

CROUTWATER & KAUFFMAN SURVEY
Croutwater Keep

The following described real estate situated in the City of Bellefontaine, Township of Lake, County of Logan, State of Ohio and being a part of Fractional Section 35, Town 4, Range 14, B. M. R. S. and being more particularly described as follows:

Beginning at an iron bar found at the northwest corner to Roger J. Kauffman's present 0.19 Acre tract as surveyed by Dan L. Dodson, Reg. Sur. No. 4270 on September 13, 1980, said iron bar also being in the east line of North Park Street which is 40.0 feet in width;

Thence North with the east line of Park Street, 50.00 feet to an iron bar set at Charles H. Croutwater's northwest corner and Terry Lee Van Buskirk's present 0.24 Acre tract;

Thence with Croutwater's north line, S. 89° 58.5' E. 144.98 feet to an iron bar set;

Thence S. 0° 01.5' W. 40.00 feet to an iron bar set;

Thence N. 89° 58.5' W. 15.00 feet to an iron bar set;

Thence S. 0° 01.5' W. 10.00 feet to an iron bar set in the north line of Roger J. Kauffman's present 0.19 Acre tract;

Thence with Kauffman's north line, N. 89° 58.5' W. 130.00 feet to the place of beginning, containing 7,094.78 square feet or 0.163 Acres, more or less.

I hereby certify that this is a true and accurate description of said tract as surveyed by me on August 6, 1983.

(6269) 1D -1

INDEXED ON MAP

Daniel E. Gilbert
Daniel E. Gilbert, P.S.
Reg. Sur. No. 5402
1041 N. Main St.
Bellefontaine, Ohio 43311



CROUTWATER - KAUFFMAN SURVEY

Sell to Kauffman

The following described real estate situated in the City of Bellefontaine, Township of Lake, County of Logan, State of Ohio and being a part of Fractional Section 35, Town 4, Range 14, B. M. R. S., and being more particularly described as follows:

Beginning at an iron bar found at the northwest corner to Roger J. Kauffman's present 0.19 Acre tract as surveyed by Dan L. Dodson, Reg. Sur. No. 4270 on September 13, 1980, said iron bar also being in the east line of North Park Street which is 40.0 feet in width;

Thence with the north line of Kauffman's tract, S. 89° 58.5' E. 130.00 feet to an iron bar set for the true place of beginning for this survey;

Thence continuing with the north line of Kauffman and the north line of Ludwig, Hill and Petroschek, S. 89° 58.5' E. 146.58 feet to a point in the Ludlow line, which is is the water of Possom Run Creek, said point also being the southeast corner to Charles H. Croutwater's present 0.30 Acre tract, passing through an iron bar found at Kauffman's northeast corner at 25.00 feet, and an iron bar set on the bank of Possom Run Creek at 112.78 feet;

Thence with the Ludlow Line, N. 19° 45.5' W. 53.15 feet to an iron bar set at the northeast corner to Croutwater present tract; passing through an iron bar set at 19.90 feet;

Thence with present north line of Croutwater, N. 89° 58.5' W. 113.64 feet to an iron bar set;

Thence S. 0° 01.5' W. 40.00 feet to an iron bar set;

Thence N. 89° 58.5' W. 15.00 feet to an iron bar set;

Thence S. 0° 01.5' W. 10.00 feet to the true place of beginning, containing 6,324.07 square feet or 0.145 Acres, more or less.

I hereby certify that this is a true and accurate description of said tract as surveyed by me on August 6, 1983.

