

Received 11-4-87

OK 11-9-87 C.R.

**LESLIE H. GEESLIN**  
REGISTERED SURVEYOR NO. 5248  
P O. BOX 274  
RUSHSVLVANIA. OHIO 43347

TELEPHONE: (513) 468-2793

THEISEN TO BLUBAUGH

Tract 1

November, 1987

The following described real estate situated in the State of Ohio, County of Logan, Township of Stokes, being part of Virginia Military Survey 12276 and more particularly described as follows:

Beginning at a 0.625 inch iron bar in the west line of Cottage Site subdivision at the southeast corner of Joseph L. Theisen's 2.83 acre tract as described in O. R. vol. 4 Page 598.

Thence with the north line of Lot 46-275 of Lake Reservoir Lands S. 70° 16' W. 76.55 feet to a 0.625 inch iron bar.

Thence N. 8° 09' 54" W. 560.05 feet to a 0.625 inch iron bar.

Thence N. 81° 50' 06" E. 75.00 feet to a 0.625 inch iron bar in the west line of Ash Street.

Thence with said west line and the west line of Cottage Site Subdivision S. 8° 09' 54" E. 544.69 feet to the place of Beginning.

Containing 0.950 acre more or less.

The above described 0.950 acre tract being in the southeast corner of Joseph L. Theisen's 2.83 acre tract as described in O. R. Vol. 4 Page 598.

*BEARINGS ARE ASSUMED IN THIS FIELD SURVEY.*

INDEXED ON MAP  
7704 1D-1



*Leslie H. Geeslin*

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

TELEPHONE: (513) 468-2793

THEISEN TO BLUBAUGH

Tract 2

November, 1987

The following described real estate situated in the State of Ohio, County of Logan, Township of Stokes, being part of Virginia Military Survey 12276 and more particularly described as follows:

Beginning at a 0.625 inch iron bar at the southeast corner of Joseph L Theisen's 2.83 acre tract as described in O. R. Vol. 4 Page 598.

Thence with said Theisen's east line projected S. 8° 09' 54" E. 41 feet to the edge of water.

Thence with said edge of water S. 62° 28' W. 79.50 feet to a point.

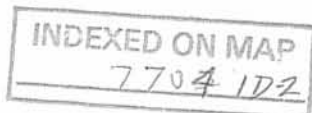
Thence N. 8° 09' 54" W. 52 feet to a 0.625 inch iron bar in the south line of said 2.83 acre tract.

Thence with said south line N. 70° 16' E. 76.55 feet to the place of Beginning.

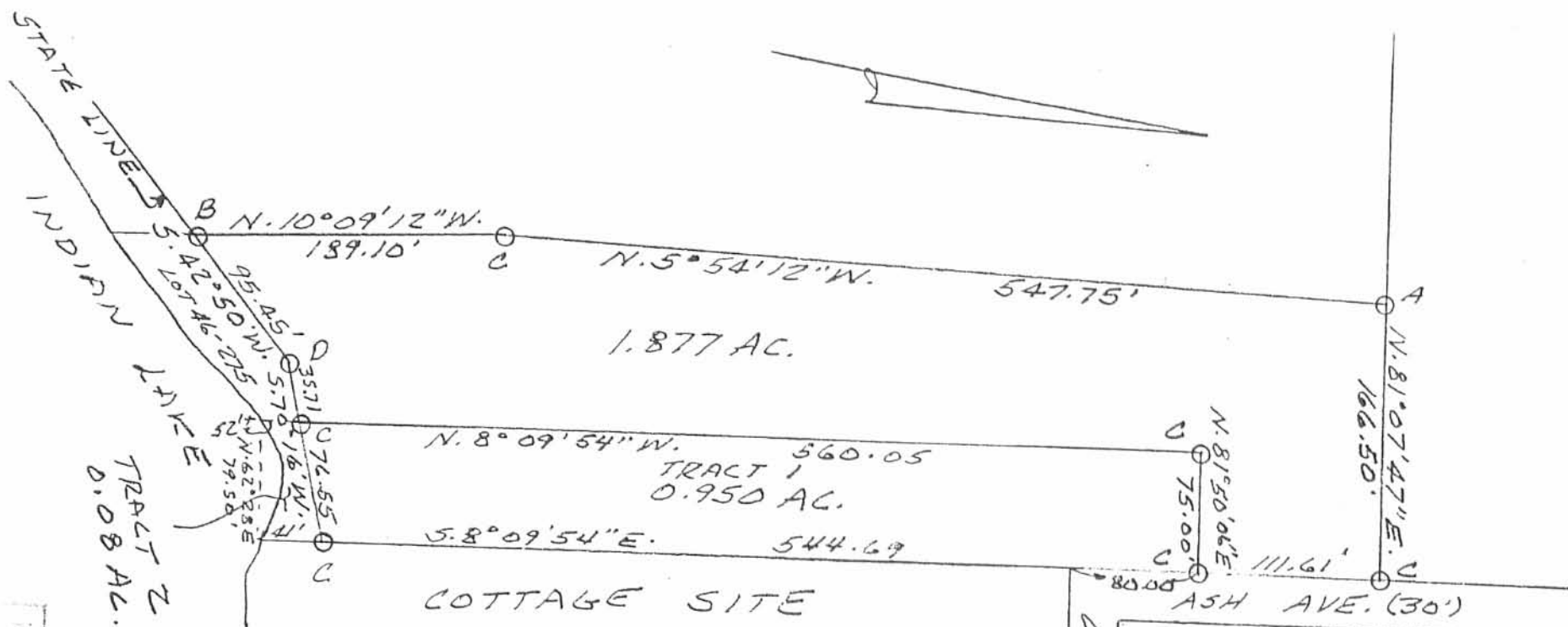
Containing 0.08 acre more or less.

