



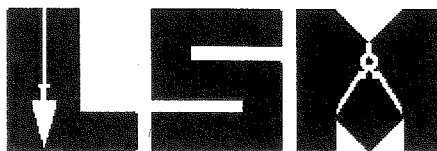
6-7-18

APPROVED

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-surveing.com

ANDERSON 0.251 ACRE

Lying in Virginia Military Survey 4990, City of Bellefontaine, Lake Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being all of the Chad Anderson 0.25 acre tract as deeded and described in Official Record 930, Page 334, Tract VI and being more particularly described as follows:

COMMENCING at a 2 inch iron pipe found at the intersection of the west right-of-way line of Columbus Avenue (60 feet wide) and the north right-of-way line of Eastern Avenue (60 feet wide);

THENCE, with said north right-of-way line of Eastern Avenue, N 74°-13'-15" W, a distance of 277.56 feet to a 3/4 inch iron pipe found at the **TRUE POINT OF BEGINNING**, said 3/4 inch iron pipe found being the common southerly corner to the Brandan L. Berry and Crystal Lynn Berry 0.21 acre tract as deeded and described in Official Record 1267, Page 957 and said 0.25 acre tract;

THENCE, continuing with the north right-of-way line of Eastern Avenue, N 74°-17'-37" W, a distance of 55.07 feet to a 5/8 inch iron rod set at a common southerly corner to said 0.25 acre tract and the Kathryn P Johnson 0.25 acre tract as deeded and described in Official Record 463, Page 678, said 5/8 inch iron rod set is referenced by a 1/2 inch iron pipe found bearing N 74°-17'-37" W, a distance of 55.07 feet;

THENCE, with the common line to said Anderson 0.25 acre and Johnson 0.25 acre tracts, N 15°-56'-40" E, passing a 3/4 inch iron pipe found at a distance of 197.75 feet, a total distance of 199.85 feet to a 5/8 inch iron rod set on a south line of the Michael L. Wallace and C. Elizabeth Wallace 0.401 acre tract as deeded and described in Official Record 1115, Page 628, said 5/8 inch iron rod set bears S 74°-03'-14" E, a distance of 54.29 feet from a 5/8 inch iron rod found (LSM 7437);

THENCE, with common lines to said Anderson 0.25 acre and 0.401 acre tracts, the following two (2) courses:

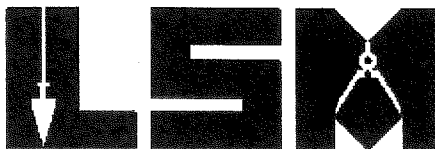
- 1) S 74°-03'-14" E, a distance of 54.29 feet to a 5/8 inch iron rod found (LSM 7437); and

INDEXED ON MAP
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2) S 15°-43'-17" W, passing a 3/4 inch iron pipe found at a distance of 2.14 feet, a total distance of 26.50 feet to a 3/4 inch iron pipe found at a corner common to said 0.401 acre tract and the said 0.21 acre tract;

THENCE, with a common line to said 0.25 and 0.21 acre tracts, S 15°-43'-17" W, a distance of 173.12 feet to the **POINT OF BEGINNING.**

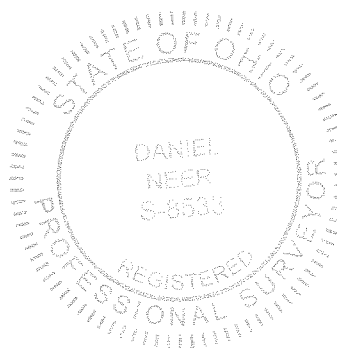
Containing 0.251 acre, more or less.

Iron rods set, where indicated, are 30 inches in length, 5/8 inch in diameter with an orange 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 Eastern Avenue, being N 74°-13'-15" 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 June 1, 2018.

Description prepared by:



D. A. Neer
Daniel A. Neer
Professional Surveyor No. 8533
June 4, 2018

63920518



DEED & SURVEY REFERENCES:
 O.R. 463, PG. 678
 O.R. 930, PG. 334
 O.R. 1115, PG. 628
 O.R. 1267, PG. 957

LOGAN COUNTY ENGINEER'S MAP ROOM FILE 1938.

