

REC'D 8-7-95 SWM OK ✓



Lee Surveying and Mapping Co.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

143 EAST COLUMBUS AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-7335

JEFFREY I. LEE, P.S.

ROBERT E. CULP 17.619 ACRES

Lying in Virginia Military Survey 9892, Bokescreek Township, Logan County, Ohio.

Being all of the Robert E. Culp 0.23 acre tract, all of the 1.23 acre tract, and part of the original 100.25 acre tract as deeded and described in Volume 392, Page 224 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 5/8 inch iron rod found in a monument box at the intersection of center-lines of County Highway 142 and County Highway 26.

THENCE, with the center-line of County Highway 26 and the Greenville Treaty Line, S 83°-45'-14" W, a distance of 1540.75 feet to a railroad spike set at the TRUE POINT OF BEGINNING.

THENCE, with the center-line of County Highway 26 (60 feet wide) and the Greenville Treaty Line, S 83°-45'-00" W, a distance of 1134.96 feet to a railroad spike set.

THENCE, N 7°-11'-38" W, a distance of 721.88 feet to a 5/8 inch iron rod set.

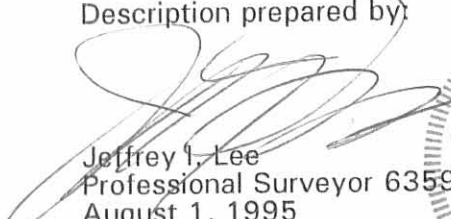
THENCE, with the south line extended and the south line of the Steven Bates and Scott Bates 99.25 acre tract (O.R. 227, Pg. 293, Tr. I), S 89°-38'-07" E, a distance of 1223.80 feet to a 5/8 inch iron rod set.

THENCE, with a west line of the said 99.25 acre tract, S 0°-30'-22" W, a distance of 584.87 feet to the point of beginning.

Containing 17.619 acres of which 0.783 acre is within the highway right-of-way.

The basis for bearings is based upon the Greenville Treaty Line along the south line of the 100.25 acre tract being S 83°-45'-00" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Company on July 28, 1995.

Description prepared by:


Jeffrey I. Lee
Professional Surveyor 6359
August 1, 1995
Revised August 4, 1995



L 2311

ORIGINAL STAMP IN GREEN

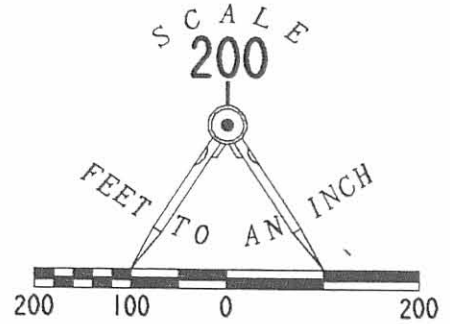
INDEXED ON MAP
5909 1D

LEGEND

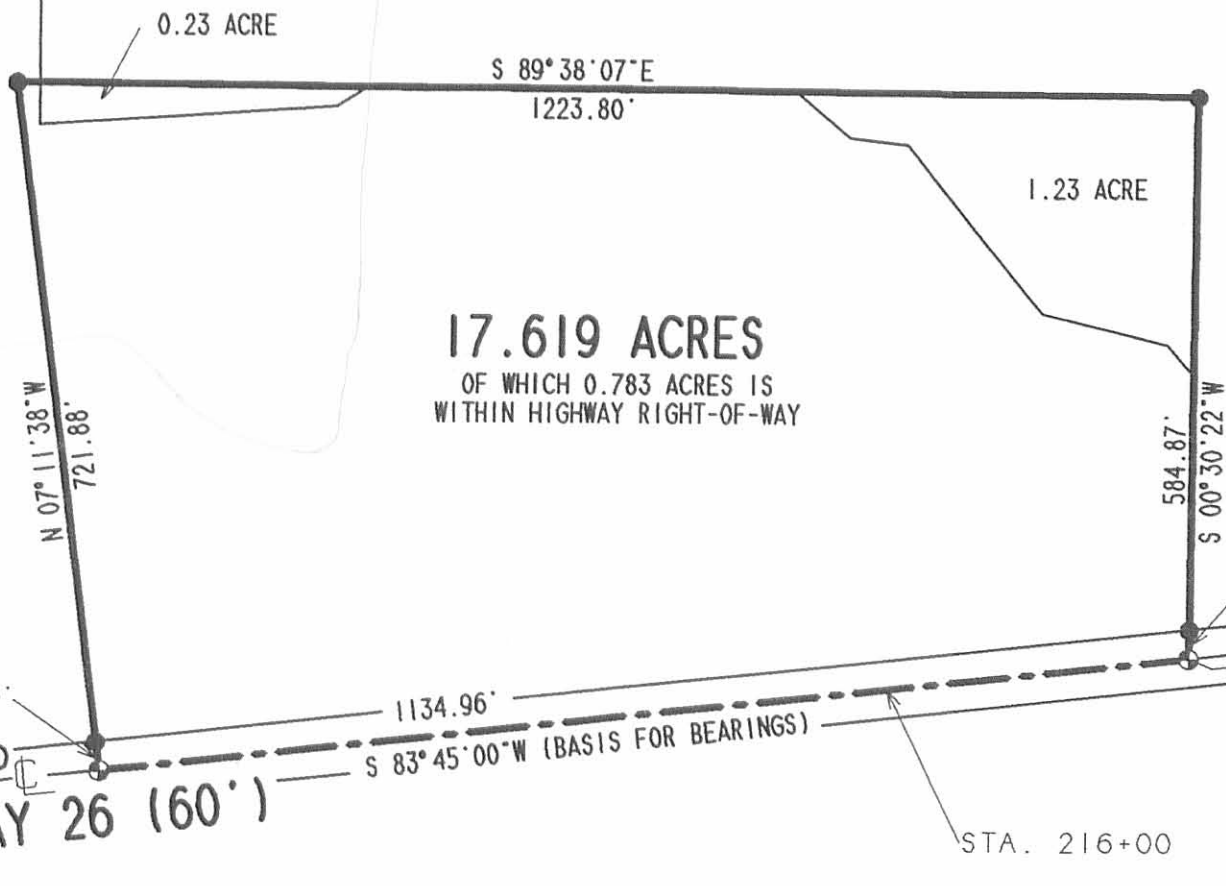
- 5/8" IRON ROD FOUND IN MONUMENT BOX
- ⊕ RAILROAD SPIKE SET
- 5/8" IRON ROD SET

REC'D B-7-95 SML
OK

STEVEN BATES AND SCOTT BATES
99.25 ACRES
O.R. 227. PG 293. TRACT I



ROBERT E. CULP
ORIG. 100.25 AC
VOL 392. PG 224. TRACT I



17.619 ACRES
OF WHICH 0.783 ACRES IS
WITHIN HIGHWAY RIGHT-OF-WAY

REFERENCES
LOGAN COUNTY ENGINEER'S FILES:
R-5909 AND 3448
VOL. 128. PG. 67 FOR EXCEPTIONS

**SURVEY OF 17.619 ACRES OUT OF THE
ROBERT E. CULP ORIGINAL 100.25 ACRE TRACT
PLUS ALL OF THE 0.23 ACRE
AND THE 1.23 ACRE TRACTS
VOLUME 392. PAGE 224. TRACTS I, II AND III
VIRGINIA MILITARY SURVEY 9892
BOKESCREEK TOWNSHIP
LOGAN COUNTY, OHIO**

SURVEYED BY:
Jeffrey I. Lee
JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
JULY 28, 1995
REVISED AUGUST 4, 1995



ORIGINAL STAMP IN GREEN

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LEE SURVEYING & MAPPING CO.
143 East Columbus Avenue
BELLEFONTAINE, OHIO 43311
(513) 593-7335

