

LESLIE H. GEESLIN

REGISTERED SURVEYOR 5248

P. O. BOX 274

RUSHSVLVANIA, OHIO 43347

TELEPHONE: (513) 468-2793

WAGNER SURVEY

October 29, 1996

The following described real estate situated in the State of Ohio, County of Logan, Township of McArthur, being part of Virginia Military Survey 9903-9928 and more particularly described as follows:

Beginning at a railroad spike found in the centerline of Township Road 221 at the southeast corner of John W. LeFever's 2.64 acre tract as described in D. B. Vol. 359 Page 52.

Thence with said LeFever's east line and the east line of Arthur F. Mast's 37.36 acre tract as described in O. R. Vol. 73 Page 163 N. 10° 55' 00" W. 235.78 feet to a point in an open ditch, passing a 5/8 inch iron bar set at 215.78 feet.

Thence with said ditch N. 85° 55' 51" E. 194.35 feet to a point that is N. 9° 35' 54" W. 20.00 feet from a 5/8 inch iron bar set.

Thence S. 9° 35' 54" E. 233.00 feet to a 5/8 inch iron bar set, passing a 5/8 inch iron bar set at 20.00 feet.

Thence S. 32° 47' 09" W. 124.85 feet to cap and nail set in the centerline of Township Road 221, passing a 5/8 inch iron bar set at 109.85 feet.

Thence with said centerline N. 53° 25' 00" W. 150.00 feet to the place of beginning.

Containing 1.240 acres more or less, of which 0.075 acre is in the right of way of T. R. 221.

The above described 1.240 acre tract being in the southwest corner of Opal G. Wagner's 48.42 acre tract as described in O. R. Vol. 26 Page 63.

Bearings are based on an assumed bearing (N. 53° 25' 00" W.) for the centerline of T. R. 221 in this field survey by Leslie H. Geeslin on October 25, 1996.



