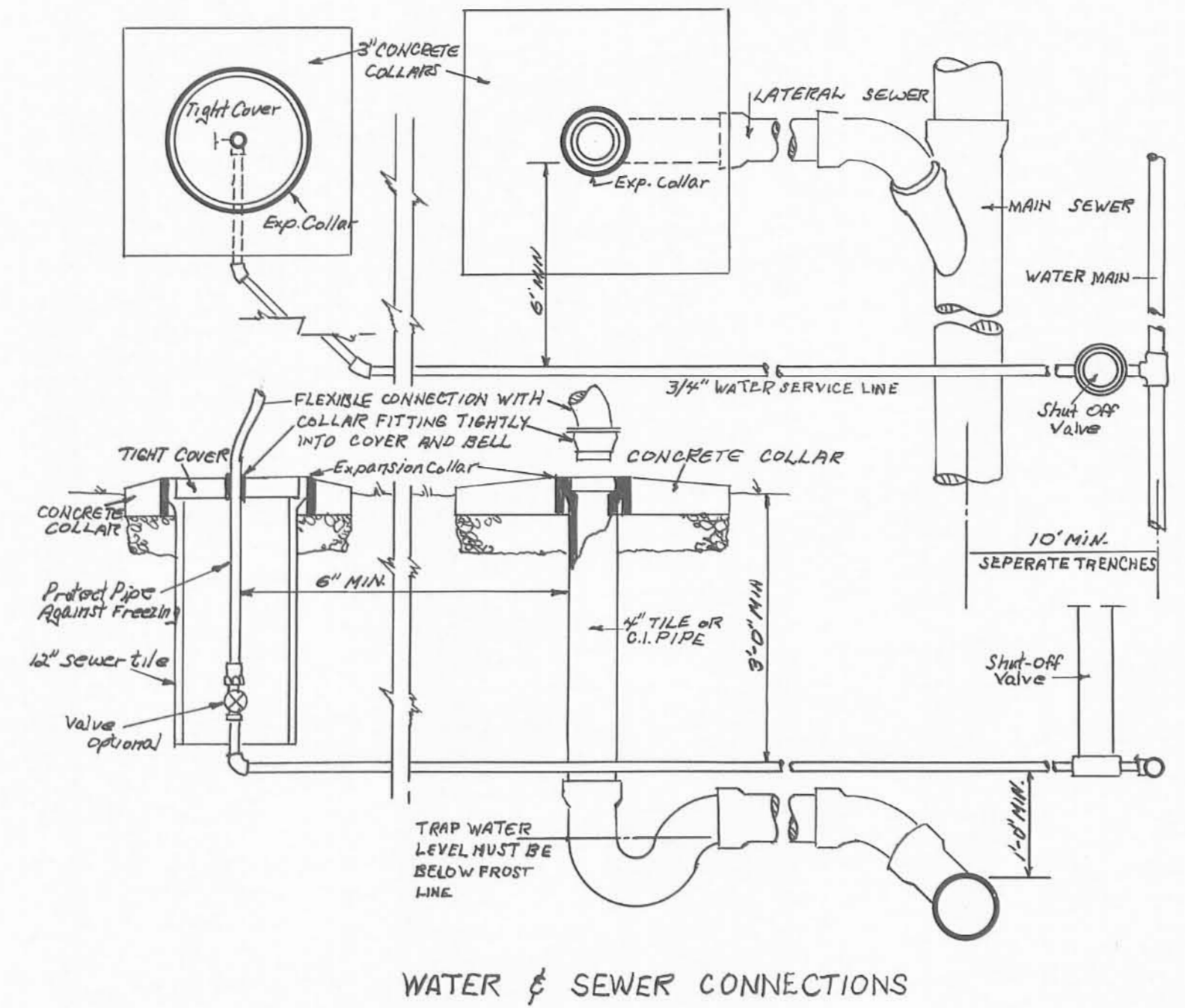


NOTES:

1. Drainage: The MAIN INTERIOR ROADWAY slopes to the North, the park in general slopes North & East. Ground Elev. are on plat.
2. Sanitary Sewer: The sewer will be made of 6" Vitrified tile with premium joints; to meet Indian Lake Sanitary Sewer Requirements.
3. Water Mains: All water connections to meet the Village of Russells Point Water Departments requirements.
4. Lighting: Three light poles will be placed, one in the middle and one on each end of the Road, with large enough bulbs to give a minimum of 0.3' candle power light.
5. Garbage: Garbage will be placed in galvanized cans leakproof with tight lids. Arrangements have been made with a private collector to collect garbage & rubbish twice a week.
6. Owner: Frances Baird
O.S.S.O. Home
Xenia, Ohio 45385



