

GILLESPIE - BOHMAN to M<sup>c</sup> CONNELL DESCRIPTION

MAY, 1969

Being in Section 35, Lake Township, Logan County, Ohio; and being in the city of Bellefontaine, Ohio.

Being a part of Bellefontaine City Lot #266 described as follows:

Beginning at a iron in the south line of said Lot #266 (also the north right of way line of Garfield Avenue) that bears S 65°-00'E 19.5 feet from the southwest corner of said Lot #266.

Thence N 21°-37'E 120.55 feet to a iron in the north line of said Lot #266. Said iron bears S 65°-00'E 56.0 feet from the northwest corner of said Lot #266.

Thence with said north line of Lot #266 (also the south right of way line of a 16.5' alley) S 65°-00'E 6.0 feet to a iron.

Thence S 24°-28'W 120.34 feet to the place of beginning.

-----  
OWEN K. SHIRK

SURVEYOR 4271

INDEXED ON MAP

4529

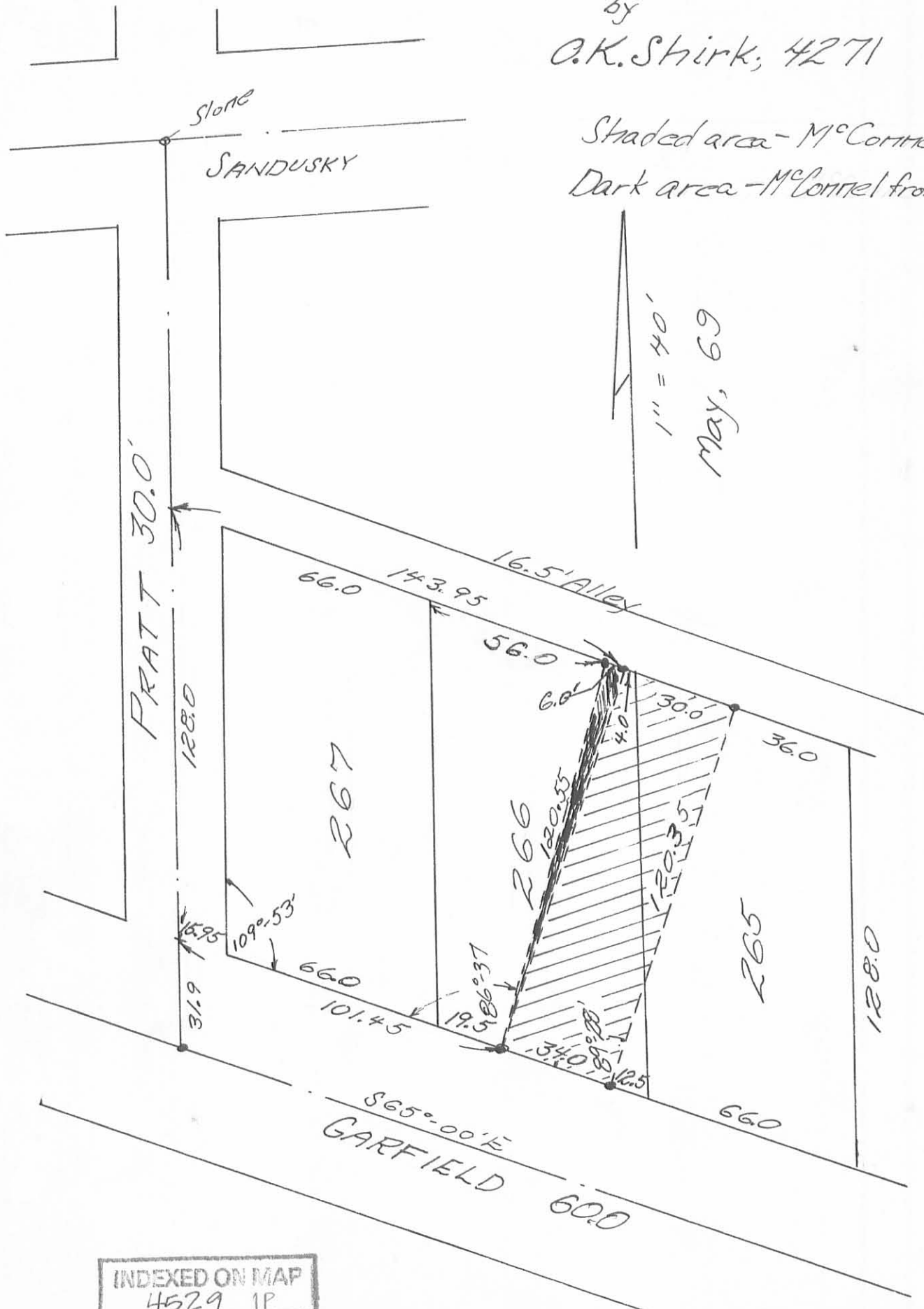
ID

# M<sup>c</sup>CONNELL SURVEY BELLEFONTAINE, O

by  
O.K. Shirk, 4271

Shaded area - M<sup>c</sup>Connell's tract  
Dark area - M<sup>c</sup>Connell from Swartz

1" = 40'  
May, 69



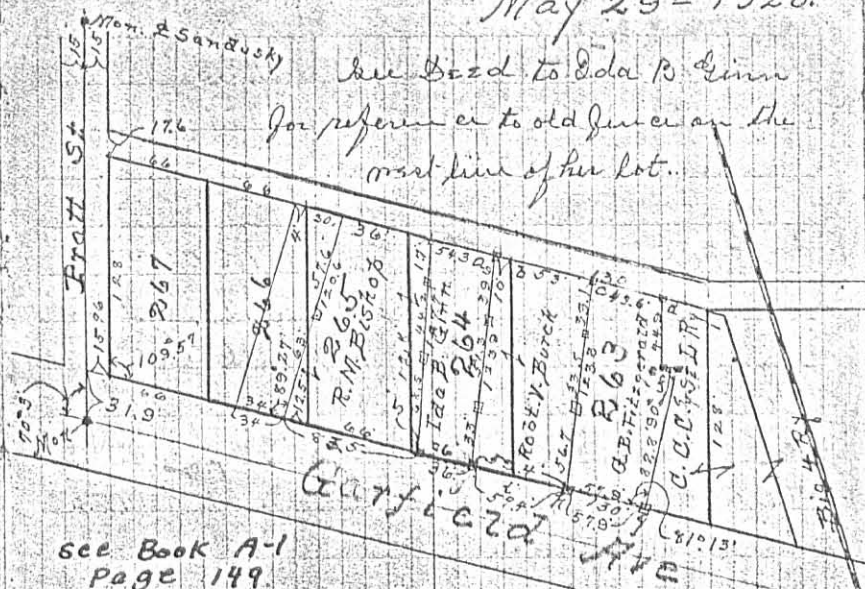
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Polk Lane Highway. May 15<sup>th</sup> 1907  
