

VERNON T. NICHOLL  
DB 308 PG 287

BEING 5.011  
AND 1.061 AC. OUT OF A  
50 AC. TRACT DESIGNATED  
AS PARCEL III RECORDED IN  
DB. 347 PG. 555

50.00 AC. TRACT  
- 1.961 AC.  
- 1.061 AC.  
- 5.011 AC.  

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41.967 AC.

BOUNDARY SURVEY  
FOR  
BELLEFONTAINVUE, INC.  
J.B. GASTINEAU

7077 5P  
~~7077 5P~~  
INDEXED ON MAP

REVISED 4-8-78



SURVEYED BY:  
M.L. OXNER, REGISTERED SURVEYOR NO 6209

**OXNER ENGINEERING**  
CIVIL ENGINEERS & SURVEYORS 845-9960  
116 S. CHURCH ST., NEW CARLISLE, OH. 45344

11-7-19



**SURVEY FOR MATTHEW AND KIRSTEN BRISSON**  
**1.666 acres**  
**October 22, 2019**

The following described 1.666 acre tract is situated in the State of Ohio, County of Logan, Township of Jefferson, and V.M.S. 4478, being part of Matthew J. Brisson and Kirsten S. Brisson's 5.000 acre Parcel II described in Official Record 1194, page 459, and said 1.666 acre tract being more particularly described as follows:

Beginning for reference at a 1 inch iron bolt found at the intersection of the centerline of County Road 10 (60 feet wide) with the centerline of Township Road 179 (40 feet wide) (the centerline of T.R. 179 extending south from C.R. 10), said bolt referenced as Station 53+79 as shown on Logan County Engineer's Plan X-10D;

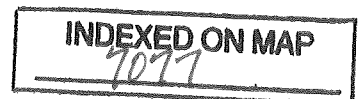
Thence North 68°33'54" West (assumed bearing) 613.93 feet, following the centerline of County Road 10, to a railroad spike found at the northeast corner of Matthew J. Brisson and Kirsten S. Brisson's 1.980 acre Parcel I described in Official Record 1194, page 459 and at the northwest corner of Tony B. Barrett and Beth A. Barrett's 1.002 acre tract described in Official Record 220, page 719;

Thence South 23°01'08" West 291.13 feet, departing from the centerline of County Road 10, following the east line of said 1.980 acre tract and the west line of said 1.002 acre tract, passing at 42.77 feet a 5/8 inch iron pin found, to a 5/8 inch iron pin found in a north line of said 5.000 acre tract, said iron pin marking the *place of beginning*;

Thence *South 68°33'54" East 399.67 feet*, following a north line of said 5.000 acre tract and the south line of said 1.002 acre tract, passing at 149.75 feet a 5/8 inch iron pin found with cap marked "LEE PS 6359" at the southwest corner of David B. and Jamie L. Miller's 1.002 acre tract described in Official Record 650, page 187, thereafter following the south line of said 1.002 acre tract, also passing at 299.73 feet a 5/8 inch iron pin found with cap marked at "LEE PS 6359" at a southwest corner of Thomas Pfeiffer and Rachel Pfeiffer's 1.061 acre Tract II described in Official Record 1313, page 723, thereafter following a south line of said 1.061 acre tract, to a point bearing North 6°09'34" East 0.21 feet from a 5/8 inch iron pin found;

Thence *South 6°09'34" West 134.53 feet*, following the east line of said 5.000 acre tract and a west line of said 1.061 acre tract, to a 5/8 inch iron pin found at an angle point in the north line of Pamela I. and Dean L. Wasson's 1.246 acre Parcel I described in Official Record 851, page 295;

Thence *North 79°12'11" West 448.71 feet*, following the south line of said 5.000 acre tract, the north line of said 1.246 acre tract, the north line of Pamela I. Wasson and Dean L. Wasson's 0.040 acre Parcel II described in Official Record 851, page 295, and



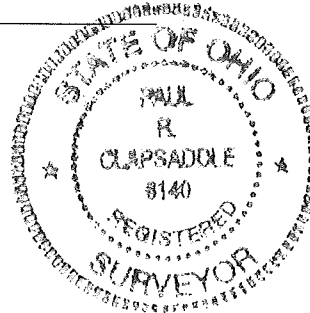
the north line of Jeffrey A. Burns and Sheila L. Burns' 8.415 acre Tract 1 described in Official Record 1171, page 696, to an iron pin set;

Thence *North 23°01'08" East 212.69 feet*, crossing said 5.000 acre tract, to the *place of beginning, containing 1.666 acres*, more or less, and being subject to all valid easements and restrictions of record.

