

REFERENCES:

ORCHARD ISLAND PLAT.
 PLAT BOOK B VOL. 2 PAGE 121.
 INDEX No. 2406 - DRAWER R.
 INDEX No. 2704 - DRAWER R.

NOTE: ALL IRONS FOUND AS SHOWN
 ON THIS PLAT (9-8-1979)

Daniel E. Gilbert

4711 IP

INDEXED ON MAP

SURVEYED AND PLATED BY:
 DANIEL E. GILBERT, P.S.
 REG. SUR. No. 5402
 428 N. MADRIVER ST.
 BELLEFONTAINE, OHIO 43311



LOT 154-155 SURVEY
 ORCHARD ISLAND
 WASHINGTON TOWNSHIP
 LOGAN COUNTY, OHIO
 JULY 25, 1970

SCALE: 1" = 50'

LOT 154 EXTENDED
ORCHARD ISLAND
JUNE 27, 1968

The following described real estate situated on Orchard Island, Washington Township, Logan County, Ohio and being part of Section 36, Town 6 south, Range 8 east and more particularly described as follows:

Commencing at an iron pipe in the north line of Walnut Street at the southeast corner of lot 154 of said Orchard Island as shown on Logan County Recorders Plat Book B, Volume 2, Page 121; thence with the east line of said lot 154 N.4° 35'W. 76.0 feet to an iron bar at the northeast corner of said lot, said iron bar being the beginning point of this description; thence continuing N.4° 35'W. 115.0 feet to the shoreline of Indian Lake, passing an iron bar at 110.0 feet; thence with said shoreline southwesterly to a point in the north line of said lot 154; thence with the north line of said lot northeasterly to the place of beginning.

Containing 0.23 of an acre more or less.

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STATE OF OHIO 0.079 ACRE

Lying in Section 36, Range 6S, Range 8E, Washington Township Logan County, Ohio.

Being out of the State of Ohio Indian Lake Reservoir Lands.

Commencing at a 3/4 inch iron pipe found at the north right-of-way of Walnut Street (35 feet wide) at the southeast corner of Lot 154 of the Orchard Island (Plat Cabinet A, Slide 219).

THENCE, with the east line of Lot 154, N 06°-31'-33"W, a distance of 75.95 feet to a 5/8 inch iron rod found at THE TRUE POINT OF BEGINNING.

THENCE, with the north lines of Lot 154 the following three courses:

S 50°-54'-34"W, a distance of 59.22 feet to a 5/8 inch iron rod set.

S 57°-54'-58"W, a distance of 55.46 feet to a 5/8 inch iron rod set.

S 66°-25'-15"W, a distance of 8.69 feet to a point at the edge of a concrete seawall, passing a MAG nail set at 8.37 feet.

THENCE, with the edge of a concrete seawall N 23°-05'-33"E, a distance of 80.55 feet to a point.

THENCE, N 83°-29'-23"E, a distance of 80.94 feet to a 5/8 inch iron rod set, passing a MAG nail set at 0.25 feet.

THENCE, with the west right-of-way of a 15 feet wide Alley S 29°-28'-18"W, a distance of 9.33 feet to a 5/8 inch iron rod found.

THENCE, with a northwest line of Lot 155, S 53°-08'-30"W, a distance of 8.12 feet to the point of beginning.

Containing 3420.23 square feet or 0.079 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 Walnut Street, being S 83°-30'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on January 27, 2011.

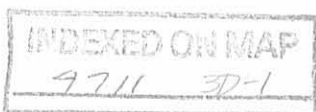
Description prepared by:

William K. Bruce
Professional Surveyor 7437
January 27, 2011



ORIGINAL STAMP IN GREEN

50790111



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PUSEY 16.17 SQUARE FEET INGRESS/EGRESS EASEMENT

Lying in Section 36, Range 6S, Range 8E, Washington Township Logan County, Ohio.

