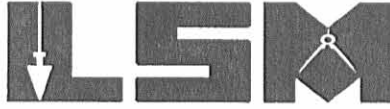


REC ID 7-25-05 SWM OK

# 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

**1975-2005 - 30 YEARS OF EXCELLENCE**

**MOORE  
0.025 ACRE**

Lying in the Village of Russells Point, Washington Township, Logan County, Ohio.

Being out of the Cathryn Moore 0.189 acre tract part of Lot 744, Nichelson's 1st Addition (Plat Cabinet A, Slides 228 and 229) as deeded and described in Official Record 758, Page 162 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 5/8 inch iron rod found at the northwest corner of Lot 742, Nichelson's 1st Addition on the east right-of-way of Center Street.

THENCE, with the east right-of-way of Center Street (30 feet wide), S 1°-00'-10"W, a distance of 89.10 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING.

THENCE, S 88°-20'-12"E, a distance of 79.68 feet to a 5/8 inch iron rod set.

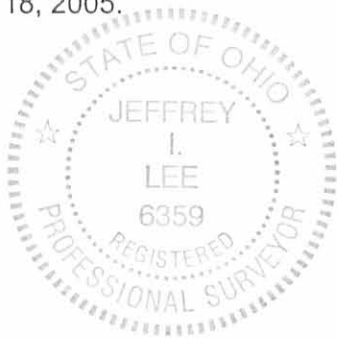
THENCE, with the west line of Lot 793, Nichelson's 1st Addition, S 1°-04'-00"W, a distance of 13.60 feet to a 5/8 inch iron rod found.

THENCE, with the north line of the Cathryn Moore 0.140 acre tract, part of Lot 744 (O.R. 758, Pg. 162), N 88°-18'-08"W, a distance of 79.67 feet to a chiseled "X" set in concrete.

THENCE, with the east right-of-way of Center Street, N 1°-00'-10"E, a distance of 13.55 feet to the point of beginning.

Containing 0.025 acre.

The basis for bearings is the center-line of Center Street, being S 1°-00'-10"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on July 18, 2005.



ORIGINAL STAMP IN GREEN

Description prepared by

Jeffrey I. Lee  
Professional Surveyor 6359  
July 18, 2005

L-4062

INDEXED ON MAP  
4016 10

REC'D 7-25-05 SJM/EN

CENTER STREET (30')  
(BASIS FOR BEARINGS)  
S 01°00'10" W

S 01°00'10" W 89.10'

N 01°00'10" E 13.55'

S 01°00'10" W

S 01°04'00" W 13.60'

LOT 742

LOT 795

LOT 743

LOT 794

0.025 ACRE

LOT 793

LOT 744

LOT 745

LOT 792

LOT 746

CATHRYN MOORE  
0.189 ACRE  
O.R. 758, PG. 162

CATHRYN MOORE  
0.140 ACRE  
O.R. 758, PG. 162

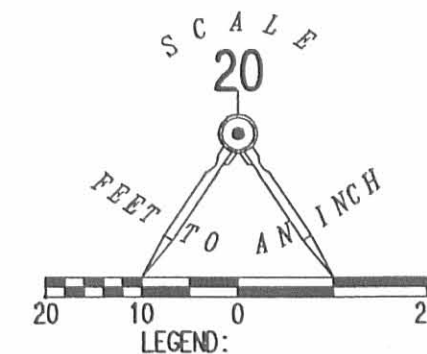
SURVEY OF 0.025 ACRE OUT OF THE  
CATHRYN MOORE  
0.189 ACRE TRACT  
PART OF LOT 744  
NICHELSON'S 1st ADDITION  
PLAT CABINET A, SLIDES 228 AND 229  
OFFICIAL RECORD 758, PAGE 162  
VILLAGE OF RUSSELLS POINT  
WASHINGTON TOWNSHIP  
LOGAN COUNTY, OHIO

SURVEYED BY:

JEFFREY L. LEE  
PROFESSIONAL SURVEYOR 6359  
JULY 18, 2005

COPYRIGHT 2005 BY:  
LEE SURVEYING & MAPPING CO., INC.  
117 North Madriver Street  
BELLEFONTAINE, OHIO 43311  
(937) 593-7335

