

Hull Survey Stokes Township May 1967 0.10 Acre

The following described land in Stokes Township, Logan County, Ohio and being in V.M.S. 12276

Beginning at an iron in the center of State Route Number 702 at Station 34 plus 37.6 of said Road survey as shown in Logan County Engineer's Book Number 600 page 11.

Thence with the center of State Route Number 702 N. 43° - 56' E. 49.40 feet for the true beginnin point of this survey.

Thence N. 50° - 56' W. 97.35 feet to an iron said iron being the N.E. side of a twenty foot right of way known as Park Drive.

Thence with the N.E. side of Park Drive N. 42° - 30' E. 42.00 feet to an iron.

Thence S. 50° - 56' E. 100.50 feet to an iron in the center of State Route Number 702.

Thence with the center of State Route Number 702 S. 43° - 56' W. 42.00 feet to the place of beginning.

The above described tract contains 0.10 of one acre.

cc
Logan County Engineer



INDEXED ON MAE

ID 4100

The following described land situated in Survey
12276 Stokes Township, Logan County, Ohio.

Beginning at a stake which is S.88 W. 32.9 feet;
thence S.42° 30' W. 717.25 feet; thence N.47°30'W. 98.6 feet
from a stone at the East side of Turkeyfoot land and in the
line between Newland and Hull; thence N.47° 30' W. 66.5 feet
thence N.42°30' E. 104.6 feet; thence S.47°30'E. 66.5 feet;
thence S.42°30'W. 104.6 feet to place of beginning contain -
ing .13 acres more or less.

W. A. Montgomery

INDEXED ON MAP
4100

ZD

39.

REC'D 8-11-98 JMM OK ✓



Lee Surveying and Mapping Co., Inc.



Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver Street
Bellefontaine OH 43311

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

McCLURE 0.279 ACRE

Lying in Virginia Military Survey 12276, Stokes Township, Logan County, Ohio.

Being all of the Blaine McClure, Jr. and Iris V. McClure tracts as deeded and described in Official Record 259, Page 503 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 3/8 inch iron rod found on the center-line of Township Road 293 (Main Street) at Station 32+85.65 per the Logan County Engineers Field Book 600, Page 11.

THENCE, with the center-line of Township Road 293, (50 feet wide), S 48°-01'-00" W, a distance of 100.54 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE, continuing with the center-line of Township Road 293, S 48°-01'-00" W, a distance of 14.00 feet to a MAG nail set.

THENCE, with the lines of the Dale R. Sullivan 0.191 acre tract (O.R. 369, PG. 762), the following three (3) courses:

N 50°-47'-20" W, a distance of 116.74 feet to a 2 inch steel post in concrete found, passing a 3/4 inch iron pipe found at 25.18 feet and 96.68 feet.

S 43°-57'-52" W, a distance of 23.37 feet to a 1 inch iron pipe found.

N 46°-52'-59" W, a distance of 80.79 feet to an "X" chiseled in concrete found.

THENCE, N 39°-39'-08" E, a distance of 105.10 feet to an "X" chiseled in concrete found.

THENCE, with the southerly line of the Weldon L. Potts 0.147 acre tract, (O.R. 195, Pg. 71), S 46°-31'-28" E, a distance of 108.43 feet to a 5/8 inch iron rod set, passing a 1/2 inch iron pipe found at 21.17 feet, and a 2" iron pipe found at 87.95 feet.

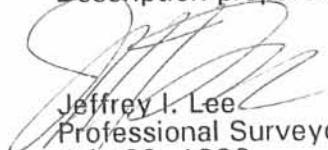
THENCE, with the westerly lines of the Ronald E. Grimes original 0.16 acre tract, (O.R. 198, Pg. 686), and the Henry Bateman, Jr. 0.10 acre tract (O.R. 167, PG. 270), S 43°-43'-14" W, a distance of 58.77 feet to a 3/4 inch iron pipe found.

