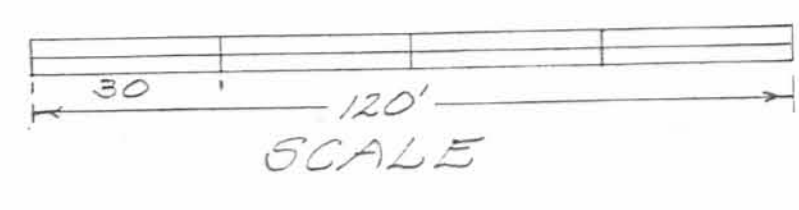


PLAT OF NICHOLSON'S SOUTH
 RUSSELLS POINT, OHIO
 SECTION 1, TOWN 7, RANGE 8
 WASHINGTON TOWNSHIP
 LOGAN COUNTY, OHIO



BOUNDARY DESCRIPTION OF NICHOLSON'S SOUTH BEGINNING AT A 5/8 INCH IRON BAR FOUND IN THE SOUTH LINE OF KRESS STREET AT THE NORTHWEST CORNER OF JOHN FISHER'S 0.344 ACRE TRACT AS DESCRIBED IN O. R. VOL. 93 PAGE 956.

THENCE WITH SAID FISHER'S WEST LINE S. 00° 29' 06" E. 150.00 FEET TO A 5/8 INCH IRON BAR FOUND.

THENCE WITH SAID FISHER'S SOUTH LINE S. 89° 19' 11" E. 100.00 FEET TO A 5/8 INCH IRON BAR FOUND IN THE WEST LINE OF R. L. NEAL'S 0.57 ACRE TRACT AS DESCRIBED IN O. R. VOL. 28 PAGE 637.

THENCE WITH SAID NEAL'S WEST LINE S. 00° 29' 11" E. 26.10 FEET TO A 3/4 INCH IRON PIPE FOUND.

THENCE WITH SAID NEAL'S WEST LINE S. 65° 31' 11" E. 45.03 FEET TO A 3/4 INCH IRON PIPE FOUND.

THENCE WITH SAID NEAL'S WEST LINE S. 24° 40' 40" W. 93.28 FEET TO A 3/4 INCH IRON PIPE FOUND IN THE NORTH LINE OF KENNETH COOPER'S 3.26 ACRE TRACT AS DESCRIBED IN D. B. VOL. 314 PAGE 101.

THENCE WITH SAID COOPER'S NORTH LINE N. 89° 15' 00" W. 481.86 FEET TO A 3/4 INCH IRON PIPE FOUND IN THE EAST LINE OF JAMES DUFF'S 129.01 ACRE TRACT (WEST LINE OF SECTION 1, TOWN 7, RANGE 8) AS DESCRIBED IN D. B. VOL. 333 PAGE 281 AND D. B. VOL. 388 PAGE 102.

THENCE WITH THE WEST LINE OF SECTION 1 AND SAID DUFF'S EAST LINE N. 00° 26' 31" E. 279.01 FEET TO A 3/4 INCH IRON PIPE FOUND.

THENCE WITH THE SOUTH LINE OF KRESS STREET AND SAID KRESS STREET PROJECTED S. 89° 18' 08" E. 376.17 FEET TO THE PLACE OF BEGINNING.

CONTAINING 2.772 ACRES MORE OR LESS.
 BEARINGS ARE BASED ON THE NORTH LINE OF KENNETH COOPER'S 3.26 ACRE TRACT (N. 89° 15' 00" W.).

LEGEND:
 ⊙ = 3/4" IRON PIPE FOUND
 ● = 5/8" IRON BAR FOUND
 ○ = 1/2" IRON BAR SET
 (#104) HOUSE NUMBER



THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN SECTION 1, TOWN 7, RANGE 8, VILLAGE OF RUSSELLS POINT, WASHINGTON TOWNSHIP, LOGAN COUNTY, OHIO.

THIS TRACT HAS AN AREA OF 2.772 ACRES OF WHICH 0.321 ACRE IS IN A PRIVATE STREET AND 2.451 ACRES ARE IN FIVE LOTS.

THE PRIVATE STREET IS DEDICATED FOR THE JOINT USE OF AND MAINTENANCE BY THE OWNERS OF LOTS 1285, 1286, 1287 AND 1288.

ALL MEASUREMENTS ARE IN FEET AND DECIMALS OF A FOOT.

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF NICHOLSON'S SOUTH AS SURVEYED AND THAT ALL MONUMENTS AS SHOWN HEREON HAVE BEEN OR WILL BE SET.

