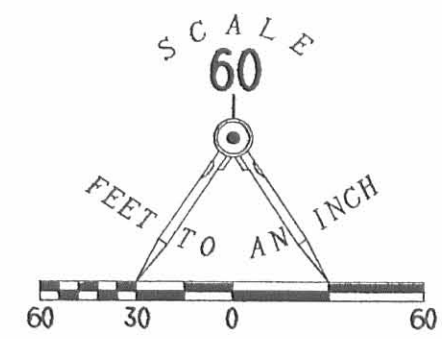


REV'D 5-14-02 SMJ OK

STA 391+80.25
F.B. 705, PG. 33



- 5/8" IRON ROD SET
- 3/4" IRON PIPE FOUND
- ⊙ CONCRETE RIGHT-OF-WAY MONUMENT FOUND

CLAUDE E. HEINTZ
3.71 ACRES
O.R. 89, PG. 572

EASEMENT
STATE OF OHIO
0.642 ACRE
VOL. 189, PG. 493
PARCEL 127

MILDRED I. McARTHUR
3.890 ACRES
O.R. 480, PG. 594

GROVE AVENUE (40' R/W) 0.544 ACRES

CLAUDE E. HEINTZ
3.60 ACRES
VOL. 374, PG. 893

MILDRED I. McARTHUR
3.890 ACRES
O.R. 480, PG. 594

RETRACEMENT SURVEY OF THE
GROVE AVENUE EXTENSION
0.12 ACRE, VOLUME 204, PAGE 60 AND
0.42 ACRE, VOLUME 204, PAGE 61
(0.544 ACRES BY THIS SURVEY)
SECTION 27, TOWN 6, RANGE 8
VILLAGE OF LAKEVIEW
STOKES TOWNSHIP
LOGAN COUNTY, OHIO



SURVEYED BY:

JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
APRIL 25, 2002

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

D401 TFETGROV TFETTER.DAT L-3350-3

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

INDEXED ON MAP
2044 1P

OLD - U.S. ROUTE 33
 STREET
 MAIN

O.J. & Dixie Neeley

Edith Focht

O.J. & Dixie Neeley

Edith Focht

NEW - U.S. ROUTE 33

GROVE - - AVE. - - -

470'

121.5'

20' 20'

458.5'
 N. 89° 30' W 0.42-A

20' 20'

130.5'
 0.12-A

447.0'

139.5'

Sta. 476+00

Sta. 475+00

N. 18° 13' W.

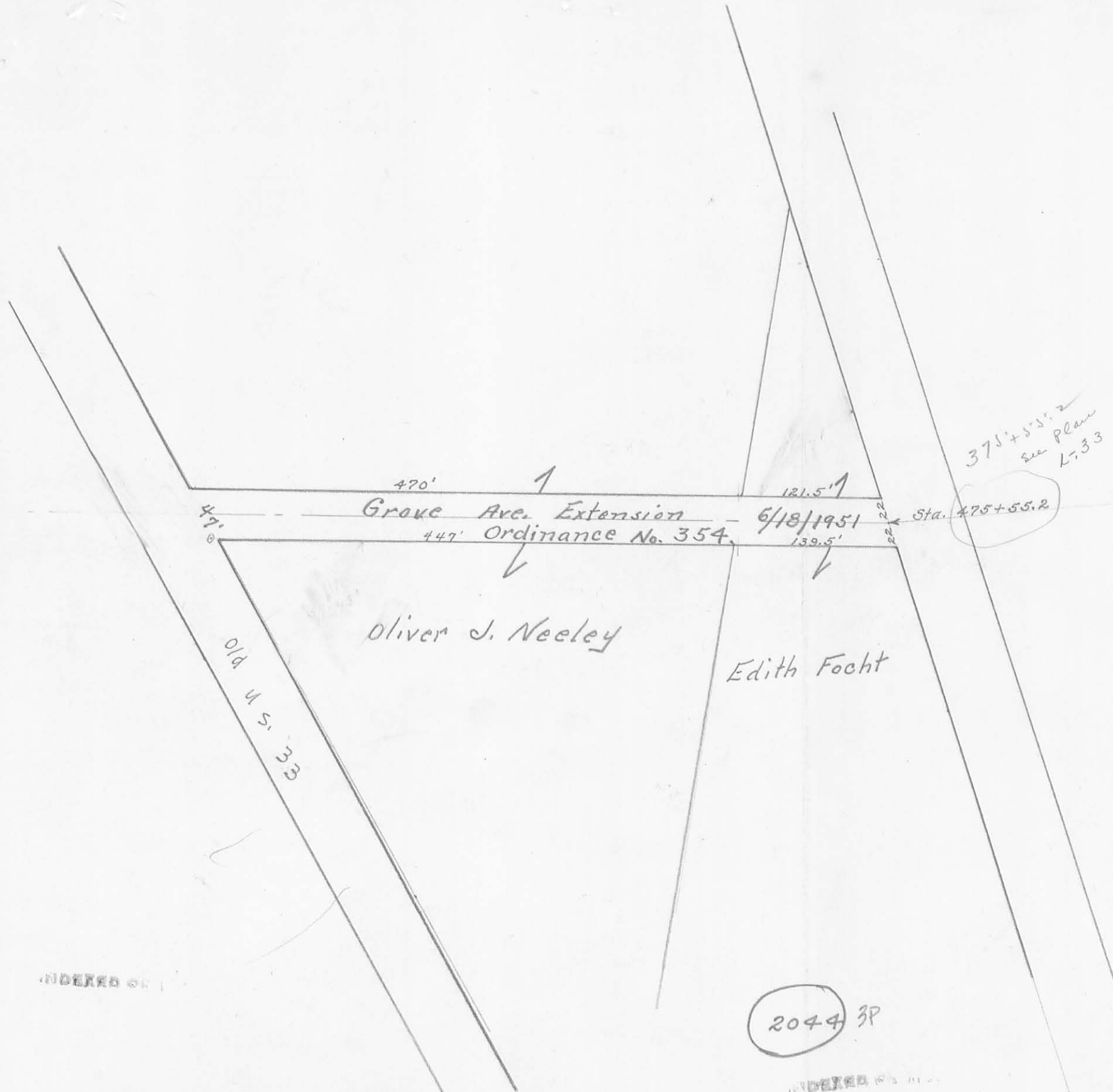
55.2'

