

LESLIE H. GEESLIN
REGISTERED SURVEYOR 5248
P. O. BOX 274
RUSHSVLVANIA, OHIO 43347
TELEPHONE: (513) 468-2793

PFEFFERLE SURVEY

December 1, 1995

The following described real estate situated in the State of Ohio, County of Logan, Township of Washington, being part of Section 36, Town 6 S., Range 8 E., and more particularly described as follows:

Beginning at the northwest corner of Lot 35 of Orchard Island, said corner being a chisled cross on a 5 inch concrete retaining wall

Thence with the west line of said Lot 35 S. 18° 55' 48" W. 84.38 feet to the southwest corner of said Lot 35, said point being WEST 45.00 feet from a 5/8 inch iron bar set at the southeast corner of said Lot 35.

Thence with the west line of Poplar Street SOUTH 1.36 feet to the end of a 5 inch concrete wall.

Thence with an extension of said concrete retaining wall and said wall S. 86° 53' 50" W. 45.34 feet to a point, passing a corner of said retaining wall at 21.44 feet..

Thence with the concrete retaining wall projected and said wall N. 6° 06' 41" W. 69.74 feet to a point, passing a corner of said retaining wall at 23.74 feet.

Thence with said concrete retaining wall N. 28° 32' 15" E. 16.68 feet to a point.

Thence with said concrete retainng wall S. 89° 42' 34" E. 72.10 feet to the place of beginning.

Containing 0.118 acre more or less.

The above described 0.118 acre being part of the State of Ohio Indian Lake Excess Lands.

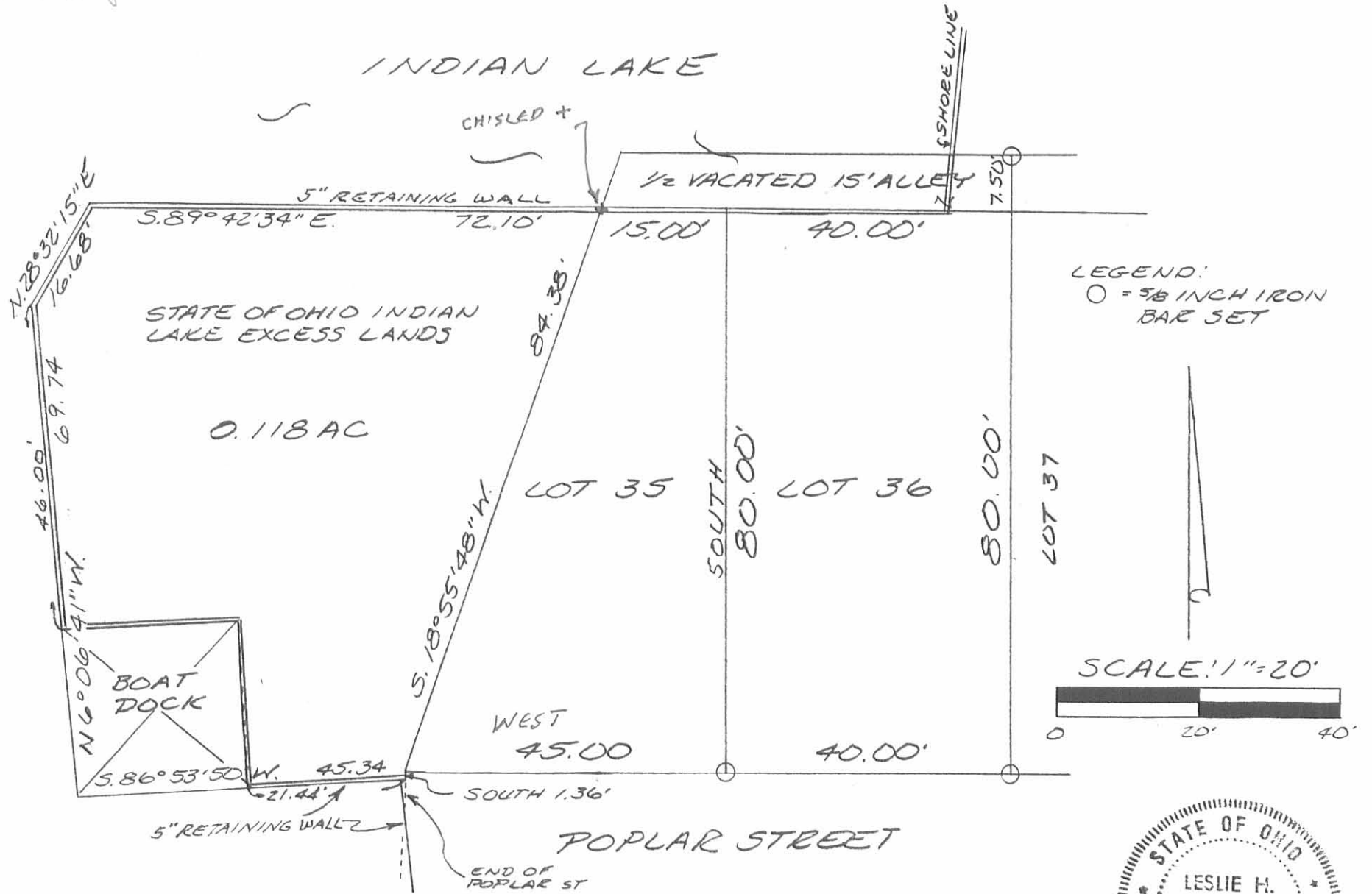
Bearings are based on an assumed bearing (SOUTH) for the east line of Lot 35 of Orchard Island in this field survey by Leslie H. Geeslin, Reg. Surveyor 5248 on December 1, 1995.