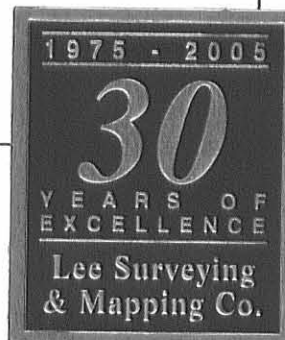
KSR D0705 4062075 L-4062-3



- 5/8 INCH IRON ROD SET
- 5/8 INCH IRON ROD FOUND
- × CHISELED "X" SET IN CONCRETE

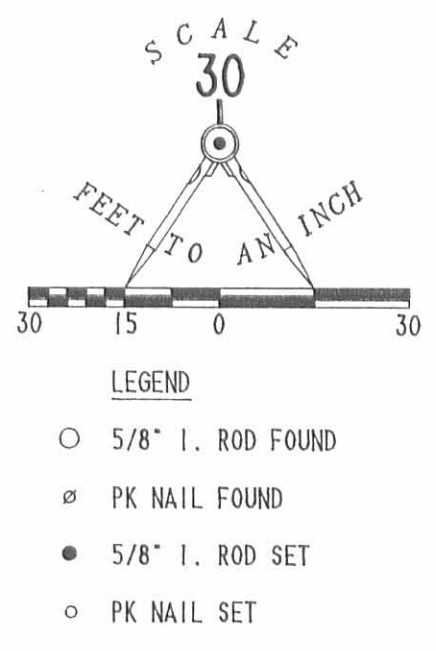
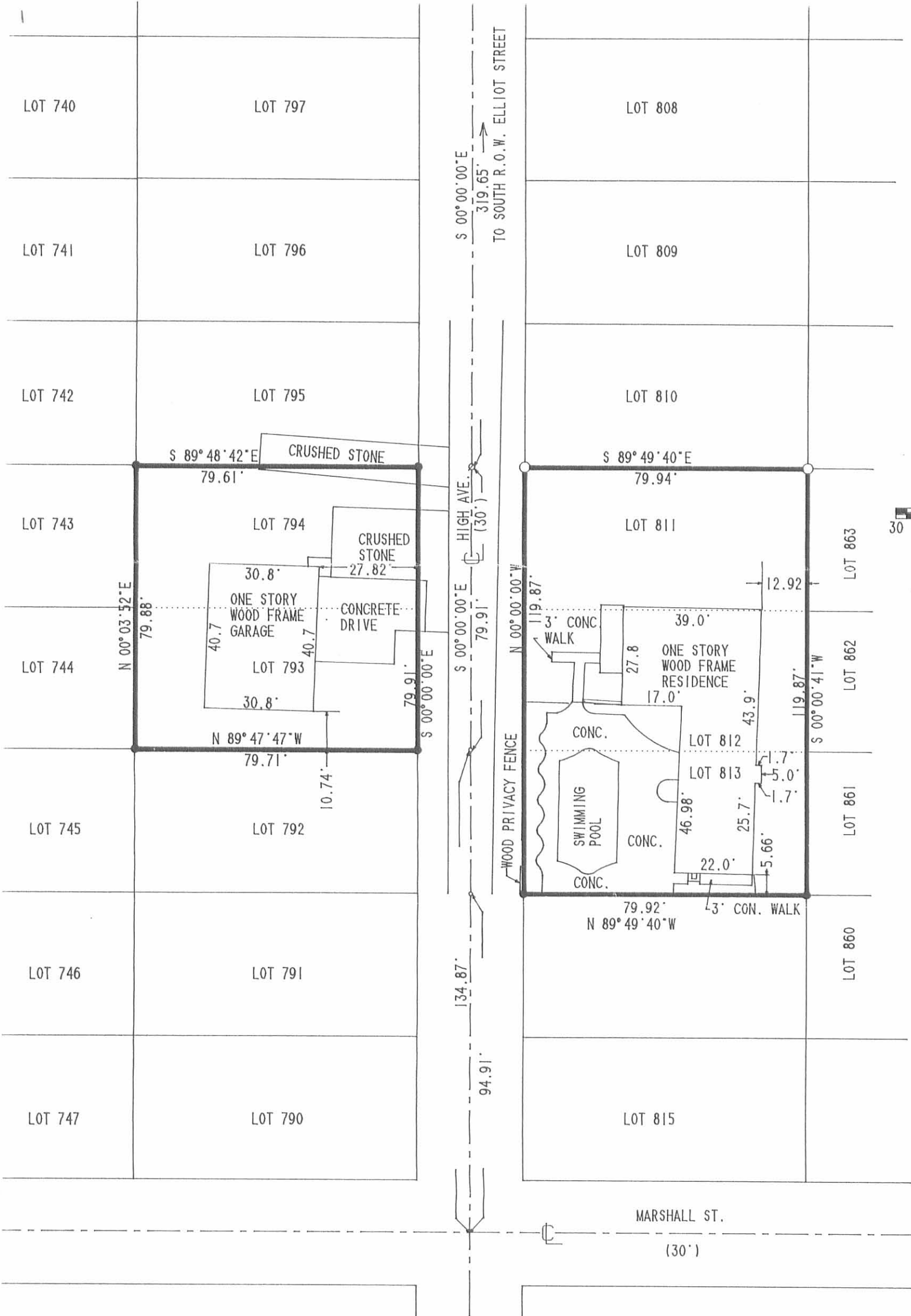


ORIGINAL STAMP IN GREEN



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

INDEXED ON MAP  
4016 IP



# RETRACEMENT AND MORTGAGE INSPECTION SURVEY

LOTS 811, 812, 813, 793, AND 794  
 NICHELSON'S 1ST ADDITION  
 SECTION 1, TOWN 7, RANGE 8  
 VILLAGE OF RUSSELLS POINT  
 WASHINGTON TOWNSHIP  
 LOGAN COUNTY, OHIO

THE PREMISES SHOWN HEREON ARE IN FLOOD ZONE "C" (AREA OF MINIMAL FLOODING)  
 PER THE NATIONAL FLOOD INSURANCE ZONE MAP 390342, VILLAGE OF RUSSELLS POINT,  
 OHIO MAP 02.