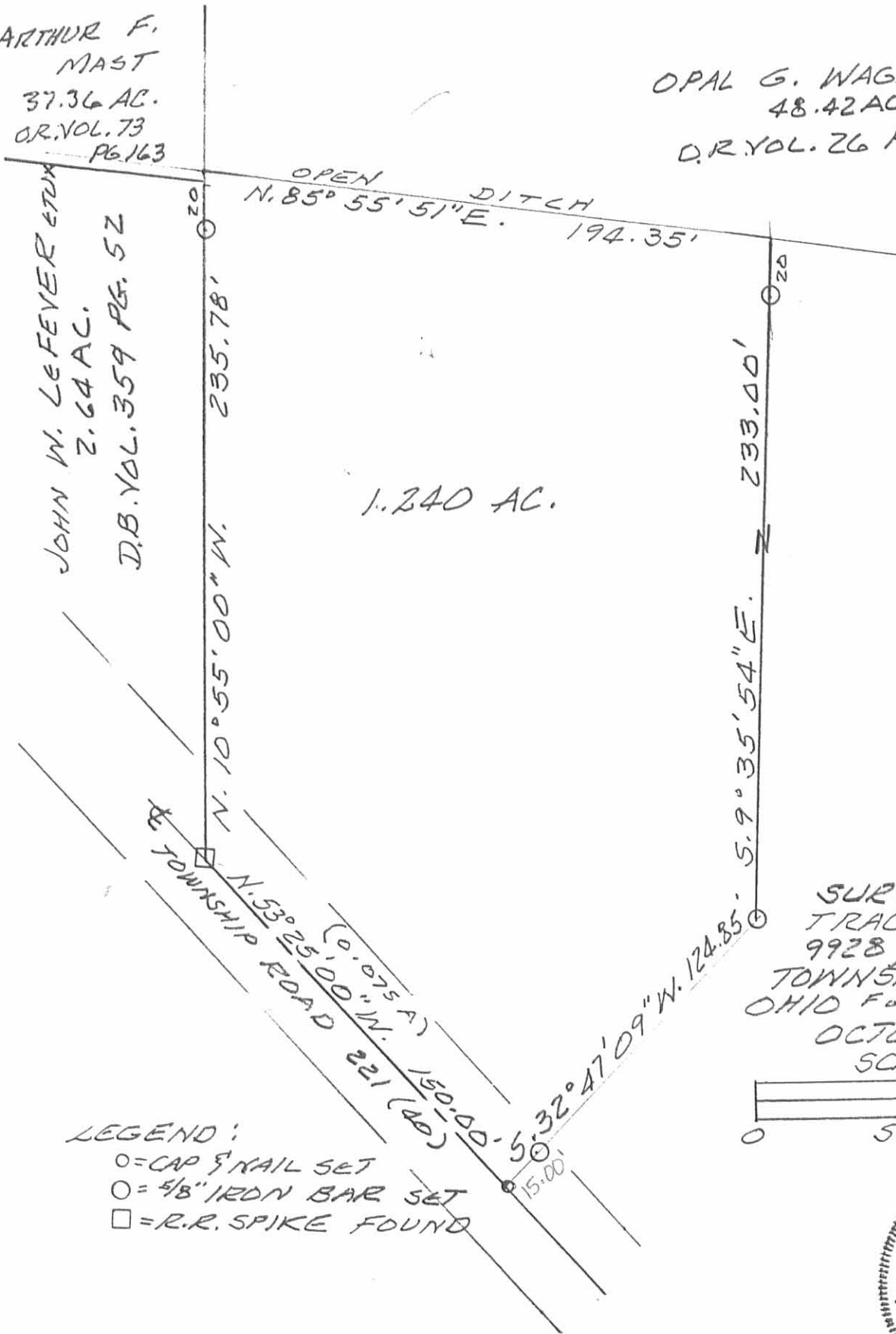
Leslie H. Geeslin

INDEXED ON MAP
9107 10

ARTHUR F. MAST
37.36 AC.
O.R. VOL. 73
P. 6163

OPAL G. WAGNER
48.42 AC.
O.R. VOL. 26 P. 663

JOHN W. LEFEVER ETUX
2.64 AC.
D.B. VOL. 359 P. 652



SURVEY OF 1.240 AC.
TRACT IN V.M.S. 9903-
9928, NE ARTHUR
TOWNSHIP, LOGAN CO.
OHIO FOR OPAL WAGNER.
OCTOBER 25, 1996
SCALE: 1" = 50'

LEGEND:
○ = CAP & NAIL SET
○ = 5/8" IRON BAR SET
□ = R.R. SPIKE FOUND



INDEXED ON MAP
9/10/7 IP

Leslie H. Geeslin
LESLIE H. GEESLIN
RUSHSYLVANIA, OHIO
PH 513-468-2793

REC'D 11-13-03 SWM OK

**OPAL G. WAGNER SURVEY
1.500 ACRES
November 10, 2003**

The following described 1.500 acre tract of land is situated in Virginia Military Survey 9903 – 9928, McArthur Township, Logan County, Ohio and being part of Opal G. Wagner's Tract One, 48.42 acres, described in Official Record 26, page 63, said 1.500 acre tract more particularly described as follows:

Beginning for reference at a 5/8 inch iron pin found at the southeast corner of said 48.42 acre tract and the southwest corner of Sandra R. Duff's 12.00 acre tract described in Official Record 133, page 94, said iron pin also in the centerline of Township Road 221 (60 feet wide);

Thence South 85°04'19" West 592.21 feet, following the centerline of Township Road 221 and the south line of said 48.42 acre tract, to an iron pin set and marking the **place of beginning**;

Thence **South 85°04'19" West 62.71 feet**, continuing along the centerline of Township Road 221 and the south line of said 48.42 acre tract, to a PK nail found;

Thence **North 50°32'17" West 189.13 feet**, continuing along the centerline of Township Road 221 and the south line of said 48.42 acre tract, to a magnetic nail set;

Thence **North 39°27'42" East 155.07 feet**, departing from the centerline of Township Road 221 and entering said 48.42 acre tract, passing an iron pin set at 30.00 feet, to an iron pin set;

Thence **North 80°58'11" East 262.45 feet** to an iron pin set;

Thence **South 24°34'28" East 82.99 feet** to an iron pin set;

Thence **South 42°32'28" West 271.80 feet**, passing an iron pin set at 227.42 feet, to the **place of beginning, containing 1.500 acres**, more or less, and subject to all valid easements and restrictions of record.

Of the above-described 1.500 acre tract of land, 0.176 acre is within the road right-of-way of Township Road 221.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of November 2003. Iron pins 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 Township Road 221 (60 feet wide) bearing South 85°04'19" West.

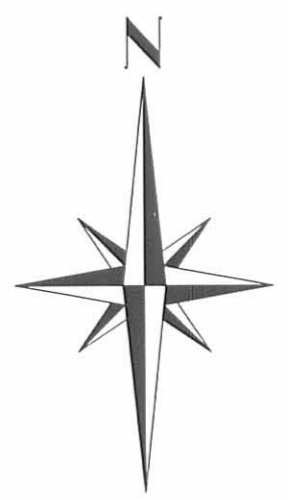
Description prepared by: George A. Blackburn 11/10/03
George A. Blackburn, R.S. #7873
12125 Green Street
Middleburg, Ohio 43336
(937) 666-5605



INDEXED ON MAP
9107 2D

REC'D 11-13-03 S.M.J.

VIRGINIA MILITARY SURVEY 9903 - 9928 McARTHUR TOWNSHIP LOGAN COUNTY, OHIO



Opal G. Wagner
Tract One, 48.42 acres
O.R. 26, pg. 63

1.500 Acres
(0.176 Acre inside road right-of-way)

Opal G. Wagner
Tract One, 48.42 acres
O.R. 26, pg. 63

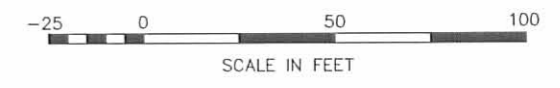
Sandra R. Duff
12.00 acres
O.R. 133, pg. 94

- ⊗ PK nail found
- Magnetic nail set
- ⊗ 5/8" Iron pin found
- 5/8" Iron pin set

OPAL G. WAGNER SURVEY

Being a 1.500 acre tract split out of Opal G. Wagner's
Tract One, 48.42 acres, described in
Official Record 26, page 63.

TOWNSHIP ROAD 221 (60')



I hereby certify that this plat was prepared from an actual field
survey and that monuments were placed as indicated hereon.
George A. Blackburn 11/10/03
George A. Blackburn, R.S. 7873



Filename: Wagner 11-03
Scale: 1" = 50'
Date: 11/10/03
F.B. 9, pg. 32

BLACKBURN SURVEYING
12125 GREEN STREET
MIDDLEBURG, OHIO 43336
(937) 666-5605

INDEXED ON MAP
9107 2P

