

PART LOT 222

MINNEWAUKEN ISLAND

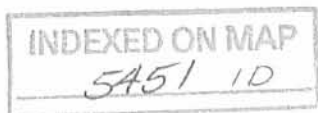
STOKES TOWNSHIP

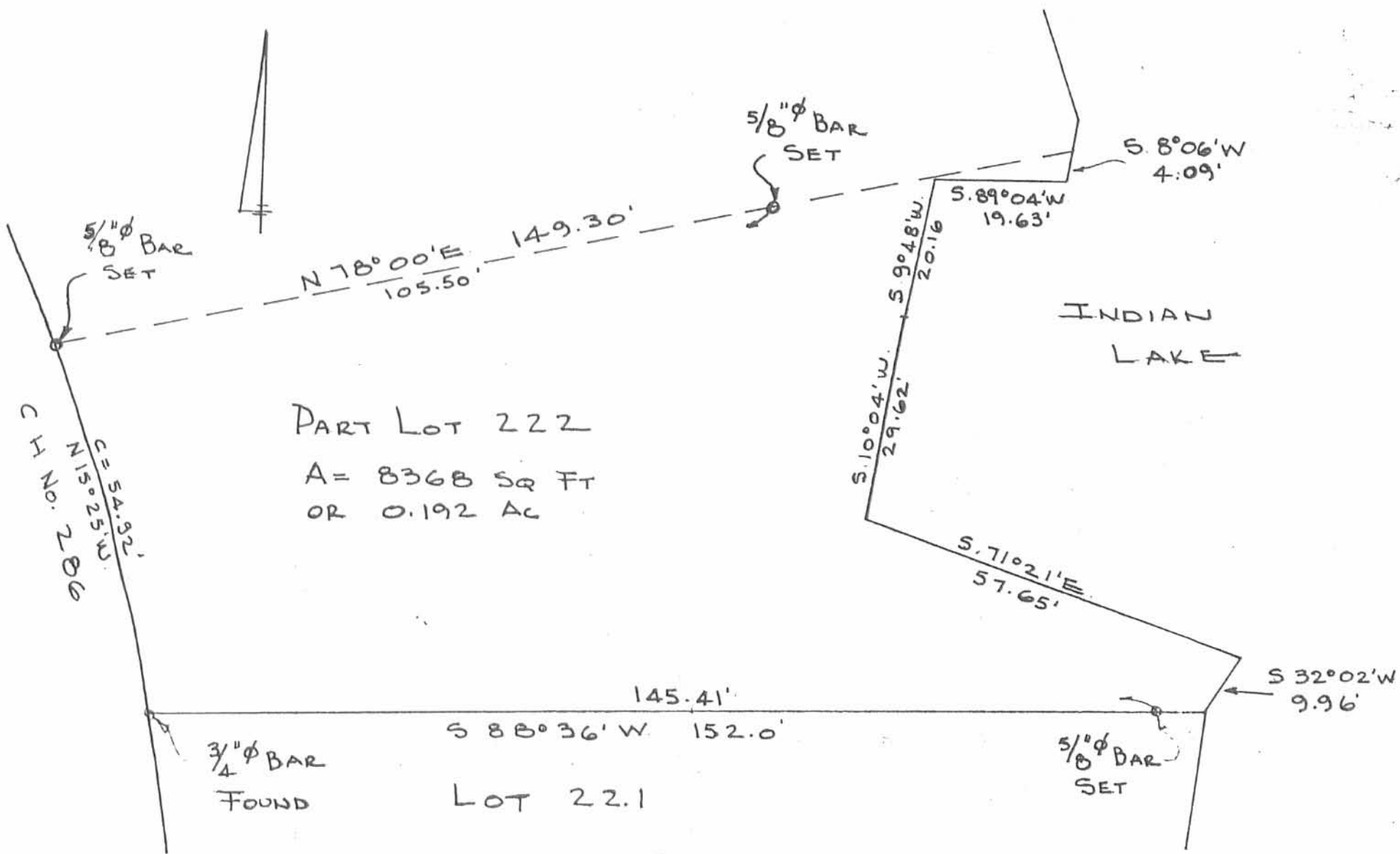
February 17, 1973

The following described real estate situated in Stokes Township, Logan County, Ohio and being <sup>*M.V.M.S 12276 and being*</sup> part of Lot 222 of Minnewauken Island as shown on Logan County Recorders Plat Book E, Volume 5, Page 25 and more particularly described as follows:

Beginning at an iron bar in the east line of County Highway 286 at the northwest corner of Lot 221; thence with the east line of said C.H.286, being a curve to the right having a central angle of  $24^{\circ}52'$  and a radius of 286.48 feet, a chord bearing  $N.15^{\circ}25'W.$  54.92 feet to an iron bar; thence  $N.78^{\circ}00'E.$  149.30 feet to the east line of lot 222, passing an iron bar at 105.50 feet; thence with the east line of said lot 222 the following six courses,  $S.8^{\circ}06'W.$  4.09 feet; thence  $S.89^{\circ}04'W.$  19.63 feet; thence  $S.9^{\circ}48'W.$  20.16 feet; thence  $S.10^{\circ}04'W.$  29.62 feet; thence  $S.71^{\circ}21'E.$  57.65 feet; thence  $S.32^{\circ}02'W.$  9.96 feet to the northeast corner of lot 221; thence with the north line of said lot  $S.88^{\circ}36'W.$  152.0 feet to the place of beginning, passing an iron bar at 6.59 feet.

Containing 8368 square feet or 0.192 acres.





PART LOT 222  
 A = 8368 SQ FT  
 OR 0.192 AC

CH NO. 286  
 N 15° 25' W  
 C = 54.92'

3/4" φ BAR  
 FOUND

LOT 22.1

SURVEY OF  
 PART LOT NO. 222  
 MINNEWAUKEN ISL.  
 STOKES TOWNSHIP  
 LOGAN COUNTY, OHIO  
 FEB. 17, 1973  
 SCALE 1" = 20'

5451 IP  
 INDEXED ON MAP

DAN L. DODSON  
 REG. SURVEYOR 4270  
 BELLEFONTAINE, OH

1-25-2021



LEGAL DEED DESCRIPTION  
0.009 ACRE

Real estate situated in Stokes Township of Logan County, Ohio; in the Virginia Military Survey number 12276; being part of the Indian Lake Reservoir Lands of the State of Ohio; and being further bounded and described as follows:

Beginning for reference at a 5/8 inch iron rod found on the east right-of-way line of Buckeye Drive (County Road 286, 50' R/W) at the northwest corner of Lot 46-222 (the northern portion owned by Charles and Becky Palmer, Official Record 1282, page 723) of the Indian Lake Reservoir Lands, Minnewauken Island (Plat Cabinet A, Slide 451). Also being the southwest corner of Lot 46-223 (owned by J. Andrew and Debra R. Johnson, Official Record 1316, page 152) of said Lands.

Thence North 66 deg.-53'-30" East, 149.44 feet along the north line of said Lot 46-222 and the south line of said Lot 46-223 to a mag nail set on the northeast corner of said Lot 46-222, being the TRUE POINT OF BEGINNING.

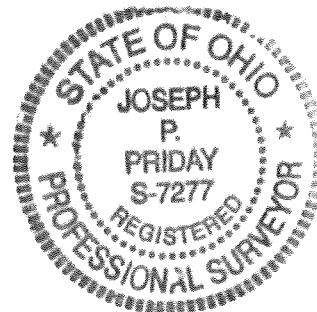
Thence North 73 deg.-58'-06" East, 10.33 feet to a mag nail set.

Thence South 17 deg.-04'-49" East, 29.23 feet to a mag nail set.

Thence South 09 deg.-11'-03" East, 33.42 feet to a mag nail set on the east line of said Lot 46-222.

Thence North 22 deg.-19'-11" West, 62.79 feet along said east line to the TRUE POINT OF BEGINNING.

Bearing (South 77 deg.-56'-49" West) was assumed from the southerly line of said Palmer' tract based on a survey performed by Lee Surveying, dated Nov. 30, 2012. The tract as described from an actual field survey performed on or about October 02, 2020, by Registered Surveyor, Joseph P. Priday (S-7277), contains **0.009 acre**, more or less, subject to all previous easements and rights-of-way of record. All iron rods set are 5/8" x 30" with plastic I.D. caps. The plat of survey is on file in the Map Room of the Logan County Engineer.