Being a 16.17 square feet ingress/egress easement through the Isabelle I. Pusey Lot 154 of Orchard Island (Plat Cabinet A, Slide 219), as deeded and described in Official Record 133, Page 913 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing at a 3/4 inch iron pipe found at the north right-of-way of Walnut Street (35 feet wide) at the southeast corner of Lot 154.

THENCE, with the north right-of-way of Walnut Street, S 83°-30'-00"W, a distance of 146.63 feet to a 5/8 inch iron rod set at THE TRUE POINT OF BEGINNING.

THENCE, with the north right-of-way of Walnut Street, S 83°-30'-00"W, a distance of 9.75 feet to 5/8 inch iron rod set.

THENCE, N 06°-30'-00"W, a distance of 0.92 feet to a point at the edge of a concrete seawall, passing a MAG nail set at 0.70 feet.

THENCE, with the edge of a concrete seawall, N 74°-52'-35"E, a distance of 9.86 feet to a point on the edge of a concrete seawall.

THENCE, S 06°-30'-00"E, a distance of 2.40 feet to the point of beginning, passing a MAG nail set at 0.22 feet.

Containing 16.17 square feet.

The basis for bearings is the north right-of-way of Walnut Street, being S 83°-30'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on January 27, 2011.

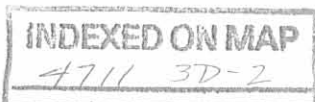
Description prepared by:

William K. Bruce
Professional Surveyor 7437
January 27, 2011



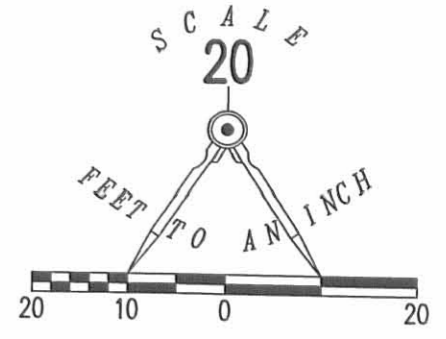
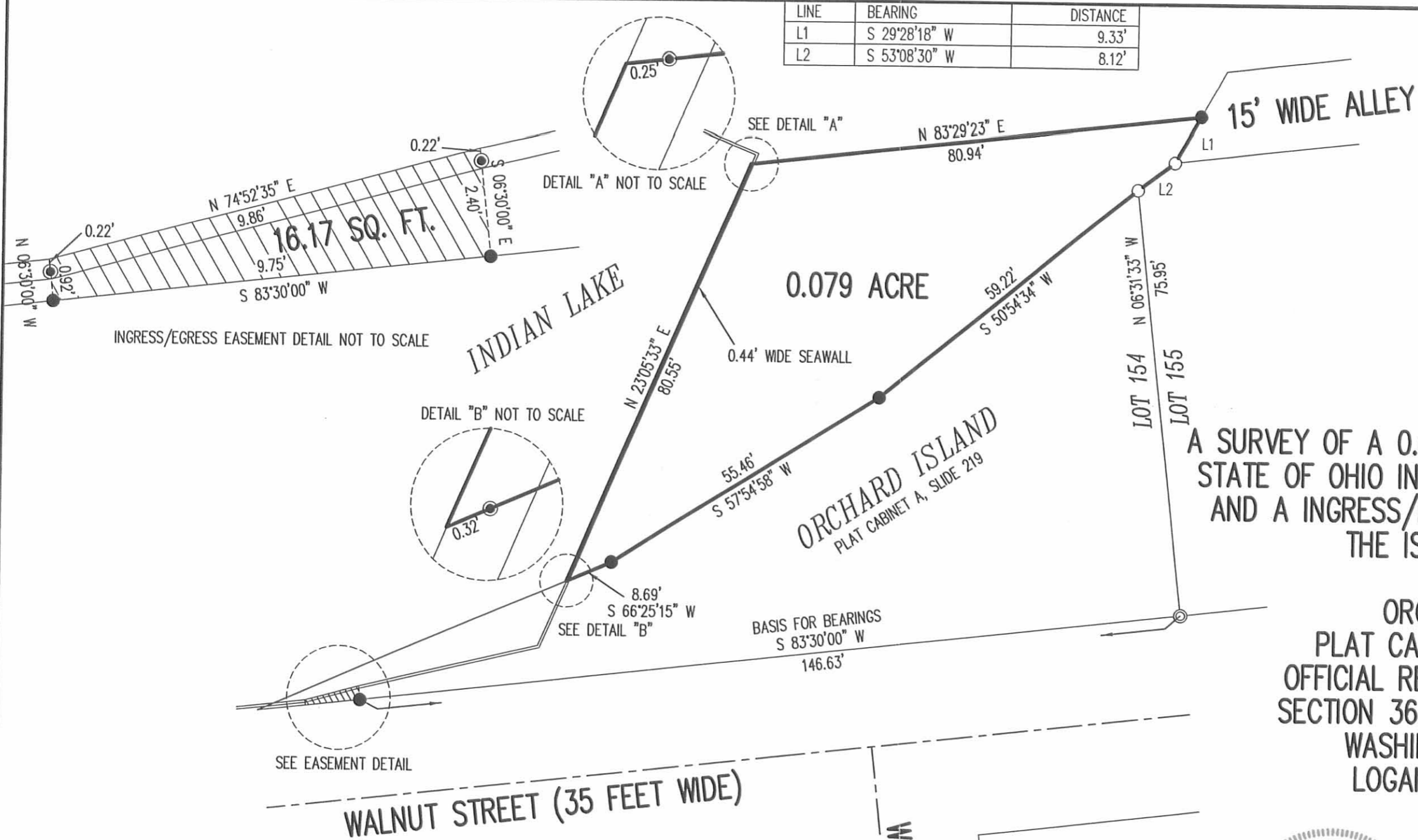
ORIGINAL STAMP IN GREEN

