

**JEAN B. DIXON SURVEY  
2.000 ACRES  
July 14, 2004**

The following described 2.000 acre tract of land is situated in Virginia Military Survey 3753, Zane Township, Logan County, Ohio and being part of Jean B. Dixon, Carol S. Moon and Rebecca J. Dixon, Trustees, Parcel One, 175.05 acres, described in Official Record 328, page 506, said 2.000 acre tract more particularly described as follows:

Beginning at a railroad spike found at the intersection of the centerline of County Road 153 (60 feet wide) with the northwest line of V.M.S. 3753 and the southeast line of V.M.S. 3161, said railroad spike also marking the northernmost corner of said 175.05 acre tract and the easternmost corner of John F. and Cynthia L. Campbell's 5.439 acre tract described in Official Record 454, page 750;

Thence **South 58°46'00" East 166.77 feet**, following the centerline of County Road 153 and the northeast line of said 175.05 acre tract, to a magnetic nail set;

Thence **South 31°14'00" West 348.48 feet**, departing from the centerline of County Road 153 and entering said 175.05 acre tract, passing an iron pin set at 30.00 feet, to an iron pin set;

Thence **North 58°46'00" West 333.25 feet** to an iron pin set in the northwest line of V.M.S. 3753, the southeast line of V.M.S. 3161, the northwest line of said 175.05 acre tract, and the southeast line of said 5.439 acre tract;

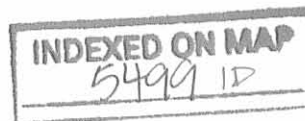
Thence **North 56°46'03" East 386.20 feet**, following the northwest line of V.M.S. 3753, the southeast line of V.M.S. 3161, the northwest line of said 175.05 acre tract, and the southeast line of said 5.439 acre tract, passing an iron pin set at 352.95 feet, to the **place of beginning, containing 2.000 acres**, more or less, and subject to all valid easements and restrictions of record.

Of the above-described 2.000 acre tract of land, 0.120 acre is within the road right-of-way of County Road 153.

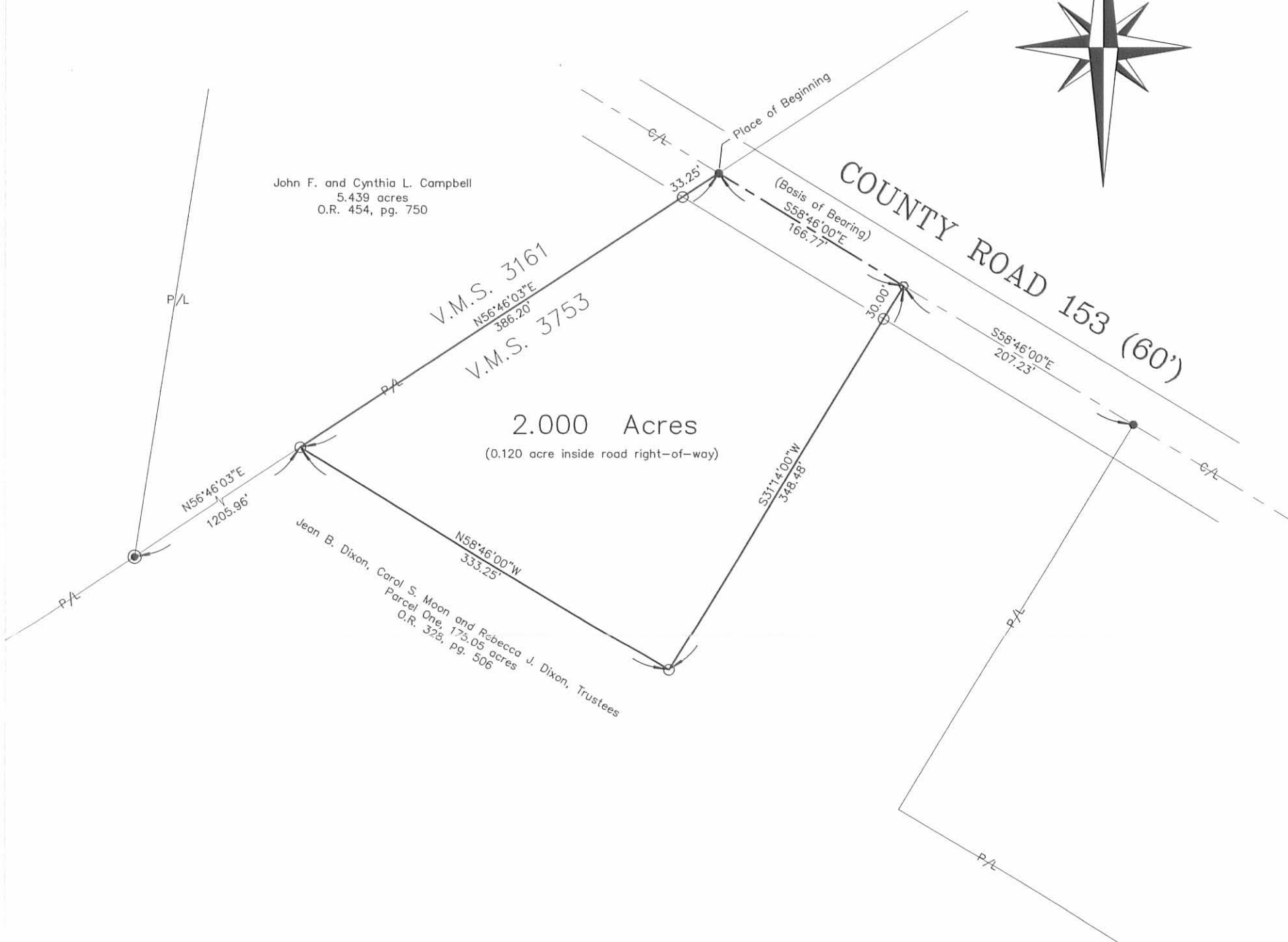
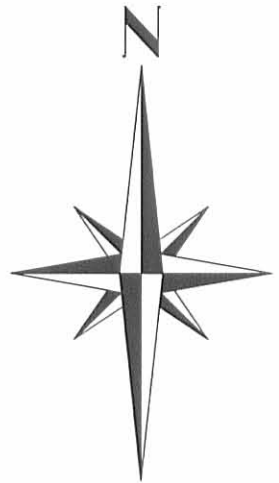
The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of July 2004. Iron pins set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS #7873." Bearings indicated herein are based on the centerline of County Road 153 (60 feet wide) bearing South 58°46'00" East.

