

**YELTON SURVEY**

The following described real estate situated in the Village of Huntsville, Township of McArthur, County of Logan, State of Ohio and being a part of Virginia Military Survey No. 9904 and being a part of 3.270 Acre tract as carried on the Logan County Auditors Land Duplicate in the name of Anthony E. and Monica S. Yelton, Husband and Wife as recorded in Deed Volume No. 386 Page 832 (2-4-1980) and being more particularly described as follows:

Beginning at a 3/4 inch iron pipe found at a southwest corner to Yelton's tract, in the east side of Bickham's Addition to Huntsville as recorded in Plat Cabinet A Slide 161 and being at a northwest corner to Vine Street (33 feet wide) and in the east end of Vine Street (60 feet wide);

Thence with the east end of Vine Street and the east line of Lot No. 75 (Lot No. 6, original number) of Bickhams Addition to the Village, N. 7°35'40" W. 120.00 feet to a 5/8" x 30" Rebar set, passing through a 5/8" x 30" Rebar set at the southeast corner to Lot No. 75 at 27.00 feet;

Thence N. 83°20'00" E. 120.00 feet to a 5/8" x 30" Rebar set;

Thence N. 67°09'35" E. 86.95 feet to a Corner Stone <sup>FOUND</sup> at a corner to Yelton's tract and at the southwest corner to Michael E. Devine's present 2.320 Acre tract as recorded in Deed Volume No. 370 Page 694 (6-3-1977);

Thence with Devine's south line, N. 88°19'00" E. 12.00 feet to a 5/8" x 30" Rebar set next to a wood post at the northwest corner to Linda K. Jordan's present 0.180 Acre tract as recorded in Deed Volume No. 408 Page 395 (8-27-1984);

Thence with Jordan's west line, S. 1°35'00" E. 137.60 feet to a 3/4 inch iron pipe found at an angle in Yelton's line;

Thence S. 6°40'00" E. 6.10 feet to a 5/8" x 30" Rebar set at the northeast corner to Vine Street (33 feet wide) and the southeast corner to Yelton's tract;

Thence with the north line of Vine Street (33 feet wide), S. 83°20'00" W. 201.32 feet to the place of beginning, (note: The northline of Vine Street is the Basis of Bearing for this survey- S. 83°20'00" W.), containing 26,119.705 square feet or 0.600 Acres, more or less.

Of the above described tract, there is 2,178.00 square feet or 0.05 Acres out of 0.05 Acre tract and 23,941.705 square feet or 0.550 Acres out of the 0.750 Acre tract as shown in the aforementioned description.

I hereby certify that this description is the result of a field survey completed by me on June 9, 1994.