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

INDEXED ON MAP
5909 1P

REC'D 7-24-98 SWY DL ✓

LESLIE H. GEESLIN

REGISTERED SURVEYOR 5248

P. O. BOX 274

RUSHSVLVANIA, OHIO 43347

TELEPHONE: (937) 468-2793

FAX: (937) 468-2082

SEE
SURVEYORS
AFFIDAVIT

BATES SURVEY

July 15, 1998

The following described real estate situated in the State of Ohio, County of Logan, Township of Bokescreek, being part of Virginia Military Survey 9892 and more particularly described as follows:

Beginning at a R. R. spike found in the centerline of County Highway 26 at the southeast corner of Richard L. Cummins, et ux's 17.619 acre tract as described in O. R. Vol. 269 Page 266.

Thence with said Cummins' east line N. 0° 31' 14" E. 584.82 feet to a 5/8 inch iron bar found, passing a 5/8 inch iron bar found at 30.21 feet.

Thence with said Cummins' north line N. 89° 37' 48" W. 1200.17 feet to a R. R. tie post found in the east line of Carol J. Culp's 83.601 acre tract as described in O. R. Vol. 366 page 950.

Thence with said Culp's east line N. 6° 54' 19" W. 985.72 feet to a 36 inch diameter ash tree found at the southwest corner of Dolores E. Harvey's original 125.50 acre tract as described in O. R. Vol. 182 Page 922 (Par. No. 2), passing a 5/8 inch iron bar set at 982.12 feet.

Thence with said Harvey's south line N. 83° 31' 47" E. 1305.42 feet to a 5/8 inch iron bar set.

Thence S. 5° 14' 57" W. 1907.46 feet to a 5/8 inch iron bar set.

Thence S. 89° 37' 48" E. 202.32 feet to a 5/8 inch iron bar set.

Thence S. 0° 31' 14" W. 615.32 feet to a magnetic nail set in the centerline of said C. H. 26, passing a 5/8 inch iron bar set at 585.11 feet.

Thence with the centerline of said C. H. 26 S. 83° 45' 00" W. 80.56 feet to the place of beginning.

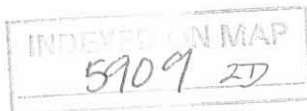
Containing 30.000 acres more or less of which 0.055 acre is in the right of way of County Highway 26.

The above described 30.000 acre tract being part of Steven Bates, et al's 95.236 acre tract as described in O. R. Vol. 227 page 293.

Bearing are based on an assumed bearing (S. 83° 45' 00" W.) for the centerline of County Highway 26 in this field survey by Leslie H. Geeslin, Reg. Surveyor 5248 on July 15, 1998.



Leslie H. Geeslin



DOLORIS E. HARVEY
 ORG. 125.50 AC
 O.R. VOL. 182 PAGE 922 (PAR. NO. 2)

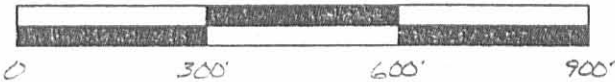
CAROL J. CULP
 83.601 AC
 O.R. VOL. 366 PG. 950

30.000 AC
 (0.055 AC IN R/W)

STEVEN BATES, ET AL
 95.236 AC.
 O.R. VOL. 227 PAGE 293 (TR 1)

RICHARD L. CUMMINS,
 ET UX
 17.619 AC.
 O.R. VOL. 269 PAGE 266

SCALE: 1" = 300'



LEGEND:

- △ = R.R. SPIKE FOUND
- = 5/8 INCH IRON BAR FOUND
- = R.R. TIE POST FOUND
- ⊙ = 36" DIAMETER ASH TREE FD.
- = 5/8 INCH IRON BAR SET
- ▲ = MAGNETIC NAIL SET