Description prepared by: George A. Blackburn 7/14/04

George A. Blackburn, R.S. #7873  
12125 Green Street  
Middleburg, Ohio 43336  
(937) 666-5605



# VIRGINIA MILITARY SURVEY 3753 ZANE TOWNSHIP LOGAN COUNTY, OHIO



## JEAN B. DIXON SURVEY

Being a 2.000 acre tract split out of Jean B. Dixon, Carol S. Moon and Rebecca J. Dixon, Trustees, Parcel One, 175.05 acres, described in Official Record 328, page 506.



- Magnetic nail set
- Railroad spike found
- ⊙ 1/2" Iron pipe found
- 5/8" Iron pin 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* 7/14/04  
George A. Blackburn, R.S. 7873

INDEXED ON MAP  
5499 IP

Filename: Moon 7-04  
Scale: 1" = 100'  
Date: 7/14/04  
F.B. 10, pg. 56

**BLACKBURN SURVEYING**  
12125 GREEN STREET  
MIDDLEBURG, OHIO 43336  
(937) 666-5605

**REBECCA J. DIXON SURVEY  
7.592 ACRES  
November 24, 2002**

The following described 7.592 acre tract of land is situated in Virginia Military Survey 3753, Zane Township, Logan County, Ohio and being part of Jean B. Dixon, Carol S. Moon and Rebecca J. Dixon, Trustees, Parcel One, 175.05 acres, described in Official Record 328, page 506, said 7.592 acre tract more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of County Road 153 (60 feet wide) with the northwest line of V.M.S. 3753, said railroad spike also marking the northernmost corner of said 175.05 acre tract;

Thence South 58°46'00" East 1336.22 feet, following the centerline of County Road 153, to a magnetic nail set in the northeast line of said 175.05 acre tract, said nail marking the **place of beginning**;

Thence **South 58°46'00" East 589.61 feet**, following the centerline of County Road 153 and the northeast line of said 175.05 acre tract, to a railroad spike found at the northernmost corner of Edith A. Rarick's 2.000 acre tract described in Official Record 340, page 586;

Thence **South 50°26'10" West 249.06 feet**, departing from the centerline of County Road 153, following the northwest line of said 2.000 acre tract and the southeast line of said 175.05 acre tract, passing an iron pin set at 31.77 feet, to a one-inch iron pin found;

Thence **South 56°41'58" West 430.52 feet**, following the northwest line of said 2.000 acre tract, the northwest line of Richard Deckling and Judy L. Rogers' 9.67 acre tract described in Official Record 96, page 542, and the southeast line of said 175.05 acre tract, to a 10-inch wood corner post found at the northernmost corner of Carol W. and Charolet L. Losey's Tract IV, 109.50 acres, described in Deed Volume 390, page 696;

Thence **South 57°00'17" West 141.96 feet**, following the northwest line of said 109.50 acre tract and the southeast line of said 175.05 acre tract, to an iron pin set;

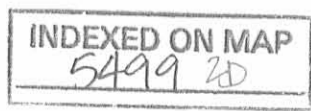
Thence **North 36°52'52" West 336.62 feet**, departing from the northwest line of said 109.50 acre tract and entering said 175.05 acre tract, to an iron pin set;

Thence **North 35°56'02" East 628.37 feet**, passing an iron pin set 598.27 feet, to the **place of beginning, containing 7.592 acres**, more or less, and subject to all valid easements and restrictions of record.

