

Comer-Shawan Survey DeGraff 1.96 Acres May 1946

The following described land in Section 6 Town 3 Range 13 and being in The Village of DeGraff, Miami Township, Logan County Ohio.

Beginning at the East side of Main Street and in the West line of Section 6 Town 3 Range 14 and also being the N.W. corner of E.R. Bascore 0.26 acre tract thence with the North line of said Bascore tract and the South line of Ohio Power Co. of Sidney land S. 85 - 52 E. 30.00 feet to a steel post at the S.E. corner of said Ohio Power Land said steel post being the beginning point of this survey thence with the North line of said Bascore Land and also the North line of Jessie Taylor's 2.00 acre tract S. 85 - 52 E. 319 feet to a wood post at the N.E. corner of said Taylor land and also being the East Corporation line of *De Graff* thence with the East Corporation Line of *De Graff* Degraff N. 4 - 20 E. 250 feet to a wood post thence N. 85 - 00 W. 348 feet to the East side of Main Street and the West line of Section 6 thence with the West line of section 6 S. 4 - 27 W. 199 feet to the North side of the Ohio Power Co land thence with the North side of said Ohio Power Co. land S. 85 - 52 E. 30 feet to a steel post thence with the East side of said Ohio Power Co. land S. 4 - 27 W. 50 feet to the place of beginning said tract containing 1.96 acres.

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Description of a 2.088 acre parcel – 341 S. Main Street, DeGraff, Ohio

Situated in the State of Ohio, County of Logan, Village of DeGraff, being part of Section 6 and Section 12 in Miami Township (Town 3, Range 13), being a 0.06 acre parcel of land now or formerly owned by Glenn D. Fairchild and Vicki J. Fairchild as recorded in O.R. 74, Page 271 of Logan County Recorder's records and also including a 1.96 acre tract and a 0.17 acre tract of land as now or formerly owned by Glenn D. Fairchild as recorded in O.R. 225, Page 633, Tract 1 and Tract 2 of Logan County Recorder's records, and being more particularly bounded and described as follows:

Beginning at a 5/8" rebar in monument box found and held marking the Northwest corner of said Section 6. Said corner being the Northeast corner of said Section 12 and in the centerline of Miami Street (50' wide);

Thence S 04°43'01"W, along the West line said Section 6 and the East line of said Section 12, a distance of 1754.86' to a 5/8" rebar to be set thereon and being the **TRUE PLACE OF BEGINNING** for the parcel described herein;

Thence S 04°43'01"W, continuing along the West line said Section 6 and the East line of said Section 12, a distance of 8.65' to a 5/8" rebar to be set thereon marking a corner of a 154.313 acre parcel of land now or formerly owned by Sarah J. Minnich as recorded in O.R. 162, Page 477 of Logan County Recorder's records;

Thence S 85°41'20"E, along a line of said Minnich land, a distance of 346.93' to a 5/8" rebar (cap id. "Geeslin") found and held marking a corner thereof and being on the corporation line of the Village of DeGraff;

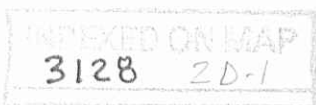
Thence S 04°36'46"W, along a line of said Minnich land and said corporation line, a distance of 250.00' to a 5/8" rebar to be set thereon marking the Northeast corner of a 1.37 acre parcel of land now or formerly owned by Ronnie W. Helmlinger and Judith I. Helmlinger as recorded in D.V. 337, Page 181 of Logan County Recorder's records;

Thence N 85°31'24"W, along the North line of said Helmlinger land and the North line of a 0.26 acre tract now or formerly owned by Ronnie W. Helmlinger and Judith I. Helmlinger as recorded in D.V. 325, Page 81 of Logan County Recorder's records, passing over the Northwest corner thereof at 347.38' being on the West line of said Section 6 and the East line of said Section 12, thence to along a line of a 2.298 acre parcel of land now or formerly owned by Cirius L. Noble and Beth A. Noble as recorded in O.R. 849, Page 300 of Logan County Recorder's records, a distance of 375.34' to a mag nail to be set marking a corner of said Noble land and being within the right-of-way limits of S. Main Street (State Route 508 – 60' wide);

