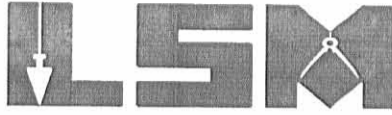


REC'D 11-19-02 SMM ac

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

CORE 11.174 ACRES

Lying in Virginia Military Surveys 3324 and 3322, Lake Township, Logan County, Ohio.

Being all of the John R. Core 10.99 acre tract as deeded and described in Official Record 596, Page 557 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a MAG nail set on the center-line of U.S. Route 68 on the southwest corner of the Steven M. Powell 5.437 acre tract (O.R. 341, Pg. 251).

THENCE, with the south lines of the said 5.437 acre tract, the Michael E. Failor, Trustee, original 30.710 acre tract (O.R. 526, Pg. 408, Parcel VI) and the City of Bellefontaine, Ohio, a Municipal Corporation, 23.15 acre tract (Vol. 305, Pg. 216), S 82°-31'-30" E, a distance of 964.95 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 35.21 feet.

THENCE, with the west right-of-way of C.C.C. & St. L. Railroad, the following two (2) courses:

S 49°-33'-38" W, a distance of 457.57 feet to a point;

with a curve to the left having a central angle of 8°-49'-53", a radius of 2934.94 feet, an arc length of 452.39 feet and a chord bearing S 45°-08'-42" W, a distance of 451.94 feet to a 5/8 inch iron rod found.

THENCE, with the north line of the Logan Land Corp. 0.22 acre tract (O.R. 50, Pg. 220, Tract II), S 84°-18'-42" W, a distance of 308.94 feet to a 5/8 inch iron rod set.

THENCE, with the east line of the David L. Focht one-half acre tract (Vol. 390, Pg. 641), N 13°-06'-25" E, a distance of 132.00 feet to a 5/8 inch iron rod set.

THENCE, with the north line of the said one-half acre tract, S 84°-18'-42" W, a distance of 165.00 feet to a MAG nail set, passing a 5/8 inch iron rod set at 127.99 feet.

THENCE, with the center-line of U.S. Route 68 (width varies), N 13°-06'-25" E, a distance of 677.15 feet to the point of beginning.

Containing 11.174 acres, of which 0.541 acre is within the highway right-of-way, 1.955 acres are in Virginia Military Survey 3322 and 9.219 acres are in Virginia Military Survey 3324.

The basis for bearings is the south line of the said 5.437 acre tract, being S 82°-31'-30" E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on October 20, 2002.

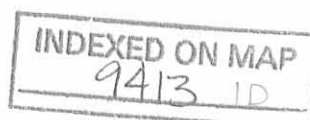
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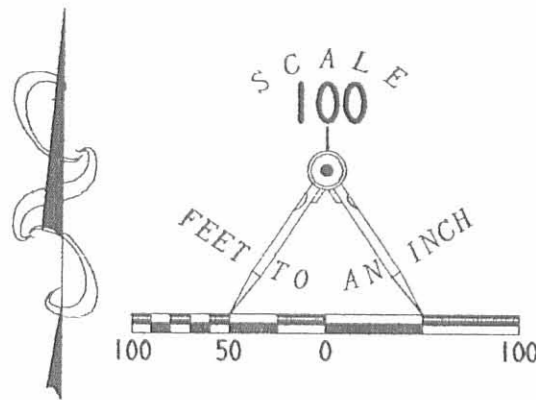


ORIGINAL STAMP IN GREEN

Jeffrey I. Lee
Professional Surveyor 6359
November 11, 2002

L-3460





LEGEND

- 5/8 INCH IRON ROD SET
- 5/8 INCH IRON ROD FOUND
- ⊙ MAG NAIL SET



STEVEN M. POWELL
5.437 ACRES
O.R. 341, PG. 251

MICHAEL E. FAILOR, TRUSTEE
ORIG. 30.710 ACRES
O.R. 526, PG. 408
PARCEL VI

CITY OF BELLEFONTAINE, OHIO
A MUNICIPAL CORPORATION
23.15 ACRES
VOL. 305, PG. 216

(BASIS FOR BEARINGS)
S 82° 31' 30" E
964.95'

11.174 ACRES
OF WHICH 0.541 ACRE IS WITHIN
THE HIGHWAY RIGHT-OF-WAY

JOHN R. CORE
10.99 ACRES
O.R. 596, PG. 557

C 1	
DELTA ANGLE	8° 49' 53"
RADIUS	2934.94'
ARC	452.39'
TANGENT	226.64'
CHORD	451.94'
CHORD BEARING	S 45° 08' 42" W

V.M.S. 3324 (9.219 ACRES)

V.M.S. 3322 (11.955 ACRES)

C.C.C. & ST. L. RAILROAD

457.57'
S 49° 33' 38" W

**RETRACEMENT SURVEY OF THE
JOHN R. CORE 10.99 ACRE TRACT
(11.174 ACRES BY THIS SURVEY)
OFFICIAL RECORD 596, PAGE 557
VIRGINIA MILITARY SURVEYS 3324 & 3322
LAKE TOWNSHIP
LOGAN COUNTY, OHIO**



ORIGINAL STAMP IN GREEN

SURVEYED BY:

JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
OCTOBER 20, 2002

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LEE SURVEYING & MAPPING CO., INC.
117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335

D 407 JCORE

L-3460-3

T.R. 219

DAVID L. FOCHT AND
DIANA LEE FOCHT
ONE-HALF ACRE
VOL. 390, PG. 641

EASEMENT
LOGAN LAND CORP.