Leslie H. Greshin
 REGISTERED SURVEYOR 5248
 DATED 5/30/1990



RESTRICTIONS
 NO PERMANENT STRUCTURE, PLANTINGS, ETC.
 SHALL BE PERMITTED WITHIN AN EASEMENT AREA.

SUB-DIVIDER:
 DALE R. SMITH & WILLIAM A. KEMPER
 7929 WASHINGTON WOODS DR.
 DAYTON, OHIO 45459

KNOW ALL MEN BY THESE PRESENTS THAT DALE R. SMITH AND WILLIAM A. KEMPER, PROPRIETORS OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAVE AUTHORIZED THE PLATTING THEREOF AND DO HEREBY CERTIFY SAME.

Dale R. Smith
William A. Kemper
 PROPRIETORS

BEFORE ME, A NOTARY PUBLIC, PERSONALLY CAME DALE R. SMITH AND WILLIAM A. KEMPER, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY SEAL THIS 14th DAY OF JUNE, 1990.



Kim S. Kessler
 NOTARY PUBLIC
 Formerly: Kims. Kessler

APPROVED THIS 6th DAY OF June, 1990.
Charles L. Walling
 MAYOR, RUSSELLS POINT

APPROVED THIS 6th DAY OF June, 1990.
John T. Hender
 PRESIDENT OF VILLAGE COUNCIL

APPROVED THIS 11th DAY OF JUNE, 1990.
Jim C. King
 LOGAN COUNTY TAX MAP DRAFTSMAN

TRANSFERRED THIS 14th DAY OF June, 1990.
Jean Jones
 LOGAN COUNTY AUDITOR

#325439
 FILED FOR RECORD THIS 14th DAY OF JUNE, 1990, AT 2:39 P.M.
 RECORDED THIS 14th DAY OF JUNE, 1990 IN CABINET A SLIDE NO. 719-A
Carolyn Collins
 LOGAN COUNTY RECORDER

APPROVED THIS 7th DAY OF June, 1990.
Louis E. Cough
 INDIAN LAKE SANITARY SEWER
 PLAT PRE-APPROVAL
JCH June 6, 1990.

6-21-2023



VOLKERT

7601 Paragon Road
Suite 202
Dayton, Ohio 45459



EXHIBIT "A"

Permanent Easement for Gas Main
Section 1 - Town 7S - Range 8E
Village of Russells Point
Logan County, Ohio

OWNER:

Parcel: #52-032-13-33-001-003
Eric T. Stallkamp & Vanessa L. Stallkamp, Trustees
General Warranty Deed
Instrument No. 2013000509
Official Record Volume 1095, Page 956
EXECUTED DATE: January 16, 2013
RECORDED DATE: January 22, 2013

Parcel: #52-032-13-33-001-003
Dawn Elaine McKee
General Warranty Deed
Instrument No. 2007007837
Official Record Volume 892, Page 386
EXECUTED DATE: October 12, 2007
RECORDED DATE: October 16, 2007

1792 square feet permanent easement
0.0411 acres permanent easement





7601 Paragon Road
 Suite 202
 Dayton, Ohio 45459



Permanent Easement

Situated in Section 1 - Town 7S - Range 8E, Village of Russells Point, Washington Township, Logan County, Ohio and being upon a tract of land conveyed to Eric T. Stallkamp & Vanessa L. Stallkamp, Trustees by General Warranty Deed recorded in Instrument No. 2013000509, Official Record Volume 1095, Page 956, Also Dawn Elaine McKee by general Warranty Deed recorded in Instrument No. 20070007837, Official Record Volume 892, Page 386, and being Lot 1285 of the Plat of Nicholson's South, as recorded in Plat Book Cabinet A, Slide 719-A, said easement being more particularly described as follows:

Commencing at a point at the northwest corner of lot 1284 of said Plat of Nicholson's South;

Thence along the north line of said Lot 1284, the north line of said Lot 1285, and the south right-of-way line of Kress Street, South 89°01'05" East, a distance of 216.17 feet to a point, said point being the True Point of Beginning of the herein described easement;

Thence with the north line of said Lot 1285 and the south right-of-way of Kress Street, South 89°01'05" East, A distance of 10.00 feet to a point, said point being the northeast corner of said Lot 1285;

Thence with the east line of said Lot 1285 and the west line of a 50-foot Private Street as recorded in said Plat of Nicholson's South, South 00°58'55" West, a distance of 179.19 feet to a point, said point being the southeast corner of said Lot 1285, and the northeast corner of Lot 1288 as recorded in said Plat of Nicholson's South;

Thence with the south line of said Lot 1285, and the north line of said Lot 1288, North 88°57'57" West, a distance of 10.00 feet to a point;

Thence across said Lot 1285, North 00°58'55" West, a distance of 179.18 feet to the True Point of Beginning, being the terminus of the herein described easement, containing 0.0411 acres, more or less;



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7601 Paragon Road
Suite 202
Dayton, Ohio 45459

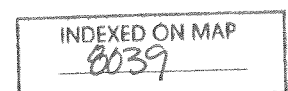
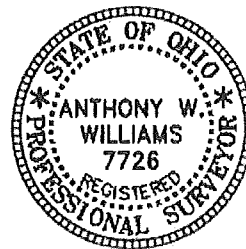


Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83(2011) from actual field measurements.

