

**SURVEY FOR DAVID DUFF  
3.280 ACRES  
July 26, 2006**

The following described 3.280 acre tract is situated in the State of Ohio, County of Logan, Township of McArthur, Village of Huntsville, V.M.S. 9903 and 9928, being part of James E. Duff's original 103.35 acre Tract I described in Deed Record 344, page 188, and said 3.280 acre tract being more particularly described as follows:

Beginning at a railroad spike found at the northeast corner of the remainder of said original 103.35 acre tract and at the northwest corner of White Water Corp., an Ohio Corporation's 0.54 acre Tract I described in Official Record 86, page 172, said spike being in the north corporation line of Huntsville and bearing South 75°17'01" West (assumed bearing) 377.50 feet from a magnetic nail found at the apparent intersection of the centerline of State Route 117 with the centerline of State Route 274 (50 feet wide), said railroad spike marking the **place of beginning**;

Thence **South 15°06'52" East 484.77 feet**, departing from the centerline of State Route 274, entering the Village of Huntsville and passing at 25.00 feet an iron pin set, following an east line of the remainder of said original 103.35 acre tract, the west line of said 0.54 acre tract, and the west line of White Water Corp., an Ohio Corporation's 1.29 acre Tract II described in Official Record 86, page 172, to an iron pin set;

Thence **South 63°48'59" West 142.03 feet**, entering the remainder of said original 103.35 acre tract, to an iron pin set;

Thence **South 74°24'44" West 142.77 feet**, to an iron pin set in a west corporation line of Huntsville;

Thence **North 15°05'40" West 515.00 feet**, following the Huntsville corporation line and passing an iron pin set at 490.00 feet, to a magnetic nail set in the centerline of State Route 274 and in the north line of said original 103.35 acre tract;

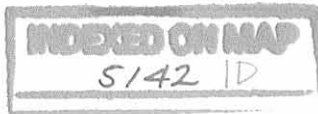
Thence **North 75°14'52" East 281.98 feet**, following the centerline of State Route 274, the north line of said original 103.35 acre tract, and a north corporation line of Huntsville, to the **place of beginning, containing 3.280 acres**, more or less, and being subject to all valid easements and restrictions of record.

Of the above described 3.280 acre tract, 0.162 acre is within the right of way of State Route 274.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of May 2006. 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, Registered Surveyor #6140  
19019 West Darby Road  
Marysville, Ohio 43040  
(937) 747-2599



Rec'D 7-26-06 SAM OK

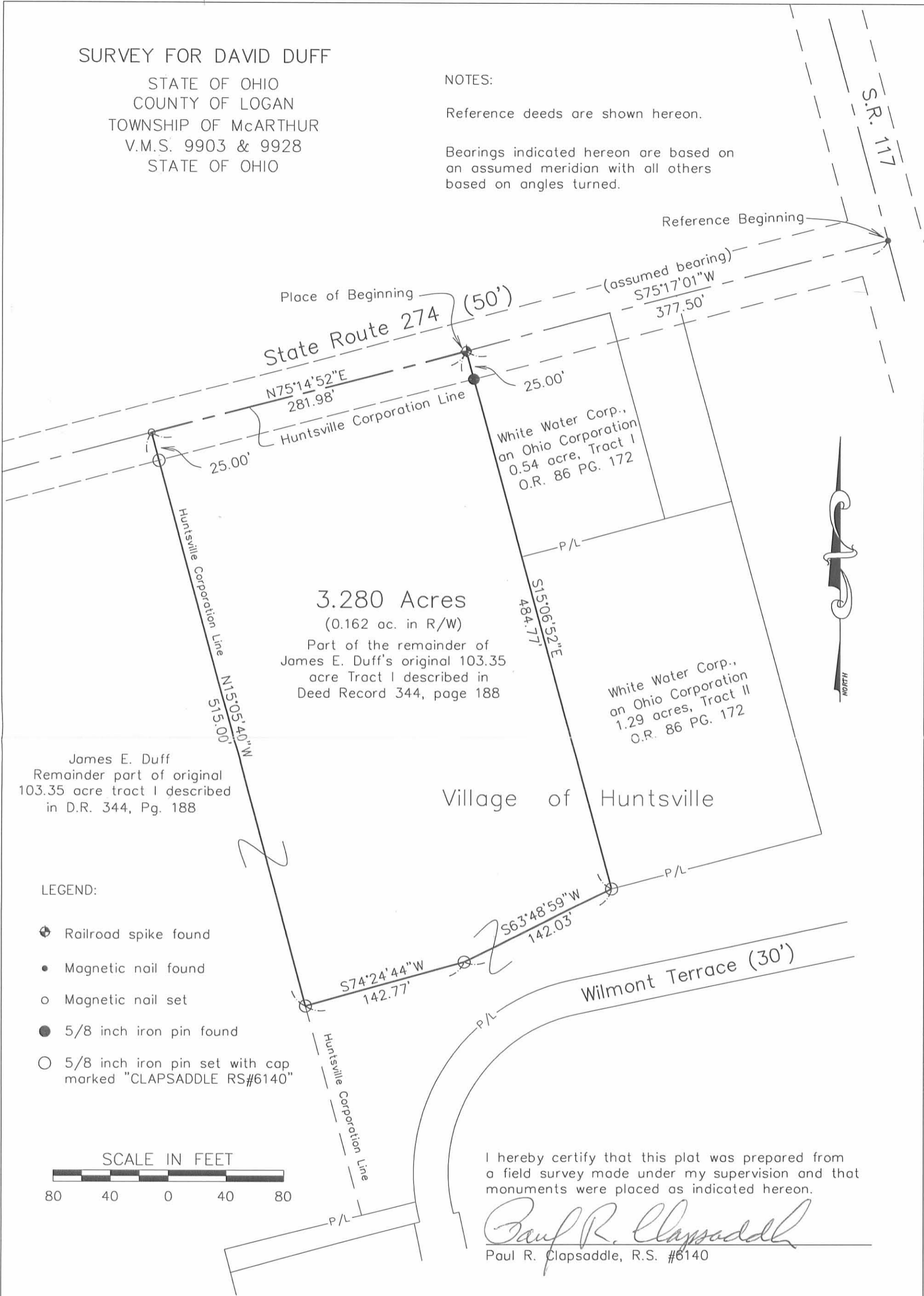
# SURVEY FOR DAVID DUFF

STATE OF OHIO  
COUNTY OF LOGAN  
TOWNSHIP OF McARTHUR  
V.M.S. 9903 & 9928  
STATE OF OHIO

## NOTES:

Reference deeds are shown hereon.

Bearings indicated hereon are based on an assumed meridian with all others based on angles turned.



3.280 Acres  
(0.162 ac. in R/W)

Part of the remainder of  
James E. Duff's original 103.35  
acre Tract I described in  
Deed Record 344, page 188

James E. Duff  
Remainder part of original  
103.35 acre tract I described  
in D.R. 344, Pg. 188

## LEGEND:

- ⊕ Railroad spike found
- Magnetic nail found
- Magnetic nail set
- 5/8 inch iron pin found
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"



I hereby certify that this plot 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.**

Date: July 26, 2006  
Scale: 1"=80'  
Drawing: duffcreekviewcourt306  
Project: DuffCreekviewCourt306



INDEXED ON MAP  
5142 IP

Received 4-9-92 DE GCH



# Lee Surveying and Mapping Co.



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

143 EAST COLUMBUS AVENUE  
BELLEFONTAINE, OHIO 43311

(513) 593-7335

JEFFREY I. LEE, P.S.

