

Received 9-29-87

OK. C.R.

Co

LESLIE H. GEESLIN
REGISTERED SURVEYOR NO. 5248
P. O. BOX 274
RUSHSYLVANIA, OHIO 43347

TELEPHONE: (513) 468-2793
VANCE SURVEY

September, 1987

The following described real estate situated in the State of Ohio, County of Logan, Township of Rushcreek, being part of Virginia Military Survey 9909 in the Village of Rushsylvania and more particularly described as follows:

Beginning at a concrete corner post in the north line of a 16 foot road as described in D.B. Vol. 344 Page 999 and the east line of the old C.C.C. & St. L. Railroad (now Conrail).

THENCE with said Conrail's east line N. $47^{\circ} 57' 24''$ E. 185.49 feet to a concrete post.

THENCE with said east line N. $47^{\circ} 44' 21''$ E. 212.51 feet to a point.

THENCE with said east line N. $50^{\circ} 42' 30''$ E. 256.20 feet to a point.

THENCE with said east line N. $40^{\circ} 10' 19''$ E. 380.00 feet to a 0.625 inch iron bar in the south line of a 16 foot alley.

THENCE with said south line S. $45^{\circ} 00'$ E. 204.24 feet to a 0.625 inch iron bar.

THENCE with the east line of said 16 foot alley and the east line of Lot 210 N. $45^{\circ} 00'$ E. 166.00 feet to a 0.625 inch iron bar in the south line of Bank Street.

THENCE with said Bank Street S. $45^{\circ} 00'$ E. 480.46 feet to a 0.625 inch iron bar in a west line of The Village of Rushsylvania's 16.60 acre tract as described in D.B. Vol. 148 Page 499.

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THENCE with said west line S. 44° 39' 10" W. 150.65 feet to a 0.625 inch iron bar.

THENCE with a north line of said 16.60 acre tract S. 47° 22' 50" E. (this bearing is assumed and all other bearings are from angles and distances measured in this field survey) 506.00 feet to a 0.625 inch iron bar.

THENCE with a west line of said 16.60 acre tract S. 32° 45' 10" W. 593.82 feet to a 0.625 inch iron bar in the north line of Ruth E. Fawcett's 14.74 acre tract as described in D.B. Vol. 344 Page 999.

THENCE with said Fawcett's north line N. 65° 38' 52" W. 401.45 feet to a 0.625 inch iron bar that is N. 25° 06' 02" E. 16 feet from a wood corner post at the northeast corner of Alexander Andreoff's 31.79 acre tract as described in D.B. Vol. 384 Page 26.

THENCE parallel with and 16 feet from said Andreoff's north line N. 64° 53' 58" W. 1015.33 feet to the place of beginning.

Containing 24.98 acres more or less.