INDEXED ON MAP 6227 ID



Leslie H. Geeslin

REC'D 12-4-95 SJY



SURVEY OF LOTS 35 AND 36 OF ORCHARD ISLAND AND 0.118 ACRE IN SECTION 36, TOWN 6 S., RANGE 8 E, WASHINGTON TOWNSHIP, LOGAN COUNTY, OHIO FOR BEN PFEFFERLE ON DECEMBER 1, 1995

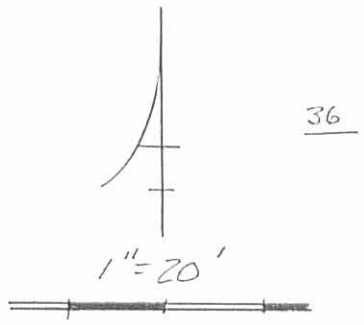
INDEXED ON MAP
6227 1P



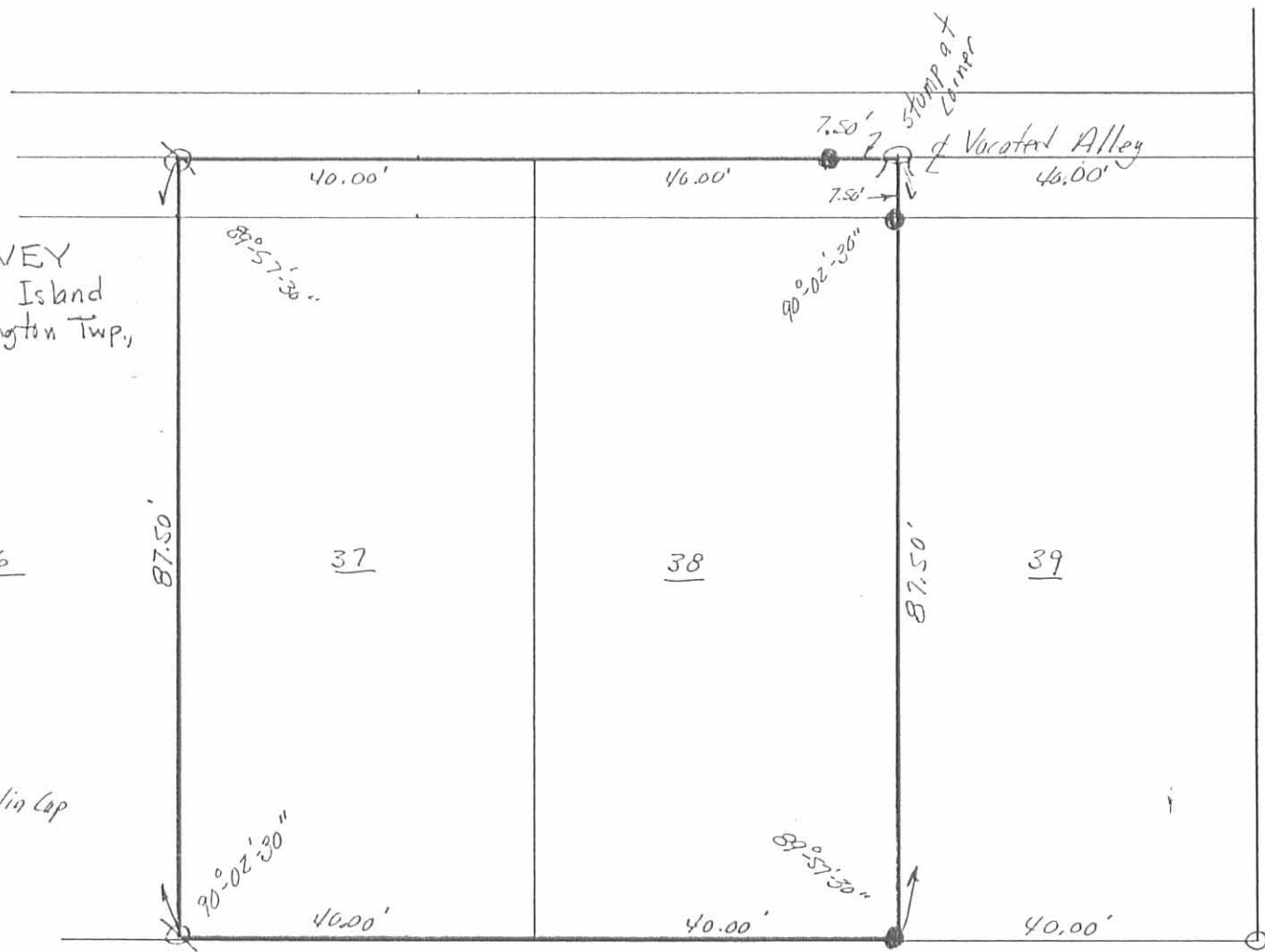
Leslie H. Geeslin
 LESLIE H. GEESLIN
 RUSHSVLVANIA, OH
 (513) 468-2793

REC ID 8-13-97 BMY

MONGER SURVEY
Lots 37 & 38 in Orchard Island
Sec. 36, T6S, R8E, Washington Twp,
Logan County, Ohio



- Q = 5/8" I.P. fd. Greenia Cap
- q = Iron Pipe fd
- = N=4 Rebar set



Surveyed: 9 Aug. 1997

William G. Fultz, Jr.