 Stakes set R. N. of & Polk line 1 = 15 N. & High Ave.  
 From Walker St to Lawrence St.

Ginn Burch & Fitzgerald, May 29-1920.  
 Survey of 3 Lots.

- Measure S.W. angle Lot 267 = 109° 57'
- (1) Start at Mon & Garfield & Pratt, N on & Pratt at 31.9' N line Garfield set  
 " 169' set spike = 3/10 N of & alley.
  - (2) set spike & Garfield opposite Ry lot  
 angle T. 90° set spike at 30' N line Garfield
  - (3) start at spike 31.9' of (1) on N line Garfield  
 angle R = E 70° 3' to N line "  
 at 2.14' set SW < lot 264  
 " 2.19' " V = 0 SW < Ginn lot  
 " 2.55' " V = 0 SE < " " E/SW < Burch  
 " 3.14.4 " SE < Burch & SW < Fitzgerald  
 " 3.72.3 " SE < Fitzgerald & SW < Ry lot  
 " & main track Ry Ry
  - (4) start at spike 169' of (1) ang R = E to & alley  
 at 2.14' set spike E line lot 265 & N line lot 264  
 " 376.8 " " opposite NE < Fitzgerald  
 From spike 2.14 of (4) angle R = S 70° 3'  
 at 8.8' set O at 9.1' set spike NE < lot 265  
 " spike 376.8 of (4) ang R = S 70° 3' set O = NE < Fitzgerald  
 Note: The west line of Oda B. Ginn was  
 located by one on line of old fence post holes.  
 The fence had been taken down.

