

REC'D 2-25-05 8M OK

# Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.  
Bellefontaine OH 43311



Phone: (937) 593-7335  
Fax: (937) 593-7444

## 1975 - 2005 - 30 YEARS OF EXCELLENCE HARRY AUGUSTUS ROBERTS TRUSTEE 28.188 ACRES

Lying in Virginia Military Survey 9887, Rushcreek Township, Logan County, Ohio.

Being out of the Harry Augustus Roberts, Trustee and Theresa June Roberts, Trustee 134.67 acre tract as deeded and described in Official Record 349, Page 85 Parcel III of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 1 inch iron pipe found on the intersection of center-lines of County Highway 5 (60 feet wide) and of County Highway 118 (60 feet wide).

THENCE, with the center-line of County Highway 5, S 24°-45'-00"W, a distance of 805.10 feet to a MAG nail set.

THENCE, S 82°-23'-51"W, a distance of 1600.70 feet to a 5/8 inch iron rod set, passing 5/8 inch iron rods set at 35.51 feet and 1540.70 feet.

THENCE, with the east line of the Harold A. Longbrake 207.1 acre tract (Vol. 383, Pg. 864 Tract I), N 5°-47'-29"W, a distance of 680.46 feet to a MAG nail set, passing a 5/8 inch iron rod set at 650.45 feet.

THENCE, with the center-line of County 118, N 82°-23'-51"E, a distance of 2010.02 feet to the point of beginning.

Containing 28.188 acres of which 1.908 acres are within in the highway rights-of-way.

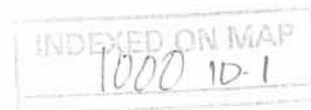
The basis for bearings is the center-line of County Highway 5 being S 24°-45'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on February 4, 2005.



ORIGINAL STAMP IN GREEN

Description prepared by:

Jeffrey I. Lee  
Professional Surveyor 6359  
February 10, 2005



L-3969

REC'D 2-25-05 SMY OK

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Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.  
Bellefontaine OH 43311



Phone: (937) 593-7335  
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## 1975 - 2005 - 30 YEARS OF EXCELLENCE

HARRY AUGUSTUS ROBERTS TRUSTEE

75.798 ACRES

Lying in Virginia Military Surveys 9887, 13989 and 13646, Rushcreek Township, Logan County, Ohio.

Being out of the Harry Augustus Roberts, Trustee and Theresa June Roberts, Trustee 134.67 acre tract as deeded and described in Official Record 349, Page 85 Parcel III of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 1 inch iron pipe found on the intersection of center-lines of County Highway 5 (60 feet wide) and County Highway 118 (60 feet wide).

THENCE, with the center-line of County Highway 5, S 24°-45'-00"W, a distance of 805.10 feet to a MAG nail set.

THENCE, S 82°-23'-51"W, a distance of 1540.70 feet to a 5/8 inch iron rod set at THE TRUE POINT OF BEGINNING, passing a 5/8 inch iron rod set at 35.51 feet.

THENCE, S 7°-36'-09"E, a distance of 60.35 feet to a 5/8 inch iron rod set.

THENCE, S 82°-43'-55"W, a distance of 168.12 feet to a 5/8 inch iron rod set.

THENCE, S 7°-16'-05"E, a distance of 895.51 feet to a 5/8 inch iron rod set.

THENCE, with the north line of Virginia Military Surveys 3323 and 11016, the north line of the Robert David Titus 154.353 acre tract (O.R. 24, Pg. 861 Tract No. 2), and the north line of the Harold A. Longbrake 68.457 acre tract (Vol. 383, Pg. 864), S 84°-01'-30"W, a distance of 3838.82 feet to a point in Rush Creek, passing a 4 inch wood fence post at 3109.02 feet, and a 5/8 inch iron rod set at 3813.82 feet.

THENCE, with the center-line of Rush Creek the east line of the Paul D. Malina 180.04 acre tract (Vol. 408, Pg. 329) and the east line of the Kathryn Shoots, Trustee 60.95 acre tract (O.R. 529, Pg. 420, Tract I, Parcel Three), N 28°-26'-57"E, a distance of 420.38 feet to a point in Rush Creek referenced by a 5/8 inch iron rod set, S 61°-56'-14"E, a distance of 15.00 feet.