SURVEY OF 30.000 ACRES IN VIRGINIA MILITARY SURVEY 9892, BOKESCREEK TOWNSHIP, LOGAN COUNTY, OHIO FOR SCOTT BATES ON JULY 15, 1998



Leslie H. Geeslin
 LESLIE H. GEESLIN
 RUSHSVLVANIA, OH
 PH: (937) 468-2793
 FAX: (937) 468-2080

INDEXED ON MAP
 5909 2P

PROFESSIONAL SURVEYOR'S AFFIDAVIT

STATE OF OHIO
RECEIVED _____

TIME _____

RECORDED _____

OFFICIAL RECORD _____ PAGE _____

COUNTY RECORDER ss:

Jeffrey I. Lee, being first duly sworn, deposes and says that he is a Registered Professional Surveyor under the laws of the State of Ohio, being Professional Surveyor No. 6359 and that he is making this affidavit for the purposes of correcting the description to certain real estate situated in Bokescreek Township, Logan County, Ohio, presently owned by Scott Bates and Linda Bates by virtue of a Deed recorded in Official Record Volume 428, Page 269 of the Logan County Records of Deeds.

The corrected description being as follows with corrections underlined:

The following described real estate situated in the State of Ohio, County of Logan, Township of Bokescreek, being part of Virginia Military Survey 9892 and more particularly described as follows:

Beginning at a R. R. spike found in the centerline of County Highway 26 at the southeast corner of Richard L. Cummins, et ux's 17.619 acre tract as described in O. R. Vol. 269 Page 266.

Thence with said Cummins' east line N. 0° 31' 14" E. 584.82 feet to a 5/8 inch iron bar found, passing a 5/8 inch iron bar found at 30.21 feet.

Thence with said Cummins' north line N. 89° 37' 48" W. 1200.17 feet to a R. R. tie post found in the east line of Carol J. Culp's 83.601 acre tract as described in O. R. Vol. 366 page 950.

Thence with said Culp's east line N. 6° 54' 19" W. 985.72 feet to a 36 inch diameter ash tree found at the southwest corner of Dolores E. Harvey's original 125.50 acre tract as described in O. R. Vol. 182 Page 922 (Par. No. 2), passing a 5/8 inch iron bar set at 982.12 feet.

Thence with said Harvey's south line N. 83° 31' 47" E. 1305.42 feet to a 5/8 inch iron bar set.

Thence S. 5° 14' 57" W. 1097.46 feet to a 5/8 inch iron bar set.

Thence S. 89° 37' 48" E. 202.32 feet to a 5/8 inch iron bar set.

Thence S. 0° 31' 14" W. 615.32 feet to a magnetic nail set in the centerline of said C. H. 26, passing a 5/8 inch iron bar set at 585.11 feet.

Thence with the centerline of said C. H. 26 S. 83° 45' 00" W. 80.56 feet to the place of beginning.

Containing 30.000 acres more or less of which 0.055 acre is in the right of way of County Highway 26.

The above described 30.000 acre tract being part of Steven Bates, et al's 95.236 acre tract as described in O. R. Vol. 227 page 293.

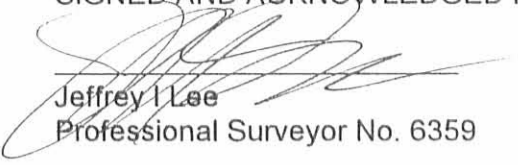
Bearing are based on an assumed bearing (S. 83° 45' 00" W.) for the centerline of County Highway 26 in this field survey by Leslie H. Geeslin, Reg. Surveyor 5248 on July 15, 1998.