Thence N 04°58'36"E, along a line of said Noble land, a distance of 50.00' to a mag nail found and held marking a corner thereof;

Thence S 85°31'24"E, along a line of said Noble land, a distance of 22.99' to a 5/8" rebar found and held marking a corner thereof and being on the East right-of-way limits of S. Main Street;

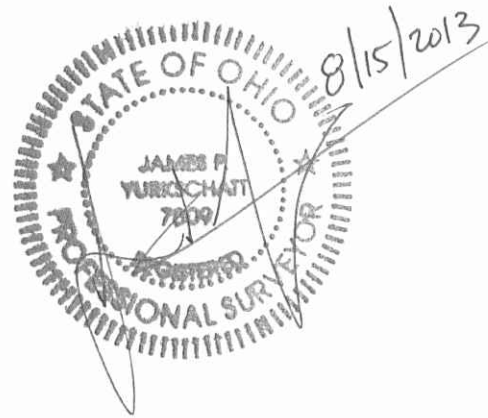
Thence N 02°51'21"E, along a line of said Noble land and the East right-of-way limits of S. Main Street, a distance of 37.73' to a 5/8" rebar to be set marking a corner thereof;



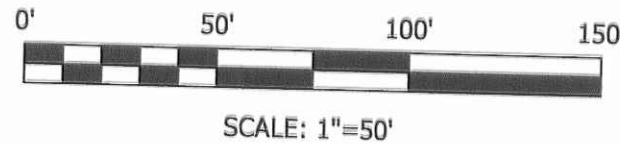
Thence N 02°04'12"W, along a line of said Noble land and the East right-of-way limits of S. Main Street, a distance of 171.63' to a 5/8" rebar to be set marking the Northeast corner of said Noble land and being on a line of a 23.85 acre parcel of land now or formerly owned by C.C.C. and St. Louis Railway Company as recorded on D.V. 129, Page 470 of Logan County Recorder's records;

Thence S 84°15'53"E, along a line of said C.C.C. and St. Louis Railway Company land, a distance of 26.26' to the **TRUE PLACE OF BEGINNING** and containing 2.088 acres of land of which 1.988 acres are contained in Section 6, 0.100 acres are contained within Section 12, and 0.027 acres are contained within the right-of-way limits of S. Main Street (State Route 508) as surveyed by James P. Yurkschatt (P.S. 7809) of Campbell and Associates, Inc. on August 15, 2013.

The basis of bearings for this survey is Grid North of the Ohio State Plane Coordinate System, North Zone, NAD 83(2011).



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STATE OF OHIO, COUNTY OF LOGAN, VILLAGE OF DEGRAFF,
BEING PART OF SECTION 6 AND SECTION 12 IN MIAMI
TOWNSHIP (TOWN 3, RANGE 13).

C.C.C & ST. LOUIS RAILWAY COMPANY
D.V. 129, PAGE 470
23.85 ACRES



TOTAL AREA
2.088 ACRES
(1.988 ACRES IN SECTION 6)
(0.100 ACRES IN SECTION 12)
(0.027 ACRES IN ROAD R/W)

- LEGEND**
- REC. - RECORD
 - CALC. - CALCULATED
 - OBS. - OBSERVED
 - T.P.O.B. - TRUE PLACE OF BEGINNING
 - P.O.B. - PLACE OF BEGINNING
 - - MONUMENT BOX
 - - MONUMENT FOUND, SIZE & TYPE AS INDICATED.
 - - 5/8" REBAR, 30 INCHES IN LENGTH, WITH I.D. CAP C&A TO BE SET
 - ▲ - MAG NAIL FOUND
 - △ - MAG NAIL TO BE SET
 - (XX°XX'XX" XX.XX') - RECORD BEARING & DISTANCE