INDEXED ON MAP  
5451

1-25-2021

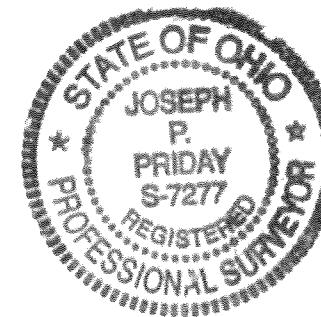
APPROVED

PLAT OF SURVEY FOR:  
 CHARLES & BECKY PALMER  
 PART OF LOT 46-222 OF  
 INDIAN LAKE RESERVOIR LANDS  
 MINNEWAUKEN ISLAND  
 PLAT CABINET A, SLIDE 451  
 OFFICIAL REC 1282, PG 723  
 STOKES TWP ~ VMS 12276  
 LOGAN COUNTY, OHIO

NOTES:

- 1) IRON ROD FOUND 5/8"
- 2) STATE RIGHT-OF-WAY MONUMENT FOUND
- 3) MAG NAIL SET
- 4) BEARING ASSUMED FROM SURVEY OF THE SOUTHERN PORTION OF LOT 46-222 BY LEE SURVEYING DATED NOV 30, 2012.

COURSE	BEARING	DISTANCE
1	N 73°58'06"E	10.33'
2	S 17°04'49"E	29.23'
3	S 09°11'03"E	33.42'
4	N 22°19'11"W	62.79'
5	S 22°19'11"E	16.41'

