

**SURVEY FOR JEFF BOYD  
89.030 ACRES  
MARCH 14, 1998**

The following described tract of land is situated in the State of Ohio, County of Logan, Township of Monroe, V.M.S. 3225, being part of Robert J. Boyd's 147.83 acre tract described in Official Record Volume 225, page 202, and being more particularly described as follows:

Beginning for reference at the intersection of the centerline of State Route #287 (60 feet wide) with the centerline of Township Road #178, said point bearing South 81°25'00" East 37.68 feet from a railroad spike found at Station 119+23.3 as referenced on Highway Plan L-25, said point also being in the west line of V.M.S. 3225 and in the east line of V.M.S. 2220;

Thence **South 81°25'00" East (assumed bearing) 543.41 feet**, following the centerline of State Route #287 and entering said V.M.S. 3225, to a railroad spike found at Station 125+05 as referenced on said Highway Plan L-25;

Thence **South 82°19'23" East 787.58 feet**, continuing along the centerline of State Route #287, passing at 384.88 feet a railroad spike found at the northernmost corner of said 147.83 acre tract, to a railroad spike found at P.I. Station 132+92.6 as referenced on said Highway Plan L-25;

Thence **South 72°51'13" East 1116.10 feet**, continuing along the centerline of State Route #287 and a northerly line of said 147.83 acre tract, to a railroad spike set and marking the **place of beginning**;

Thence **South 72°51'13" East 178.00 feet**, continuing along the centerline of State Route #287 and the northerly line of said 147.83 acre tract, to a railroad spike set at the northwest corner of Robert L. and Wanda F. Trabert's original 103.20 acre tract described in Deed Book Volume 379, page 792;

Thence **South 15°25'34" East 2121.54 feet**, departing from the centerline of State Route #287, following the west line of said original 103.20 acre tract and the east line of said 147.83 acre tract, passing at 35.60 feet an iron pin set, to an iron pin set in the north line of William R. and Teresa K. Smith's 25 acre tract described in Official Record Volume 66, page 60;

Thence **South 75°05'48" West 990.46 feet**, following the north line of said 25 acre tract and the south line of said 147.83 acre tract, passing at 987.46 feet an iron pin set for reference, to a wood corner post found at the northeast corner of Danny L. Wells' 32.736 acre tract described in Official Record Volume 299, page 717;

Thence **South 76°01'55" West 687.96 feet**, following the north line of said 32.736 acre tract and the south line of said 147.83 acre tract, passing at 3.00 feet an iron pin set for reference, to a 5/8" iron pin found at the northeast corner of Anna Marie Graham and Sandra K. Wood, Co-Trustee's, 45.74 acre tract described in Official Record Volume 122, page 717;

Thence **South 75°55'14" West 654.68 feet**, following the north line of said 45.74 acre tract and the south line of said 147.83 acre tract, passing at 651.68 feet an iron pin set for

reference, to a wood corner post found in the east line of Michael K. and Debra A. Smith's 45 acre tract described in Official Record Volume 79, page 627, said wood corner post being in the west line of V.M.S. 3225 and in the east line of V.M.S. 4492;

Thence **North 14°32'36" West 1121.50 feet**, following the west line of V.M.S. 3225, the east line of V.M.S. 4492, the east line of said 45 acre tract, and the west line of said 147.83 acre tract, passing at 3.00 feet and at 1118.50 feet iron pins set for reference, to a wood corner post found at the southeast corner of K. Ann Mast and Ellis Mast's 71.34 acre tract described in Official Record Volume 13, page 206;

Thence **North 16°00'35" West 381.99 feet**, following the west line of V.M.S. 3225, the east line of V.M.S. 4492, the east line of said 71.34 acre tract, and the west line of said 147.83 acre tract, to an iron pin set;

Thence **North 72°36'49" East 571.81 feet**, departing from the east line of V.M.S. 4492 and the east line of said 71.34 acre tract, entering V.M.S. 3225 and said 147.83 acre tract, to an iron pin set;

Thence **North 31°14'24" East 291.17 feet** to an iron pin set;

Thence **North 80°32'15" East 1393.55 feet** to an iron pin set;

Thence **North 15°25'34" West 597.52 feet**, passing at 561.92 feet an iron pin set, to the **place of beginning, containing 89.030 acres**, more or less, and subject to all valid easements and restrictions of record.