Ginn Burch & Fitzgerald 15  
 May 29<sup>th</sup> 1920.



- see Book A-1 Page 149.
- Measure ang Fitzgerald 81° 13'
- (5) start at spike 3 of (4) = NE < lot 265, E on S line of alley  
 at 1.7' pass O = NW < Ginn  
 " 5.6' set O = NE < " " of NW < Burch  
 " 1.19' " O = NE < Burch & NW < Fitzgerald  
 " 1.62.6 " O = NE < Fitzgerald & NW < Ry lot
  - (6) start at spike NE < lot 265. W on S line alley  
 at 3.6' set O = NW < R. M. Bishop
  - (7) start at O SE < Fitzgerald, ang R. N 81° 13'  
 at 8.2.8' set O = < Fitzgerald then angle W. 90° set O at 6'.  
 Measure from last O N 4.9' to O NE < Fitzgerald on S line alley  
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REC'D 9-10-09 SMY/OK

# RIVERSTONE

LAND SURVEYING • CIVIL ENGINEERING • LAND PLANNING

## LEGAL DESCRIPTION

Situated in the City of Bellefontaine, Township of Lake, County of Logan and State of Ohio, and known as being part of Lot Nos. 264, 265, and 266 of Gardner Addition (Plat Cab. A, Slide 1) in the City of Bellefontaine, and being further bounded and described as follows:

Commencing at a 1" iron pin monument found at the intersection of the centerlines of Garfield Avenue (60 feet wide) and Pratt Street (30 feet wide);

Thence South 65°00'00" East along the centerline of Garfield Avenue, 124.87 feet to a p. k. nail set;

Thence North 24°22'00" East, 30.00 feet to a 5/8" iron pin found (0.04 feet north, 0.06 feet west) on the northerly right of way of Garfield Avenue at the southeasterly corner of part of Lots 265 and 266 conveyed to Jason S. Meyers (Parcel Number 17-091-11-10-004-000) by deed dated April 16, 2004 and recorded in Official Record Book 713, Page 165 of Logan County Deed Records, and being the **PRINCIPAL PLACE OF BEGINNING** of the premises described herein;

Thence North 24°22'00" East along the easterly line of land so conveyed to Jason S. Meyers, 120.27 feet to a 5/8" x 30" iron pin set (witnessed by a 5/8" iron pin found 0.14 feet south, 0.58 feet east) on the southerly right of way of an Unnamed Alley (16.5 feet wide);

Thence South 65°00'00" East along the southerly right of way of said Unnamed Alley, 46.00 feet to a 5/8" x 30" iron pin set (witnessed by a 5/8" iron pin found 0.15 feet south, 0.46 feet east) at the northwesterly corner of part of Lot 264 conveyed to Bruce A. Foreman (Parcel Number 17-091-11-10-006-000) by deed dated July 02, 1999 and recorded in Official Record Book 416, Page 789 of Logan County Deed Records;

Thence South 07°19'23" West along the westerly line of land so conveyed to Bruce A. Foreman, 126.23 feet to a 5/8" x 30" iron pin set (witnessed by a 5/8" iron pin found 0.00 feet north, 0.41 feet west) on the northerly right of way of the aforesaid Garfield Avenue;

Thence North 65°00'00" West along the northerly right of way line of Garfield Avenue, 83.00 feet to the **PRINCIPAL PLACE OF BEGINNING** and containing 0.1781 acres of land as surveyed and described by Edward B. Dudley, Registered Surveyor No. 6747, of the Riverstone Company in August 2009 and subject to all legal highways, restrictions, reservations and easements of record.