## DUFF (0.078 ACRE)

Lying in Virginia Military Survey 9903, the Village of Huntsville and McArthur Township, Logan County, Ohio.

Being out of the James E. Duff original 103.35 acre tract as deeded and described in Volume 344, Page 188, Tract I of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 5/8 inch iron rod set at the northwest corner of Lot 113 of the said village and a northwest corner of the Huntsville corporation line.

THENCE, N 15°-07'-45" W, a distance of 20.00 feet to a 5/8 inch iron rod set.

THENCE, N 74°-54'-00" E, a distance of 171.19 feet to a 5/8 inch iron rod set on the west line of Wilmont Terrace (30 feet width).

THENCE, with the right-of-way of Wilmont Terrace and a curve to the left having a central angle of 6°-44'-00", a radius of 170.58, an arc length of 20.05 feet, the chord of which bears S 11°-44'-00" E, a distance of 20.03 feet to a 5/8 inch iron rod set.

THENCE, S 74°-54'-00" W, a distance of 170.00 feet to the point of beginning, passing the northeast corner of said Lot 113 at 5.00 feet and an angle in the corporation line at 47.19 feet.

Containing 0.078 acre of which 0.022 acre is within the Village of Huntsville and 0.056 acre is in McArthur Township.

The basis for bearings is based upon the north line of Lot 113 being S 74°-54'-00" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Company on April 7, 1992.

Description prepared by:

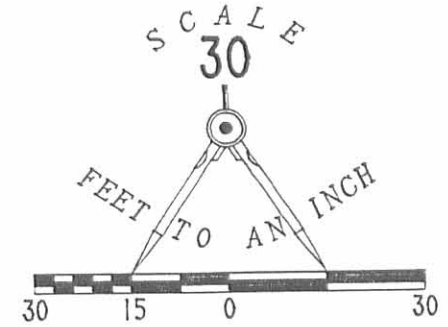
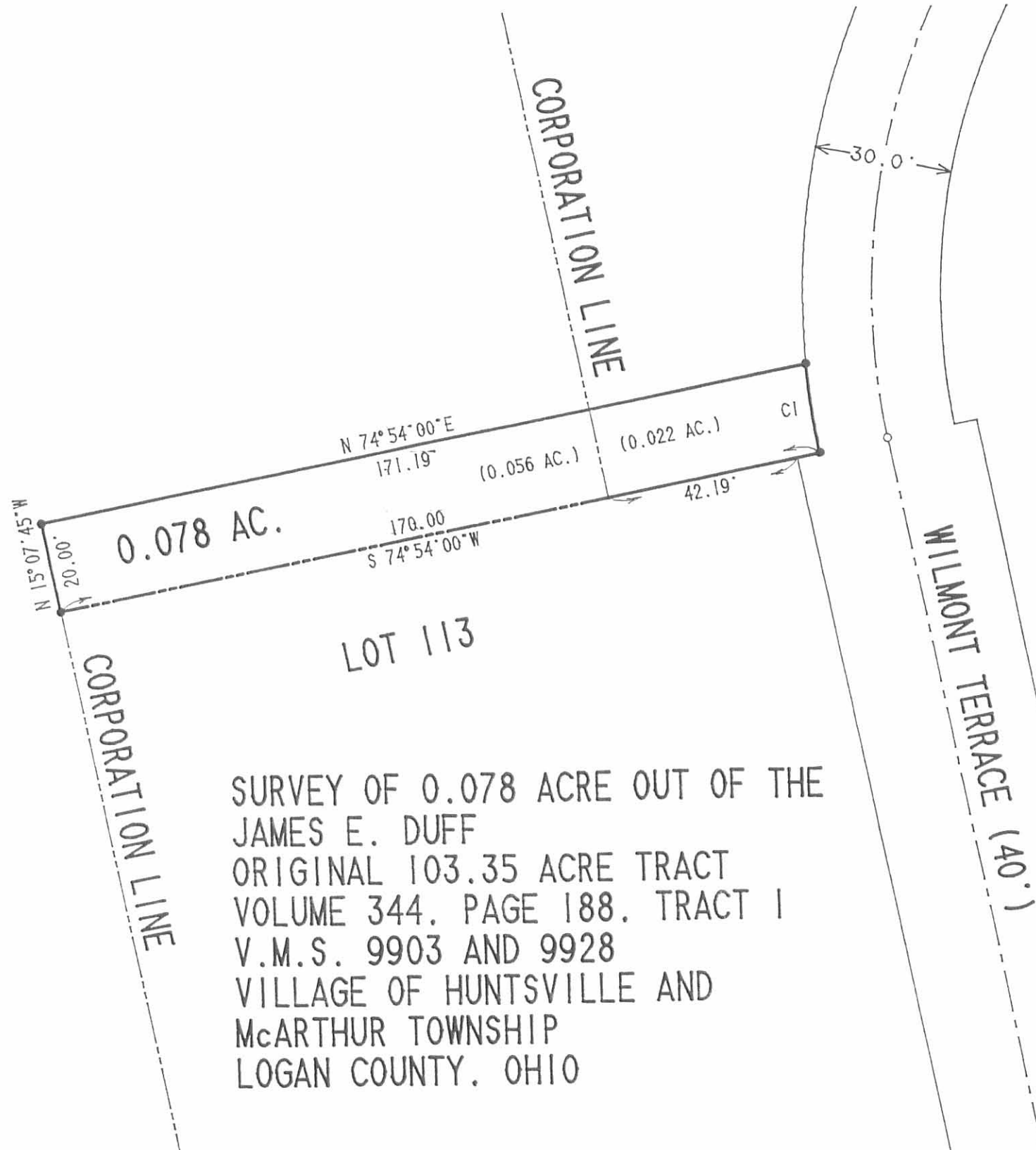
Jeffrey I. Lee  
Professional Surveyor 6359  
April 8, 1992



ORIGINAL STAMP IN GREEN

INDEXED ON MAP  
5142 2D

INDEX ON MAP  
5142  
26



LEGEND

- 5/8" I. ROD FOUND
- 5/8" I. ROD SET

CURVE	DELTA ANGLE	RADIUS	ARC
C I	06° 44' 00"	170.58'	20.05'
TANGENT	CHORD	CHORD BEARING	
10.03'	20.03'	S 11° 44' 00" E	

SURVEY OF 0.078 ACRE OUT OF THE  
 JAMES E. DUFF  
 ORIGINAL 103.35 ACRE TRACT  
 VOLUME 344, PAGE 188, TRACT I  
 V.M.S. 9903 AND 9928  
 VILLAGE OF HUNTSVILLE AND  
 McARTHUR TOWNSHIP  
 LOGAN COUNTY, OHIO



ORIGINAL STAMP IN GREEN

SURVEYED BY:  
*Jeffrey I. Lee*  
 JEFFREY I. LEE  
 PROFESSIONAL SURVEYOR 6359  
 APRIL 7, 1992

**LEE SURVEYING & MAPPING CO.**  
 143 East Columbus Avenue  
 BELLEFONTAINE, OHIO 43311  
 (513) 593-7335

WREN DESCRIPTION

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. 9903-9928 and being more particularly described as follows:

Beginning at a P. K. Nail in the centerline of Lima Street (S. R. No. 117) and also being the east line of V. M. S. No. 9903-9928, that is S. 15° 00' E. 664.30 feet from the intersection of Lima Street (S. R. No. 117) and S. R. No. 274, (said intersection being the northeast corner to V. M. S. No. 9903-9928), said P. K. Nail being Station No. 288 + 17 as shown on Logan County Engineer's Plan L-27, Page 5, said P. K. Nail also being the northeast corner to Thelma G. Ruble's present 0.36 Acre tract;

Thence with the centerline of Lima Street (S. R. No. 117), N. 15° 00' W. 61.43 feet to a point, said point being the south line of Wilmont Terrace;

Thence with the south line of Wilmont Terrace, S. 78° 00' W. 435.54 feet to an iron bar at the beginning of a curve to the left, passing through an iron bar at the west line of Lima Street at 30.04 feet;

Thence with the south and east right of way line of Wilmont Terrace on said curve to the left having the following characteristics (Central Angle - 92° 57' Left, Radius - 140.58 feet), the following two chord distances and bearings, S. 54° 45.75' W. 110.93 feet to an iron bar and S. 8° 17.25' W. 110.93 feet to an iron bar in the north line of Wren's Allotment as recorded in Plat Book C Volume 3 Page 60;

Thence with the north line of Lot No. 114 of Wren's Allotment, N. 74° 54' E. 175.00 feet to a large wood corner post, northeast corner to Lot No. 114 and northwest corner to Lina Pearl Detwiler's present 2.91 Acre tract;

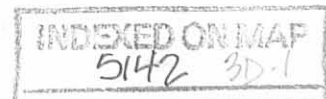
Thence with the north line of said Detwiler's tract, N. 75° 15' E. 212.00 feet to a wood corner post in the west line of the said Ruble tract;

Thence with the west line of the Ruble Tract, N. 14° 45' W. 70.20 feet to an iron bar, northwest corner to Ruble;

Thence with Ruble's north line, N. 77° 30' E. 196.00 feet to the place of beginning, passing through an iron bar on the north side of a large tree at 156.94 feet, said iron bar also being the west line of Lima Street,

The above described tract containing 1.41 Acres, more or less.

The above parcel being surveyed out of Wilbur J. Wren's present 7.46 Acre tract in the Corporation of Huntsville. Being all the land South and East of the south right of way line of Wilmont Terrace.



(2)

I hereby certify that this is a true and accurate description of a survey made by me on November 18, 1972.

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

INDEXED ON MAP  
5142-3D-2

WILBUR J. WREN

7.46 ACRES  
1.41 ACRES SURVEYED  
6.05 ACRES REMAINING

EXISTING FENCE LINE - 30'  
TERRACE  
404.71'  
435.54'  
WILMONT  
S. 78°00' W.  
405.50'  
S. 78°00' W.

THELMA G. RUBLE  
0.36 AC.

EXISTING FENCE LINE  
N. 75°15' E. 212.00'  
LINA PEARL DETWILER  
2.91 AC.

CENTERLINE CURVE DATA  
D = 92.57' Lt.  
R = 36.49'  
T = 155.58'  
E = 163.80'  
E = 70.33'

CHORD - 122.77'  
CHORD - 45.75' W.  
110.93'  
CHORD - 122.77'  
CHORD - 58.21' W.  
110.93'  
CHORD - 58.21' W.  
110.93'

WILMONT TERRACE - 40'  
1/2" IRON BAR S. 14°57' E.

LOT 114

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

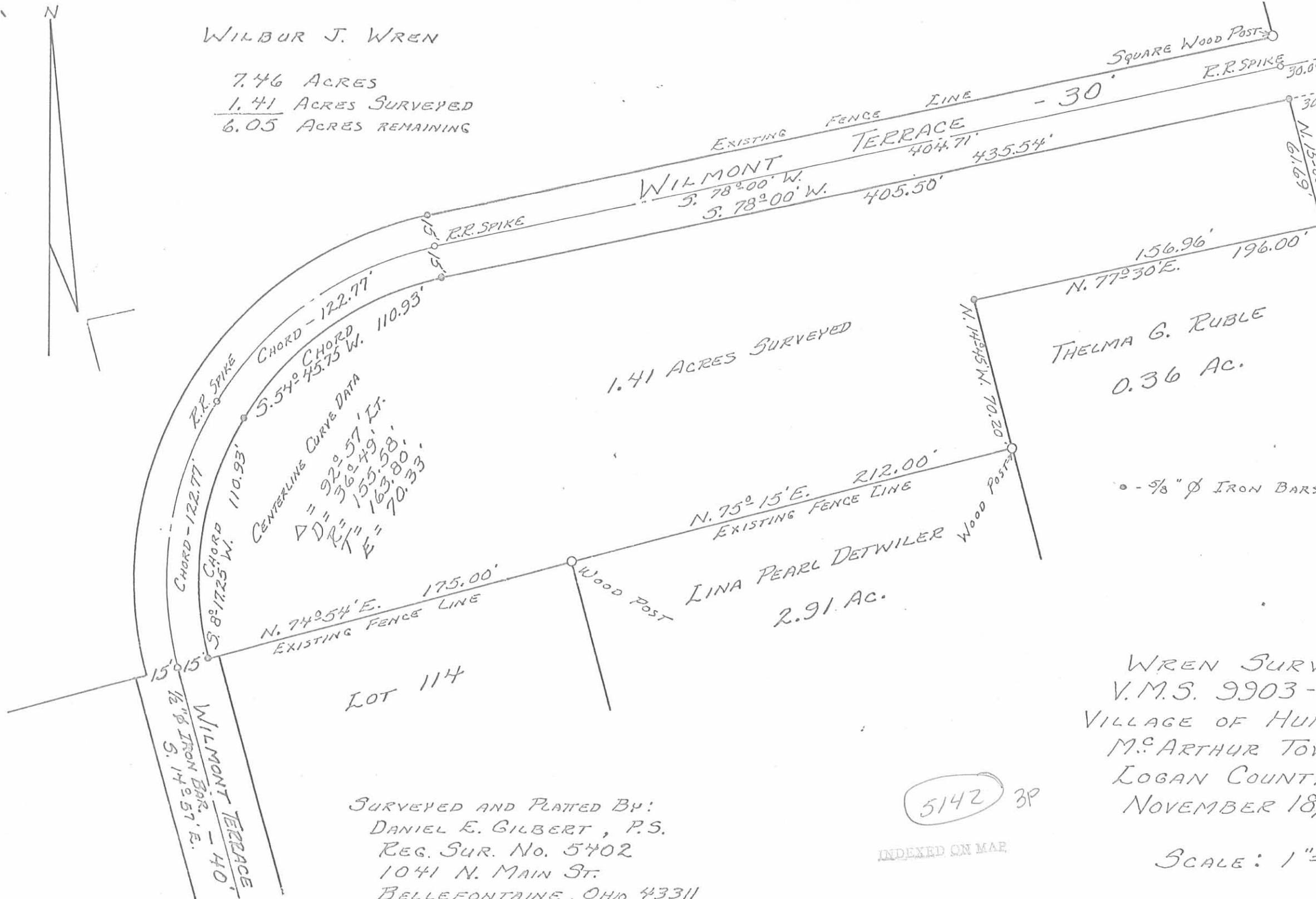
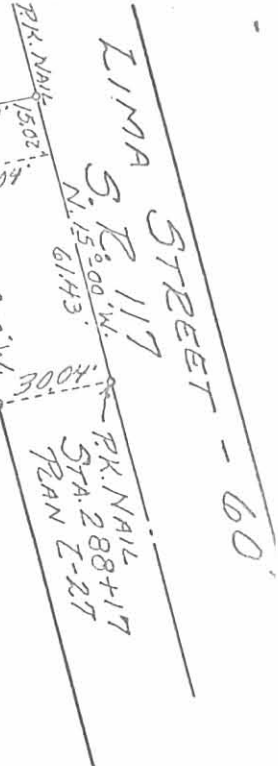
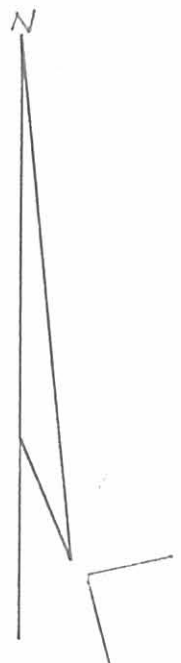
5142 3P