Of the above described 89.030 acre tract, 0.123 acre is within the road right of way of State Route #287.

The above description was prepared from an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140 during the month of March 1998. Iron pins set are 5/8" by 30" reinforcing rods with caps marked "CLAPSADDLE RS #6140." Bearings indicated hereon are based on an assumed meridian and are to denote angles only.

ATTEST: Paul R. Clapsaddle

Paul R. Clapsaddle, R.S. #6140  
19019 West Darby Road  
Marysville, Ohio 43040  
(937) 747-2599

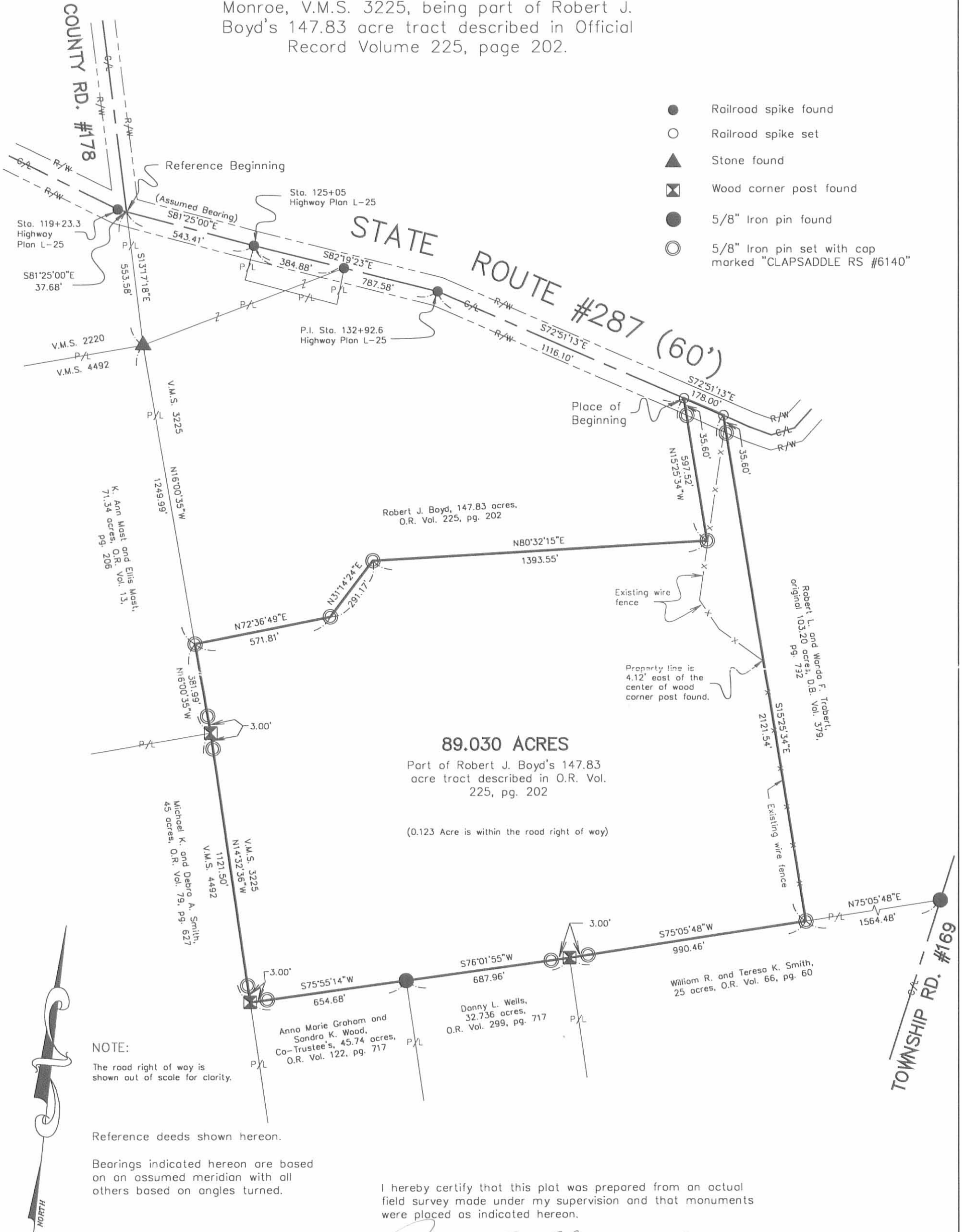


4589 10-2

# SURVEY FOR JEFF BOYD

State of Ohio, County of Logan, Township of Monroe, V.M.S. 3225, being part of Robert J. Boyd's 147.83 acre tract described in Official Record Volume 225, page 202.