The above described 0.08 acre tract being on the east side of Lot 46-275 of Lake Reservoir lands.

*BEARINGS ARE ASSUMED AND THIS IS A FIELD SURVEY.*



*Leslie H. Geeslin*



RECORDED  
77041P

SURVEY OF 0.950 AC. TRACT IN  
VIRGINIA MILITARY SURVEY 12276,  
STOKES TOWNSHIP, LOGAN COUNTY,  
OHIO FOR JOE THEISEN AND RON BLUBAUGH  
NOVEMBER, 1987  
SCALE: 1"=100'

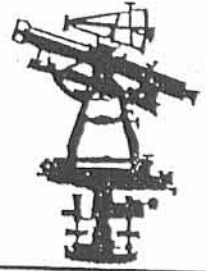
- LEGEND:
- A = 5/8" IRON BAR FD
  - B = 3/4" PIPE FD
  - C = 5/8" IRON BAR SET
  - D = CHISEL + FD - REPLACED WITH 5/8" IRON BAR



*Leslie H. Geeslin*  
LESLIE H. GEESLIN  
RUSHSVIVANIA OHIO



**EDWARDS SURVEYING**  
110 SOUTH MAIN STREET  
URBANA, OHIO 43078  
(937) 653-6508



**LEGAL DESCRIPTION FOR NIENBERG'S 0.399 ACRE TRACT**

Being situate in the State of Ohio, County of Logan, Township of Stokes, and being a part of Virginia Military Survey 12276, and being more particularly described as follows:

Beginning for reference at a 5/8" diameter iron bar found 0.1' below grade at the intersection of the South line of Collingwood Avenue (30' right-of-way) and the West line of Ash Avenue (30' right-of-way);

thence with the West line of said Ash Avenue, N-7°46'32"-W, 95.30'(feet) to an iron bar set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, passing for reference a 5/8" diameter iron bar with "Geeslin" cap found projecting 0.2' above grade at the Northeast corner of a 0.950 acre tract conveyed to Ronald Glen Blubaugh per Deed recorded in Official Record 54, Page 263 of the Logan County Records at 80.00', said iron bar found also being at a corner of a 1.880 acre tract conveyed to Stephen L. Nienberg, et al., by Deed recorded in Official Record 183, Page 432 of the Logan County Records of which the herein described parcel is a part of;

thence S-82°10'36"-W, 90.00'(feet) to an iron bar set;

thence S-7°46'32"-E, 17.08'(feet) to an iron bar set;