*Daniel E. Gilbert*

DANIEL E. GILBERT, P.S.  
REG. SUR. NO. 5402  
400 N. PARK ST.  
BELLEFONTAINE, OHIO 43311  
TELEPHONE: 1 (513) 593-1428

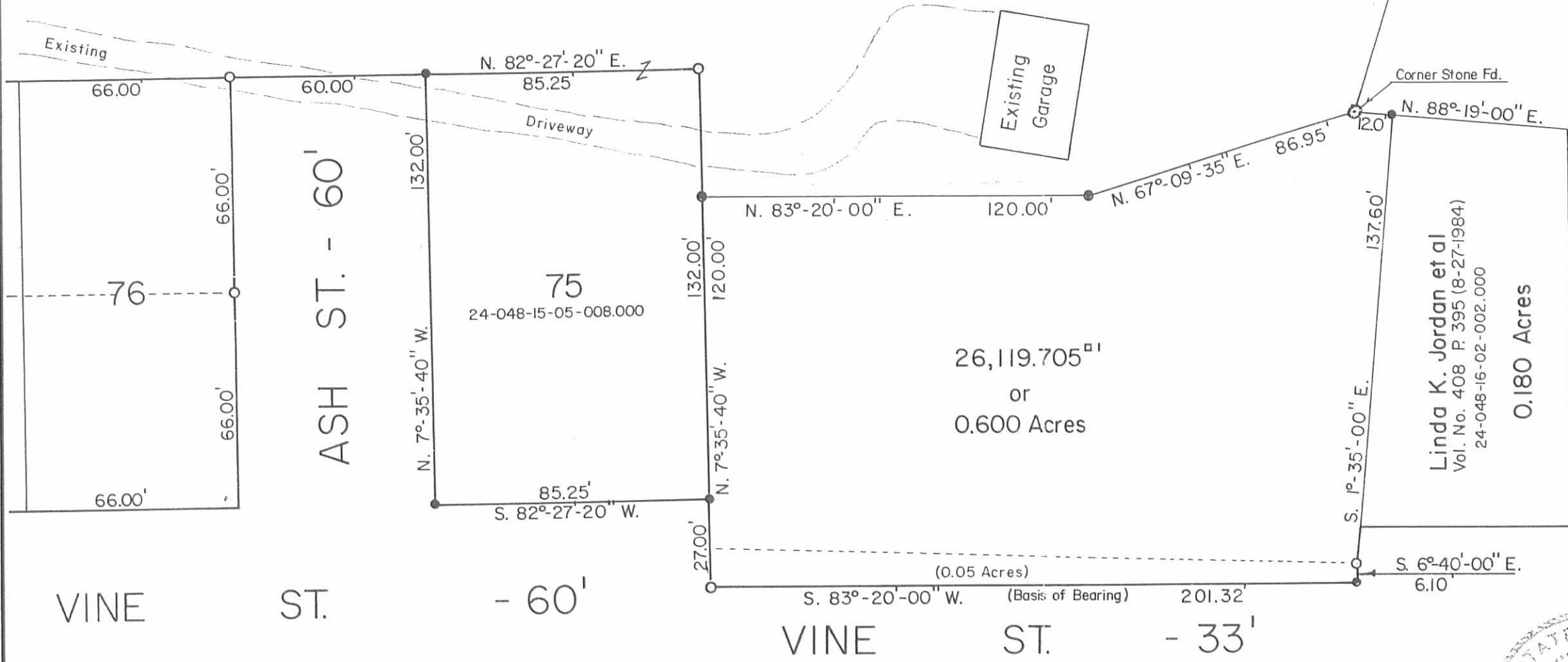
INDEXED ON MAP  
8915 1D

Anthony E. Yelton et ux  
 Vol. No. 386 P 832 (2-4-1980)  
 24-048-15-05-005.000

3.270 Acres  
 - 0.600 Acres  
 2.670 Acres

Michael E. Devine  
 Vol. No. 370 P. 694 (6-3-1977)

24-048-16-02-001.000  
 2.320 Acres



SYMBOLS:  
 ○ - 3/4" Iron Pipes Fd.  
 ● - 5/8" x 30" Rebars Set.

**YELTON SURVEY - Part of V.M.S. No. 9904 and Lot No. 75, Bickhams Addition, Village of Huntsville, McArthur Township, Logan County, Ohio.**

SCALE: 1" = 40'	APPROVED BY:	DRAWN BY: DEG
DATE: 6-9-1994		REVISED:

*Daniel E. Gilbert*  
 Daniel E. Gilbert, P.S.  
 Reg. Sur. No. 5402

DRAWING NUMBER: 094-013

INDEXED ON MAP  
 8915



# Lee Surveying and Mapping Co., Inc.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

117 NORTH MADRIVER STREET  
BELLEFONTAINE, OHIO 43311

**YELTON**  
**0.513 ACRE**

(937) 593-7335  
FAX (937) 593-7444

Lying in Virginia Military Survey 9904, Village of Huntsville, McArthur Township, Logan County, Ohio.

Being out of the Anthony E. Yelton and Monica S. Yelton 2.72 acre tract as deeded and described in Volume 386, Page 832, Parcel II (See, also, Deed Volume 36, Page 415 for a description as originally written) of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 5/8 inch iron rod found on the east right-of-way of Fruit Street (now 60 feet wide) and at the southwest corner of the Larry S. Lattimer 0.25 acre tract (O.R. 127, Pg. 35).