INDEXED ON MAP

WREN SURVEY  
V.M.S. 9903-9928  
VILLAGE OF HUNTSVILLE  
M.C. ARTHUR TOWNSHIP  
LOGAN COUNTY, OHIO  
NOVEMBER 18, 1972

SCALE: 1" = 50'

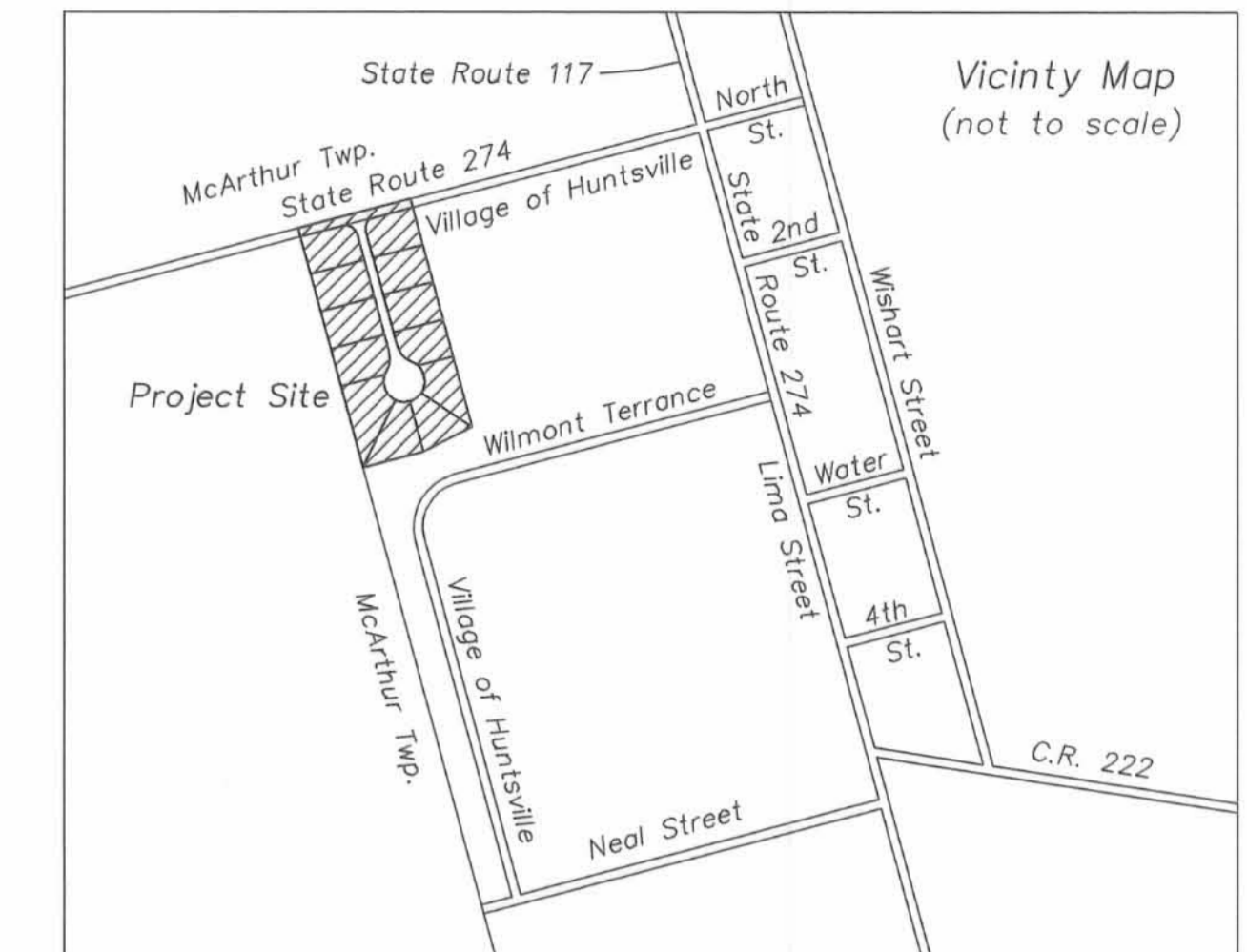
• - 5/8" Ø IRON BARS SET.





# Creekview Court Subdivision

STATE OF OHIO, COUNTY OF LOGAN,  
TOWNSHIP OF McARTHUR, V.M.S. 9903 & 9928  
VILLAGE OF HUNTSVILLE



**NOTES:**

Reference deeds are shown hereon.  
Building Set-Back Distances:  
Front 15.00 feet (—fbsl— front building setback line)  
Side 5.00 feet (—sbsl— side building setback line)  
Rear 35.00 feet (—rbsl— rear building setback line)

No plantings or permanent structures, etc., shall be permitted in the easement areas.



- LEGEND:**
- ⊕ Railroad spike found
  - Magnetic nail found
  - Magnetic nail set
  - 5/8 inch iron pin found
  - 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"

Based on information obtained from FEMA map #390772 0105 C dated May 15, 1985, the entire parcel is outside the flood hazard area

James E. Duff  
Remainder part of original  
103.35 acre tract I described  
in D.R. 344, Pg. 188

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	BEARING	CHORD	DELTA
C1	54.77	35.00	34.79	N59°55'24"W	49.35	Δ 89°39'28"
C2	22.55	50.00	11.47	N02°10'25"W	22.36	Δ 25°50'31"
C3	7.09	50.00	3.55	S06°41'00"W	7.09	Δ 08°07'40"
C4	53.78	50.00	29.82	S28°11'39"E	51.22	Δ 61°37'38"
C5	41.19	50.00	21.84	S82°36'18"E	40.03	Δ 47°11'42"
C6	43.42	50.00	23.19	N48°55'07"E	42.07	Δ 49°45'27"
C7	49.61	50.00	27.06	N04°23'03"W	47.60	Δ 56°50'54"
C8	24.31	50.00	12.40	N46°44'17"W	24.07	Δ 27°51'33"
C9	39.77	50.00	21.00	S37°52'51"E	38.73	Δ 45°34'23"
C10	55.19	35.00	35.21	S30°04'36"W	49.65	Δ 90°20'32"