The above described 1.666 tract has no road frontage and must be owned by an adjoining landowner with road frontage.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of October 2019. Bearings indicated herein are based on an assumed meridian with all others based on angles turned. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS 6140".

ATTEST: Paul R. Clapsaddle  
Paul R. Clapsaddle, R.S. 6140  
19019 West Darby Road  
Marysville, Ohio 43040  
(937) 747-2599



INDEXED ON MAP  
7077

11-7-19



**SURVEY FOR MATTHEW AND KIRSTEN BRISSON**  
**1.701 acres**  
**October 22, 2019**

The following described 1.701 acre tract is situated in the State of Ohio, County of Logan, Township of Jefferson, and V.M.S. 4478, being part of Matthew J. Brisson and Kirsten S. Brisson's 5.000 acre Parcel II described in Official Record 1194, page 459, and said 1.701 acre tract being more particularly described as follows:

Beginning for reference at a 1 inch iron bolt found at the intersection of the centerline of County Road 10 (60 feet wide) with the centerline of Township Road 179 (40 feet wide) (the centerline of T.R. 179 extending south from C.R. 10), said bolt referenced as Station 53+79 on Logan County Engineer's Plan X-10D;

Thence North 68°33'54" West (assumed bearing) 910.44 feet, following the centerline of County Road 10, to a a railroad spike found at the northwest corner of Matthew J. Brisson and Kirsten S. Brisson's 1.980 acre Parcel I described in Official Record 1194, page 459 and at the northeast corner of Robert S. Weikle and Brenda L. Weikle's 1.023 acre tract described in Official Record 263, page 1;

Thence South 23°03'30" West 291.14 feet, departing from the centerline of County Road 10, following the west line of said 1.980 acre tract and the east line of said 1.023 acre tract, passing at 29.94 feet a 5/8 inch iron found, to a 5/8 inch iron pin found with cap marked "LEE PS 6359" in a north line of said 5.000 acre tract, said iron pin marking the *place of beginning*;

Thence **South 23°03'30" West 268.78 feet**, crossing said 5.000 acre tract, to an iron pin set in the north line of the remainder of Jananne Properties' 41.967 acre Tract I described in Official Record 120, page 495;

Thence **North 79°12'11" West 419.04 feet**, following the south line of said 5.000 acre tract and the north line of the remainder of said 41.967 acre tract, passing at 223.96 feet a 5/8 inch iron pin found at the northeast corner of Karina M. and Joseph A. Casey's 5.757 acre Tract Two described in Official Record 1164, page 829, thereafter following the north line of said 5.757 acre tract, to an iron pin set in the east line of Fred C. Warren's original 15.401 acre Tract II described in Official Record 433, page 824;

Thence **North 23°41'24" East 142.80 feet**, following a west line of said 5.000 acre tract and an east line of said original 15.401 acre tract, to an iron pin set at the southwest corner of Douglas A. Kildow's 3 acre tract described in Official Record 1255, page 943;

Thence **South 69°20'23" East 254.95 feet**, following a north line of said 5.000 acre tract and the south line of said 3 acre tract, to a point that bears North 23°03'30" East 2.00 from an iron pin set;



Thence *North 23°03'30" East 199.97 feet*, following a west line of said 5.000 acre tract and the east line of said 3 acre tract, passing at 1.30 feet the center of a 12 inch concrete post found, to a 5/8 inch iron pin found at the southwest corner of said 1.023 acre tract;

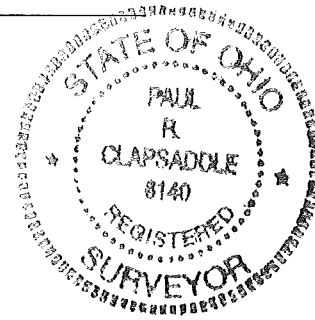
Thence *South 68°33'54" East 153.24 feet*, following a north line of said 5.000 acre tract and the south line of said 1.023 acre tract, to the *place of beginning, containing 1.701 acres*, more or less, and being subject to all valid easements and restrictions of record.

The above described 1.701 tract has no road frontage and must be owned by an adjoining landowner with road frontage.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor 6140, during the month of October 2019. Bearings indicated herein are based on an assumed meridian with all others based on angles turned. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS 6140".