THENCE, with the center-line of Rush Creek and the east line of the said 60.95 acre tract, N 8°-16'-32"E, a distance of 556.72 feet to a point in Rush Creek.

INDEXED ON MAP  
1000 1D-2

# Lee Surveying and Mapping Co., Inc.

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Phone: (937) 593-7335  
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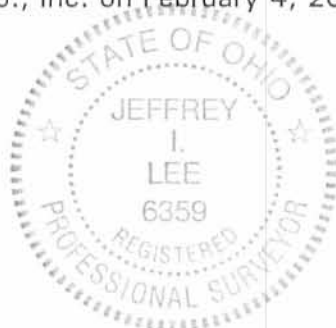
THENCE, with the south line of the Harold A. Longbrake 207.1 acre tract (Vol. 383, Pg. 864, Tract I), N 85°-19'-28"E, a distance of 194.40 feet to a 2 inch iron pipe found, passing a 5/8 inch iron rod set at 25.00 feet.

THENCE, with the south line of the said 207.1 acre tract, N 82°-43'-55"E, a distance of 3356.80 feet to a 5/8 inch iron rod set.

THENCE, N 82°-23'-51"E, a distance of 60.00 feet to the point of beginning.

Containing 75.798 acres of which 56.055 acres are in Virginia Military Survey 9887, 2.788 acres are in Virginia Military Survey 13989 and 16.955 acres are in Virginia Military Survey 13646.

The basis for bearings is the center-line of County Highway 5, being S 24°-45'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on February 4, 2005 and revised February 23, 2005



ORIGINAL STAMP IN GREEN

Description prepared by:

A handwritten signature in black ink, appearing to read 'J. Lee', written over the typed name.

Jeffrey I. Lee  
Professional Surveyor 6359  
February 24, 2005

L-3969

INDEXED ON MAP  
1000 1D-3

REC'D 2-25-05 SWM OK

# Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.  
Bellefontaine OH 43311



Phone: (937) 593-7335  
Fax: (937) 593-7444

## 1975 - 2005 - 30 YEARS OF EXCELLENCE

HARRY AUGUSTUS ROBERTS TRUSTEE

31.046 ACRES

Lying in Virginia Military Surveys 9887 and 13646, Rushcreek Township, Logan County, Ohio.

Being out of the Harry Augustus Roberts Trustee and Theresa June Roberts Trustee 134.67 acre tract as deeded and described in Official Record 349, Page 85 Parcel III of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 1 inch iron pipe found on the intersection of center-lines of County Highway 5 (60 feet wide) and County Highway 118 (60 feet wide).

THENCE, with the center-line of County Highway 5, S 24°-45'-00"W, a distance of 805.10 feet to a MAG nail set at THE TRUE POINT OF BEGINNING.

THENCE, with the center-line of County Highway 5, S 24°-45'-00"W, a distance of 1166.98 feet to a MAG nail set, passing a 1 inch iron pipe found on the Greenville Treaty Line at 811.28 feet.

THENCE, with the north line of Virginia Military Survey 3323 and the north line of the Steven Jacobs 1.51 acre tract (O.R. 30, Pg. 708) and the north line of the Robert David Titus 154.353 acre tract (O.R. 24, Pg. 861 Tract No. 2), S 84°-01'30"W, a distance of 1090.00 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 34.65 feet.

THENCE, N 7°-16'-05"W, a distance of 895.51 feet to a 5/8 inch iron rod set.

THENCE, N 82°-43'-55"E, a distance of 168.12 feet to a 5/8 inch iron rod set.

THENCE, N 7°-36'-09"W, a distance of 60.35 feet to a 5/8 inch iron rod set.

INDEXED ON MAP

1000 10-4

# Lee Surveying and Mapping Co., Inc.

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THENCE, N 82°-23'-51"E, a distance of 1540.70 feet to the point of beginning, passing a 5/8 inch iron rod set at 1505.19 feet.