William G. Fultz, Jr.
Reg Surveyor No 5173
319 Lori Ct, Sidney, Ohio



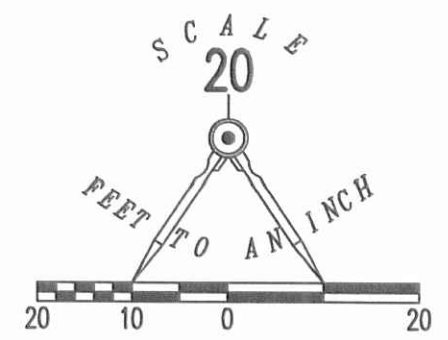
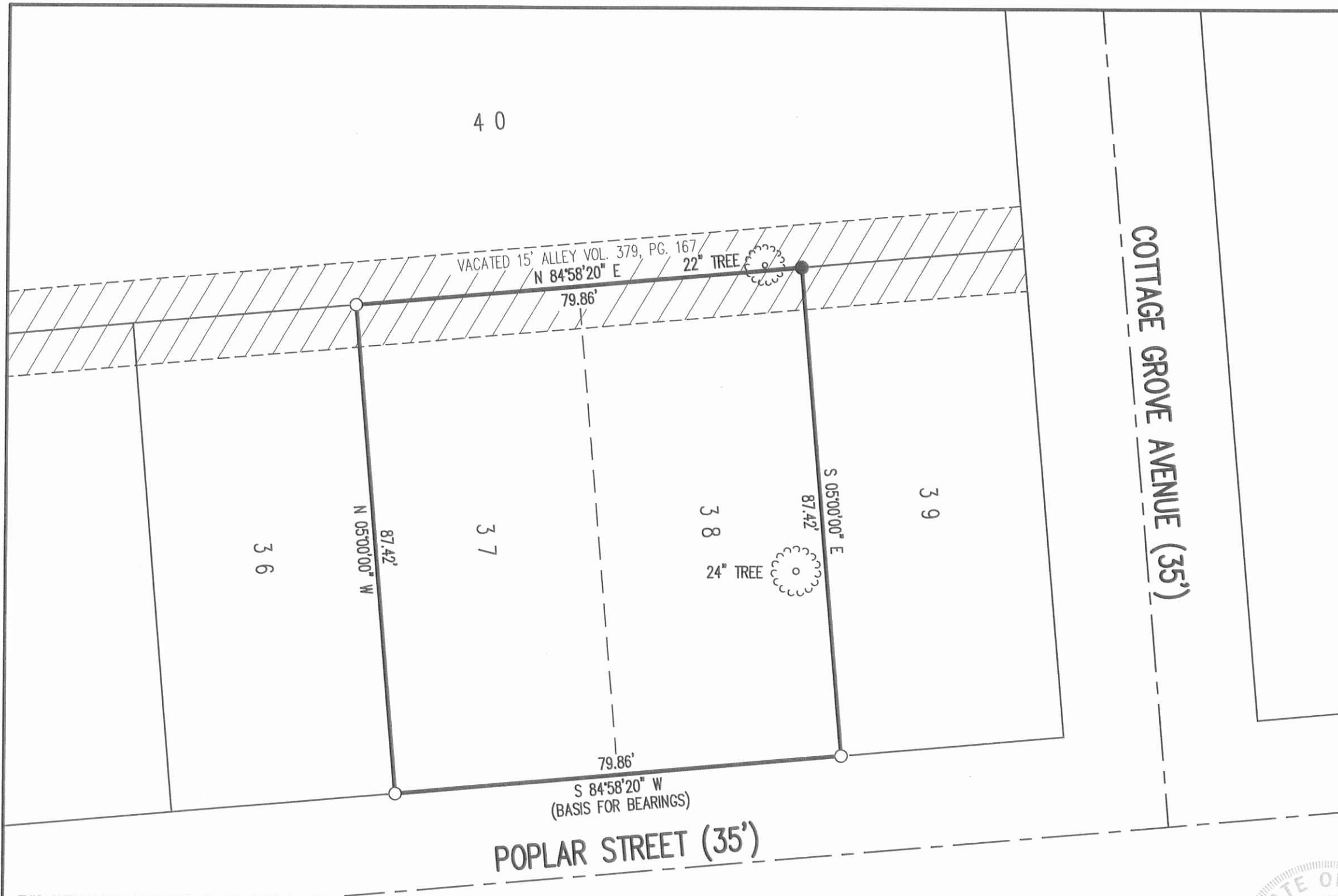
Poplar Street 35' Plw

INDEXED ON MAP
6227 2P

9-13-16



APPROVED



- LEGEND:
- 5/8 INCH IRON ROD FOUND
 - 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM 7437"

RETRACEMENT SURVEY OF
 LOTS 37 AND 38
 ORCHARD ISLAND
 PLAT CABINET A, SLIDE 219
 WASHINGTON TOWNSHIP
 LOGAN COUNTY, OHIO

SURVEYED BY:

William K. Bruce

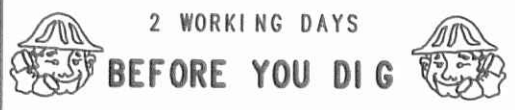
WILLIAM K. BRUCE
 PROFESSIONAL SURVEYOR 7437
 SEPTEMBER 1, 2016



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

KSS D0816 61490816 L-6149-3

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



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

INDEXED ON MAP
 6227 3P

8-23-2024



APPROVED



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

**STATE OF OHIO INDIAN LAKE EXCESS LANDS
0.105 ACRE**

Situate in the State of Ohio, Logan County, Washington Township and lying in Section 36, Town 6, Range 8, and being part of the State of Ohio Indian Lake Excess Lands (all records referenced herein refer to the Logan County Records of Deeds) and being more particularly described as follows:

BEGINNING at a point at the southwest corner of Lot 35 of Orchard Island (Plat Cabinet A, Slide 219) and also being on the northerly right-of-way line of Poplar Street (35 feet wide);

Thence, South 83° 14' 26" West a distance of 1.09 feet, with the extension of the southerly line of Lot 35, referenced by a 5/8 inch rebar set bearing North 54° 51' 55" East a distance of 1.16 feet, to a point on the face of a concrete seawall and walk;

Thence, with the face of the concrete seawall, the following courses and distances:

1. South 11° 19' 15" East a distance of 1.31 feet to a point;
2. South 78° 40' 45" West a distance of 21.79 feet to a point, referenced by a 5/8 inch rebar set bearing North 54° 25' 54" East a distance of 4.80 feet;
3. North 09° 07' 15" West a distance of 24.40 feet to a point;
4. South 79° 57' 07" West a distance of 24.20 feet to a point, referenced by a 5/8 inch rebar set bearing North 33° 24' 18" East a distance of 4.13 feet;
5. North 12° 42' 02" West a distance of 46.13 feet to a point;
6. North 18° 21' 02" East a distance of 16.74 feet to a point, referenced by a 5/8 inch iron rebar set bearing South 50° 40' 22" East a distance of 4.27 feet;
7. North 83° 49' 47" East a distance of 70.85 feet to a point on the westerly line of said Lot 35;

INDEXED ON MAP
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Akron Bellefontaine Bridgeville Burns Harbor Chicago Cincinnati Cleveland Columbus Detroit Flint Fort Wayne Indianapolis Joliet
Kalamazoo Lansing Lexington Louisville Madison Melvindale Munster Muskegon Pittsburgh Port Huron Saint Joseph South Bend Toledo
Waterford



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

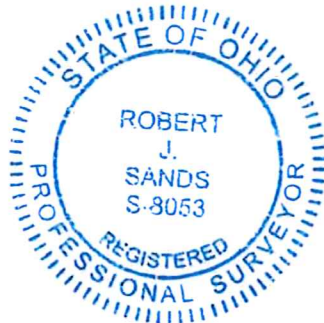
Thence, South 10° 43' 52" West a distance of 84.17 feet, with the westerly line of said Lot 35, passing a 5/8 inch rebar set at a distance of 4.94 feet to the TRUE POINT OF BEGINNING.

Containing 0.105 acre, more or less.

The bearings in the above description are based on the grid bearing of South 83° 14' 26" West, for the northerly right-of-way line of Poplar Street, as determined by a GPS network of field observations performed in July, 2024 and are based upon the Ohio State Plane Coordinate System, North Zone, NAD83 (2011).

All rebar set are 5/8 inch in diameter and 30 inches in length, with a yellow cap stamped "DLZ OHIO INC."

I certify that this description is based upon a survey conducted under my direct supervision in July, 2024 and that it and the information contained herein are true and correct to the best of my knowledge.



DLZ Ohio, Inc.

Robert J. Sands 08/08/24

Robert J. Sands
Professional Surveyor No. 8053

2421-6044.00



LEGEND:

- ⊙ 1/2 INCH REBAR FOUND
- 5/8 INCH REBAR FOUND
- 5/8 INCH BY 30 INCH REBAR SET WITH YELLOW I.D. CAP STAMPED "DLZ OHIO, INC."

C/L = CENTER-LINE LINE
 E/P = EDGE OF PAVEMENT

DEED & SURVEY REFERENCES:

DEED REFERENCES ARE SHOWN HEREON.
 LOGAN COUNTY ENGINEER'S MAP ROOM FILES: 6227 AND 6241.

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 NORTHERLY RIGHT-OF-WAY LINE OF POPLAR STREET, HAVING A BEARING OF S 83°14'26" W.

