

LESLIE H. GEESLIN  
REGISTERED SURVEYOR NO 5248  
P O. BOX 274  
RUSHSVLVANIA, OHIO 43347

TELEPHONE: (513) 468-2793

EASEMENT

April 6, 1993

The following described centerline of a 5 foot easement situated in the State of Ohio, County of Logan, Township of Washington, being part of Virginia Military Survey 12276 and more particularly described as follows:

Beginning at a point in the south line of Timothy Hagedorn's 1.03 acre tract as described in O. R. Vol. 105 Page 794 that is N. 57° 51' 00" E. 35.40 feet from a 1 inch iron pipe found.

Thence N. 19° 56' 44" E. 18.07 feet to a point.

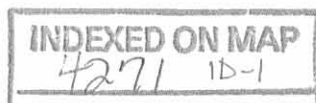
Thence N. 24° 02' 08" W. 98.06 feet to a point.

Thence N. 38° 21' 07" W. 42.60 feet to a point.

Thence N. 63° 18' 27" W. 59.10 feet to a point and there terminate.

The above described 5 foot easement being on the east side of Timothy Hagedorn's 1.03 acre tract as described in O. R. Vol. 105 Page 794.

Bearings are based on an assumed bearing (S. 57° 51' 00" W.) for the south line of Timothy Hagedorn's 1.03 acre tract as described in O. R. Vol. 105 Page 794.



*Leslie H. Geeslin*

Received 4-12-93 OK GCH

LESLIE H. GEESLIN  
REGISTERED SURVEYOR NO. 5248  
P. O. BOX 274  
RUSHSVLVANIA, OHIO 43347

TELEPHONE: (513) 468-2793

EASEMENT

April 6, 1993

The following described 10 foot by 10 foot easement situated in the State of Ohio, County of Logan, Township of Washington, being part of Virginia Military Survey 12276 and more particularly described as follows:

Beginning at a point in the north line of Timothy Hagedorn's 1.03 acre tract as described in O. R. Vol. 105 Page 794 that is S. 57° 51' 00" W. 60.57 feet from said Hagedorn's northeast corner.

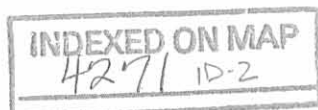
Thence S. 32° 09' 00" E. 10.00 feet to a point.

Thence S. 57° 51' 00" W. 10.00 feet to a point.