Containing 31.046 acres of which 0.803 acre is within the highway right-of-way. 23.389 acres are in Virginia Military Survey 9887 and 7.657 acres are in Virginia Military Survey 13646.

The basis for bearings is the center-line of County Highway 5, being S 24°-45'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on February 4, 2005 and revised February 23, 2004



ORIGINAL STAMP IN GREEN

Description prepared by:

A handwritten signature in black ink, appearing to read 'Jeffrey I. Lee'.

Jeffrey I. Lee  
Professional Surveyor 6359  
February 24, 2005

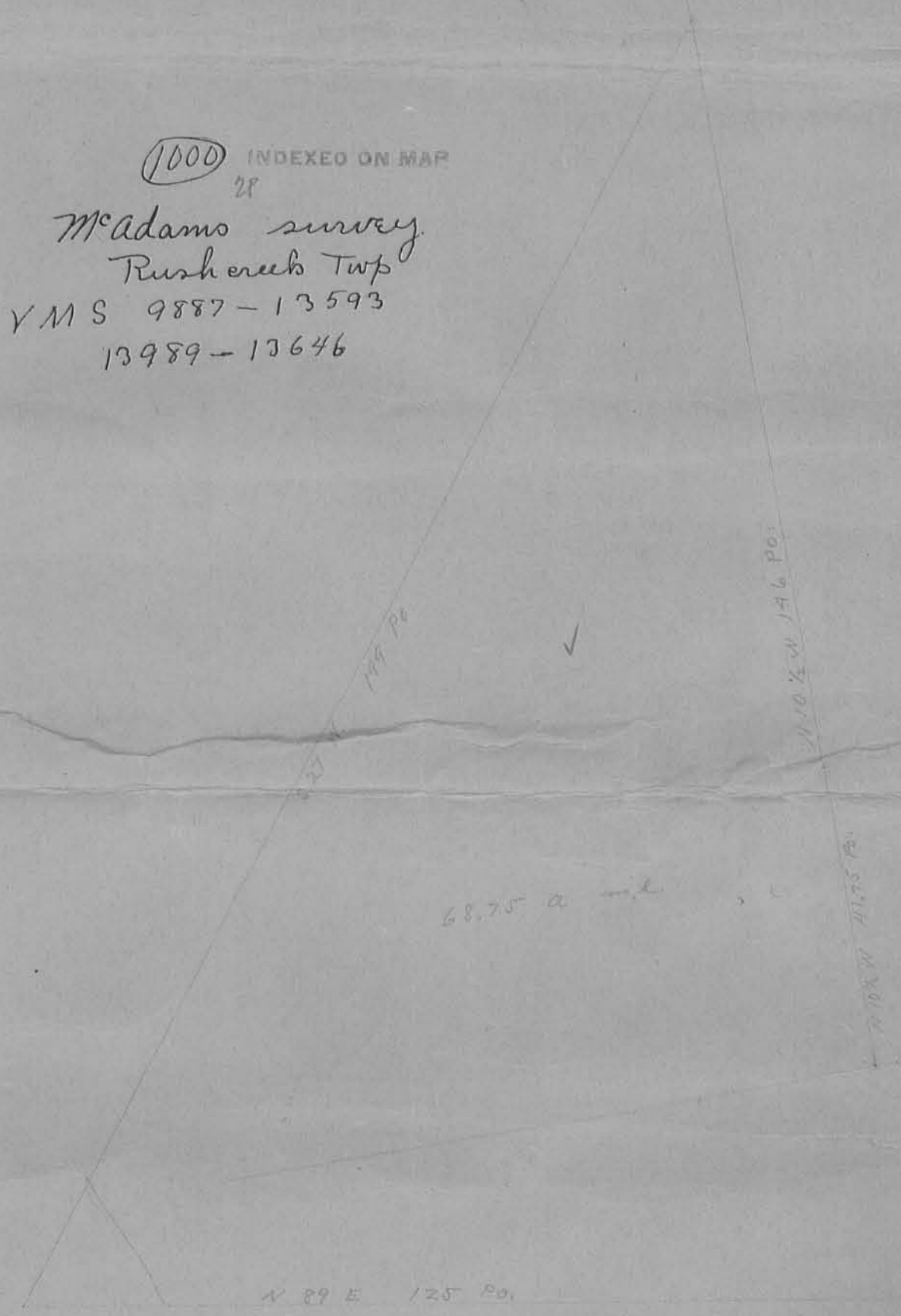
L-3969

INDEXED ON MAP  
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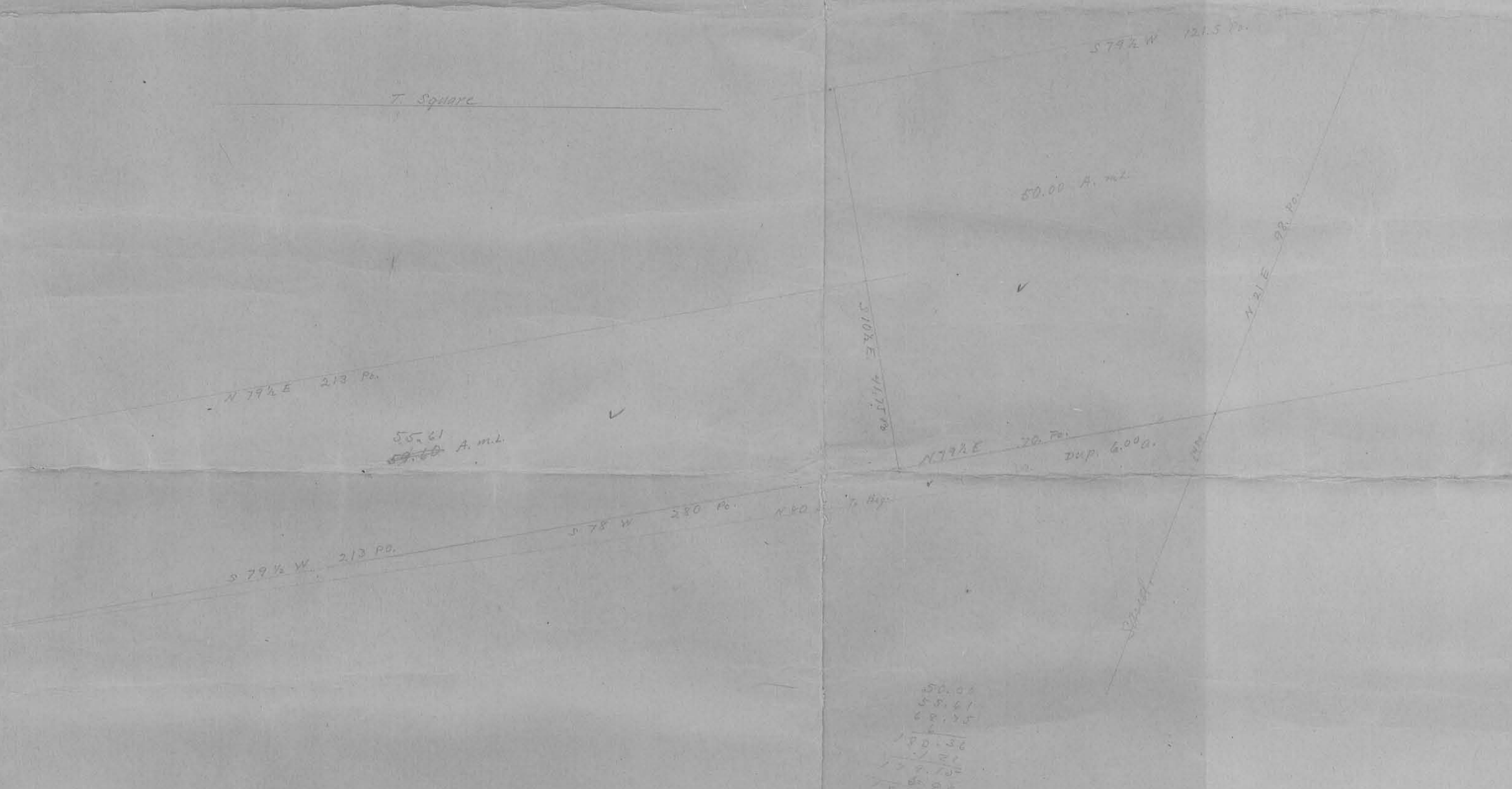
T. Square