ATTEST: Paul R. Clapsaddle

Paul R. Clapsaddle, R.S. 6140  
19019 West Darby Road  
Marysville, Ohio 43040  
(937) 747-2599



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11-7-19

APPROVED

**SURVEY FOR MATTHEW AND KIRSTEN BRISSON**

**3.621 acres**

**October 22, 2019**

The following described 3.621 acre tract is situated in the State of Ohio, County of Logan, Township of Jefferson, and V.M.S. 4478, being all of Matthew J. Brisson and Kirsten S. Brisson's 1.980 acre Parcel I and part of Matthew J. Brisson and Kirsten S. Brisson's 5.000 acre Parcel II, both tracts described in Official Record 1194, page 459, and said 3.621 acre tract being more particularly described as follows:

Beginning for reference at a 1 inch iron bolt found at the intersection of the centerline of County Road 10 (60 feet wide) with the centerline of Township Road 179 (40 feet wide) (the centerline of T.R. 179 extending south from C.R. 10), said bolt referenced as Station 53+79 on Logan County Engineer's Plan X-10D;

Thence North 68°33'54" West (assumed bearing) 613.93 feet, following the centerline of County Road 10, to a a railroad spike found at the northeast corner of said 1.980 acre tract and at the northwest corner of Tony B. Barrett and Beth A. Barrett's 1.002 acre tract described in Official Record 220, page 719, said railroad spike marking the *place of beginning*;

Thence **South 23°01'08" West 503.82 feet**, departing from the centerline of County Road 10 and passing at 42.77 feet a 5/8 inch iron pin found, following the east line of said 1.980 acre tract and the west line of said 1.002 acre tract, passing at 291.13 feet a 5/8 inch iron pin found at the southwest corner of said 1.002 acre tract and in the north line of said 5.000 acre tract, thereafter crossing said 5.000 acre tract, to an iron pin set in the north line of Jeffrey A. Burns and Sheila L. Burns 8.415 acre Tract 1 described in Official Record 1171, page 696;

Thence **North 79°12'11" West 303.66 feet**, following the south line of said 5.000 acre tract, the north line of said 8.415 acre tract, and the north line of the remainder of Jananne Properties' 41.967 acre Tract I described in Official Record 120, page 495, to an iron pin set;

Thence **North 23°03'30" East 559.92 feet**, crossing said 5.000 acre tract, passing at 268.78 feet a 5/8 inch iron pin found with cap marked "LEE PS 6359" at the southeast corner of Robert S. and Brenda L. Weikle's 1.023 acre tract described in Official Record 263, page 1 and at the southwest corner of said 1.980 acre tract, thereafter following the east line of said 1.023 acre tract and the west line of said 1.980 acre tract, also passing at 529.98 feet a 5/8 inch iron pin found, to a railroad spike found in the centerline of County Road 10;

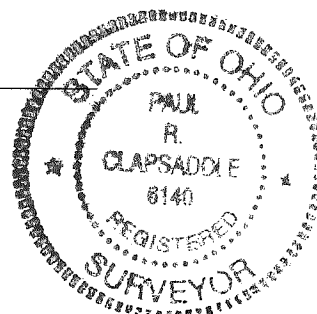
Thence **South 68°33'54" East 296.51 feet**, following the centerline of County Road 10 and the north line of said 1.980 acre tract, to the *place of beginning, containing 3.621 acres*, more or less, and being subject to all valid easements and restrictions of record.

Of the above described 3.621 tract, 0.204 acre is within the right of way of County Road 10. Of the above described 3.621 acre tract, by this survey, 1.981 acre is all of said 1.980 acre tract and 1.640 acre is part of said 5.000 acre tract.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of October 2019. Bearings indicated herein are based on an assumed meridian with all others based on angles turned. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS 6140".

ATTEST:

*Paul R. Clapsaddle*  
Paul R. Clapsaddle, R.S. 6140  
19019 West Darby Road, Marysville, Ohio 43040  
(937) 747-2599