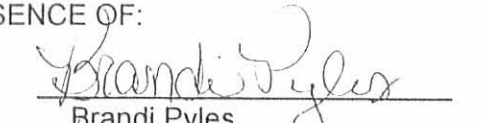
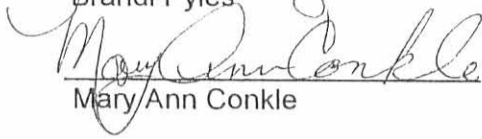
PARCEL # 04-055-00-00-026.002

This affidavit is made in compliance with Revised Code of Ohio Sec. 5301.252 and particularly to show an affidavit of a professional surveyor to reconcile conflicts and ambiguities in descriptions of land in recorded instruments as stated in paragraph B(5) of Section 5301.252. Under Sec. 5301.252(C) the County Recorder shall receive and cause such affidavit to be recorded as deeds are recorded.

5909 304

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:



Jeffrey I. Lee
Professional Surveyor No. 6359


Brandi Pyles

Mary Ann Conkle

STATE OF OHIO,
LOGAN COUNTY, SS:

BE IT REMEMBERED, that on this 6 day of October, 1999, before me, the subscriber, a Notary Public in and for said County and State, personally came the above named Jeffrey I. Lee the maker of the foregoing Affidavit, and acknowledged the signing of the same to be his voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal, on the day and year last aforesaid.


Notary Public,
My Commission Expires Oct. 10, 2004

RECORDER:

Please cross reference to Official Record Volume 428, Page 269 in the Abstract of the Deed Records of Logan County, Ohio.

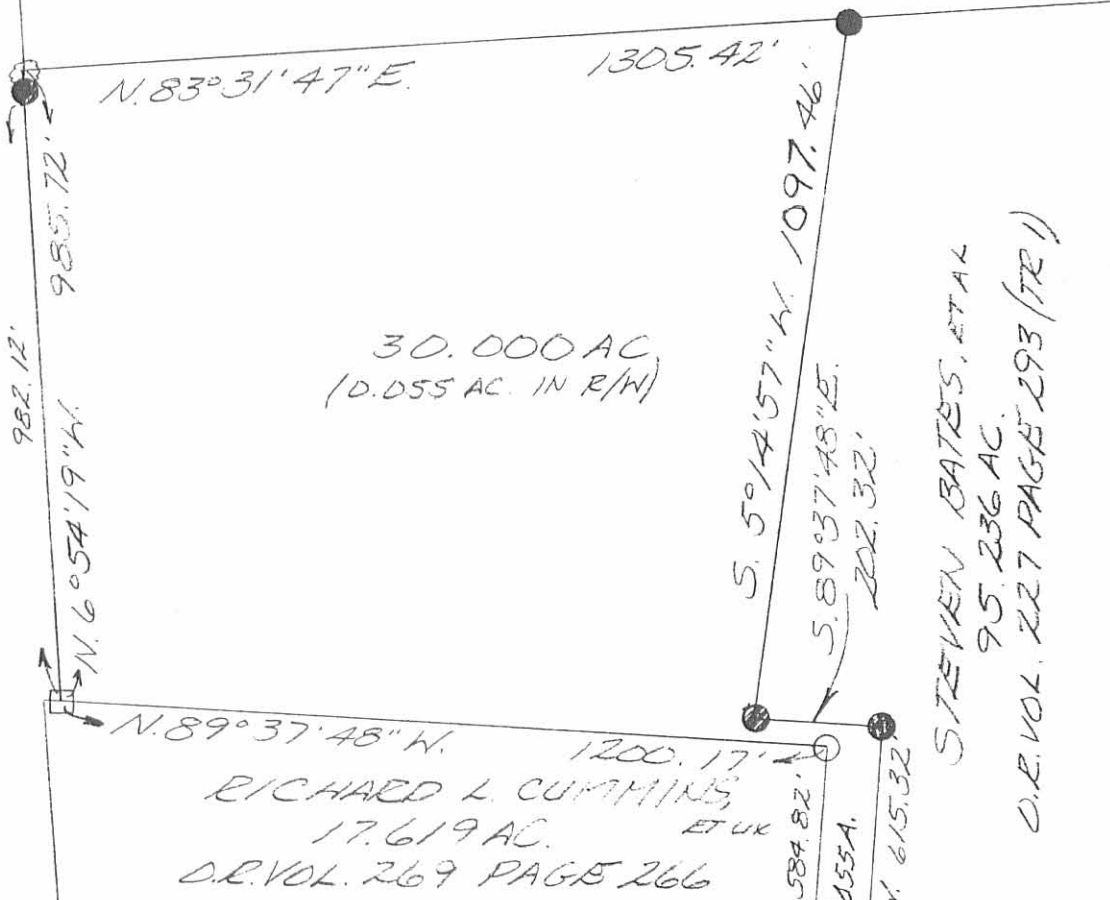
This instrument was prepared by Jeffrey I. Lee.