1000 INDEXED ON MAP  
25  
McAdams survey  
Rushereb Twp  
YMS 9887-13593  
13989-13646



65.75 a. ml

T. Square



50.00 A. ml

55.21 A. ml

70 Pts  
210 Pts

50.00  
55.21  
58.75  
62.25  
65.75  
69.25  
72.75  
76.25  
79.75  
83.25  
86.75  
90.25  
93.75  
97.25  
100.00

A-25-2023



APPROVED

**DESCRIPTION OF SURVEY FOR  
HARRY AUGUSTUS ROBERTS AND THERESA JUNE ROBERTS  
75.723 ACRES  
April 18, 2023**

The following described 75.723 acre tract of land is situated in Virginia Military Surveys 9887, 13646 and 13989, Rushcreek Township, Logan County, Ohio and being part of Harry Augustus Roberts, Trustee's (1/2 interest) and Theresa June Roberts, Trustee's (1/2 interest) Parcel III (originally 134.67 acres) described in Official Record Volume 349, page 85, said 75.723 acre tract more particularly described as follows:

Commencing at a one inch iron pipe found at the intersection of the centerline of County Road 5 (60 feet wide) with the centerline of County Road 118 (60 feet wide), said iron pipe also at the northeast corner of said original 134.67 acre tract;

Thence South 25°53'30" West 805.02 feet, following the centerline of County Road 5 and the east line of said original 134.67 acre tract, to a magnetic nail found at the northeast corner of Nancy Jill Stolly's Exhibit "A" (31.046 acres) described in Official Record Volume 772, page 355, said 31.046 acre tract formerly part of said original 134.67 acre tract;

Thence South 83°32'01" West 1540.80 feet, departing from the centerline of County Road 5, following the north line of said 31.046 acre tract and a south line of the remainder of said original 134.67 acre tract, passing a 5/8 inch iron bar found at 35.51 feet, to a 5/8 inch iron bar found and marking the **place of beginning**;

Thence **South 06°45'07" East 60.25 feet**, following a west line of said 31.046 acre tract and an east line of the remainder of said original 134.67 acre tract, to a 5/8 inch iron bar found;

Thence **South 83°52'14" West 168.12 feet**, following a north line of said 31.046 acre tract and a south line of the remainder of said original 134.67 acre tract, to a 5/8 inch iron bar found;

Thence **South 06°07'36" East 895.36 feet**, following a west line of said 31.046 acre tract and an east line of the remainder of said original 134.67 acre tract, leaving V.M.S. 9887 and crossing V.M.S. 13646, to a 5/8 inch iron bar found in the north line of V.M.S. 3323 and in the



north line of Nubbin Ridge Farm, LLC's Tract II (154.353 acres) described in Official Record Volume 1072, page 586;

Thence **South 85°09'35" West 3108.88 feet**, following the north line of V.M.S. 3323 and V.M.S. 11016, the south line of V.M.S. 13646, the north line of said 154.353 acre tract and the south line of said original 134.67 acre tract, to an iron bar set at the northeast corner of Lambrecht Acres, LLC's Exhibit "A", Parcel I (68.457 acres) described in Official Record Volume 1340, page 50;

Thence **South 85°09'35" West 714.79 feet**, following the north line of V.M.S. 11016, the south line of V.M.S. 13646, the north line of said 68.457 acre tract and the south line of said original 134.67 acre tract, passing a 5/8 inch iron bar found at 704.79 feet, to a point in the centerline of Rushcreek and in the east line of Terri L. Parmley's (1/2 interest) Exhibit "A", Parcel I (180.90 acres) described in Official Record Volume 925, page 385 and Kathryn F. Malina's (1/2 interest) 180.90 acre tract described in Deed Book Volume 408, page 329;