- Railroad spike found
- Railroad spike set
- ▲ Stone found
- ⊠ Wood corner post found
- 5/8" Iron pin found
- ⊙ 5/8" Iron pin set with cap marked "CLAPSADDLE RS #6140"



*Paul R. Clapsaddle*  
Paul R. Clapsaddle, R.S. #6140



4589 IP

**Paul R. Clapsaddle and Associates**  
REGISTERED ENGINEERS AND SURVEYORS  
19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040  
(513) 747-2599  
(800) 745-2599  
Paul R. Clapsaddle, P.E., P.S.

Filename: Boyd398.dwg  
Scale: 1" = 400'  
Date: 3/14/98  
F.B. 25, pg. 16

REC'D 5-1-98 - W

**SURVEY FOR JEFF BOYD  
57.834 ACRES  
APRIL 28, 1998**

The following described tract of land is situated in the State of Ohio, County of Logan, Township of Monroe, V.M.S. 3225, being part of Robert J. Boyd's original 147.83 acre, Tract I, and original 1.50 acre, Tract II, both described in Official Record Volume 225, page 202, and being more particularly described as follows:

Beginning at a railroad spike found at the intersection of the centerline of State Route #287 (60 feet wide) with the centerline of Township Road #178, said railroad spike bearing South 81°25'00" East 37.68 feet from a railroad spike found at Station 119+23.3 as referenced on Highway Plan L-25, said railroad spike being in the west line of V.M.S. 3225 and in the east line of V.M.S. 2220, said railroad spike being at the northwest corner of said original 1.50 acre tract and marking the **place of beginning**;

Thence **South 81°25'00" East (assumed bearing) 538.28 feet**, following the centerline of State Route #287, the north line of the remainder of said original 1.50 acre tract, and entering said V.M.S. 3225, to a railroad spike found at the northwest corner of Douglas M. Johnson, David H. Johnson, Dale T. Johnson, Brenda E. Denney, and Billie J. Kennedy's 1.36 acre tract described in Official Record Volume 329, page 624, said 1.36 acre tract formerly part of said original 147.83 acre tract and said original 1.50 acre tract, said railroad spike bearing North 81°25'00" West 5.13 feet from a railroad spike found at Station 125+05 as referenced on Highway Plan L-25;

Thence **South 08°47'08" West 144.83 feet**, departing from the centerline of State Route #287, following the west line of said 1.36 acre tract and the east line of the remainder of said original 1.50 acre tract, passing at 30.00 feet an iron pin set, to a wood corner post found;

Thence **South 81°11'09" East 399.58 feet**, following the south line of said 1.36 acre tract and a northerly line of the remainder of said original 147.83 acre tract, to a wood corner post found;

Thence **North 05°09'57" East 152.80 feet**, following the east line of said 1.36 acre tract and a west line of the remainder of said original 147.83 acre tract, passing at 122.77 feet a wood corner post found, to a railroad spike found in the centerline of State Route #287;

Thence **South 82°19'23" East 402.70 feet**, following the centerline of State Route #287 and a northeasterly line of the remainder of said original 147.83 acre tract, to a railroad spike found at Station 132+92.6 as referenced on Highway Plan L-25;

Thence **South 72°51'13" East 1116.10 feet**, following the centerline of State Route #287 and a northeasterly line of the remainder of said original 147.83 acre tract, to a railroad spike found at a northwest corner of Steven T. and Mary A. Bangs 89.030 acre tract described in Official Record Volume 359, page 896, said 89.030 acre tract formerly part of said original 147.83 acre tract;