- RESOURCES**
- DEEDS AS REFERNECE HEREON.
- LOGAN COUNTY AUDITOR/GIS
- SURVEYS:
- DON L. DAWSON - APRIL 25, 1953
 - DANIEL E. GILBERT - MAY 17, 1969
 - LESLIE H. GEESLIN - DECEMBER, 1972
 - DANIEL E. GILBERT - JUNE 9, 1988
 - LESLIE H. GEESLIN - MARCH 9, 1992
 - JEFFREY E. LEE - APRIL 16, 1996
 - PAUL R. CLAPSADLLE - OCTOBER 8, 1999
 - JEFFREY I. LEE - SEPTEMBER 25, 2006
 - WILLIAM D. EDWARDS - DECEMBER 10, 2009

BASIS OF BEARINGS

THE BASIS FOR BEARINGS IS GRID NORTH, OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE. NAD83 (2011)

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS DESCRIBED IN O.A.C. CHAPTER 4733-37.



JAMES P. YURKSCHATT
CAMPBELL & ASSOCIATES, INC. REG. NO. 7809

8/15/2013
DATE

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BOUNDARY SURVEY

341 S. MAIN STREET
DEGRAFF, OHIO 43318

CAMPBELL & ASSOCIATES, INC.
Land Surveying
(330) 945-4117
www.campbellsurvey.com
3485 Fortuna Drive Suite 100 Akron, Ohio 44312

Date: 08/15/2013
By: JM
Scale: 1"= 50'
Job: 20130168
Sheet 1 of

2-17-2022
 APPROVED

**DESCRIPTION OF SURVEY FOR
RONNIE W. HELMLINGER AND JUDITH I. HELMLINGER
0.129 ACRES
February 10, 2022**

The following described 0.129 acre tract of land is situated in Section 6, Town 3, Range 13 and Section 12, Town 3, Range 13, B.M.R.S. and in the Village of DeGraff, Miami Township, Logan County, Ohio and being part of Ora E. Richards' and Lola F. Richards' 2.088 acre tract described in Official Record Volume 1178, page 809, said 0.129 acre tract more particularly described as follows:

Commencing at a 5/8 inch iron bar found in the east line of Section 12 and in the west line of Section 6 and at the southeast corner of Cirius L. Noble's and Beth A. Noble's Exhibit "A" (2.298 acres) described in Official Record Volume 849, page 300, said iron bar bearing South 89°29'43" East 28.44 feet from a magnetic nail found at the intersection of the centerline of South Main Street (S.R. 508, 60 feet wide) with the south line of said 2.298 acre tract;

Thence North 4°43'59" East 142.72 feet, following the east line of Section 12, the west line of Section 6 and the east line of said 2.298 acre tract, to a point in the south line of said 2.088 acre tract and at the northwest corner of Ronnie W. Helmlinger's and Judith I. Helmlinger's 0.26 acre tract described in Deed Volume 325, page 81;

Thence North 85°30'05" West 27.96 feet, following the south line of said 2.088 acre tract and a north line of said 2.298 acre tract and entering Section 12, to a magnetic nail found within the right-of-way of South Main Street and being east of the centerline of said Street, said magnetic nail marking the **place of beginning**;

Thence **North 4°58'31" East 15.00 feet**, following an east line of said 2.298 acre tract and a west line of said 2.088 acre tract, to a magnetic nail set;

Thence **South 85°30'05" East 375.25 feet**, departing from the east line of said 2.298 acre tract and crossing said 2.088 acre tract, leaving Section 12 and entering Section 6, passing an iron bar set at 23.14 feet, to an iron bar set in the east corporation line for the Village of DeGraff and in the west line of Michael G. Minnich, Trustee's Parcel II (154.313 acres) described in Official Record Volume 1318, page 532;

Thence **South 4°37'44" West 15.00 feet**, following the east line of the Village of DeGraff, the east line of said 2.088 acre tract and the west line of said 154.313 acre tract, to an iron bar set at the

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northeast corner of Ronnie W. Helmlinger's and Judith I. Helmlinger's 1.37 acre tract described in Deed Volume 337, page 181;

Thence **North 85°30'05" West 375.34 feet**, departing from the west line of said 154.313 acre tract and re-entering the Village of DeGraff, following the south line of said 2.088 acre tract, the north line of said 1.37 acre tract, the north line of said 0.26 acre tract and a north line of said 2.298 acre tract, leaving Section 6 and re-entering Section 12, to the **place of beginning, containing 0.129 acres** more or less and subject to all valid easements and restrictions of record.