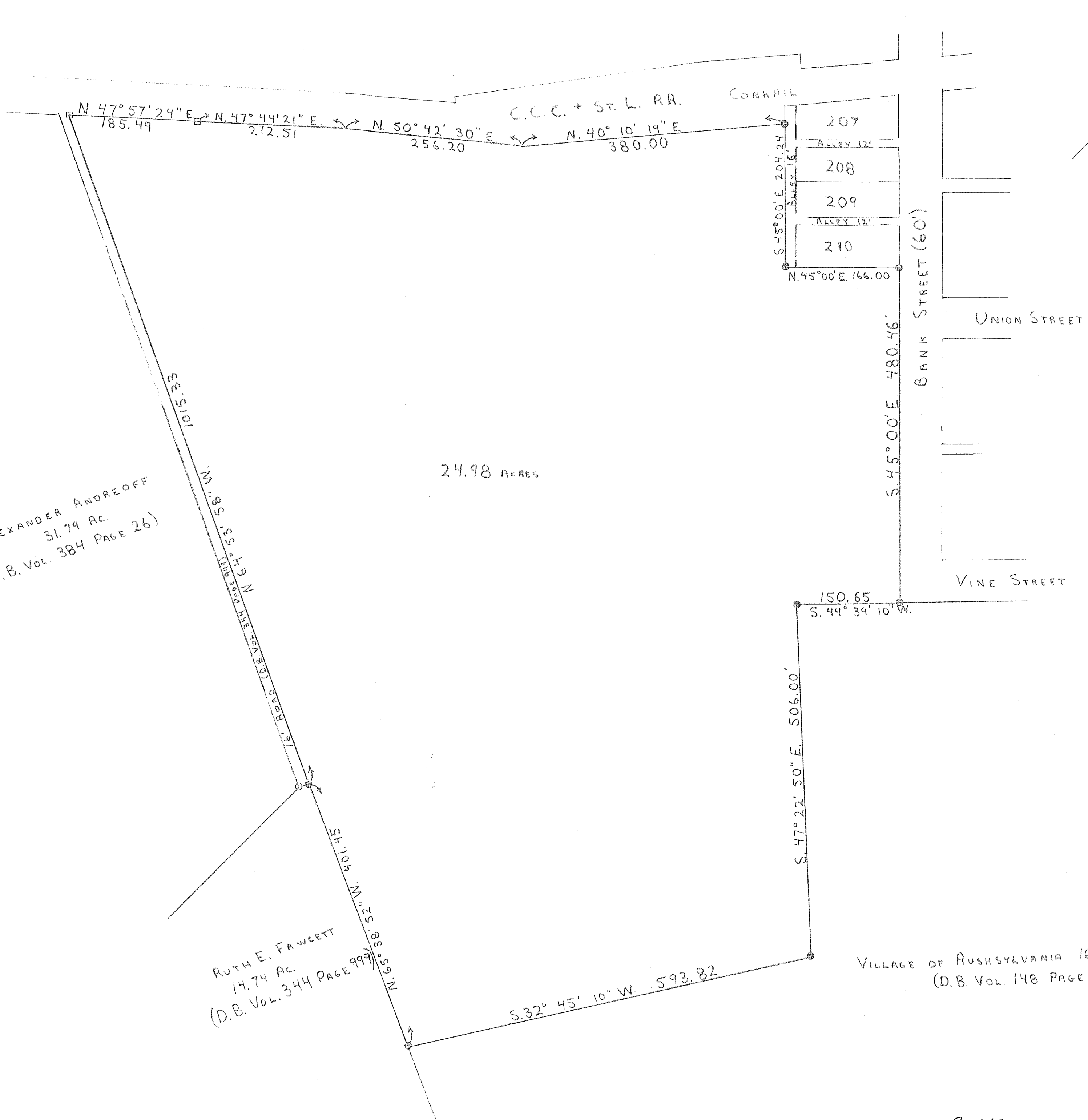
The above described 24.98 acre tract being all of Annamae Vance Lane's 60.00 acre tract as described in D.B. Vol. 297 Page 306 that is west of Rush Creek.

Reference is hereby made to a plat of this survey on file with the Logan County Engineer.



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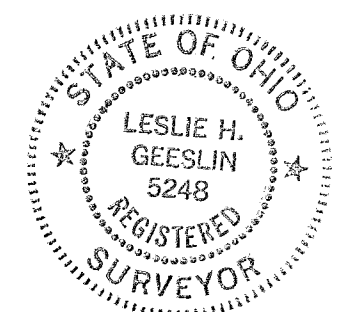
Leslie H. Geeslin



SCALE: 1" = 100'

- LEGEND:
- = CONC. POST FD.
 - = R/R TIE COR. POST FD.
 - ⊙ = 5/8" IRON BAR SET

SURVEY OF A 24.98 ACRE TRACT IN
 THE VILLAGE OF RUSHSYLVANIA,
 (V.M.S. 9909); RUSHCREEK TOWNSHIP;
 LOGAN COUNTY, OHIO;
 FOR TONY VANCE.
 SEPTEMBER, 1987



Leslie H. Geeslin
 LESLIE H. GEESLIN
 RUSHSYLVANIA, OHIO

1-27-2020

APPROVED

**DESCRIPTION OF SURVEY FOR TONY VANCE
1.881 ACRES
January 20, 2020**

The following described 1.881 acre tract of land is situated in Virginia Military Survey 9909, the Village of Rushsylvania, Rushcreek Township, Logan County, Ohio and being part of Tony W. Vance's and Cheri S. Vance's 24.98 acre tract described in Official Record Volume 51, page 444, said 1.881 acre tract more particularly described as follows:

Beginning at an iron bar set in the southwesterly line of Bank Street (60 feet wide) at the easternmost corner of lot 210 as shown on the plat of D.D. and A.M. Fawcett's Addition to the Village of Rushsylvania recorded in Plat Cabinet A, Slide 175 and conveyed to James Daniel Mitchell and Jo Ann Mitchell in Deed Volume 332, page 253, said iron bar also at a northern corner of said 24.98 acre tract;

Thence **South 53°12'40" East 330.12 feet** following the southwesterly line of Bank Street and the northeasterly line of said 24.98 acre tract, to an iron bar set;

Thence **South 36°23'52" West 176.67 feet**, departing from the southwesterly line of Bank Street and entering said 24.98 acre tract, to an iron bar set;

Thence **North 63°10'22" West 335.43 feet** to an iron bar set;

Thence **North 53°10'16" West 199.63 feet** to an iron bar set in a northwesterly line of said 24.98 acre tract and in the southeasterly line of Conrail railroads tract;

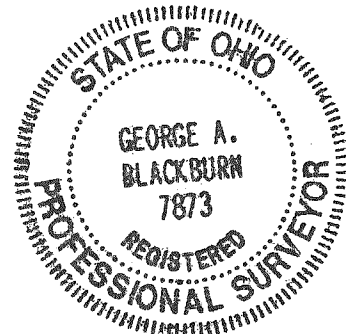
Thence **North 31°53'00" East 68.95 feet**, following a northwesterly line of said 24.98 acre tract and the southeasterly line of Conrail railroads tract, to a 5/8 inch iron bar found in the southwesterly line of a 16 feet wide alley;

Thence **South 53°10'16" East 204.45 feet**, departing from the southeasterly line of said Conrail railroads tract, following the southwesterly line of said 16 feet wide alley and a northeasterly line of said 24.98 acre tract, to a 5/8 inch iron bar found;

Thence **North 36°49'44" East 166.00 feet**, following the southeasterly line of said 16 feet wide alley, the southeasterly line of said Lot 210 and a northwesterly line of said 24.98 acre tract, to the **place of beginning, containing 1.881 acres** more or less and subject to all valid easements and restrictions of record.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of January 2020. Iron bars set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS #7873." Bearings indicated hereon are based on the southwesterly line of Bank Street (60 feet wide) and a northeasterly line of said 24.98 acre tract bearing South 53°12'40" East.

Description prepared by: *George A. Blackburn* 1-20-2020
George A. Blackburn, R.S. #7873
6879 State Route 287
West Liberty, Ohio 43357
(937) 465-0424

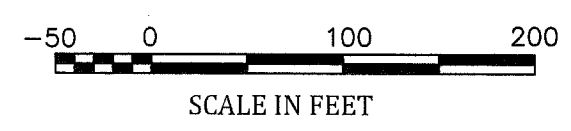
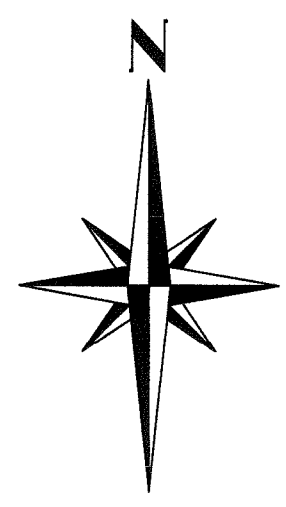