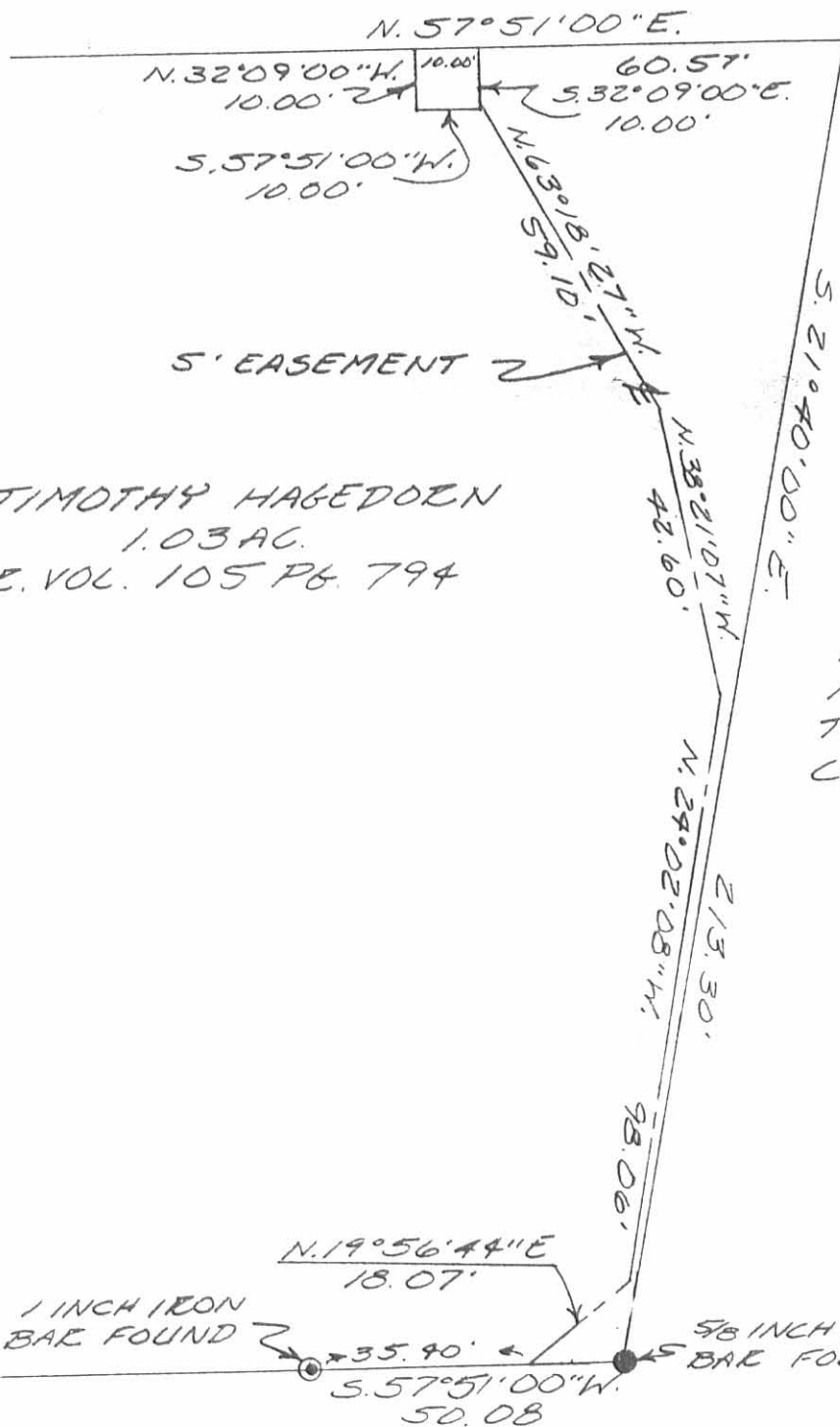
Thence N. 32° 09' 00" W. 10.00 feet to a point in said Hagedorn's north line.

Thence with said Hagedorn's north line N. 57° 51' 00" E. 10.00 feet to the place of beginning.

Bearings are based on an assumed bearing (S. 57° 51' 00" W.) for the south line of Timothy Hagedorn's 1.03 acre tract as described in O. R. Vol. 105 page 794.



*Leslie H. Geeslin*



TIMOTHY HAGEDORN  
1.03 AC.  
O.R. VOL. 105 PG. 794

SURVEY OF A 10x10  
FOOT EASEMENT AND  
THE CENTERLINE  
OF A 5 FOOT EASE-  
MENT IN VIRGINIA  
MILITARY SURVEY  
12276, WASHINGTON  
TOWNSHIP, LOGAN  
COUNTY, OHIO

APRIL 6, 1993



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

INDEXED ON MAP  
4271 1P

Hagedorn Survey  
V.M.S. 12276  
Washington Township  
January 13, 1968

The following described real estate situated in Washington Township, Logan County, Ohio and being part of Virginia Military Survey 12276 and more particularly described as follows:

Commencing at an iron pipe at the northeast corner of lot 20 of Wolfs' First Subdivision of Lakeridge Island as shown on Logan County Recorders Plat Book C, Volume 3, Page 90, said pipe also being the northwest corner of a 50 foot street; thence

N.35° 24'W. 15.0 feet to an iron bar at the northeast corner of J.H.Holloway's 0.06 acre tract; <sup>said iron bar being the beginning point</sup> thence with said Holloway's

north line S.57° 51'W. 144 feet to the shore line of Indian Lake, passing an iron bar at 130.0 feet; thence with said shore Line N.32° 27'W. 209.7 feet; thence N.57° 51'E. 234.0 feet to an iron bar, passing iron bars at 18.0 feet and 183.0 feet; thence S.21° 40'E. 213.3 feet to an iron bar; thence S.57° 51'W. 50.08 feet to the place of beginning.

