

IRON ROD S 4°-30'W 78.00' IRON ROD

VOL. 354 PAGE 255

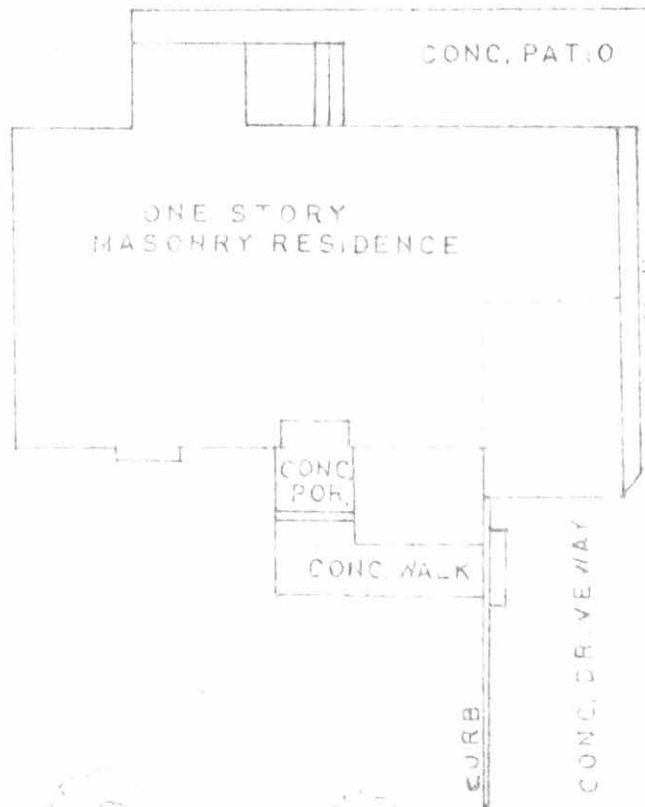


PROPERTY SURVEY AT 216 NORTH HAYES ST, BELLEFONTAINE, OHIO LAKE TWP., LOGAN CO.

I hereby certify that the foregoing plat was prepared from an actual survey of the premises and that same shows the location of the boundaries and all improvements thereon; that the dimensions of the improvements and the location thereof with respect to the boundaries are correct as shown; that there are no encroachments thereon upon adjacent premises.

N 87°-40' E
327.25'

S 87°-42' W
322.65'



William T. Lee
Registered Surveyor No. 6189



IRON ROD N 4°-10' E 77.25' IRON ROD

Q.X' ON CONC.
CONC. WALK

6344 IP

March 25, 1976

INDEXED ON MAP N. HAYES STREET



SCALE 1" = 20'

CITY INDEX

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

LOGAN RENTALS, LTD. 0.571 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 Logan Rentals, Ltd., 0.60 acre tract as deeded and described in Official Record 789, Page 44, Tract XI and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found at the common easterly corner to Lot 2005 and Lot 2006 of Brands Addition (Plat Cabinet A, Slide 33) and being on the west right-of-way line of Hayes Street (50 feet wide);

THENCE, with the east line of said Lot 2005 and west line of said right-of-way, N 04°-18'-00" E, a distance of 36.55 feet to a point;

THENCE, S 85°-42'-00" E, a distance of 50.00 feet to a point referenced by a 1 inch iron pipe found bearing S 87°-45'-43" W, a distance of 0.60 feet, said point being the southwest corner to the Wammes Storage & Rentals, Ltd., 0.13 acre tract as deeded and described in Official Record 789, Page 272, Tract X, said point being the **TRUE POINT OF BEGINNING**;

THENCE, with the north line of said 0.60 acre tract and south lines of said 0.13 acre tract and the Wammes Storage & Rentals, Ltd., 0.29 acre tract as deeded and described in Official Record 789, Page 272, Tract IX, the Wammes Storage & Rental, Ltd., 0.105 acre tract as deeded and described in Official Record 795, Page 849 and the Billy E. Miller, Jr. and Rebecca S. Miller 1.030 acre tract as deeded and described in Official Record 1301, Page 314, N 87°-45'-43" E, passing a 5/8 inch iron rod found (Geeslin) at a distance of 172.06 feet, being the southerly common corner to said 0.29 acre and 0.105 acre tracts and a 5/8 inch iron rod found (Geeslin) at a distance of 193.50 feet, being the southerly common corner to said 0.105 acre and 1.030 acre tracts, a total distance of 322.12 feet to a 5/8 inch iron rod set on the west line of Lot 3532 of Ritter Allotment (Plat Cabinet A, Slide 117);

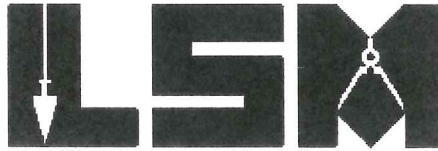
THENCE, with the line common to said 0.60 acre tract and said west line of Lot 3532, S 03°-51'-46" W, a distance of 77.83 feet to a 5/8 inch iron rod set, at the northeast corner to the Samuel A. Admire and Ashley A. Admire 0.65 acre tract as deeded and described in Official Record 1217, Page 767;

INDEXED ON MAP
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THENCE, with the line common to said 0.60 acre and 0.65 acre tracts, S 87°-49'-54" W, a distance of 322.67 feet to a 5/8 inch iron rod set on the east right-of-way line of said Hayes Street;

THENCE, with said right-of-way line, N 04°-18'-00"E, a distance of 77.50 feet to the **POINT OF BEGINNING**.