INDEXED ON MAP
7/6/20

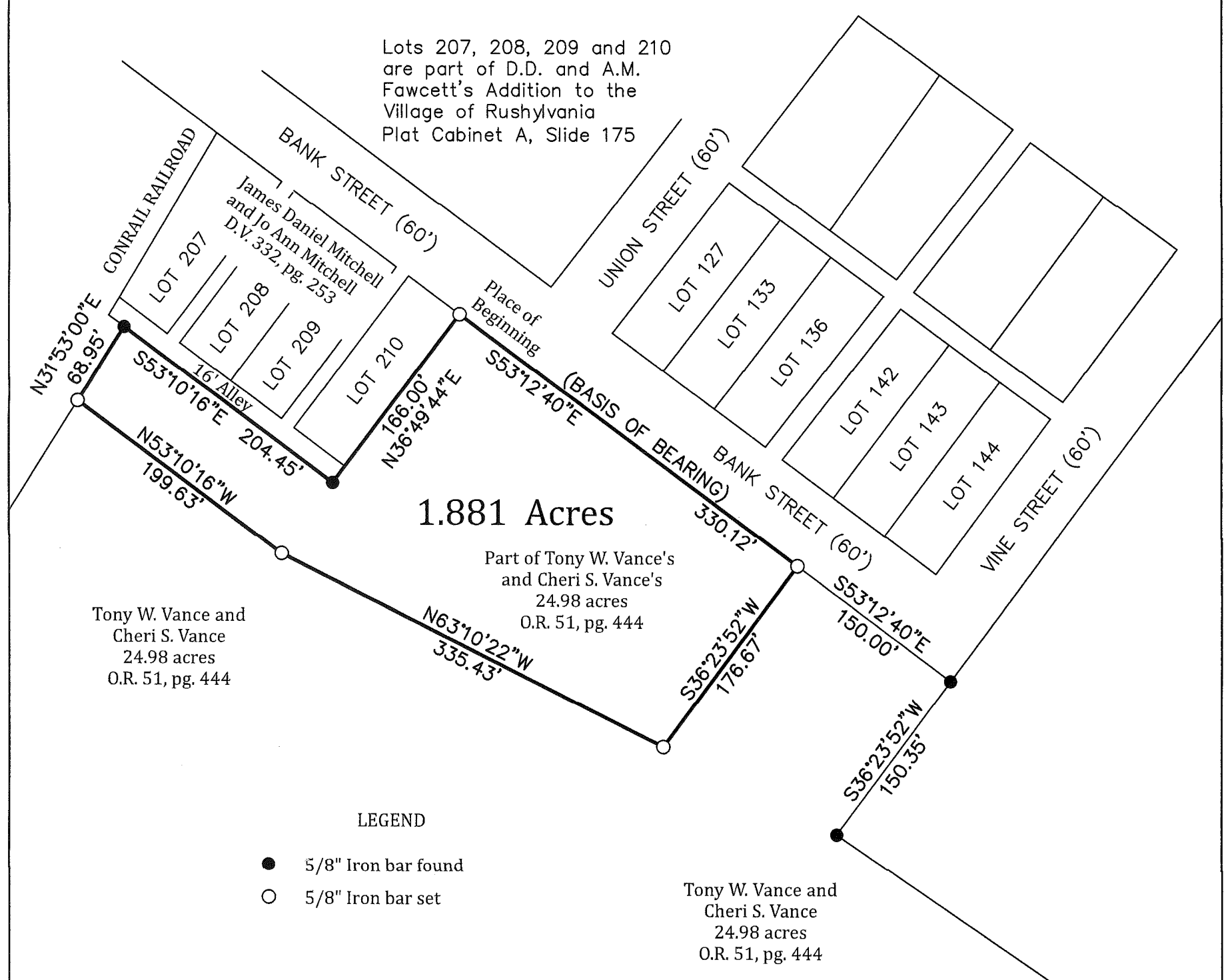
1-27-2020

APPROVED

PLAT OF SURVEY IN VIRGINIA MILITARY SURVEY 9909 THE VILLAGE OF RUSHYLVANIA RUSHCREEK TOWNSHIP LOGAN COUNTY, OHIO



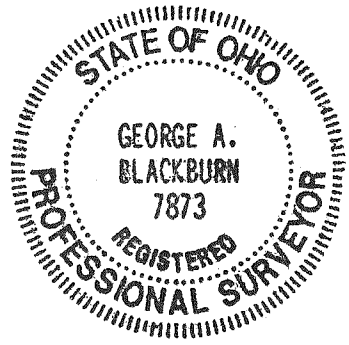
Lots 207, 208, 209 and 210
are part of D.D. and A.M.
Fawcett's Addition to the
Village of Rushylvania
Plat Cabinet A, Slide 175



- LEGEND**
- 5/8" Iron bar found
 - 5/8" Iron bar set

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

George A. Blackburn 1-20-2020
 GEORGE A. BLACKBURN, R.S. #7873



BLACKBURN SURVEYING 6879 STATE ROUTE 287 WEST LIBERTY, OHIO 43357 (937) 465-0424	DATE: 1/20/2020 SCALE: 1" = 100' FILE: Tony Vance 12-19	PLAT PREPARED FOR TONY VANCE	Sheet 1 of 1
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7696