Containing 1.03 acres more or less

The above described tract being part of Uma C. Wolf's 12.07 acre tract.

INDEXED ON MAP  
427/ 2D-1

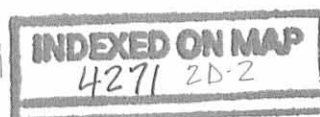
The Wolf Description

(54)

Being situated in Washington Township, Logan County,  
Ohio; and being a part of O.V.M.S. No. 12276; and being  
more particularly described as follows:

Beginning at an iron in the Northeast corner of lot  
No. 20 of Wolf's First Subdivision of Lake Ridge Island;  
Thence following the North side of said lot S  $54^{\circ} 36'$  W  
137.0 feet to a hub at high water line of Indian Lake;  
Thence followint the high water line of Indian Lake  
N  $47^{\circ} 20'$  W 23.5 feet to a hub; thence N  $57^{\circ} 51'$  E 143.0  
feet to a hub; thence S  $35^{\circ} 24'$  E 15.0 feet to the point  
of beginning.

Containing 0.06 of an acre more or less.





**LESLIE H. GEESLIN**

REGISTERED SURVEYOR 5248

P. O. BOX 274

RUSHSVLVANIA, OHIO 43347

TELEPHONE: (937) 468-2793

FAX: (937) 468-2080

HAGEDORN SURVEY

December 11, 1998

The following described real estate situated in the State of Ohio, County of Logan, Township of Washington, being part of Virginia Military Survey 12276 and more particularly described as follows:

Beginning at a 5/8 inch iron bar found at the southeast corner of Timothy M. Hagedorn's 1.03 acre tract as described in O. R. Vol. 105 Page 793 and at the northeast corner of Township Road 292.

Thence with said Hagedorn's east line N. 21° 26' 15" W. 213.21 feet to a 5/8 inch iron bar set.

Thence with said Hagedorn's north line S. 57° 51' 00" W. 234.20 feet to a point in the shore line of Indian Lake, passing a 5/8 inch iron bar set at 216.00 feet.

Thence with the shore line of said Indian Lake the following three courses:

1. N. 35° 32' 11" W. 58.38 feet to a point.
2. N. 57° 29' 11" E. 16.95 feet to a point.
3. N. 32° 10' 29" W. 16.62 feet to a point.

Thence N. 57° 51' 00" E. 311.23 feet to a 5/8 inch iron bar set, passing a 5/8 inch iron bar set at 6.03 feet.

Thence S. 21° 26' 15" E. 289.54 feet to a 5/8 inch iron bar set.

Thence S. 57° 51' 00" W. 76.33 feet to the place of beginning.

Containing 0.911 acres more or less.

The above described 0.911 acre tract being part of Third National Bank & Trust Co's 75.9786 acre tract as described in D. B. Vol. 311 Page 200.

Bearings are based on an assumed bearing (S. 57° 51' 00" W.) for the south line of Timothy M. Hagedorn's 1.03 acre tract as described in O. R. Vol. 105 Page 793 in this field survey by Leslie H. Geeslin, Reg. Surveyor 5248 on December 11, 1998.