5909 3D-2

DOLORIS E. HARVEY
 ORG. 125.50 AC
 O.R. VOL. 132 PAGE 922 (PAR. NO. 2)

CAROL J. CULP

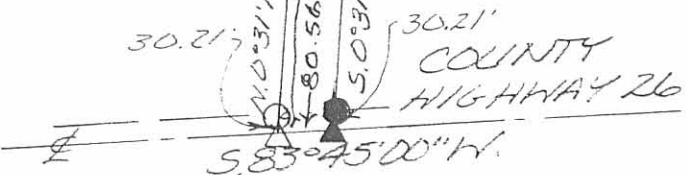
83.601 AC
 O.R. VOL. 366 PG. 950



STEVEN BATES, ET AL
 95.236 AC.
 O.R. VOL. 227 PAGE 293 (TR 1)

RICHARD L. CUMMINS
 ET UX
 17.619 AC.
 O.R. VOL. 269 PAGE 266

SCALE: 1" = 300'



- LEGEND
- △ = R.R. SPIKE FOUND
 - = 5/8 INCH IRON BAR FOUND
 - = R.R. TIE POST FOUND
 - ⊙ = 36" DIAMETER ASH TREE F.D.
 - = 5/8 INCH IRON BAR SET
 - ▲ = MAGNETIC NAIL SET

SURVEY OF 30.000 ACRES IN VIRGINIA MILITARY SURVEY 9892, BOKESCREEK TOWNSHIP, LOGAN COUNTY, OHIO FOR SCOTT BATES ON JULY 15, 1998



Leslie H. Geeslin
 LESLIE H. GEESLIN
 RUSHSVLVANIA, OH
 PH: (937) 468-2793
 FAX: (937) 468-2080

5909 3P

G-537 REVISED 12/8/99



DESCRIPTION OF SURVEY FOR MATHEW M. ELLIOTT
2.293 ACRES
March 15, 2021

The following described 2.293 acre tract of land is situated in Virginia Military Survey 9892, Bokescreek Township, Logan County, Ohio and being part of Mathew M. Elliott's and Emily Elliott's 17.619 acre tract described in Official Record Volume 1395, page 1576, said 2.293 acre tract more particularly described as follows:

Beginning for reference at a 5/8 inch iron bar found inside a monument box at the intersection of the centerline of County Road 26 (60 feet wide) with the centerline of County Road 142;

Thence South 84°14'30" West 1540.75 feet, following the centerline of County Road 26, to a magnetic nail found at the southeast corner of said 17.619 acre tract;

Thence South 84°14'16" West 416.23 feet, continuing along the centerline of County Road 26 and following the south line of said 17.619 acre tract, to a magnetic nail set and marking the **place of beginning**;

Thence **South 84°14'16" West 410.00 feet**, continuing along the centerline of County Road 26 and the south line of said 17.619 acre tract, to a magnetic nail set;

Thence **North 5°45'43" West 254.00 feet**, departing from the centerline of County Road 26 and entering said 17.619 acre tract, passing an iron bar set at 30.00 feet, to an iron bar set;

Thence **North 84°09'02" East 175.12 feet** to an iron bar set;

