

RETRACEMENT SURVEY OF  
 LOT 14  
 WOLFS' 1ST SUBDIVISION  
 LAKERIDGE ISLAND  
 VMS 12276  
 WASHINGTON TWP.  
 LOGAN COUNTY, OHIO



BY: Jeffrey I. Lee  
 JEFFREY I. LEE  
 PROF. SURVEYOR # 6359  
 AUGUST 3, 1992

ORIGINAL STAMP IN GREEN

LEE SURVEYING & MAPPING CO.  
 143 East Columbus Avenue  
 BELLEFONTAINE, OHIO 43311  
 (513) 593-7335

INDEXED ON MAP  
 8722 IP

L 2025-4

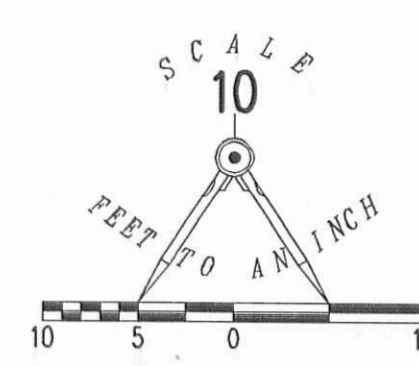
REFERENCE BENCHMARK:

CHISELED SQUARE IN NORTHEAST WING WALL OF OHIO ROUTE 368 BRIDGE OVER THE SOUTH FORK OF THE GREAT MIAMI RIVER +/- 300 FEET WEST OF EDGEWATER DRIVE. ELEVATION = 1007.33' (NGVD 1929)

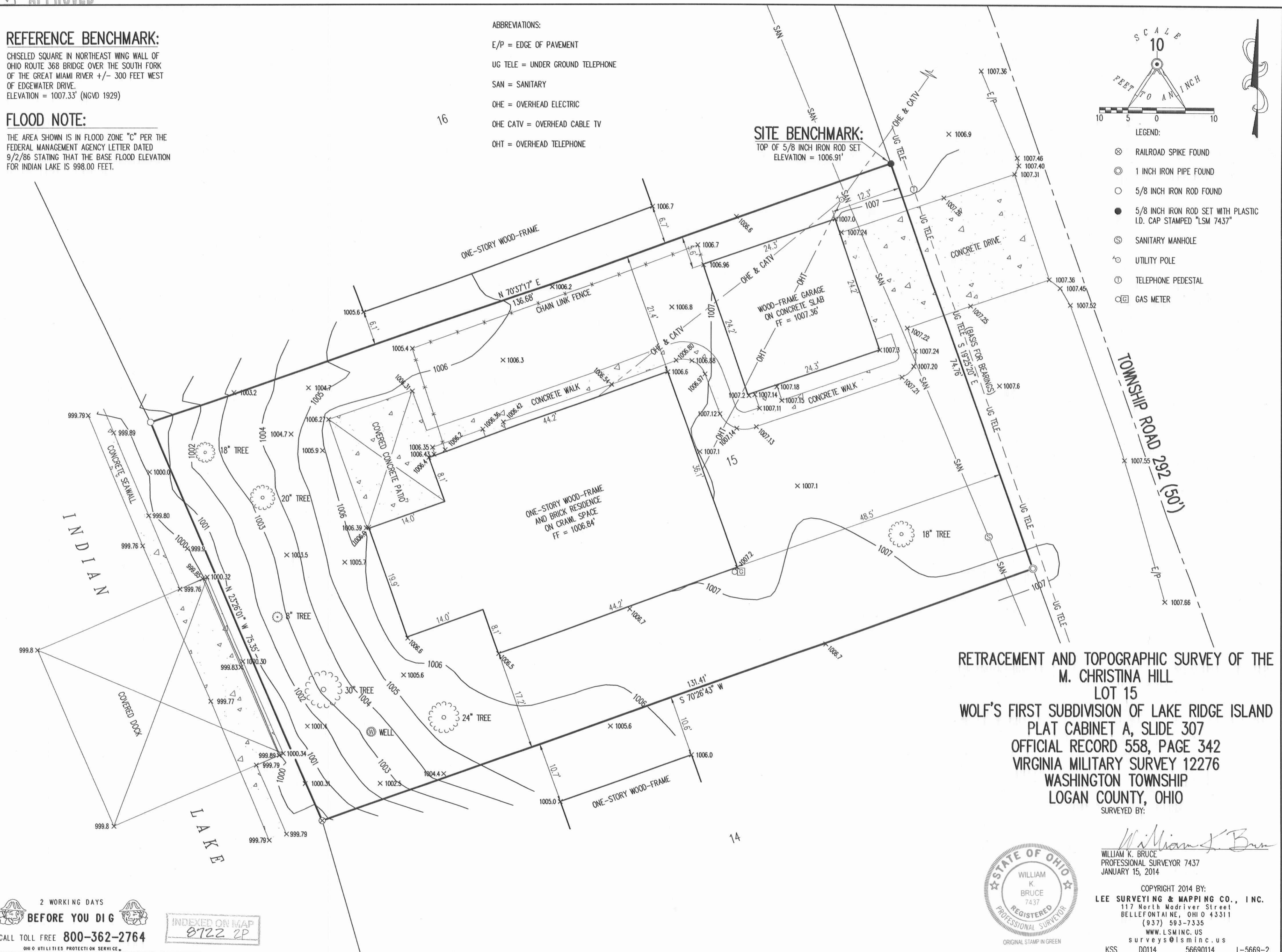
FLOOD NOTE:

THE AREA SHOWN IS IN FLOOD ZONE "C" PER THE FEDERAL MANAGEMENT AGENCY LETTER DATED 9/2/86 STATING THAT THE BASE FLOOD ELEVATION FOR INDIAN LAKE IS 998.00 FEET.

- ABBREVIATIONS:
- E/P = EDGE OF PAVEMENT
  - UG TELE = UNDER GROUND TELEPHONE
  - SAN = SANITARY
  - OHE = OVERHEAD ELECTRIC
  - OHE CATV = OVERHEAD CABLE TV
  - OHT = OVERHEAD TELEPHONE



- LEGEND:
- ⊗ RAILROAD SPIKE FOUND
  - ⊙ 1 INCH IRON PIPE FOUND
  - 5/8 INCH IRON ROD FOUND
  - 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM 7437"
  - ⊕ SANITARY MANHOLE
  - ⊙ UTILITY POLE
  - ⊙ TELEPHONE PEDESTAL
  - ⊙ GAS METER



RETRACEMENT AND TOPOGRAPHIC SURVEY OF THE  
M. CHRISTINA HILL  
LOT 15  
WOLF'S FIRST SUBDIVISION OF LAKE RIDGE ISLAND  
PLAT CABINET A, SLIDE 307  
OFFICIAL RECORD 558, PAGE 342  
VIRGINIA MILITARY SURVEY 12276  
WASHINGTON TOWNSHIP  
LOGAN COUNTY, OHIO

SURVEYED BY:  
*William K. Bruce*  
WILLIAM K. BRUCE  
PROFESSIONAL SURVEYOR 7437  
JANUARY 15, 2014



COPYRIGHT 2014 BY:  
LEE SURVEYING & MAPPING CO., INC.  
117 North Modriver Street  
BELLEFONTAINE, OHIO 43311  
(937) 593-7335  
WWW.LSMINC.US  
surveys@lsminc.us  
KSS D0114 56690114 L-5669-2

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

INDEXED ON MAP  
8722 2P

11-9-18

# Lee Surveying and Mapping Co.

Land Surveys • Topography • Subdivisions • Construction Layout



117 N. Madriver St.  
Bellefontaine OH 43311



Phone: (937) 593-7335  
Fax: (937) 593-7444  
surveys@lee-surveying.com

## STATE OF OHIO INDIAN LAKE RESERVOIR LANDS 0.017 ACRE

Lying in Virginia Military Survey 12276, Washington Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

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

**BEGINNING** at a 5/8 inch iron rod found at a westerly corner common to Lots 15 and 16 of Wolf's First Subdivision of Lake Ridge Island as recorded in Plat Cabinet A, Slide 307;

THENCE, with the westerly line of said Lot 15, S 23°-26'-01" E, a distance of 75.35 feet to an iron rod set at a westerly corner common to said Lot 15 and Lot 14;

THENCE, with a new division line through said Reservoir Lands and an extension of the line common to said Lots 15 and 14, S 70°-26'-43" W, a distance of 9.80 feet to a point on the face of a concrete walk and seawall;

THENCE, continuing with new division lines through said Reservoir Lands and with the face of said concrete walk and seawall, the following three (3) courses:

- 1) N 22°-44'-52" W, a distance of 26.14 feet to a point;
- 2) N 23°-55'-24" W, a distance of 29.43 feet to a point; and
- 3) N 22°-53'-49" W, a distance of 19.80 feet to a point;

THENCE, continuing with a new division line through said Reservoir Lands, and an extension of the line common to said Lots 15 and 16, N 70°-37'-17" E, a distance of 9.55 feet to the **POINT OF BEGINNING**.