PLAT OF
 GROVE AVENUE EXTENSION
 LAND OF NEELEY & FOCHT
 VILLAGE OF LAKEVIEW
 SECTION 27, TOWN 6, RANGE 8,
 LOGAN COUNTY, OHIO
 WALTER V. SCOTT, C.E. No. 4311
 MAY 21, 1951



SCALE 1" = 60'

2072
 INDEXED ON MAP



375+55.2
see plan
L. 33

Grove Ave. Extension 6/18/1951
447' Ordinance No. 354

Oliver J. Neeley

Edith Focht

Old U.S. 33

2044 3P

INDEXED ON 1

INDEXED ON 11-11-51

FB 708

SURVEY OF GROSS AVE
LAKEVIEW, OHIO

A = Cop. Nail Found

B = " " "

C = $\frac{5}{8}$ " ϕ Bar Found 0.32' E. of $\frac{1}{2}$ " Pipe

D = $\frac{1}{2}$ " ϕ Bar Found

E = $\frac{1}{2}$ " Pipe Found

F = $\frac{3}{4}$ " Pipe Found 1.4' W. of Fence

R/W Staked 40' For Village
of LAKEVIEW

2044

INDEXED ON MAP

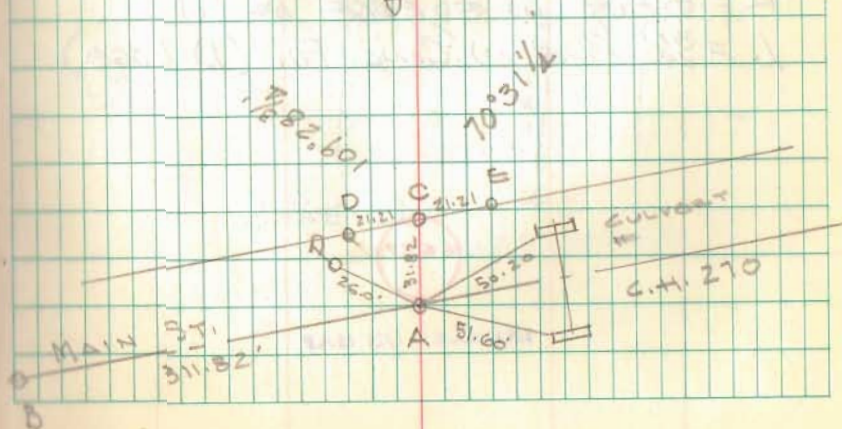
Dodson
Geeslin
Nickolt

9/11/72
700

30



GROSS AVE.