Of the above described 7.592 acre tract, 0.403 acre is within the road right-of-way of County Road 153.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of November 2002. Iron pins 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 153 being South 58°46'00" East.

Description prepared by: George A. Blackburn 11/24/02  
George A. Blackburn, R.S. #7873  
12125 Green Street  
Middleburg, Ohio 43336  
(937) 666-5605

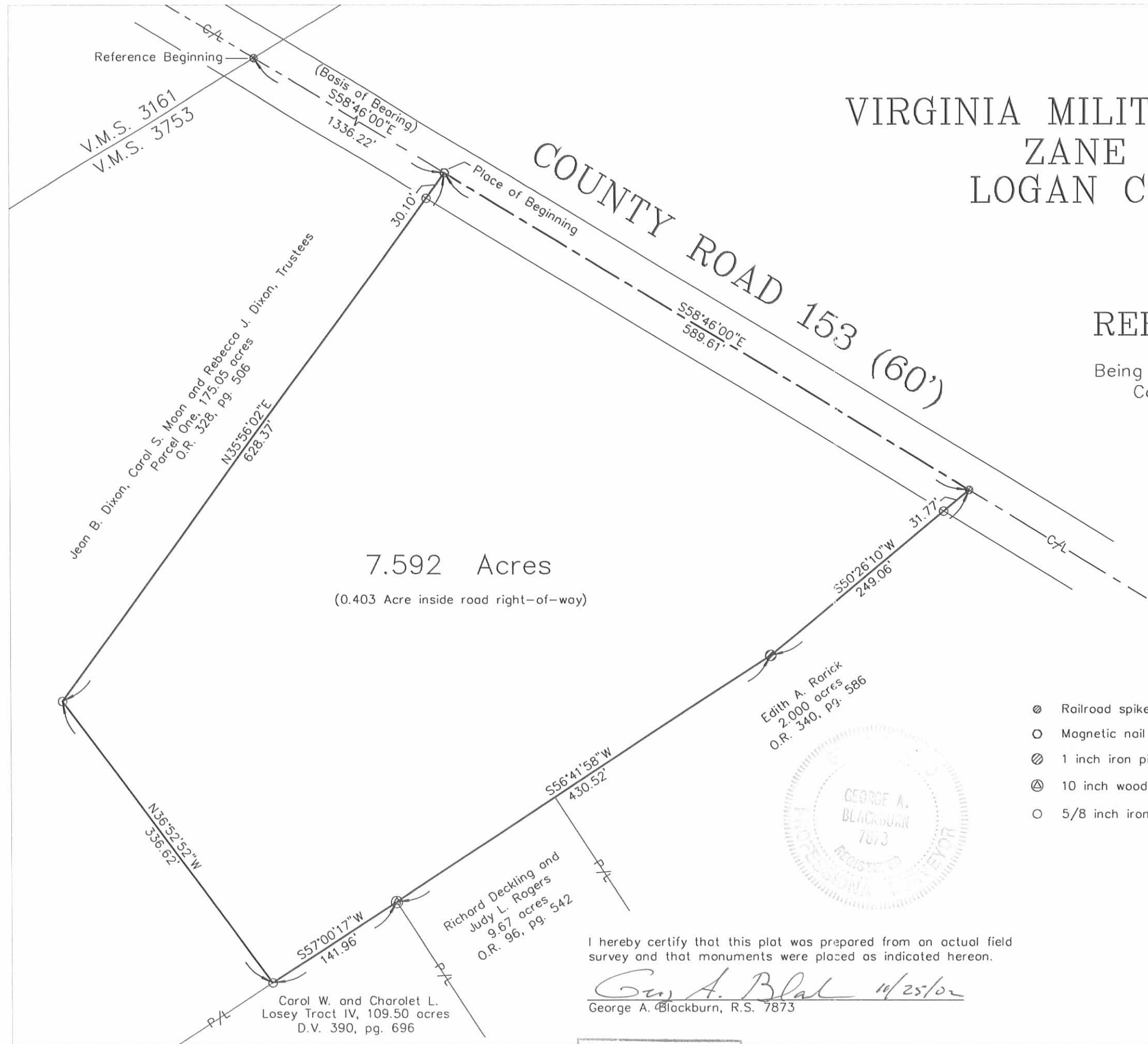


REC'D 11-26-02 SMA ok

# VIRGINIA MILITARY SURVEY 3753 ZANE TOWNSHIP LOGAN COUNTY, OHIO

## REBECCA J. DIXON SURVEY

Being a 7.592 acre tract split out of Jean B. Dixon,  
Carol S. Moon and Rebecca J. Dixon, Trustees  
Parcel One, 175.05 acres, described in  
Official Record 328, page 506.