Note: All 5/8"x30" iron pins set and capped "Riverstone Company-Dudley PS6747"

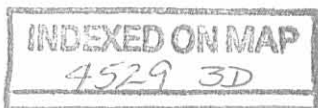
### BASIS OF BEARINGS:

The centerline of Garfield Avenue as S 65°00'00" E as shown on The McConnell Survey prepared by O.K. Shirk, P.S. No. 4271, dated May 1969

### DEEDS OF REFERENCE:

(Parcel Number 17-091-11-10-005-000)

Land conveyed to Fannie Mae aka Federal National Mortgage Association by deed dated August 13, 2009 and recorded in Official Record Book 962, Page 364 of Logan County Deed Records.



# BOUNDARY SURVEY

OF

## 324 GARFIELD AVENUE

## BELLEFONTAINE, OHIO

PARCEL No. 17-091-11-10-005

Situated in the City of Bellefontaine, Township of Lake, County of Logan and State of Ohio and known as being part of Lot Nos. 264, 265, and 266 in the City of Bellefontaine, Ohio.

### BASIS OF BEARINGS

The centerline of Garfield Avenue as S 65°00'00" E as shown on The McConnell Survey prepared by O.K. Shirk, P.S. No. 4271, dated May 1969.

### DEED OF REFERENCE

Land conveyed to Fannie Mae aka Federal National Mortgage Association by deed dated August 13, 2009 and recorded in Official Record Book 962, Page 364 of Logan County Deed Records.

### SURVEYOR'S CERTIFICATION

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

September 02, 2009  
 Edward B. Dudley P.S. No. 6747 Date

Note: All 5/8"x30" iron pins set and capped "Riverstone Company-Dudley PS6747"