WATER & SEWER CONNECTIONS

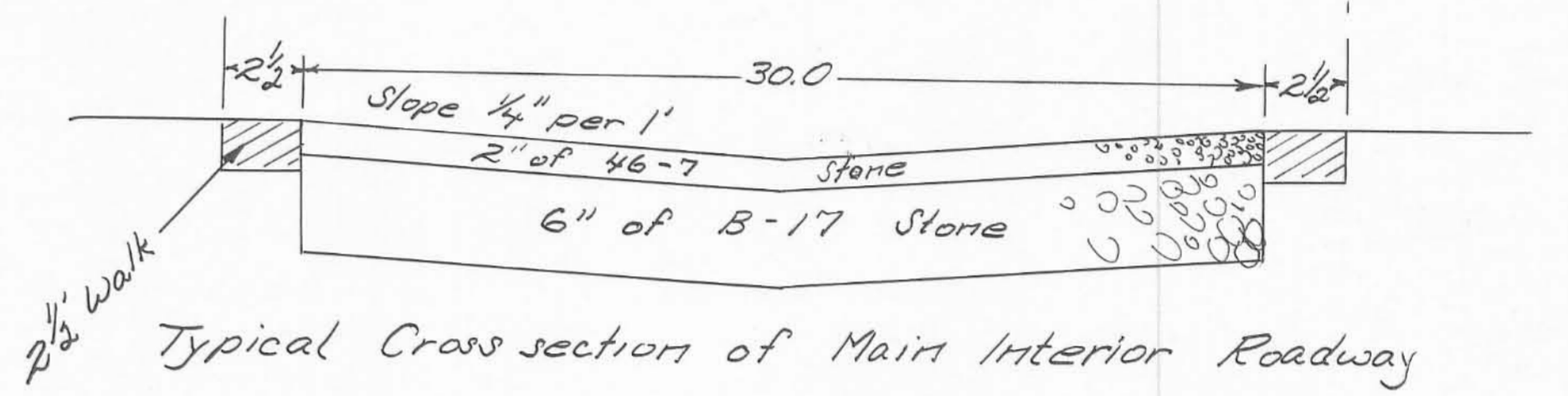
APPROVAL

Approved this 3 day of July, 1967.

Don W. Ellen
Indian Lake Sanitary Sewer Dept.

Approved this ___ day of ___, 1967.

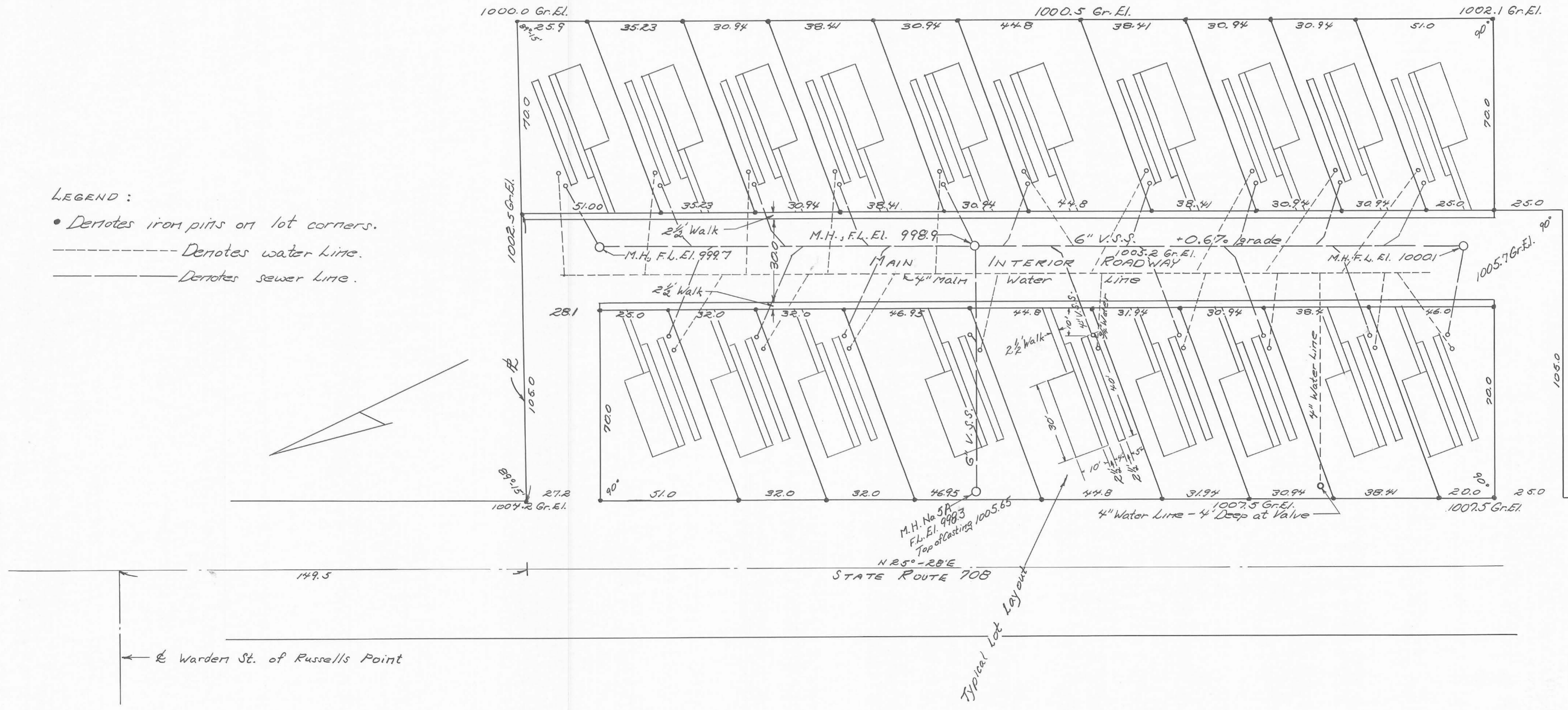
Ohio Department of Health



Typical Cross section of Main Interior Roadway

LEGEND:

- Denotes iron pins on lot corners.
- Denotes water line.
- Denotes sewer line.