7.592 Acres  
(0.403 Acre inside road right-of-way)

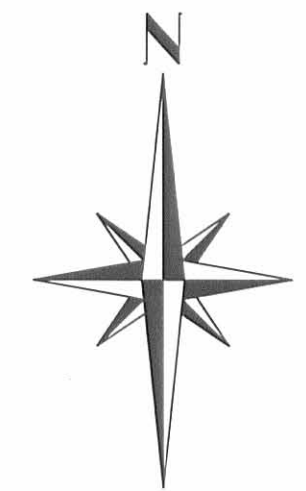
- ⊙ Railroad spike found
- Magnetic nail set
- ⊙ 1 inch iron pin found
- ⊙ 10 inch wood corner post found
- 5/8 inch iron pin set



I hereby certify that this plot was prepared from an actual field survey and that monuments were placed as indicated hereon.

*George A. Blackburn* 11/25/02  
George A. Blackburn, R.S. 7873

INDEXED ON MAP  
5499 2P



### BLACKBURN SURVEYING

12125 GREEN STREET  
MIDDLEBURG, OHIO 43336  
(937) 666-5605

Filename: Dixon 11-02  
Scale: 1" = 100'  
Date: 11/25/02  
F.B. 8, pg. 25

**JEAN B. DIXON SURVEY  
2.276 ACRES  
May 6, 2003**

The following described 2.276 acre tract of land is situated in Virginia Military Survey 3753, Zane Township, Logan County, Ohio and being part of Jean B. Dixon, Carol S. Moon and Rebecca J. Dixon, Trustees, Parcel One, 175.05 acres, described in Official Record 328, page 506, said 2.276 acre tract more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of County Road 153 (60 feet wide) with the northwest line of V.M.S. 3753, said railroad spike also marking the northernmost corner of said 175.05 acre tract;

Thence South 58°46'00" East 623.98 feet, following the centerline of County Road 153, to a railroad spike found at the easternmost corner of Carol S. Moon's 2.00 acre tract described in Official Record 496, page 951 and at an angle point in the northeast line of said 175.05 acre tract, said railroad spike marking the **place of beginning**;

Thence **South 58°46'00" East 298.73 feet**, continuing along the centerline of County Road 153 and following the northeast line of said 175.05 acre tract, to a magnetic nail set;

Thence **South 35°16'21" West 344.83 feet**, departing from the centerline of County Road 153 and entering said 175.05 acre tract, passing an iron pin set at 30.08 feet, to an iron pin set;

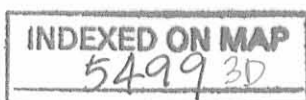
Thence **North 59°38'50" West 274.48 feet** to a 5/8 inch iron pin found at the southernmost corner of said 2.00 acre tract and at an angle point in the northeast line of said 175.05 acre tract;

Thence **North 31°14'06" East 348.19 feet**, following the southeast line of said 2.00 acre tract and the northeast line of said 175.05 acre tract, passing a 5/8 inch iron pin found at 318.15 feet, to the **place of beginning, containing 2.276 acres**, more or less, and subject to all valid easements and restrictions of record.

Of the above-described 2.276 acre tract of land, 0.205 acre is within the road right-of-way of County Road 153.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of May 2003. Iron pins 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 153 (60 feet wide) bearing South 58°46'00" East.

Description prepared by: George A. Blackburn 5/6/03  
George A. Blackburn, R.S. #7873  
12125 Green Street  
Middleburg, Ohio 43336  
(937) 666-5605



REC'D 5-14-03 SUMOK

VIRGINIA MILITARY SURVEY 3753  
ZANE TOWNSHIP  
LOGAN COUNTY, OHIO

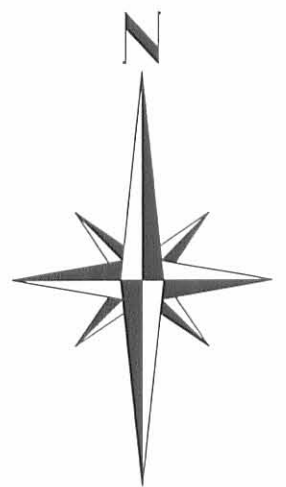


- ⊙ Railroad spike found
- Magnetic nail set
- ⊗ 5/8" Iron pin found
- 5/8" Iron pin set

2.276 Acres  
(0.205 Acre inside road right-of-way)

JEAN B. DIXON SURVEY

Being a 2.276 acre tract split out of Jean B. Dixon,  
Carol S. Moon and Rebecca J. Dixon, Trustees  
Parcel One, 175.05 acres, described in Official  
Record 328, page 506.



I hereby certify that this plat was prepared from an actual field  
survey and that monuments were placed as indicated hereon.