(6869) 1D-2

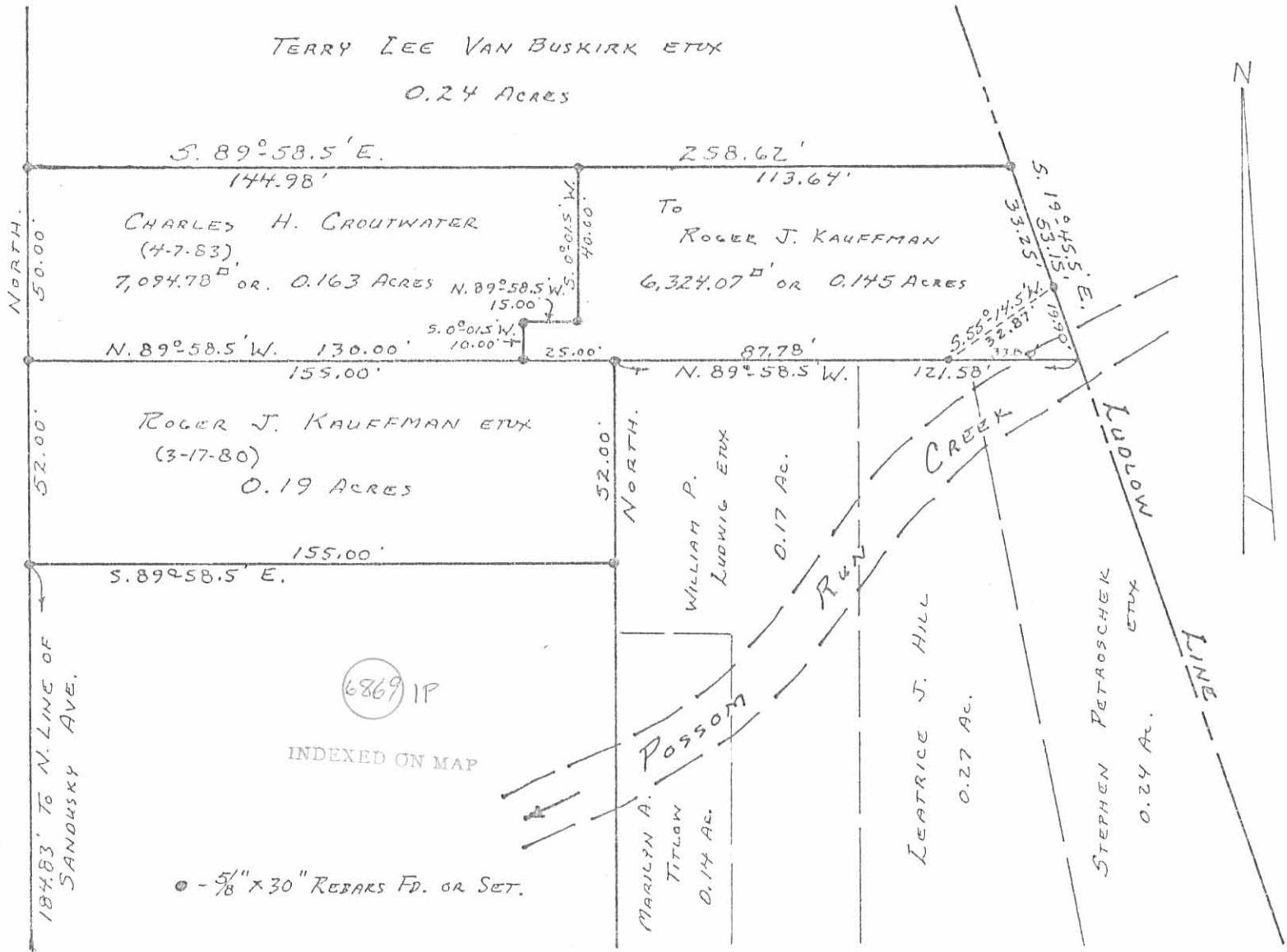
INDEXED ON MAP

Daniel E. Gilbert

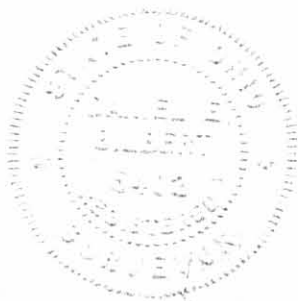
Daniel E. Gilbert, P.S.
Reg. Sur. No. 5402
1041 N. Main St.
Bellefontaine, Ohio 43311