Containing 0.571 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 west right-of-way line of Hayes Street, being N 04°-18'-00"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 August 29, 2018.

Description prepared by:



D. Neer
Daniel A. Neer
Professional Surveyor No. 8533
September 10, 2018

11590818

LEGEND:

- ⊕ 1 INCH IRON PIPE FOUND
- ⊙ 5/8 INCH IRON ROD FOUND (GEESLIN)
- ⊘ 6 INCH WOOD POST FOUND
- 5/8 INCH IRON ROD FOUND
- 5/8 INCH X 30 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "P.S. 8533"

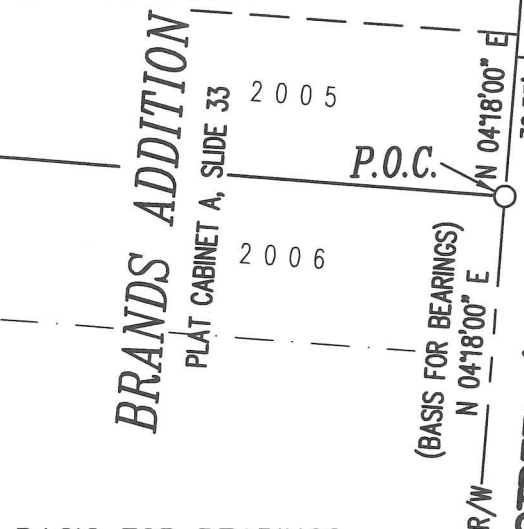
R/W = RIGHT-OF-WAY

C/L = CENTER-LINE

P.O.C. = POINT OF COMMENCEMENT

P.O.B. = POINT OF BEGINNING

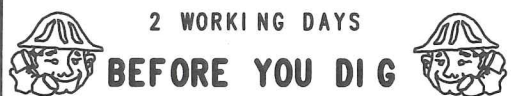
NTS = NOT TO SCALE



BASIS FOR BEARINGS:

THE BASIS FOR BEARINGS, SHOWN HEREON, IS AN ASSUMED BEARING FOR THE WEST RIGHT-OF-WAY LINE OF HAYES STREET, BEING N 04°18'00" E.

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

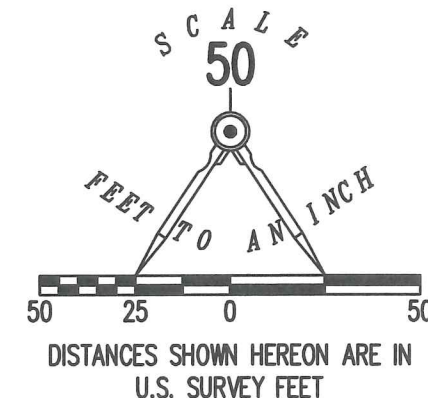


CALL TOLL FREE **800-362-2764**

OHIO UTILITIES PROTECTION SERVICE

SANDUSKY AVENUE (60')

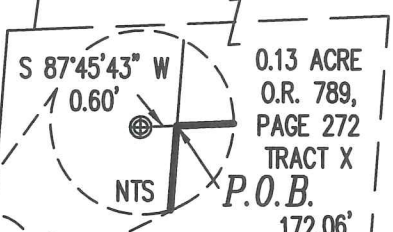
RITTER ALLOTMENT
PLAT CABINET A, SLIDE 117



WAMMES STORAGE & RENTALS, LTD.
0.29 ACRE
O.R. 789, PG. 272
TRACT IX

BILLY E. MILLER, JR. AND
REBECCA S. MILLER
1.030 ACRES
O.R. 1301, PG. 314

3 5 3 2
CRAIG POEPELMAAN AND
GARY POEPELMAAN
O.R. 1078, PG. 710



0.571 ACRE
LOGAN RENTALS, LTD.
0.60 ACRE
O.R. 789, PG. 44
TRACT XI

SAMUEL A. ADMIRE AND
ASHLEY A. ADMIRE
0.65 ACRE
O.R. 1217, PG. 767

DEED & SURVEY REFERENCES:

- O.R. 789, PG. 44
- O.R. 789, PG. 272
- O.R. 795, PG. 849
- O.R. 1078, PG. 710
- O.R. 1217, PG. 767
- O.R. 1301, PG. 314

BRANDS ADDITION
PLAT CABINET A, SLIDE 33

RITTER ADDITION
PLAT CABINET A, SLIDE 117

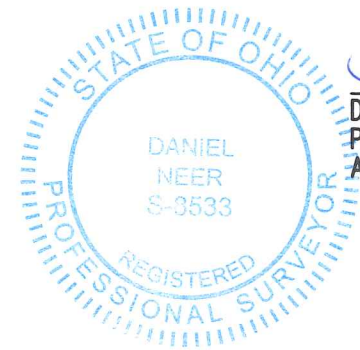
LOGAN COUNTY ENGINEER'S MAP ROOM
FILES: 1554, 3643, 3761, 4827 AND 6349

**RETRACEMENT SURVEY OF THE
LOGAN RENTALS, LTD.
0.60 ACRE TRACT
OFFICIAL RECORD 789, PAGE 44
TRACT XI
VIRGINIA MILITARY SURVEY 4990
CITY OF BELLEFONTAINE
LAKE TOWNSHIP
LOGAN COUNTY, OHIO**

SURVEYED BY:

D. Neer

DANIEL A. NEER
PROFESSIONAL SURVEYOR NO. 8533
AUGUST 29, 2018



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LEE SURVEYING & MAPPING CO.
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KSS D0818 11590818 L-1159-3

INDEXED ON MAP

6344