Typical Lot Layout

SECTION 1, TOWN 7, RANGE 8
WASHINGTON TOWNSHIP
LOGAN COUNTY, OHIO
SOUTHWOOD TRAILER PK.
OWEN K. SHIRK, SURVEYOR 4271
BELLEFONTAINE, OHIO
1" = 20' ; JUNE, 1967

Ailes Survey Washington Township 14.80 Acres Jan. 1947

The following described land in Section I Town 7 Range 8 and being in Washington Township Logan County Ohio.

Beginning at a point in the center of Warden Ave. and in the center of State Highway Number 889 (also known as the Orchard Island Road and State Route Number 708) thence with the center of State Highway Number 889 S. 25° - $28'$ W. 34.5 feet to an iron said iron being the beginning point of this survey. thence with the South side of a small tract of land in the name of C.E. Herold S. 65° - $27'$ E. 124.1 feet to a one half inch pipe in the West fence line of the T. & O.C.R.R. thence with the West fence line of the T. & O.C. R.R. S. 10° - $39'$ E. 1223.0 feet to the N.E. corner of Wm. T. Mattox 7.00 acre tract thence with the North line of said Mattox line N. 89° - $35'$ W. 932.0 feet to an iron in the center of State Highway Number 889 thence with the center of State Highway Number 889 N. 25° - $28'$ E. 1379.5 feet to the point of beginning said tract containing 14.80 acres.

Copy for County Engineer

17
3736

INDEXED ON MAP

BAIRD DESCRIPTION
(May, 1963)

Being situated in Section 1, Town 7, Range 8 of Washington Township, Logan County, Ohio.

Beginning at the intersection of Warden Street of Russell's Point and State Route #708.

Thence with the center of State Route #708 $S25^{\circ}-28'W$ 89.5 feet to the place of beginning for this description.

Thence with the south line of Hereld's tract $S65^{\circ}-27'E$ 163.8 feet passing through a steel post at 25.0 feet and an iron at 162.3 feet .

Thence with the west right of way line of the T. & O.C. Railroad $S10^{\circ}-39'E$ 73.4 feet to an iron.

Thence $N65^{\circ}-27'W$ 207.0 feet to the center of State Route #708, passing through an iron at 182.0 feet.

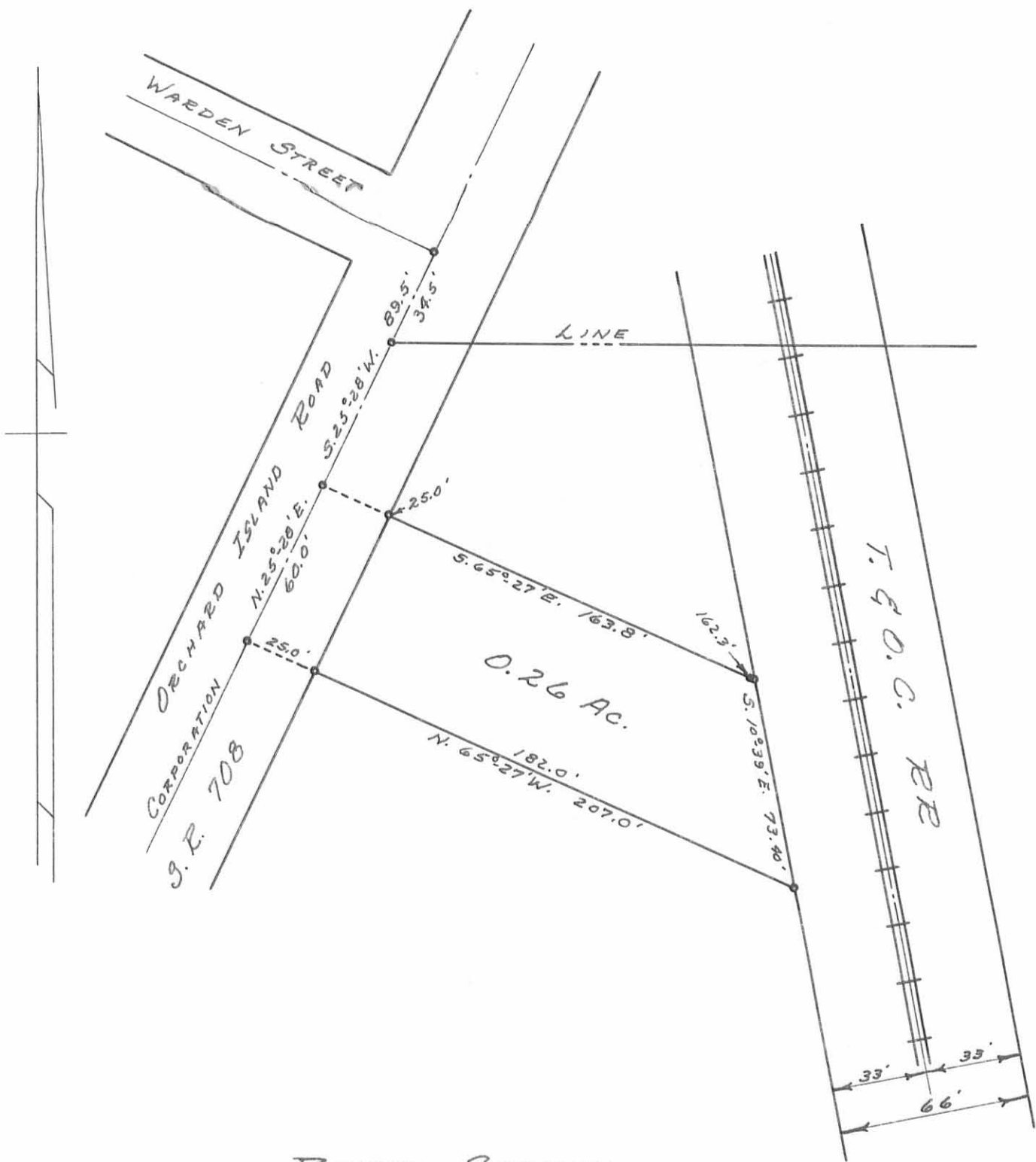
Thence with the center of State Route #708 $N25^{\circ}-28'E$ 60.0 feet to the place of beginning.