THENCE, with the southerly line of the said 0.10 acre tract, S 46°-46'-15" E, a distance of 97.34 feet to the point of beginning, passing a 3/4 inch iron pipe found at 72.25 feet.

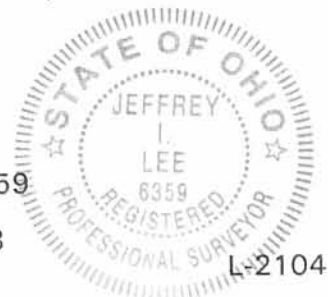
Containing 0.279 acre, of which 0.009 acre is within the highway right-of-way.

The basis for bearings is the center-line of Township Road 293 south of Station 32+85.65, being S 48°-01'-00" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on July 28, 1998

Description prepared by:


Jeffrey I. Lee
Professional Surveyor 6359
July 28, 1998

Revised August 10, 1998



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4100 - 3D

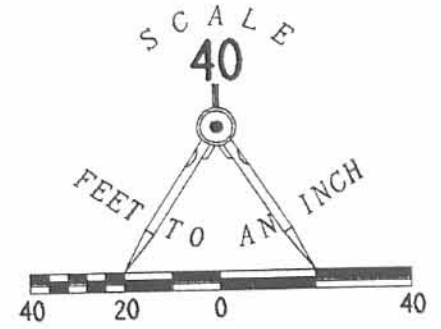
ORIGINAL STAMP IN GREEN

INDIAN LAKE



LEGEND

- 5/8" IRON ROD SET
- 3/8" IRON ROD FOUND
- ⊗ 3/4" IRON PIPE FOUND
- 1/2" IRON PIPE FOUND
- ⊗ 1" IRON PIPE FOUND
- ⊗ 2" STEEL POST IN CONCRETE FOUND
- ⊗ RAILROAD SPIKE FOUND
- MAG NAIL SET
- ⊗ "X" CHISELED IN CONCRETE FOUND
- ⊗ 2" IRON PIPE FOUND



RETRACEMENT SURVEY OF THE
BLAINE McCLURE, JR. AND
IRIS V. McCLURE TRACTS
0.279 ACRE BY THIS SURVEY
OFFICIAL RECORD 259, PAGE 503
VIRGINIA MILITARY SURVEY 12276
STOKES TOWNSHIP
LOGAN COUNTY, OHIO

SURVEYED BY:

Jeffrey I. Lee
JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
JULY 28, 1998
REVISED AUGUST 10, 1998



ORIGINAL STAMP IN GREEN

INDEXED ON
4100

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE **800-362-2764**
OHIO UTILITIES PROTECTION SERVICE.

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LEE SURVEYING & MAPPING CO., INC.
117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335

D 329 TURKEYFO

L-2104



7-3-24
APPROVED

**DESCRIPTION OF SURVEY FOR
DALE R. SULLIVAN and STEVEN W. THRUSH
TRACT I, 0.001 ACRES
June 12, 2024**

The following described 0.001 acre tract of land is situated in Virginia Military Survey 12276, Stokes Township, Logan County, Ohio and being part of Steven W. Thrush's and Amy L. Thrush's 0.279 acre tract described in Official Record Volume 379, page 869, said 0.001 acre tract of land more particularly described as follows:

Beginning for reference at a 3/8 inch iron bar found in the centerline of Township Road 293 (50 feet wide) and at centerline Station 34+37.6 as referenced on page 11 of Logan County Engineer's field book 600;

Thence North 45°03'57" East 35.90 feet, following the centerline of Township Road 293, to a magnetic nail found at a southerly corner of said 0.279 acre tract and at an easterly corner of Dale R. Sullivan's and April R. Sullivan's Tract No. 2 (0.06 acres) described in Official Record Volume 369, page 762;

Thence North 53°18'25" West 116.74 feet, departing from the centerline of Township Road 293, following a southwesterly line of said 0.279 acre tract, a northeasterly line of said Sullivan's Tract No. 2 and a northeasterly line of Sullivan's part of vacated Park Avenue, passing 3/4 inch iron pipes found at 25.30 feet and at 96.72 feet, to a 2 inch steel post found in concrete;

