

Received 3-1-94
OK (C.B.)

LESLIE H. GEESLIN
REGISTERED SURVEYOR NO. 5248
P.O. BOX 274
RUSHSVLVANIA, OHIO 43347
TELEPHONE: (513) 468-2793

COFFMAN SURVEY
February 24, 1994

The following described real estate situated in the State of Ohio, County of Logan, Township of Stokes, being part of Virginia Military Survey 9968 and more particularly described as follows:

Beginning at a 1 inch iron pipe found at the northeast corner of Lot 31 and Michael Baumann's 0.31 acre tract as described in O. R. Vol. 217 Page 563.

Thence with the north line of Lot 31 projected S. 72° 54' 53"E. 27.5 feet to the edge of water of Indian Lake.

Thence with said edge of water S. 4° 52' 37" W. 86.77 feet to a point.

Thence N. 72° 46' 00" W. 20.20 feet to a 5/8 inch iron bar set, passing a 5/8 inch iron bar found at 5.00 feet.

Thence with the east line of Lot 31 N. 0° 14' 45" E. 88.55 feet to the place of beginning.

Containing 2021 square feet or 0.046 acre more or less.

The above described 2021 s.f. tract being part of excess State Lands on Shawnee Island.

Bearings are based on an assumed bearing (S. 72° 54' 53" E.) for the north line of Lot 31 in this field survey by Leslie H. Geeslin, Reg. Surveyor 5248 on February 24, 1994



Leslie H. Geeslin

INDEXED ON MAP
3657 - 1D

LAKE SHORE DRIVE EAST

LOT 32

LEGEND:
A = 1" PIPE FOUND
B = 5/8" IRON BAR FO.
C = 5/8" IRON BAR SET



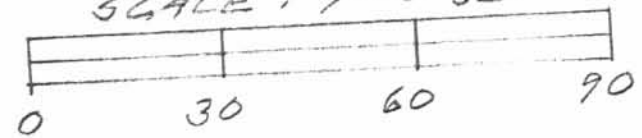
MICHAEL J. BAUMANN
0.31 AC.
OR VOL. 217 PG 563

LOT 31

MURION STOLLE
0.53 AC.
OR VOL. 125 PG 513

SURVEY OF 0.046 ACRE TRACT
IN V.M.S. 9968, STOKES TOWNSHIP,
LOGAN COUNTY, OHIO FOR MICHAEL
COFFMAN ON SHAWNEE ISLAND

FEBRUARY 24, 1974
SCALE: 1" = 30'



5.72° 54' 53" E.

E. LINE LOT 31

LOT LINE

N. 8° 14' 45" E. 88.55'

20.21 S.F. BOAT DOCK

5.4° 52' 37" N. 186.77'

SHORE LINE INDIAN LAKE

N. 72° 46' 00" W



LAKE SHORE DRIVE EAST

N 0° 30' W

LOT 32

S. 72° 54' 53" E.

N. 73° 02' 04" W 99.90'

N. 0° 28' 18" W. 76.35'



LOT 31

N. 72° 46' 00" W.

177.07'

EAST LINE LOT 31

SHORE LINE

SURVEY OF PART LOT 31 (DB. VOL. 359 PG 435), SHAWNEE ISLAND FOR BILL SHERRY. SEPTEMBER 2, 1992 SCALE: 1"=30'



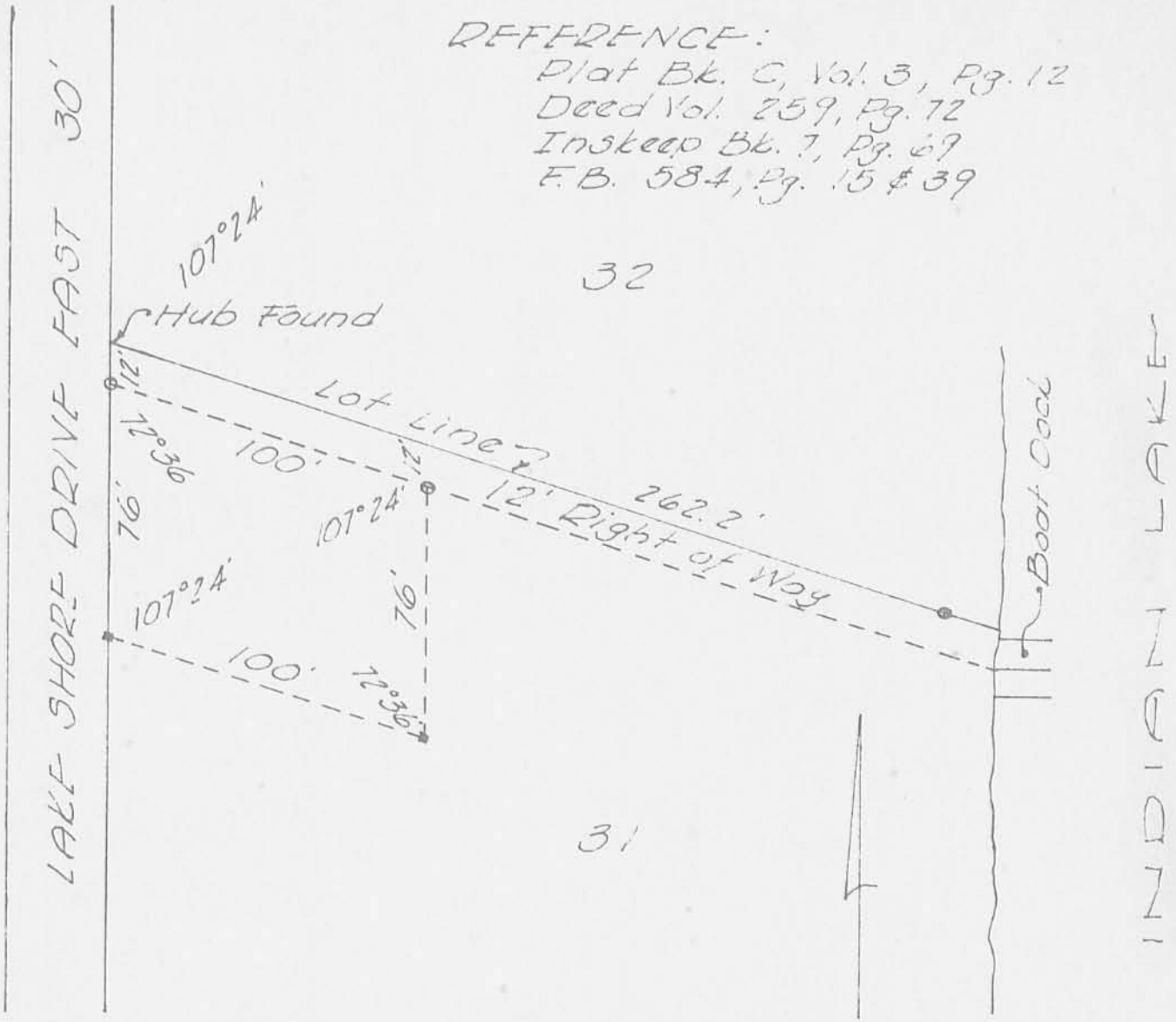
Handwritten signature of Leslie H. Geeslin and printed name: LESLIE H. GEESLIN, RUSHVILLE, OHIO

