

N^o 634

Surveyed October 24 1825 for

John F. Patten and David Jones the west part of the N.E. qr of Section 22 Town 1, Range 8, E. M. M. as follows to wit Beginning at the N.W. corner of said qr. at a stone from which a Beech 40 S. bears S 30° E ^{2 1/2} links and a White Oak

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10 S. N 71° E 31 links distant. thence S 3° 45' E 20 chs to a stake - Elm 8 S. S 51 1/2° E 30 and White Oak 10 S. N 21° E 55 links dist thence N 86 1/4° E 25.02 Chs. to a stake - Dogwood 4 S. S 40° W 24 and Beech 14 S. S 36 1/2° E 3 links dist thence N 3° 45' W 20 chs to a stake - Hickory 5 S. S 46° W 22 and Br. Oak ^{1 1/2} N 87 3/4° E 15 links distant, thence S 86 1/4° W 25.02 Chs. to the place of beginning containing 50.04 ₁₀₀ Acres. The above is John F. Patten's. and at the same time

Surveyed the South half of the said west part of the N.E. qr. of Section 22 Town 1. Range 8. E. M. M. as follows to wit Beginning at a stake in the centre of the west line of said qr. from which an Elm 8 S. bears S 51 1/2° E 30 and a White Oak 10 S. N 28° E 55 links dist. thence N 86 1/4° E 25.02 Chs to a stake and Dogwood 5 S. S 40° W 24 and Beech 14 S. S 36 1/2° E 3 links distant thence S 3° 45' E 20 chs to a stake - Beech 18 S. S 45° W 5 1/2 links dist. thence S 86 1/4° W 25.02 chs. to a stake - White Oak 42 S. N 9° E 18 and Hickory 19 S. N 77° E 4 links dist. thence N 33 3/4° W 20 chs. to the Beginning containing 50.04 ₁₀₀ Acres for David Jones.

Henry Post
John Patten

O. Hayes Sur. L. C. Ohio

9-6-2024
 **APPROVED**

**DESCRIPTION OF SURVEY FOR
THE ESTATE OF LINDA L. BELL
20.410 ACRES
September 5, 2024**

The following described 20.410 acre tract of land is situated in the northeast quarter of Section 22, Town 1 North, Range 8 East, Miami Township, Logan County, Ohio and being part of Linda L. Bell's Second, Tract I (53.87 acres) described in Official Record Volume 1411, page 979, said 20.410 acre tract of land more particularly described as follows:

Beginning at a stone found inside a monument box at the intersection of the centerline of County Road 35 (50 feet wide) with the centerline of Township Road 74 (40 feet wide), said stone also at the northeast corner of Section 22 and at the northwest corner of Section 23 and in the north line of Miami Township and in the south line of Pleasant Township;

Thence South $0^{\circ}33'45''$ West 444.22 feet, following the centerline of County Road 35, the east line of Section 22 and the west line of Section 23, entering Miami Township, to a magnetic nail set at the northeast corner of said 53.87 acre tract and at the southeast corner of Linda L. Bell's Second, Tract II (26.87 acres) described in Official Record Volume 1411, page 979, said magnetic nail marking the **place of beginning**;

Thence **South $0^{\circ}33'45''$ West 880.48 feet**, following the centerline of County Road 35, the east line of Section 22, the west line of Section 23 and the east line of said 53.87 acre tract, to a magnetic nail set at the northeast corner of Linda L. Bell's Tract II (9.48 acres) described in Official Record Volume 1411, page 979;

Thence **North $89^{\circ}58'16''$ West 994.03 feet**, departing from the centerline of County Road 35 and the west line of Section 23, entering Section 22, following the south line of said 53.87 acre tract and the north line of said 9.48 acre tract, passing an iron bar set at 25.00 feet, to an iron bar set at the northeast corner of Davidson Properties, LLC's Tract 20 (75.749 acres) described in Official Record Volume 1417, page 3622;

Thence **North $89^{\circ}52'36''$ West 8.73 feet**, following the south line of said 53.87 acre tract and the north line of said 75.749 acre tract, to an iron bar set;

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Thence **North 0°05'29" West 883.90 feet**, departing from the north line of said 75.749 acre tract and entering said 53.87 acre tract, to an 18 inch concrete post found in the south line of said 26.87 acre tract;

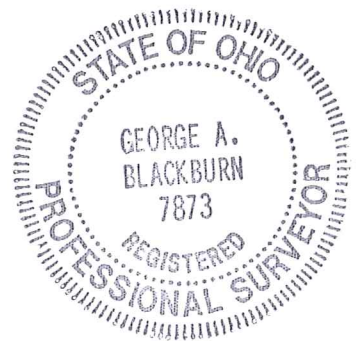
Thence **South 89°46'28" East 1012.83 feet**, following the north line of said 53.87 acre tract and the south line of said 26.87 acre tract, passing an iron bar set at 987.83 feet, to the **place of beginning, containing 20.410 acres** more or less and subject to all valid easements and restrictions of record.

