

Ropp Survey (5acre tract North)

March, 1977

Being situated in Monroe Township, Logan County, Ohio; and being a part of V.M.S. 3227.

Beginning at the intersection of the centerlines of State Route 287 and County Road 28.

Thence with the center of County Road 28 S $14^{\circ}-50'$ E 908.5 feet to an iron, said iron is the true point of beginning for this description.

Thence continuing with the center of County Road 28 S $14^{\circ}-50'$ E 332.5 feet to an iron.

Thence S $75^{\circ}-10'$ W 655.0 feet to an iron, passing thru an iron at 20.0 feet.

Thence N $14^{\circ}-50'$ W 332.0 feet to an iron.

Thence N $75^{\circ}-10'$ E 655.0 feet to the place of beginning, passing thru an iron at 635.0 feet.

Containing 5.00 acres more or less. Being surveyed from a 109.00 acre tract.

Owen K. Shirk
Surveyor 4271

6005 1D-1

INDEXED ON MAP

Ropp Survey (8.90 acre tract)

March, 1977

Being situated in Monroe Township, Logan County, Ohio; and being a part of V.M.S. 3225 and V.M.S. 3227.

Beginning at the point of intersection of the centerlines of State Route 287 and County Road 28.

Thence with the center of County Road 28 S $14^{\circ}-50'$ E 908.5 feet to an iron.

Thence S $75^{\circ}-10'$ E 360.2 feet to an iron, passing thru an iron at 20.0 feet.

Thence N $14^{\circ}-50'$ W 1245.0 feet to an iron in the center of State Route 287, passing thru an iron at 42.7 feet.

Thence with the center of State Route 287 S $61^{\circ}-46'$ E 493.0 feet to the place of beginning.

Containing 8.90 acres more or less. Being 4.93 acres from a 36.33 acre tract in V.M.S. 3225, and being 3.97 acres from a 109.00 acre tract in V.M.S. 3227.

Owen K. Shirk
Surveyor 4271

6005 ID-2

INDEXED ON MAP

Ropp Survey (5.00 Acre Tract South)

March, 1977

Being situated in Monroe Township, Logan County, Ohio; and being a part of V.M.S. 3227.

Beginning at the point of intersection of the center-lines of State Route 287 and County Road 28.

Thence with the center of County Road 28 S $14^{\circ}-50'$ E 1241.0 feet to an iron. Said iron is the true place of beginning for this description.

Thence continuing with the center of County Road 28 S $14^{\circ}-50'$ E 332.5 feet to an iron.

Thence S $75^{\circ}-10'$ W 655.0 feet to an iron, passing thru an iron at 32.0 feet.

Thence N $14^{\circ}-50'$ W 332.5 feet to an iron.

Thence N $75^{\circ}-10'$ E 655.0 feet to the place of beginning, passing thru an iron at 635.0 feet.

Containing 5.00 acres more or less. Being surveyed from a 109.00 acre tract.

Owen K. Shirk
Surveyor 4271

6005 1D-2

INDEXED ON MAP

ROPP SURVEY

MONROE TWP., LOGAN CO., OHIO

V.M.S. 3227

1" = 200'

V.M.S. 3225



2-28-18



APPROVED



EDWARDS SURVEYING

110 South Main Street
Urbana, Ohio 43078
(937) 653-6508



LEGAL DESCRIPTION FOR EDGEComb'S 4.842 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Monroe, and being a part of Virginia Military Survey 3225, and being more particularly described as follows:

BEGINNING at a Railroad Spike found at the intersection of the centerlines of State Route 287 (60' right-of-way) and County Road 28 (50' right-of-way);

thence with the centerline of County Road 28, S-16°22'43"-E, 430.56'(feet) to a Mag Nail set;

thence S-77°35'19"-W, 360.66'(feet) to a 5/8" diameter iron bar found at the Southeast corner of a 7.73 acre tract conveyed to Anthony Shane Yoder by deed recorded in Official Record 1261, Page 648, passing for reference an iron bar set on the right-of-way line of County Road 28 at 25.06'(feet);

thence with the East line of said Yoder's tract, N-16°21'47"-W, 742.00'(feet) to a Railroad Spike found on the centerline of aforementioned State Route 287, passing for reference an iron bar set on the right-of-way line of State Route 287 at 700.93'(feet);

thence with the centerline of State Route 287, S-63°17'16"-E, 492.41'(feet) to the place of beginning.