The above description is the result of field survey, measurements, and record information prepared by Anthony W. Williams, Ohio Professional Surveyor #7726 and Volkert, Inc., Dated June 21, 2023.

A handwritten signature in black ink, appearing to read "Anthony W. Williams", written over a horizontal line.

Anthony W. Williams
Professional Surveyor #7726
June 21, 2023



VOLKERT

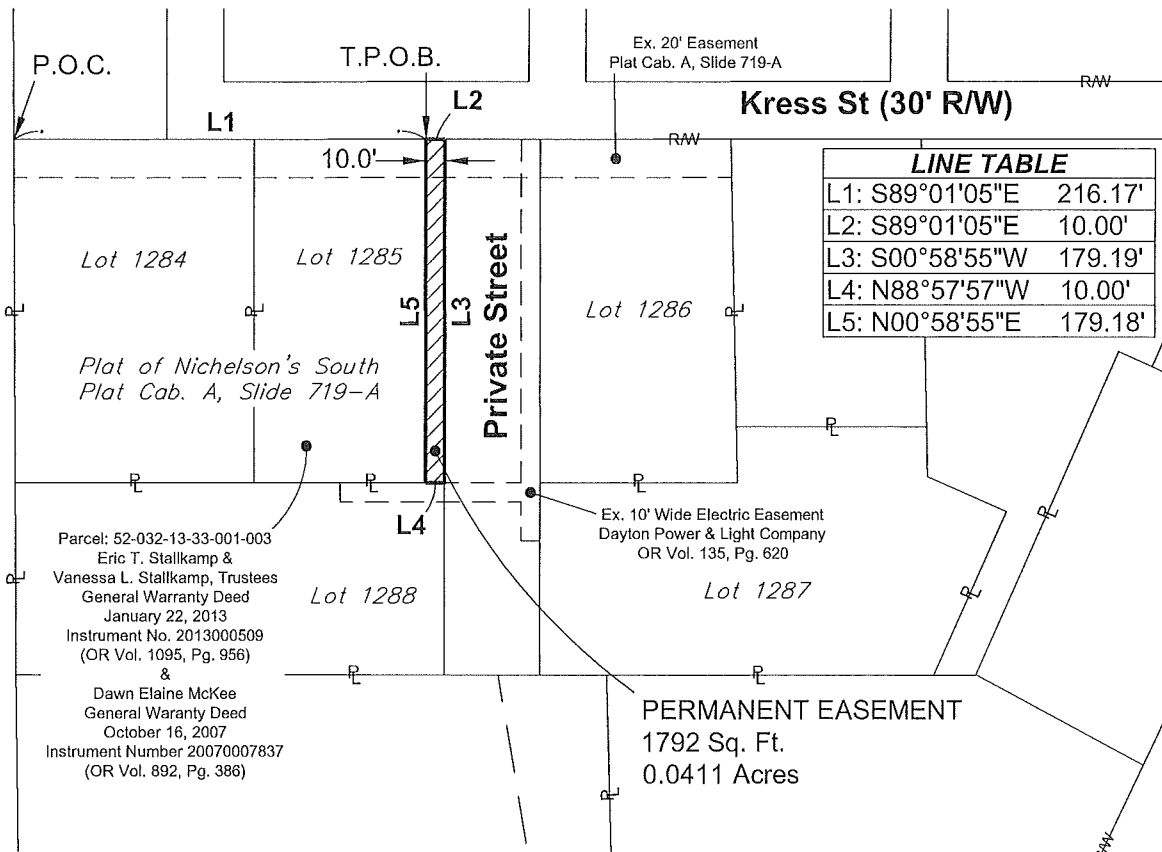
7601 Paragon Road
Suite 202
Dayton, Ohio 45459



Permanent Easement for Gas Main
Eric T. Stallkamp & Vanessa L. Stallkamp, Trustees
Instrument No. 2013000509 (OR Vol. 1095, Pg. 956)
Section 1 - Town 7S - Range 8E
Village of Russells Point, Washington Twp.
Logan County, Ohio