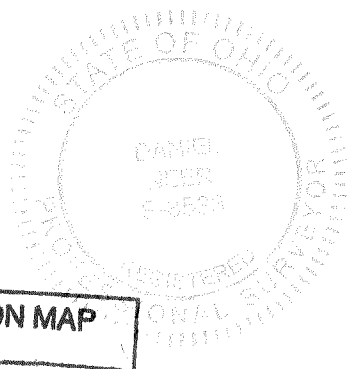
Containing 0.017 acre, more or less.

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".

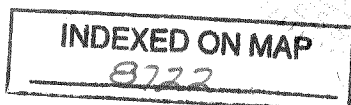
Property is subject to any and all previous easements and rights-of-way of record.

The basis for bearings, described herein, is an assumed bearing for the westerly line of Lot 15, being S 23°-26'-01" E. 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 October 25, 2018.

Description prepared by:



*D. A. Neer*  
Daniel A. Neer  
Professional Surveyor No. 8533  
October 26, 2018  
Revised November 5, 2018



56691018REV

**LEGEND:**

- ⊙ 1 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"
- R/W = RIGHT-OF-WAY  
 C/L = CENTER-LINE  
 P.O.B. = POINT OF BEGINNING

LINE	BEARING	DISTANCE
L1	S 70°26'43" W	9.80'
L2	N 22°44'52" W	26.14'
L3	N 23°55'24" W	29.43'
L4	N 22°53'49" W	19.80'
L5	N 70°37'17" E	9.55'