Thence **North 27°52'09" East 412.26 feet**, following the centerline of Rushcreek, the east line of said 180.90 acre tract, the east line of Kevin Dustin Longbrake's Exhibit "A" (293.863 acres) described in Official Record Volume 1340, page 65 and the west line of said original 134.67 acre tract, crossing V.M.S. 13646 and entering V.M.S. 13989, to a point which bears North 83°34'51" West 18.33 feet from an iron bar set for reference;

Thence **North 09°24'51" East 556.72 feet**, following the centerline of Rushcreek, the east line of said 293.863 acre tract and the west line of said original 134.67 acre tract, to a point at the southwest corner of Harold K. Longbrake's and Ruth E. Longbrake's Exhibit "A", Tract I (241.239 acres) described in Official Record Volume 1339, page 889;

Thence **North 86°30'06" East 194.40 feet**, departing from the centerline of Rushcreek, following the south line of said 241.239 acre tract and the north line of said original 134.67 acre tract, leaving V.M.S. 13989 and re-entering V.M.S. 9887, passing a 5/8 inch iron bar found at 25.00 feet, to a 2 inch steel post found;

Thence **North 83°52'14" East 3356.54 feet**, following the south line of said 241.239 acre tract and the north line of said original 134.67 acre tract, to a 5/8 inch iron bar found;

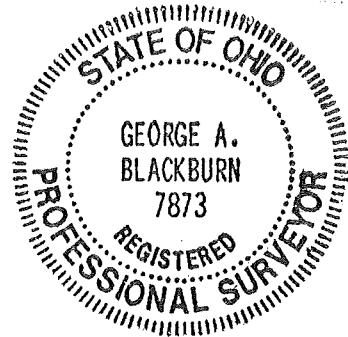
Thence **North 83°32'01" East 59.78 feet**, crossing the remainder of said original 134.67 acre tract, to the **place of beginning, containing 75.723 acres** more or less and subject to all valid easements and restrictions of record.

Of the above-described 75.723 acre tract of land, 58.945 acres are within V.M.S. 9887, 2.243 acres are within V.M.S. 13989 and 14.535 acres are within V.M.S. 13646;

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 April 2023. 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 5 (60 feet wide) bearing South 25°53'30" West.

Description prepared by:  4-18-2023

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



4-25-2023



APPROVED

**DESCRIPTION OF SURVEY FOR  
HARRY AUGUSTUS ROBERTS AND THERESA JUNE ROBERTS  
28.186 ACRES  
April 18, 2023**

The following described 28.186 acre tract of land is situated in Virginia Military Survey 9887, Rushcreek Township, Logan County, Ohio and being part of Harry Augustus Roberts, Trustee's (1/2 interest) and Theresa June Roberts, Trustee's (1/2 interest) Parcel III (originally 134.67 acres) described in Official Record Volume 349, page 85, said 28.186 acre tract more particularly described as follows:

Beginning at a one inch iron pipe found at the intersection of the centerline of County Road 5 (60 feet wide) with the centerline of County Road 118 (60 feet wide), said iron pipe also at the northeast corner of said original 134.67 acre tract;

Thence **South 25°53'30" West 805.02 feet**, following the centerline of County Road 5 and the east line of said original 134.67 acre tract, to a magnetic nail found at the northeast corner of Nancy Jill Stolly's Exhibit "A" (31.046 acres) described in Official Record Volume 772, page 355, said 31.046 acre tract formerly part of said original 134.67 acre tract;

Thence **South 83°32'01" West 1600.58 feet**, departing from the centerline of County Road 5, following the north line of said 31.046 acre tract and a south line of the remainder of said original 134.67 acre tract, passing a 5/8 inch iron bar found at 35.51 feet and a 5/8 inch iron bar found at 1540.80 feet at the northwest corner of said 31.046 acre tract, crossing the remainder of said original 134.67 acre tract thereafter, to a 5/8 inch iron bar found at the southeast corner of Harold K. Longbrake's and Ruth E. Longbrake's Exhibit "A", Tract I (241.239 acres) described in Official Record Volume 1339, page 889;

