

Simmons Survey Description  
December, 1974

Being situated in the Village of Rushsylvania; and in Rushcreek Township, Logan County, Ohio; and being a part of V.M.S. #13446.

Beginning at a iron at the intersection of the centerlines of Miami Road and Miami Street.

Thence with the center of Miami Road N  $11^{\circ} - 00'W$  262.9 feet to the true point of beginning for this description.

Thence continuing with the center of Miami Road N  $11^{\circ} - 00'W$  77.0 feet to a point.

Thence N  $79^{\circ} - 00'E$  277.0 feet to a iron in the west right of way line of the C.C.C. & St.L.R.R., passing thru a iron at 30.0 feet.

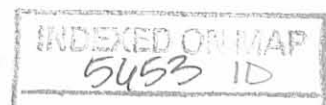
Thence with the west right of way line of the C.C.C. & St.L.R.R. S  $5^{\circ} - 36'W$  80.4 feet to a iron.

Thence S  $79^{\circ} - 00'W$  254.0 feet to the place of beginning, passing thru a iron at 224.0 feet.

Containing 0.47 of an acre more or less. This tract is carried as a 0.50 acre tract in the Auditor's office.



Owen K. Shirk  
Surveyor 4271





**LESLIE H. GEESLIN**  
REGISTERED SURVEYOR 5248  
P. O. BOX 274  
RUSHSYLVANIA, OHIO 43347  
TELEPHONE: (937) 468-2793  
FAX: (937) 468-2080

GIBBS SURVEY

August 3, 1999

The following described real estate situated in the State of Ohio, County of Logan, Township of Rushcreek, being part of Virginia Military Survey 13446 in the Village of Rushsylvania and more particularly described as follows:

Beginning at a magnetic nail set in the centerline of Miami Road at the northwest corner of Joseph D. Marcinko, II's 0.37 acre tract as described in O. R. Vol. 304 Page 985.

Thence with said centerline of Miami Road N. 11° 00' 00" W. 66.00 feet to a magnetic nail set at the southwest corner of Charles E. Skidmore et ux's 0.50 acre tract as described in D. B. Vol. 314 Page 379.

Thence with said Skidmore's south line N. 78° 59' 22" E. 312.94 feet to a 6 inch concrete post found in the west line of Conrail Railroad, passing a 5/8 inch iron bar set at 30.00 feet.

Thence with the west line of said Railroad S. 5°29' 53" W. 68.89 feet to a 5/8 inch iron bar set at the northeast corner of said Marcinko, II's 0.37 acre tract.

Thence with said Marcinko's north line S. 79° 00' 00" W. 293.38 feet to the place of beginning, passing a 5/8 inch iron bar set at 263.38 feet.

Containing 0.460 acre more or less, of which 0.046 acre is in the right of way of Miami Road.

The above described 0.460 acre tract being a new survey of Michael T. Gibbs' 0.47 acre tract as described in O. R. Vol. 283 page 393.

Bearings are based on an assumed bearing ( N. 11° 00' 00" W. ) for the centerline of Miami Road in this field survey by Leslie H. Geeslin, Reg. Surveyor No. 5248, on August 3, 1999.



*Leslie H. Geeslin*

INDEXED ON MAP  
5653 2D

MIAMI ROAD (60')

N. 11° 00' 00" W.

30.00'  
66.00'  
(0.046A)  
30.00'

N. 78° 59' 22" E. 312.94'

CHARLES E. SKIDMORE ETUX  
0.50 AC.  
DB VOL. 314 PG. 379

MICHAEL T. GIBBS  
0.47 AC.  
OR 283 PG 393

0.460 AC.

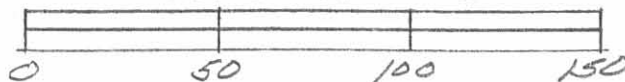
S. 79° 00' 00" W. 293.38'

JOSEPH D. MARCINKO, II  
0.37 AC.  
OR VOL. 304 PG 985

68.89'  
S. 5° 29' 53" W.  
CONRAIL R.R.