*Leslie H. Geeslin*

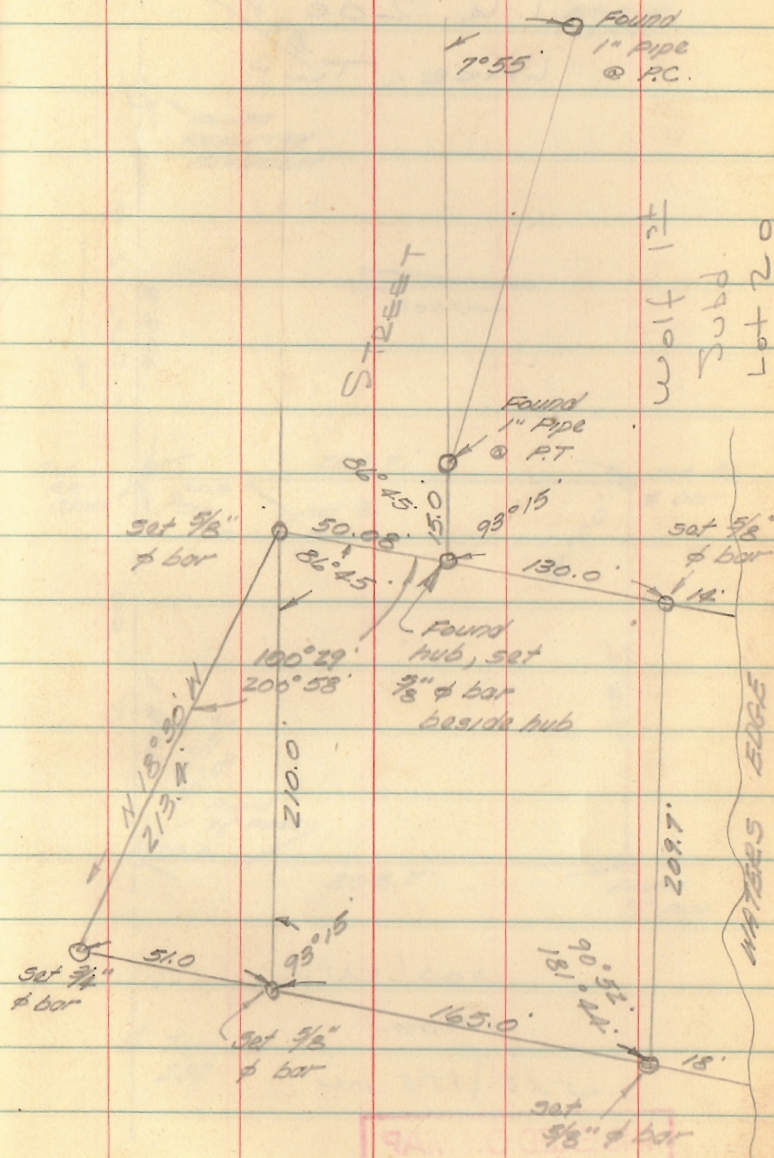


Leslie H. Geeslin  
LESLIE H. GEESLIN  
RUSHSVLVANIA, OH  
PH. (937) 468-2795  
FAX (937) 468-2080



INDEXED ON MAP  
4271

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**Legal Description for 0.287 acres**

Situate in part of Virginia Military Survey No. 12276, Township of Washington, County of Logan, State of Ohio, and being part of a 1.03 acre tract owned by Timothy M. Hagedorn in Official Record 105, Page 793 and part of a 0.911 acre tract owned by Timothy Michael Hagedorn in Official Record 469, Page 441, Parcel 1 of the Recorder's Office of Logan County, Ohio, as shown by a survey by Britt R. Havenar, Ohio P.S. No. 8266, and being more particularly described as follows:

Commencing at a 1" iron pipe found at the northwest corner of the Township Road 292 right-of-way line (50' R/W) as recorded in Official Record 785, Page 893 and Plat Cabinet A, Slide 307, also being on the northeast corner of a 0.06 acre tract as conveyed to Scott C. & Kerry C. Ryan in Official Record 1281, Page 799, said pipe being the True Point of Beginning of the tract of land herein described;