**DEED & SURVEY REFERENCES:**

WOLF'S FIRST SUBDIVISION OF LAKE RIDGE ISLAND  
 PLAT CABINET A, SLIDE 307

LOGAN COUNTY ENGINEER'S MAP ROOM  
 FILES 6447 AND 8722

**BASIS FOR BEARINGS:**

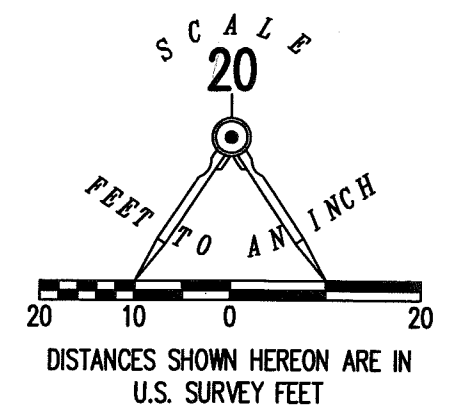
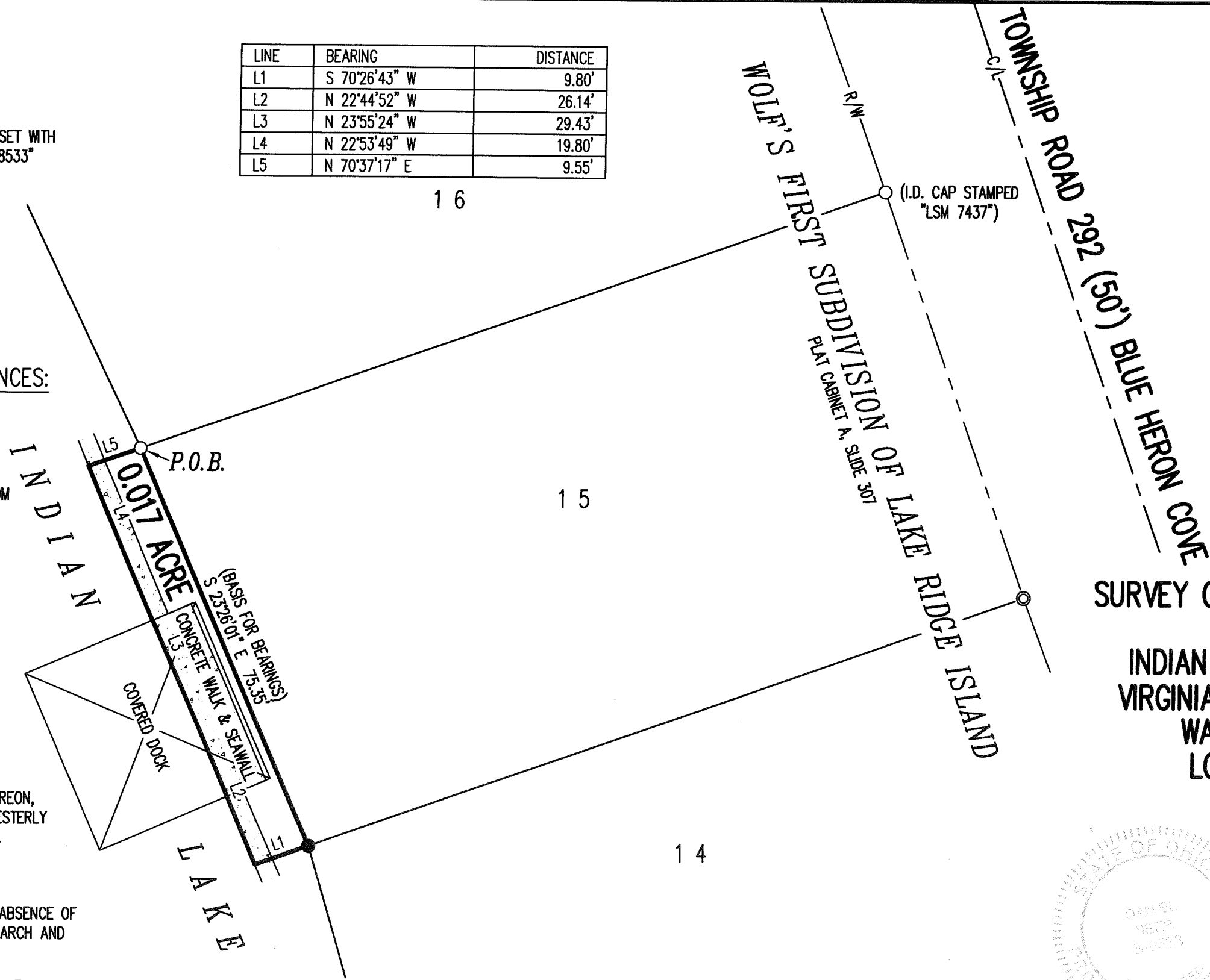
THE BASIS FOR BEARINGS, SHOWN HEREON, IS AN ASSUMED BEARING FOR THE WESTERLY LINE OF LOT 15, BEING S 23°26'01" E.

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



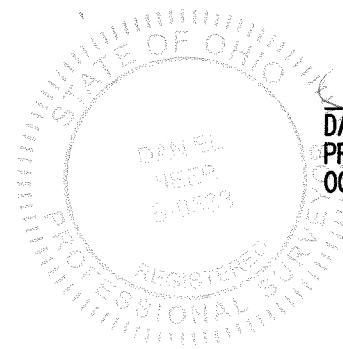
CALL TOLL FREE **800-362-2764**

OHIO UTILITIES PROTECTION SERVICE



**SURVEY OF 0.017 ACRE OUT OF THE STATE OF OHIO  
 INDIAN LAKE RESERVOIR LANDS  
 VIRGINIA MILITARY SURVEY 12276  
 WASHINGTON TOWNSHIP  
 LOGAN COUNTY, OHIO**

SURVEYED BY:



*D. Neer*  
 DANIEL A. NEER  
 PROFESSIONAL SURVEYOR NO. 8533  
 OCTOBER 25, 2018

COPYRIGHT 2018 BY:  
**LEE SURVEYING & MAPPING CO.**  
 117 North Madriver Street  
 BELLEFONTAINE, OHIO 43311  
 (937) 593-7335  
 WWW.LEE-SURVEYING.COM  
 surveys@lee-surveying.com  
 KSS D1018 56691018 L-5669-3

INDEXED ON MAP  
 8722

8-1-2024



APPROVED

**LEGAL DESCRIPTION FOR ROBY'S 0.013 ACRE TRACT**

Being situate in the State of Ohio, County of Logan, Washington Township, and being a part of Virginia Military Survey No. 12276, and being part of the State of Ohio Indian Lake Reservoir Lands, and being more particularly described as follows:

**BEGINNING** at a 5/8" iron bar found at the southwest corner of lot 16 of Wolf's First Subdivision of Lake Ridge Island, recorded in Plat Cabinet "A", Slide 308;

Thence with the north line of a 0.017 acre tract conveyed to Hill Property Management, LLC. By deed recorded in Official Record 1394, Page 947, Parcel 2, S-72°45'32"-W, 9.55'(feet) to a point, passing for reference an iron bar set at 4.55'(feet);

Thence, through the said Reservoir Lands, and with the west line of an existing concrete walk and seawall, N-21°29'53"-W, 70.79'(feet) to a point;

Thence, N-69°32'58"-E, 6.87'(feet) to a 5/8" iron bar set at a northwest corner of said lot 16, passing for reference an iron bar set at 6.00'(feet);

Thence with a west line of said lot 16, S-23°37'35"-E, 71.42'(feet) to the place of beginning.

Containing 0.013 acre but being subject to the rights of all legal highways and all easements of record.

The foregoing description prepared by and in accordance with a survey by Terry A. Hoppes, Professional Surveyor No. 6352, July 29, 2024. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on Ohio State Plane Coordinates, NAD 1983, North Zone, resulting in a bearing for the west line of lot 16 of S-23°37'35"-E.

Terry A. Hoppes, P.S. 6352



INDEXED ON MAP  
8722

8-1-2024

**APPROVED**

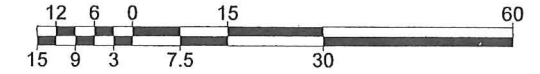
**LEGEND**

- = 5/8" DIA. IRON BAR.....FOUND
- = MAG NAIL.....SET at grade
- = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 7574".....SET at grade

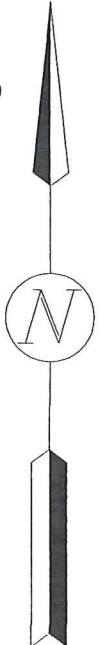
# PLAT OF SURVEY

## INDIAN LAKE EXCESS LANDS WOLF'S FIRST SUBDIVISION OF LAKE RIDGE ISLAND WASHINGTON TOWNSHIP, LOGAN COUNTY, OHIO VIRGINIA MILITARY SURVEY 12276

SCALE: 1" = 30'