INDEXED ON MAP 3659

-2P

REFERENCE:

Plat Bk. C, Vol. 3, Pg. 12
 Deed Vol. 259, Pg. 72
 Inskip Bk. 7, Pg. 69
 F.B. 584, Pg. 15 & 39



SURVEY OF
 PT. LOT 31 - SHAWNEE ISL.
 STOKES TOWNSHIP - LOGAN COUNTY, O.
 FOR
 CLARE F. JONES
 OCTOBER 19, 1923
 SCALE 1" = 50'

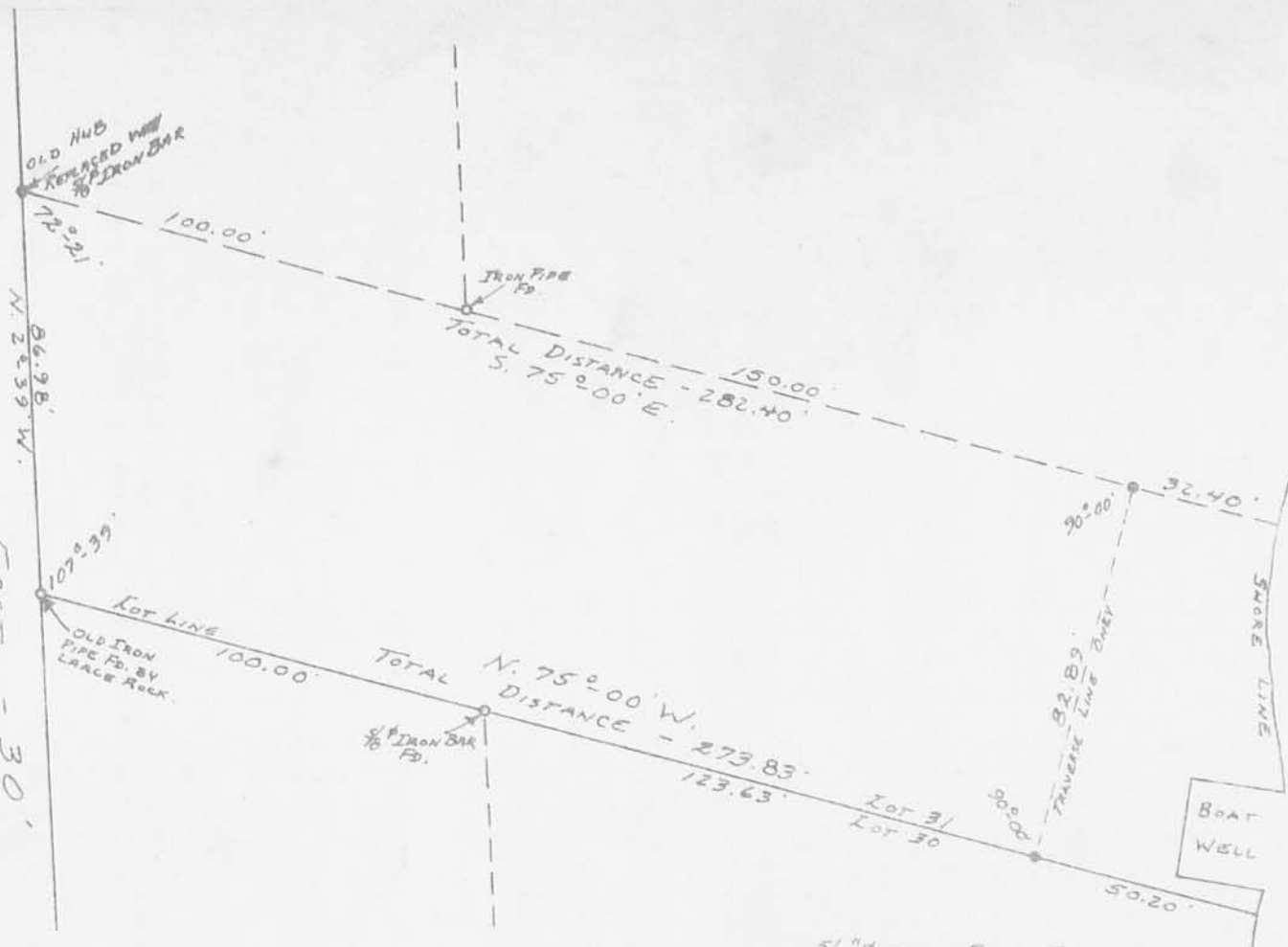
INDEXED O

- = Pipe Found
- = 2" x 2" x 24" Hub Set

ON PLAT BOOK
 3-30-64
 D.E.G.

Dan L. Dodson
 Dan L. Dodson
 Reg. Surveyor 4270
 Bellefontaine, Ohio

LAKE SHORE DRIVE EAST - 30'



INDIAN LAKE



● - 5/16" IRON BARS SET.