I HEREBY STATE TO OHIO BAR TITLE INSURANCE COMPANY AND CITIZENS FEDERAL SAVINGS AND LOAN THAT THERE ARE NO ENCROACHMENTS FROM NOR UPON THE SUBJECT PREMISES EXCEPT AS MAY BE SHOWN HEREON AND THAT THE FOREGOING BOUNDARY AND MORTGAGE LOCATION SURVEY WAS PREPARED FROM ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTERS 4733-37 AND 4733-38, OHIO ADMINISTRATIVE CODE.

INDEXED ON MAP  
 4016 2P



*Jeffrey I. Lee*  
 JEFFREY I. LEE  
 PROFESSIONAL SURVEYOR 6359  
 JULY 27, 1992

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

ORIGINAL STAMP IN GREEN

RD 11-22-00 SMJ BKV

Survey of Lots No. 742, 743  
and 744 part.  
Village of Russells Point.

The following described real estate being located in the Village of Russells Point, Township of Washington, County of Logan, State of Ohio and being all of Lot No. 742, all of Lot No. 743 and a part of Lot No. 744 of the plat of Nichelsons 1st Addition as the same is recorded in Plat Cabinet A, Slides 228 and 229 and in the name of John A. Moore et al and recorded in Official Record No. 109 Page 580 and being more particularly described as follows:

Beginning at a 5/8" x 30" Rebar set at the northwest corner to Lot No. 742 and the southwest corner to Lot No. 741 and in the east line of Center Avenue (30 feet wide);

Thence with the line between Lots No. 741 and 742, S. 89°33'43" E. 79.78 feet to a 12 inch tree on the northeast corner to Lot No. 742 and the southeast corner to Lot No. 741, passing through a 5/8" x 30" Rebar set at 76.80 feet;

Thence with the east line of Lots No. 742, 743 and 744 and the west line of 795, 794 and 793, S. 0°03'35" W. a distance of 102.91 feet to a 5/8" x 30" Rebar found in the east line of Lot No. 744 passing the northeast corner of Lot No. 744 at 79.82 feet;

Thence with the north line of John A. Moore et al's part of Lot No. 744 as described in Official Record No. 457 Page 422, N. 89°22'40" W. 79.67 feet to a 5/8" x 30" Rebar found in the west line of Lot No. 744 and the east line of Center Avenue;

Thence with the west line of Lot No. 744 part, 743 and 742, and the east line of Center Avenue, NORTH 102.65 feet to the place of beginning, (Note: The East line of Center Avenue is the Basis of Bearing for survey - NORTH), containing 8,228.835 square feet or 0.189 Acres, more or less.

Of the above described tract, there is 3,180.629 square feet or 0.073 Acres in Lot No. 742, 3,178.835 square feet or 0.073 Acres in Lot No. 743 and 1,869.371 square feet or 0.043 Acres in Lot No. 744 part.

I hereby certify that this description is the result of a field survey made by me on September 21, 2000.



*Daniel E. Gilbert*  
DANIEL E. GILBERT, P.S.  
REG. SUR. NO. 5402  
400 N. PARK ST.  
BELLEFONTAINE, OHIO 43311  
TELEPHONE: 1 (614) 593-1428  
937

INDEXED ON MAP  
4016 3D-1

Survey of Lot No. 791 part and 792  
Village of Russells Point.

The following described real estate being located in the Village of Russells Point, Township of Washington, County of Logan, State of Ohio and being a part of Lot No. 791 and all of Lot No. 792 of the plat of Nichelsons 1st Addition as the same is recorded in Plat Cabinet A, Slides 228 and 229 and being in the name of John A. Moore et al as recorded in Official Record No. 114 Page 547 (Tract III) and now being more particularly described as follows:

Beginning at a 5/8 inch Rebar found at the northeast corner to Lot No. 792 and the southeast corner to Lot No. 793 and being in the west line of High Avenue (30 feet wide);

Thence with the east line of Lots No. 792 and 791 part and the west line of High Avenue, S. 0°07'20" W. 59.94 feet to a 5/8" x 30" Rebar found, passing through the southeast corner to Lot No. 792 and the northeast corner to Lot No. 791 at 39.96 feet, (Note: The West line of High Avenue is the Basis of Bearing for this survey - S. 0°07'20" W.);

Thence with the north line of George W. Gannon et al's part of Lot No. 791 as described in Official Record No. 136 Page 720 (Tract II), N. 89°22'40" W. 79.59 feet to a 5/8" x 30" Rebar found in the east line of Lot No. 791 and the west line of Lot No. 746;

Thence with the line between Lots No. 746, 745 and 791, 792, N. 0°03'35" E. 59.86 feet to a 5/8" x 30" Rebar set at the northeast corner to Lot No. 745, the northwest corner to Lot No. 792 and the southwest corner to Lot No. 793, passing through the northwest corner to Lot No. 791 at 19.95 feet;

Thence with the line between Lots No. 792 and 793, S. 89°26'20" E. 79.66 feet to the place of beginning, containing 4,769.615 square feet or 0.110 Acres, more or less.

Of the above described tract, there is 1,589.340 square feet or 0.037 Acres in Lot No. 791 part and 3,180.275 square feet or 0.073 Acres in Lot No. 792.

I hereby certify that this description is the result of a field survey made by me on September 21, 2000.