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Thence **South 15°25'34" East 597.52 feet**, departing from the centerline of State Route #287 and following a westerly line of said 89.030 acre tract, passing at 35.60 feet a 5/8" iron pin found with cap marked "CLAPSADDLE RS #6140," to a 5/8" iron pin found with cap marked "CLAPSADDLE RS #6140";

Thence **South 80°32'15" West 1393.55 feet**, following a northerly line of said 89.030 acre tract, to a 5/8" iron pin found with cap marked "CLAPSADDLE RS #6140";

Thence **South 31°14'24" West 291.17 feet**, following a northerly line of said 89.030 acre tract, to a 5/8" iron pin found with cap marked "CLAPSADDLE RS #6140";

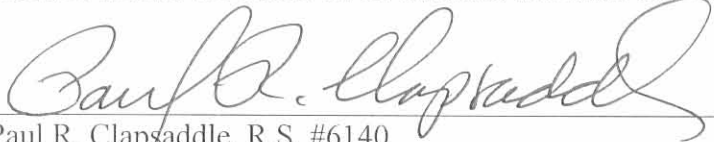
Thence **South 72°36'49" West 571.81 feet**, following a northerly line of said 89.030 acre tract, to a 5/8" iron pin found with cap marked "CLAPSADDLE RS #6140" in the east line of K. Ann Mast and Ellis Mast's 71.34 acre tract described in Official Record Volume 13, page 206, said iron pin being in the east line of V.M.S. 4492 and in the west line of V.M.S. 3225;

Thence **North 16°00'35" West 1249.99 feet**, following the east line of V.M.S. 4492, the west line of V.M.S. 3225, the east line of said 71.34 acre tract, and the west line of the remainder of said original 147.83 acre tract, to a stone found at the southeast corner of Russell E. and Dawn A. Duprey's 5.500 acre tract described in Official Record Volume 91, page 419, said stone also marking the southeast corner of V.M.S. 2220;

Thence **North 13°17'18" West 553.58 feet**, following the east line of V.M.S. 2220, the west line of V.M.S. 3225, the east line of said 5.500 acre tract, the east line of Russell E. Duprey and Dawn A. McColloch's 1.00 acre tract described in Official Record Volume 19, page 95, the west line of said original 147.83 acre tract, and the west line of said original 1.50 acre tract, passing at 521.25 feet an iron pin set, to the **place of beginning, containing 57.834 acres**, more or less, and subject to all valid easements and restrictions of record.

Of the above described 57.834 acre tract, 1.979 acres are within the road right of way of State Route #287.

The above description was prepared from an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140 during the month of April 1998. Iron pins set are 5/8" by 30" reinforcing rods with caps marked "CLAPSADDLE RS #6140." Bearings indicated hereon are based on an assumed meridian and are to denote angles only.