SURVEY OF 0.460 AC. TRACT IN  
V.M.S. 13446 IN THE VILLAGE OF  
RUSHSYLVANIA, RUSHCREEK TWP.,  
LOGAN COUNTY, OHIO FOR MICHAEL  
GIBBS.

AUGUST 3, 1999  
SCALE: 1" = 50'



LEGEND:

- = 6" CONCRETE POST FD
- ◻ = MAGNETIC NAIL SET
- = 5/8" IRON BAR SET

INDEXED ON MAP  
5653 28

*Leslie H. Geeslin*  
LESLIE H. GEESLIN  
RUSHSYLVANIA, OHIO  
PH 937-468-2793

# 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  
surveys@lsminc.us

## MARCINKO 0.362 ACRE

Lying in Virginia Military Survey 13446, Rushcreek Township, Village of Rushsylvania, Logan County, Ohio.

Being all of the Joseph D. Marcinko II 0.370 acre tract as deeded and described in Official Record 475, Page 762 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing at a railroad spike found at the intersection of center-lines of Miami Street and Miami Road (60 feet wide).

THENCE, with the center-line of Miami Road, N 11°-00'-00"W, a distance of 339.77 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE, with the center-line of Miami Road, N 11°-00'-00"W, a distance of 55.17 feet to a MAG nail set.

THENCE, with the south line of the Michael T. Gibbs 0.47 acre tract (O.R. 283, Pg. 393), N 79°-02'-28"E, a distance of 293.45 feet to a 5/8 inch iron rod found, passing a 5/8 inch iron rod found at 29.94 feet.

THENCE, with the west right-of-way of the C.C.C. & St. Louis Railroad/Conrail, S 05°-34'-15"W, a distance of 57.78 feet to a 1 1/2 inch iron pipe found.

THENCE, with the north line of the Angela K. Nielsen NKA Allen 0.47 acre tract (O.R. 637, Pg. 790) S 79°-05'-14"W, a distance of 276.97 feet to the point of beginning, passing a 3/4 inch iron rod found at 246.37 feet.

Containing 0.362 acre of which 0.038 acre is within the highway right-of-way.

Property is subject to any and all previous easements and rights-of-way of record.

The basis for bearings is center-line of Miami Road, being N 11°-00'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on September 26, 2012.

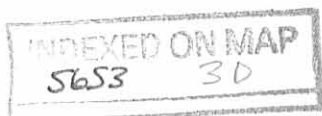
Description prepared by:

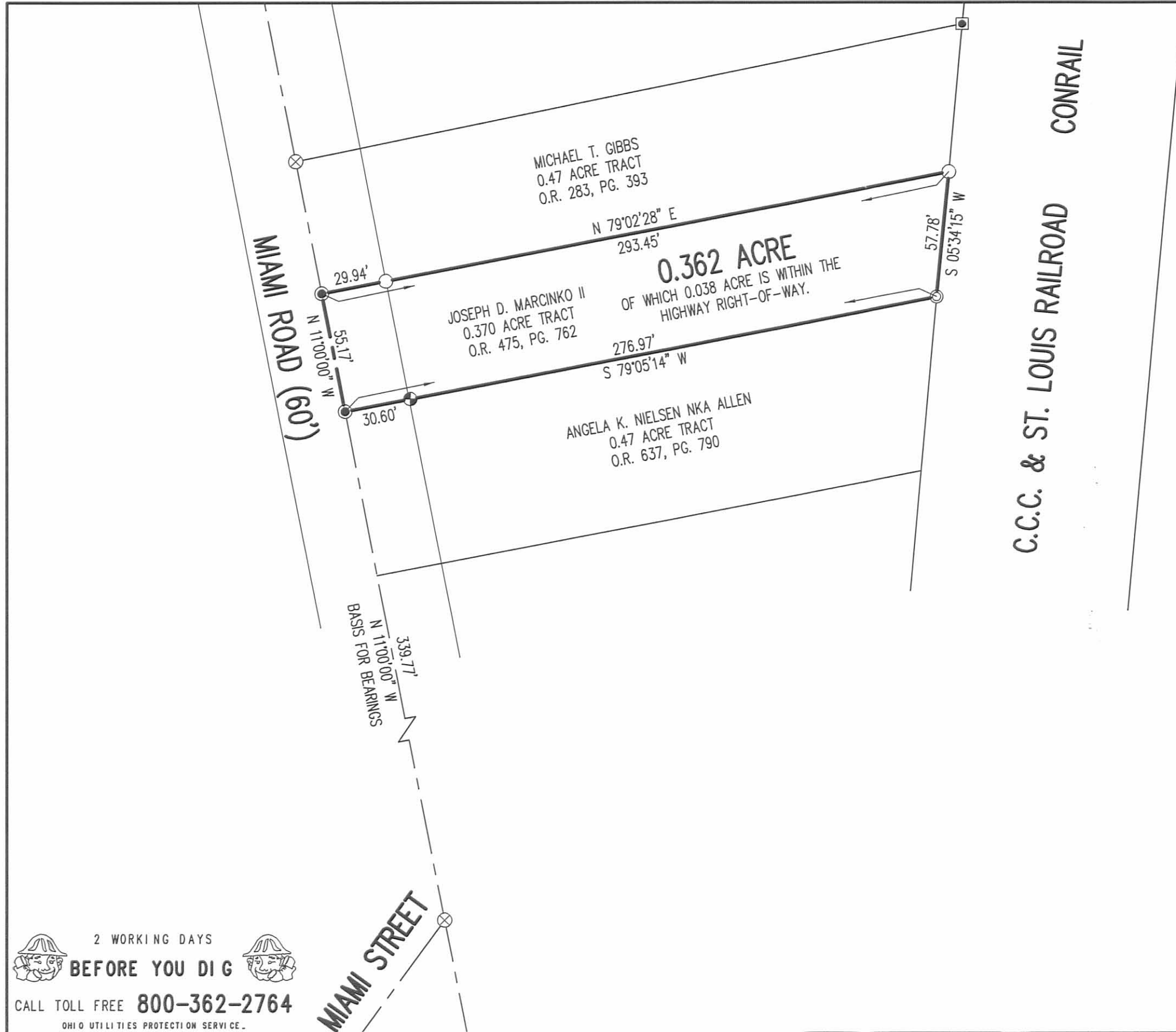
William K. Bruce  
Professional Surveyor 7437  
September 26, 2012

L-5406



ORIGINAL STAMP IN GREEN





**LEGEND**

- 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM7437"
- 5/8 INCH IRON ROD FOUND
- ⊙ MAG NAIL SET
- ⊗ RAILROAD SPIKE FOUND
- ⊙ 1 1/2 INCH IRON PIPE FOUND
- 6 INCH CONCRETE POST FOUND
- ⊕ 3/4 INCH IRON BAR FOUND

**SCALE**

50

FEET TO AN INCH

**C.C.C. & ST. LOUIS RAILROAD**  
**CONRAIL**

**RETRACEMENT SURVEY OF THE**  
**JOSEPH D. MARCINKO II**  
**0.370 ACRE TRACT**  
**OFFICIAL RECORD 475, PAGE 762**  
**VIRGINIA MILITARY SURVEY 13446**  
**VILLAGE OF RUSHSYLVANIA**  
**RUSHCREEK TOWNSHIP**  
**LOGAN COUNTY, OHIO**

SURVEYED BY:

*William K. Bruce*

WILLIAM K. BRUCE  
 PROFESSIONAL SURVEYOR 7437  
 SEPTEMBER 26, 2012



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**LEE SURVEYING & MAPPING CO., INC.**  
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 BELLEFONTAINE, OHIO 43311  
 (937) 593-7335  
 WWW.LSMINC.US  
 surveys@lsminc.us  
 ADW D0912 54060912 L-5406-3

2 WORKING DAYS  
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OHIO UTILITIES PROTECTION SERVICE

INDEXED ON MAP  
 5653 3P

8-30-2021

APPROVED



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



**ENCROACHMENT EASEMENT – NORRIS to SKIDMORE**

Being situate in the State of Ohio, County of Logan, Village of Rushsylvania, Rushcreek Township, and being a part of Virginia Military Survey 13446, and being an easement for encroaching improvements, and being more particularly described as flows:

**BEGINNING** at a point on the centerline of Miami Road (60' right-of-way) at the Southwest corner of a 3 acre tract conveyed to Gregory A. & Helen Louise Norris by deed recorded in Official Record 418, Page 487, also being at the Northwest corner of a 0.5 acre tract conveyed to Charles E. & Jeanette Skidmore, Trustees, by deed recorded in Official Record 876, Page 148;

Thence with the centerline of Miami Road, N-11°00'00"-W, 2.50'(feet) to a point;

Thence N-79°00'00"-E, 100.00'(feet) to a point, passing for reference the right-of-way line of Miami Road at 30.00'(feet);

Thence S-11°00'00"-E, 2.50'(feet) to a point on the North line of aforementioned Skidmore's 0.5 acre tract;

Thence with the North line of Skidmore's 0.5 are tract, S-79°00'00"-W, 100.00'(feet) to the place of beginning, passing for reference the right-of-way line of Miami Road at 70.00'(feet).

Containing 250.0 square feet but being subject to the rights of all legal highways and all easements of record.

Being a part of a 3 acre tract conveyed to Gregory A. & Helen Louise Norris by deed recorded in Official Record 418, Page 487, of the Logan County Records.

The foregoing description prepared by William D. Edwards, Professional Surveyor No. 7574, per existing records and a field inspection, August 25, 221. Bearings are based on the centerline of Miami Road per Official Record 876, Page 148, of the Logan County Records. (N-11°00'00"-W)