REFERENCE:

SHAWNEE ISLAND PLAT.
PLAT BOOK C VOLUME 3 PAGE 12.
LO. CO. ENG. FILE J-7.

SURVEYED AND PLATTED BY:

DANIEL E. GILBERT, P.S.
REG. SUR. NO. 5402
1041 N. MAIN ST.
BELLEFONTAINE, OHIO 43311



SURVEY OF LOT 31 PART
SHAWNEE ISLAND
"INDIAN LAKE"
STOKES TOWNSHIP
LOGAN COUNTY, OHIO
AUGUST 4, 1973

SCALE: 1" = 40'

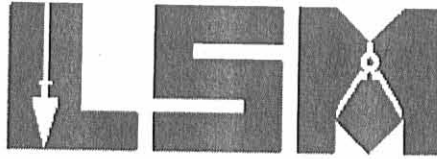
3659
4P

122210 2-11-08 sum 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

BAUMANN 0.151 ACRE

Lying in Stokes Township, Logan County, Ohio.

Being out of the Michael J. Baumann, Trustee and Nancy A. Baumann, Trustee, original 0.174 acre tract part of Lot 31 of Shawnee Island (Plat Cabinet A, Slide 233) as deeded and described in Official Record 486, Page 703 and 707, Parcel Two of the Logan County Records of Deeds and being more particularly described as follows:

Commencing at a 5/8 inch iron rod found at the southwest corner of Lot 32 of Shawnee Island on the east right-of-way of Lake Shore Drive East (30 feet wide).

THENCE, with the east right-of-way of Lake Shore Drive East, S 1°-12'-17"E, a distance of 12.00 feet to a 5/8 inch iron rod found at THE TRUE POINT OF BEGINNING.

THENCE, the north line of the said original 0.174 acre tract, and the south line of the Michael J. Baumann, Trustee and Nancy A. Baumann, Trustee 0.31 acre tract, being part of Lot 31 (O.R. 486, Pages 703 and 707), S 73°-49'-56"E, a distance of 100.00 feet to a MAG spike set.

THENCE, S 12°-38'-44"W, a distance of 72.67 feet to a 5/8 inch iron rod set.

THENCE, with the north line of the Larry Michael Stolle 0.53 acre tract, being part of Lot 31 (O.R. 425, Pg. 951), N 73°-49'-57"W, a distance of 81.77 feet to a 5/8 inch iron rod found.

THENCE, with the east right-of-way of Lake Shore Drive East, N 1°-12'-17"W, a distance of 76.00 feet to the point of beginning.

Containing 0.151 acre.

The basis for bearings is the south line of aforesaid 0.174 acre tract, being N 73°-49'-57"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on February 6, 2008.



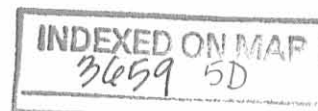
ORIGINAL STAMP IN GREEN

Description prepared by:

William K. Bruce

William K. Bruce
Professional Surveyor 7437
February 6, 2008

L-4591028



REC'D 2-11-08 SMM/OW

LAKE SHORE DRIVE EAST (30 FEET WIDE)



SHAWNEE ISLAND
PLAT CABINET A, SLIDE 233

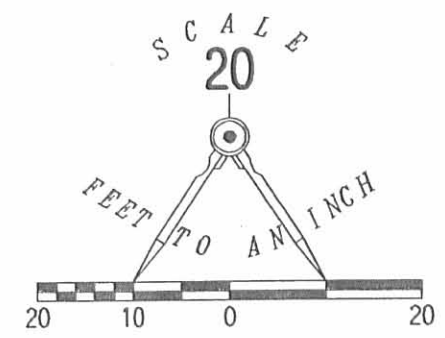
LOT 32
LOT 31

0.151 ACRE

MICHAEL J. BAUMANN,
TRUSTEE AND NANCY A.
BAUMANN, TRUSTEE
0.31 ACRE TRACT
PART OF LOT 31
O.R. 486, PG. 703 AND 707
PARCEL ONE

MICHAEL J. BAUMANN, TRUSTEE AND
NANCY A. BAUMANN, TRUSTEE
ORIGINAL 0.174 ACRE TRACT
PART OF LOT 31
O.R. 486, PG. 703 AND 707
PARCEL TWO

LARRY MICHAEL STOLLE
0.53 ACRE TRACT (PART OF LOT 31)
O.R. 425, PG. 951



- LEGEND
- 5/8 INCH IRON ROD FOUND
 - 5/8 INCH IRON ROD SET
 - ⊙ MAG SPIKE SET

SURVEY OF 0.151 ACRE TRACT OUT OF THE
MICHAEL J. BAUMANN, TRUSTEE AND
NANCY A. BAUMANN, TRUSTEE
ORIGINAL 0.174 ACRE TRACT
PART OF LOT 31
SHAWNEE ISLAND
PLAT CABINET A, SLIDE 233
OFFICIAL RECORD 486, PAGE 703 AND 707
PARCEL TWO
STOKES TOWNSHIP
LOGAN COUNTY, OHIO

SURVEYED BY:

William K. Bruce

WILLIAM K. BRUCE
PROFESSIONAL SURVEYOR 7437
FEBRUARY 06, 2008



ORIGINAL STAMP IN GREEN

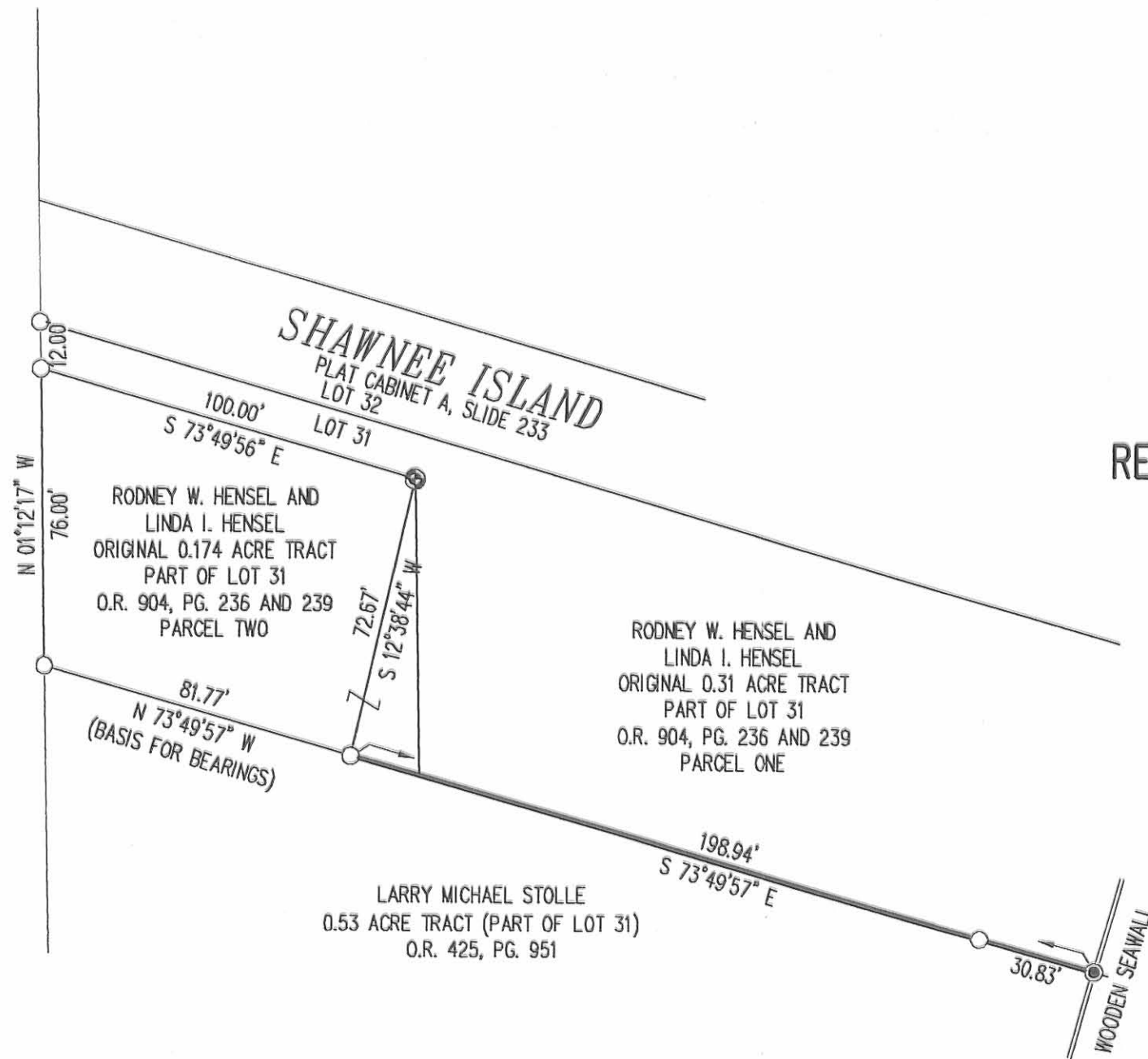
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(937) 593-7335
surveys@lsmcinc.us
ADW/KSS D0208 4591028 L-4591028-3

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

INDEXED ON MAP
3659 5P

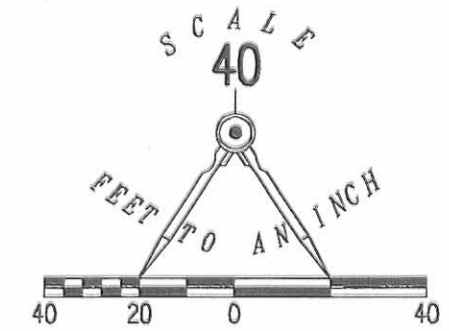
REV'D 8-21-08 SWM OIL

LAKE SHORE DRIVE EAST (30 FEET WIDE)



LEGEND

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



RETRACEMENT SURVEY OF SOUTHERLY LINE OF THE
 RODNEY W. HENSEL AND
 LINDA I. HENSEL
 0.31 ACRE TRACT
 PART OF LOT 31
 SHAWNEE ISLAND
 PLAT CABINET A, SLIDE 233
 OFFICIAL RECORD 904, PAGES 236 AND 239
 PARCEL ONE
 STOKES TOWNSHIP
 LOGAN COUNTY, OHIO

SURVEYED BY:

William K. Bruce

WILLIAM K. BRUCE
 PROFESSIONAL SURVEYOR 7437
 AUGUST 19, 2008



ORIGINAL STAMP IN GREEN

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 (937) 593-7335
 surveys@lsminc.us