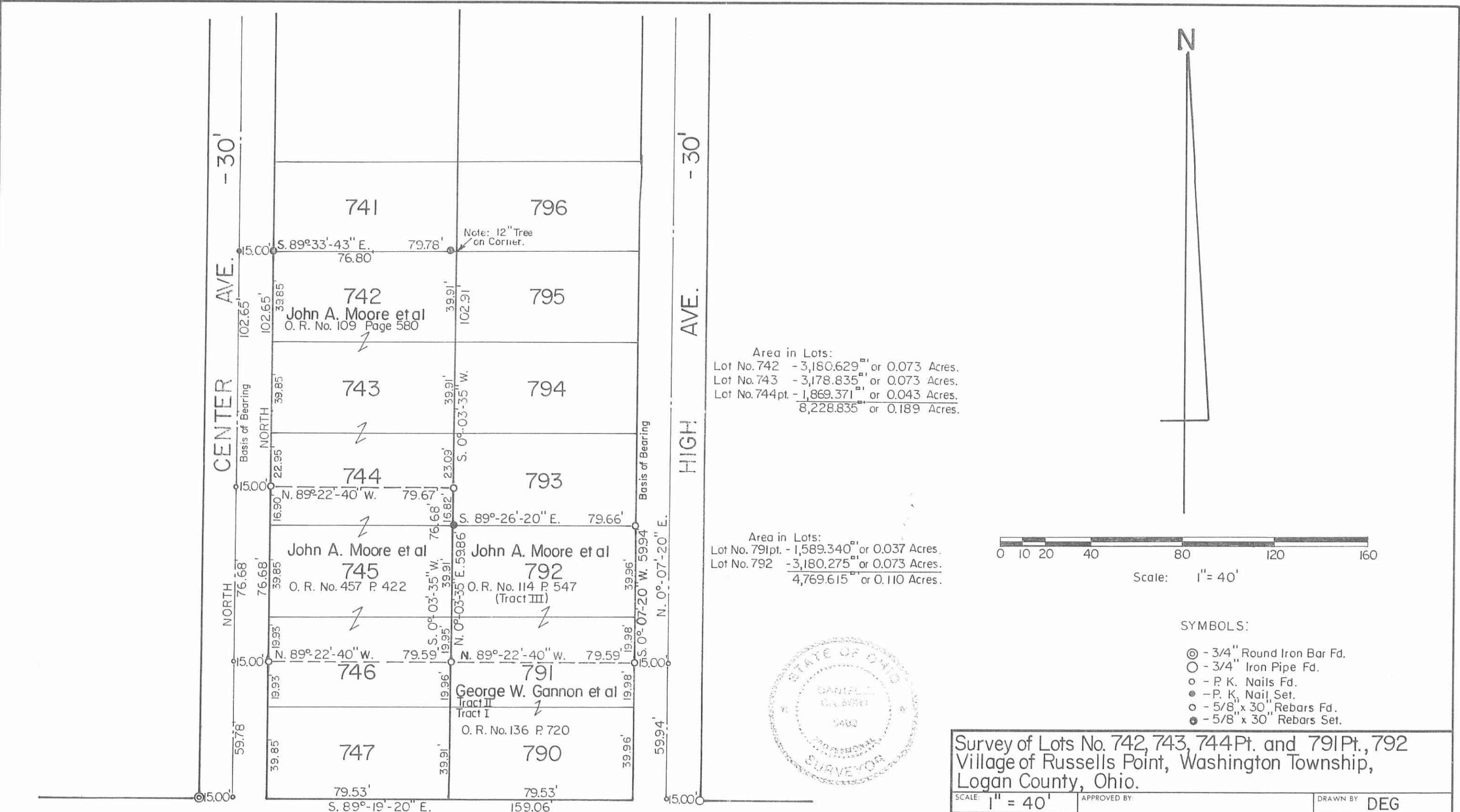
*Daniel E. Gilbert*  
DANIEL E. GILBERT, P.S.  
REG. SUR. NO. 5402  
400 N. PARK ST.  
BELLEFONTAINE, OHIO 43311  
TELEPHONE: 1 (614) 593-1428  
937

INDEXED ON MAP  
40163D.2



REC'D 11-22-00 BMM OK ✓

Map Room.



Area in Lots:  
 Lot No. 742 - 3,180.629<sup>sq</sup> ft or 0.073 Acres.  
 Lot No. 743 - 3,178.835<sup>sq</sup> ft or 0.073 Acres.  
 Lot No. 744pt. - 1,869.371<sup>sq</sup> ft or 0.043 Acres.  
 8,228.835<sup>sq</sup> ft or 0.189 Acres.

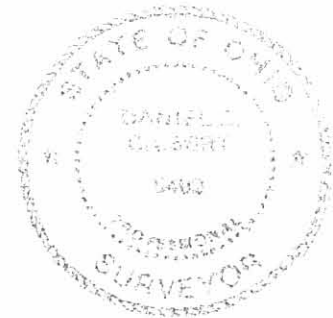
Area in Lots:  
 Lot No. 791pt. - 1,589.340<sup>sq</sup> ft or 0.037 Acres.  
 Lot No. 792 - 3,180.275<sup>sq</sup> ft or 0.073 Acres.  
 4,769.615<sup>sq</sup> ft or 0.110 Acres.