Thence **North 4°39'03" West 680.56 feet**, following the east line of said 241.239 acre tract and the west line of said original 134.67 acre tract, passing a 5/8 inch iron bar found at 650.55 feet, to a magnetic nail found in the centerline of County Road 118;

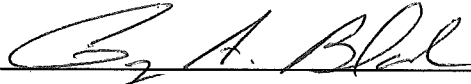
Thence **North 83°32'22" East 2009.87 feet**, following the centerline of County Road 118 and the north line of said original 134.67 acre tract, to the **place of beginning, containing 28.186 acres** more or less and subject to all valid easements and restrictions of record.

INDEXED ON MAP  
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The road right-of-way of County Road 5 (60 feet wide) and County Road 118 (60 feet wide) contains 1.908 acres.

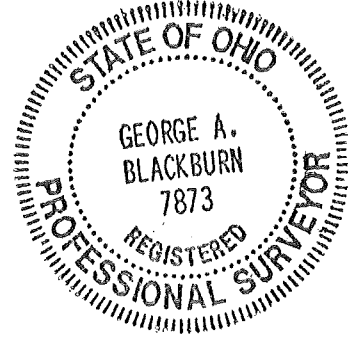
The above description was prepared from an actual field survey made by Blackburn Surveying, LLC George A. Blackburn, Registered Surveyor #7873, during the month of April 2023. Iron bars set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS #7873." Bearings indicated herein are based on the centerline of County Road 5 (60 feet wide) bearing South 25°53'30" West.

Description prepared by:



4-18-2023

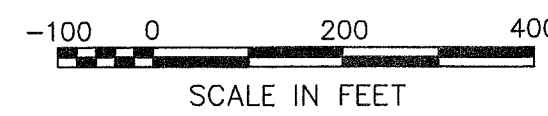
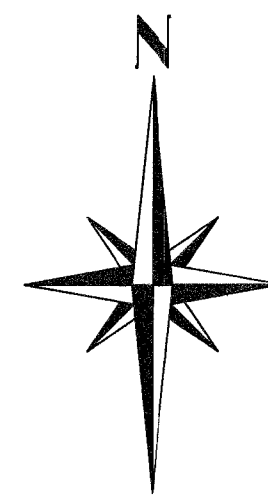
George A. Blackburn, R.S. #7873  
6879 State Route 287  
West Liberty, Ohio 43357  
(937) 465-0424