Containing 0.26 of an acre, more or less.


INDEXED ON MAP

~~3236~~
3236 2D

Owen K. Shirk
Surveyor #4271



BAIRD SURVEY
 SECTION 1 TOWN 7S RANGE 8E
 WASHINGTON TOWNSHIP, LOGAN COUNTY, OHIO
 SURVEYED BY O. K. SHIRK - MAY, 1963
 DRAWN BY DANIEL E. GILBERT - SEPT. 9, 1963
 SCALE: 1" = 50'

2P

 3236
 INDEXED ON MAP

Baird Description

April, 1965

Being situated in Section 1, Town 7, Range 8 of Washington Township, Logan County, Ohio.

Beginning at the intersection of Warden Street of Russell's Point and State Route #708.

Thence with the center of State Route #708 S 25° - 28° W 657.3 feet to the place of beginning for this description.

Thence S 64° - 32° E 175.0 feet to an iron, passing thru an iron at 25.0 feet.

Thence S 25° - 23° W 170.0 feet to an iron.

Thence N 64° - 32° W 175.0 feet to the center of State Route #708, passing thru an iron at 150.0 feet.

Thence with the center of State Route #708 N 25° - 32° E 170.0 feet to the place of beginning.

Containing 0.68 of an acre more or less.

Owen K. Shirk
Surveyor 4271

INDEXED DM 843

32363D1

~~38267~~

Baird Description

April, 1965

Being situated in Section 1, Town 7, Range 6 of Washington Township, Logan County, Ohio.

Beginning at the intersection of Warden Street of Russell's Point and State Route #708.

Thence with the center of State Route #708 S 25° - 28° W 740.5 feet to the place of beginning for this description.

Thence S 64° - 32° E 175.0 feet to an iron, passing thru an iron at 25.0 feet.

Thence S 25° - 28° W 87.0 feet to an iron.

Thence N 64° - 32° W 175.0 feet to the center of State Route #708, passing thru an iron at 150.0 feet.

Thence with the center of State Route #708 N 25° - 32° E 87.0 feet to the place of beginning.

Containing 0.35 of an acre more or less.

Owen K. Shirk
Surveyor 4271

INDEXED ON MAP

32 36 3D-2

3025

Baird Description

April, 1965

Being situated in Section 1, Town 7, Range 8 of Washington Township, Logan County, Ohio.

Beginning at the intersection of Warden Street of Russell's Point and State Route #708.

Thence with the center of State Route #708 S 25° - 28° W 657.3 feet to the place of beginning for this description.

Thence S 64° - 32° E 175.0 feet to an iron, passing thru an iron at 25.0 feet.

Thence S 25° - 28° W 83.0 feet to an iron.

Thence N 64° - 32° W 175.0 feet to the center of State Route #708, passing thru an iron at 150.0 feet.