Thence South 41°48'38" West 21.90 feet, following a southeasterly line of said 0.279 acre tract and a northwesterly line of said Sullivan's part of vacated Park Avenue, to a 2 inch steel post found in concrete, said steel post marking the **place of beginning**;

Thence **South 41°48'38" West 1.47 feet**, continuing along a southeasterly line of said 0.279 acre tract and a northwesterly line of said Sullivan's part of vacated Park Avenue, to a one inch iron pipe found in the northeasterly line of Dale R. Sullivan's and April R. Sullivan's Tract No. 1 (0.13 acres) described in Official Record Volume 369, page 762;

Thence **North 49°03'23" West 32.99 feet**, following a southwesterly line of said 0.279 acre tract and a northeasterly line of said Sullivan's Tract No. 1, to an iron bar set in a chain link fence;

Thence **South 51°36'50" East 33.04 feet**, crossing said 0.279 acre tract and following the chain link fence, to the **place of beginning, containing 0.001 acres** more or less and subject to all valid easements and restrictions of record.

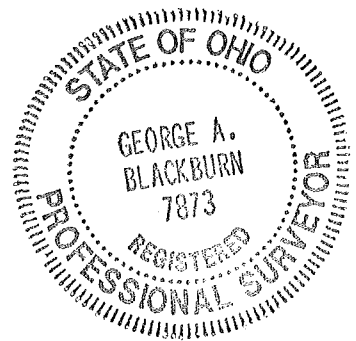
The 0.001 acre tract of land described herein is to be attached to an adjoining parcel and may not be used as a separate or independent tract.

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 June 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 Township Road 293 (50 feet wide) bearing North 45°03'57" 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* 6-12-2024

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

INDEXED ON MAP
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7-3-24
 APPROVED

**DESCRIPTION OF SURVEY FOR
DALE R. SULLIVAN and STEVEN W. THRUSH
TRACT II, 0.001 ACRES
June 12, 2024**

The following described 0.001 acre tract of land is situated in Virginia Military Survey 12276, Stokes Township, Logan County, Ohio and being part of Dale R. Sullivan's and April R. Sullivan's Tract No. 1 (0.13 acres) and Tract 3 (0.001 acres) (part of Lot 46-421 of Indian Lake Reservoir Lands No. 2, plat cabinet A, slide 475) described in Official Record Volume 369, page 762, said 0.001 acre tract of land more particularly described as follows:

Beginning for reference at a 3/8 inch iron bar found in the centerline of Township Road 293 (50 feet wide) and at centerline Station 34+37.6 as referenced on page 11 of Logan County Engineer's field book 600;

Thence North 45°03'57" East 35.90 feet, following the centerline of Township Road 293, to a magnetic nail found at a southerly corner of Steven W. Thrush's and Amy L. Thrush's 0.279 acre tract described in Official Record Volume 379, page 869 and at an easterly corner of Dale R. Sullivan's and April R. Sullivan's Tract No. 2 (0.06 acres) described in Official Record Volume 369, page 762;

Thence North 53°18'25" West 116.74 feet, departing from the centerline of Township Road 293, following a southwesterly line of said 0.279 acre tract, a northeasterly line of said Sullivan's Tract No. 2 and a northeasterly line of Sullivan's vacated part of Park Avenue (20 feet wide), passing 3/4 inch iron pipes found at 25.30 feet and at 96.72 feet, to a 2 inch steel post found in concrete;

Thence South 41°48'38" West 23.37 feet, following a southeasterly line of said 0.279 acre tract and a northwesterly line of said Sullivan's part of vacated Park Avenue, to a one inch iron pipe found in the northeasterly line of said Sullivan's Tract No. 1;