CERTIFICATION:

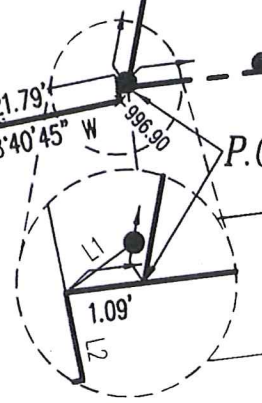
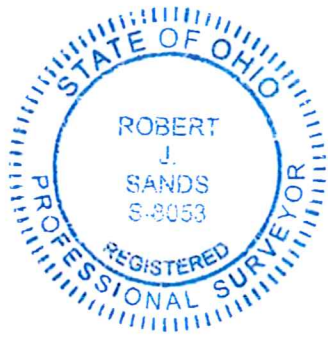
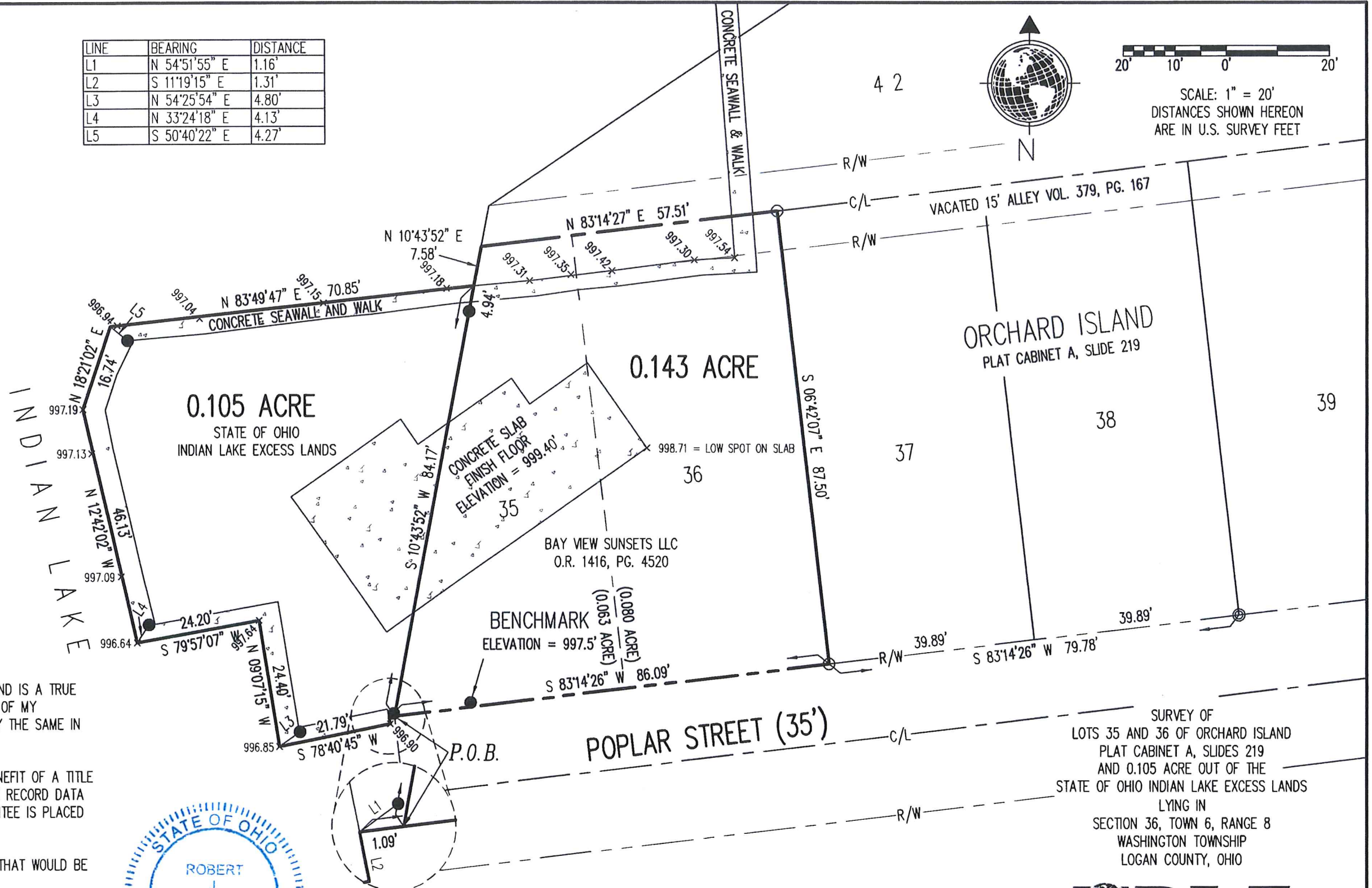
THIS PLAT WAS PREPARED BY DLZ OHIO, INC. AND IS A TRUE AND ACCURATE REPRESENTATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, OF A SURVEY MADE BY THE SAME IN JULY, 2024.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE POLICY; ALL OWNERSHIP SHOWN IS BASED UPON RECORD DATA ACQUIRED AT THE TIME OF SURVEY, NO GUARANTEE IS PLACED UPON ACTUAL OWNERSHIP OF ANY PROPERTY.

EASEMENTS MAY EXIST ON SUBJECT PROPERTY THAT WOULD BE REVEALED IN A TITLE EXAMINATION.