THENCE, with the south line of the said 0.25 acre tract, S 80°-33'-39" E, a distance of 140.00 feet to a 5/8 inch iron rod set.

THENCE, S 14°-00'-00" W, a distance of 160.00 feet to a 5/8 inch iron rod set.

THENCE, N 80°-33'-39" W, a distance of 140.00 feet to a 5/8 inch iron rod set.

THENCE, with the easterly line of Fruit Street, N 14°-00'-00" E, a distance of 160.00 feet to the point of beginning.

Containing 0.513 acre.

The basis for bearings is the center-line of Fruit Street being N 14°-00'-00" E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on August 27, 1996.

Description prepared by:

Jeffrey I. Lee  
Professional Surveyor 6359  
December 4, 1996  
Revised December 5, 1996



L 2033

ORIGINAL STAMP IN GREEN

INDEXED ON MAP  
8915 2D-1

Revised 12/4/96 OK gct



# Lee Surveying and Mapping Co., Inc.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

117 NORTH MADRIVER STREET  
BELLEFONTAINE, OHIO 43311

**YELTON**  
**2.879 ACRES**

(937) 593-7335  
FAX (937) 593-7444

Lying in Virginia Military Survey 9904, Village of Huntsville, McArthur Township, Logan County, Ohio.

Being out of the Anthony E. Yelton and Monica S. Yelton lands as deeded and described in Volume 386, Page 832, Tracts I, II, III, and IV of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 1 inch metal pipe found at the northeast corner of Lot 75 of the Village of Huntsville.

THENCE, with the south line of Parcel II of the said Volume 386, Page 832 (See, also, Deed Volume 36, Page 415 for a description as originally written), and the north lines of two parcels of unknown ownership (See Bickham's Addition in Deed Volume 28, Pages 406 and 407) and the north line of Ash Street (60 feet wide), S 84°-16'-26" W, a distance of 317.21 feet to a 5/8 inch iron rod set.

THENCE, with the easterly line of Fruit Street (now 60 feet wide), N 14°-00'-00" E, a distance of 44.47 feet to a 5/8 inch iron rod set.

THENCE, S 80°-33'-39" E, a distance of 140.00 feet to a 5/8 inch iron rod set.

THENCE, N 14°-00'-00" E, a distance of 160.00 feet to a 5/8 inch iron rod set.

THENCE, with the south line of the Larry S. Lattimer 0.25 acre tract (O.R. 127, Pg. 35), S 80°-33'-39" E, a distance of 25.13 feet to a 1 inch metal pipe found.

THENCE, with the east line of the said 0.25 acre tract and the east line of a 16.5 feet wide alley, N 14°-04'-00" E, a distance of 124.01 feet to a 1 inch metal pipe found.

THENCE, with the south line of a 16.5 feet wide alley, S 80°-11'-07" E, a distance of 308.01 feet to a 5/8 inch iron rod set.

THENCE, with the lines of the Michael Devine 2.32 acre tract (Vol. 370, Pg. 694) the following two courses:

S 8°-18'-52" W, a distance of 189.08 feet to a stone found.

N 84°-46'-09" E, a distance of 11.95 feet to a 5/8 inch iron rod found.

THENCE, with the west line of the Robert L. Battles 0.18 acre tract (O.R. 265, Pg. 660, Tr. I), S 5°-04'-04" E, a distance of 143.55 feet to a 5/8 inch iron rod found.

THENCE, with the north line of Vine Street (33 feet wide), S 80°-09'-47" W, a distance of 201.17 feet to a 1 inch metal pipe found.

THENCE, with an easterly line of Vine Street (60 feet wide) N 10°-37'-06" W, a distance of 26.96 feet to a 5/8 inch iron rod found.

THENCE, with the lines of the aforementioned Lot 75 the following three courses:

With the north right-of-way of Vine Street, S 79°-24'-11" W, a distance of 85.10 feet to a 5/8 inch iron rod found.