Scale: 1" = 40'

SYMBOLS:

- ⊙ - 3/4" Round Iron Bar Fd.
- - 3/4" Iron Pipe Fd.
- - P. K. Nails Fd.
- - P. K. Nail Set.
- - 5/8" x 30" Rebars Fd.
- - 5/8" x 30" Rebars Set.



Survey of Lots No. 742, 743, 744Pt. and 791Pt., 792 Village of Russells Point, Washington Township, Logan County, Ohio.

SCALE: 1" = 40'	APPROVED BY:	DRAWN BY: DEG
DATE: 9-21-2000		REVISED:

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

DRAWING NUMBER  
 2000-015A

Reference:  
 Nichelsons 1st Addition.  
 March 22, 1925  
 Plat Cab. A, Slides 228-229.

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MARSHALL STREET - 30'

**Survey of Lot No. 744 part, Lot No. 745  
and Lot No. 746 part.  
Village of Russells Point**

The following described real estate being located in the Village of Russells Point, Township of Washington, County of Logan, State of Ohio and being a part of Lot No. 744, all of Lot No. 745 and a part of Lot No. 746 of the plat of Nichelsons 1st Addition as the same is recorded in Plat Cabinet A, Slides 228 and 229 and now being more particularly described as follows:

Beginning at 5/8" x 30" Rebar set in the west line of Lot No. 746 and the east line of Center Avenue (30 feet wide), that is NORTH 19.93 feet from the southwest corner to said Lot No. 746;

Thence with the west line of Lot No. 746, 745 and 744 and the east line of Center Avenue, NORTH 76.68 feet to a 5/8" x 30" Rebar set, passing the corner to Lot No. 746 and 745 at 19.93 feet and the corner to Lot No. 745 and 744 at 59.78 feet, (Note: This line is the Basis of Bearing for this survey - NORTH);

Thence S. 89°22'40" E. 79.67 feet to a 5/8" x 30" Rebar set in the east line of Lot No. 744 and the west line of Lot No. 793;

Thence with the line between Lots No. 744, 745, 746 and Lots No. 793, 792, 791, S. 0°03'35" W. 76.68 feet to a 5/8" x 30" Rebar set, passing through the corner to Lots No. 744, 745, 792 and 793 at 16.82 feet and the corner to Lots No. 745, 746, 791 and 792 at 56.73 feet;

Thence N. 89°22'40" W. 79.59 feet to the place of beginning, containing a total of 6,106.030 square feet or 0.140 Acres, more or less.

Of the above, there is 1,368.161 square feet or 0.031 Acres in Lot No. 744, 3,150.845 square feet or 0.073 Acres in Lot No. 745 and 1,587.024 square feet or 0.036 Acres in Lot No. 746.

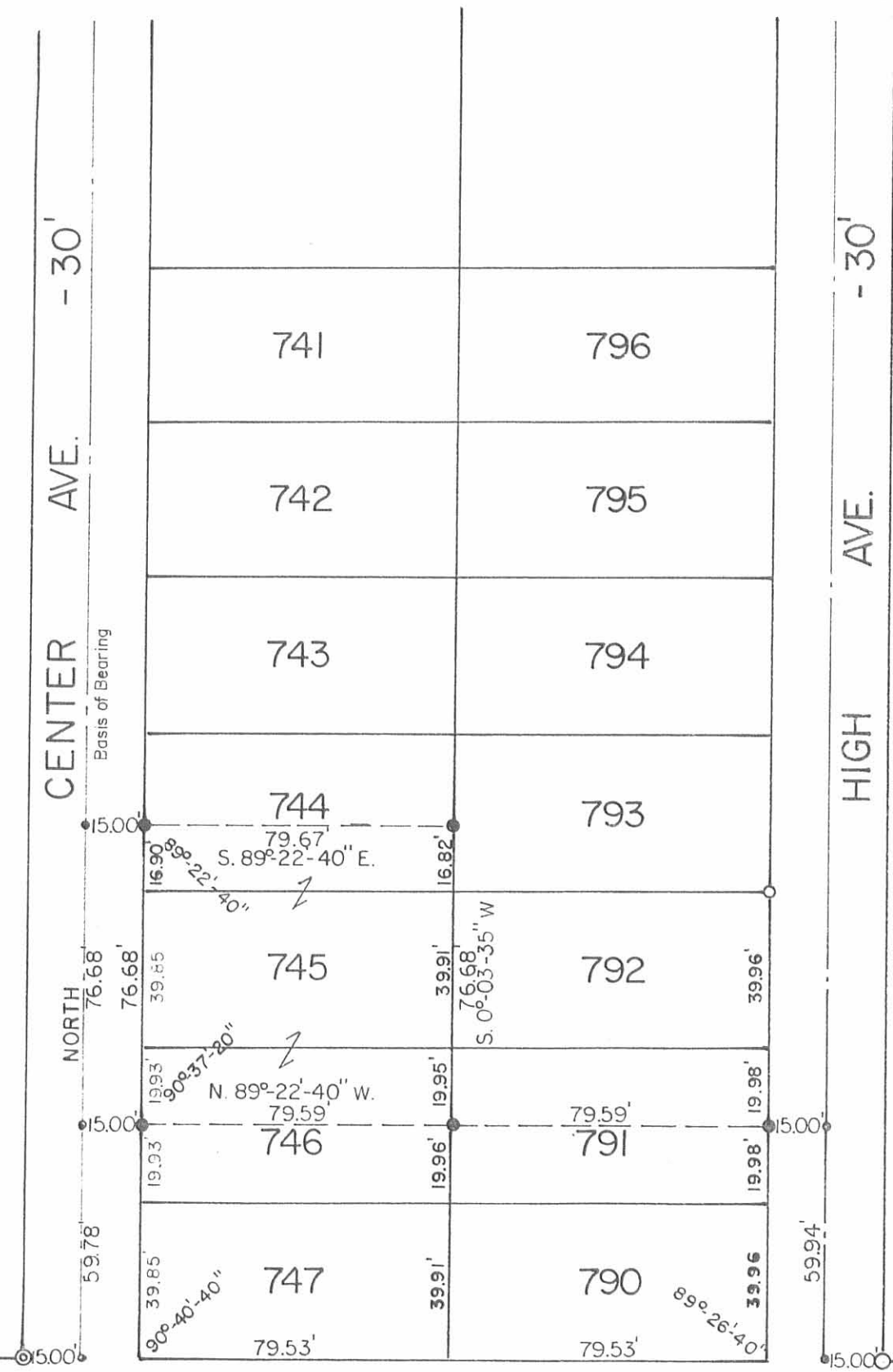
I hereby certify that this description is the result of a field survey made by me on March 22, 2000.