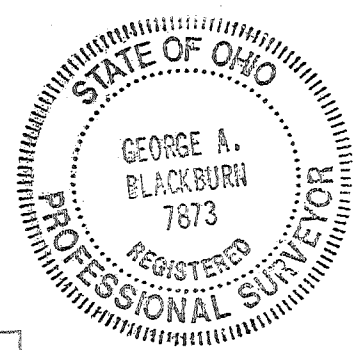
Thence **South 84°57'13" East 248.13 feet** to an iron bar set;

Thence **South 3°19'19" East 207.92 feet**, passing an iron bar set at 177.89 feet, to the **place of beginning, containing 2.293 acres** more or less and subject to all valid easements and restrictions of record.

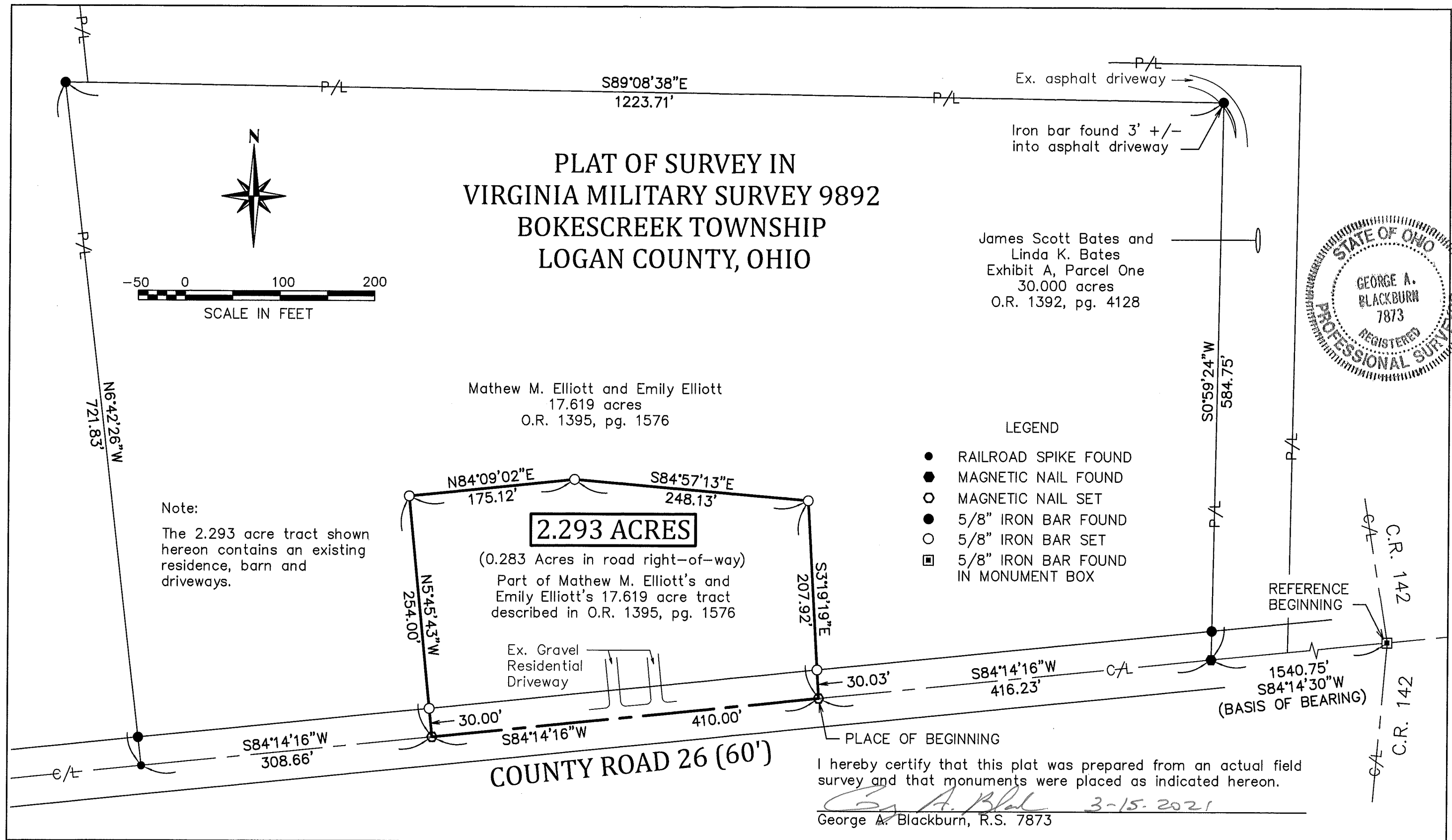
The 2.293 acre tract described herein contains 0.283 acres within the road right-of-way of County Road 26.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of March 2021. Iron bars set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS #7873." Bearings indicated herein are based on the centerline of County Road 26 bearing South 84°14'30" West.

