

Before 1929



The following described land in V.M.S. 4990 in  
City of Bellefontaine, Logan County, Ohio.

Beginning at the North side of Columbus St.,  
about 330 feet East of the East side of Hayes St.; thence West  
with the North side of Columbus St. 103' to Shuffelton's East  
line; thence North with said Shuffelton's East line 223' to  
N.E. corner of said Shuffelton lot, thence East 20 feet, thence  
North 235 feet to a point in Johnson's South line; thence East with  
Johnson's South line 85 feet to a point in Blair's West line;  
thence South with said Blair's West line 458' to the place of  
beginning, containing one acre more or less.

3024 1D

INDEXED ON MAP

8-22-2022

APPROVED



**EDWARDS SURVEYING**  
110 South Main Street  
Urbana, Ohio 43078  
(937) 653-6508



**LEGAL DESCRIPTION FOR MARKER HOLDINGS' 0.565 ACRE TRACT**

Being situate in the State of Ohio, County of Logan, City of Bellefontaine, Lake Township, and being a part of Virginia Military Survey 4990, and being more particularly described as follows:

Beginning for reference at a drill hole in concrete set at the intersection of the North line of Columbus Ave. (60' right-of-way) and Hayes Street (40' right-of-way), also being at the Southwest corner of a 0.620 acre tract conveyed to Benjamin T. & Kacie L. Ross by deed recorded in Official Record 1364, Page 820;

Thence with the North line of Columbus Ave., S-81°34'13"-E, 122.99'(feet) to a 5/8" diameter iron bar found at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, also being at the Southeast corner of a 0.16 acre tract conveyed to Austin Henry by deed recorded in Official Record 1366, Page 200, Tract I, passing for reference a 5/8" diameter iron bar found at 77.99'(feet);

Thence with the East line of the 0.16 acre tract and with the East line of a 0.04 acre tract conveyed to Austin Henry by deed recorded in Official Record 1364, Page 200, Tract II, N-5°43'44"-E, 194.99'(feet) to a 1" diameter iron bar found at a corner of aforementioned Ross's 0.620 acre tract;

Thence with the bounds of the 0.620 acre tract the following three (3) courses:

1. N-8°06'14"-E, 10.06'(feet) to a 1" diameter iron bar found;
2. S-85°37'35"-E, 45.62'(feet) to a 3/4" diameter iron bar found;
3. N-4°33'28"-E, 28.00'(feet) to an iron bar set;

Thence S-81°34'13"-E, 64.50'(feet) to an iron bar set;

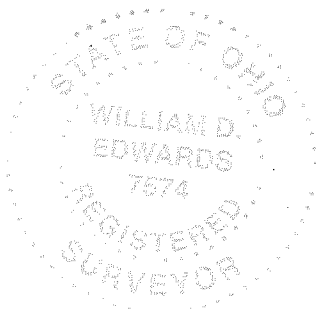
Thence S-5°43'44"-W, 236.26'(feet) to an iron bar set on the North line of aforementioned Columbus Ave.;

Thence with the North line of Columbus Ave., N-81°34'13"-W, 110.00'(feet) to the place of beginning.

Containing 0.565 acre but being subject to the rights of all legal highways and all easements of record.

Being a part of a 1.734 acre tract conveyed to Marker Holdings, LLC, by deed recorded in Official Record 1406, Page 3194, (Pt. of a 0.5 acre tract (1<sup>st</sup> tract), a 0.5 acre tract (2<sup>nd</sup> tract), & a 0.41 acre tract (3<sup>rd</sup> tract)), of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, August 16, 2022. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on the North line of Columbus Ave. per an assumed bearing of N-81°34'13"-W.