*George A. Blackburn* 5/6/03  
George A. Blackburn, R.S. 7873

BLACKBURN SURVEYING

12125 GREEN STREET  
MIDDLEBURG, OHIO 43336  
(937) 666-5605

Filename: Jean Dixon 5-03  
Scale: 1" = 60'  
Date: 5/6/03  
F.B. 8, pg. 56

INDEXED ON MAP  
5499



MOON SURVEY

July 31, 1973

The following described tract of land is situated in the State of Ohio, County of Logan, Township of Zane, V.M.S. No. 3753, being a part of Doris Jean Dixon's 177.05 acre tract described in Logan County Deed Record Volume 293, Page 69, being more particularly described as follows:

Commencing at a R.R. spike in the centerline of C.R. No. 153, referenced as Sta. 162+00 in Logan County Engineer's Survey Field Book No. 573, Page 52; thence following the centerline of C.R. No. 153, N 58°-46' W, 1655.01 feet passing thru a R.R. spike at 353.07 feet being the northeast corner of Doris Jean Dixon's 177.05 acre tract of which the tract herein described is a part, to a R.R. spike being the PLACE of BEGINNING,

thence S 31°-14' W, 348.48 feet passing thru an iron pin marking the southerly right-of-way line of C.R. No. 153 at 30.00 feet, to an iron pin,

thence N 58°-46' W, 250.00 feet to an iron pin,

thence N 31°-14' E, 348.48 feet passing thru an iron pin at 318.48 feet marking the southerly right-of-way line of C.R. No. 153, to a R.R. spike on the centerline of C.R. No. 153,

thence following the centerline of C.R. No. 153, S 58°-46' E, 250.00 feet to the PLACE of BEGINNING.

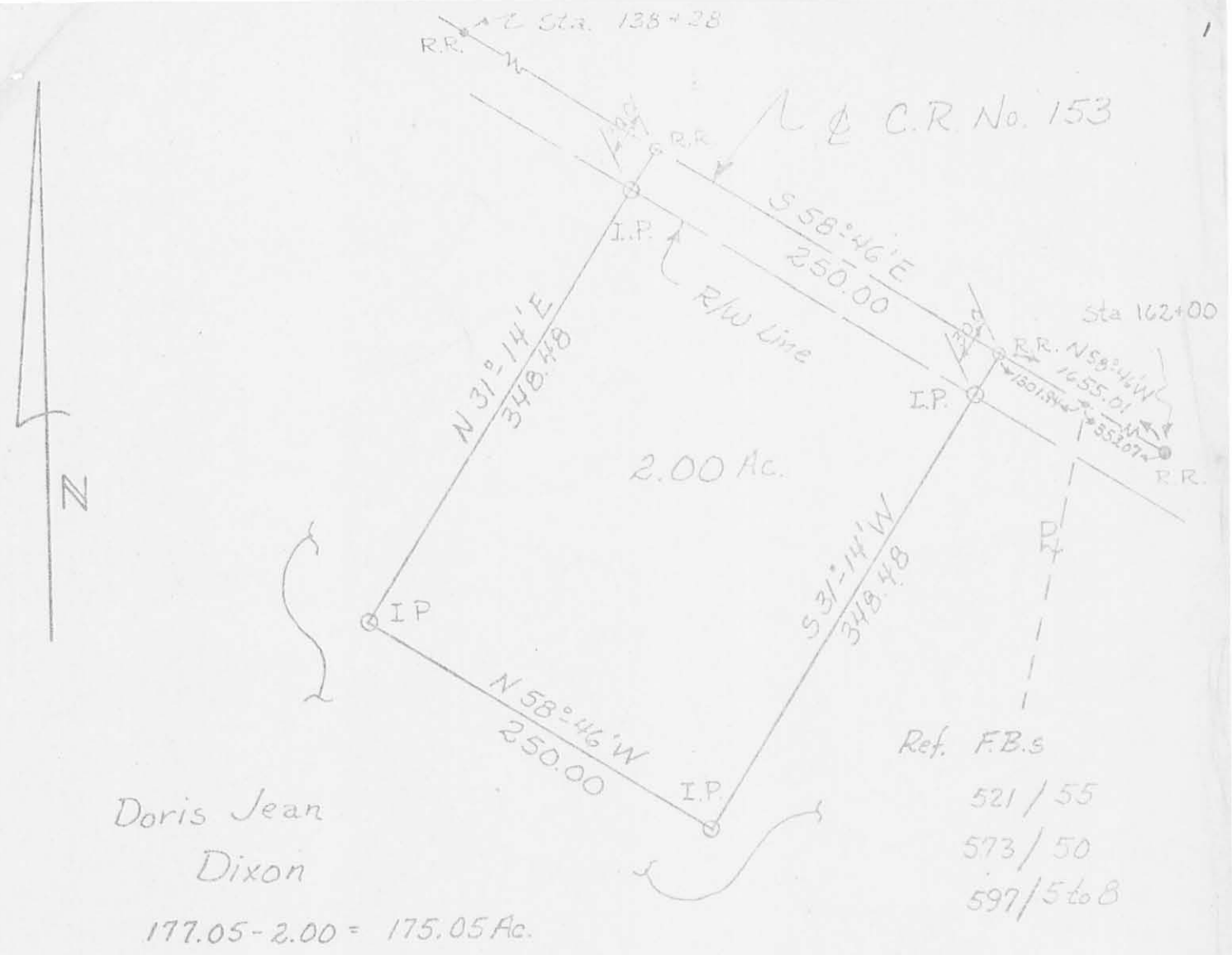
The above described tract of land contains 2.00 acres of which 0.17 acre is dedicated for highway purposes.