50790111



REC'D 2-4-11 S.M.O.

LINE	BEARING	DISTANCE
L1	S 29°28'18" W	9.33'
L2	S 53°08'30" W	8.12'



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

A SURVEY OF A 0.079 ACRE TRACT OUT OF THE STATE OF OHIO INDIAN LAKE RESERVOIR LANDS AND A INGRESS/EGRESS EASEMENT THROUGH THE ISABELLE I. PUSEY LOT 154 ORCHARD ISLAND PLAT CABINET A, SLIDE 219 OFFICIAL RECORD 133, PAGE 913 SECTION 36, TOWN 6S, RANGE 8E WASHINGTON TOWNSHIP LOGAN COUNTY, OHIO

SURVEYED BY:
William K. Bruce
 WILLIAM K. BRUCE
 PROFESSIONAL SURVEYOR 7437
 JANUARY 27, 2011



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REC'D 7-13-11 SWM OK

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PUSEY 6.43 SQUARE FEET INGRESS/EGRESS EASEMENT

Lying in Section 36, Range 6S, Range 8E, Washington Township Logan County, Ohio.

Being a 6.43 square feet ingress/egress easement through the Isabelle I. Pusey Lot 154 of Orchard Island (Plat Cabinet A, Slide 219), as deeded and described in Official Record 133, Page 913 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing at a 3/4 inch iron pipe found at the north right-of-way of Walnut Street (35 feet wide) at the southeast corner of Lot 154.

THENCE, with the north right-of-way of Walnut Street, S 83°-30'-00"W, a distance of 156.40 feet to a 5/8 inch iron rod set at THE TRUE POINT OF BEGINNING.

THENCE, with the north right-of-way of Walnut Street, S 83°-30'-00"W, a distance of 8.49 feet to 5/8 inch iron rod set.

THENCE, with the north line of Lot 154, N 66°-25'-15"E a distance of 3.13 feet to a point at the edge of a concrete seawall.

THENCE, with the edge of a concrete seawall, N 83°-30'-15"E, a distance of 5.49 feet to a point at an angle in the seawall.

THENCE, S 06°-30'-00"E, a distance of 0.92 feet to the point of beginning, passing a MAG nail set at 0.22 feet.