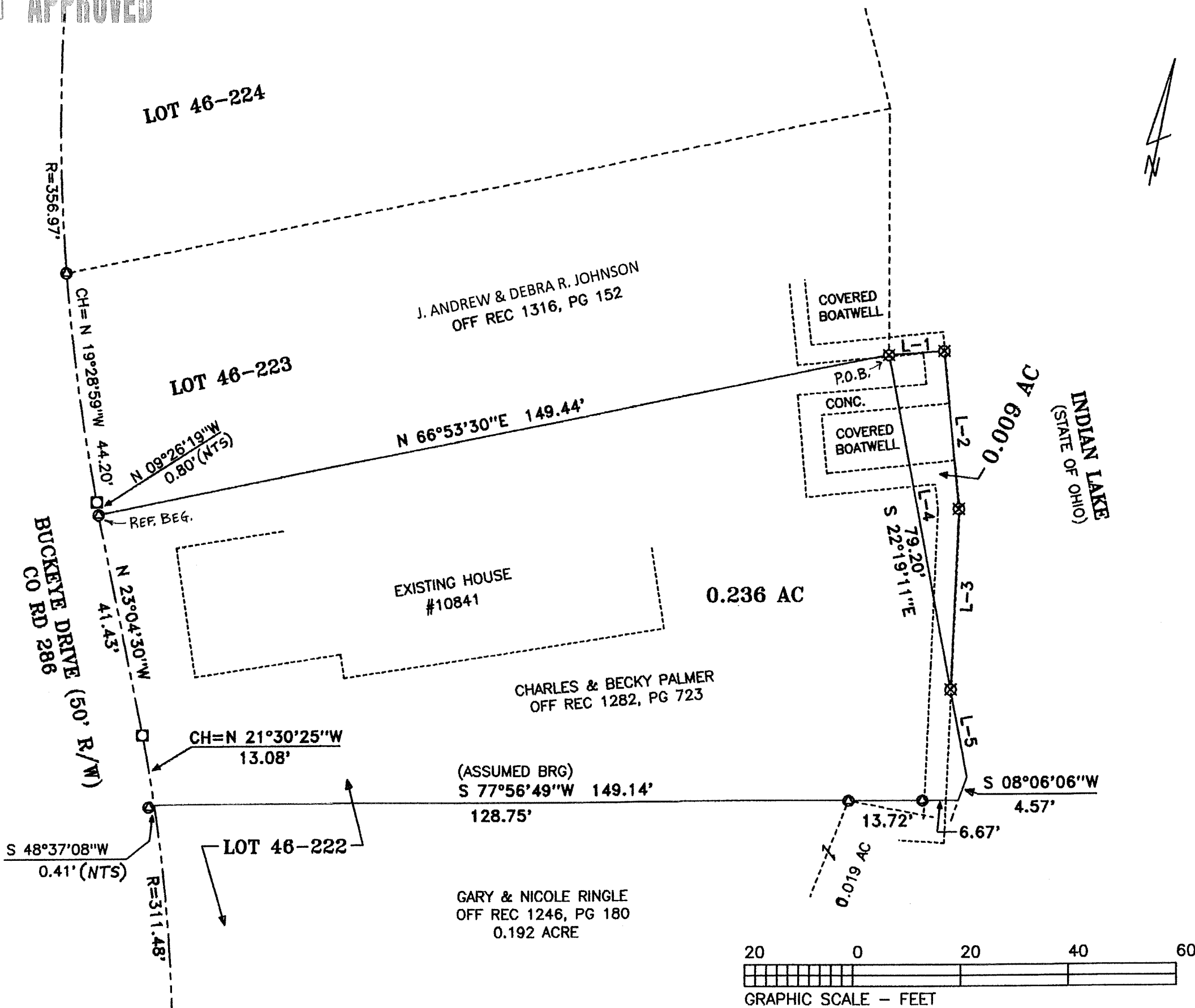


*Joseph P. Priday*

JOSEPH P. PRIDAY (S-7277)  
 OCT 02, 2020 JN 20-44

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND MONUMENTS WERE SET AS INDICATED.

PRIDAY SURVEYING INC  
 P.O. BOX 192  
 MARYSVILLE, OHIO 43040  
 937-642-3400



INDEXED ON MAP  
 5451

# Lee Surveying and Mapping Co., Inc.

✓ APPROVED

Land Surveys • Topography • Subdivisions • Construction Layout

12-7-12

117 N. Madriver St.  
Bellefontaine OH 43311



Phone: (937) 593-7335  
Fax: (937) 593-7444  
surveys@lsminc.us

## INDIAN LAKE RESERVOIR LANDS 0.019 ACRE

Lying in Virginia Military Survey 12276, Stokes Township, Logan County, Ohio.

Being out of the Indian Lake Reservoir Lands and being more particularly described as follows:

Commencing on a point on the northwest corner of Lot 46-221 of the Indian Lake Reservoir Lands, Minnewauken Island (Plat Cabinet A, Slide 451) and on the east right-of-way of County Highway 286 (Buckeye Drive).

THENCE, with the north line of Lot 46-221 and the south line of the Christine L. Burkett and Keith B. Burkett 0.192 acre part of Lot 46-222 (O.R. 818, Pg. 129), N 88°-36'-00"E, a distance of 152.00 feet to a point on the concrete seawall walk, passing 5/8 inch iron rods found at 0.19 feet and 145.72 feet.

THENCE, with the lines of the said 0.192 acre tract, the following two courses:

N 32°-02'-00"E, a distance of 9.96 feet to a MAG nail set on the concrete seawall.

N 71°-21'-00"W, a distance of 37.41 feet to a point at the TRUE POINT OF BEGINNING, referenced by a MAG nail set for reference bearing S 00°-43'-17"W, a distance of 1.07 feet.

THENCE, with the lines of the said 0.192 acre tract, the following four courses:

N 71°-21'-00"W, a distance of 20.24 feet to a point inside a boat well, referenced by a MAG nail set bearing N 71°-21'-00"W, a distance of 1.50 feet.

N 10°-04'-00"E, a distance of 29.62 feet to a 5/8 inch iron rod set.

N 09°-48'-00"E, a distance of 20.16 feet to a 5/8 inch iron rod set.

N 89°-04'-00"E, a distance of 18.62 feet to a point on the face of a concrete seawall, passing a MAG nail set at 17.14 feet.

THENCE, with the face of the concrete seawall, the following three courses:

INDEXED ON MAP  
5451 2D-1

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S 10°-31'-28"E, a distance of 4.47 feet to a point, referenced by a MAG nail set bearing N 55°-56'-07"W, a distance of 0.66 feet

S 81°-25'-34"W, a distance of 8.42 feet to a point, referenced by a MAG nail set bearing N 39°-25'-32"W, a distance of 0.50 feet.

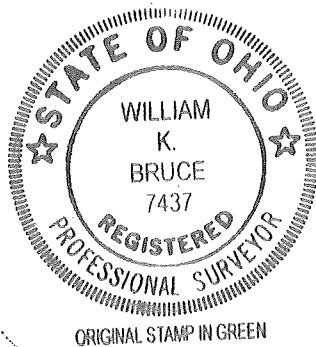
S 00°-43'-50"W, a distance of 29.62 feet to a point on the corner of the boat well.