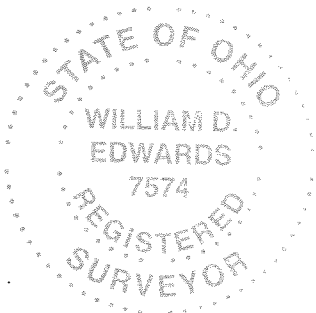
Containing 4.842 acres, 0.569 acre of which is within the Roads rights-of-ways, but being subject to the rights of all legal highways and all easements of record.

Being a part of an 8.90 acre tract conveyed to Clifford R. and Judith Edgecomb by deed recorded in Deed Book 370, Page 992, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, February 8, 2018. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on the centerline of County Road 28 per an assumed bearing of S-16°22'43"-E.

William D. Edwards

William D. Edwards, P.S. 7574



INDEXED ON MAP
6005

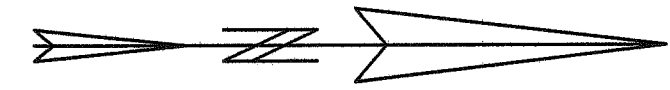
NOTE:

- BEARINGS ARE BASED ON THE CENTERLINE OF COUNTY ROAD 28 PER AN ASSUMED BEARING OF S-16°22'43"-E.
- REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, PLATS OF SURVEYS IN THE VICINITY, COUNTY TAX AND AERIAL MAPS.