RICHARD L. McNABB
2.046 ACRES
O.R. 105, PG. 635

LOGAN LAND CORP.
0.22 ACRE
16" STRIP
O.R. 50, PG. 220
PARCEL 11

INDEXED ON MAP
9413 IP

10-28-2020



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

DESCRIPTION OF A 2.225 ACRES SPLIT EAST OF U.S. ROUTE 68

Situate in the Township of Lake, County of Logan, State of Ohio, lying in Virginia Military Survey 3324 and being part of the 11.174 acre tract conveyed to John R. Core and Vickie L. Core by deed of record in Official Record 1206, Page 74 (all records herein are from the of the Recorder's Office, Logan County, Ohio) and being more particularly described as follows:

Beginning at a magnetic nail set at a corner common to the northwesterly corner of said 11.174 acre tract and the southwesterly corner of the 5.437 acre tract conveyed to Thomas J. Channell and Bettie J. Chanell by deed of record in Official Record 886, Page 529 and being on the centerline of U.S. Route 68 (Width Varies);

Thence **South 83°15'14" East**, a distance of **353.39 feet**, along the line common to said 11.174 acre tract and said 5.437 acre tract, passing a 5/8 inch iron rebar found at a distance of 35.21 feet, to a 5/8 inch iron rebar set;

Thence the following two (2) courses and distances over and across said 11.174 acre tract;

1. **South 12°22'41" West**, a distance of **275.54 feet**, to a 5/8 inch iron rebar set;
2. **North 83°15'14" West**, a distance of **353.39 feet**, passing a 5/8 inch iron rebar set at a distance of 318.18 feet, to a magnetic nail set on the centerline of U.S. Route 68;

Thence **North 12°22'41" East**, a distance of **275.54 feet**, along the centerline of U.S. Route 68, to the **Point of Beginning**. Containing **2.225 acres**, more or less, of which 0.222 acres are within the highway right-of-way and being subject to easements, restrictions and right-of-way of record.

The bearings and distances, described herein, are derived from GPS observations based on grid North, Ohio state Plane Coordinate System, North Zone, NAD 83 (2011, Epoch 2010), with the centerline of U.S. Route 68, having a bearing of North 12°22'41" East. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on October 8, 2020.

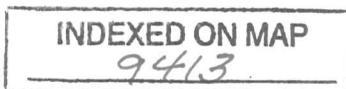
Iron Rebar Set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "DLZ OHIO INC."



DLZ Ohio Inc.

D. A. Neer 10-27-20
Daniel A. Neer Date
Professional Surveyor No. 8533

X:\Projects\GFL\2020\2021\213100 John Core-3316 US\07_Survey\Descriptions\20212131_split_100520.docx



10-28-2020

APPROVED

INDEXED ON MAP

9413

OCCUPATION NOTE:

No Evidence of occupation along boundary lines unless otherwise shown.

Deed & Survey References:

Reference deeds shown hereon

Logan County Map Room files: 7559, 9413

Logan County S.H. 226 Section "B" & "C" R/W Plans

Point of Beginning

C/L U.S. ROUTE 68 (Width Varies)

N 12°22'41" E 275.54'

N 83°15'14" W 353.39'

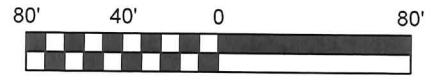
S 83°15'14" E 353.39'

S 12°22'41" W 275.54'

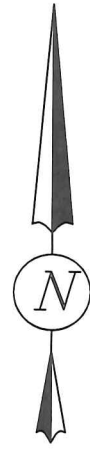
2.225 Acres (Gross)
- 0.222 Acres (R/W)
2.003 Acres (Net)

**John R. Core and
Vickie L. Core**
11.174 Acres
O.R. 1206, Pg. 74

Thomas J. Channell and
Bettie J. Chanell
5.437 Acres
O.R. 886, Pg. 529



Scale: 1" = 80'
Distances shown hereon
are in U.S. Survey Feet



BASIS OF BEARINGS:

Bearings and distances, shown hereon, are derived from GPS Observations based on Grid North, Ohio State Plane Coordinate System, NORTH Zone, NAD83 (2011, EPOCH 2010), with the center-line of U.S. Route 68, having a bearing of North 12°22'41" East

This survey was prepared in the absence of a complete and accurate title search and does not guarantee title.

LEGEND

- Magnetic nail set
- 5/8" Rebar found
- 5/8" x 30" Iron Rebar set, in length (I.D. Cap Stamped: "DLZ Ohio Inc.")
- O.R. Official Record
- Pg. Page



Daniel A. Neer
Professional Surveyor No. 8533
October 8, 2020

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(937) 593-7335 • www.dlz.com
Project #2021-2131.00

LOT SPLIT OF
2.225 ACRES
VIRGINIA MILITARY SURVEY 3324
LAKE TOWNSHIP
LOGAN COUNTY, OHIO

DRAWN BY:	DESCRIPTION	REV. NO.	DATE