Thence North 49°03'23" West 32.99 feet, following a southwesterly line of said 0.279 acre tract and a northeasterly line of said Sullivan's Tract No. 1, to an iron bar set in a chain link fence, said iron bar marking the **place of beginning**;

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Thence **North 51°36'50" West 33.89 feet**, crossing said Sullivan's Tract No. 1 and Sullivan's Tract 3, following the chain link fence, to a point in the west line of Lot 46-421 of Indian Lake Reservoir Lands No. 2 as shown on the plat of said lands recorded in plat cabinet A, slide 475;

Thence **North 45°16'51" East 1.52 feet**, following the west line of Lot 46-421 and the west line of said Sullivan's Tract 3, departing from the chain link fence, to a ¾ inch iron pipe found in a southwesterly line of said 0.279 acre tract and at a northerly corner of said Sullivan's Tract No. 1;

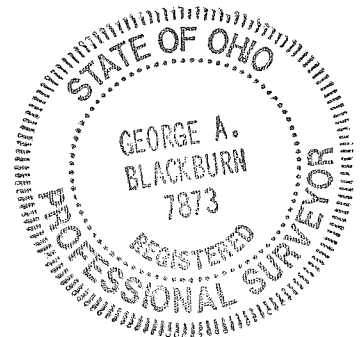
Thence **South 49°03'23" East 33.74 feet**, following a southwesterly line of said 0.279 acre tract and a northeasterly line of said Sullivan's Tract No. 1, to the **place of beginning, containing 0.001 acres** more or less and subject to all valid easements and restrictions of record.

The 0.001 acre tract of land described herein is to be attached to an adjoining parcel and may not be used as a separate or independent tract.

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 June 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 Township Road 293 (50 feet wide) bearing North 45°03'57" 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 6-12-2024
George A. Blackburn, RS # 7873
6879 State Route 287
West Liberty, Ohio 43357
(937) 465-0424

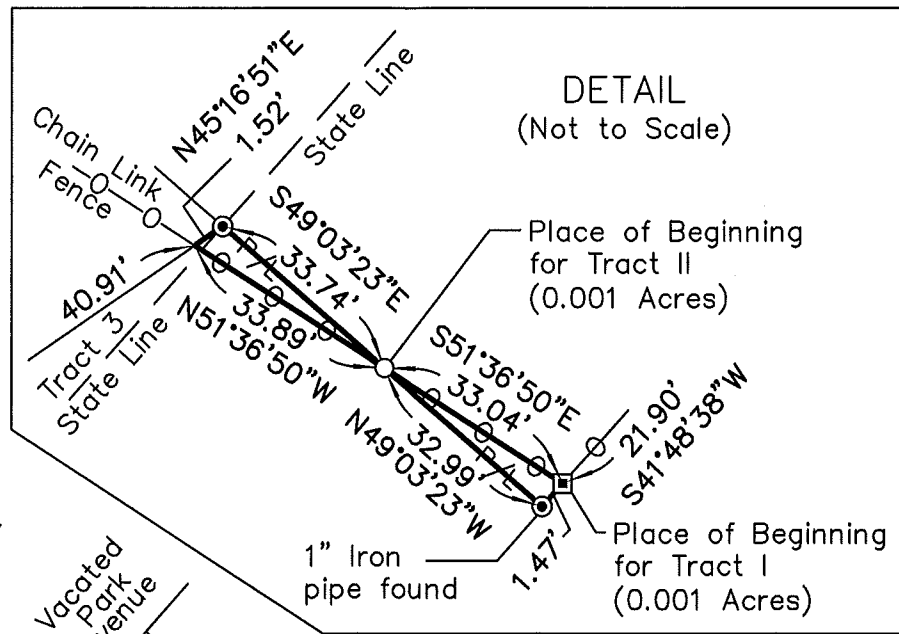
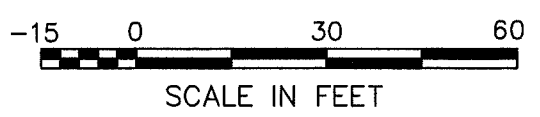
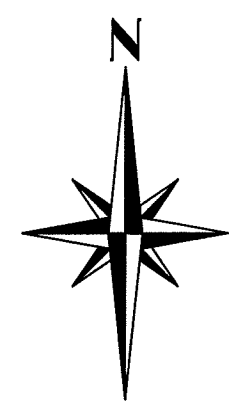
INDEXED ON MAP
4106