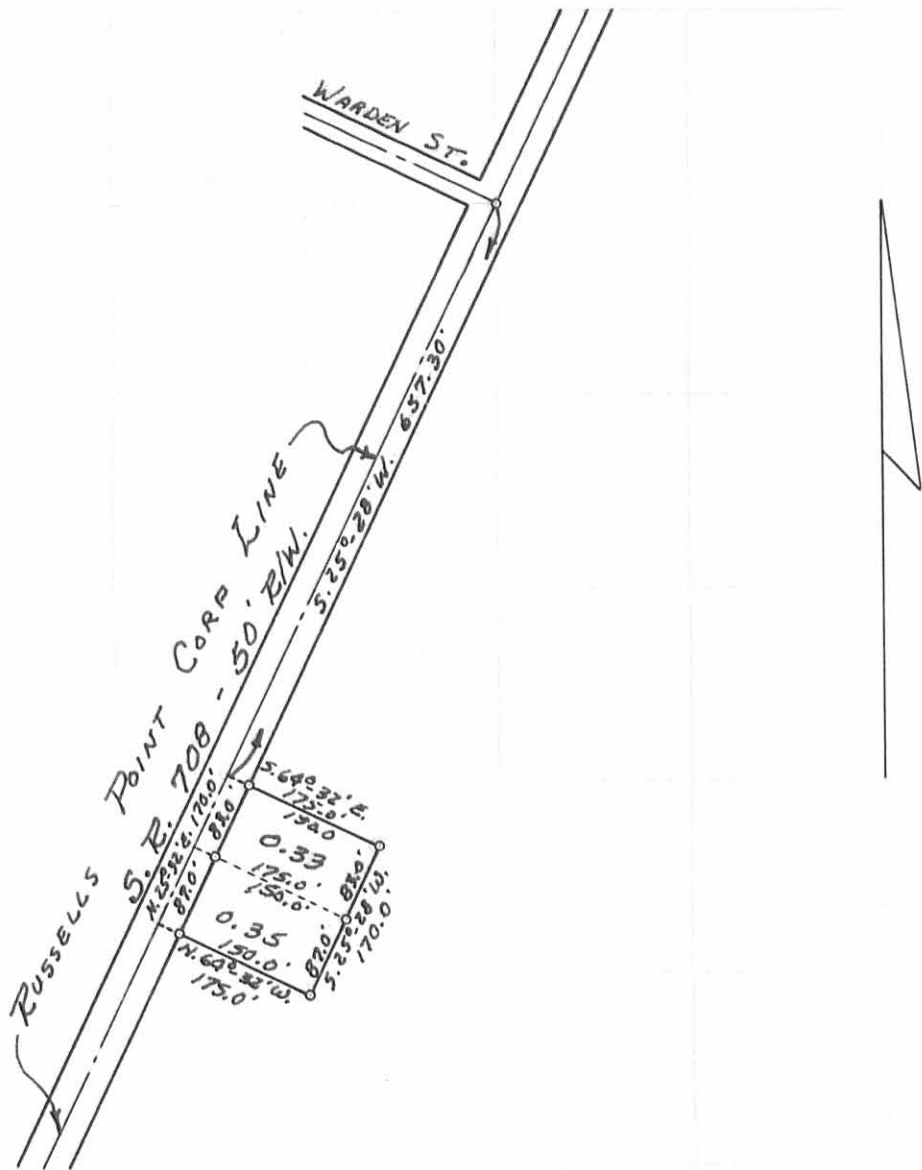
Thence with the center of State Route #708 N 25° - 32° E 83.0 feet to the place of beginning.

Containing 0.33 of an acre more or less.

Owen K. Shirk
Surveyor 4271

INDEXED ON MAP

32363D-3
~~32363D-3~~



BAIRD SURVEY
 SEC. 1 T. 7s. R. 8E.
 WASHINGTON TOWNSHIP
 LOGAN COUNTY, OHIO
 SURVEYED BY O. K. SHIRK
 APRIL 1965
 SCALE: 1" = 200'

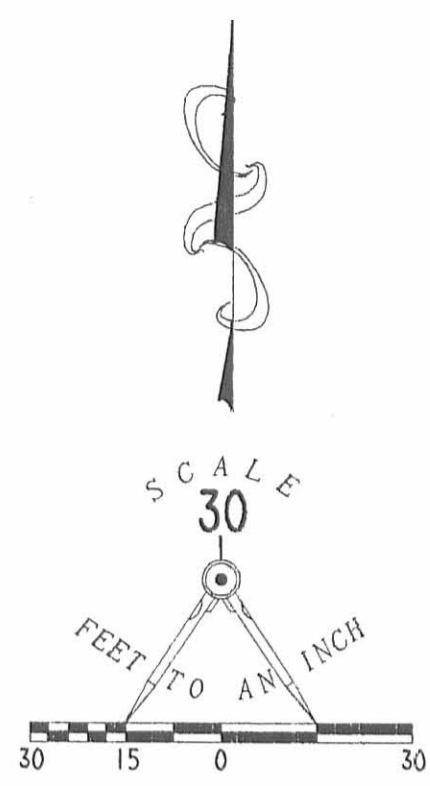
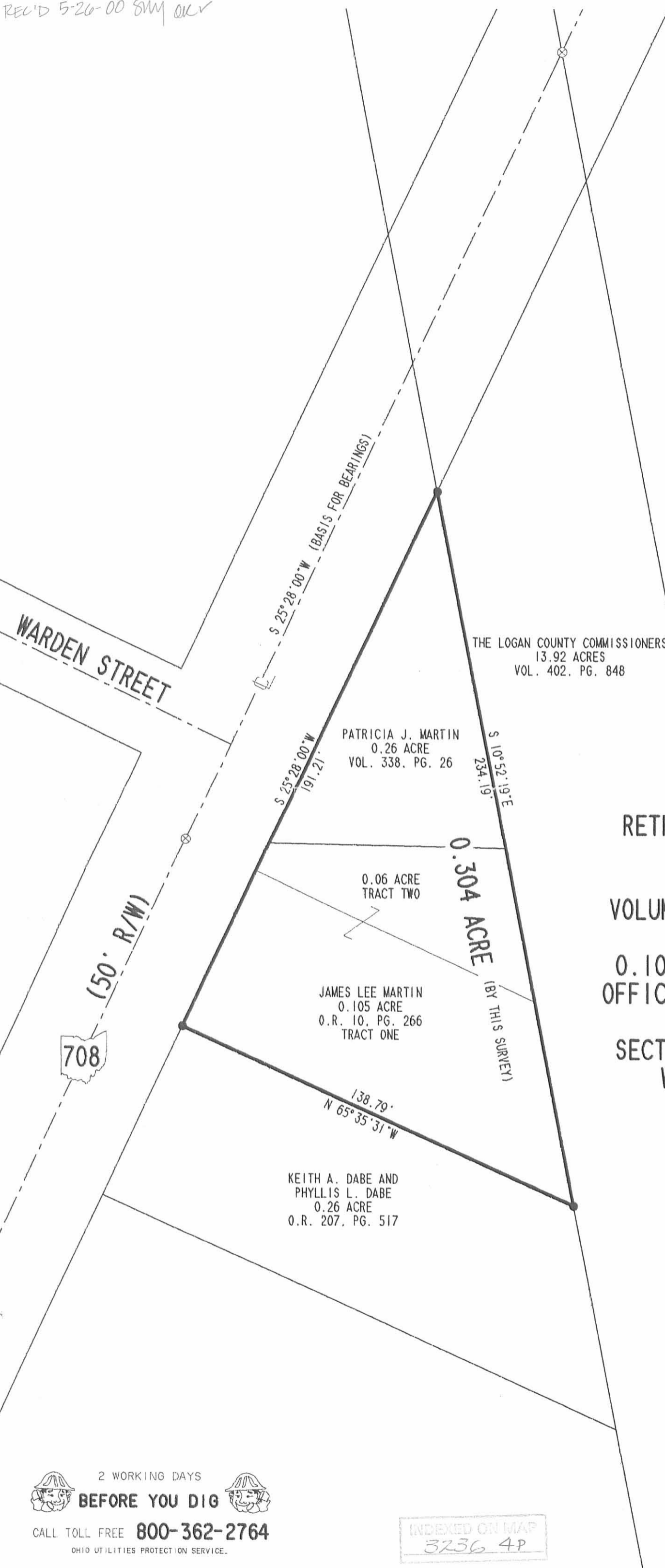
DRAWN BY D.E.G.
 8/27/65