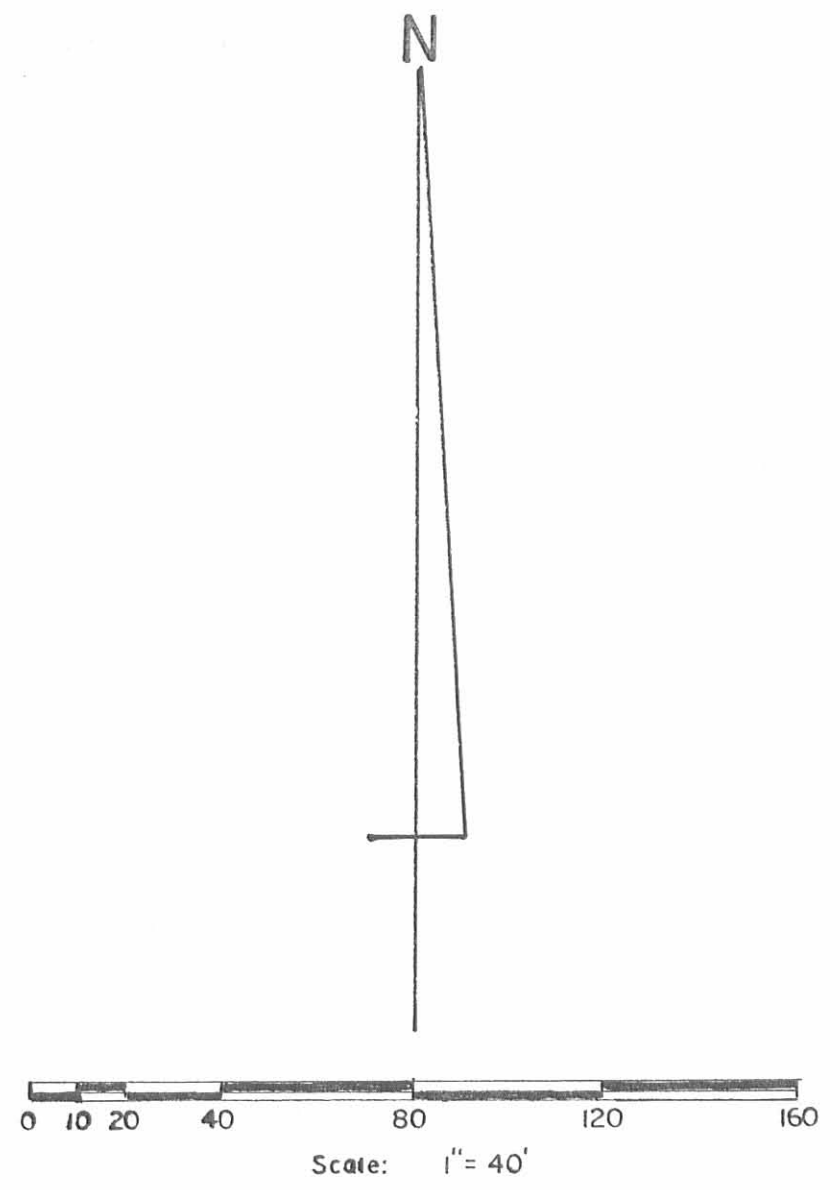
*Daniel E. Gilbert*

DANIEL E. GILBERT, P.S.  
REG. SUR. NO. 5402  
400 N. PARK ST.  
BELLEFONTAINE, OHIO 43311  
TELEPHONE: 1 (419) 593-1428  
937

INDEXED ON MAP  
4014 40



Area in Lots:  
 Lot No. 744 pt. - 1,368.161<sup>sq</sup> ft. or 0.031 Acres.  
 Lot No. 745 - 3,150.845<sup>sq</sup> ft. or 0.073 Acres.  
 Lot No. 746 pt. - 1,587.024<sup>sq</sup> ft. or 0.036 Acres.  
 Total - 6,106.030<sup>sq</sup> ft. or 0.140 Acres.