KSS D0808 4591088 L-4591-3

2 WORKING DAYS
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 OHIO UTILITIES PROTECTION SERVICE.

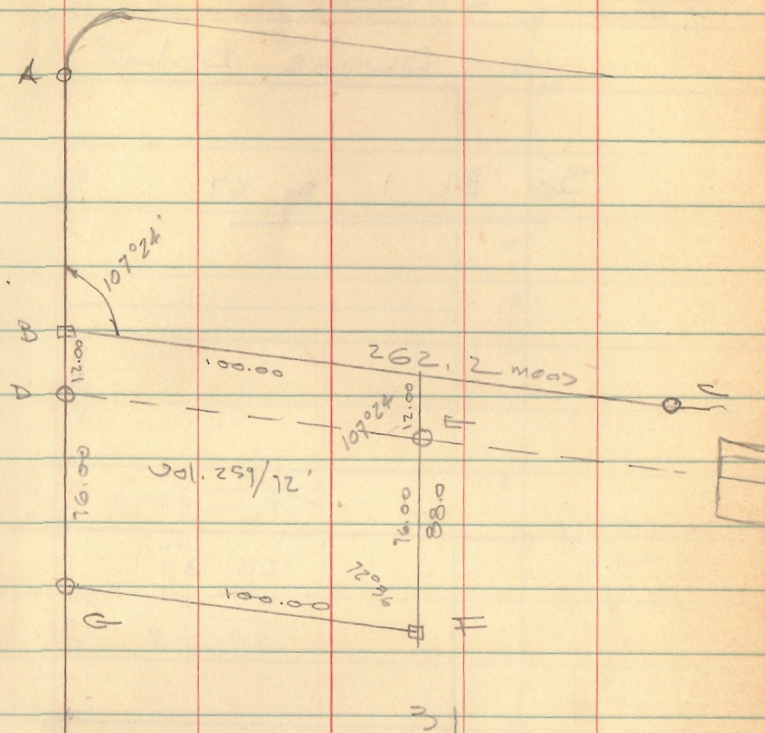
INDEXED ON MAP
 3659 GP

Pt. Lot 31
Shawnee Isl

- A = $\frac{1}{2}$ " ϕ Bar inside $1\frac{1}{4}$ " pipe Found
B = old oak Hub Found - 0.2' W. of $\frac{3}{4}$ " pipe
used old Hub for cor. # 31
C = $\frac{3}{4}$ " pipe w/cap found
D = $\frac{1}{2}$ " ϕ Bar found 12.16' from B
E = $\frac{1}{2}$ " ϕ Bar found inside of $1\frac{1}{4}$ " pipe 12.20'
from D
F Sat 2" x 2" x 24" Hub - Found $\frac{1}{2}$ " ϕ Bar
0.6' E. of Hub
G 2" x 2" x 24" Hub Sat 0.2' W. & 0.2' N
of 1" pipe

10-19-63
700

309



179 60
107 26
72 36

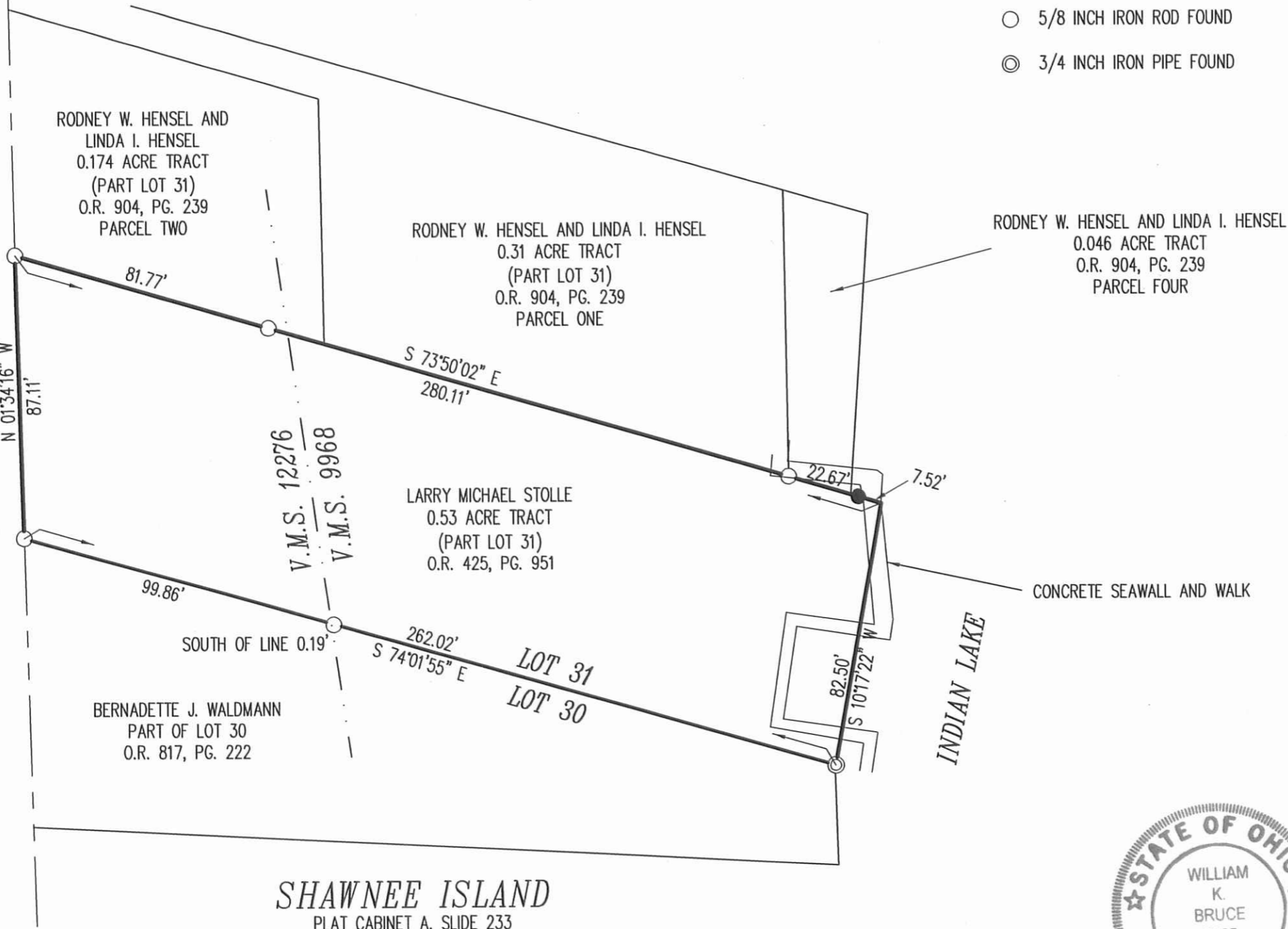
INDEXED ON MAP
3659

✓ **APPROVED**

5-36-14

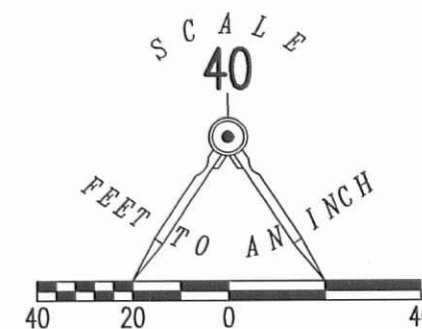
LAKE SHORE DRIVE EAST (30 FEET WIDE)