323630



INDEXED ON MAP

REC'D 5-26-00 SWM OKV



- LEGEND**
- 5/8" IRON ROD SET W/ PLASTIC I.D. CAP STAMPED "LEE PS6359"
 - ⊗ RAILROAD SPIKE FOUND

REFERENCES

LOGAN COUNTY ENGINEER'S MAP ROOM.
FILE NUMBERS 2501, 4209, 7498.

**RETRACEMENT SURVEY OF THE
PATRICIA J. MARTIN
0.26 ACRE TRACT
VOLUME 338, PAGE 26 AND THE
JAMES LEE MARTIN
0.105 AND 0.06 ACRE TRACTS
OFFICIAL RECORD 10, PAGE 266
TRACTS ONE AND TWO
SECTION 1, TOWN 7, RANGE 8
WASHINGTON TOWNSHIP
LOGAN COUNTY, OHIO**

VILLAGE OF RUSSELLS POINT



ORIGINAL STAMP IN GREEN

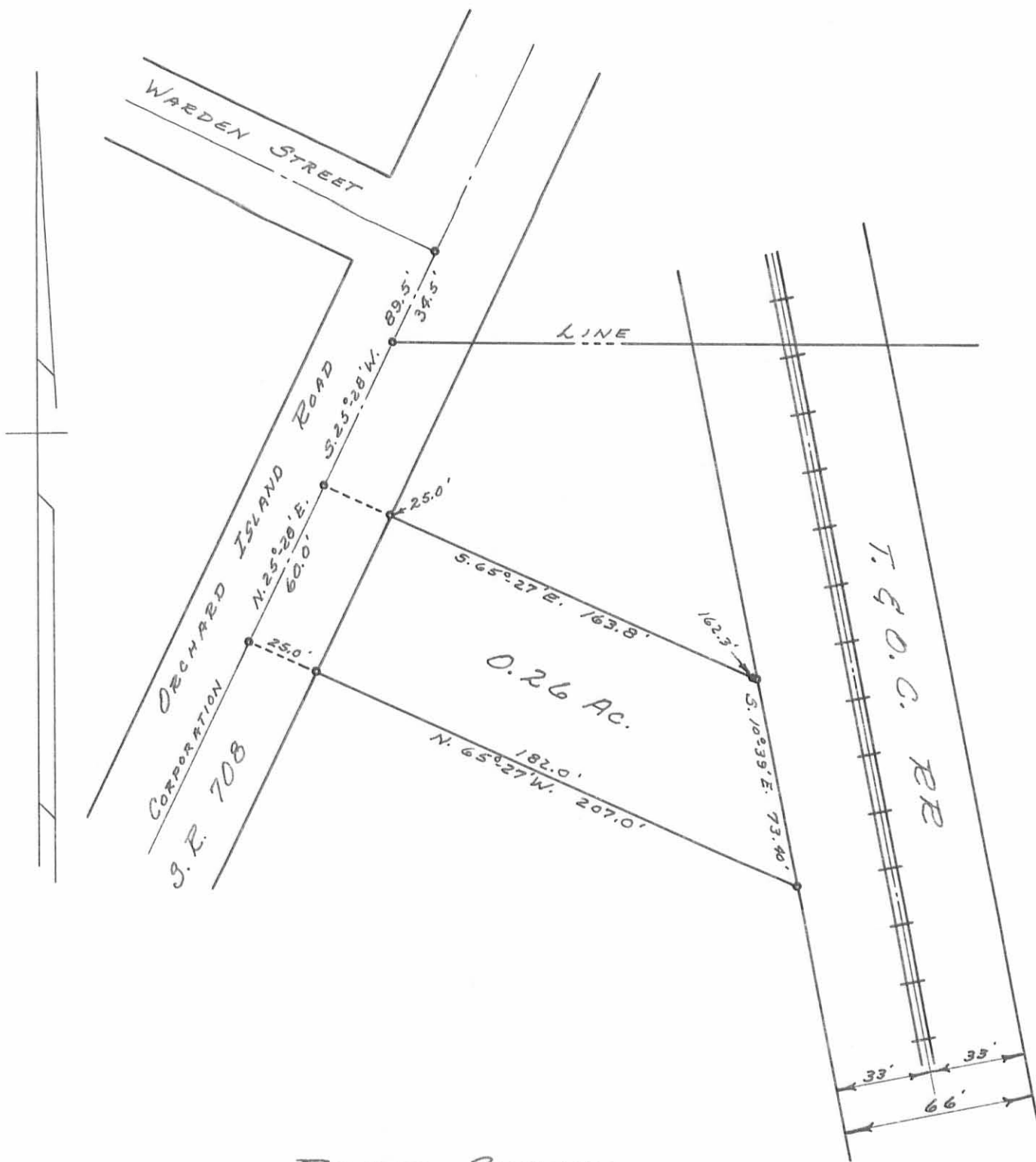
SURVEYED BY:
William K. Bruce
WILLIAM K. BRUCE
PROFESSIONAL SURVEYOR 7437
MAY 15, 2000