THENCE, through the boat well, S 00°-28'-24"W, a distance of 20.54 feet to the point of beginning.

Containing 0.019 acre.

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

The basis for bearings is the north line of Lot 46-221, being S 88°-36'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on November 30, 2012.

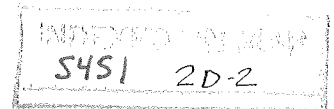


Description prepared by:

A handwritten signature in black ink that reads 'William K. Bruce'.

William K. Bruce  
Professional Surveyor 7437  
December 3, 2012

54281112



# Lee Surveying and Mapping Co., Inc.

12-7-12



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Bellefontaine OH 43311



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surveys@lsminc.us

## INDIAN LAKE RESERVOIR LANDS 0.001 ACRE

Lying in Virginia Military Survey 12276, Stokes Township, Logan County, Ohio.

Being out of the Indian Lake Reservoir Lands and being more particularly described as follows:

Commencing on a point on the northwest corner of Lot 46-221 of the Indian Lake Reservoir Lands, Minnewauken Island (Plat Cabinet A, Slide 451) and on the east right-of-way of County Highway 286 (Buckeye Drive).

THENCE, with the north line of Lot 46-221 and the south line of the Christine L. Burkett and Keith B. Burkett 0.192 acre part of Lot 46-222 (O.R. 818, Pg. 129), N 88°-36'-00"E, a distance of 152.00 feet to a point on the concrete seawall walk at the TRUE POINT OF BEGINNING, passing 5/8 inch iron rods found at 0.19 feet and 145.72 feet.

THENCE, with the lines of the said 0.192 acre tract, the following two courses:

N 32°-02'-00"E, a distance of 9.96 feet to a MAG nail set on the concrete seawall.

N 71°-21'-00"W, a distance of 2.82 feet to a point on the face of the concrete seawall.

THENCE, with the face of the concrete seawall, the following two courses:

S 75°-22'-04"E, a distance of 4.59 feet to a point.

S 12°-08'-58"W, a distance of 8.24 feet to a point.



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surveys@lsminc.us

THENCE, with the north line of Lot 46-221 and the south line of the aforesaid 0.192 acre tract extended, S 88°-36'-00"W, a distance of 5.32 feet to the point of beginning.

Containing 0.001 acre.

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

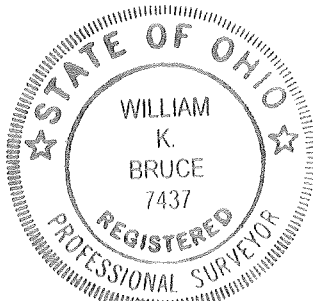
The basis for bearings is the north line of Lot 46-221, being S 88°-36'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on November 30, 2012.

Description prepared by:

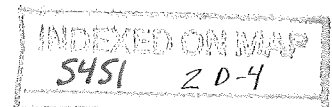
*William K. Bruce*

William K. Bruce  
Professional Surveyor 7437  
December 3, 2012

54281112



ORIGINAL STAMP IN GREEN



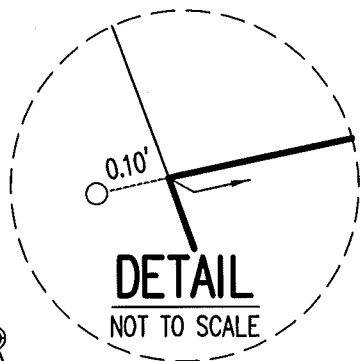
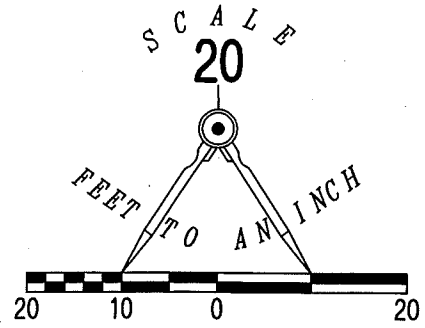


12-7-12

**APPROVED**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	10°05'22"	311.48'	54.85'	N 15°12'23" W	54.78'
C2	24°50'59"	311.48'	135.09'	S 10°14'17" E	134.03'

- LEGEND:
- ⊕ STATE RIGHT-OF-WAY MONUMENT FOUND
  - ⊙ 1/2 INCH IRON ROD FOUND
  - MAG NAIL SET
  - 5/8 INCH IRON ROD FOUND
  - 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM 7437"