PLAT OF SURVEY

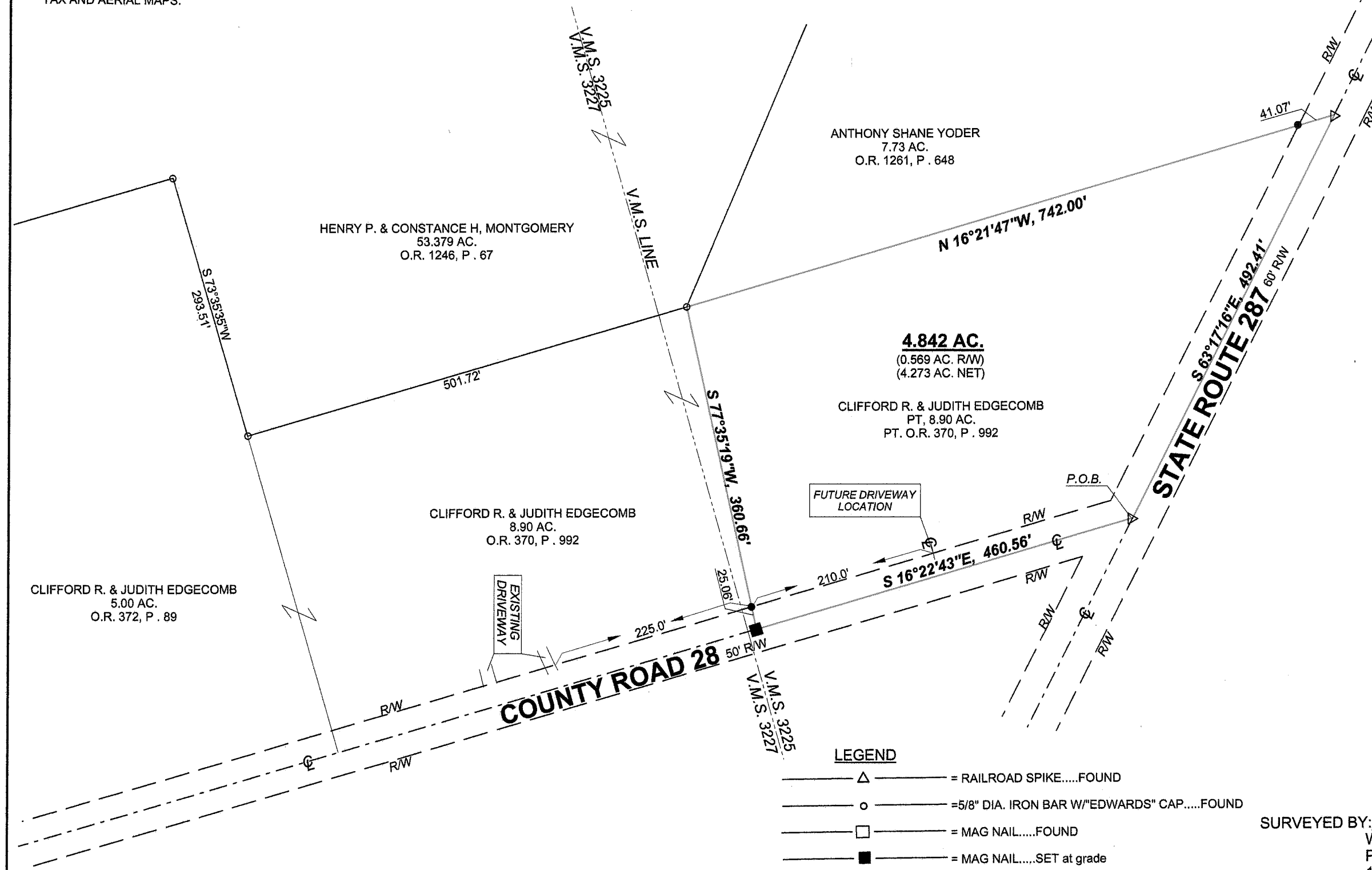
MONROE TOWNSHIP, LOGAN COUNTY, OHIO

VIRGINIA MILITARY SURVEY 3225



SCALE: 1" = 120'
 -60 0 60 120 180

DATE: FEBRUARY 8, 2018



LEGEND

- = RAILROAD SPIKE.....FOUND
- = 5/8" DIA. IRON BAR W/"EDWARDS" CAP.....FOUND
- = MAG NAIL.....FOUND
- = MAG NAIL.....SET at grade
- = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 7574".....SET at grade

SURVEYED BY:
 WILLIAM D. EDWARDS
 PROFESSIONAL SURVEYOR No. 7574
 110 SOUTH MAIN STREET
 URBANA, OHIO 43078
 (937)653-6508

INDEXED ON MAP
 6005

6032.ZAK



APPROVED

**DESCRIPTION OF SURVEY FOR
ROBIN M. ELKINS AND WENDY A. BEAVERSON
7.941 ACRES
October 23, 2024**

The following described 7.941 acre tract of land is situated in Virginia Military Survey 3225 and Virginia Military Survey 3227, Monroe Township, Logan County, Ohio and being part of Wendy A. Beaverson's and Robin M. Elkins' Exhibit "A", Tract I (originally 8.90 acres) and all of Tract II (5.00 acres) described in Official Record Volume 1422, page 712, said 7.941 acre tract of land more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of County Road 28 (50 feet wide) with the centerline of State Route 287, said railroad spike also at the northeast corner of Robin Marie Elkins' and Richard Chad Elkins' 4.842 acre tract described in Official Record Volume 1296, page 71, said 4.842 acre tract formerly part of said original 8.90 acre tract;

Thence South $16^{\circ}21'22''$ East 430.56 feet, following the centerline of County Road 28 and the east line of said 4.842 acre tract, to a magnetic nail found at the northeast corner of the remainder of said original 8.90 acre tract;

Thence South $16^{\circ}21'22''$ East 18.06 feet, following the centerline of County Road 28 and the east line of the remainder of said original 8.90 acre tract, to a magnetic nail set and marking the **place of beginning**;

Thence **South $16^{\circ}21'22''$ East 791.57 feet**, following the centerline of County Road 28, the east line of said original 8.90 acre tract and the east line of said 5.00 acre tract, leaving V.M.S. 3225 and entering V.M.S. 3227, to a railroad spike found at the northeast corner of Ricky L. Crumm, Jr.'s and Amanda M. Crumm's Exhibit "A", Tract II (2.50 acres) described in Official Record Volume 974, page 626;