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117 North Modriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335

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OHIO UTILITIES PROTECTION SERVICE.

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3236 4P

D-376 FERGUSON L-2965



BAIRD SURVEY
 SECTION 1 TOWN 7S RANGE 8E
 WASHINGTON TOWNSHIP, LOGAN COUNTY, OHIO
 SURVEYED BY O. K. SHIRK - MAY, 1963
 DRAWN BY DANIEL E. GILBERT - SEPT. 9, 1963
 SCALE: 1" = 50'



3236

INDEXED ON MAP

2P

4-9-2024



Eric Grandi
Page 2 of 2
February 23, 2024

SANITARY EASEMENT

Being a part of Parcel #52-032-13-34-003-000 and being a part of a 0.260 acre tract in the name of Eric S. Grandi (O.R. 795, Pg. 726) and being a part of Section 1, Town 7, Range 8, Village of Russells Point, Washington Township, Logan County, Ohio, more particularly described as follows:

Beginning at an existing #5 Rebar at the NW corner of Lot #1289 of the White Oaks Subdivision No. 1 (P.C. A, Slide 719B) in the name of Eric S. Grandi (O.R. 796, Pg. 663) and being at the intersection of the Easterly right-of-way line of State Route 708 and the Southerly line of said 0.260 acre tract; thence the following courses:

1. N 25°-50'-03" E with the Easterly right-of-way line of State Route 708, 60.51' to a #5 Rebar set on the Northerly line of said 0.260 acre tract and being the SW corner of a 0.105 acre tract in the name of Jack K. Beatley, Trustee (O.R. 1416, Pg. 1406);
2. S 65°-17'-41" E with the Northerly line of said 0.260 acre tract and the Southerly line of said 0.105 acre tract, 10.00' to a point;
3. S 25°-50'-03" W, 60.48' to a point on the Southerly line of said 0.260 acre tract and the N line of said Lot #1289;
4. N 65°-26'-44" W with the southerly line of said 0.260 acre tract and the Northerly line of said Lot #1289, 10.00' to the POINT OF BEGINNING.

The above description contains 0.014 acres, more or less, and has the sole purpose of creating a sanitary easement and is not intended for the transfer of ownership of real estate.