N. PARK ST. - 40'



SURVEYED AND PLATTED BY:
DANIEL E. GILBERT, P.S.
REG. SUR. NO. 5402
1041 N. MAIN ST.
BELLEFONTAINE, OHIO 43311



CROUTWATER-KAUFFMAN SURVEY
SECTION 35 T. 4 R. 14
CITY OF BELLEFONTAINE
LOGAN COUNTY, OHIO
AUGUST 6, 1983
SCALE: 1" = 40'

3-11-2020
APPROVED

DESCRIPTION OF SURVEY FOR ROGER KAUFFMAN
0.080 ACRES
March 9, 2020

The following described 0.080 acre tract of land is situated in Section 35, Town 4, Range 14, B.M.R.S. and in the City of Bellefontaine, Lake Township, Logan County, Ohio and being part of Terry L. Van Buskirk's and Margaret Van Buskirk's 0.163 acre tract described in Official Record Volume 1363, page 895, said 0.080 acre tract more particularly described as follows:

Beginning for reference at a 5/8 inch iron bar found at the intersection of the north line of East Sandusky Street (60 feet wide) with the east line of North Park Street (40 feet wide);

Thence North 5°39'49" East 236.80 feet, following the east line of North Park Street, to an iron bar set at the southwest corner of said 0.163 acre tract and at the northwest corner of Roger J. Kauffman's and Rachel Bucher Kauffman's 0.18 acre tract described in Deed Volume 401, page 494, said iron bar marking the **place of beginning**;

Thence **North 5°39'49" East 25.00 feet**, continuing along the east line of North Park Street and following the west line of said 0.163 acre tract, to an iron bar set;

Thence **South 84°15'49" East 145.02 feet**, departing from the east line of North Park Street and crossing said 0.163 acre tract, to an iron bar set in a west line of Roger J. Kauffman's and Rachel Bucher Kauffman's 0.145 acre tract described in Deed Volume 401, page 494;

Thence **South 5°42'54" West 15.00 feet**, following a west line of said 0.145 acre tract and an east line of said 0.163 acre tract, to an iron bar set;

Thence **North 84°22'51" West 14.98 feet**, following a north line of said 0.145 acre tract and a south line of said 0.163 acre tract, to a 5/8 inch iron bar found;

Thence **South 5°24'14" West 9.91 feet**, following a west line of said 0.145 acre tract and an east line of said 0.163 acre tract, to a 5/8 inch iron bar found in the north line of said 0.18 acre tract;

Thence **North 84°17'29" West 130.07 feet**, following the north line of said 0.18 acre tract and a south line of said 0.163 acre tract, to the **place of beginning, containing 0.080 acres** more or less and subject to all valid easements and restrictions of record.

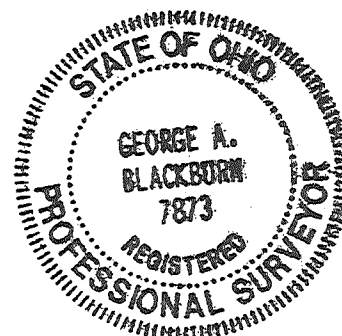
The above described 0.080 acre tract of land is to be attached to an adjoining parcel and may not be used as a separate or independent tract.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of March 2020. Iron bars set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS #7873." Bearings indicated herein are based on the east line of North Park Street bearing North 5°39'49" East.

Description prepared by:

 3-9-2020

George A. Blackburn, R.S. #7873
6879 State Route 287
West Liberty, Ohio 43357
(937) 465-0424



INDEXED ON MAP
6869

3-17-2020
APPROVED

DESCRIPTION OF SURVEY FOR ROGER KAUFFMAN
0.083 ACRES
March 9, 2020

The following described 0.083 acre tract of land is situated in Section 35, Town 4, Range 14, B.M.R.S. and in the City of Bellefontaine, Lake Township, Logan County, Ohio and being part of Terry L. Van Buskirk's and Margaret Van Buskirk's 0.163 acre tract described in Official Record Volume 1363, page 895, said 0.083 acre tract more particularly described as follows:

Beginning for reference at a 5/8 inch iron bar found at the intersection of the north line of East Sandusky Street (60 feet wide) with the east line of North Park Street (40 feet wide);