Thence **South $73^{\circ}40'48''$ West 653.64 feet**, departing from the centerline of County Road 28, following the north line of said 2.50 acre tract and the south line of said 5.00 acre tract, passing a 5/8 inch iron bar found at 20.03 feet, to a 5/8 inch iron bar found in the east line of Henry P. Montgomery's and Constance H. Montgomery's Tract I (58.879 acres) described in Official Record Volume 1246, page 67;

INDEXED ON MAP
6005

Thence **North 16°14'02" West 332.26 feet**, following the west line of said 5.00 acre tract and the east line of said 58.879 acre tract, to a 5/8 inch iron bar found;

Thence **North 73°35'23" East 293.44 feet**, following the north line of said 5.00 acre tract and a south line of said 58.879 acre tract, to a 5/8 inch iron bar found at the southwest corner of said original 8.90 acre tract;

Thence **North 16°23'16" West 256.40 feet**, following the west line of said original 8.90 acre tract and the east line of said 58.879 acre tract, to an iron bar set;

Thence **North 44°17'37" East 412.59 feet**, departing from the east line of said 58.879 acre tract and crossing said original 8.90 acre tract, leaving V.M.S. 3227 and re-entering V.M.S. 3225, passing an iron bar set at 383.91 feet, to the **place of beginning, containing 7.941 acres** more or less and subject to all valid easements and restrictions of record.

Of the above described 7.941 acre tract of land, 2.953 acres are part of said original 8.90 acre tract (0.012 acres are part of V.M.S. 3225 and 2.833 acres are part of V.M.S. 3227) and 4.988 acres are all of said 5.00 acre tract (all being part of V.M.S. 3227).

The road right-of-way of County Road 28 (50 feet wide) contains 0.450 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 October 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 28 (50 feet wide) bearing South 16°21'22" East and derived from GPS observations based on Ohio State Plane Coordinate System, North Zone (NAD83), Geoid Model 2018.

Description prepared by:

 10-23-2024

George A. Blackburn, RS # 7873

6879 State Route 287

West Liberty, Ohio 43357 (937) 465-0424





APPROVED

**DESCRIPTION OF SURVEY FOR
ROBIN M. ELKINS AND WENDY A. BEAVERSON
1.087 ACRES
October 23, 2024**

The following described 1.087 acre tract of land is situated in Virginia Military Survey 3225 and Virginia Military Survey 3227, Monroe Township, Logan County, Ohio and being part of Wendy A. Beaverson's and Robin M. Elkins' Exhibit "A", Tract I (originally 8.90 acres) described in Official Record Volume 1422, page 712, said 1.087 acre tract of land more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of County Road 28 (50 feet wide) with the centerline of State Route 287, said railroad spike also at the northeast corner of Robin Marie Elkins' and Richard Chad Elkins' 4.842 acre tract described in Official Record Volume 1296, page 71, said 4.842 acre tract formerly part of said original 8.90 acre tract;

Thence **South 16°21'22" East 430.56 feet**, following the centerline of County Road 28 and the east line of said 4.842 acre tract, to a magnetic nail found and marking the **place of beginning**;

Thence **South 16°21'22" East 18.06 feet**, following the centerline of County Road 28 and the east line of the remainder of said original 8.90 acre tract, to a magnetic nail set;

Thence **South 44°17'37" West 412.59 feet**, departing from the centerline of County Road 28 and crossing said original 8.90 acre tract, passing an iron bar set at 28.68 feet, leaving V.M.S. 3225 and entering V.M.S. 3227, to an iron bar set in the east line of Henry P. Montgomery's and Constance H. Montgomery's Tract I (58.879 acres) described in Official Record Volume 1246, page 67;

Thence **North 16°23'16" West 245.17 feet**, following the west line of said original 8.90 acre tract and the east line of said 58.879 acre tract, leaving V.M.S. 3227 and re-entering V.M.S. 3225, to a 5/8 inch iron bar found at the southeast corner of Anthony Shane Yoder's Exhibit "A", Tract II (2.73 acres) described in Official Record Volume 1261, page 648 and at the southwest corner of said 4.842 acre tract;

INDEXED ON MAP
6005

Thence **North 77°36'00" East 360.63 feet**, following the south line of said 4.842 acre tract and the north line of the remainder of said original 8.90 acre tract, passing a 5/8 inch iron bar found at 335.57 feet, to the **place of beginning, containing 1.087 acres** more or less and subject to all valid easements and restrictions of record.