Containing 6.43 square feet.

The basis for bearings is the north right-of-way of Walnut Street, being S 83°-30'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on January 27, 2011.

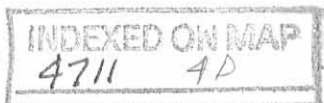


Description prepared by:

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

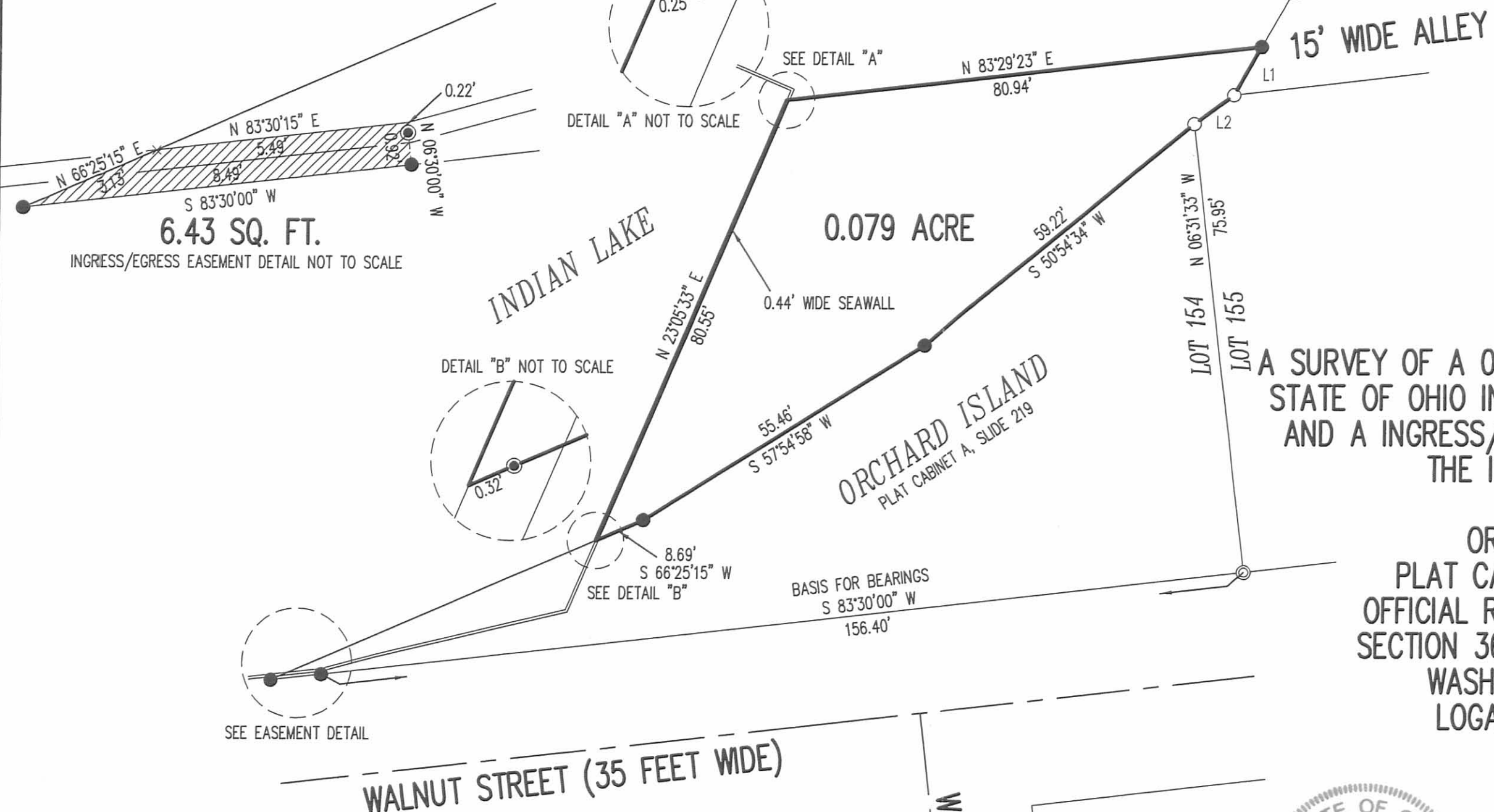
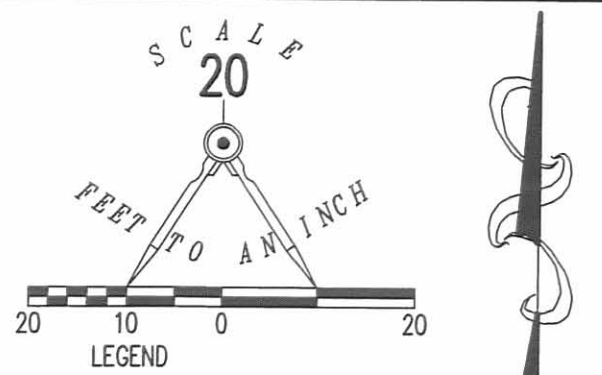
William K. Bruce
Professional Surveyor 7437
July 11, 2011