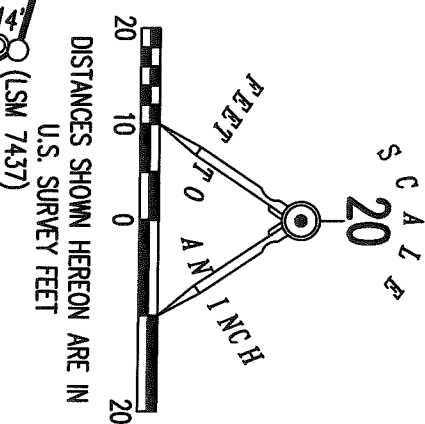
(LSM 7437)
 S 74°03'14" E 54.29'
 MICHAEL L. WALLACE AND
 C. ELIZABETH WALLACE
 0.401 ACRE
 O.R. 1115, PG. 628

KATHRYN P JOHNSON
 0.25 ACRE
 O.R. 463, PG. 678

0.251 ACRE
 CHAD ANDERSON
 0.25 ACRE
 O.R. 930, PG. 334
 TRACT VI

BRANDAN L. BERRY AND
 CRYSTAL LYNN BERRY
 0.21 ACRE
 O.R. 1267, PG. 957

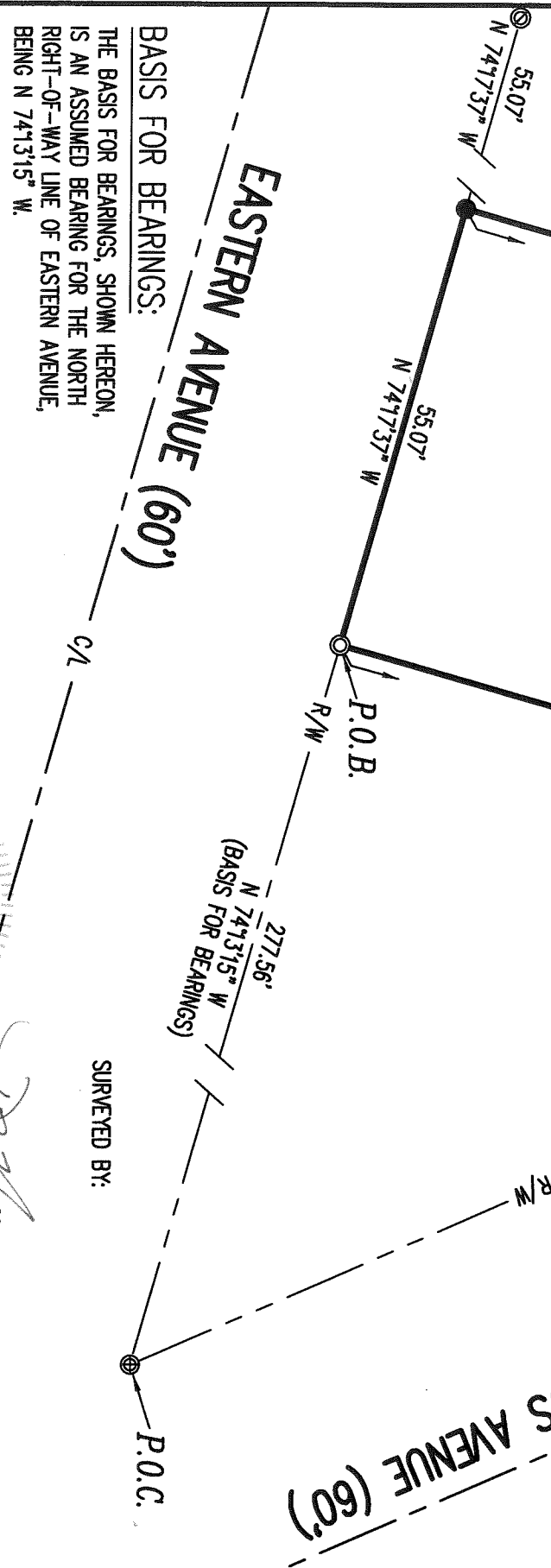
**RETRACEMENT SURVEY OF THE
 CHAD ANDERSON
 0.25 ACRE TRACT
 OFFICIAL RECORD 930, PAGE 334
 TRACT VI
 VIRGINIA MILITARY SURVEY 4990
 CITY OF BELLEFONTAINE
 LAKE TOWNSHIP
 LOGAN COUNTY, OHIO**