8/10/2020
APPROVED

DEED & SURVEY REFERENCES:

REFERENCE DEEDS ARE SHOWN HEREON

LOGAN COUNTY ENGINEER'S MAP ROOM
 FILES: 2044 AND 3197

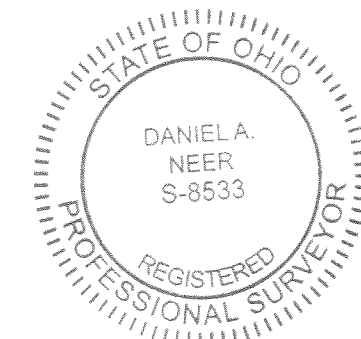
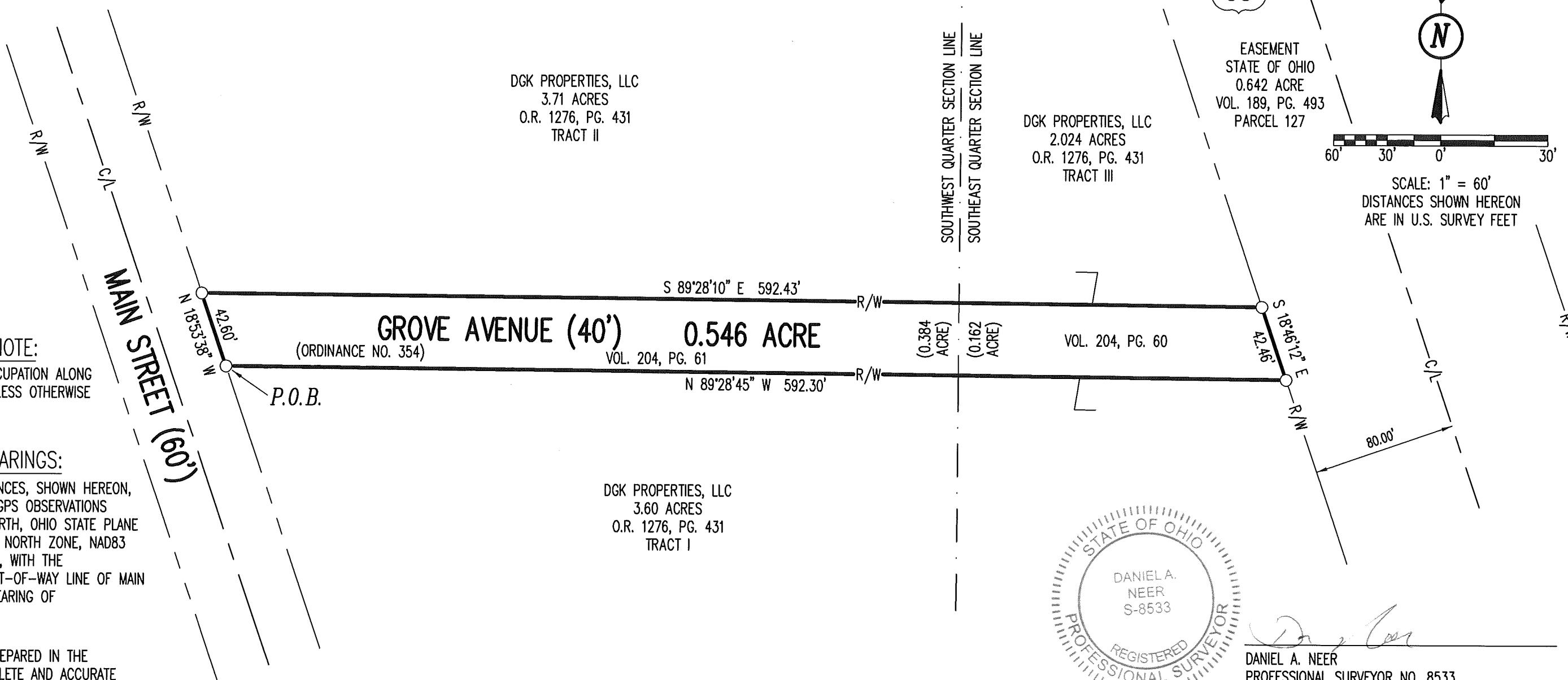
OCCUPATION NOTE:

NO EVIDENCE OF OCCUPATION ALONG
 BOUNDARY LINES UNLESS OTHERWISE
 SHOWN

BASIS FOR 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
 NORTHEASTERLY RIGHT-OF-WAY LINE OF MAIN
 STREET, HAVING A BEARING OF
 N 18°53'–38" W.

