



3-23-2022



DESCRIPTION OF SURVEY FOR  
ROBERT VOLBRECHT  
3.249 Acres  
March 11, 2022

The following described 3.249 acre tract of land is situated in Virginia Military Survey 9974, Rushcreek Township, Logan County, Ohio and being part of Donn William Volbrecht's Exhibit "A", Tract III (39.57 acres) described in Official Record Volume 1404, page 3526, said 3.249 acre tract of land more particularly described as follows:

Beginning for reference at a 5/8 inch iron bar found at State Route 273 (60 feet wide) P.I. Station 310+64.60 as shown on page 7 of highway plan L-13, said iron bar also being in or near the west line of V.M.S. 9974;

Thence South 73°09'15" East 1529.35 feet, following the tangent line of a curve to the right and the centerline of State Route 273, to a magnetic nail set in the south line of said 39.57 acre tract, said magnetic nail marking the **place of beginning**;

Thence **North 6°00'30" West 408.56 feet**, departing from the centerline of State Route 273 and entering said 39.57 acre tract, passing an iron bar set at 32.56 feet, to an iron bar set;

Thence **North 83°59'30" East 300.00 feet** to an iron bar set in the west line of Steven F. Ammons' Tract 1 (100 acres) (91.45 acres total deed) described in Deed Volume 345, page 424;

Thence **South 6°00'30" East 535.00 feet**, following the west line of said 91.45 acre tract and the east line of said 39.57 acre tract, passing an iron bar set at 503.00 feet, to a magnetic nail found in the centerline of State Route 273;

Thence **North 73°09'15" West 325.56 feet**, following the centerline of State Route 273 and the south line of said 39.57 acre tract, to the **place of beginning, containing 3.249 acres** more or less and subject to all valid easements and restrictions of record.

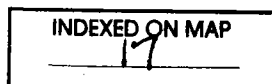
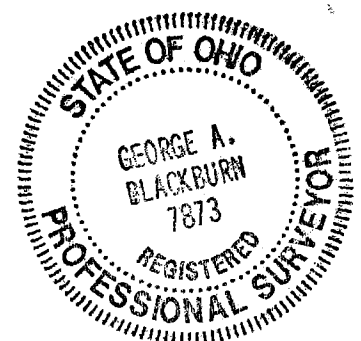
The 3.249 acre tract of land described herein contains 0.224 acres within the road right-of-way of State Route 273.

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 March 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 centerline of State Route 273 bearing South 73°09'15" East.

Description prepared by: George A. Blackburn 3-11-2022

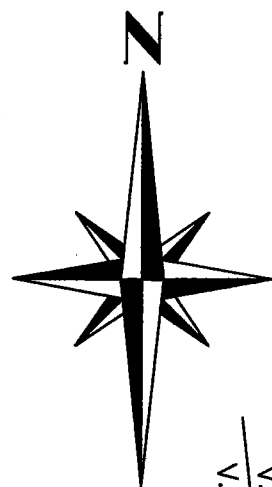
George A. Blackburn, RS # 7873  
6879 State Route 287  
West Liberty, Ohio 43357  
(937) 465-0424



5-23-2022

**APPROVED**

# PLAT OF SURVEY IN VIRGINIA MILITARY SURVEY 9974 RUSHCREEK TOWNSHIP LOGAN COUNTY, OHIO



REFERENCE BEGINNING  
P.I. STA. 310+64.60  
Log. Co. Eng. File L-13  
page 7 of 8

Donn William Volbrecht  
Exhibit "A"  
Tract III, 39.57 acres  
O.R. 1404, pg. 3526

**3.249 Acres**

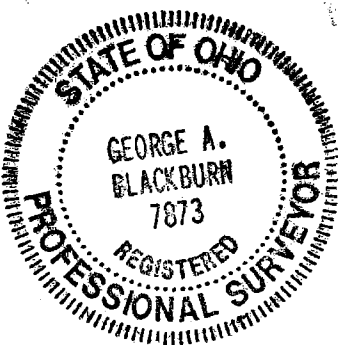
(0.224 Acres within the  
road right-of-way)

Part of  
Donn William Volbrecht  
Exhibit "A"  
Tract III, 39.57 acres  
O.R. 1404, pg. 3526

Steven F. Ammons  
Tract 1, 100 acres  
(91.45 acres  
total deed)  
D.V. 345, pg. 424

### LEGEND

- Magnetic nail found
- Magnetic nail set
- 5/8" Iron bar found
- 5/8" Iron bar set
- ⊙ 10" Wood corner post
- ⊙ Concrete monument found



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

*George A. Blackburn* 3-11-2022  
GEORGE A. BLACKBURN, R.S. 7873

### NOTES:

Minimum stopping sight distance = > 495'.

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

STATE ROUTE 273 (60')

(BASIS OF BEARING)  
S73°09'15"E

V.M.S. 12074  
V.M.S. 9973  
V.M.S. 9974  
V.M.S. 9973  
V.M.S. 9974  
V.M.S. 9973

V.M.S. 10502  
V.M.S. 9974  
N6°00'30"W  
2299.49'

N83°59'30"E  
300.00'

N6°00'30"W  
408.56'

S6°00'30"E  
535.00'

PLACE OF BEGINNING  
1529.35'  
32.56'  
N73°09'15"W  
325.56'

Prop. Res. Drive  
Mailbox  
Res. Drive  
Sta. 328+00

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

DATE: 3/11/2022  
SCALE: 1" = 100'  
FILE: Robert Volbrecht 3-22

REVISIONS	DATE	BY

PLAT PREPARED FOR ROBERT VOLBRECHT

SHEET  
1  
OF 1

INDEXED ON MAP  
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