Date: October 4, 2006  
Scale: 1"=40'  
Drawing: duffcreekviewcourtsbdv806  
Project: DuffCVCsbdv806

**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.**



**DESCRIPTION TRACT:**

Being all of a 3.280 acre tract owned by Laross, LLC as described in Official Record 837, page 923 of the Logan County Recorder's Office, and located in the State of Ohio, County of Logan, Township of McArthur, V.M.S. 9903 & 9928, and Village of Huntsville, and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of State Route 274 (50' wide), in the north Corporation line of the Village of Huntsville, at the northeast corner of said 3.280 acre tract, and at the northwest corner of White Water Corporation's 0.54 acre, Tract I described in Official Record 86, page 172, said spike being South 75°17'01" West (assumed bearing) 377.50 feet from a magnetic nail found at the intersection of the centerline of State Route 117 with the centerline of State Route 274;

thence South 15°06'52" East 484.77 feet, departing from the centerline of State Route 274 and entering the Village of Huntsville, passing at 25.00 feet a 5/8 inch iron pin found in the south right of way line of said Road, following the east line of said 3.280 acre tract, the west line of said 0.54 acre tract, and the west line of White Water Corporation's 1.29 acre Tract II described in Official Record 86, page 172, to an iron pin set in a north line of the remainder of James E. Duff's original 103.35 acre tract I described in Deed Record 344, page 188;

thence South 63°48'59" West 142.03 feet, following a south line of said 3.280 acre tract and a north line of the remainder of said original 103.35 acre tract, to an iron pin set;

thence South 74°24'44" West 142.77 feet, following a south line of said 3.280 acre tract and a north line of the remainder of said original 103.35 acre tract, to an iron pin set in a west Corporation line of the Village of Huntsville;

thence North 15°05'40" West 515.00 feet, following the west line of said 3.280 acre tract, a west line of the Village of Huntsville, and an east line of the remainder of said original 103.35 acre tract, passing at 490.00 feet an iron pin set in the south right of way line of State Route 274, to a magnetic nail set in the centerline of State Route 274;

thence North 75°14'52" East 281.98 feet, following the centerline of State Route 274, the north line of said 3.280 acre tract, and a north line of the Village of Huntsville, to the place of beginning, containing 3.280 acres, more or less. Of the above described 3.280 acre tract, 0.769 acre is within the right of way of State Route 274 and Creekview Court.

The above description was prepared from a survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor 6140, during the month of August 2006. Bearings indicated herein are based on an assumed bearing 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".

**SURVEYOR'S CERTIFICATE:**

The accompanying plat represents a subdivision of land in V.M.S. 9903 and 9928, McArthur Township, Logan County, Ohio. The tract has an area of 0.769 acres in streets and 2.511 acres in lots making a total of 3.280 acres. All measurements are in feet and decimals of a foot.

I hereby certify that the accompanying plat is a correct representation of Creekview Court Subdivision as surveyed in August of 2006 and that all monuments as shown hereon have been found, set or will be set upon completion of construction at a time as directed by the proprietor.

*Paul R. Clapsaddle* October 4, 2006  
Paul R. Clapsaddle, R.S. #6140



PREAPPROVAL *Jan C. Hill* 10-12-06  
PLAT CHECKED *Jan C. Hill* 10-27-06  
TRANSFERRED THIS 27th DAY OF October 2006

*Michael E. Green*  
AUDITOR, LOGAN COUNTY, OHIO

**DEDICATION:**

Know all men by these presents that James David Duff (member of Laross, LLC) owner of the land indicated on the accompanying plat, have authorized the platting thereof and do hereby dedicate Creekview Court and State Route 274 for public uses and purposes forever.

In Witness Whereof, James David Duff (member of Laross, LLC), has hereunto set his hand this \_\_\_\_\_ day of \_\_\_\_\_, 2006.  
*James David Duff* Owner: James David Duff (member of Laross, LLC)  
*John Richter* Witness  
*Paul Fulkerson* Witness

State of Ohio ss:  
County of Logan:

Before me a Notary Public in and for said State personally appeared James David Duff (member of Laross, LLC) who acknowledged the signing of the foregoing instrument to be his voluntary act and deed for the uses and purposes expressed therein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 17th day of October 2006.

My commission Expires \_\_\_\_\_  
By *Jacqueline Lowry* Notary Public, State of Ohio  
JACQUELINE LOWRY  
NOTARY PUBLIC, STATE OF OHIO  
My Commission Expires Feb. 5, 2009

**APPROVALS:**

The within streets are hereby approved and accepted for public maintenance by Ordinance No. 110 recorded in Village Council's record book \_\_\_\_\_ on this 25th day of October, 2006.

Accepted this 25th day of October, 2006 *William A. Jones* Mayor, Village of Huntsville  
Accepted this 25th day of October 2006 *Clayton Brown* Town Council President, Village of Huntsville  
Approved this 17th day of October, 2006 *David E. Pugh* Indian Lake Water Pollution Control District

RECORDED IN PLAT CABINET B, SLIDE 106A  
RECEIVED FOR RECORD AT 2:15 O'CLOCK P.M.  
THIS 27th DAY OF Oct. 2006.