Thence South 60 degrees 06 minutes 18 seconds West, with the north line of said 0.06 acre tract, a distance of 144.00 feet to a point on the bank of Indian Lake, passing through a 5/8" iron pin found at a distance of 130.00 feet;

Thence North 30 degrees 01 minutes 43 seconds West, along said bank of Indian Lake, a distance of 65.00 feet to a point;

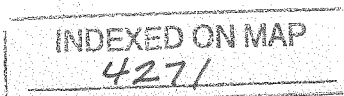
Thence North 60 degrees 06 minutes 18 seconds East, along the new division line, a distance of 181.40 feet to a 5/8" capped iron pin set, passing through a 5/8" capped iron pin set at a distance of 17.00 feet;

Thence South 49 degrees 11 minutes 20 seconds East, along said new division line, a distance of 68.87 feet to a Mag spike set;

Thence South 60 degrees 06 minutes 18 seconds West, along north line of a 0.108 acre tract owned by T. Michael Hagedorn in Official Record 600, Page 883 and said right-of-way line of Township Road 292, a distance of 60.00 feet to a 1" iron pipe found, passing through a 5/8" iron pin found at a distance of 10 feet, said pipe being the True Point of Beginning of the above described tract, containing 0.287 acres more or less, subject to all easements of record. There is 0.285 acre in said 1.03 acre tract and 0.002 acre in said 0.911 acre tract.

Basis of bearings are based on State Plane Coordinates, NAD83, Ohio North Zone.