thence S-82°10'36"-W, 80.67'(feet) to an iron bar set on the East line of a 2.524 acre tract conveyed to Rita Fleming by Deed recorded in Official Record 101, Page 16 of the Logan County Records;

thence with the East line of said Fleming's 2.524 acre tract and with the East line of a 0.306 acre tract conveyed to Mark Fleming by Deed recorded in Deed Volume 408, Page 811 of the Logan County Deed Records, N-5°37'20"-W, 111.31'(feet) to a 5/8" diameter iron bar found 0.2' below grade at the Northeast corner of said Fleming's 0.306 acre tract, also being at the Southeast corner of a 0.621 acre tract conveyed to Cynthia L. Daniels by Deed recorded in Official Record 439, Page 970 of the Logan County Records and also being at the Southwest corner of a 0.622 acre tract conveyed to James M. Martin by Deed recorded in Official Record 427, Page 738 of the Logan County Records.

thence with the South line of said Martin's 0.622 acre tract, N-81°25'56"-E, 166.50'(feet) to a 5/8" diameter iron bar with "Geeslin" cap found at grade on aforementioned West line of Ash Avenue;

thence with the West line of said Ash Avenue, S-7°46'32"-E, 96.31'(feet) to the place of beginning;

Containing 0.399 acre, but being subject to the rights of all legal highways and all easements of record.

Being a part of the 1.880 acre tract conveyed to Stephen L. Nienberg, et al., by Deed recorded in Official Record 183, Page 432, Parcel I, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, October 26, 2000. All iron bars set are 5/8" x 30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 4792 PS 7574." The basis of bearings for the herein described tract is the West line of Ash Avenue per an assumed bearing of S-7°46'32"-E.



*William D. Edwards*  
William D. Edwards  
Professional Surveyor No. 7574

INDEXED ON MAP  
7704 2D

D 11-8-00 SWM ak

**PLAT OF SURVEY**  
**STOKES TOWNSHIP**  
**LOGAN COUNTY, OHIO**  
**VIRGINIA MILITARY SURVEY 12276**

SCALE: 1" = 40'  
-20 0 20 40 60



RITA M. FLEMING  
2.524 AC.  
O.R. 101, P. 16

MARK FLEMING  
0.306 AC.  
D.V. 408, P. 811

CYNTHIA L. DANIELS  
0.621 AC.  
O.R. 439, P. 970

**NOTE:**

1. BEARINGS ARE BASED ON THE WEST LINE OF ASH AVE. PER AN ASSUMED BEARING OF S-7°46'32"-E.
2. REFERENCES USED; DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAP, PLATS OF SURVEYS IN THE VICINITY.

STEPHEN L. NIENBERG, et al.  
1.880 AC.  
O.R. 183, P. 432

0.399 AC.

STEPHEN L. NIENBERG, et al.  
PT. 1.880 AC  
PT. O.R. 183, P. 432  
(PARCEL II)

JAMES M. MARTIN  
0.622 AC.  
O.R. 427, P. 738

RONALD GLEN BLUBAUGH  
0.950 AC.  
O.R. 54, P. 263

5/8" DIA. WITH  
"GEESLIN CAP"  
AT GRADE

5/8" DIA. WITH  
"GEESLIN CAP"  
PROJECTS 0.2'

5/8" DIA. WITH  
"GEESLIN CAP"  
AT GRADE

5/8" DIA.  
0.1' BELOW GRADE



**LEGEND**

- = IRON BAR...FOUND
- ⊖ = IRON PIPE...FOUND
- = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 4792 PS 7574"...SET at grade

**COLLINGWOOD AVE.**  
30' R/W

**ASH AVE.** 30' R/W

INDEXED ON MAP  
7704 2P

SURVEYED BY: *William D. Edwards*

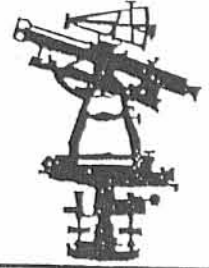
WILLIAM D. EDWARDS  
PROFESSIONAL SURVEYOR No. 7574  
110 SOUTH MAIN STREET  
URBANA, OHIO 43078  
(937)653-6508