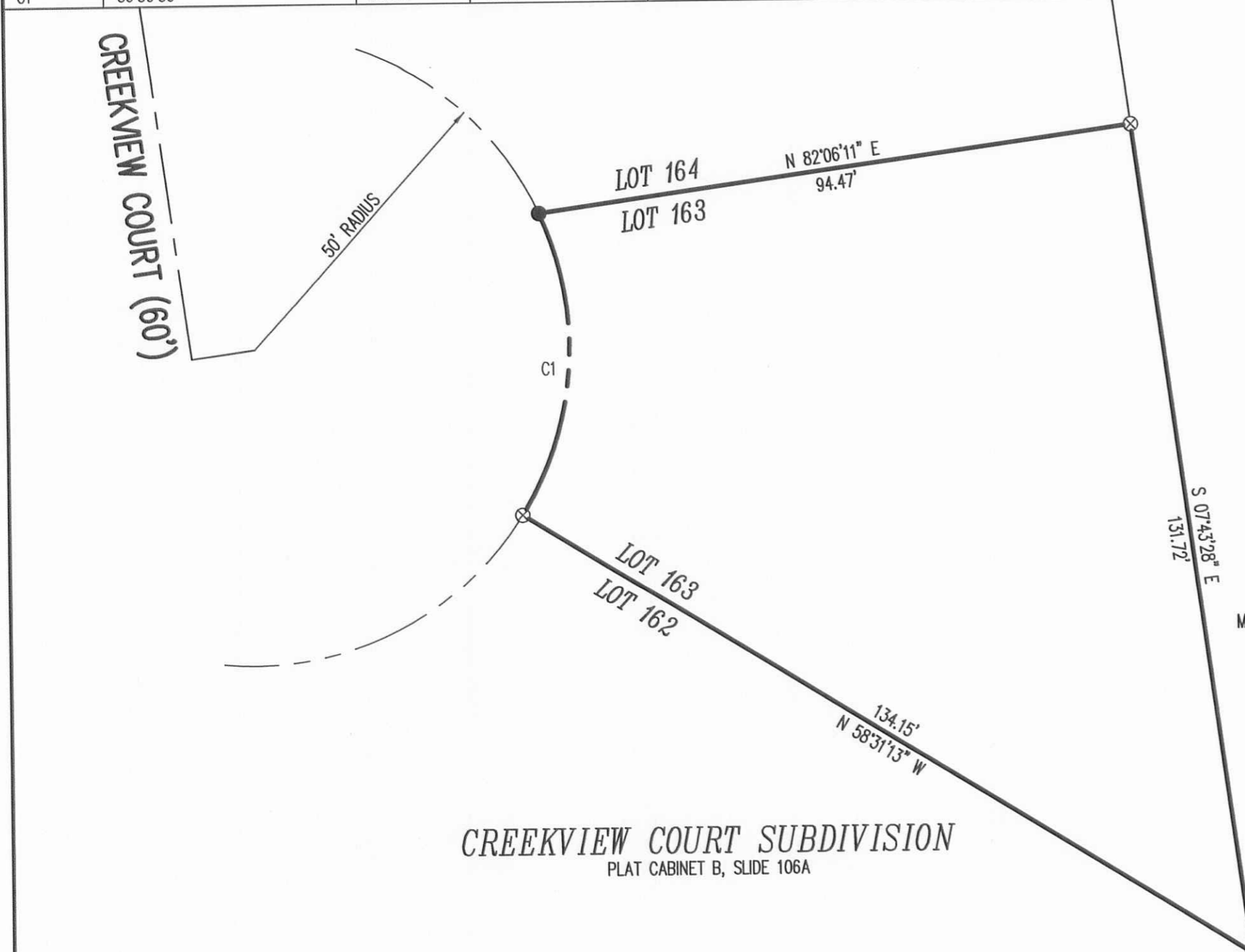
*Linda Hanson*  
RECORDER, LOGAN COUNTY, OHIO

000009016

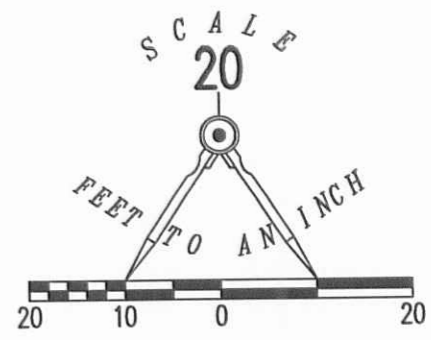


1-7-16  
**APPROVED**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	56°50'56"	50.00'	49.61'	27.06'	S 03°45'57" W	47.60'



- LEGEND**
- 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM7437"
  - 5/8 INCH IRON ROD FOUND
  - ⊗ 3/4 INCH IRON ROD FOUND IN CONCRETE



**CREEKVIEW COURT SUBDIVISION**  
 PLAT CABINET B, SLIDE 106A

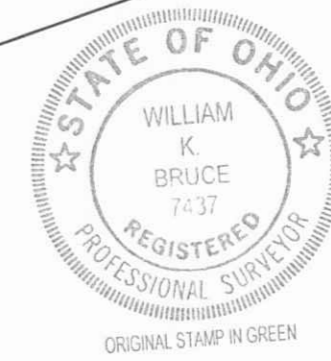
MAX D. GEHLE AND KRISTINE A. GEHLE  
 1.29 ACRE TRACT  
 O.R. 857, PG. 364  
 TRACT II

**RETRACEMENT SURVEY OF  
 LOT 163  
 CREEKVIEW COURT SUBDIVISION  
 PLAT CABINET B, SLIDE 106A  
 VILLAGE OF HUNTSVILLE  
 McARTHUR TOWNSHIP  
 LOGAN COUNTY, OHIO**

SURVEYED BY:

*William K. Bruce*

WILLIAM K. BRUCE  
 PROFESSIONAL SURVEYOR 7437  
 JANUARY 4, 2016



421 EAST COLUMBUS AVENUE LLC  
 59.533 ACRE TRACT  
 O.R. 1203, PG. 112  
 TRACT II

COPYRIGHT 2016 BY:  
**LEE SURVEYING & MAPPING CO., INC.**  
 117 North Madriver Street  
 BELLEFONTAINE, OHIO 43311  
 (937) 593-7335  
 WWW.LSMINC.US  
 surveys@lsminc.us

ADW D0116 8830116 L-883-3

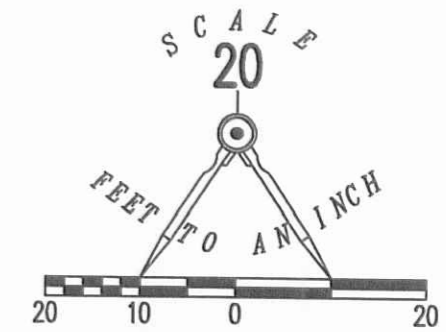
2 WORKING DAYS  
**BEFORE YOU DIG**  
 CALL TOLL FREE **800-362-2764**  
 OHIO UTILITIES PROTECTION SERVICE

INDEXED ON MAP  
 5142 4P

1-20-17

**APPROVED**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	27°51'33"	50.00'	24.31'	N 46°45'06" W	24.07'
C2	45°32'01"	50.00'	39.73'	N 38°16'01" W	38.70'



- LEGEND:
- ⊙ 3/4 INCH IRON ROD FOUND
  - 5/8 INCH IRON ROD FOUND
  - 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LS,"
  - LATH
  - BSL = BUILDING SETBACK LINE

MAX D. GEHLE  
1.29 ACRES  
O.R. 857, PG. 364  
TRACT II

**RETRACEMENT SURVEY OF  
LOT 164  
CREEKVIEW COURT SUBDIVISION  
PLAT CABINET B, SLIDE 106A  
VIRGINIA MILITARY SURVEY 9903-9928  
VILLAGE OF HUNTSVILLE  
McARTHUR TOWNSHIP  
LOGAN COUNTY, OHIO**

SURVEYED BY:

JEFFREY L. LEE  
PROFESSIONAL SURVEYOR 6359  
JANUARY 17, 2017



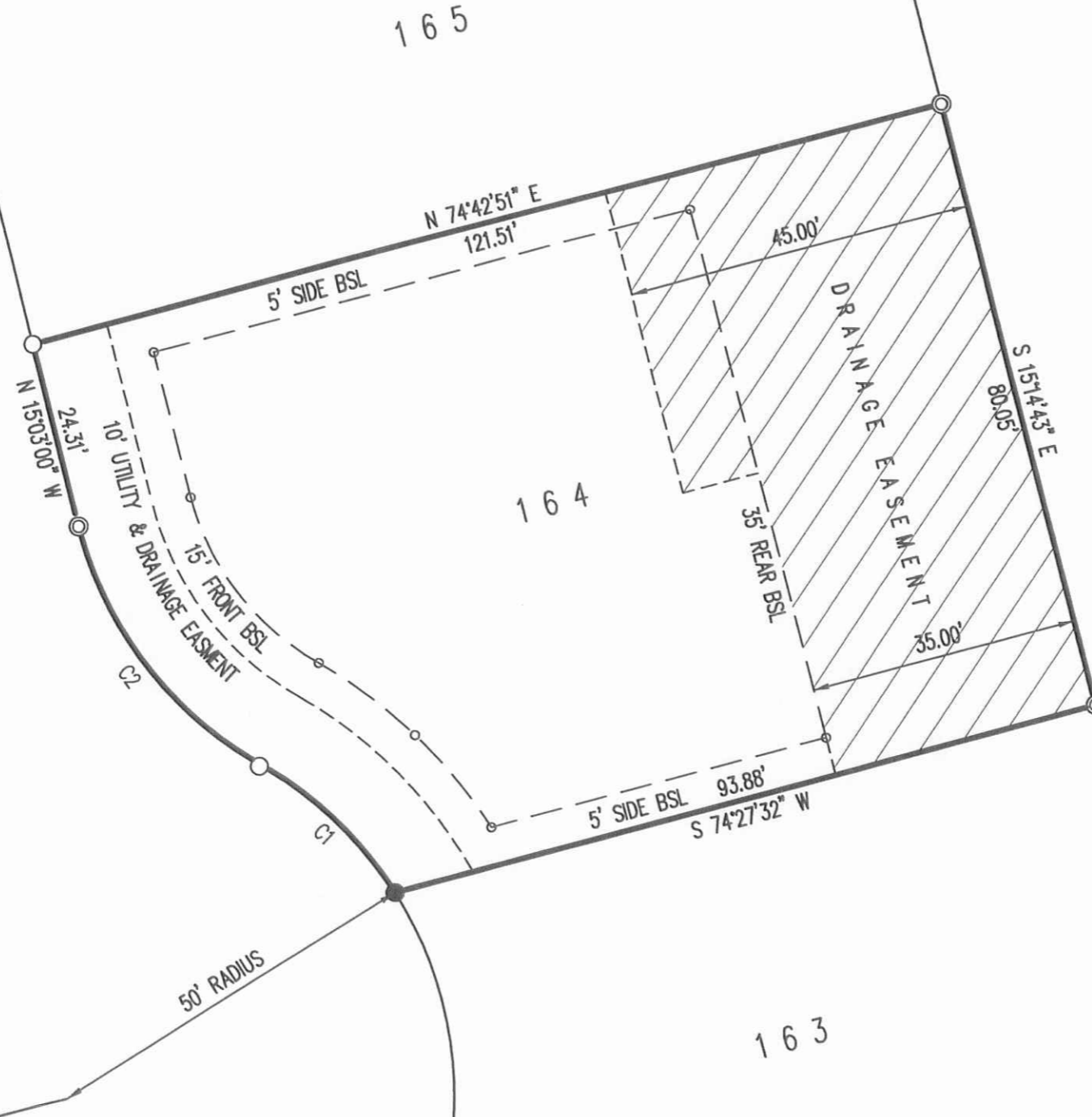
ORIGINAL STAMP IN GREEN

COPYRIGHT 2017 BY:  
**LEE SURVEYING & MAPPING CO., INC.**  
117 North Madriver Street  
BELLEFONTAINE, OHIO 43111  
(937) 593-7335  
WWW.LSMINC.US  
surveys@lsminc.us

KSS D0117 8830117-LOT 164 L-883-3

INDEXED ON MAP  
5142 5P

CREEKVIEW COURT (60')



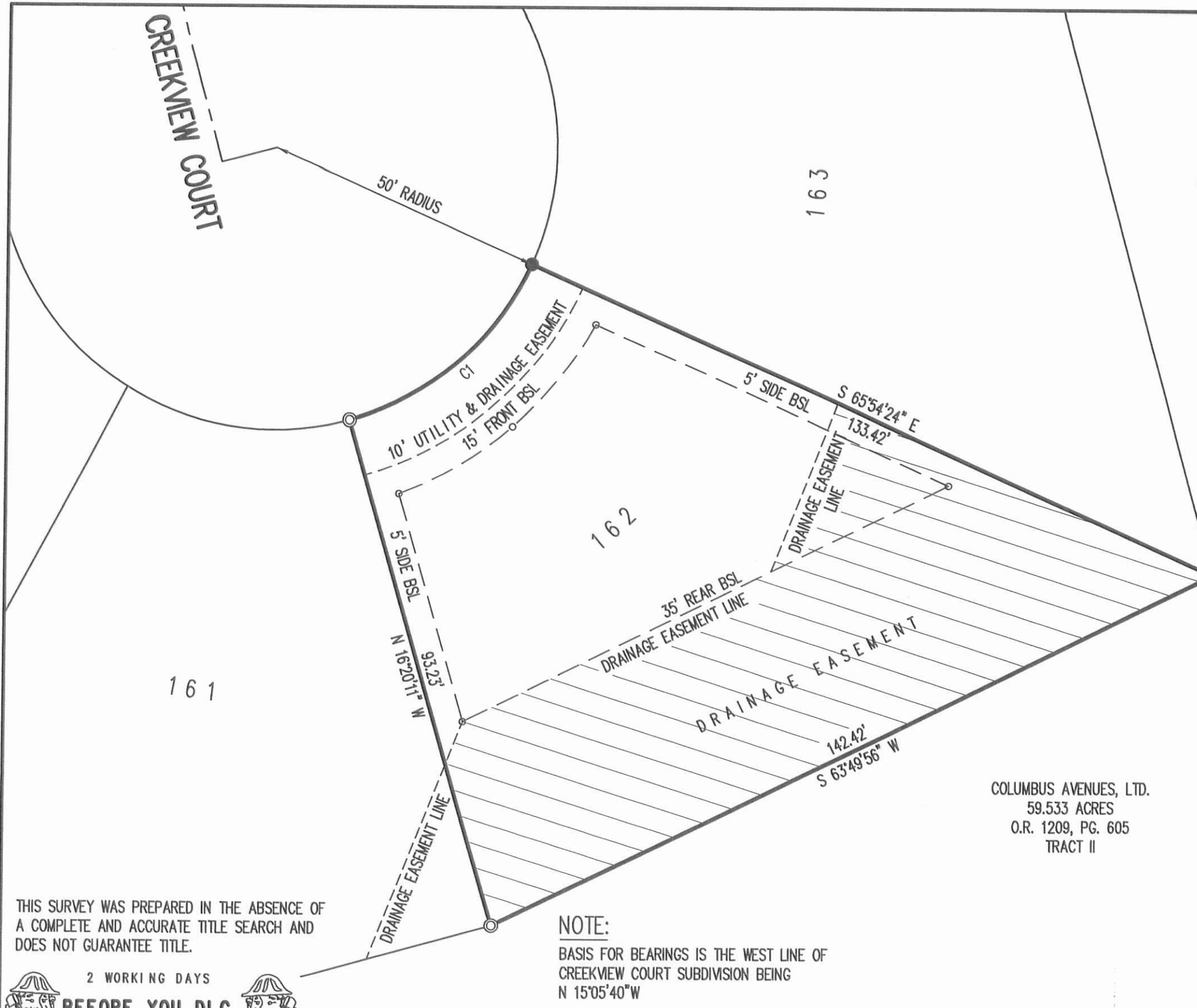
THIS SURVEY WAS PREPARED IN THE ABSENCE OF  
A COMPLETE AND ACCURATE TITLE SEARCH AND  
DOES NOT GUARANTEE TITLE.