William D. Edwards

William D. Edwards, P.S. 7574

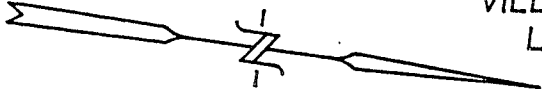
INDEXED ON MAP  
5653

8-30-2021

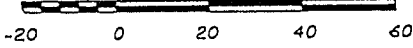
APPROVED

### EASEMENT SKETCH

PT. VIRGINIA MILITARY SURVEY 13446  
VILLAGE OF RUSHSYLVANIA  
LOGAN COUNTY, OHIO

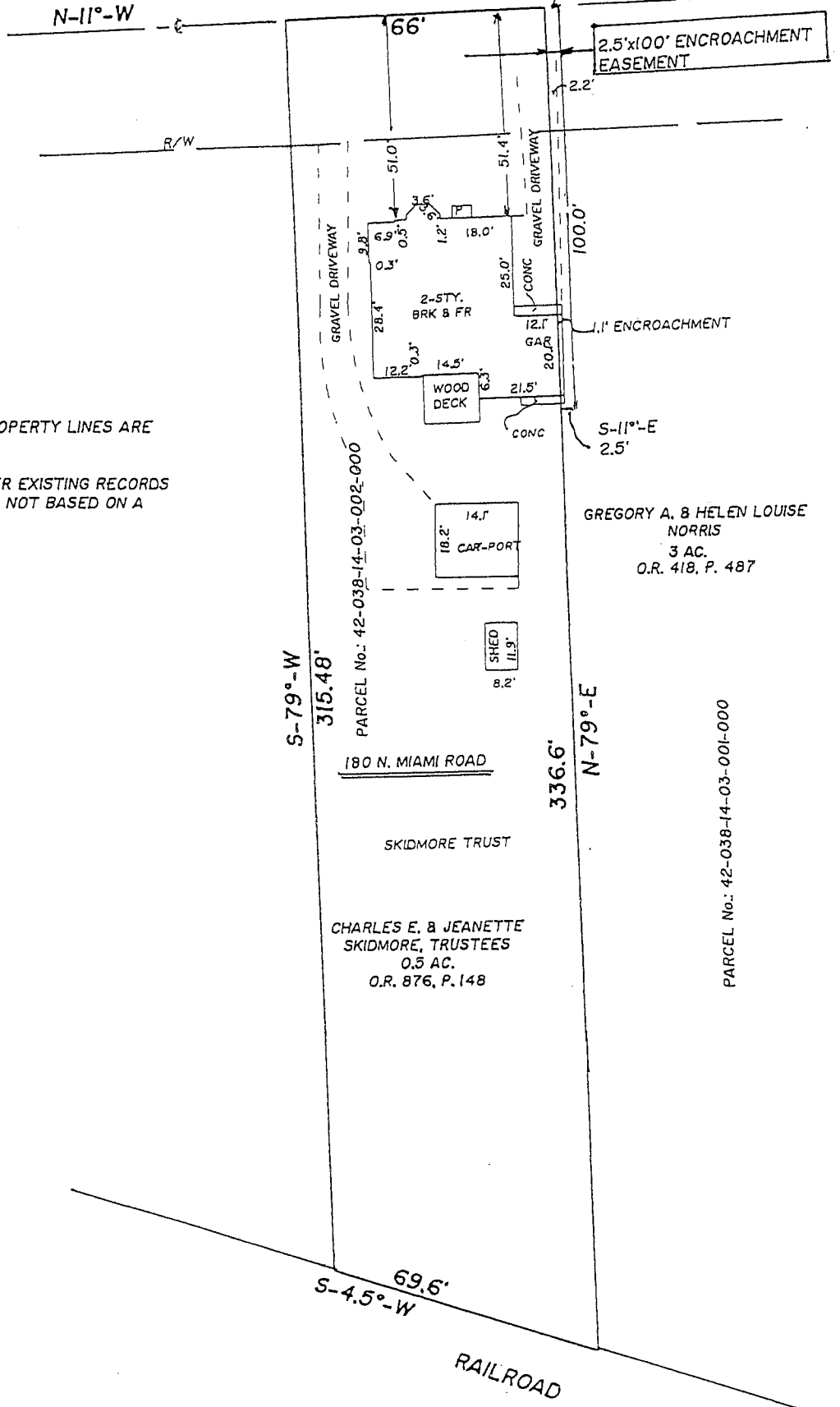


SCALE: 1" = 40'



DATE: AUGUST 25, 2021

MIAMI ROAD 60' R/W



**NOTE:**

1. BEARINGS AND DISTANCES ON PROPERTY LINES ARE SHOWN PER O.R. 876, P. 148.
2. THIS SKETCH WAS PREPARED PER EXISTING RECORDS AND A FIELD INSPECTION AND IS NOT BASED ON A BOUNDARY SURVEY.

PREPARED BY:

*William D. Edwards*

WILLIAM D. EDWARDS, P.S.: 7574  
110 S. MAIN STREET  
URBANA, OHIO 43078  
(937)653-6508



INDEXED ON MAP  
51653



9-27-2021



APPROVED



EDWARDS SURVEYING

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



LEGAL DESCRIPTION FOR SKIDMORE'S 0.492 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Village of Rushsylvania, Rushcreek Township, and being a part of Virginia Military Survey 13446, and being more particularly described as follows:

Beginning for reference at a Railroad Spike found at the intersection of the centerlines of Miami Road (60' right-of-way) and Miami Street (60' right-of-way);

thence with the centerline of Miami Road, N-8°37'12"-W, 460.94'(feet) to a Railroad Spike found at the PRINCIPLE PLACE OF BEGINNING for the tract hereinafter described, also being at the Northwest corner of a 0.47 acre tract conveyed to Michael T. Gibbs by deed recorded in Official Record 283, Page 393, passing for reference a Mag Nail found at 339.77'(feet);

thence continuing with the centerline of Miami Road, N-8°37'12"-W, 66.00'(feet) to a Mag Nail set at the Southwest corner of a 3 acre tract conveyed to Gregory A. & Helen Louise Norris, Trustees, by deed recorded in Official Record 418, Page 487;

thence with the South line of the 3 acre tract, N-81°17'04"-E, 332.96'(feet) to an iron bar set on the West line of the C.C.C. & St. Louis Railroad (CONRAIL), passing for reference an iron bar set on the right-of-way line of Miami Road at 30.00'(feet);

thence with the West line of the Railroad, S-7°57'08"-W, 69.63'(feet) to a 6" concrete post found at the Northeast corner of aforementioned Gibb's 0.47 acre tract;

thence with the North line of the 0.47 acre tract, S-81°24'48"-W, 313.10'(feet) to the place of beginning, passing for reference an iron bar set at 5.00'(feet) and a 5/8" diameter iron bar found on the right-of-way line of Miami Road at 283.10'(feet).

Containing 0.492 acre, 0.046 acre of which is within the Road right-of-way, but being subject to the rights of all legal highways and all easements of record.

Being a more accurate description of a 0.5 acre tract conveyed to Charles E. & Jeanette Skidmore, Trustees, by deed recorded in Official Record 876, Page 148, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, September 20, 2021. 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 Miami Road per an assumed bearing of N-8°37'12"-W.