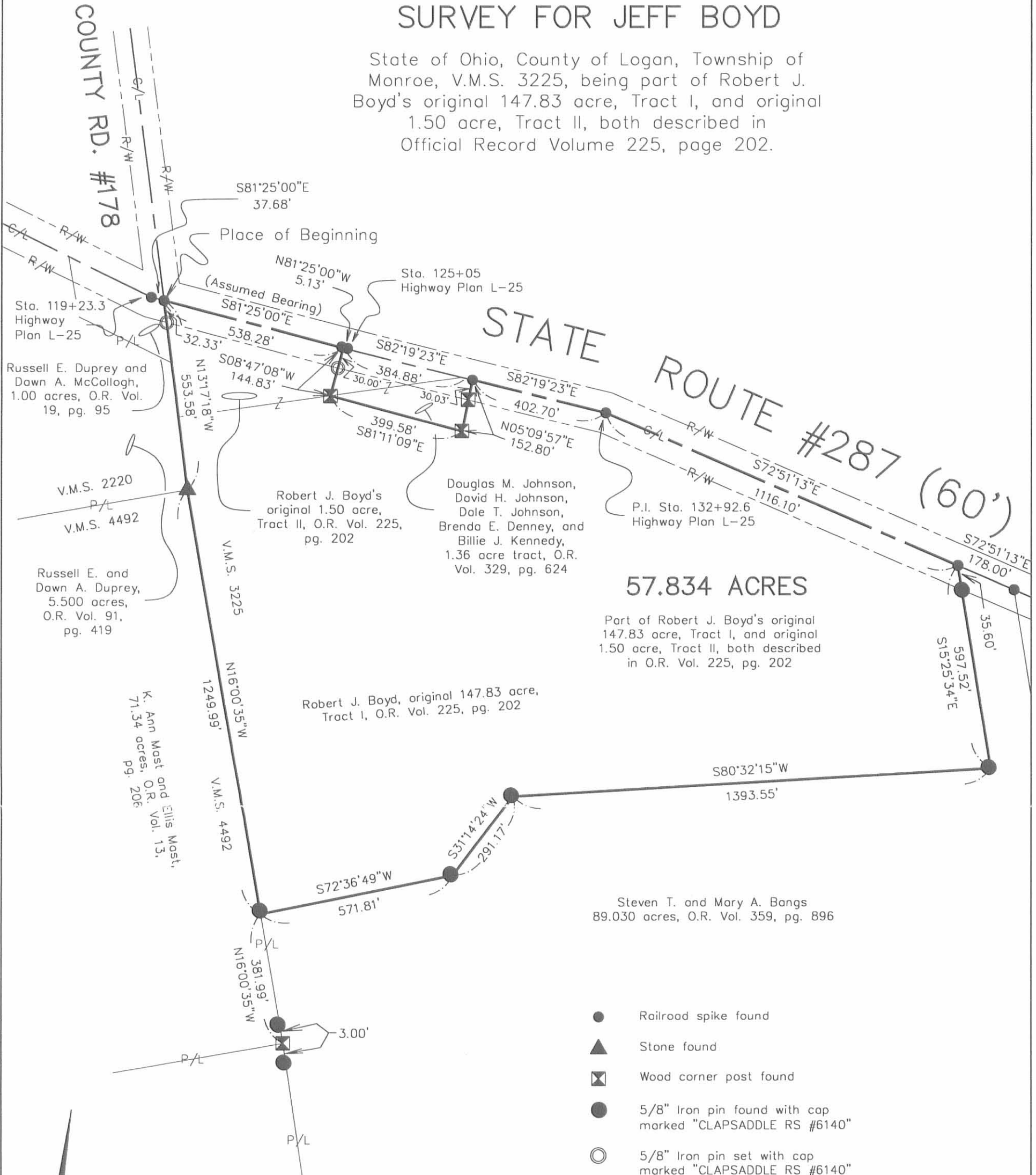
ATTEST:   
Paul R. Clapsaddle, R.S. #6140  
19019 West Darby Road  
Marysville, Ohio 43040  
(937) 747-2599



4589 20 2

# SURVEY FOR JEFF BOYD

State of Ohio, County of Logan, Township of Monroe, V.M.S. 3225, being part of Robert J. Boyd's original 147.83 acre, Tract I, and original 1.50 acre, Tract II, both described in Official Record Volume 225, page 202.



**NOTE:**  
 The road right of way is shown out of scale for clarity.  
 The road right of way contains 1.979 acres.

Reference deeds shown hereon.  
 Bearings indicated hereon are based on an assumed meridian with all others based on angles turned.

I hereby certify that this plot was prepared from an actual field survey made under my supervision and that monuments were placed as indicated hereon.

*Paul R. Clapsaddle*  
 Paul R. Clapsaddle, R.S. #6140



**Paul R. Clapsaddle and Associates**  
 REGISTERED ENGINEERS AND SURVEYORS  
 19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040  
 (513) 747-2599  
 (800) 745-2599  
 Paul R. Clapsaddle, P.E., P.S.

Filename: Boyd498.dwg  
 Scale: 1" = 300'  
 Date: 4/28/98  
 F.B. 25, pg. 16

4589 2P



TRABERT to HEATER DESCRIPTION

MAY, 1969

Being situated in Monroe Township, Logan County, Ohio; and being a part of V.M.S. #3225.

Beginning at a iron in the center of State Route #287 that bears N  $72^{\circ}-19'W$  1021.7 feet from the northeast corner of Gussie Traberts/147.07 acre tract (See County Engineer's Field Book 558, page 24.)

Thence S  $17^{\circ}-41'W$  181.5 feet to a iron, passing thru a iron at 30.0 feet.