Thence North 5°39'49" East 236.80 feet, following the east line of North Park Street, to an iron bar set at the southwest corner of said 0.163 acre tract and at the northwest corner of Roger J. Kauffman's and Rachel Bucher Kauffman's 0.18 acre tract described in Deed Volume 401, page 494;

Thence North 5°39'49" East 25.00 feet, continuing along the east line of North Park Street and following the west line of said 0.163 acre tract, to an iron bar set and marking the **place of beginning**;

Thence **North 5°39'49" East 25.00 feet**, continuing along the east line of North Park Street and the west line of said 0.163 acre tract, to a 5/8 inch iron bar found at the southwest corner of Terry Lee Van Buskirk's and Margaret L. Van Buskirk's 0.27 acre tract described in Official Record Volume 815, page 813;

Thence **South 84°15'50" East 145.05 feet**, departing from the east line of North Park Street, following the south line of said 0.27 acre tract and the north line of said 0.163 acre tract, to a 5/8 inch iron bar found at the northwest corner of Roger J. Kauffman's and Rachel Bucher Kauffman's 0.145 acre tract described in Deed Volume 401, page 494;

Thence **South 5°42'54" West 25.00 feet**, following the west line of said 0.145 acre tract and the east line of said 0.163 acre tract, to an iron bar set;

Thence **North 84°15'49" West 145.02 feet**, departing from the west line of said 0.145 acre tract and crossing said 0.163 acre tract, to the **place of beginning, containing 0.083 acres** more or less and subject to all valid easements and restrictions of record.

The above described 0.083 acre tract of land is to be attached to an adjoining parcel and may not be used as a separate or independent tract.

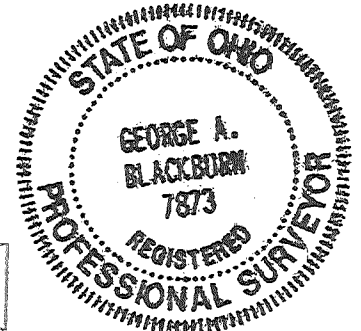
The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of March 2020. Iron bars set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS #7873." Bearings indicated herein are based on the east line of North Park Street bearing North 5°39'49" East.

Description prepared by:

 3-9-2020

George A. Blackburn, R.S. #7873
6879 State Route 287
West Liberty, Ohio 43357
(937) 465-0424