The above description is the result of a survey completed July 14, 1973, by Paul R. Clapsaddle, S.I.T., and Chester R. Kurtz, R.S. # 4849.

ATTEST:

Chester R. Kurtz, P.C. & P.S.

INDEXED ON MAP  
5499 4D



Doris Jean  
Dixon

177.05 - 2.00 = 175.05 Ac.

Ref. F.B.s  
521 / 55  
573 / 50  
597 / 5 to 8

Scale: 1" = 100'  
Date: 7/31/73  
Drawing No. 73-00098  
Surveyed By:  
Paul R. Clapsaddle, SIT  
& Chester R. Kurtz, R.S.

MOON SURVEY  
State of Ohio  
County of Logan  
Township of Zane  
V.M.S. No. 3753

5499 4P

INDEXED ON MAP

ATTEST: Chester R. Kurtz, P.E. & R.S.





**DESCRIPTION OF SURVEY FOR  
CAROL S. MOON  
2.169 ACRE TRACT  
October 17, 2020**

The following described 2.169 acre tract of land is situated in Virginia Military Survey 3753, Zane Township, Logan County, Ohio and being part of Carol S. Moon's 163.182 acre tract described in Official Record Volume 1300, page 401, said 2.169 acre tract of land being more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of County Road 153 (60 feet wide) (Minor Collector Street) with the west line of V.M.S. 3753;

Thence South 59°25'24" East 922.71 feet, following the centerline of County Road 153, to a magnetic nail found at the east corner of Tori England's 2.276 acre tract described in Official Record Volume 1364, page 23 and at a north corner of said 163.182 acre tract;

Thence South 59°25'24" East 170.10 feet, following the centerline of County Road 153 and the northeast line of said 163.182 acre tract, to a magnetic spike set and marking the **place of beginning**;

Thence **South 59°25'24" East 243.34 feet**, following the centerline of County Road 153 and the northeast line of said 163.182 acre tract, to a magnetic nail found at the north corner of Anita Louise Dunham's 7.592 acre tract described in Official Record Volume 1182, page 250;

Thence **South 35°14'58" West 447.71 feet**, departing from the centerline of County Road 153, following the northwest line of said 7.592 acre tract and a southeast line of said 163.182 acre tract, passing a 5/8 inch iron bar found at 30.10 feet, to an iron bar set;

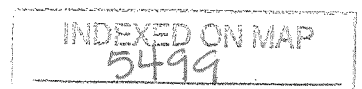
Thence **North 53°56'15" West 248.13 feet**, departing from the northwest line of said 7.592 acre tract and entering said 163.182 acre tract, to an iron bar set;

Thence **North 37°24'36" East 156.48 feet** to an iron bar set;

Thence **South 56°01'07" East 132.24 feet** to an iron bar set;

Thence **North 35°14'58" East 90.75 feet** to an iron bar set;

Thence **North 59°25'24" West 130.90 feet** to an iron bar set;



Thence **North 34°36'36" East 185.00 feet**, passing an iron bar set at 154.93 feet, to the **place of beginning, containing 2.169 acres** more or less and subject to all valid easements and restrictions of record.

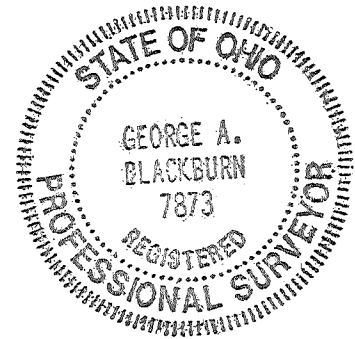
The above described 2.169 acre tract of land contains 0.167 acres within the road right-of-way of County Road 153.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of October 2020. 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 153 bearing South 59°25'24" East.