Thence N  $72^{\circ}-19'W$  240.0 feet to a iron.

Thence N  $17^{\circ}-41'E$  181.5 feet to a iron in the center of State Route #287, passing thru a iron at 148.5 feet.

Thence with the center of State Route #287 S  $72^{\circ}-19'E$  240.0 feet to the place of beginning.

Containing 1.00 acre more or less. Surveyed from a 147.07 acre tract.

-----  
OWEN K. SHIRK

SURVEYOR 4271

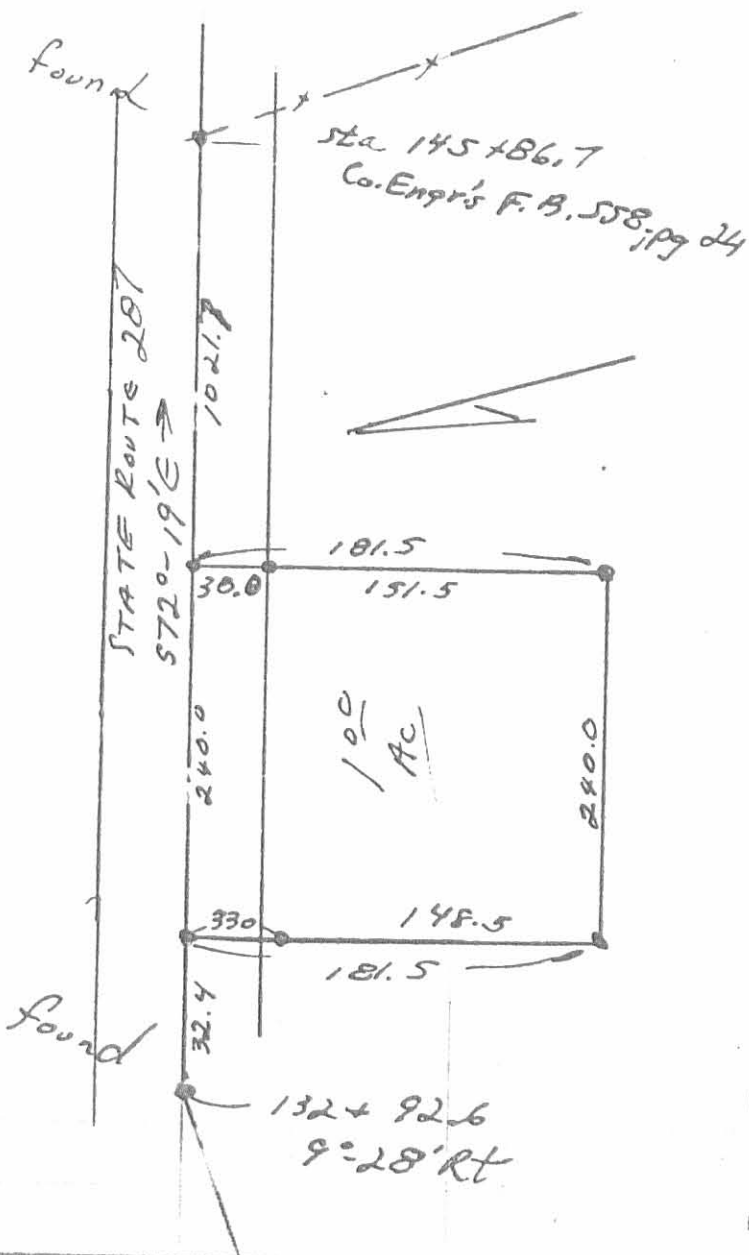
INDEXED ON MAP

(4589) 3D

Trabert to Heater  
 Monroe Twp.  
 U.M.S. 3225

May 24, 69

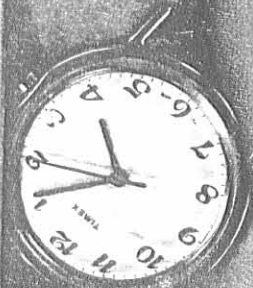
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4589 3P