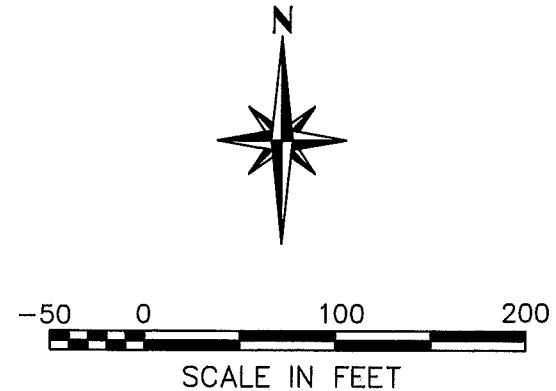
Description prepared by: George A. Blackburn 3-15-2021
George A. Blackburn, R.S. #7873
6879 State Route 287
West Liberty, Ohio 43357
(937) 465-0424



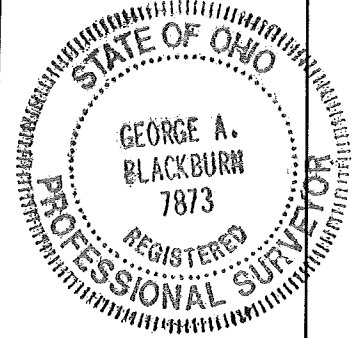
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**PLAT OF SURVEY IN
VIRGINIA MILITARY SURVEY 9892
BOKESCREEK TOWNSHIP
LOGAN COUNTY, OHIO**



James Scott Bates and
Linda K. Bates
Exhibit A, Parcel One
30.000 acres
O.R. 1392, pg. 4128



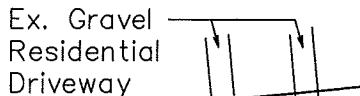
Mathew M. Elliott and Emily Elliott
17.619 acres
O.R. 1395, pg. 1576

- LEGEND**
- RAILROAD SPIKE FOUND
 - MAGNETIC NAIL FOUND
 - MAGNETIC NAIL SET
 - 5/8" IRON BAR FOUND
 - 5/8" IRON BAR SET
 - 5/8" IRON BAR FOUND IN MONUMENT BOX

Note:
The 2.293 acre tract shown hereon contains an existing residence, barn and driveways.

2.293 ACRES

(0.283 Acres in road right-of-way)
Part of Mathew M. Elliott's and Emily Elliott's 17.619 acre tract described in O.R. 1395, pg. 1576



I hereby certify that this plat was prepared from an actual field survey and that monuments were placed as indicated hereon.

George A. Blackburn 3-15-2021
George A. Blackburn, R.S. 7873

BLACKBURN SURVEYING
6879 STATE ROUTE 287
WEST LIBERTY, OHIO 43357
(937) 465-0424

DATE : 3/15/2021
SCALE : 1" = 100'
File: Matt Elliott 3-21

REVISIONS	DATE	BY

PLAT PREPARED FOR MATHEW M. ELLIOTT

INDEXED ON MAP
5909

SHEET 1 OF 1