DATE: OCTOBER 26, 2000

REC'D 8-8-01 S.M.J. OK



**EDWARDS SURVEYING**  
110 SOUTH MAIN STREET  
URBANA, OHIO 43078  
(937) 653-6508



**LEGAL DESCRIPTION FOR NIENBERG'S 0.006 ACRE TRACT**

Being situate in the State of Ohio, County of Logan, Township of Stokes, and being a part of Virginia Military Survey 12276, and being more particularly described as follows:

Beginning for reference at a 5/8" diameter iron bar found 0.1' below grade at the intersection of the South line of Collingwood Ave. (30' right-of-way) and the West line of Ash Ave. (30' right-of-way):

thence with the West line of said Ash Ave., N-7°57'33"-W, 80.00'(feet) to a 5/8" diameter iron bar with "Geeslin" cap found, projecting 0.2' above grade, at the Northeast corner of a 0.950 acre tract conveyed to Ronald Glen Blubaugh by Deed recorded in Official Record 54, page 263, (Tract I) of the Logan County Records, passing for reference an iron bar set at 62.70' (feet);

thence with the North line of said Blubaugh's tract, S-81°51'54"-W, 74.96' (feet) to a 5/8" diameter iron bar with "Geeslin" cap found, at grade, at the Northwest corner of said Blubaugh's tract, also being at a corner of a 1.880 acre tract conveyed to Stephen L. Nienberg, et al., by Deed recorded in Official record 183, page 432 (Parcel No. I) of the Logan County Records;

thence with the West line of said Blubaugh's tract, also being an East line of said Nienberg's tract, S-8°26'04"-E, 315.24'(feet) to an iron bar set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, passing for reference an iron bar set at 135.99' (feet);

thence continuing with the West line of said Blubaugh's tract, S-8°26'04"-E, 56.00' (feet) to an iron bar set;

thence S-81°33'56"-W, 5.00' (feet) to an iron bar set;

thence N-8°26'04"-W, 56.00' (feet) to an iron bar set;

thence N-81°33'56"-E, 5.00' (feet) to the place of beginning.

Containing 0.006 acre but being subject to the rights of all legal highways and all easements of record.

Being a part of a 1.880 acre tract conveyed to Stephen L. Nienberg, et al., by Deed recorded in Official Record 183, page 432 (Parcel No. I) of the Logan County Records.

The herein described tract is to be attached to mentioned Blubaugh's existing and adjoining parcel and is not to be used as a separate and independent parcel.

The foregoing description prepared by and in accordance with a Survey by William D. Edwards, Professional Surveyor No. 7574, July 30, 2001. All iron bars set are 5/8"x30" iron rebar with a yellow plastic cap stamped "EDWARDS PS 4792 PS 7574" and are set at grade. The basis of bearings for the herein described tract is the West line of Ash Ave. per O.R. 482, page 5 of the Logan County Records. (S-7°57'33"-E)



William D. Edwards  
Professional Surveyor No. 7574

INDEXED ON MAP  
7704 3D-1

REC'D 8-8-01 SMJ OK



**EDWARDS SURVEYING**  
110 SOUTH MAIN STREET  
URBANA, OHIO 43078  
(937) 653-6508



**LEGAL DESCRIPTION FOR BLUBAUGH'S 0.117 ACRE TRACT**

Being situate in the State of Ohio, County of Logan, Township of Stokes, and being a part of Virginia Military Survey 12276, and being more particularly described as follows:

Beginning for reference at a 5/8" diameter iron bar found 0.1' below grade at the intersection of the South line of Collingwood Ave. (30' right-of-way) and the West line of Ash Ave. (30' right-of-way):

thence with the West line of said Ash Ave., N-7°57'33"-W, 62.70' (feet) to an iron bar set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described;

thence S-44°55'41"-W, 25.05' (feet) to an iron bar set;

thence S-19°27'46"-W, 116.94'(feet) to an iron bar set on an East line of a 1.880 acre tract conveyed to Stephen L. Nienberg, et al., by Deed recorded in Official Record 183, page 432 (Parcel No.1) of the Logan County Records, also being on the West line of a 0.950 acre tract conveyed to Ronald Glen Blubaugh by Deed recorded in Official Record 54, page 263 (Tract I) of the Logan County Records;