Description prepared by:  
Britt R. Havenar, P.E., P.S., Ohio P.S. No. 8266



9-21-2020

✓ APPROVED

FRANCIS SURVEY  
VMS 12276  
WASHINGTON TOWNSHIP,  
LOGAN COUNTY, OHIO

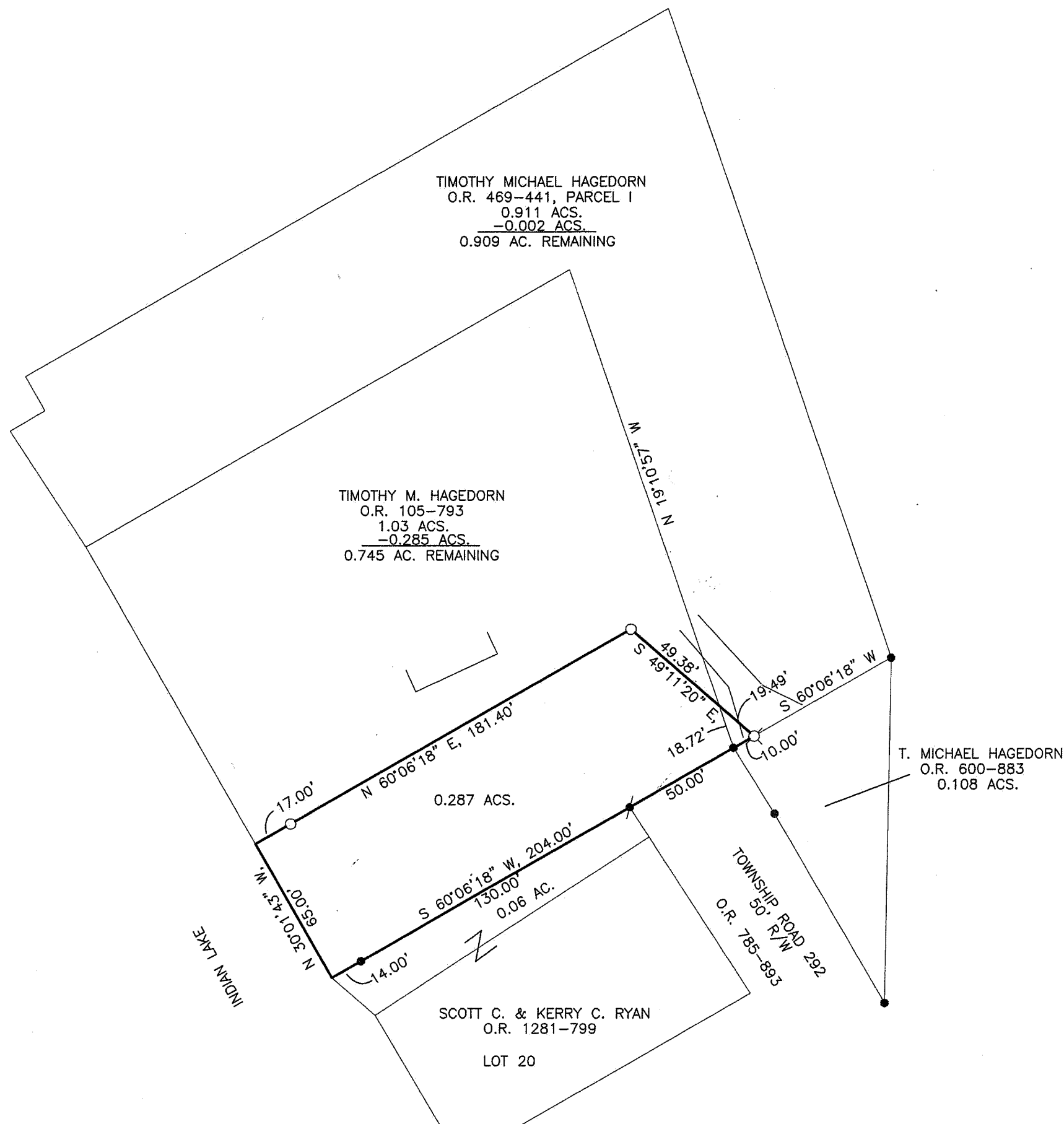
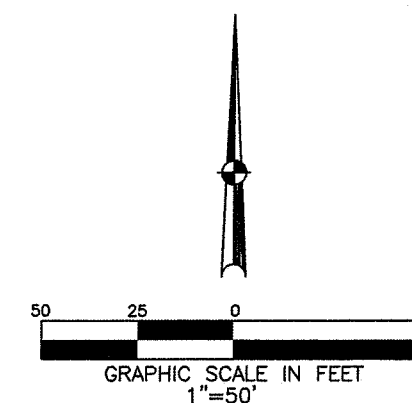
LEGEND

- ⊙ CONCRETE R/W MONUMENT
- 5/8" IRON PIN FOUND
- ✎ MAG NAIL FOUND
- ✎ 1" IRON PIPE FOUND
- ✎ RAILROAD SPIKE FOUND
- ⊗ MAG SPIKE SET
- 5/8" DIA. IRON PIN SET
- STONE FOUND IN MONUMENT BOX
- ▲ STEEL "T" POST FOUND WITH TREE GROWN AROUND IT

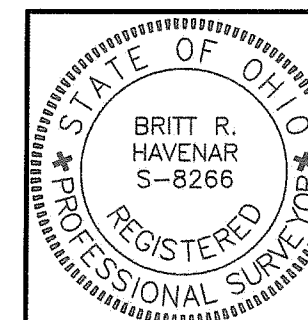
BASIS OF BEARINGS:  
BEARINGS ARE BASED ON STATE PLANE  
COORDINATES, NAD83, OHIO NORTH ZONE

REFERENCES

LOGAN COUNTY  
ENGINEER'S SURVEYS:  
J-131 NO. 3866  
NO. 4271 NO. 6447



SURVEY 0.287 ACRES FOR DAVE FRANCIS  
IN WASHINGTON TOWNSHIP, SEPTEMBER 8, 2020.