7-3-2024

APPROVED

PLAT OF SURVEY IN V.M.S. 12276 STOKES TOWNSHIP LOGAN COUNTY, OHIO



LEGEND

- MAGNETIC NAIL FOUND
- RAILROAD SPIKE FOUND
- 5/8" IRON BAR FOUND UNLESS OTHERWISE NOTED
- 5/8" IRON BAR SET
- ⊙ 3/4" IRON PIPE FOUND UNLESS OTHERWISE NOTED
- 2" STEEL POST FOUND IN CONCRETE
- O- CHAIN LINK FENCE

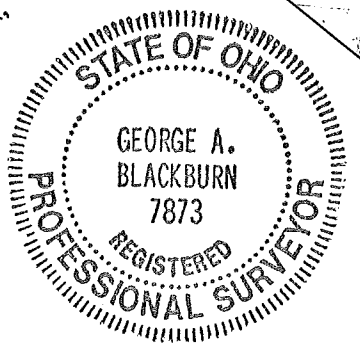
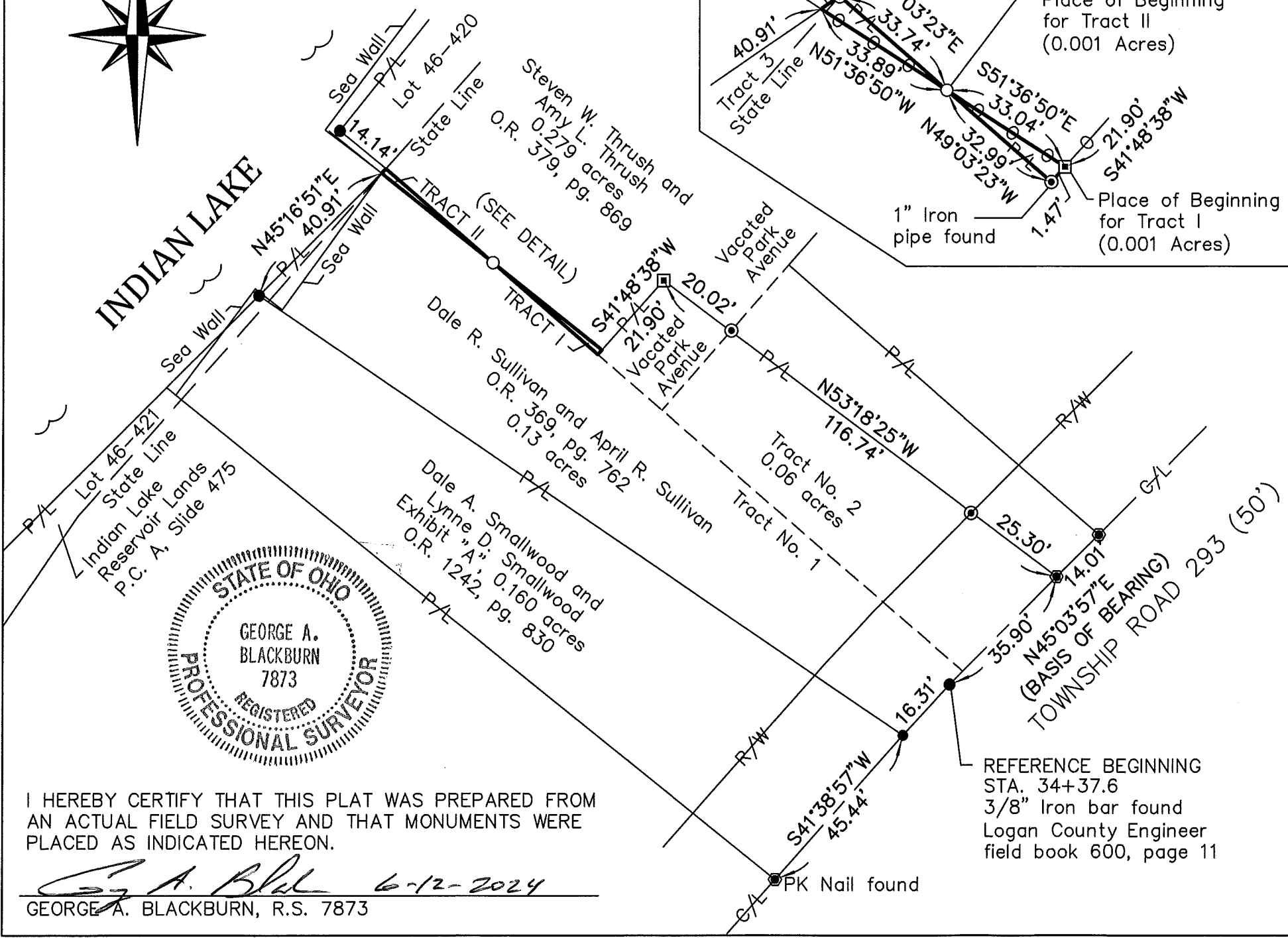
NOTES:

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

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

This survey was prepared with the intent of Thrush and Sullivan swapping land so the property line matches the occupation line. The occupation line being an existing chainlink fence.

The 0.001 acre tracts shown hereon are 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 6-12-2024
GEORGE A. BLACKBURN, R.S. 7873

BLACKBURN SURVEYING, LLC
6879 State Route 287
West Liberty, Ohio 43357
(937) 465-0424

DATE: 6/12/2024
SCALE: 1" = 30'
FILE: Dale Sullivan 6-24

REVISIONS	DATE	BY

PLAT PREPARED FOR DALE R. SULLIVAN

INDEXED ON MAP
4100

SHEET
1
OF 1

7-31-2024



APPROVED

**DESCRIPTION OF SURVEY FOR
DALE R. SULLIVAN
0.203 ACRES
July 30, 2024**

The following described 0.203 acre tract of land is situated in Virginia Military Survey 12276, Stokes Township, Logan County, Ohio and being all of Dale R. Sullivan's and April R. Sullivan's Tract No. 1 (0.13 acres), Tract No. 2 (0.06 acres) and Tract 3 (0.001 acres) and part of vacated Park Avenue (20 feet wide) described in Official Record Volume 369, page 762, said 0.203 acre tract of land more particularly described as follows:

Beginning at a 3/8 inch iron bar found in the centerline of Township Road 293 (50 feet wide) at centerline Station 34+37.6 as referenced on page 11 of Logan County Engineer's field book 600, said iron bar also in the southeast line of said 0.13 acre tract;

Thence **South 42°59'53" West 16.31 feet**, following the centerline of Township Road 293 and the southeast line of said 0.13 acre tract, to a railroad spike found at the easternmost corner of Dale A. Smallwood's and Lynne D. Smallwood's Exhibit "A" (0.160 acres) described in Official Record Volume 1242, page 830;

Thence **North 55°57'29" West 184.88 feet**, departing from the centerline of Township Road 293, following the southwest line of said 0.13 acre tract, the southwest line of said 0.001 acre tract and the northeast line of said 0.160 acre tract, passing a 1/2 inch iron pipe found at 25.11 feet, to a 5/8 inch iron bar found in the southeast line of Indian Lake (northwest line of Lot 46-421 of Indian Lake Reservoir Lands recorded in Plat Cabinet A, Slide 475);