INDEXED ON MAP

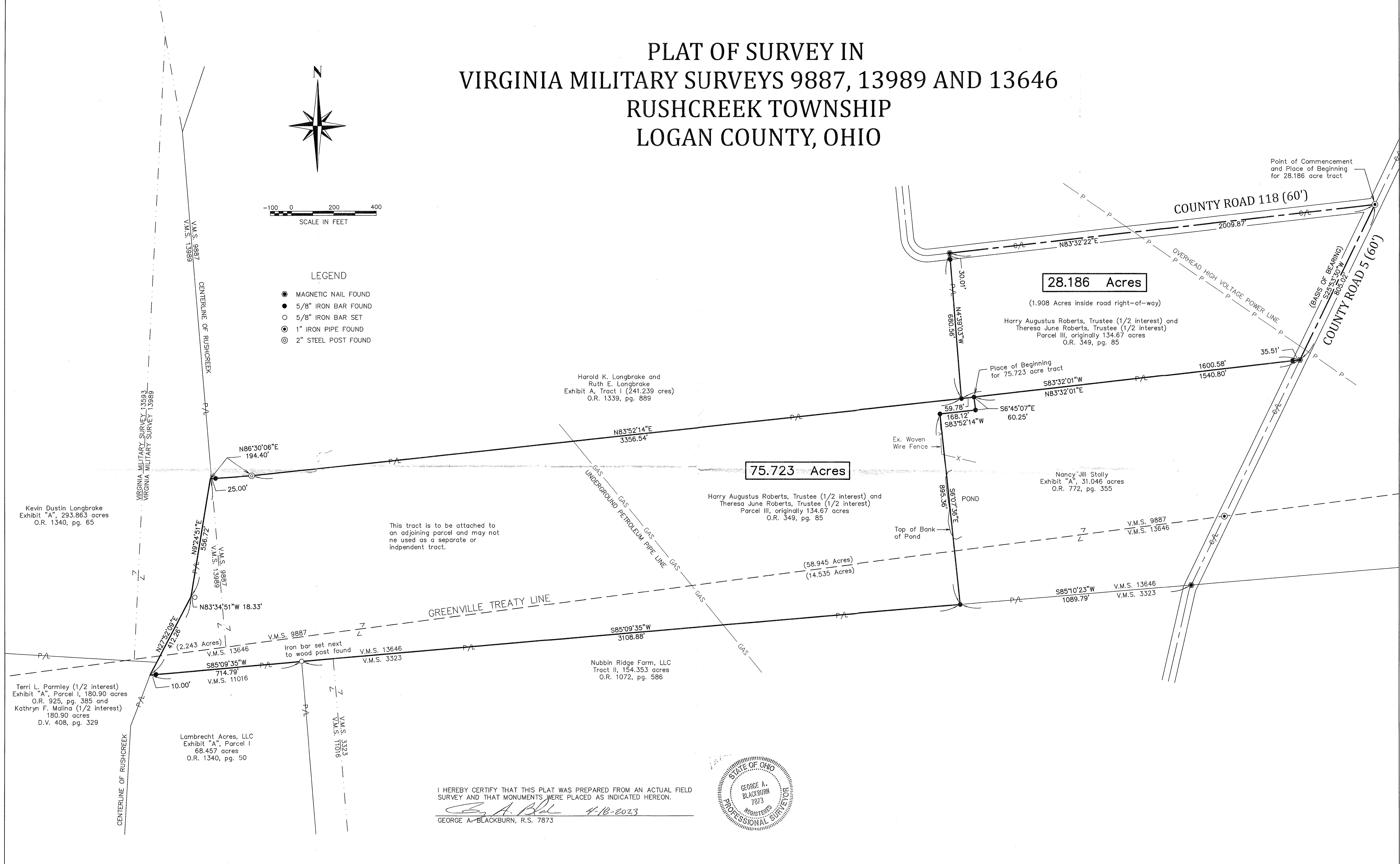
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# PLAT OF SURVEY IN VIRGINIA MILITARY SURVEYS 9887, 13989 AND 13646 RUSHCREEK TOWNSHIP LOGAN COUNTY, OHIO



### LEGEND

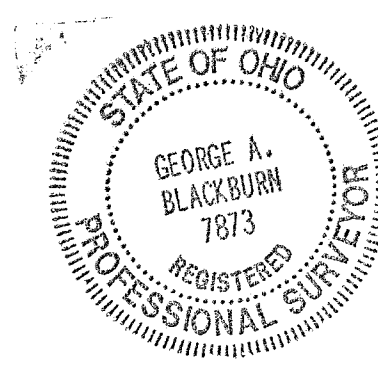
- MAGNETIC NAIL FOUND
- 5/8" IRON BAR FOUND
- 5/8" IRON BAR SET
- 1" IRON PIPE FOUND
- 2" STEEL POST FOUND



This tract is to be attached to an adjoining parcel and may not be used as a separate or independent tract.

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

*George A. Blackburn* 4-18-2023  
GEORGE A. BLACKBURN, R.S. 7873

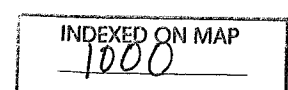


BLACKBURN SURVEYING, LLC  
6879 STATE ROUTE 287  
WEST LIBERTY, OHIO 43357  
(937) 465-0424

DATE : 4/18/2023  
SCALE : 1" = 200'  
FILE: Harry Roberts 4-23

REVISIONS	DATE	BY

PLAT PREPARED FOR HARRY ROBERTS AND THERESA ROBERTS



SHEET  
1  
OF 1