*Britt R. Havenar*  
BRITT R. HAVENAR, P.E., P.S.  
OHIO REGISTERED PROFESSIONAL SURVEYOR #8266  
HAVENAR ENGINEERING & SURVEYING, INC.  
AMY L. HAVENAR, P.E.  
BRITT R. HAVENAR, P.E., P.S.  
10860 SIDNEY-FREYBURG ROAD  
SIDNEY, OHIO 45365  
(937) 492-7408  
EMAIL: abhavenar@embarqmail.com

INDEXED ON MAP  
4271



11-21-2024



**DESCRIPTION OF 1.762 ACRES  
LYING WEST OF STATE ROUTE 368  
AND NORTH OF TOWNSHIP ROAD 292**

Situated in the State of Ohio, County of Logan, Township of Washington, being part of Virginia Military Survey No. 12276, and being all of the remainder of an original 0.911 acre tract (Parcel I), all of the remainder of an original 1.03 acre tract (Parcel II), and all of a 0.108 acre tract (Parcel III) conveyed to M&M Indian Lake LLC, by deed of record in Official Record 1421, Page 3894, Recorder's Office, Logan County, Ohio, and being bounded and more particularly described as follows:

**Beginning**, at a 5/8 inch rebar found, at the northeasterly terminus of Township Road 292 (50 feet wide, P.C. A, Sl. 307), at the northwesterly corner of said 0.108 acre tract, and on the southerly line of a 0.287 acre tract conveyed to Marc DeLorenzo and Kherry DeLorenzo, by deed of record in Official Record 1414, Page 3576;

Thence North 60°03'28" East, a distance of 10.02 feet, along the line common to said 0.108 acre and 0.287 acre tracts, to a 5/8 inch rebar found, at the southwesterly residual corner of said 0.911 acre tract, and the southeasterly corner of said 0.287 acre tract;

Thence North 49°14'10" West, a distance of 68.87 feet, along the westerly residual line of said 0.911 acre tract, the westerly residual line of said 1.03 acre tract, and the easterly line of said 0.287 acre tract, to a 5/8 inch rebar found, at a southerly residual corner of said 1.03 acre tract, and the northeasterly corner of said 0.287 acre tract;

Thence South 60°03'28" West, a distance of 181.40 feet, passing a 5/8 inch rebar found at a distance of 164.52 feet, along the southerly residual line of said 1.03 acre tract, and the northerly line of said 0.287 acre tract, to a point in Indian Lake, at the southwesterly residual corner of said 1.03 acre tract, and the northwesterly corner of said 0.287 acre tract;

Thence North 30°06'30" West, a distance of 144.49 feet, along the westerly line of said 1.03 acre tract, and the easterly line of Indian Lake, to a point, referenced by a 5/8 inch rebar found North 59°42'16" East, a distance of 18.33 feet, at the northwesterly corner of said 1.03 acre tract, and the southwesterly corner of said 0.911 acre tract;

Thence with the following three (3) courses and distances, along the lines to said 0.911 acre tract and Indian Lake:

- 1) North 33°19'43" West, a distance of 58.37 feet, to a point;
- 2) North 59°41'39" East, a distance of 16.95 feet, to a point;
- 3) North 29°58'01" West, a distance of 16.62 feet, to a point, referenced by a 5/8 inch rebar found North 60°03'28" East, a distance of 5.85 feet, at the northwesterly corner of said 0.911 acre tract, and the southwesterly corner of a 44.288 acre tract conveyed to the State of Ohio Department of Natural Resources, by deed of record in Official Record 418, Page 235;

Thence with the following two (2) courses and distances, along the lines common to said 0.911 acre and 44.288 acre tracts:

- 1) North 60°03'28" East, a distance of 311.23 feet, to a 5/8 inch rebar found;
- 2) South 19°13'47" East, a distance of 289.54 feet, to a 5/8 inch rebar found at the easterly common corner of said 0.911 acre and 0.108 acre tracts;

Thence South 00°41'47" West, a distance of 145.22 feet, along the line common to said 0.108 acre and 44.288 acre tracts, to a 5/8 inch rebar found, at the southerly common corner of said 0.108 acre and 44.288 acre tracts, and on the easterly line of said Township Road 292;

Thence with the following two (2) courses and distances, along the lines common to said 0.108 acre tract and said Township Road 292:

- 1) North 30°32'32" West, a distance of 92.31 feet, to a 5/8 inch rebar found;
- 2) North 32°21'08" West, a distance of 32.67 feet, to the **Point of Beginning**, containing 1.762 acres more or less, and being subject to all easements, restrictions and rights-of-way of record.