DATE: JULY 29, 2024



INDIAN LAKE

J. DAVID & RENEE L. DUFF  
O.R. 885, P. 903  
LOT 17 & 18

JEFFREY A. & BONNIE J. ROBY  
O.R. 735, P. 576  
LOT 16

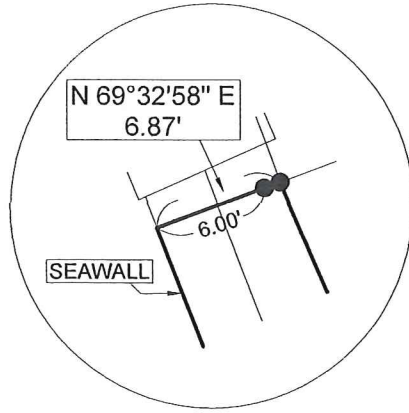
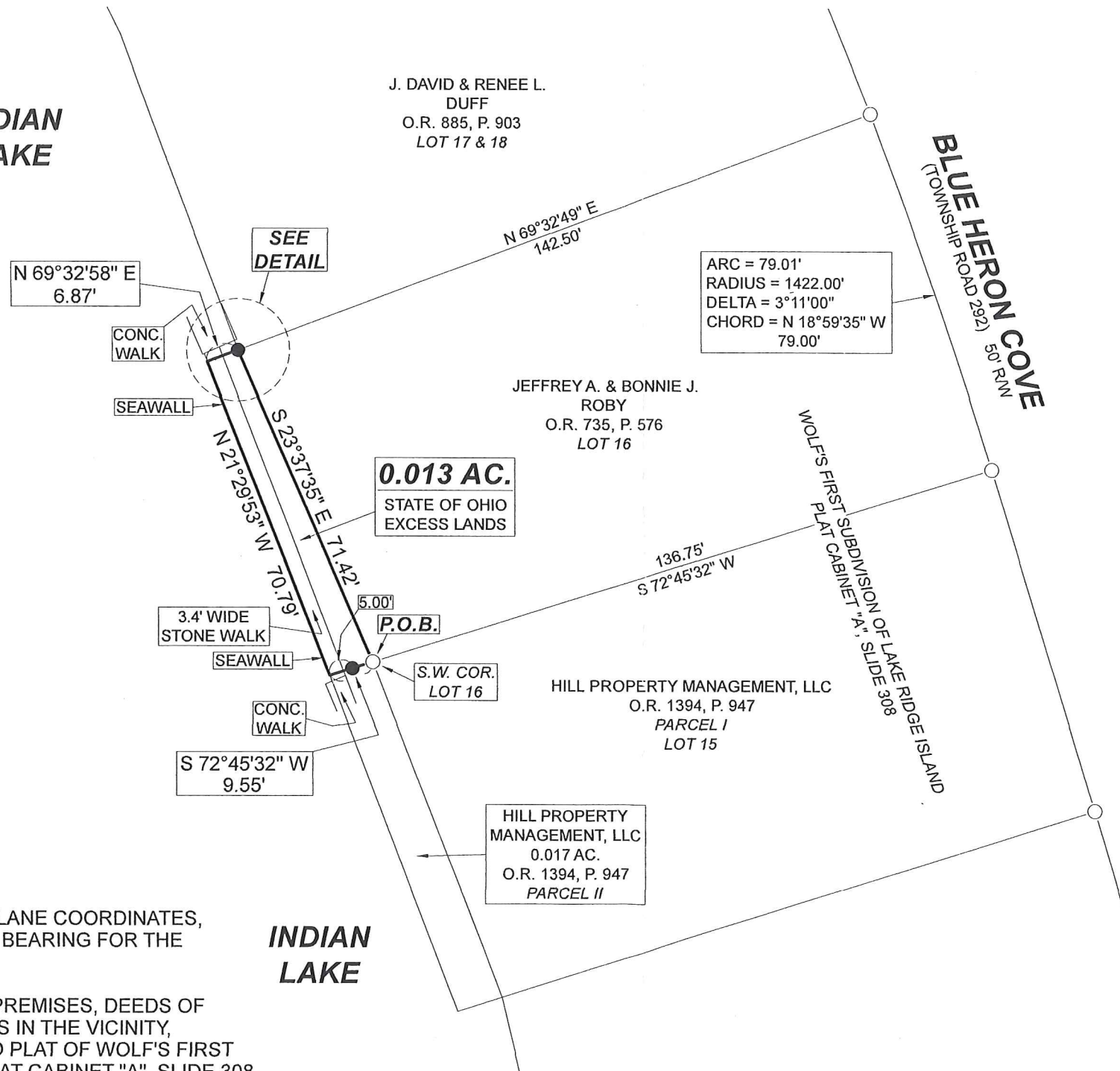
HILL PROPERTY MANAGEMENT, LLC  
O.R. 1394, P. 947  
PARCEL I  
LOT 15

HILL PROPERTY MANAGEMENT, LLC  
0.017 AC.  
O.R. 1394, P. 947  
PARCEL II

**0.013 AC.**  
STATE OF OHIO  
EXCESS LANDS

BLUE HERON COVE  
(TOWNSHIP ROAD 292) 50' R/W

WOLF'S FIRST SUBDIVISION OF LAKE RIDGE ISLAND  
PLAT CABINET "A", SLIDE 308



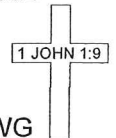
**DETAIL**  
NO SCALE

- NOTE:
1. BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATES, NAD 1983, NORTH ZONE, RESULTING IN A BEARING FOR THE WEST LINE OF LOT 16 OF S-23°37'35"-E.
  2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, PLATS OF SURVEYS IN THE VICINITY, COUNTY TAX AND AERIAL MAPS, RECORD PLAT OF WOLF'S FIRST SUBDIVISION OF LAKE RIDGE ISLAND - PLAT CABINET "A", SLIDE 308.



SURVEYED BY:

TERRY A. HOPPES  
PROFESSIONAL SURVEYOR No. 6352  
B. EDWARDS SURVEYING, LLC  
110 SOUTH MAIN STREET  
URBANA, OHIO 43078  
(937)653-6508



INDEXED ON MAP  
**8722**

7513.DWG