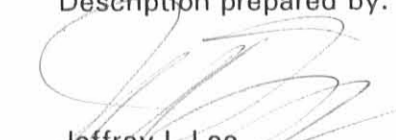
With the east line of Ash Street (60 feet wide), N 10°-42'-26" W, a distance of 131.74 feet to a 5/8 inch iron rod found.

With the south line of one of the aforementioned parcels of unknown ownership, N 79°-25'-49" E, a distance of 85.12 feet to the point of beginning.

Containing 2.879 acres of which 0.257 acre is in Lot 75.

The basis for bearings is the center-line of Fruit Street being N 14°-00'-00" E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on August 27, 1996.

Description prepared by:

  
Jeffrey I. Lee  
Professional Surveyor 6359  
December 4, 1996

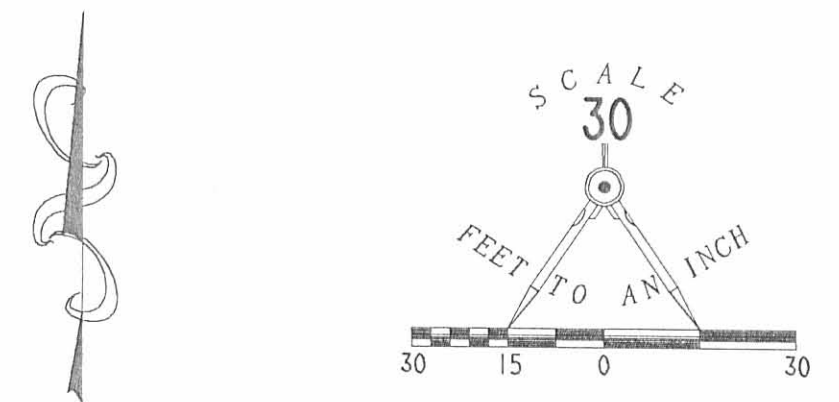


L 2033

ORIGINAL STAMP IN GREEN

INDEXED ON MAP  
8915 2D-2

REFERENCES  
 LOGAN COUNTY ENGINEER'S FILES:  
 FIELD BOOK 700, PAGE 23  
 R-3461, R-2596, R-2385  
 DEED VOL. 36, PG. 415  
 DEED VOL. 11, PG. 589  
 DEED VOL. 28, PG. 406-407  
 DEED VOL. 67, PG. 113



- LEGEND
- 5/8" IRON ROD SET
  - 5/8" IRON ROD FOUND
  - 1" METAL PIPE FOUND
  - ☒ STONE FOUND



BOUNDARY SURVEY OF TWO TRACTS OUT OF THE  
 ANTHONY E. AND MONICA S. YELTON LANDS  
 VOLUME 386, PAGE 832  
 VIRGINIA MILITARY SURVEY 9904  
 VILLAGE OF HUNTSVILLE  
 McARTHUR TOWNSHIP  
 LOGAN COUNTY, OHIO

MICHAEL DEVINE  
 2.32 AC.  
 VOL. 370, PG. 694

ROBERT L. BATTLES  
 0.18 AC.  
 O.R. 265, PG. 660, TRACT 1

NOTE:  
 NO DEED RECORD WAS FOUND  
 FOR THE 6 FEET WIDE EXCEPTION  
 TO PARCEL IV.  
 IF SUCH A DEED EXISTS, IT WILL  
 CHANGE THIS PARCEL.