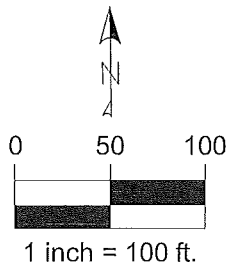
Permanent Easement for Gas Main
Dawn Eleaine McKee
Instrument No. 2007007837 (OR Vol. 892, Pg. 386)
Section 1 - Town 7S - Range 8E
Village of Russells Point, Washington Twp.
Logan County, Ohio

EXHIBIT "B"






LINE TABLE	
L1:	S89°01'05"E 216.17'
L2:	S89°01'05"E 10.00'
L3:	S00°58'55"W 179.19'
L4:	N88°57'57"W 10.00'
L5:	N00°58'55"E 179.18'

NOTE:
The horizontal data shown on this exhibit are based upon a positional solution derived from Global Positioning System (GPS) observations processed by the Ohio Department of Transportation VRS RTK Network. All coordinates, bearings, distances and coordinates are referenced to the Ohio State Plane Coordinate System, South Zone, NAD83 (2011), U.S. Survey Feet.



LEGEND

-  - Permanent Easement
-  - Denotes Deed Line or Ownership Change
-  - Parcel Number

This drawing is not intended to be represented as a boundary survey.

INDEXED ON MAP
8039

5-11-2023



APPROVED

VOLKERT

7601 Paragon Road
Suite 202
Dayton, Ohio 45459



EXHIBIT "A"

Permanent Easement for Gas Main
Section 1 - Town 7S - Range 8E
Village of Russells Point
Logan County, Ohio

OWNER:

Parcel: #52-032-13-33-001-006
William J Davis & Joy J. DesLauriers Davis
General Warranty Deed
Official Record Volume 1155, Page 103
EXECUTED DATE: August 4, 2014
RECORDED DATE: August 6, 2014

1000 square feet permanent easement
0.023 acres permanent easement

Permanent Easement

Situated in Section 1 - Town 7S - Range 8E, Village of Russells Point, Washington Township, Logan County, Ohio and being upon a tract of land conveyed to William J. Davis & Joy J. DesLauriers Davis by General Warranty Deed recorded in Official Record Volume 1155, Page 103 and being Lot 1288 of the Plat of Nicholson's South, as recorded in Plat Book Cabinet A, Slide 719-A, said easement being more particularly described as follows:

Commencing at a point at the southwest corner of lot 1288 of said Plat of Nicholson's South;



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7601 Paragon Road
Suite 202
Dayton, Ohio 45459



Thence with the south line of said Lot 1288, South 88°57'57" East, a distance of 214.93 feet to a point, said point being the True Point of Beginning of the herein described easement;

Thence across said Lot 1288, North 00°58'55" East, a distance of 100.00 feet to a point in the north line of said Lot 1288 and the south line of Lot 1285, as recorded in said Plat of Nicholson's South;

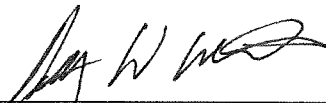
Thence with the north line of said Lot 1288, and the south line of said Lot 1285, South 88°57'57" East, a distance of 10.00 feet to a point, said point being the northeast corner of Lot 1288, and the southeast corner of Lot 1285;

Thence with the east line of said Lot 1288, and the west line of a 50-foot Private Street as recorded in said Plat of Nicholson's South, South 00°58'55" West, a distance of 100.01 feet to a point, said point being the southeast corner of Lot 1288

Thence with the south line of said Lot 1288, North 88°57'57" West, a distance of 10.00 feet to the True Point of Beginning, being the terminus of the herein described easement, containing 0.023 acres, more or less;

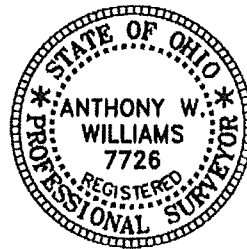
Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83(2011) from actual field measurements.

The above description is the result of field survey, measurements, and record information prepared by Anthony W. Williams, Ohio Professional Surveyor #7726 and Volkert, Inc., Dated May 8, 2023.