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

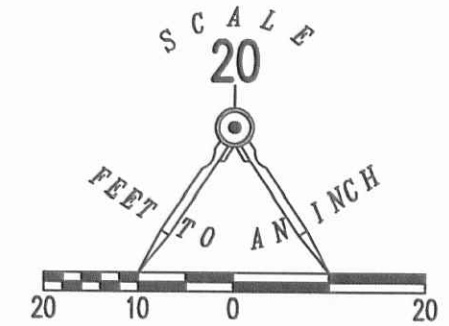
**NOTE:**  
BASIS FOR BEARINGS IS THE WEST LINE OF  
CREEKVIEW COURT SUBDIVISION BEING  
N 15°05'40" W

1-20-17

APPROVED



MAX D. GEHLE  
 1.29 ACRES  
 O.R. 857, PG. 364  
 TRACT II



RETRACEMENT SURVEY OF  
 LOT 162  
 CREEKVIEW COURT SUBDIVISION  
 PLAT CABINET B, SLIDE 106A  
 VIRGINIA MILITARY SURVEY 9903-9928  
 VILLAGE OF HUNTSVILLE  
 McARTHUR TOWNSHIP  
 LOGAN COUNTY, OHIO

LEGEND:

- ⊙ 3/4 INCH IRON ROD FOUND
- 5/8 INCH IRON ROD FOUND
- 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LS,"
- LATH

BSL = BUILDING SETBACK LINE

SURVEYED BY:

*Jeffrey I. Lee*  
 JEFFREY I. LEE  
 PROFESSIONAL SURVEYOR 6359  
 JANUARY 17, 2017



ORIGINAL STAMP IN GREEN

COPYRIGHT 2017 BY:  
 LEE SURVEYING & MAPPING CO., INC.  
 117 North Madriver Street  
 BELLEFONTAINE, OHIO 43311  
 (937) 593-7335  
 WWW.LSMINC.US  
 surveys@lsminc.us

KSS D0117 8830117-LOT 162 L-883-3

NOTE:

BASIS FOR BEARINGS IS THE WEST LINE OF  
 CREEKVIEW COURT SUBDIVISION BEING  
 N 15°05'40"W

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50°24'37"	50.00'	43.99'	S 49°13'53" W	42.59'

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

2 WORKING DAYS  
**BEFORE YOU DIG**

CALL TOLL FREE 800-362-2764

OHIO UTILITIES PROTECTION SERVICE

INDEXED ON MAP  
 5142 GP





10-6-22  
**APPROVED**

Joseph Hurley  
Page 2 of 2  
August 18, 2022

### LEGAL DESCRIPTION

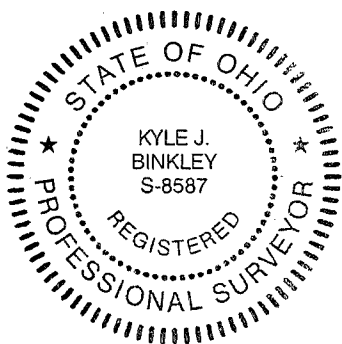
Being a part of a 59.533 acre tract in the name of Columbus Avenues, LTD. (O.R. 1209, Pg. 605, Tract II) and being a part of V.M.S. 9903-9928, McArthur Township, Village of Huntsville, Logan County, Ohio, more particularly described as follows:

Beginning at an existing #5 Rebar at the NW corner of a 0.078 acre tract in the name of Joseph R. Hurley (O.R. 1024, Pg. 857, Tract I) and a common corner with said 59.533 acre tract; thence the following courses:

1. N 06°-14'-57" W, 57.70' to a point within the banks of an open ditch, passing a set #5 Rebar at 37.70';
2. N 83°-32'-14" E, 194.28' to a #5 Rebar set on the E line of said 59.533 acre tract and the W line of Wilmont Terrace;
3. Southwesterly with the E line of said 59.533 acre tract and the W line of Wilmont Terrace and being a curve to the left, having a radius of 185.58', an arc length of 61.85', a delta of 19°-05'-39", a chord bearing of S 13°-56'-12" W and a chord distance of 61.56' to an existing #5 Rebar at the NE corner of said 0.078 acre tract and a common corner with said 59.533 acre tract;
4. S 83°-32'-14" W with N line of said 0.078 acre tract and the S line of said 59.533 acre tract, 173.04' to the POINT OF BEGINNING.

The above described parcel contains 0.241 acres, more or less, of which 0.077 acres are located in the Village of Huntsville, subject to all legal highways and easements of record.

The system of bearings for this legal description is based on the Ohio State Plane-North Coordinate System NAD83 (2011). This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Kyle J. Binkley, P.S. #8587 on August 18, 2022. All markers called for above are in place.



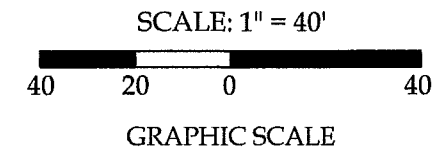
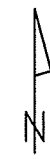
INDEXED ON MAP  
5142

10-6-22

APPROVED

Survey of a part of Parcels #24-048-00-00-034-000 & 23-048-00-00-036-000 and being a part of V.M.S. 9903-9928, Village of Huntsville, McArthur Township, Logan County, Ohio.

(Prior Deeds Referenced in O.R. 1209, Pg. 605)



Columbus Avenues, LTD.  
O.R. 1209, Pg. 605, Tract II  
(59.533 acres)  
(58.731 acres Remaining)

(57.659 acres)  
(57.495 acres Remaining)  
Huntsville Corporation Line  
(1.313 acres)  
(1.236 acres Remaining)

Legend

- A = Existing #5 Rebar
- B = Set #5 Rebar

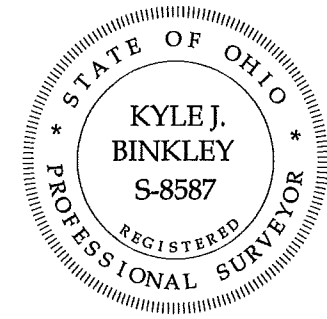
Curve Data

(C - 1)	(C - 2)
Radius = 185.58'	Radius = 185.58'
Arc Length = 61.85'	Arc Length = 20.19'
Delta = 19°-05'-39"	Delta = 06°-14'-00"
Chord Distance = 61.56'	Chord Distance = 20.18'
Chord Bearing = S 13°-56'-12" W	Chord Bearing = S 01°-16'-25" W

Line Data

L - 1 = S 83°-32'-14" W ~ 4.95'

This plat and the accompanying legal descriptions represent an actual boundary survey completed under my direct supervision on August 18, 2022.



*Kyle J. Binkley*  
Kyle J. Binkley, P.S. #8587

**Binkley**  
LAND SURVEYING, LLC  
121 W. Auglaize Street  
Wapakoneta, Ohio 45895  
(419) 236-3768

CLIENT: Joseph Hurley			
SURVEYED BY: T.J.S./T.E.W.	DATE: 08-18-2022	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 40'	PAGE: 1	OF: 2	PAGES: 2

INDEXED ON MAP  
5142

NOTE: All distances on this plat are measured unless otherwise noted.

BASIS OF BEARINGS: The system of bearings for this plat and legal description is based on the Ohio State Plane - North Coordinate System NAD 83 (2011).