2 WORKING DAYS  
**BEFORE YOU DIG**  
 CALL TOLL FREE 800-362-2764  
OHIO UTILITIES PROTECTION SERVICE.



SURVEYED BY:  
*Jeffrey T. Lee*  
 JEFFREY T. LEE  
 PROFESSIONAL SURVEYOR 6359  
 AUGUST 27, 1996  
 SURVEY REVISED DECEMBER 3, 1996

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 117 North Madison Street  
 BELLEFONTAINE, OHIO 43311  
 (513) 593-7335

ORIGINAL STAMP IN GREEN

D 287 MYELTON2

L-2033-1

INDEXED ON MAP  
 8/15/2P

REC ID 7-13-11 844 OK

# Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.  
Bellefontaine OH 43311



Phone: (937) 593-7335  
Fax: (937) 593-7444  
surveys@lsminc.us

## YELTON 0.181 ACRE

Lying in Virginia Military Survey 9904, Village of Huntsville, McArthur Township, Logan County, Ohio.

Being out of the Anthony E. Yelton and Monica S. Yelton 0.75 acre tract and 0.05 acre tract as deeded and described in Volume 386, Page 832, Parcel III and Parcel IV of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a 5/8 inch iron rod found on the southeast corner of Lot 75 of Bickham Addition (Plat Cabinet A, Slide 161).

THENCE, with the east line of Lot 75 extended, S 10°-37'-06"E, a distance of 26.96 feet to a 1 inch metal pipe found on the north right-of-way of Vine Street (variable widths).

THENCE, with the north right-of-way of Vine Street, N 80°-09'-47"E, a distance of 117.17 feet to a 5/8 inch iron rod set at the POINT OF BEGINNING.

THENCE, N 09°-50'-13"W, a distance of 94.00 feet to a 5/8 inch iron rod set.

THENCE, N 80°-09'-47"E, a distance of 84.01 feet to a 5/8 inch iron rod set.

THENCE, with the west line of an unknown owner, S 09°-49'-43"E, a distance of 94.00 feet to a 5/8 inch iron rod found on the north right-of-way of Vine Street.

THENCE, with the north right-of-way of Vine Street, S 80°-09'-47"W, a distance of 84.00 feet to the point of beginning.

Containing 0.181 acre.

Property is subject to any and all previous easements and rights-of-way of record.

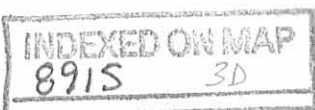
The basis for bearings is the north right-of-way of Vine Street, being S 80°-09'-47"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on June 30, 2011.



Description prepared by:





William K. Bruce  
Professional Surveyor 7437  
June 30, 2011

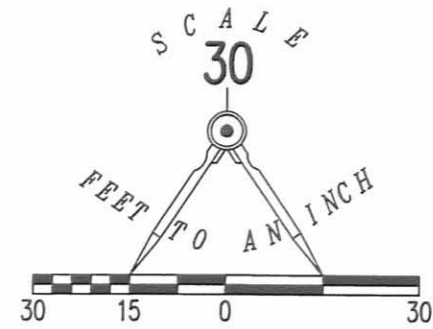
51560611



REC'D 7-13-11 SMJ OK

LEGEND:

-  STONE FOUND
-  1 INCH METAL PIPE FOUND
-  5/8 INCH IRON ROD FOUND
-  5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM 7437"



**SURVEY OF 0.181 ACRE OUT OF THE ANTHONY E. YELTON AND MONICA S. YELTON 0.75 ACRE TRACT AND 0.05 ACRE TRACT VOLUME 386, PAGE 832 PARCEL III AND PARCEL IV VIRGINIA MILITARY SURVEY 9904 VILLAGE OF HUNTSVILLE McARTHUR TOWNSHIP LOGAN COUNTY, OHIO**

UNKNOWN OWNERSHIP SURVEYOR RECOMENDS TO SEEK LEGAL ADVICE

DONALD L. BURTON  
0.18 ACRE  
O.R. 576, PG. 633

ANTHONY E. YELTON AND  
MONICA S. YELTON  
VOL. 386, PG. 832

0.75 ACRE  
PARCEL III

**0.181 ACRE**  
(0.167 ACRE)

0.05 ACRE  
PARCEL IV  
(0.014 ACRE)

N 80°09'47" E  
(BASIS FOR BEARINGS)