*William D. Edwards*

William D. Edwards, P.S. 7574

INDEXED ON MAP  
5653

9-27-2021  
**APPROVED**

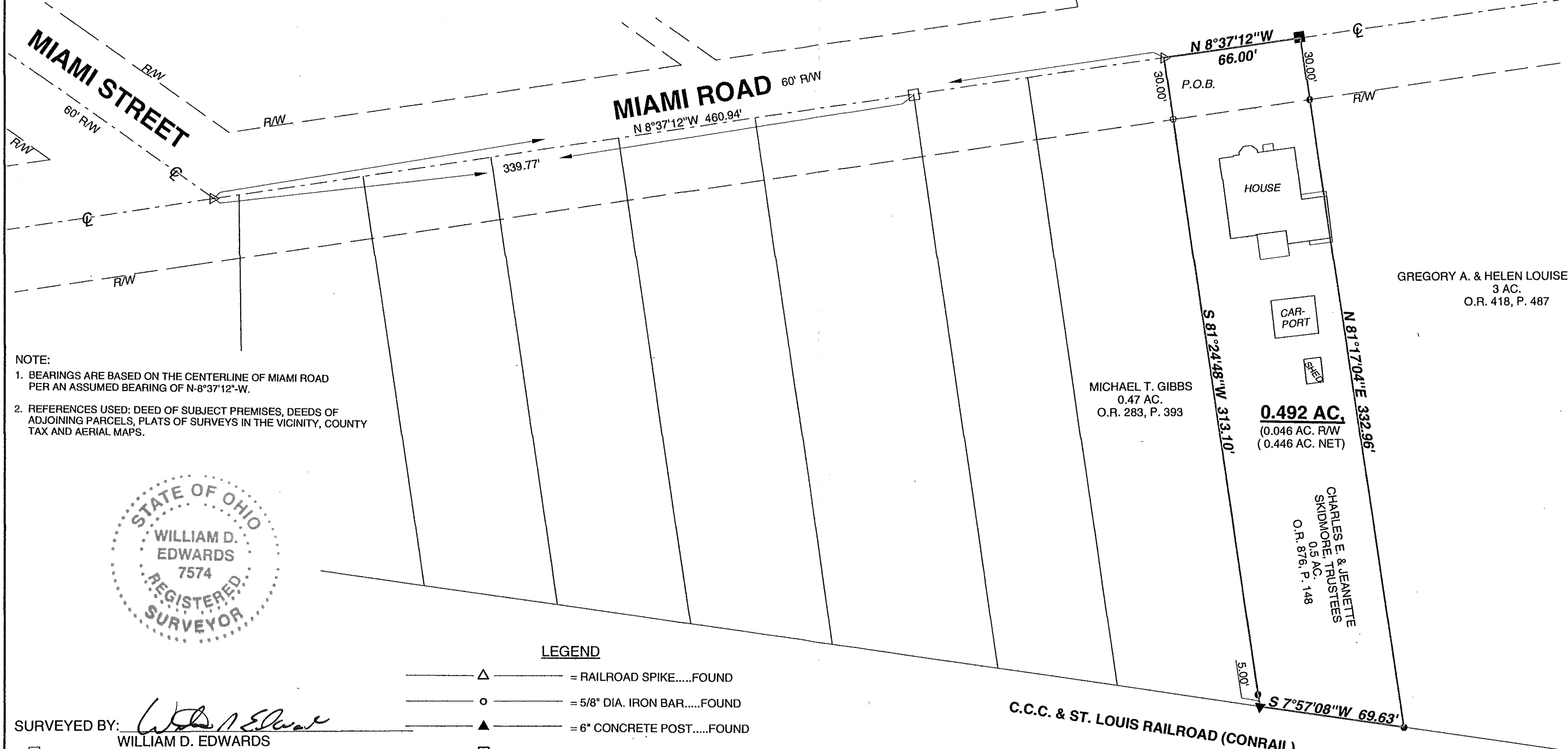
**PLAT OF SURVEY**  
 VILLAGE OF RUSHSYLVANIA  
 RUSHCREEK TOWNSHIP, LOGAN COUNTY, OHIO  
 VIRGINIA MILITARY SURVEY 13446

**STEWART STREET**



SCALE: 1" = 50'  
 -25 0 25 50 75

DATE: SEPTEMBER 20, 2021



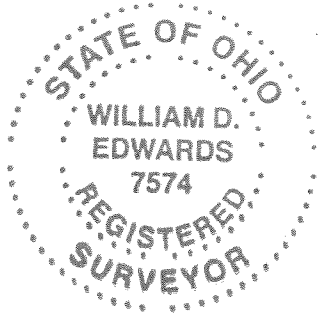
GREGORY A. & HELEN LOUISE NORRIS  
 3 AC.  
 O.R. 418, P. 487

MICHAEL T. GIBBS  
 0.47 AC.  
 O.R. 283, P. 393

**0.492 AC.**  
 (0.046 AC. R/W)  
 (0.446 AC. NET)

CHARLES E. & JEANNETTE  
 SKIDMORE, TRUSTEES  
 0.5 AC.  
 O.R. 876, P. 148

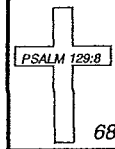
NOTE:  
 1. BEARINGS ARE BASED ON THE CENTERLINE OF MIAMI ROAD PER AN ASSUMED BEARING OF N-8°37'12"-W.  
 2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, PLATS OF SURVEYS IN THE VICINITY, COUNTY TAX AND AERIAL MAPS.



**LEGEND**

- Δ — = RAILROAD SPIKE.....FOUND
- ○ — = 5/8" DIA. IRON BAR.....FOUND
- ▲ — = 6" CONCRETE POST.....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*  
 WILLIAM D. EDWARDS  
 PROFESSIONAL SURVEYOR No. 7574  
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 (937)653-6508



C.C.C. & ST. LOUIS RAILROAD (CONRAIL)

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 5653