### LEGEND

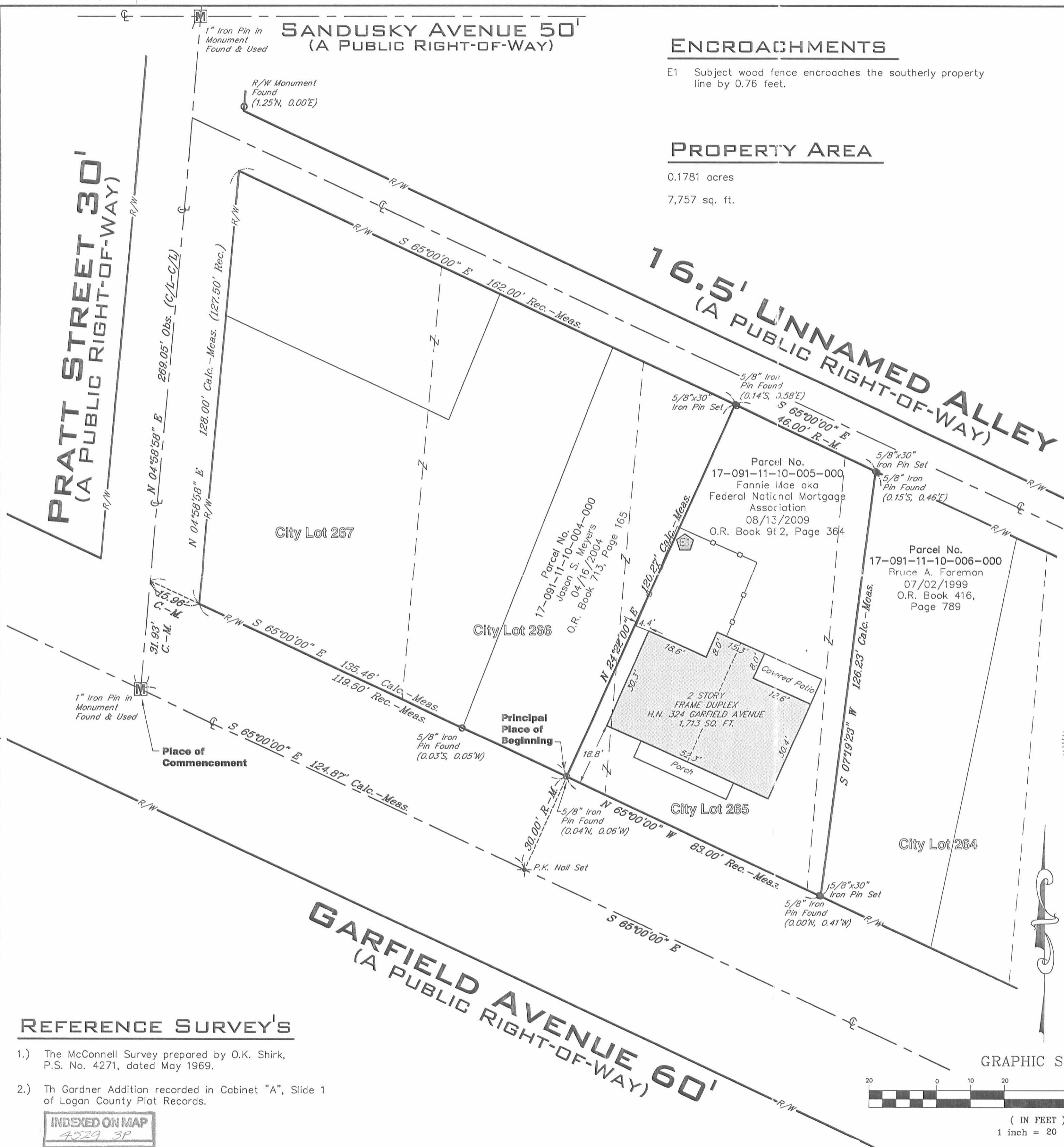
	= Monument Box Found		= Drill Hole Found
	= Iron Pin or Pipe Found		= Concrete Nail Found
	= 5/8"x30" Iron Pin Set		= Encroachments
Parcel line	----- Z -----		
Original Lot / Section Line	----- C -----		
Centerline	----- C -----		
Property Line	----- R/W -----		
Right-of-way Line	----- R/W -----		
Wood Fence Line	----- X -----		
Chain Link Fence	----- X -----		
Woven Fence Line	----- X -----		
M.C.P.R.	Montgomery County Plot Records	P.P.O.B.	Principal Place of Beginning
Calc./C.	Calculated	Plot	Filed of Recorded
E.	East	Plot	Right-of-Way
H.N.	House Number	R/W	Record
Meas./M.	Measured	Rec./R.	South
N.	North	S/L	Sublot
O.R.	Official Record	Sq.Ft.	Square Feet
Obs.	Observed	Vol.	Volume
P.B.	Plot Book	W.	West
P.O.B.	Place of Beginning		

### ENCROACHMENTS

E1 Subject wood fence encroaches the southerly property line by 0.76 feet.

### PROPERTY AREA

0.1781 acres  
 7,757 sq. ft.

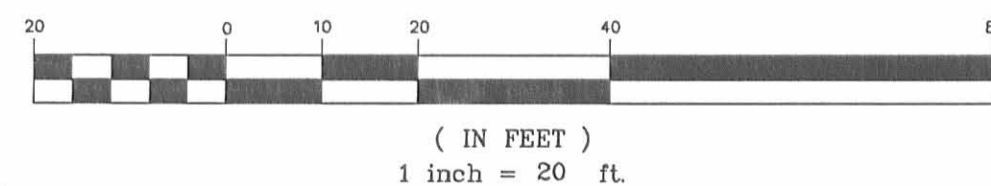


### REFERENCE SURVEYS

- The McConnell Survey prepared by O.K. Shirk, P.S. No. 4271, dated May 1969.
- The Gardner Addition recorded in Cabinet "A", Slide 1 of Logan County Plat Records.

INDEXED ON MAP  
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### GRAPHIC SCALE



## RIVERSTONE

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 WWW.RIVERSTONESURVEY.COM