thence with said East line of Nienberg's tract, N-8°26'04"-W, 135.99'(feet) to a 5/8" diameter iron bar with "Geeslin" cap found, at grade, at the Northwest corner of said Blubaugh's tract and at an Easterly corner of said Nienberg's 1.880 acre tract;

thence with the North line of said Blubaugh's tract and a Northerly line of said Nienberg's tract, N-81°51'54"-E, 74.96'(feet) to a 5/8" diameter iron bar with "Geeslin" cap found, projecting 0.2'(feet) above grade, at the Northeast corner of said Blubaugh's tract and a Northeasterly corner of said Nienberg's tract, also being on the aforementioned West line of Ash Ave.;


thence with the West line of Ash Ave., S-7°57'33"-E, 17.30'(feet) to the place of beginning.

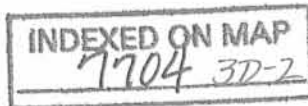
Containing 0.117 acre but being subject to the rights of all legal highways and all easements of record.

Being a part of a 0.950 acre tract conveyed to Ronald Glen Blubaugh by deed recorded in Official Record 54, page 263 (Tract I) of the Logan County Records.

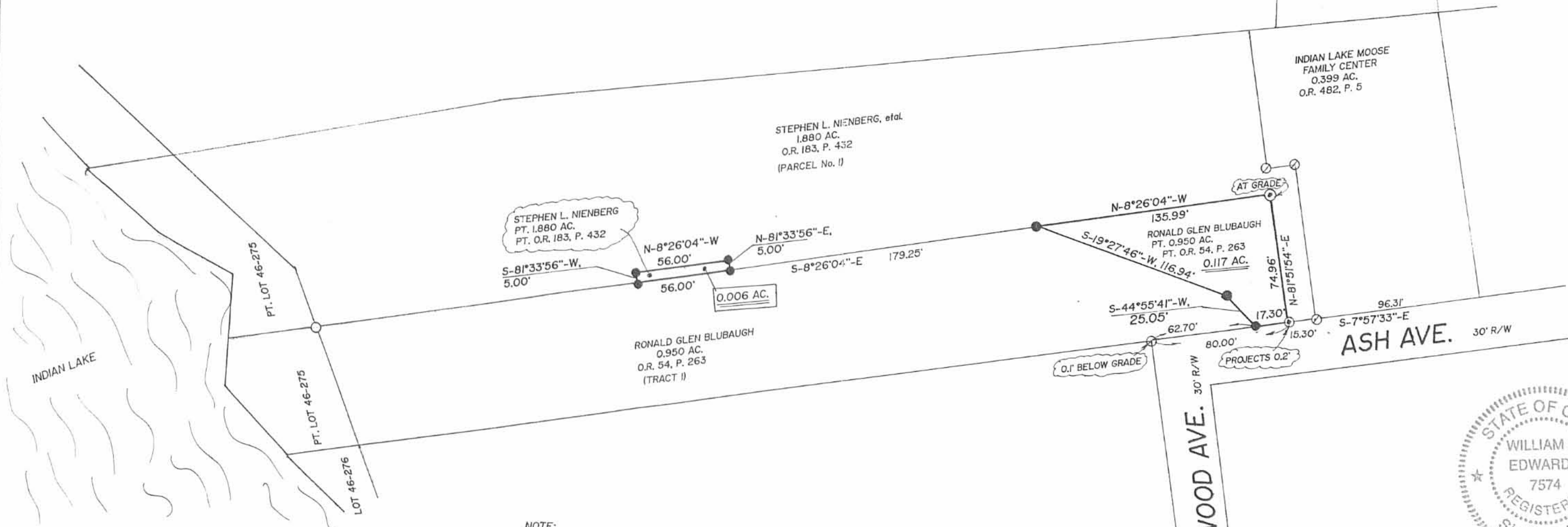
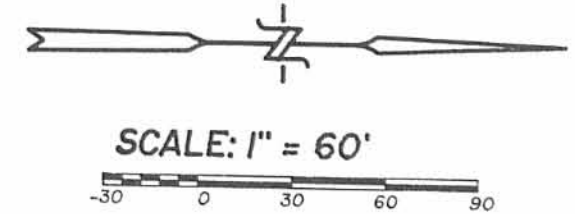
The herein described tract is to be attached to mentioned Nienberg's existing and adjoining parcel and is not to be used as a separate and independent parcel.