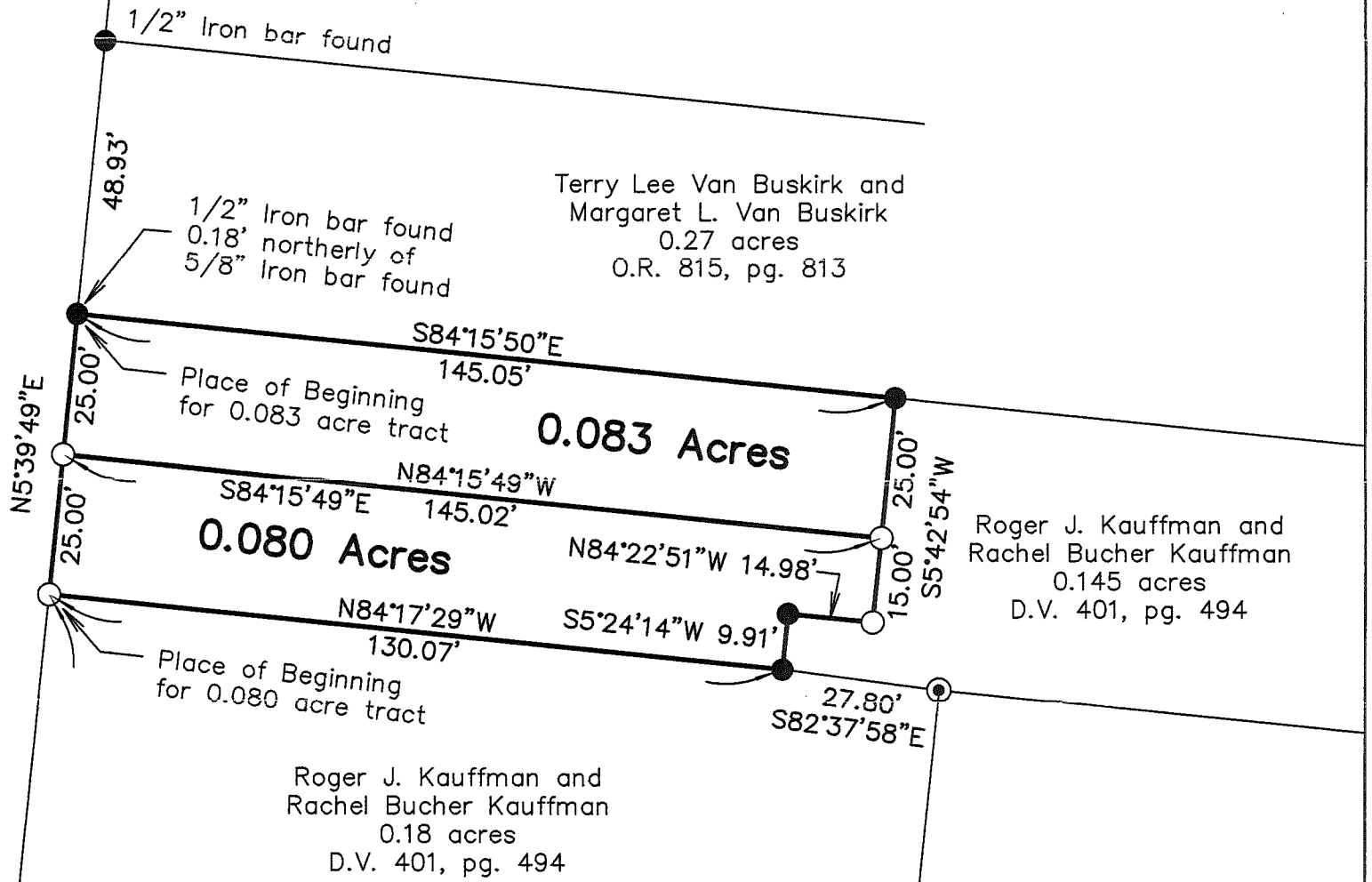
INDEXED ON MAP
66109



3-17-2020

APPROVED

PLAT OF SURVEY IN
SECTION 35, TOWN 4, RANGE 14, B.M.R.S.
CITY OF BELLEFONTAINE
LAKE TOWNSHIP
LOGAN COUNTY, OHIO



NORTH PARK STREET (40')
(BASIS OF BEARING)
N5°39'49"E
236.80'

LEGEND

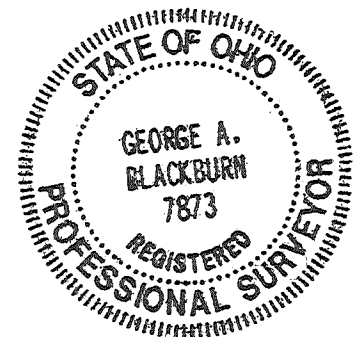
- 5/8" Iron bar found unless otherwise noted
- 5/8" Iron bar set
- ⊙ 3/4" Iron pipe found

Being two tracts split out of Terry L. Van Buskirk's and Margaret Van Buskirk's 0.163 acre tract described in Official Record Volume 1363, pg. 895

Both tracts are to be attached to adjoining parcels and may not be used as separate or independent tracts.

I hereby certify that this plat was prepared from an actual field survey and that monuments were placed as indicated hereon.

George A. Blackburn 3-9-2020
George A. Blackburn, R.S. 7873



EAST SANDUSKY STREET (60')

BLACKBURN SURVEYING
6879 STATE ROUTE 287
WEST LIBERTY, OHIO 43357
(937) 465-0424

DATE: 3/9/2020
SCALE: 1" = 30'
FILE: Roger Kauffman 3-20

PLAT PREPARED FOR
ROGER KAUFFMAN AND TERRY VAN BUSKIRK

Sheet
1
of
1

INDEXED ON MAP
Coble