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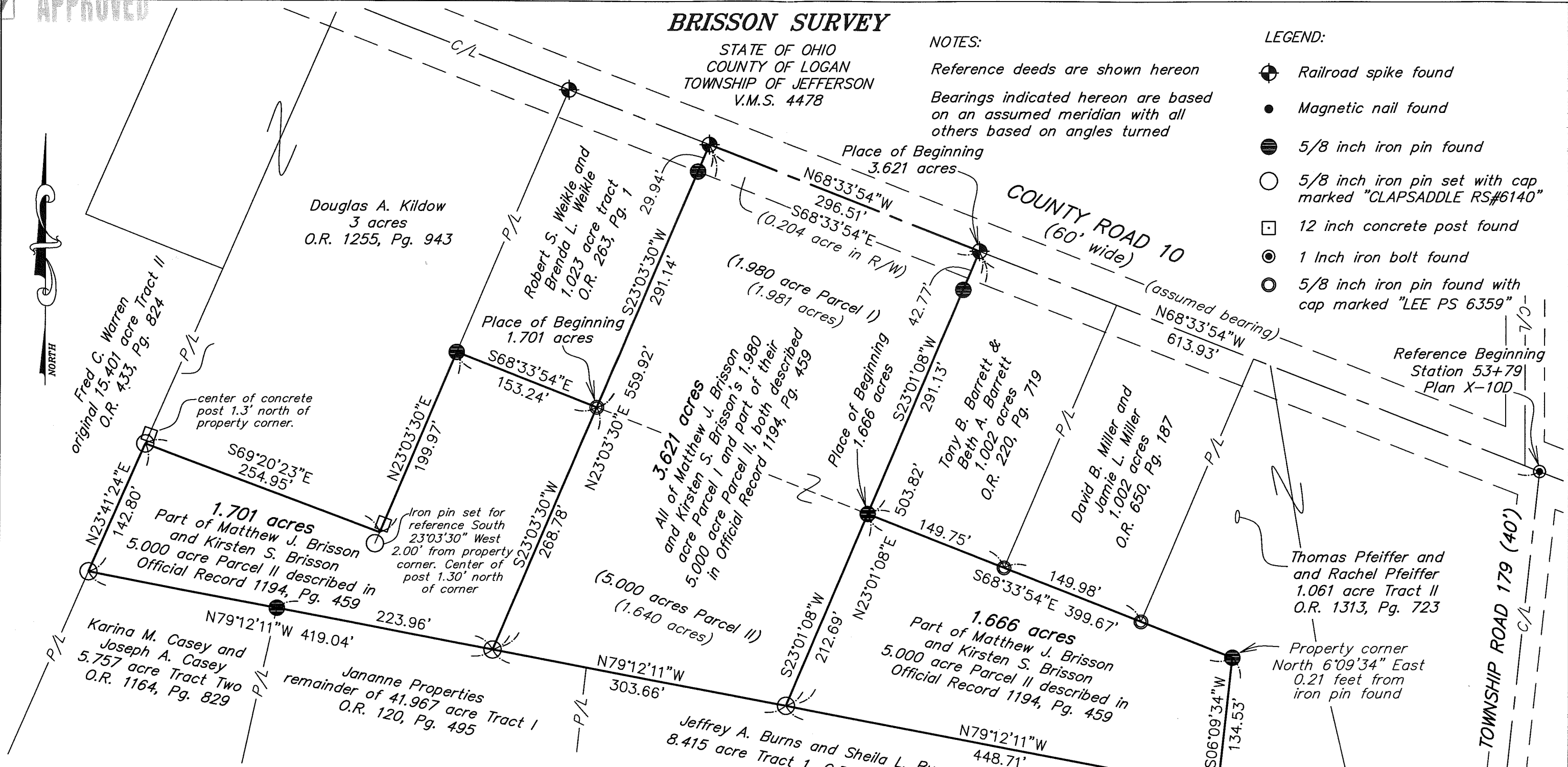


# BRISSON SURVEY

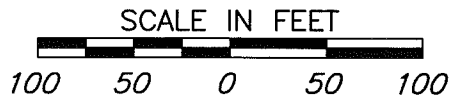
STATE OF OHIO  
COUNTY OF LOGAN  
TOWNSHIP OF JEFFERSON  
V.M.S. 4478

NOTES:  
Reference deeds are shown hereon  
Bearings indicated hereon are based  
on an assumed meridian with all  
others based on angles turned

- LEGEND:
- Railroad spike found
  - Magnetic nail found
  - 5/8 inch iron pin found
  - 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"
  - 12 inch concrete post found
  - 1 inch iron bolt found
  - 5/8 inch iron pin found with cap marked "LEE PS 6359"

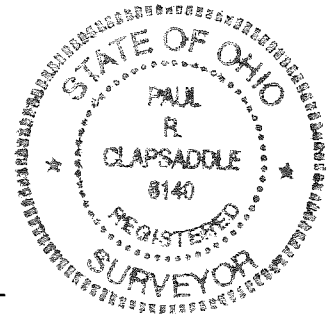


Date: October 23, 2019 Project: Brisson1019  
Scale: 1"=100' Drawing: Brisson1019



I hereby certify that this plat was prepared from a field survey made under my supervision and that monuments were placed as indicated hereon.

*Paul R. Clapsaddle*  
Paul R. Clapsaddle, R.S. #6140



**Paul R. Clapsaddle and Associates**  
REGISTERED ENGINEERS AND SURVEYORS  
19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040  
(937) 747-2599

**Paul R. Clapsaddle, P.E., P.S.**

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