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



Daniel A. Neer
 DANIEL A. NEER
 PROFESSIONAL SURVEYOR NO. 8533
 AUGUST 10, 2020

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 117 N. Madriver Street • Bellefontaine, OH 43311
 (937) 593-7335 • www.dlz.com
 Project #2021-2102.00

LEGEND	
○ 5/8 INCH IRON REBAR FOUND WITH I.D. CAP STAMPED "LEE PS 6359"	C/L CENTER-LINE
P.O.B. = POINT OF BEGINNING	O.R. = OFFICIAL RECORD
R/W = RIGHT-OF-WAY	PG. = PAGE
	VOL. = VOLUME

BOUNDARY SURVEY
 SECTION 27, TOWN 6, RANGE 8
 SOUTH AND EAST OF THE FIRST
 PRINCIPAL MERIDIAN SURVEY
 VILLAGE OF LAKEVIEW
 STOKES TOWNSHIP
 LOGAN COUNTY, OHIO

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
KSS			8/14/2020

INDEXED ON MAP
 2044

0-10-2020



APPROVED



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

GROVE AVENUE VACATION

0.546 ACRE

Lying in Section 27, Town 6, Range 8, South and East of the First Principal Meridian Survey, Village of Lakeview, Stokes Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being all of the portion of Grove Avenue (40 feet wide) between Main Street (40 feet wide) and U.S. 33, as deeded and described in an easement to the Village of Lakeview, 0.12 acre tract and a 0.42 acre tract and by Ordinance No. 354, in Volume 204, Page 60 and 61, respectively, and being more particularly described as follows:

BEGINNING at 5/8 inch iron rebar found (I.D. cap stamped "LEE PS 6359") at the intersection of the south right-of-way line of said Grove Avenue with the east right-of-way line of said Main Street and also being the northwesterly corner of the DGK Properties, LLC, 3.60 acre tract, as deeded and described in Official Record 1276, Page 431, Tract I;

THENCE, with the common line to said easterly right-of-way line of Main Street and a westerly right-of-way line of Grove Avenue, **North 18°-53'-38" West**, a distance of **42.60 feet** to a 5/8 inch iron rebar found (I.D. cap stamped "LEE PS 6359") at a common corner to a northwest corner of said Grove Avenue and a southwest corner of the DGK Properties, LLC, 3.71 acre tract, as deeded and described in Official Record 1276, Page 431, Tract II;

THENCE, with southerly lines of said 3.71 acre tract and the DGK Properties, LLC, 2.024 acre tract, as deeded and described in Official Record 1276, Page 431, Tract III, and the northerly right-of-way line of said Grove Avenue, **South 89°-28'-10" East**, a distance of **592.43 feet** to 5/8 inch iron rebar found (I.D. cap stamped "LEE PS 6359") at a southeast corner of said 2.024 acre tract and on the westerly right-of-way line of said U.S. 33 (Said U.S. 33 being deeded in an easement to the State of Ohio as a 0.642 acre tract in Volume 189, Page 493, Parcel 127);

INDEXED ON MAP
2044

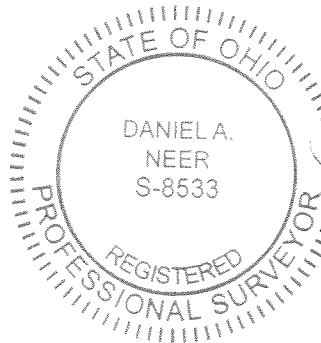
THENCE, with a common line to an easterly right-of-way line of said Grove Avenue and said westerly right-of-way line of U.S. 33, **South 18°-46'-12" East**, a distance of **42.46 feet** to 5/8 inch iron rebar found (I.D. cap stamped "LEE PS 6359") at a common corner to a northeast corner of said 2.024 acre tract and the southeast corner of said Grove Avenue;

THENCE, with the southerly right-of-way line of said Grove Avenue and northerly lines of said 2.024 acre and 3.60 acre tracts, **North 89°-28'-45" West**, a distance of **592.30 feet** to the **POINT OF BEGINNING**.

Containing **0.546 acre**, more or less, of which 0.162 acre is within the southeast quarter of said Section 27 and 0.384 acre is within the southwest quarter of said Section 27.

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

Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010), with the northeasterly right-of-way line of Main Street having a bearing of North 18°-53'-38" West. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on August 10, 2020.



Description prepared by:

Daniel A. Neer
Daniel A. Neer

Professional Surveyor No. 8533

August 10, 2020

2021-2102.00