INDEXED ON MAP

F.B. O.K.S., 12 Pg. 55





1-15-16



**DOUG BOYD SURVEY  
1.535 ACRES  
December 28, 2015**

The following described 1.535 acre tract of land is situated in Virginia Military Survey 3225, Monroe Township, Logan County, Ohio and being part of Robert J. Boyd's Tract No. 1 (originally 147.83 acres) and Tract No. 2 (originally 1.50 acres) described in Official Record Volume 225, page 202, said 1.535 acre tract more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of State Route 287 (60 feet wide)(Highway Plan L-25) with the centerline of Township Road 178, said spike being in the west line of V.M.S. 3225 and at the northwest corner of said original 1.50 acre tract;

Thence South 81°25'00" East 113.00 feet, following the centerline of State Route 287 and the north line of said original 1.50 acre tract, to a magnetic spike set and marking the **place of beginning**;

Thence **South 81°25'00" East 433.81 feet**, continuing along the centerline of State Route 287 and the north line of said original 1.50 acre tract, to a railroad spike found at the northwest corner of a 1.36 acre tract conveyed to Douglas M. Johnson (1/4 interest), Brenda E. Denney (1/4 interest) and Billie J. Kennedy (1/4 interest) in Official Record Volume 921, page 70 and to Adam D. Johnson, Trustee (1/4 interest) in Official Record Volume 1182, page 624;

Thence **South 8°39'02" West 241.26 feet**, departing from the centerline of State Route 287, following the west line of said 1.36 acre tract and the east line of the remainder of said original 1.50 acre tract, passing a 5/8 inch iron bar found at 30.00 feet and an eight inch wood corner post found at 146.00 feet, entering said original 147.83 acre tract thereafter, to an iron bar set;

Thence **South 88°10'01" West 181.44 feet** to an iron bar set;

Thence **North 12°04'12" West 198.68 feet**, leaving said original 147.83 acre tract and entering said original 1.50 acre tract, to an iron bar set;

Thence **North 55°56'25" West 204.92 feet**, passing an iron bar set at 135.18 feet, to the **place of beginning, containing 1.535 acres**, more or less and subject to all valid easements and restrictions of record.

Of the above-described 1.535 acre tract of land, 0.277 acre is within the road right-of-way of State Route 287 and 0.313 acre is part of said original 147.83 acre tract and 1.222 acre is part of said original 1.50 acre tract.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of December 2015. 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 State Route 287 (60 feet wide) bearing South 81°25'00" East.

Description prepared by: George A. Blackburn 12-28-2015  
George A. Blackburn, R.S. #7873  
6879 State Route 287  
West Liberty, Ohio 43357  
(937) 465-0424 (937) 666-5605