BASIS FOR BEARINGS:

- ⊗ 2 INCH IRON PIPE FOUND
- ⊙ 3/4 INCH IRON PIPE FOUND
- ⊙ 1/2 INCH IRON PIPE FOUND
- 5/8 INCH IRON ROD FOUND
- 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "P.S. 8533"

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



BASIS FOR BEARINGS:

THE BASIS FOR BEARINGS, SHOWN HEREON, IS AN ASSUMED BEARING FOR THE NORTH RIGHT-OF-WAY LINE OF EASTERN AVENUE, BEING N 74°13'15" W.

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

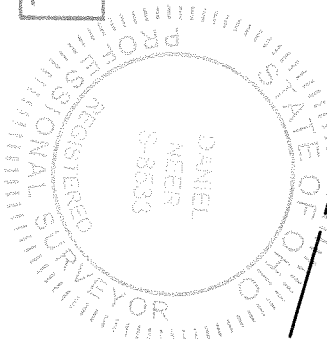
SURVEYED BY:

DANIEL A. NEER
 PROFESSIONAL SURVEYOR NO. 8533
 JUNE 1, 2018



2 WORKING DAYS
BEFORE YOU DIG
 CALL TOLL FREE **800-362-2764**

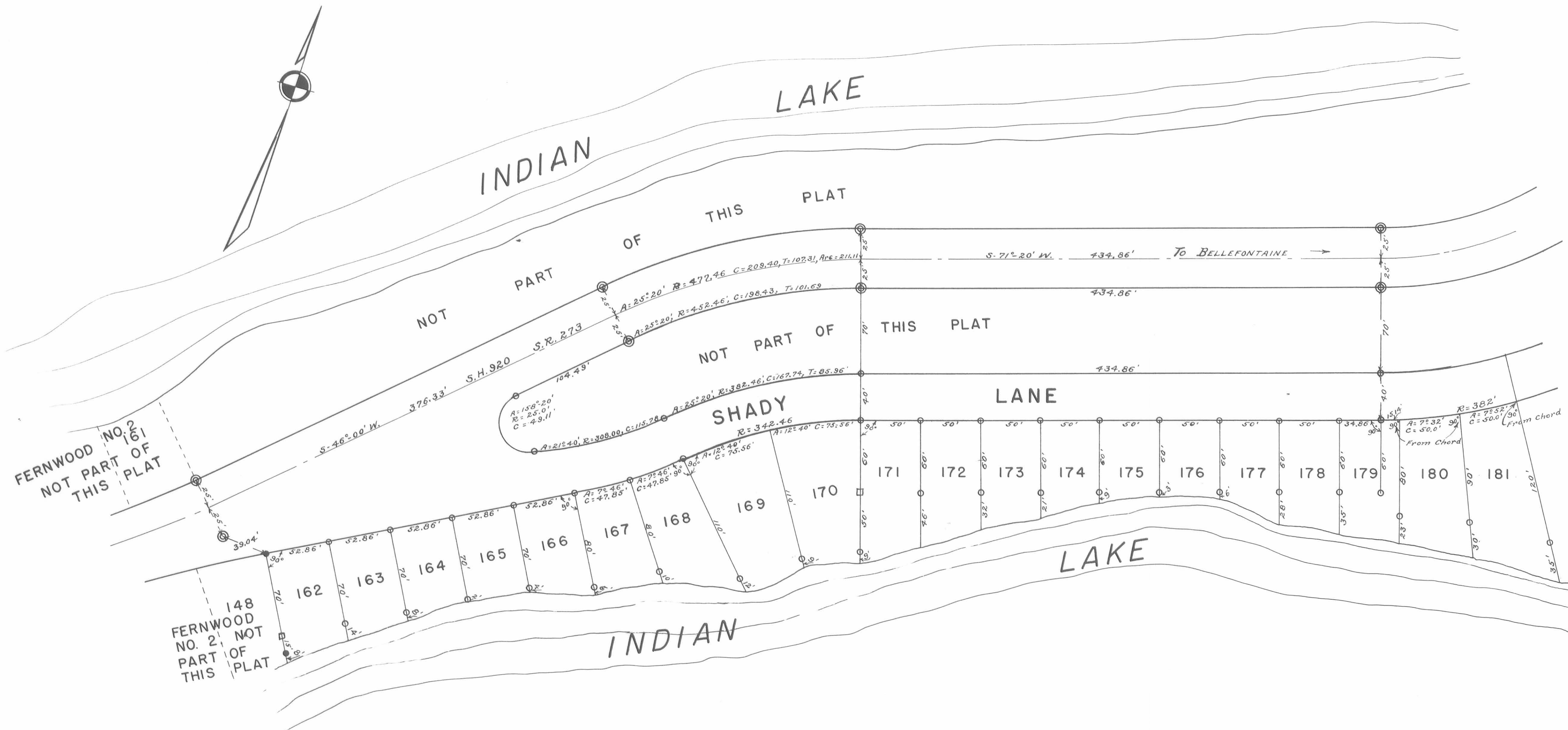
INDEXED ON MAP
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LEE SURVEYING & MAPPING CO.
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 BELLEFONTAINE, OHIO 43311
 (937) 593-7335
 WWW.LSMINC.US
 surveys@lee-surveying.com
 KSS D0518 63920518 L-6392-3