The foregoing description prepared by and in accordance with a Survey by William D. Edwards, Professional Surveyor No. 7574, July 30, 2001. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 4792 PS 7574" and are set at grade. The basis of bearings for the herein described tract is the West line of Ash Ave. per O.R. 482, page 5 of the Logan County Records. (S-7°57'33"-E)

  
William D. Edwards  
Professional Surveyor No. 7574



**PLAT OF SURVEY**  
**STOKES TOWNSHIP**  
**LOGAN COUNTY, OHIO**  
**VIRGINIA MILITARY SURVEY 12276**



INDIAN LAKE

**ASH AVE.** 30' R/W

**COLLINGWOOD AVE.** 30' R/W



**NOTE:**

1. BEARINGS ARE BASED ON THE WEST LINE OF ASH AVE. PER O.R. 482, P. 5 OF THE LOGAN COUNTY RECORDS. (S-7°57'33\"-E)
2. THE 0.117 AC. TRACT SHOWN HEREON IS TO BE ATTACHED TO NIENBERG'S EXISTING AND ADJOINING PARCEL.
3. THE 0.006 AC. TRACT SHOWN HEREON, IS TO BE ATTACHED TO BLUBAUGH'S EXISTING AND ADJOINING PARCEL. THIS TRACT IS TO RESOLVE AN ENCROACHMENT OF A HOUSE ONTO NIENBERG'S TRACT.
4. REFERENCES USED; DEEDS OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, LOGAN COUNTY TAX MAP, RECORD PLAT OF INDIAN LAKE RESERVOIR LANDS, (PLAT SLIDE 464, CABINET "A"), PRIOR SURVEYS.

**LEGEND**

- = 5/8" IRON BAR.....FOUND
- = IRON PIPE.....FOUND
- = 5/8" IRON BAR WITH "GEESLIN" CAP.....FOUND
- = 5/8" IRON BAR WITH "EDWARDS" CAP.....RECOVERED at grade
- = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 4792 PS 7574".....SET at grade