BASIS FOR BEARINGS
N 01°34'16" W



LEGEND

- 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM7437"
- 5/8 INCH IRON ROD FOUND
- ◎ 3/4 INCH IRON PIPE FOUND



RETRACEMENT SURVEY OF THE
LARRY MICHAEL STOLLE
0.53 ACRE TRACT (PART LOT 31)
OFFICIAL RECORD 425, PAGE 951
SHAWNEE ISLAND
PLAT CABINET A, SLIDE 233
STOKES TOWNSHIP
LOGAN COUNTY, OHIO

SURVEYED BY:

William K. Bruce

WILLIAM K. BRUCE
PROFESSIONAL SURVEYOR 7437
MAY 6, 2014
REVISED MAY 23, 2014



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ADW D0414 57220514 L-5722-3

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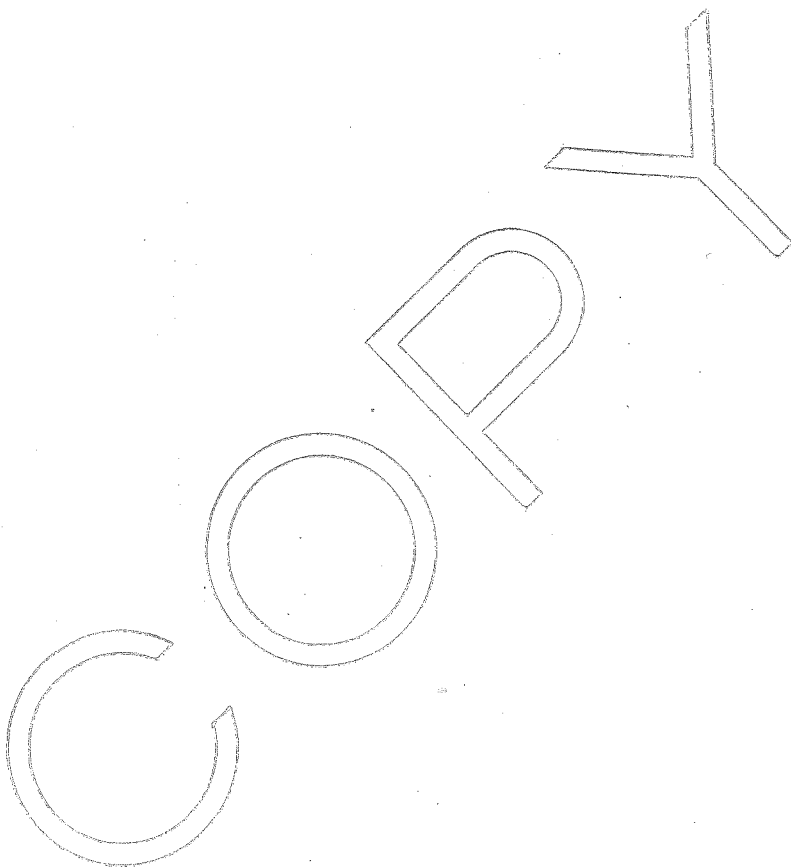
INDEXED ON MAP
3659 7P

1-3-10

James Mussee Shawnee Is.
Part "A"

Being part of lot 31, Shawnee Island, in WMS 12276, Stokes Twp., Logan County, Ohio and being more fully described as follows:

Being a strip of land 87 feet wide off of the South side of lot 31. Said 87 feet being measured along a line parallel to the West Side of lot 31 and said strip of land being parallel to the South side of lot 31. Said tract containing 0.53 acres more or less



INDEXED ON MAP
3659

1-3-10

James H. Hulse Shawnee etc.

Part "B"

Being part of lot 31, Shawnee Island, in WBS 12276, Stokes Twp., Logan County, Ohio and being more fully described as follows:

Beginning at an iron pin at the SW corner of Lot 31; thence N 0° 30' W a distance of 87 feet to an iron pin, which pin is the true place of beginning of this tract; thence continuing N 0° 30' W along the West side of Lot 31, 88 feet to an iron pin, crossing an iron pin, at 76 feet; thence S 73° E along the North line of lot 31 a distance of 100.0 feet to a stake; thence S 0° 30' E a distance of 88 feet to an iron pin, crossing an iron pin at 12 feet; thence N 73° W a distance of 100.0 feet to the true place of beginning. Said tract containing 0.202 acres more or less.

EXCEPTING THEREFROM a 12 foot wide strip off of the North side of the above described tract as measured along a line parallel to the West side of Lot 31 and said strip being parallel to the North side of Lot 31. Said 12 feet being reserved by the grantor and containing .028 acres more or less.

The right of ingress and egress to the waters edge of Indian Lake is herewith granted to the grantee over along a 12 foot wide strip off of the North side of the above mentioned lot 31 as measured along a line parallel to the West side thereof and running parallel to the North side.

INDEXED ON MAP

3659

1-3-10

James Mussa Shawnee Ls.

Part "C"

Being part of Lot 31, Shawnee Island, in VMS 12276, Stokes Twp., Logan County, Ohio and being more fully described as follows;

Beginning at an iron pin at the NW corner of Lot 31; thence S 73°E along the North side of lot 31 a distance of 289.3 feet plus or minus, to the shore line of Indian Lake, crossing an iron pin at 277.3 feet; thence following the shore line of Indian Lake in a Southerly direction a distance of 88 feet plus or minus to a point; Thence N 73°W a distance of 184.3 feet to an iron pin, crossing an iron pin at approximately 7 feet; thence N 0°30'W a distance of 76 feet to an iron pin; thence N 73°W a distance of 100 feet to an iron pin; thence N 0°30' W along the west side of Lot 31 a distance of 18 feet to the place of beginning. Said tract containing 0.31 acres more or less.