**VINE STREET (33')**

**VINE STREET (60')**

**ASH STREET (60')**

**BICKHAM ADDITION**  
PLAT CABINET A, SLIDE 161

LOT 75

PARCEL I  
PARCEL III

PARCEL II  
PARCEL III

PARCEL III  
PARCEL IV

50.01'

S 09°49'43" E

N 80°09'47" E  
84.01'

S 09°49'43" E  
94.00'

N 09°50'13" W  
94.00'

S 80°09'47" W  
84.00'

S 10°37'06" E  
26.96'

117.17'

16.50'

17.00'

33.00'

SURVEYED BY:

*William K. Bruce*

WILLIAM K. BRUCE  
PROFESSIONAL SURVEYOR 7437  
JUNE 30, 2011



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BELLEFONTAINE, OHIO 43311  
(937) 593-7335  
surveys@lsminc.us

ORIGINAL STAMP IN GREEN KSS D0611 51560611 L-5156-3

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

INDEXED ON MAP  
8915 3P

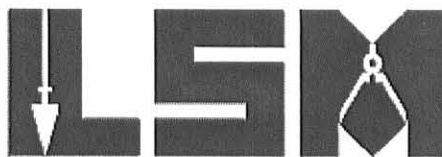
OHIO UTILITIES PROTECTION SERVICE

REC'D 7-15-11 smy a

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Bellefontaine OH 43311



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Fax: (937) 593-7444  
surveys@lsmcinc.us

## YELTON 2.741 ACRES

Lying in Virginia Military Survey 9904, Village of Huntsville, McArthur Township, Logan County, Ohio.

Being all of the Anthony E. Yelton and Monica S. Yelton Lot 75, part of the 2.47 acre tract and all of the 0.75 acre tract and 0.05 acre tract as deeded and described in Volume 386, Page 832, Parcels I, II, III and IV of the Logan County Records of Deeds and being more particularly described as follows:

Beginning on a 1 inch metal pipe found on the northeast corner of Lot 75 of Bickham's Addition (Plat Cabinet A, Slide 161).

THENCE, with the south line of Parcel II of the said Volume 386, Page 832 (See also Volume 36, Page 415 for a description as originally written) and the north lines of the Sarah A. Holben and Lydia L. Mantz 0.15 acre tract (Vol. 97, Pg. 243, 4<sup>th</sup> Tract) and the north line of Ash Street (60 feet wide), S 84°-16'-26"W, a distance of 317.21 feet to a 5/8 inch iron rod set on the east right-of-way of Fruit Street.

THENCE, with the east right-of-way of Fruit Street (60 feet wide), N 14°-00'-00"E, a distance of 44.47 feet to a 5/8 inch iron rod set.

THENCE, with the lines of the Douglas Anthony Walters 0.513 acre tract (O.R. 350, Pg. 336), the following two courses:

S 80°-33'-39"E, a distance of 140.00 feet to a 5/8 inch iron rod set.

N 14°-00'-00"E, a distance of 160.00 feet to a 5/8 inch iron rod set.

THENCE, with the south line of the Roger D. Rollins 0.25 acre tract (O.R. 788, Pg. 167), S 80°-33'-39"E, a distance of 25.13 feet to a 1 inch metal pipe found.

THENCE, with the east line of said 0.25 acre tract and the east line of a 16.5 feet wide alley, N 14°-04'-00"E, a distance of 107.30 feet to a 5/8 inch iron rod set on the south right-of-way of a 16.5 feet wide alley, passing a 1 inch metal pipe found at 64.62 feet.

THENCE, with the south right-of-way of a 16.5 feet wide alley, S 80°-11'-07"E, a distance of 309.69 feet to a point in the creek.

THENCE, with the westerly lines of unknown owners, the following two courses:

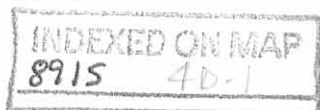
S 08°-18'-52"W, a distance of 172.41 feet to a stone found, passing a 5/8 inch iron rod set at 10.00 feet.