Anthony W. Williams
Professional Surveyor #7726
May 8, 2023

5/8/23



5-11-2023

 **APPROVED**

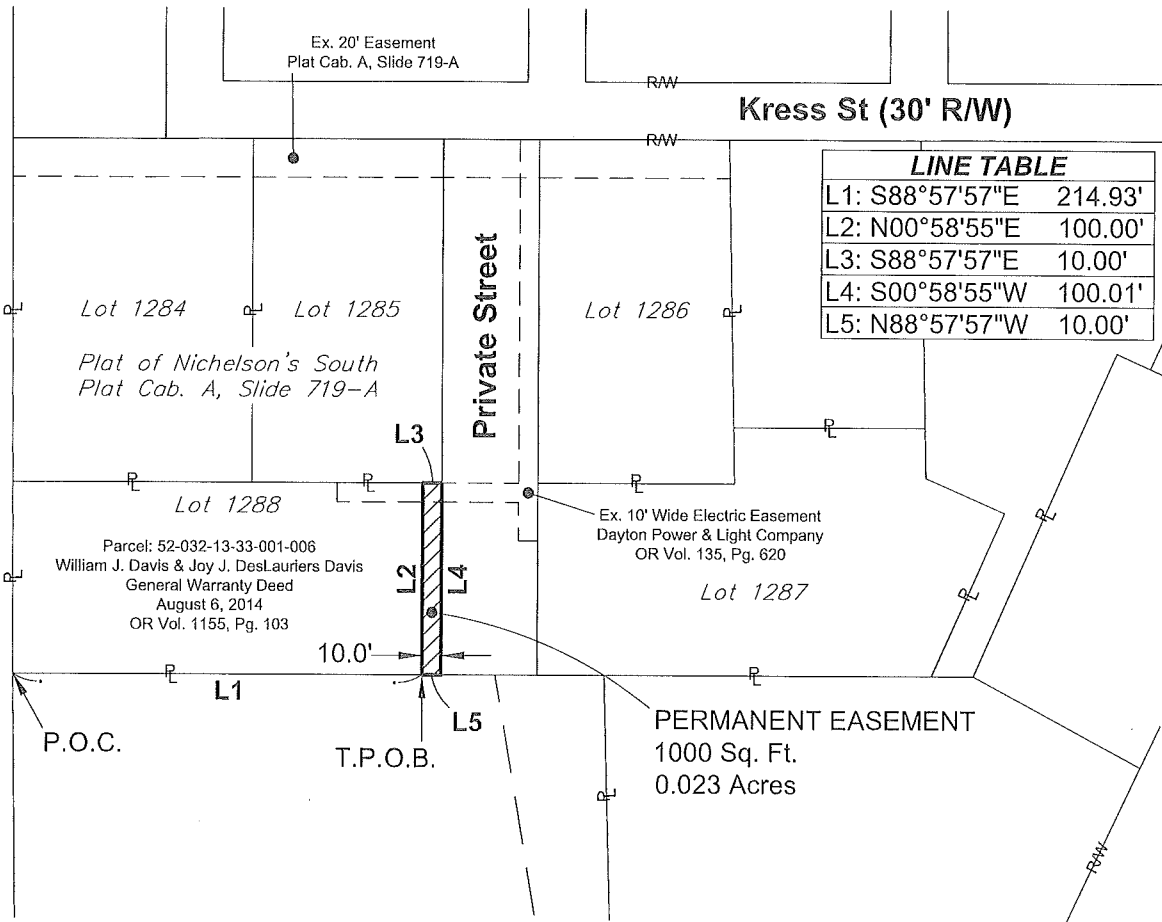
VOLKERT

7601 Paragon Road
Suite 202
Dayton, Ohio 45459



Permanent Easement for Gas Main
William J. Davis & Joy J. DesLauriers Davis
OR Vol. 1155, Pg. 103
Section 1 - Town 7S - Range 8E
Village of Russells Point, Washington Twp.
Logan County, Ohio

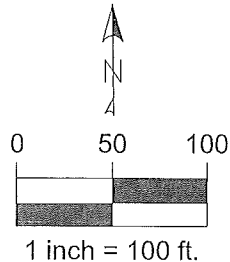
EXHIBIT "B"






LINE TABLE	
L1:	S88°57'57"E 214.93'
L2:	N00°58'55"E 100.00'
L3:	S88°57'57"E 10.00'
L4:	S00°58'55"W 100.01'
L5:	N88°57'57"W 10.00'

NOTE:
The horizontal data shown on this exhibit are based upon a positional solution derived from Global Positioning System (GPS) observations processed by the Ohio Department of Transportation VRS RTK Network. All coordinates, bearings, distances and coordinates are referenced to the Ohio State Plane Coordinate System, South Zone, NAD83 (2011), U.S. Survey Feet.

This drawing is not intended to be represented as a boundary survey.



LEGEND

-  - Permanent Easement
-  - Denotes Deed Line or Ownership Change
-  - Parcel Number

Job No. 1153371

Sheet 1 of 1

INDEXED ON MAP
8039