COPY

INDEXED ON MAP
3659

**HENSEL
0.437 ACRE**

Lying in Virginia Military Survey 12276 and 9968, Stokes Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Rodney W. Hensel and Linda I. Hensel 0.53 acre part of Lot 31 of Shawnee Island (Plat Cabinet A, Slide 233) as deeded and described in Official Record 1223, Page 190 and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found at the common westerly corner to said Lot 31 and Lot 30 and being on the easterly right-of-way line of Lake Shore Drive East (30 feet wide);

THENCE, with the westerly line of said Lot 31 and the said easterly right-of-way line, **N 00°-29'-23" W**, a distance of **76.62** feet to an iron rebar set;

THENCE, with a new division line through said 0.53 acre tract, **S 72°-56'-38" E**, a distance of **262.35** feet to a point on the easterly line of said Lot 31, referenced by a MAG nail set bearing **S 72°-56'-38" E**, a distance of 13.16 feet;

THENCE, with said easterly line, **S 00°-28'-22" E**, a distance of **75.63** feet to a 3/4 inch iron pipe found at the common easterly corner to said Lots 31 and 30;

THENCE, with the common line to said Lots 31 and 30, **N 73°-08'-56" W**, passing a point at a distance of 162.16 feet, referenced by a 5/8 inch iron rod found bearing **S 16°-51'-04" W**, a distance of 0.19 feet, a total distance of **262.04** feet to the **POINT OF BEGINNING**.

Containing **0.437** acre, more or less, of which 0.144 acre is within Virginia Military Survey 12276 and 0.293 acre is within Virginia Military Survey 9968.

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 easterly right-of-way line of Lake Shore Drive East, having a bearing of **N 00°-29'-23" W**. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on April 9, 2020.



Description prepared by:

Daniel A. Neer
Daniel A. Neer

Professional Surveyor No. 8533

April 13, 2020

2021-2041.00

INDEXED ON MAP
3659

6-1-2020
APPROVED



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

**HENSEL
0.787 ACRE**

Lying in Virginia Military Survey 12276, 9968 and 13393, Stokes Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being all of the Rodney W. Hensel and Linda I. Hensel 0.31 acre and 0.174 acre part of Lot 31 and 0.175 acre part of Lot 32 and 0.046 acre tract as deeded and described in Official Record 904, Page 239, Parcels One, Two Three and Four and part of the 0.53 acre tract part of Lot 31 as deeded and described in Official Record 1223, Page 190, of Shawnee Island (Plat Cabinet A, Slide 233) and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found at the common westerly corner to said Lot 31 and Lot 30 and being on the easterly right-of-way line of Lake Shore Drive East (30 feet wide);

THENCE, with the westerly line of said Lot 31 and the said easterly right-of-way line, **N 00°-29'-23" W**, a distance of 76.62 feet to an iron rebar set at the **TRUE POINT OF BEGINNING**;

THENCE, continuing with said easterly right-of-way line and the westerly lines of said 0.53 acre, 0.174 acre, 0.31 acre and 0.175 acre tracts, **N 00°-29'-23" W**, passing a 1/2 inch iron pipe found at a distance of 9.67 feet, a total distance of **129.73 feet** to a 5/8 inch iron rod found at the westerly corner common to the James H. Schlater, Trustee, 0.352 acre tract as deeded and described in Official Record 1093, Page 249, Tract II;

THENCE, with common lines to said 0.175 acre and 0.352 acre part of Lot 32, **S 72°-44'-41" E**, a distance of **264.44 feet** to a 5/8 inch iron rod found (I.D. cap stamped "L. GEESLIN");

THENCE, with the easterly line of said Lot 32, **S 02°-48'-16" W**, a distance of **29.32 feet** to an iron rebar set at the common easterly corner to said Lots 32 and 31;

THENCE, with the northerly line of said 0.046 acre tract, **S 72°-31'-02" E**, a distance of **27.53 feet** to a point on the westerly line of Indian Lake;

INDEXED ON MAP
3059

117 N Madriver St, Bellefontaine, OH 43311 | OFFICE 937.593.7335 | ONLINE WWW.DLZ.COM

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Waterford



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

THENCE, with lines of Indian Lake and lines of said 0.046 acre tract, the following two (2) courses:

1. **S 05°-43'-07" W**, a distance of **85.83 feet** to a point; and
2. **N 72°-52'-38" W**, passing a 5/8 inch iron rod found at a distance of 7.80 feet, a total distance of **17.75 feet** to a point on the east line of said Lot 31;

THENCE, with the east line of said Lot 31, **S 00°-28'-22" E**, a distance of **10.49 feet**, referenced by a MAG nail set bearing **S 72°-56'-38" E**, a distance of 13.16 feet;

THENCE, with a new division line through said 0.53 acre tract, **N 72°-56'-38" W**, a distance of **262.35 feet** to the **POINT OF BEGINNING**.

Containing **0.787 acre**, more or less, of which 0.567 acre is within Lot 31, 0.176 acre is within Lot 32 and 0.044 acre is within Virginia Military Survey 9968.

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 easterly right-of-way line of Lake Shore Drive East, having a bearing of **N 00°-29'-23" W**. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on April 9, 2020.



Description prepared by:

Daniel A. Neer
Professional Surveyor No. 8533
April 13, 2020

2021-2041.00



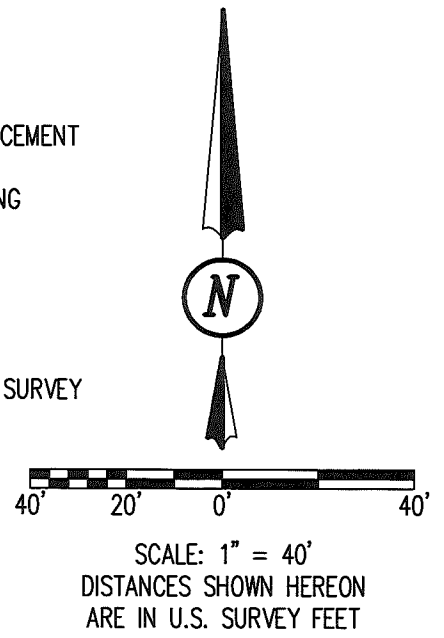
0-1-2020



APPROVED

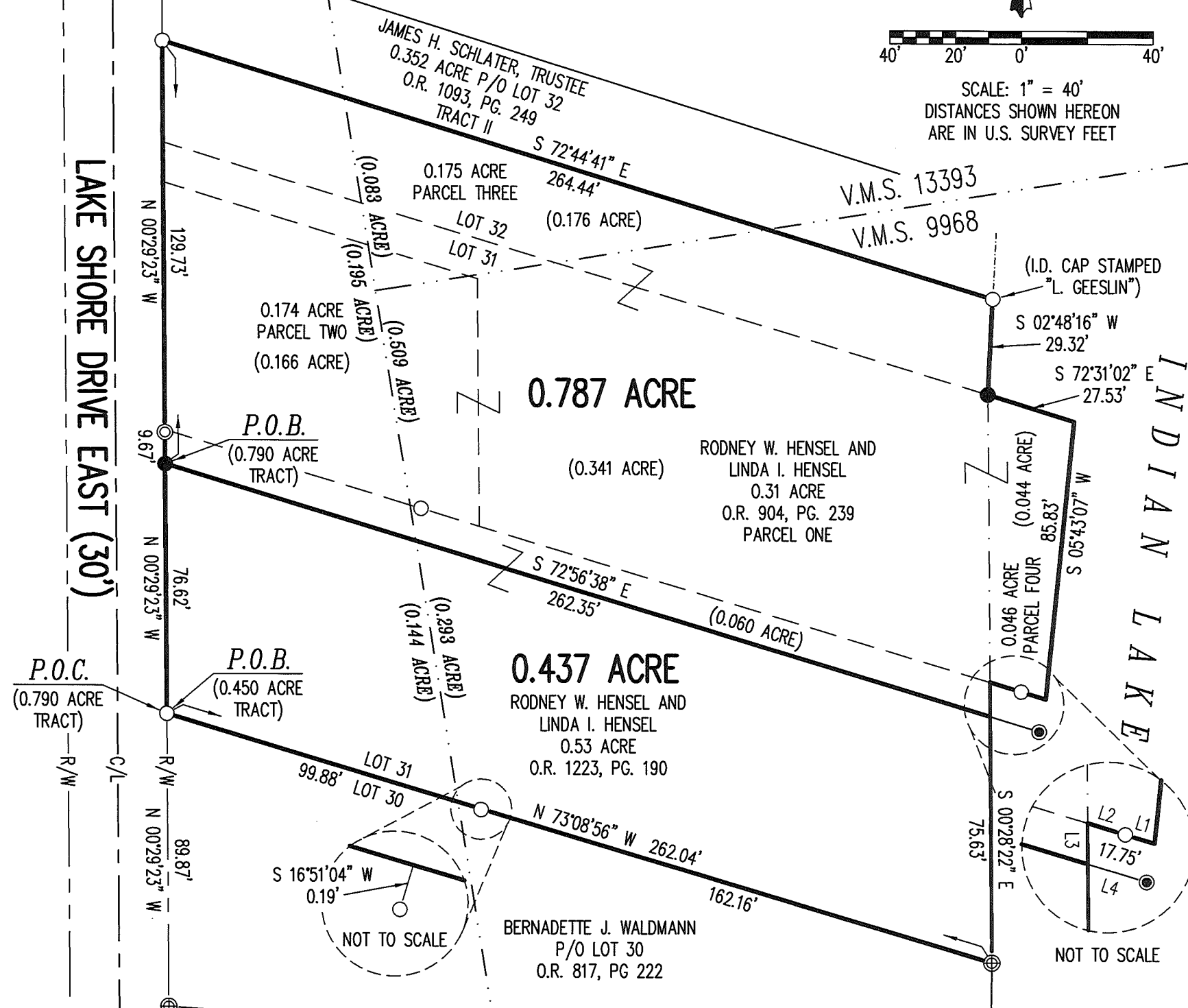
LEGEND:

- ⊙ 1/2 INCH IRON PIPE FOUND
- ⊙ 1/2 INCH IRON ROD FOUND
- ⊙ 3/4 INCH IRON PIPE FOUND
- 5/8 INCH IRON ROD FOUND
- 5/8 INCH BY 30 INCH REBAR SET WITH PLASTIC I.D. CAP STAMPED "DLZ OHIO INC."
- ⊙ MAG NAIL SET
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- R/W = RIGHT-OF-WAY
- C/L = CENTER-LINE
- V.M.S. = VIRGINIA MILITARY SURVEY



LAKE SHORE DRIVE EAST (30')

INDIAN LAKE



LINE	BEARING	DISTANCE
L1	N 72°56'38" W	7.80'
L2	N 72°56'38" W	9.95'
L3	S 00°28'22" E	10.49'
L4	S 72°56'38" E	13.16'

OCCUPATION NOTE:

NO EVIDENCE OF OCCUPATION ALONG BOUNDARY LINES UNLESS OTHERWISE SHOWN

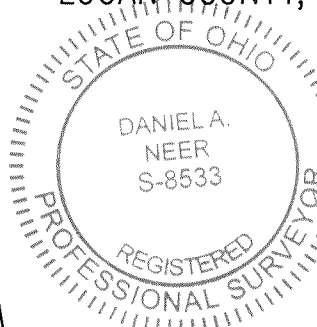
BASIS FOR BEARINGS:

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 EASTERLY RIGHT-OF-WAY LINE OF LAKE SHORE DRIVE EAST, HAVING A BEARING OF N 00°29'23" W.

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

SURVEY OF TWO TRACTS

PART OF LOTS 31 & 32
SHAWNEE ISLAND
PLAT CABINET A, SLIDE 233
VIRGINIA MILITARY SURVEYS
12276, 9968 & 13393
STOKES TOWNSHIP
LOGAN COUNTY, OHIO



DANIEL A. NEER
PROFESSIONAL SURVEYOR NO. 8533
APRIL 9, 2020

DEED & SURVEY REFERENCES:

DEED REFERENCES ARE SHOWN HEREON

SHAWNEE ISLAND
PLAT CABINET A, SLIDE 233

LOGAN COUNTY ENGINEER'S MAP ROOM
FILES: 3659, 2250, 1598, 7040, 1835 & 4261

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
KSS			4/14/2020

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