Description prepared by:

*George A. Blackburn* 10-17-2020

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



INDEXED ON MAP  
5499



**DESCRIPTION OF SURVEY FOR  
CAROL S. MOON  
1.851 ACRE TRACT  
October 17, 2020**

The following described 1.851 acre tract of land is situated in Virginia Military Survey 3753, Zane Township, Logan County, Ohio and being part of Carol S. Moon's 163.182 acre tract described in Official Record Volume 1300, page 401, said 1.851 acre tract of land being more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of County Road 153 (60 feet wide) (Minor Collector Street) with the west line of V.M.S. 3753;

Thence South 59°25'24" East 922.71 feet, following the centerline of County Road 153, to a magnetic nail found at the east corner of Tori England's 2.276 acre tract described in Official Record Volume 1364, page 23 and at a north corner of said 163.182 acre tract, said magnetic nail marking the **place of beginning**;

Thence **South 59°25'24" East 170.10 feet**, following the centerline of County Road 153 and the northeast line of said 163.182 acre tract, to a magnetic spike set;

Thence **South 34°36'36" West 185.00 feet**, departing from the centerline of County Road 153 and entering said 163.182 acre tract, passing an iron bar set at 30.07 feet, to an iron bar set;

Thence **South 59°25'24" East 130.90 feet** to an iron bar set;

Thence **South 35°14'58" West 90.75 feet** to an iron bar set;

Thence **North 56°01'07" West 132.24 feet** to an iron bar set;

Thence **South 37°24'36" West 156.48 feet** to an iron bar set;

Thence **North 52°36'07" West 159.55 feet** to an iron bar set;

Thence **North 34°36'36" East 404.55 feet**, passing at 59.88 feet, a 5/8 inch iron bar found at the south corner of said 2.276 acre tract, following the southeast line of said 2.276 acre tract thereafter and passing a second 5/8 inch iron bar found at 374.48 feet, to the **place of beginning, containing 1.851 acres** more or less and subject to all valid easements and restrictions of record.

The above described 1.851 acre tract of land contains 0.117 acres within the road right-of-way of County Road 153.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of October 2020. 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 153 bearing South 59°25'24" East.

Description prepared by: George A. Blackburn 10-17-2020

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

INDEXED ON MAP  
5499





**DESCRIPTION OF SURVEY FOR  
CAROL S. MOON  
COMMON ACCESS DRIVEWAY EASEMENT  
October 17, 2020**

The following described 60 feet wide common access driveway easement is situated in Virginia Military Survey 3753, Zane Township, Logan County, Ohio and being over Carol S. Moon's 163.182 acre tract described in Official Record Volume 1300, page 401, said common access driveway easement being more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of County Road 153 (60 feet wide) (Minor Collector Street) with the west line of V.M.S. 3753;

Thence South 59°25'24" East 922.71 feet, following the centerline of County Road 153, to a magnetic nail found at the east corner of Tori England's 2.276 acre tract described in Official Record Volume 1364, page 23 and at a north corner of said 163.182 acre tract;

Thence South 59°25'24" East 170.10 feet, following the centerline of County Road 153 and the northeast line of said 163.182 acre tract, to a magnetic spike set and marking the **place of beginning**;

Thence **South 34°36'36" West 185.00 feet**, departing from the centerline of County Road 153 and entering said 163.182 acre tract, passing an iron bar set at 30.07 feet, to an iron bar set;

Thence **North 55°23'24" West 60.00 feet** to a point;

Thence **North 34°36'36" East 180.77 feet** to a point in the centerline of County Road 153 and in the northeast line of said 163.182 acre tract;

Thence **South 59°25'24" East 60.15 feet**, following the centerline of County Road 153 and the northeast line of said 163.182 acre tract, to the **place of beginning** and subject to all valid easements and restrictions of record.

The above described common access driveway easement contains 0.041 acres within the road right-of-way of County Road 153.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of October 2020. 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 153 bearing South 59°25'24" East.