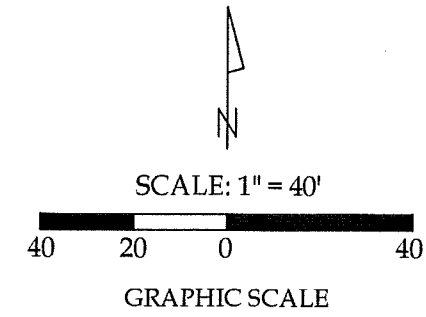
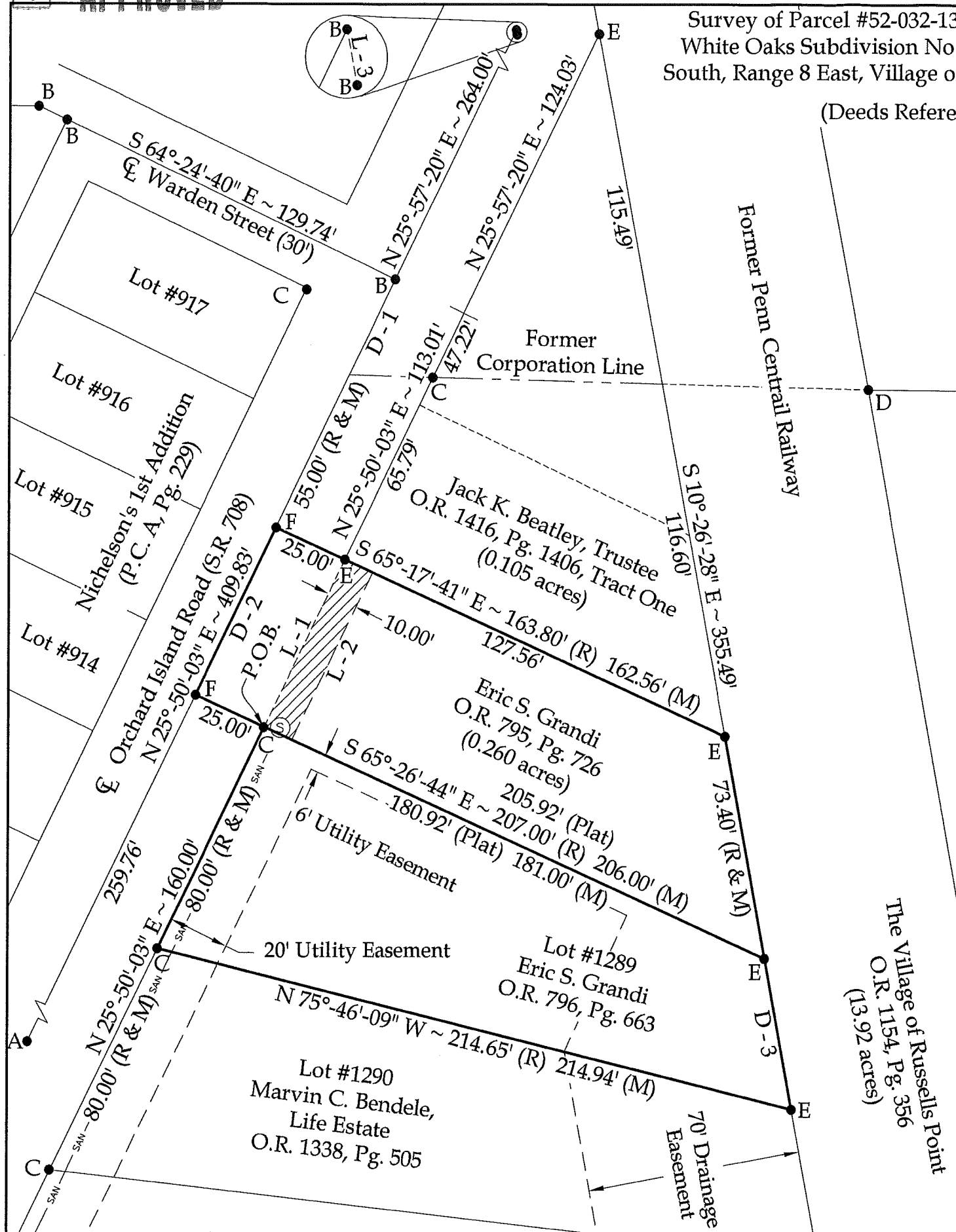
The system of bearings for this legal description is based on the Ohio State Plane-North Coordinate System NAD83 (2011). This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Kyle J. Binkley, P.S. #8587 on February 23, 2024. All markers called for above are in place.



APPROVED

Survey of Parcel #52-032-13-34-003-000 & 52-032-13-34-004-001 and being Lot #1289 of White Oaks Subdivision No. 1 (P.C. A, Slide 719B) and being a part of Section 1, Town 7 South, Range 8 East, Village of Russells Point, Washington Township, Logan County, Ohio.

(Deeds Referenced in O.R. 795, Pg. 727 & O.R. 796, Pg. 663)



Legend

- A = Existing Mag Nail at the intersection of the centerlines of Aiken Street and Orchard Island Road (S.R. 708)
- B = Existing Mag Nail
- C = Existing #5 Rebar
- D = Existing 3/4" Iron Pipe
- E = Set #5 Rebar
- F = Set Mag Nail
- Sanitary Manhole
- SAN - Sanitary Line

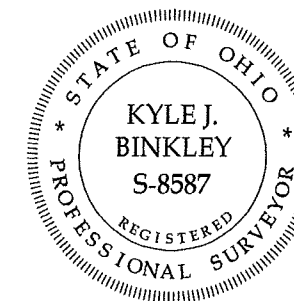
- Sanitary Easement (0.014 acres)

Line Data

- L - 1 = N 25°-50'-03" E ~ 60.51'
- L - 2 = S 25°-50'-03" W ~ 60.48'
- L - 3 = S 10°-26'-28" E ~ 2.30'

Distance Data

- D - 1 = 34.50' (R & M)
- D - 2 = 60.00' (R) 60.57' (M)
- D - 3 = 50.00' (R & M)



This plat and the accompanying legal description represents an actual boundary survey completed under my direct supervision on February 23, 2024.

Kyle J. Binkley, P.S. #8587

Binkley
LAND SURVEYING, LLC
24 W. Auglaize Street
Wapakoneta, Ohio 45895
(419) 236-3768

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).

CLIENT: Eric Grandi			
SURVEYED BY: T.J.S./M.A.B.	DATE: 02-23-2024	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 40'	PAGE 1 OF 2 PAGES		

INDEXED ON MAP
3236