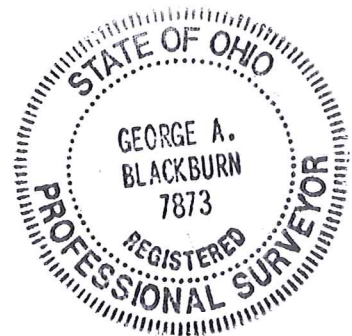
Of the above described 1.087 acre tract of land, 0.437 acres are part of V.M.S. 3225 and 0.650 acres are part of V.M.S. 3227.

The road right-of-way of County Road 28 (50 feet wide) contains 0.015 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 October 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 28 (50 feet wide) bearing South 16°21'22" East and derived from GPS observations based on Ohio State Plane Coordinate System, North Zone (NAD83), Geoid Model 2018.

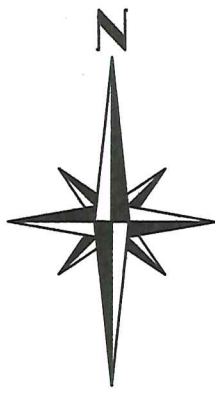
Description prepared by: *George A. Blackburn* 10-23-2024

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



APPROVED

PLAT OF SURVEY IN V.M.S. 3225 AND V.M.S. 3227 MONROE TOWNSHIP LOGAN COUNTY, OHIO



Anthony Shane Yoder
Exhibit "A"
Tract II, 2.73 acres
O.R. 1261,
pg. 648

Robin Marie Elkins and
Richard Chad Elkins
4.842 acres
O.R. 1296, pg. 71

LEGEND

- MAGNETIC NAIL FOUND
- MAGNETIC NAIL SET
- RAILROAD SPIKE FOUND
- 5/8" IRON BAR FOUND
- 5/8" IRON BAR SET

NOTES:

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

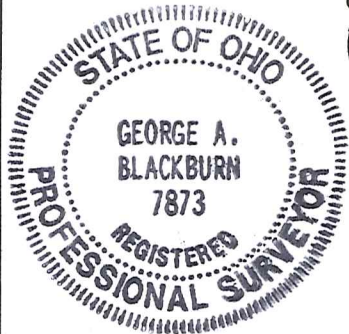
This survey was prepared using the information found in the current instruments of conveyance (shown hereon) and without a complete and accurate title search.

County Road 28 is classified as a local road. Minimum driveway spacing is $\geq 250'$. Minimum stopping sight distance is $\geq 495'$. No driveway requested at this time.

Henry P. Montgomery and
Constance H. Montgomery
Tract I, 58.879 acres
O.R. 1246, pg. 67

Wendy A. Beaverson and
Robin M. Elkins
Exhibit "A", Tract I
originally 8.90 acres
O.R. 1422, pg. 712

Wendy A. Beaverson and
Robin M. Elkins
Exhibit "A", Tract II
5.00 acres
O.R. 1422, pg. 712



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

George A. Blackburn 10-23-2024
GEORGE A. BLACKBURN, R.S. 7873

7.941 Acres

(0.450 Acres inside road right-of-way)
(0.012 acres in V.M.S. 3225 and
7.929 acres in V.M.S. 3227)

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

DATE: 10/23/2024
SCALE: 1" = 100'
FILENAME: Robln Elkins 10-24

PLAT PREPARED FOR
ROBIN M. ELKINS AND WENDY A. BEAVERSON

Sheet
1
of
1

INDEXED ON MAP
6005