FERNWOOD NUMBER THREE

A SUBDIVISION IN
LOGAN COUNTY, OHIO
SCALE: 1"=50' — JUNE 1952



ENGINEER'S CERTIFICATE

I, Hobart H. Lewis, do hereby certify the annexed Plat is a true representation of FERNWOOD NUMBER THREE as surveyed by me in March 1952 and June 1952. The said subdivision is a part of survey number 16 in a return of survey of State lands in and around the Lewistown Reservoir commenced April 6, 1875 by M.H. McCormick, Surveyor, which said return of Survey is now (1952) on file in "CANAL LANDS PURCHASED and SOLD" in the office of Chief of Parks, Columbus, Ohio, and in Virginia Military Survey number 13393, Richland Township, Logan County, Ohio.

All dimensions on the plat are in feet. "Δ" is used to represent the central angle; "R" the radius; "C" the chord; "T" the tangent; "⊙" indicates the location of a State Highway Department marker found; "●" indicates the location of a 3/4" iron bar found; "○" indicates the location of iron pipes set and "□" indicates the location stakes set. The area contained within the plat is 3.10 acres.

Hobart H. Lewis
Registered Engineer No. 2662

DEDICATION

KNOW ALL MEN BY THESE PRESENTS; That Long Island Company, by Willard P. Wren, President and Don M. Hilliker, Secretary-Treasurer have authorized the subdivision of the same which is to be known and designed as FERNWOOD NUMBER THREE. The street shown thereon is dedicated to the public.

In witness whereof the said Willard P. Wren, President and Don M. Hilliker, Secretary-Treasurer have affixed their official signatures.

Signed in the presence of
William S. Wren
witness
Chester N. Garvin
witness

Willard P. Wren
President
Don M. Hilliker
Secretary-Treasurer

STATE OF OHIO COUNTY OF LOGAN S.S.

Be it remembered that on the 25th day of June 1952, before me a Notary Public in and for said county personally came Willard P. Wren President and Don M. Hilliker Secretary-Treasurer of Long Island Company and acknowledged the signing thereof to be their voluntary act for the purposes mentioned.

In testimony whereof I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Edward C. Thompson
Notary Public, Logan County, Ohio.

My Commission Expires May 4, 1953

COUNTY ENGINEERS OFFICE

Approved this 26 day of June 1952.
E. K. Core
County Engineer
Logan County, Ohio.

ACCEPTANCE

Accepted this 28 day of June 1952.
A. H. Lane
Hugh Roebuck
Floyd M. Hesteler
Commissioners of
Logan County, Ohio.

AUDITORS OFFICE LOGAN COUNTY, OHIO

The within lots transferred this 1st day of July 1952.
Francis D. Longbrake
Auditor of Logan County, Ohio.

RECORDERS OFFICE LOGAN COUNTY, OHIO

Received for Record at 10:05 O'clock A.M. on the 1st day of July 1952.
Recorded in Plat Book C Volume 3 Page 80.

Nancy W. Batch
Recorder of Logan County, Ohio.