- SYMBOLS:
- ⊙ - 3/4" Round Iron Bar Fd.
  - - 3/4" Iron Pipe Fd.
  - - P. K. Nails Set.
  - - 5/8" Rebar Fd.
  - - 5/8" x 30" Rebars Set.

Survey of Lots No. 744 Pt., 745 and 746 Pt.  
 Village of Russells Point, Washington Township,  
 Logan County, Ohio.

SCALE: 1" = 40'	APPROVED BY:	DRAWN BY: DEG
DATE: 3-22-2000		REVISED:

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

DRAWING NUMBER  
 2000-015

Reference:  
 Nichelsons 1<sup>st</sup> Addition.  
 March 22, 1925  
 Plat Cab. A, Slides 228-229.

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HIGH AVE. 30'

MAIN AVE. 30'



MARSHALL ST. 30'

SURVEY OF  
 LOTS 814 - 815  
 NICHOLSON'S 1<sup>ST</sup> ADD.  
 RUSSELLS POINT, OHIO  
 MARCH 19, 1966  
 SCALE - 1" = 40'

o = 3/4" Pipe Found

INDEXED ON MAP

4016 5P

*Dan L. Dodson*

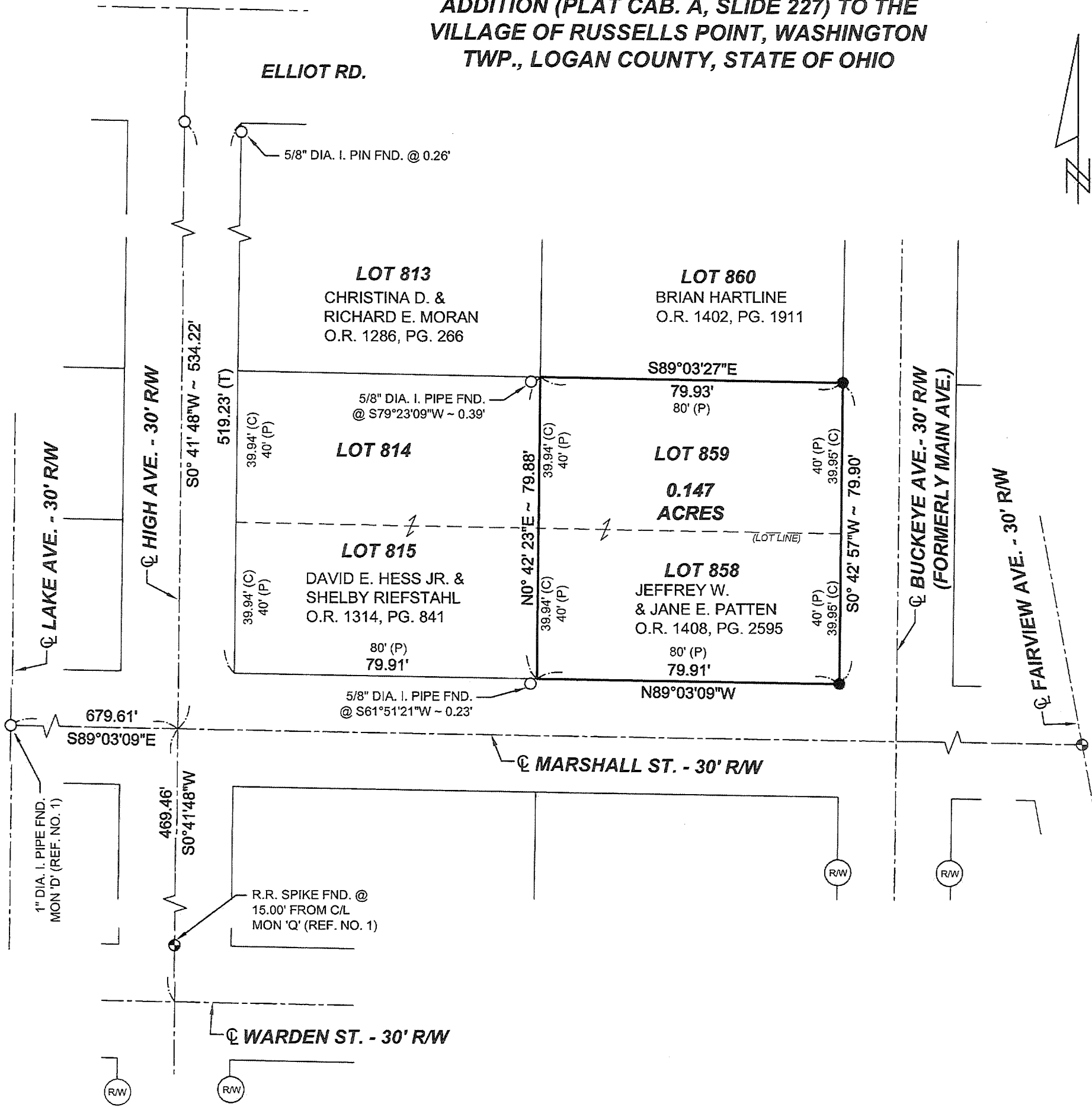
Dan L. Dodson  
 Reg. Surveyor 4270  
 Bellefontaine, Ohio