Description prepared by: *George A. Blackburn* 10-17-2020

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

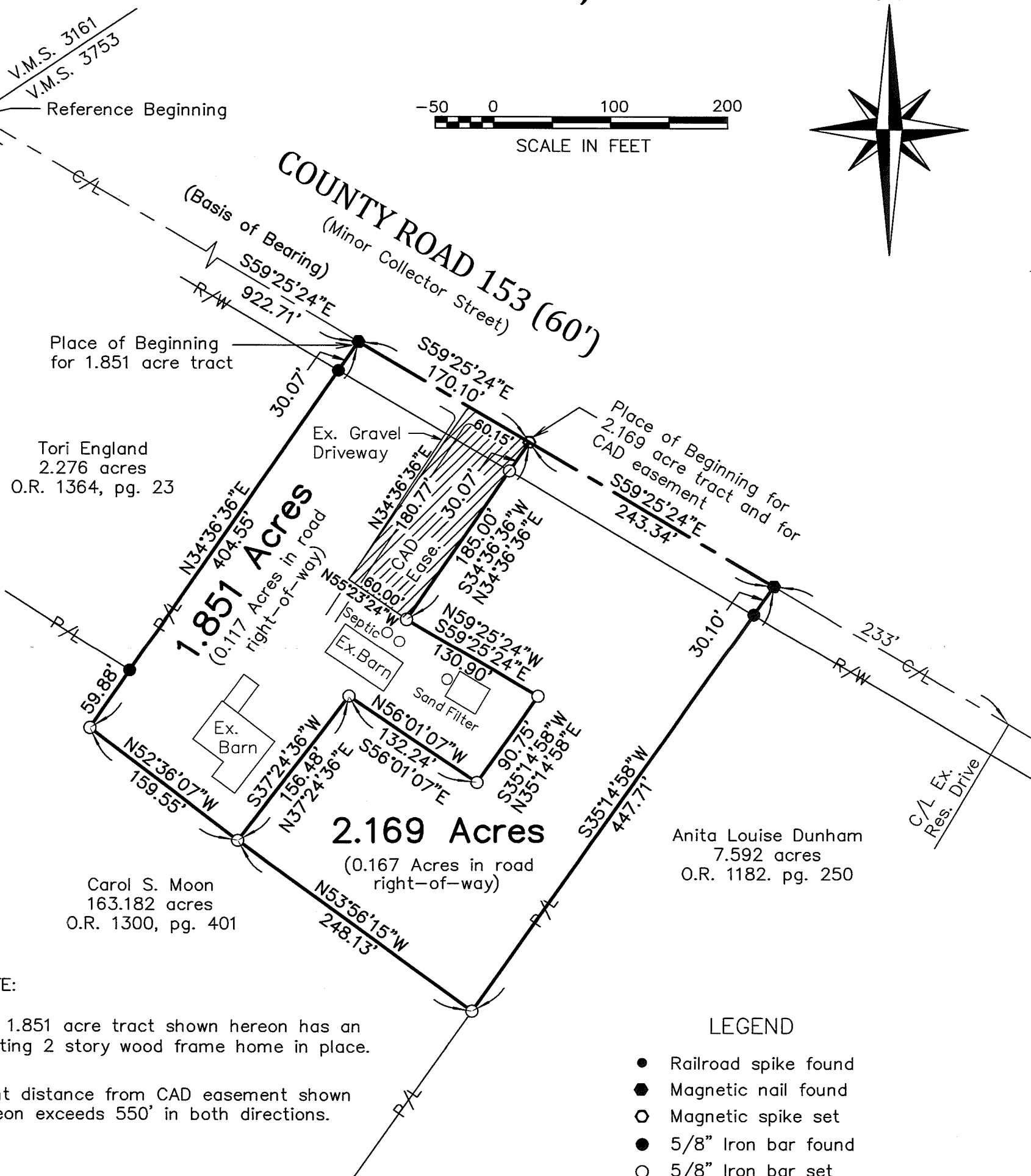
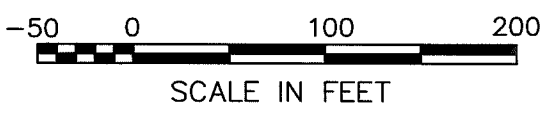
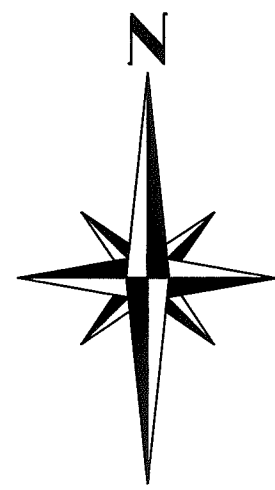


INDEXED ON MAP  
5499

10-20-2020

APPROVED

# PLAT OF SURVEY IN VIRGINIA MILITARY SURVEY 3753 ZANE TOWNSHIP LOGAN COUNTY, OHIO



**NOTE:**

The 1.851 acre tract shown hereon has an existing 2 story wood frame home in place.

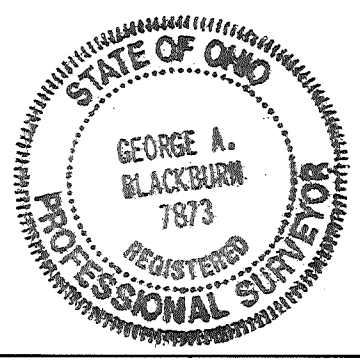
Sight distance from CAD easement shown hereon exceeds 550' in both directions.

**LEGEND**

- Railroad spike found
- Magnetic nail found
- Magnetic spike set
- 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* 10-17-2020  
GEORGE A. BLACKBURN, R.S. 7873



BLACKBURN SURVEYING 6879 STATE ROUTE 287 WEST LIBERTY, OHIO 43357 (937) 465-0424	DATE: 10/17/2020 SCALE: 1" = 100' FILE: Carol Moon 10-20	PLAT PREPARED FOR CAROL S. MOON	Sheet 1 of 1
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INDEXED ON MAP  
5499