S 09°-49'-43"E, a distance of 144.01 feet to a 5/8 inch iron rod found on the north right-of-way of Vine Street, passing a 1 inch metal pipe found at 137.91 feet.

THENCE, with the north right-of-way of Vine Street (33 feet wide), S 80°-09'-47"W, a distance of 201.17 feet to a 1 inch metal pipe found.

THENCE, with an easterly line of Vine Street (60 feet wide), N 10°-37'-06"W, a distance of 26.96 feet to a 5/8 inch iron rod found.

THENCE, with the lines of the aforementioned Lot 75, the following three courses:

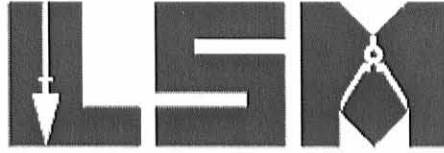




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surveys@lsminc.us

With the north right-of-way of Vine Street, S 79°-24'-11"W, a distance of 85.10 feet to a 5/8 inch iron rod found on the east right-of-way of Ash Street.

With the east right-of-way of Ash Street, N 10°-42'-26"W, a distance of 131.74 feet to a 5/8 inch iron rod found.

With the south line of one of the aforementioned parcels of unknown ownership, N 79°-25'-49"E, a distance of 85.12 feet to the point of beginning.

Containing 2.741 acres.

Property is subject to any and all previous easements and rights-of-way of record.

The basis for bearings is the center-line of Fruit Street, being N 14°-00'-00"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on August 27, 1996, Revised December 3, 1996, and June 30, 2011.

Description prepared by:

A handwritten signature in black ink that reads 'William K. Bruce'.

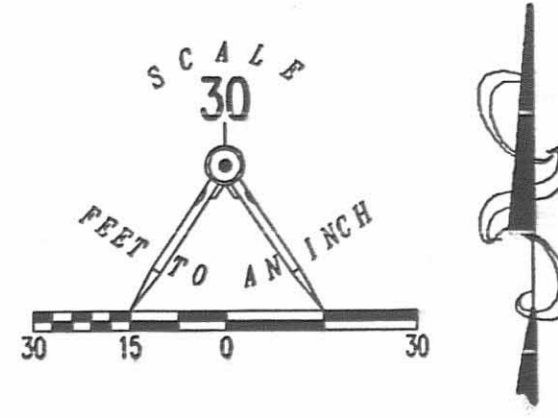
William K. Bruce  
Professional Surveyor 7437  
July 11, 2011