# RETRACEMENT PLAT

THIS SURVEY WAS PERFORMED AT THE  
 REQUEST OF: JEFF PATTEN

106 S. Elm St. P.O. Box 133,  
 Prospect, Ohio, 43342  
 office@foxsurveyingohio.com  
 Ph: (740)-494-2028

**BEING LOTS NO. 858 & 859 IN NICHELSONS 1ST  
 ADDITION (PLAT CAB. A, SLIDE 227) TO THE  
 VILLAGE OF RUSSELLS POINT, WASHINGTON  
 TWP., LOGAN COUNTY, STATE OF OHIO**



NOTE: ADDITIONAL MONUMENTS FOUND FROM R-6446:

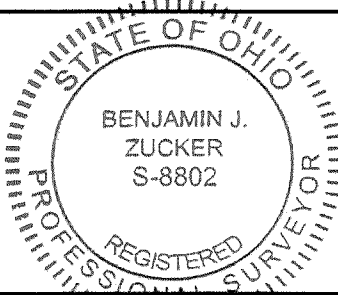
- A - 1" DIA. I. PIPE FND.
- B - 1/2" DIA. I. PIPE FND.
- C - 1/2" DIA. I. PIPE FND.
- J - MAGNETIC INDICATION CONFIRMED BY MEASURED TIE DISTANCE TO BLOCK BUILDING (REF. NO. 3)
- L - R.R. SPIKE FND.
- M - R.R. SPIKE FND.

REFERENCE MATERIALS	
①	R-6446
②	NICHELSONS 1ST ADD. TO 'RUSSELLS' POINT (J-38)
③	R-9608
④	R-4016
⑤	
Official Record: 1408, page 2595	
Basis of Bearing: NAD83 OH. ST. PLANE COORS. (N. ZONE) C/L OF MARSHALL ST. - N 89°03'09"W	

LEGEND	
Scale 1" = 30 feet	
	R.R spike fnd.
	5/8" dia. iron pin fnd. (unless noted)
	Survey nail set
	Stone found
	State hwy R/W monument fnd.
	5/8" dia. iron pin set with a plastic cap stamped " FOX SURVEYING CO"
	Survey (MAG) spike set
	Monument Box found

T- TOTAL  
 D - DEED  
 M - MEASURED  
 C - CALCULATED  
 P- PLAT

INDEXED ON MAP  
 4016



**CERTIFICATION**  
 I hereby certify that this plat is a true and correct representation of a survey performed under my responsible direction and supervision and is correct to the best of my knowledge.

*Benjamin J. Zucker*  
 Benjamin J. Zucker, Reg. P.S. No. 8802  
 Date of Survey: 09-20-2022

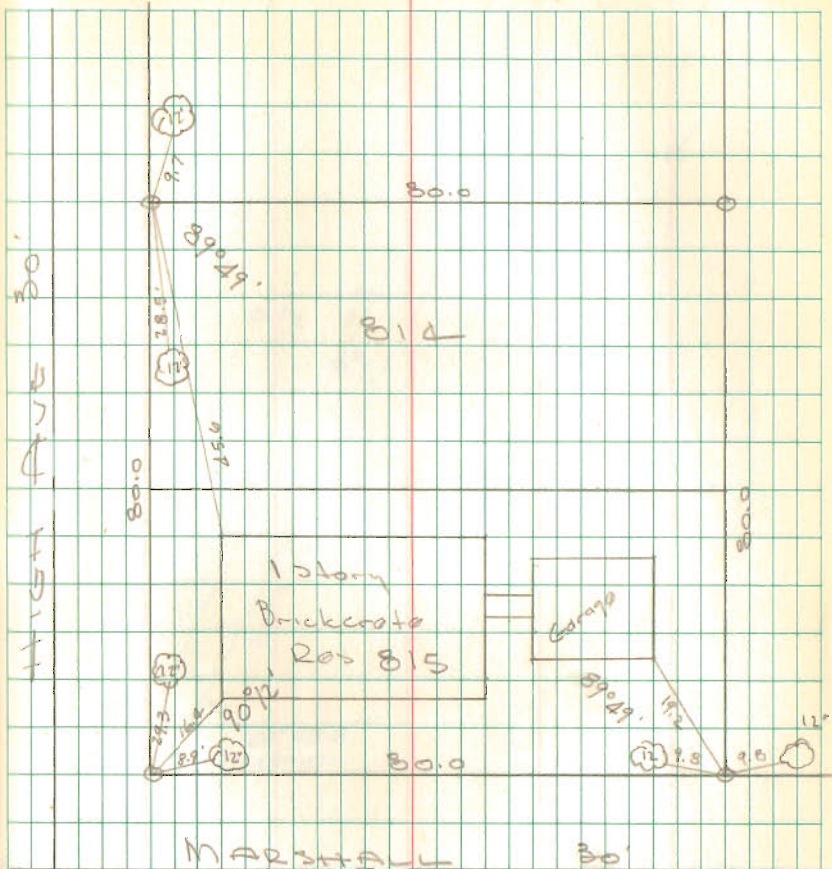
Isa. 28:17a

Lots 814-815  
Nicholson's 1<sup>st</sup> Add  
Russell's Point

Dodson  
C. Ricketts

3/19/66  
350

53



○ = 3/4" pipe found

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4016