50790111



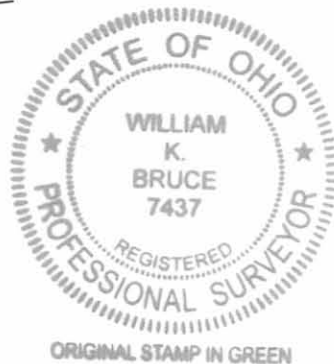
REV'D 7-13-11 SWM OLC

LINE	BEARING	DISTANCE
L1	S 29°28'18" W	9.33'
L2	S 53°08'30" W	8.12'



A SURVEY OF A 0.079 ACRE TRACT OUT OF THE STATE OF OHIO INDIAN LAKE RESERVOIR LANDS AND A INGRESS/EGRESS EASEMENT THROUGH THE ISABELLE I. PUSEY LOT 154 ORCHARD ISLAND PLAT CABINET A, SLIDE 219 OFFICIAL RECORD 133, PAGE 913 SECTION 36, TOWN 6S, RANGE 8E WASHINGTON TOWNSHIP LOGAN COUNTY, OHIO

SURVEYED BY:
William K. Bruce
 WILLIAM K. BRUCE
 PROFESSIONAL SURVEYOR 7437
 JANUARY 27, 2011
 REVISED JULY 11, 2011



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10-12-10

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HART 0.144 ACRE

Lying in Section 36, Town 6 South, Range 8 East, Congress Lands East and South of the First Principal Meridian Survey, Washington Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Barbara G. Hart Lot 154 of Orchard Island (Plat Cabinet A, Slide 219) and 0.079 acre tract as deeded and described in Official Record 1312, Page 968, Parcel I and Parcel II, respectively and being more particularly described as follows:

BEGINNING at a 3/4 inch iron pipe found at the southerly corner common to said Lot 154 and Lot 155, being on the north right-of-way line of Walnut Street (35 feet wide);

THENCE, with the southerly line of said Lot 154 and said northerly right-of-way line, S 83°-32'-12" W, a distance of 76.00 feet to an iron rod set;

THENCE, with a new division line through said Lot 154 and 0.079 acre tract, the following two (2) courses:

- 1) N 01°-22'-24" E, a distance of 80.42 feet to an iron rod set; and
- 2) S 83°-29'-23" W, a distance of 8.00 feet to a point on the edge of a concrete seawall on the west line of said Parcel II;

THENCE, with the edge of said concrete seawall and said west line, N 23°-05'-33" E, a distance of 9.00 feet to a point on the edge of said seawall at the northwest corner of said Parcel II;

THENCE, N 83°-29'-23" E, with the north line of said Parcel II, passing a MAG nail found at a distance of 0.25 feet, a total distance of 80.94 feet to a 5/8 inch iron rod found (I.D. cap stamped "LSM 7437") on the west right-of-way line of a 15 feet wide alley;