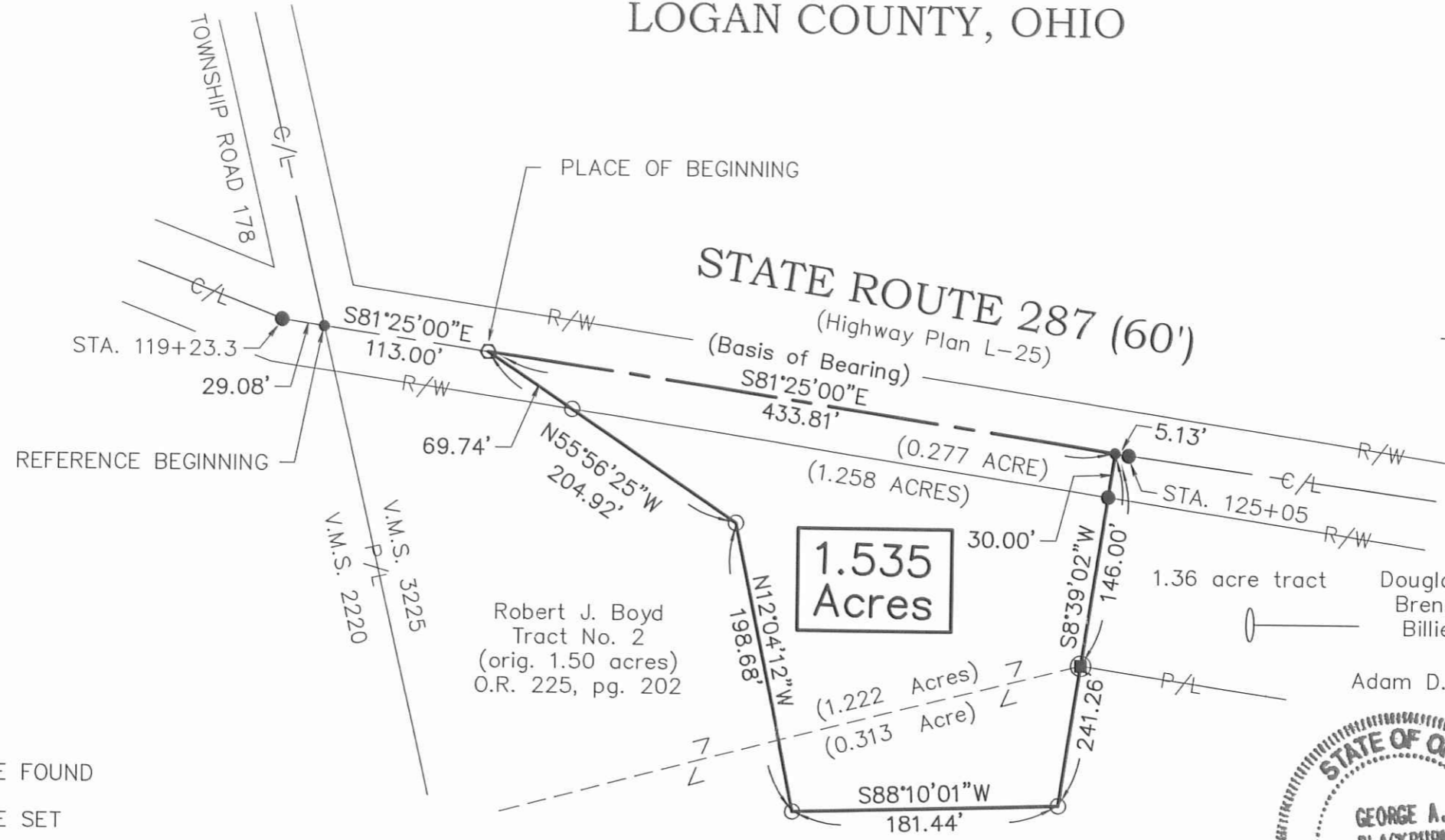
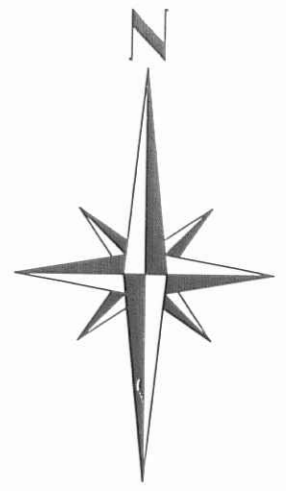
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4589 4D



1-15-16

APPROVED

# PLAT OF SURVEY IN VIRGINIA MILITARY SURVEY 3225 MONROE TOWNSHIP LOGAN COUNTY, OHIO



### LEGEND

- RAILROAD SPIKE FOUND
- MAGNETIC SPIKE SET
- 1/2" IRON BAR FOUND
- 5/8" IRON BAR SET
- 8" WOOD CORNER POST FOUND

INDEXED ON MAP  
4589 4P

Robert J. Boyd  
Tract No. 2  
(orig. 1.50 acres)  
O.R. 225, pg. 202

Robert J. Boyd  
Tract No. 1 (orig. 147.83 acres)  
O.R. 225, pg. 202

Douglas M. Johnson (1/4 interest),  
Brenda E. Denney (1/4 interest)  
Billie J. Kennedy (1/4 interest)  
O.R. 921, pg. 70  
Adam D. Johnson, Trustee (1/4 interest)  
O.R. 1182, pg. 624



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

*George A. Blackburn* 12-28-2015  
GEORGE A. BLACKBURN, R.S. 7873

BLACKBURN SURVEYING  
6879 STATE ROUTE 287  
WEST LIBERTY, OHIO 43336  
(937) 465-0424 (937) 666-5605

DATE : 12-28-2015  
SCALE : 1" = 100'  
FILE: DBoyd 12-15  
F.B. 20, pg. 31

## PLAT PREPARED FOR DOUG BOYD

SHEET  
1  
OF 1