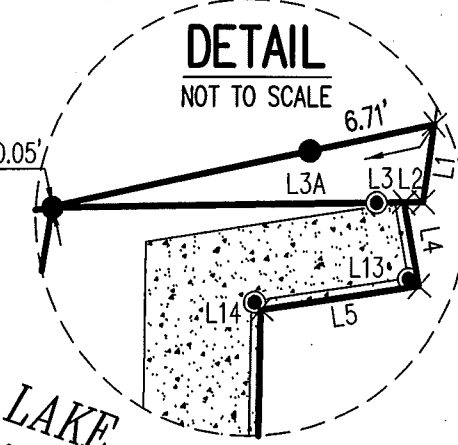
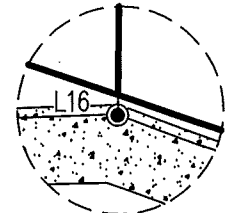
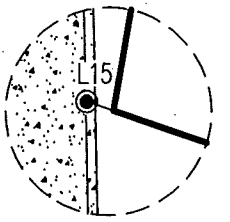


LORAIN H. NEUFANG, TRUSTEE  
0.228 ACRE  
O.R. 991, PG. 422

LOT 46-222  
0.019 ACRE

CHRISTINE L. BURKETT  
AND KEITH B. BURKETT  
0.192 ACRE  
O.R. 818, PG. 129

DETAILS  
NOT TO SCALE



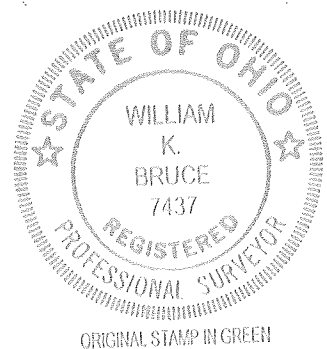
DETAIL  
NOT TO SCALE

RETRACEMENT SURVEY OF THE  
CHRISTINE L. BURKETT  
AND KEITH B. BURKETT  
0.192 ACRE TRACT  
PART OF LOT 46-222  
INDIAN LAKE RESERVOIR LANDS,  
MINNEWAUKEN ISLAND  
PLAT CABINET A, SLIDE 451  
OFFICIAL RECORD 818, PAGE 129  
AND TWO TRACTS OUT OF THE  
INDIAN LAKE RESERVOIR LANDS  
VIRGINIA MILITARY SURVEY 12276  
STOKES TOWNSHIP  
LOGAN COUNTY, OHIO

SURVEYED BY:

*William K. Bruce*

WILLIAM K. BRUCE  
PROFESSIONAL SURVEYOR 7437  
NOVEMBER 30, 2012



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BELLEFONTAINE, OHIO 43311  
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surveys@lsminc.us

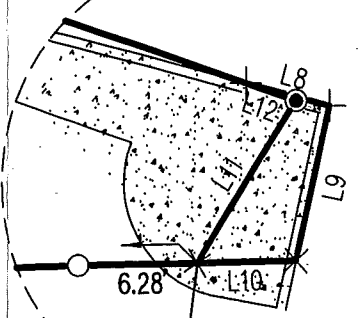
KSS D1112 5428112 L-5428-3

BUCKEYE DRIVE (50') COUNTY HIGHWAY 286

LINE	BEARING	DISTANCE
L1	S 08°06'00" W	4.09'
L2	S 89°04'00" W	1.01'
L3	S 89°04'00" W	1.48'
L3A	S 89°04'00" W	17.14'
L4	S 10°31'28" E	4.47'
L5	S 81°25'34" W	8.42'
L6	S 00°43'50" W	29.62'
L7	S 00°28'24" W	20.54'
L8	S 75°22'04" E	4.59'
L9	S 12°08'58" W	8.24'
L10	S 88°36'00" W	5.32'
L11	N 32°02'00" E	9.96'
L12	N 71°21'00" W	2.82'
L13	N 55°56'07" W	0.66'
L14	N 39°25'32" W	0.50'
L15	N 71°21'00" W	1.50'
L16	S 00°43'17" W	1.07'

S 88°36'00" W  
(BASIS FOR BEARINGS)

LOT 46-221



DETAIL  
NOT TO SCALE

INDEXED ON MAP  
5451 2P

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