THENCE, with said right-of-way line, S 29°-28'-18" W, a distance of 9.33 feet to a 5/8 inch iron rod found at a corner common to said 0.079 acre tract and Lot 155;

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THENCE, with the common line to said 0.079 acre tract and Lot 155, S 53°-08'-30" W, a distance of 8.12 feet to a 5/8 inch iron rod found at the common northerly corner to said Lots 154 and 155;

THENCE, with the line common to said Lots 154 and 155, S 06°-33'-38" E, a distance of 75.89 feet to the **POINT OF BEGINNING**.

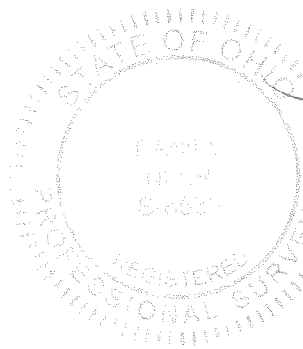
Containing 0.144 acre, more or less.

Iron rods set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "P.S. 8533".

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

The basis for bearings, described herein, is an assumed bearing for the north right-of-way line of Walnut Street, being S 83°-32'-12" W. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by Lee Surveying and Mapping Co. on September 28, 2018.

Description prepared by:



Daniel A. Neer
Daniel A. Neer
Professional Surveyor No. 8533
October 2, 2018

50790918

INDEXED ON MAP
4711

10-12-18

APPROVED

LINE	BEARING	DISTANCE
L1	S 29°28'18" W	9.33'
L2	S 53°08'30" W	8.12'
L3	S 83°29'23" W	8.00'
L4	N 23°05'33" E	9.00'

LEGEND:

- ⊙ MAG NAIL FOUND
- ⊕ 3/4 INCH IRON PIPE FOUND
- 5/8 INCH IRON ROD FOUND
- 5/8 INCH BY 30 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "P.S. 8533"

- P.O.B. = POINT OF BEGINNING
- R/W = RIGHT-OF-WAY
- C/L = CENTER-LINE
- S = SOUTH
- E = EAST

DEED & SURVEY REFERENCES:

O.R. 1312, PG. 968

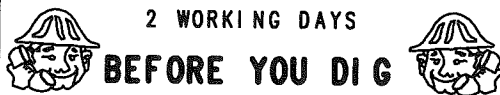
ORCHARD ISLAND
PLAT CABINET A, SLIDE 219

LOGAN COUNTY ENGINEER'S MAP ROOM
FILE 4711.

BASIS FOR BEARINGS:

THE BASIS FOR BEARINGS, SHOWN HEREON, IS AN ASSUMED BEARING FOR THE NORTH RIGHT-OF-WAY LINE OF WALNUT STREET, BEING N 83°32'12" E.