ROBERT J. SANDS DATE 08/08/24
 PROFESSIONAL SURVEYOR NO. 8053

LINE	BEARING	DISTANCE
L1	N 54°51'55" E	1.16'
L2	S 11°19'15" E	1.31'
L3	N 54°25'54" E	4.80'
L4	N 33°24'18" E	4.13'
L5	S 50°40'22" E	4.27'



DLZ
 P.O. Box 237 • Bellefontaine, OH 43311
 (937) 593-7335 • www.dlz.com
 Project #2421-6044.00

INDEXED ON MAP
 6227



APPROVED



**INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE**

**LOTS 40 & 41 AND PART OF LOT 42 EXCESS LANDS
0.076 ACRE**

Situate in the State of Ohio, Logan County, Washington Township and lying in Section 36, Town 6, Range 8, and being excess lands of Indian Lake adjacent to Lots 40 and 41 and part of Lot 42 of Orchard Island (Plat Cabinet A, Slide 219), (all records referenced herein refer to the Logan County Records of Deeds) and being more particularly described as follows:

COMMENCING at a railroad spike set on the westerly right-of-way line of Cottage Grove Avenue (35 feet wide) at the intersection of the center-line of a 15 feet wide alley, between Lots 39 and 40, now vacated by deed of record in Volume 379, Page 167;

Thence, South 83° 14' 27" West a distance of 177.36 feet, with said vacated center-line, passing a 5/8 inch rebar found at a distance of 119.85 feet, to a point in Indian Lake, referenced by a 5/8 inch rebar set bearing South 10° 43' 52" West, a distance of 12.51 feet;

Thence, with the westerly lines of said Lot 40, the following courses and distances;

1. North 10° 43' 52" East a distance of 7.86 feet to a point;
2. North 56° 21' 40" East a distance of 53.40 feet, referenced by a magnetic nail set in the concrete walk bearing North 56° 21' 40" East, a distance of 0.83 feet, to a point on the face of a concrete seawall at the TRUE POINT OF BEGINNING;

Thence, North 04° 17' 40" West a distance of 58.09 feet, with said face of concrete seawall, referenced by a magnetic nail set in concrete bearing North 16° 58' 58" East, a distance of 2.42 feet, to a point at the end of said concrete seawall and beginning of stone seawall;

Thence, with the face of said stone seawall, the following courses and distances:

1. North 74° 28' 17" West a distance of 1.34 feet to a point;
2. North 24° 46' 43" West a distance of 4.62 feet to a point;

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Kalamazoo Lansing Lexington Louisville Madison Melvindale Munster Muskegon Pittsburgh Port Huron Saint Joseph South Bend Toledo
Waterford



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

3. N 47° 50' 41" West a distance of 33.51 feet to a point at the end of said stone seawall and beginning of a concrete seawall, referenced by a magnetic nail set in concrete bearing North 37° 03' 25" East a distance of 2.91 feet;

Thence, North 10° 52' 58" West a distance of 6.08 feet, with the face of said concrete seawall, to a point at a corner common to that 0.287 acre tract as conveyed to Catherine S. Drumm Morse by deed of record in Official Record 1356, Page 642, Tract II;

Thence, North 82° 36' 47" East a distance of 47.23 feet, with said common line to part of Lot 42 excess lands and 0.287 acre tract, passing a 5/8 inch rebar found at a distance of 6.12 feet, to a 5/8 inch rebar found on the southerly line of said 0.287 at a corner common to that part of Lot 42 as conveyed to Margaretha R. Timmerman by deed of record in Official Record 1204, Page 502;

Thence, with westerly lines common to said part of Lot 42 and Lots 41 and 40 and easterly lines of said excess lands, the following courses and distances:

1. South 26° 53' 51" East a distance of 37.86 feet, passing a 5/8 inch rebar found, at a distance of 2.14 feet, to a point;
2. South 06° 35' 42" East a distance of 40.22 feet, passing a 5/8 inch rebar set at 1.00 feet, to a 5/8 inch rebar set;
3. South 56° 21' 40" West a distance of 42.06 feet, passing said magnetic nail set at a distance of 41.23 feet, to the TRUE POINT OF BEGINNING.

Containing 0.076 acre, more or less.

The bearings in the above description are based on the grid bearing of South 06°35' 42" East for the westerly right-of-way line of Cottage Grove Avenue as determined by a GPS network of field observations performed in July, 2024 and are based upon the Ohio State Plane Coordinate System, North Zone, NAD83 (2011).

All rebar set are 5/8 inch in diameter and 30 inches in length, with a yellow cap stamped "DLZ OHIO INC."

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INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

I certify that this description is based upon a survey conducted under my direct supervision in July, 2024 and that it and the information contained herein are true and correct to the best of my knowledge.



DLZ Ohio, Inc.

Robert J. Sands 08/08/24

Robert J. Sands
Professional Surveyor No. 8053

2421-6042.00

0-27-2024



APPROVED



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

**TIMMERMAN
0.321 ACRE**

Situate in the State of Ohio, Logan County, Washington Township and lying in Section 36, Town 6, Range 8, and being all of Lots 40 and 41 and part of Lot 42 of Orchard Island (Plat Cabinet A, Slide 219) as conveyed to Margaretha R. Timmerman by deed of record in Volume 379, Page 170 and Official Record 1204, Page 502, respectively, (all records referenced herein refer to the Logan County Records of Deeds) and being more particularly described as follows:

BEGINNING at a railroad spike set on the westerly right-of-way line of Cottage Grove Avenue (35 feet wide) at the intersection of the center-line of a 15 feet wide alley, between Lots 39 and 40, now vacated by deed of record in Volume 379, Page 167;

Thence, South 83° 14' 27" West a distance of 177.36 feet, with said vacated center-line, passing a 5/8 inch rebar found at a distance of 119.85 feet, to a point in Indian Lake, referenced by a 5/8 inch rebar set bearing South 10° 43' 52" West, a distance of 12.51 feet;

Thence, North 10° 43' 52" East a distance of 7.86 feet, with the terminus of said vacated alley, to a point at the southwesterly corner of said Lot 40;