The road right-of-way of County Road 35 (50 feet wide) contains 0.505 acres more or less.

The above description was prepared from an actual field survey conducted by Blackburn Surveying, LLC, George A. Blackburn, Registered Surveyor # 7873, during the month of September 2024. 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 35 (50 feet wide) bearing South 0°33'45" West and derived from GPS observations based on Ohio State Plane Coordinate System, North Zone (NAD83), Geoid Model 2018.

Description prepared by: *George A. Blackburn* 9-5-2024

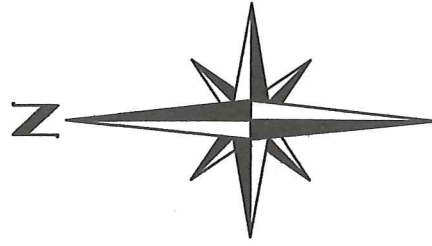
George A. Blackburn, RS # 7873
6879 State Route 287
West Liberty, Ohio 43357
(937) 465-0424



9-6-2024

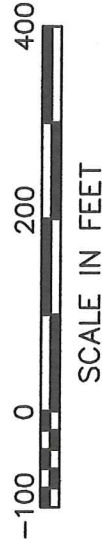
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PLAT OF SURVEY IN
SECTION 22 AND SECTION 23,
TOWN 1 N, RANGE 8 E.
MIAMI TOWNSHIP
LOGAN COUNTY, OHIO



LEGEND

- Magnetic nail found
- Magnetic nail set
- 5/8" Iron bar set
- △ Stone found
- 18" Concrete post found



SCALE IN FEET

PLEASANT TOWNSHIP
MIAMI TOWNSHIP

TOWNSHIP ROAD 74 (40')

Linda L. Bell
Second, Tract II
26.87 acres
O.R. 1411, pg. 979

Reference Beginning
Stone found inside
monument box
Northeast corner
of Section 22

S89°46'28"E
1012.83'

Place of Beginning
for 20.410 acre tract

20.410 Acres

(0.505 Acres inside road right-of-way)

Linda L. Bell
Second, Tract I
53.87 acres
O.R. 1411, pg. 979

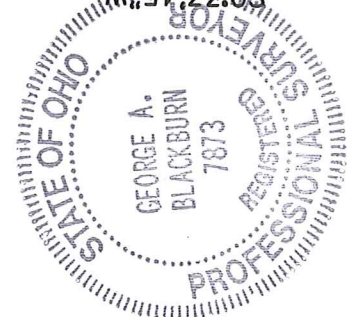
Linda L. Bell
Second, Tract I
53.87 acres
O.R. 1411, pg. 979

N89°52'36"W
8.73'

N89°58'16"W
994.03'

Davidson Properties, LLC
Tract 20
75.749 acres
O.R. 1417, pg. 3622

Linda L. Bell
Tract II
9.48 acres
O.R. 1411, pg. 979



ACCESS MANAGEMENT REGULATIONS:

- County Road 35 is classified as a minor collector road.
- Minimum driveway spacing is $\geq 360'$.
- Minimum stopping sight distance is $\geq 495'$ (55 MPH).
- Driveway not requested at this time.

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

George A. Blackburn
GEORGE A. BLACKBURN, R.S. 7873

COUNTY ROAD 35 (50')
(BASIS OF BEARING)
S0°33'45"W
1166.70'

Place of Beginning
for 1.233 acre tract

1.233 Acres
(0.091 Ac. in R/W)
N89°26'15"W
340.00'

Linda L. Bell
Tract IV
16.758 acres
O.R. 1411, pg. 979

Linda L. Bell
Tract I
16.757 acres
O.R. 1411, pg. 979

NOTES:

Bearings shown hereon are derived
from GPS observations based on
Ohio State Plane Coordinate
System, North Zone (NAD 83),
Geoid Model 2018.

This survey was prepared from
information found in the current
instruments of conveyance (shown
hereon) and without a complete and
accurate title search.

The 1.233 acre tract and the 20.410
acre tract shown hereon have existing
residences located on said tracts.

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

DATE: 9/3/2024
SCALE: 1" = 200'

FILE: Linda Bell 8-24

PLAT PREPARED FOR THE
ESTATE OF LINDA L. BELL

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