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

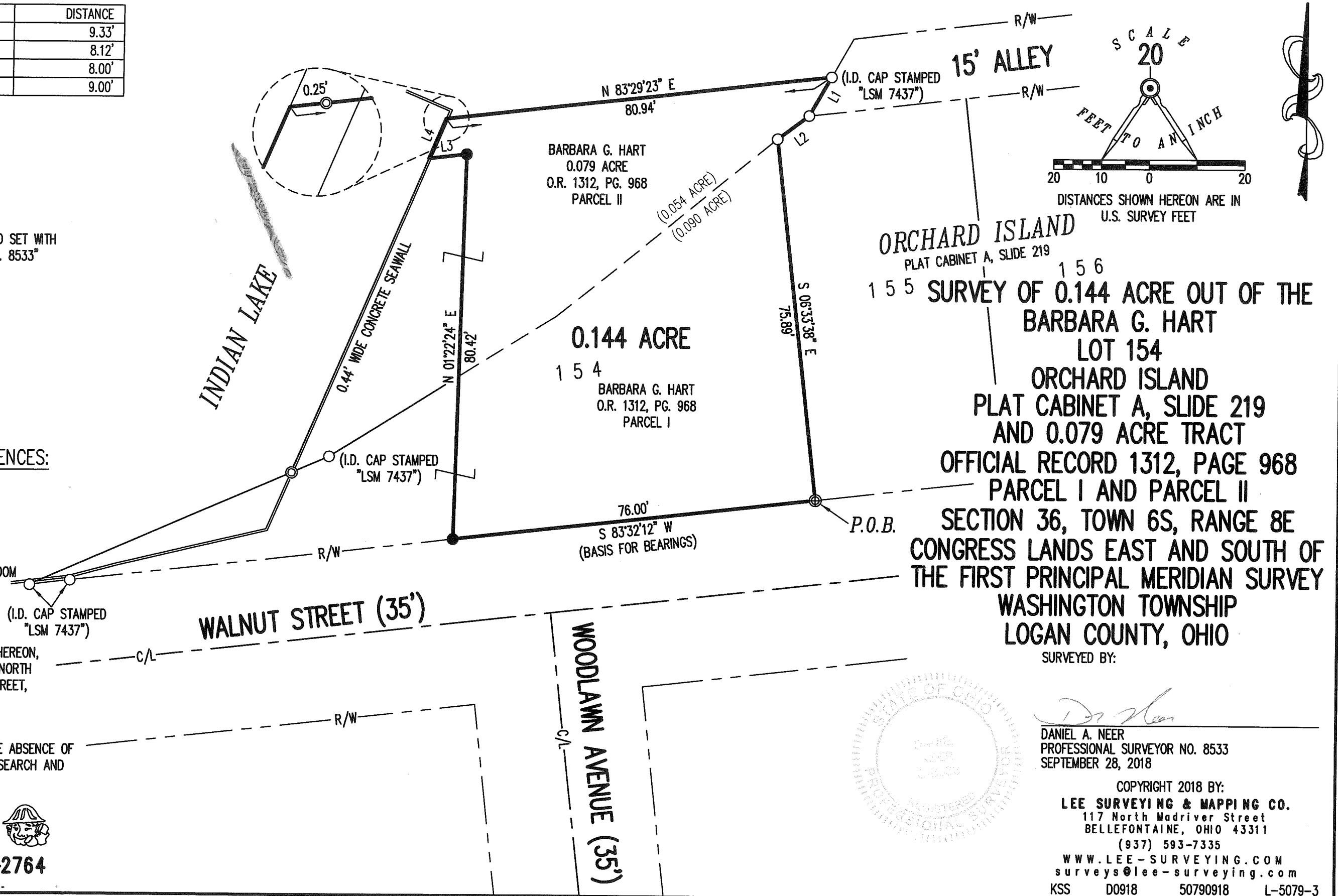


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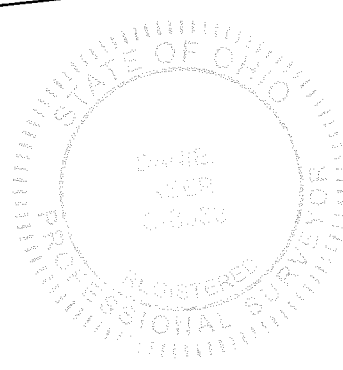
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ORCHARD ISLAND
PLAT CABINET A, SLIDE 219

155 SURVEY OF 0.144 ACRE OUT OF THE
BARBARA G. HART
LOT 154
ORCHARD ISLAND
PLAT CABINET A, SLIDE 219
AND 0.079 ACRE TRACT
OFFICIAL RECORD 1312, PAGE 968
PARCEL I AND PARCEL II
SECTION 36, TOWN 6S, RANGE 8E
CONGRESS LANDS EAST AND SOUTH OF
THE FIRST PRINCIPAL MERIDIAN SURVEY
WASHINGTON TOWNSHIP
LOGAN COUNTY, OHIO

SURVEYED BY:
D. A. Neer
DANIEL A. NEER
PROFESSIONAL SURVEYOR NO. 8533
SEPTEMBER 28, 2018



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