William D. Edwards, P.S. 7574

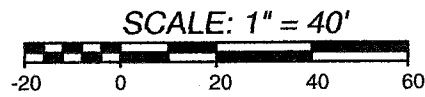
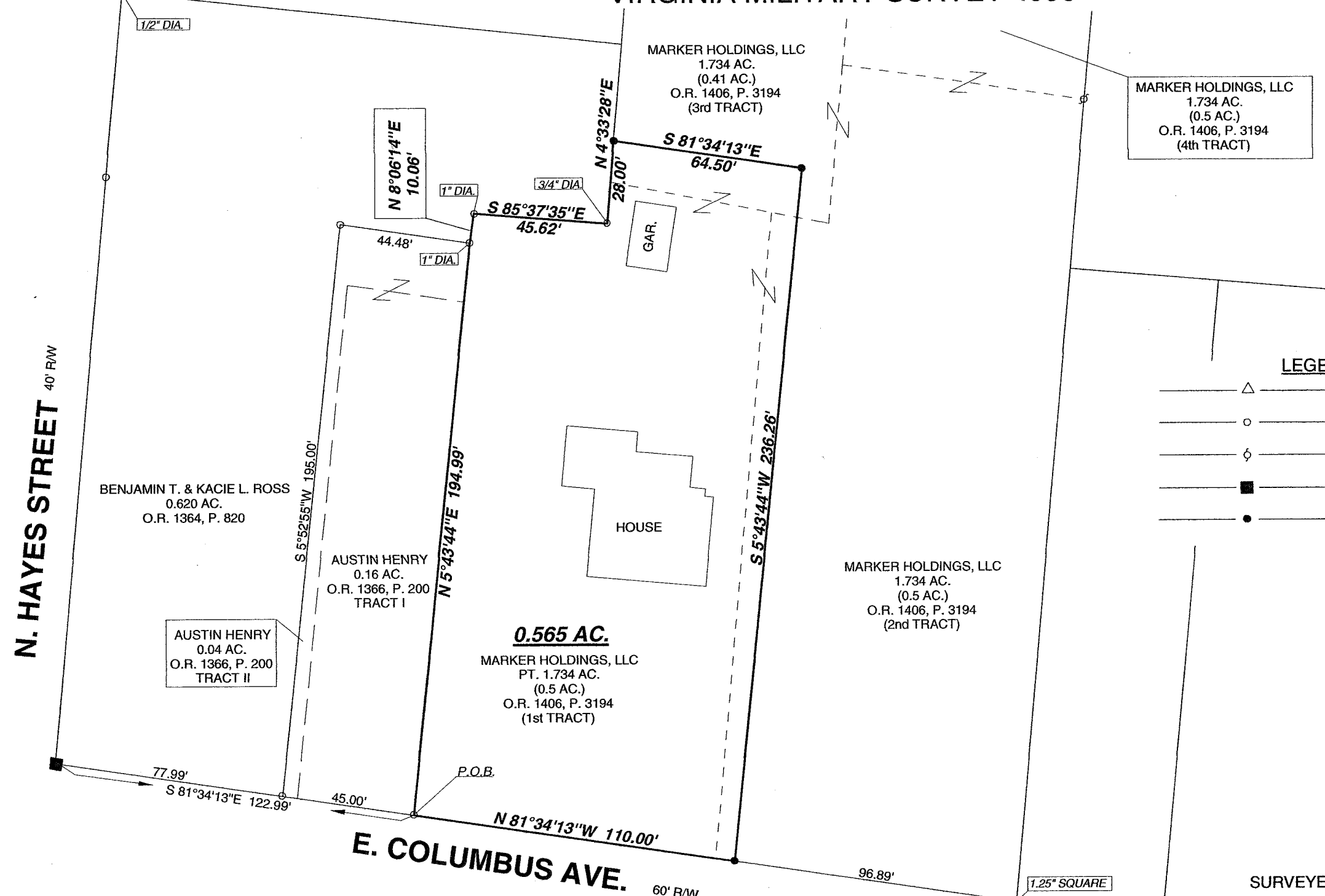
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8-22-2022



# PLAT OF SURVEY

CITY OF BELLEFONTAINE, LAKE TOWNSHIP  
LOGAN COUNTY, OHIO  
VIRGINIA MILITARY SURVEY 4990

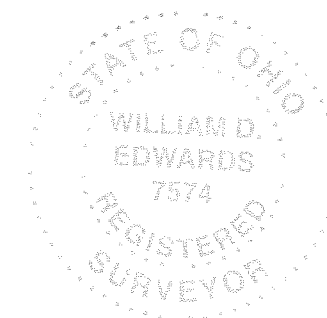


DATE: AUGUST 16, 2022



### LEGEND

- △ = RAILROAD SPIKE.....FOUND
- = 5/8" DIA., UNLESS NOTED, IRON BAR.....FOUND
- ⊙ = 1" DIA. IRON PIPE.....FOUND
- = DRILL HOLE IN CONCRETE.....SET
- = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 7574".....SET at grade



- NOTE:
- BEARINGS ARE BASED ON THE NORTH LINE OF COLUMBUS AVE. PER AN ASSUMED BEARING OF N-81°34'13"-W.
  - REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY.

SURVEYED BY: *William D. Edwards*  
 WILLIAM D. EDWARDS  
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 (937)653-6508

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