The bearings are based on the Ohio State Plane Coordinate System, North Zone, NAD83 (2011) Epoch 2010. Said bearings originated from a field traverse which was referenced to said Coordinate System by GPS observations and observations of selected stations in the Ohio Department of Transportation Real-Time-Network. The portion of the easterly line of Township Road 292, having a bearing of North 30°32'32" West and monumented as shown hereon, is designated the "basis of bearing" for this description.



All rebar set are 5/8 inch DIA. 30 inches in length, with a red plastic cap stamped with the name "Landmark Survey".

The above description is based on an actual field survey performed in October of 2024.



LANDMARK SURVEY GROUP, INC.

Scott D. Grundei 11/21/24  
Scott D. Grundei, P.S. Date  
Registered Surveyor No. 8047



11-21-2024

APPROVED

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 60°03'28" E	10.02'
L2	N 49°14'10" W	68.87'
L3	N 33°19'43" W	58.37'
L4	N 59°41'39" E	16.95'
L5	N 29°58'01" W	16.62'
L6	N 30°32'32" W	92.31'
L7	N 32°21'08" W	32.67'

PERTINENT DOCUMENTS:

DEEDS AS SHOWN  
TAX MAP  
SURVEYS:  
4271  
3866  
6447  
P.C. A, SL. 307

BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (CORS). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK. THE PORTION OF THE EASTERLY LINE OF TOWNSHIP ROAD 292, HAVING A BEARING OF NORTH 30°32'32" WEST AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

SURVEY OF  
1.762 ACRES

LYING IN  
VIRGINIA MILITARY SURVEY  
NO. 12276  
TOWNSHIP OF WASHINGTON, COUNTY OF LOGAN  
STATE OF OHIO



690 LAKEVIEW PLAZA BLVD. SUITE A  
WORTHINGTON OH. 43085  
PHONE: (614) 485-9000  
WWW.LANDMARKSURVEY.COM

DATE: 11/14/24 FILE NO. ROCK1-JOB15-BDL

LEGEND

- IPF IRON PIN FOUND
- RBF REBAR FOUND
- RBS REBAR SET

STATE OF OHIO DEPARTMENT OF  
NATURAL RESOURCES  
44.288 ACRES  
O.R. 418, PG. 235

M&M INDIAN LAKE LLC  
O.R. 1421, PG. 3894

PARCEL I  
ORIG. 0.911 ACRES  
P.I.D. 51-019-17-01-004-001

1.762 ACRES  
(TOTAL PER SURVEY)

PARCEL II  
ORIG. 1.03 ACRES  
P.I.D. 51-019-17-01-005-001

RESIDENCE  
#8373

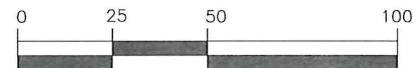
MARC DELORENZO &  
KHERRY DELORENZO  
0.287 ACRES  
O.R. 1414, PG. 3576

WOLF'S FIRST SUBDIVISION  
OF LAKE RIDGE ISLAND  
P.C. A, SL. 307

LOT 20

LOT 19

GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN OCTOBER OF 2024 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

Scott D. Grundei

11/21/24

SCOTT D. GRUNDEI, P.S.  
REGISTERED SURVEYOR NO. 8047

DATE



DRAWN BY: DJH

INDEXED ON MAP  
4271