The 0.129 acre tract described herein contains 0.010 acres within Section 12, 0.119 acres within Section 6 and 0.008 acres within the road right-of-way of South Main Street.

This tract is to be attached to an adjoining parcel and may not be used as a separate or independent tract.

This description was prepared in the absence of a complete and accurate title search and does not guarantee title.

The above description was prepared from an actual field survey made by Blackburn Surveying, LLC, George A. Blackburn, Registered Surveyor # 7873, during the month of February 2022. 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 east line of Section 12 and the west line of Section 6 bearing North 4°43'59" East.

Description prepared by: *George A. Blackburn* 2-10-2022

George A. Blackburn, RS # 7873
6879 State Route 287
West Liberty, Ohio 43357
(937) 465-0424



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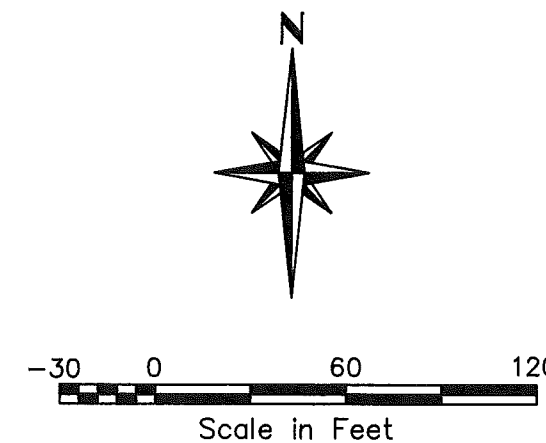
APPROVED

PLAT OF SURVEY IN
 SEC 6, TOWN 3, RANGE 13 AND
 SEC 12, TOWN 3, RANGE 13, B.M.R.S.
 VILLAGE OF DEGRAFF
 MIAMI TOWNSHIP
 LOGAN COUNTY, OHIO

Ora E. Richards and Lola F. Richards
 2.088 acres
 O.R. 1178, pg. 809

0.129 Acres

0.010 acre within Section 12
 0.119 acre within Section 6
 0.008 acre within road right-of-way
 Part of Richards' 2.088 acre tract.



LEGEND

- Magnetic nail found
- Magnetic nail set
- 5/8" Iron bar found
- 5/8" Iron bar set

NOTES:

The bearings shown hereon are based on the east line of Section 12 and the west line of Section 6 bearing North 4°43'59" East.

This plat was prepared without a complete and accurate title search and does not guarantee title.

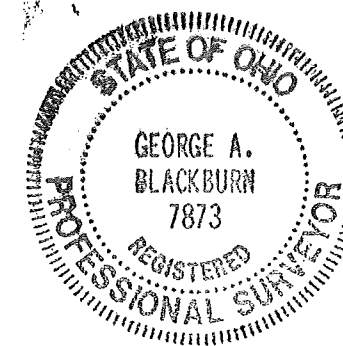
The 0.129 acre tract shown hereon is to be attached to an adjoining parcel and may not be used as a separate or independent tract.

Cirius L. Noble and
 Beth A. Noble
 Exhibit "A"
 2.298 acres
 O.R. 849, pg. 300

Ronnie W. Helmlinger and
 Judith I. Helmlinger
 0.26 acres
 D.V. 325, pg. 81

Ronnie W. Helmlinger and
 Judith I. Helmlinger
 1.37 acres
 D.V. 337, pg. 181

Michael G. Minnich, Trustee
 Parcel II, 154.313 acres
 O.R. 1318, pg. 532



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

George A. Blackburn 2-10-2022
 GEORGE A. BLACKBURN, R.S. 7873

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

DATE : 2/10/2022
 SCALE : 1" = 60'
 FILE: Ron Helmlinger 2-22

REVISIONS	DATE	BY

PLAT PREPARED FOR RON HELMLINGER

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SHEET
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