Thence, North 56° 21' 40" East a distance of 95.46 feet, with the westerly line of said Lot 40, passing a magnetic nail set in the concrete walk at a distance of 54.23, to a 5/8 inch rebar set at a corner common to said Lots 40 and 41;

Thence, North 06° 35' 42" West a distance of 40.22 feet, with the westerly line of said Lot 41, passing a 5/8 inch rebar set at a distance of 39.22 feet, to a point at a corner common to said Lot 41 and part of Lot 42;

Thence, North 26° 53' 51" West a distance of 35.72 feet, with the westerly line of said part of Lot 42, to a 5/8 inch rebar found on the line common to said part of Lot 42 and that 0.287 acre tract as conveyed to Catherine S. Drumm Morse by deed of record in Official Record 1356, Page 642, Tract II;

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INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

on said westerly right-of-way line of Cottage Grove Avenue, referenced by a 5/8 inch rebar found bears North 59° 09' 27" East, a distance of 3.17 feet;

Thence, South 06° 35' 42" East a distance of 126.24 feet, with said westerly right-of-way line of Cottage Grove Avenue, passing a railroad spike set at the corner common to said part of Lot 42 and Lot 41, at a distance of 35.50 feet, to the TRUE POINT OF BEGINNING.

Containing 0.321 acre, more or less.

The bearings in the above description are based on the grid bearing of South 06°35' 42" East for the westerly right-of-way line of Cottage Grove Avenue as determined by a GPS network of field observations performed in July, 2024 and are based upon the Ohio State Plane Coordinate System, North Zone, NAD83 (2011).

All rebar set are 5/8 inch in diameter and 30 inches in length, with a yellow cap stamped "DLZ OHIO INC."

I certify that this description is based upon a survey conducted under my direct supervision in July, 2024 and that it and the information contained herein are true and correct to the best of my knowledge.



DLZ Ohio, Inc.

Robert J. Sands 08/08/24

Robert J. Sands
Professional Surveyor No. 8053

2421-6042.00

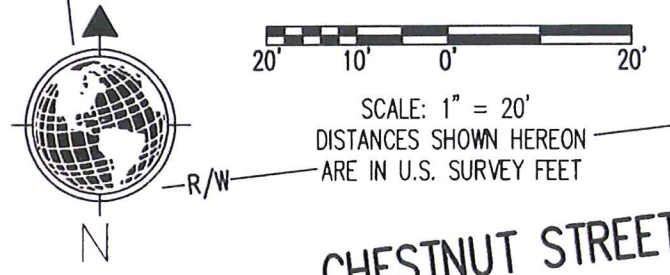
- LEGEND:**
- ⊗ RAILROAD SPIKE SET
 - MAGNETIC NAIL SET
 - ⊙ 3/4 INCH REBAR FOUND
 - 5/8 INCH REBAR FOUND
 - 5/8 INCH BY 30 INCH REBAR SET WITH YELLOW I.D. CAP STAMPED "DLZ OHIO, INC."
- C/L = CENTER-LINE LINE
E/P = EDGE OF PAVEMENT

FLOOD PLAIN NOTE:
THE AREA SHOWN IS IN FLOOD ZONE "X" PER THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL AND MAP NUMBER 9091C0132E, LOGAN COUNTY, OHIO AND INCORPORATED AREAS, EFFECTIVE DATE OF NOVEMBER 30, 2023.

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 WESTERLY RIGHT-OF-WAY LINE OF COTTAGE GROVE AVENUE, HAVING A BEARING OF S 06° 35' 42" E.

OCCUPATION NOTE:
NO EVIDENCE OF OCCUPATION ALONG BOUNDARY LINES UNLESS OTHERWISE SHOWN.

CATHERINE S. DRUMM MORSE
0.287 ACRE
O.R. 1356, PG. 642
TRACT II

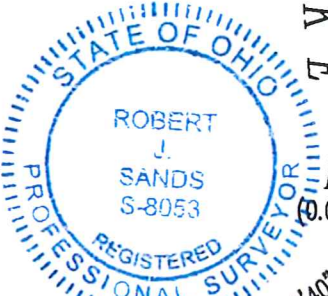


DEED & SURVEY REFERENCES:

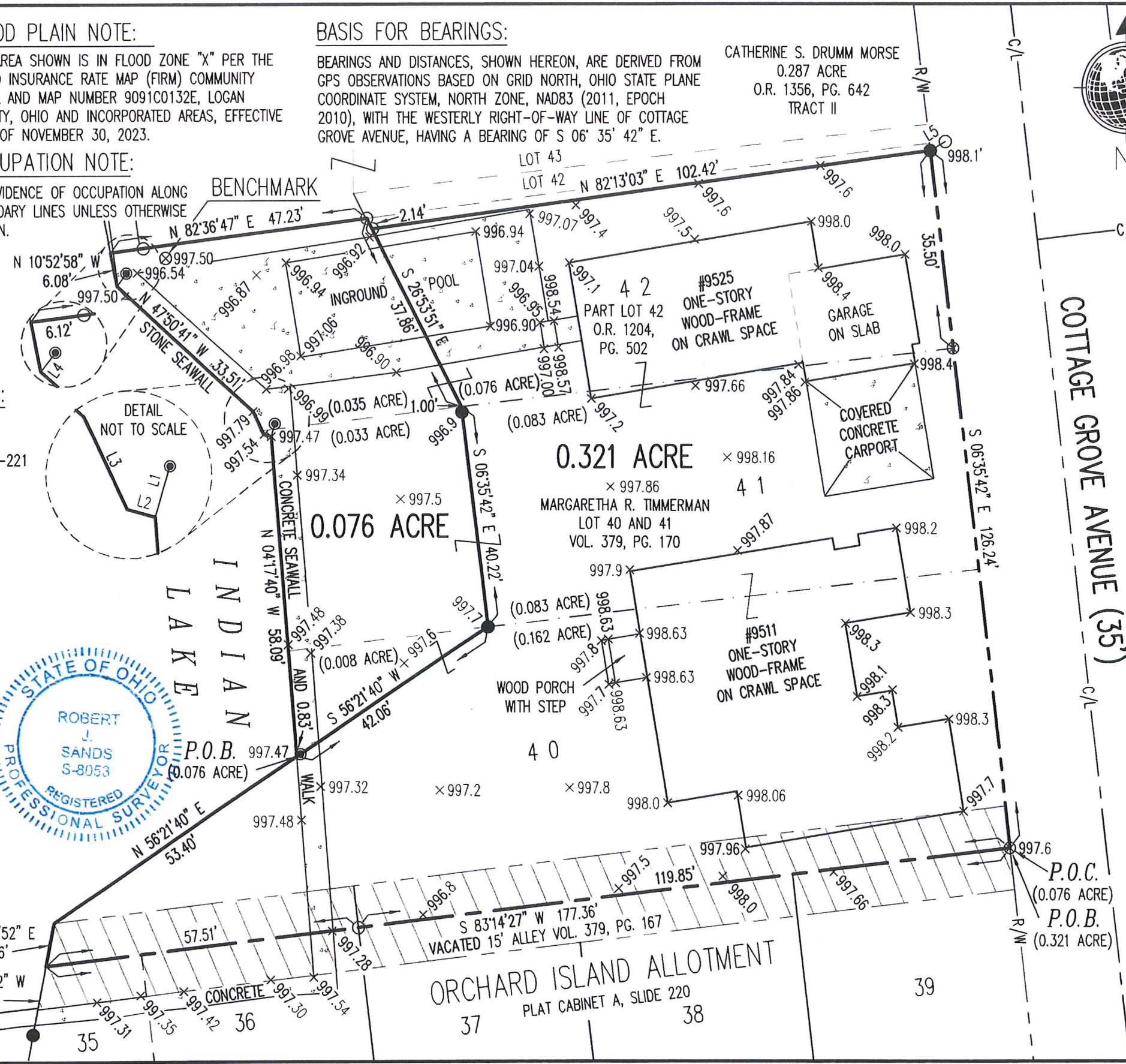
DEED REFERENCES ARE SHOWN HEREON.
ORCHARD ISLAND, PLAT BOOK A, PAGE 219-221
LOGAN COUNTY ENGINEER'S MAP ROOM
FILES: 6227 AND 6241

CERTIFICATION:

THIS PLAT WAS PREPARED BY DLZ OHIO, INC. AND IS A TRUE AND ACCURATE REPRESENTATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, OF A SURVEY MADE BY THE SAME IN JULY, 2024.
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE POLICY; ALL OWNERSHIP SHOWN IS BASED UPON RECORD DATA ACQUIRED AT THE TIME OF SURVEY, NO GUARANTEE IS PLACED UPON ACTUAL OWNERSHIP OF ANY PROPERTY.
EASEMENTS MAY EXIST ON SUBJECT PROPERTY THAT WOULD BE REVEALED IN A TITLE EXAMINATION.



Robert J. Sands 08/08/24
ROBERT J. SANDS DATE N 10°43'52" E 7.86'
PROFESSIONAL SURVEYOR NO. 8053 S 10°43'52" W 12.51'



CHESTNUT STREET
FINISH FLOOR ELEVATIONS: (35')

9511 COTTAGE GROVE AVE.
CRAWL SPACE = 996.73'
RESIDENCE = 999.33'
WOOD PORCH = 998.63'
9525 COTTAGE GROVE AVE.
CRAWL SPACE = 996.38'
RESIDENCE = 998.95'
GARAGE = 998.07'
CONCRETE PORCH = 998.57'

VERTICAL DATUM:
ELEVATIONS OBTAINED WITH GPS INSTRUMENT.
ALL ELEVATIONS SHOWN ARE BASED ON NAVD 88.
BASE FLOOD ELEVATION:
997.5' (NAVD 88)

LINE	BEARING	DISTANCE
L1	N 16°58'58" E	2.42'
L2	N 74°28'17" W	1.34'
L3	N 24°46'43" W	4.62'
L4	N 37°03'25" E	2.91'
L5	N 59°09'27" E	3.17'

BOUNDARY AND FLOOD PLAIN SURVEY OF

9511 & 9525 COTTAGE GROVE AVENUE
LOTS 40, 41 & PART OF LOT 42
ORCHARD ISLAND
PLAT CABINET A, SLIDE 219
AND EXCESS LANDS
LYING IN
SECTION 36, TOWN 6, RANGE 8
WASHINGTON TOWNSHIP
LOGAN COUNTY, OHIO



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Project #2421-6042.00

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