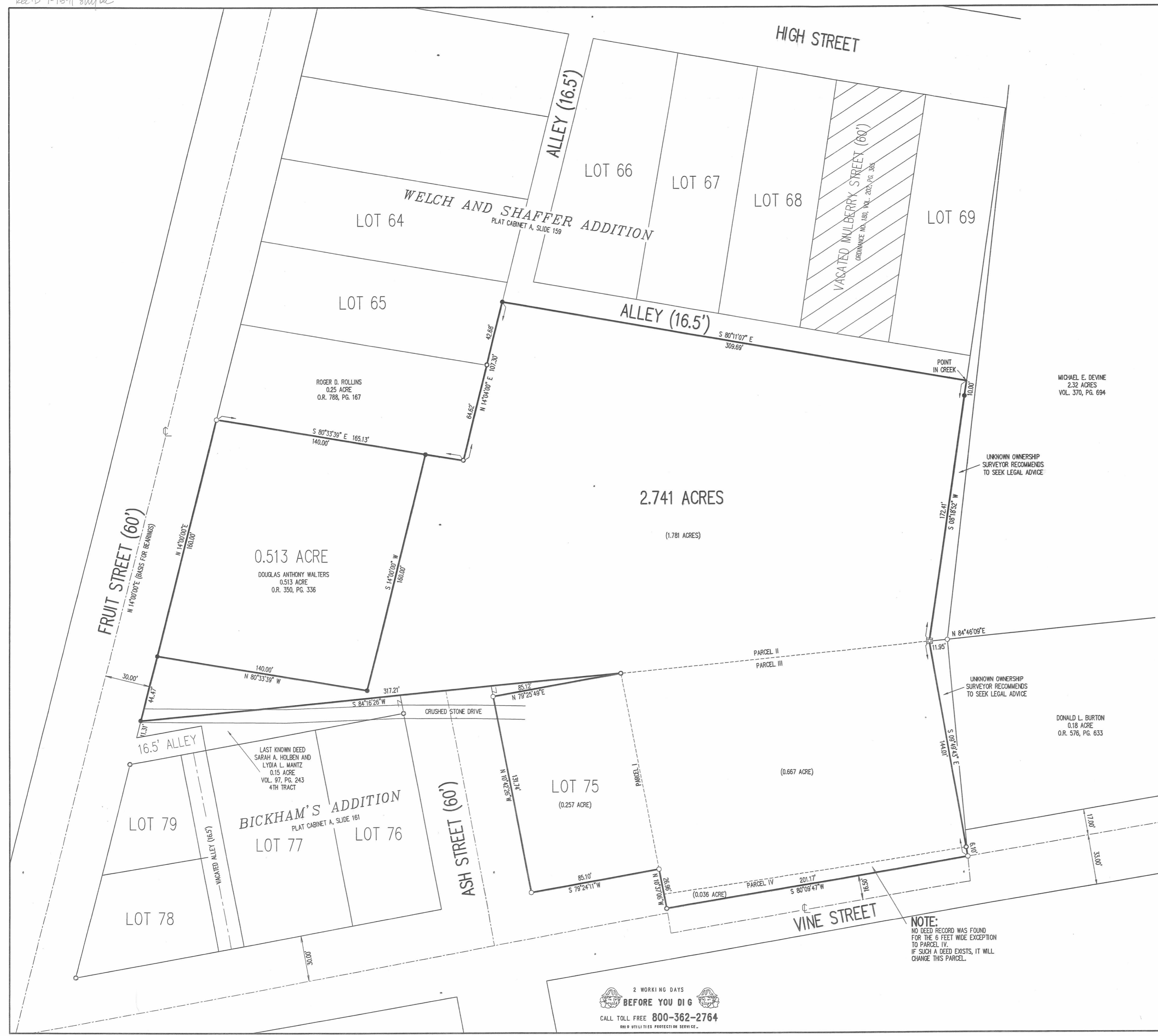
L-2033

INDEXED ON MAP  
8915 4D-2

REFERENCES  
LOGAN COUNTY ENGINEER'S FILES:  
FIELD BOOK 700, PAGE 23  
R-3461, R-2396, R-2365  
DEED VOL. 36, PG. 415  
DEED VOL. 11, PG. 589  
DEED VOL. 28, PG. 406-407  
DEED VOL. 67, PG. 113



- LEGEND
- 5/8" IRON ROD SET
  - 5/8" IRON ROD FOUND
  - 1" METAL PIPE FOUND
  - STONE FOUND



BOUNDARY SURVEY OF TWO TRACTS OUT OF THE  
ANTHONY E. AND MONICA S. YELTON LANDS  
VOLUME 386, PAGE 832  
PARCELS I, II, III AND IV  
VIRGINIA MILITARY SURVEY 9904  
VILLAGE OF HUNTSVILLE  
McARTHUR TOWNSHIP  
LOGAN COUNTY, OHIO

NOTE:  
NO DEED RECORD WAS FOUND  
FOR THE 6 FEET WIDE EXCEPTION  
TO PARCEL IV.  
IF SUCH A DEED EXISTS, IT WILL  
CHANGE THIS PARCEL.

SURVEYED BY:  
*William K. Bruce*  
WILLIAM K. BRUCE  
PROFESSIONAL SURVEYOR 7437  
AUGUST 27, 1996  
SURVEY REVISED DECEMBER 3, 1996  
SURVEY REVISED JUNE 30, 2011  
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surveys@lsmcinc.us  
KSS D0611 MYELTON2 51560611ASC L-2033-1

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