Thence **North 45°16'51" East 42.43 feet**, following the northwest line of Lot 46-421 and the northwest line of said 0.001 acre tract, to a 3/4 inch iron pipe found at the southernmost corner of Lot 46-420 of Indian Lake Reservoir Lands, at the northernmost corner of said 0.13 acre tract and in the southwest line of Steven W. Thrush's and Amy L. Thrush's 0.279 acre tract described in Official Record Volume 379, page 869;

Thence **South 49°03'23" East 66.72 feet**, following the northeast line of said 0.13 acre tract and the southwest line of said 0.279 acre tract, passing an iron bar set at 33.74

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feet, to a one inch iron pipe found at the westernmost corner of the Sullivan's part of vacated Park Avenue;

Thence **North 41°48'38" East 23.37 feet**, following the northwesterly line of said Sullivan's part of vacated Park Avenue and a southeasterly line of said 0.279 acre tract, to a 2 inch steel post found in concrete;

Thence **South 53°18'25" East 116.74 feet**, following the northeast line of Sullivan's part of vacated Park Avenue, the northeast line of said 0.06 acre tract and a southwest line of said 0.279 acre tract, passing $\frac{3}{4}$ inch iron pipes found at 20.02 feet and at 91.44 feet, to a magnetic nail found in the centerline of Township Road 293;

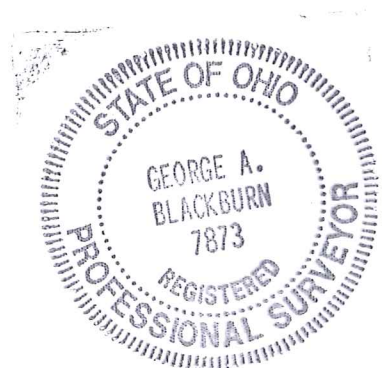
Thence **South 45°03'57" West 35.90 feet**, following the centerline of Township Road 293, the southeast line of said 0.06 acre tract and the southeast line of said 0.13 acre tract, to the **place of beginning, containing 0.203 acres** more or less and subject to all valid easements and restrictions of record.

The above description was prepared from an actual field survey made by Blackburn Surveying, LLC, George A. Blackburn, Registered Surveyor # 7873, during the month of July 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 Township Road 293 (50 feet wide) bearing South 45°03'57" West and derived from GPS observations based on Ohio State Plane Coordinate System, North Zone (NAD83), Geoid Model 2018.

Description prepared by:

 7-30-2024

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



INDEXED ON MAP
4100

7-31-2024

APPROVED

PLAT OF SURVEY IN V.M.S. 12276 STOKES TOWNSHIP LOGAN COUNTY, OHIO

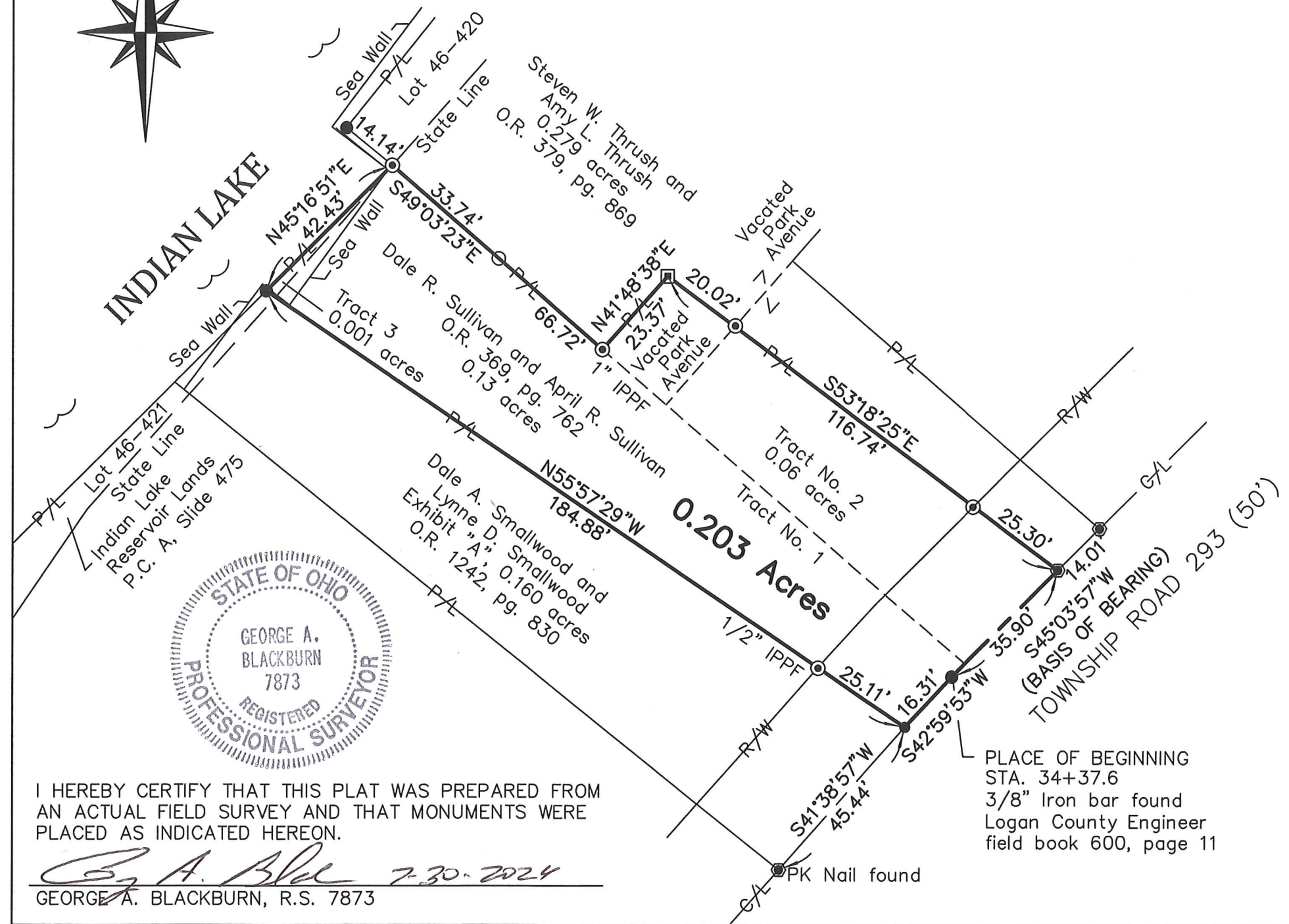
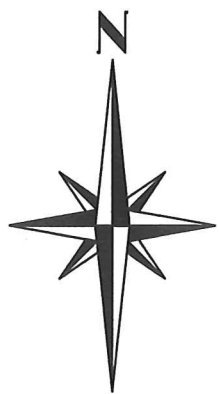
LEGEND

- MAGNETIC NAIL FOUND
- RAILROAD SPIKE FOUND
- 5/8" IRON BAR FOUND UNLESS OTHERWISE NOTED
- 5/8" IRON BAR SET
- ⊙ 3/4" IRON PIPE FOUND UNLESS OTHERWISE NOTED
- 2" STEEL POST FOUND IN CONCRETE
- CHAIN LINK FENCE

NOTES:

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

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



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

George A. Blackburn 7-30-2024
 GEORGE A. BLACKBURN, R.S. 7873

PLACE OF BEGINNING
 STA. 34+37.6
 3/8" Iron bar found
 Logan County Engineer
 field book 600, page 11

BLACKBURN SURVEYING, LLC
 6879 State Route 287
 West Liberty, Ohio 43357
 (937) 465-0424

DATE : 7/30/2024
 SCALE : 1" = 30'
 FILE: Dale Sullivan 7-24

REVISIONS	DATE	BY

PLAT PREPARED FOR DALE R. SULLIVAN

INDEXED ON MAP
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SHEET
 1
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