**INDEXED ON MAP**  
 7704 3P

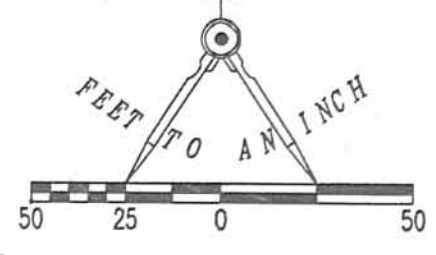
SURVEYED BY: *William D. Edwards*

WILLIAM D. EDWARDS  
 PROFESSIONAL SURVEYOR No. 7574  
 110 SOUTH MAIN STREET  
 URBANA, OHIO 43078  
 (937)653-6508

DATE: JULY 30, 2001



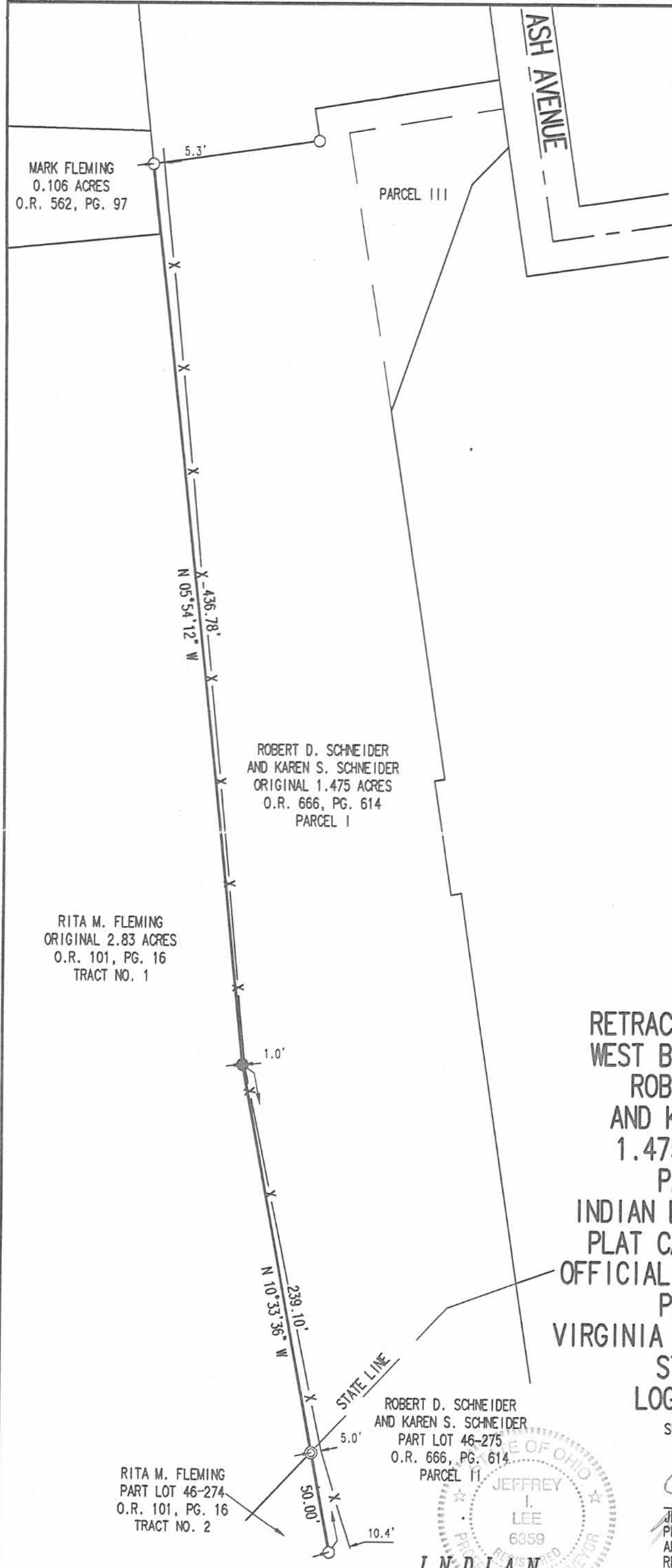
SCALE  
50



- LEGEND:
- 5/8 INCH IRON ROD FOUND
  - ⊙ 3/8 INCH IRON PIPE FOUND
  - 5/8 INCH IRON ROD SET
  - X-X- DENOTES FENCE

**REFERENCES:**

DEEDS AS CITED  
 LOGAN COUNTY ENGINEER'S FILES:  
 R-7352  
 R-7704  
 R-3837  
 R-5440  
 FIELD BOOK 385, PAGE 38  
 UNINDEXED FIELD BOOK, PAGE 3  
 DATED MAY 4, 1965 BY  
 DODSON AND GEESLIN  
 LES GEESLIN FILE G-247

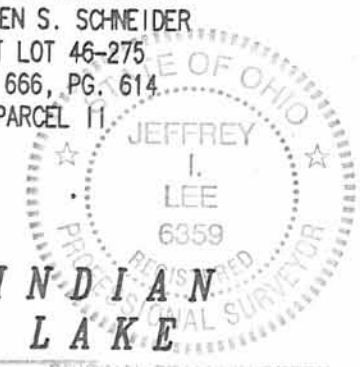


**RETRACEMENT SURVEY OF THE  
 WEST BOUNDARY LINE OF THE  
 ROBERT D. SCHNEIDER  
 AND KAREN S. SCHNEIDER  
 1.475 ACRE TRACT AND  
 PART LOT 46-275  
 INDIAN LAKE RESERVOIR LANDS  
 PLAT CABINET A, SLIDE 463  
 OFFICIAL RECORD 666, PAGE 614  
 PARCEL I AND II  
 VIRGINIA MILITARY SURVEY 12276  
 STOKES TOWNSHIP  
 LOGAN COUNTY, OHIO**

SURVEYED BY:

*Jeffrey I. Lee*  
 JEFFREY I. LEE  
 PROFESSIONAL SURVEYOR 6359  
 APRIL 6, 2005  
 REVISED APRIL 12, 2005

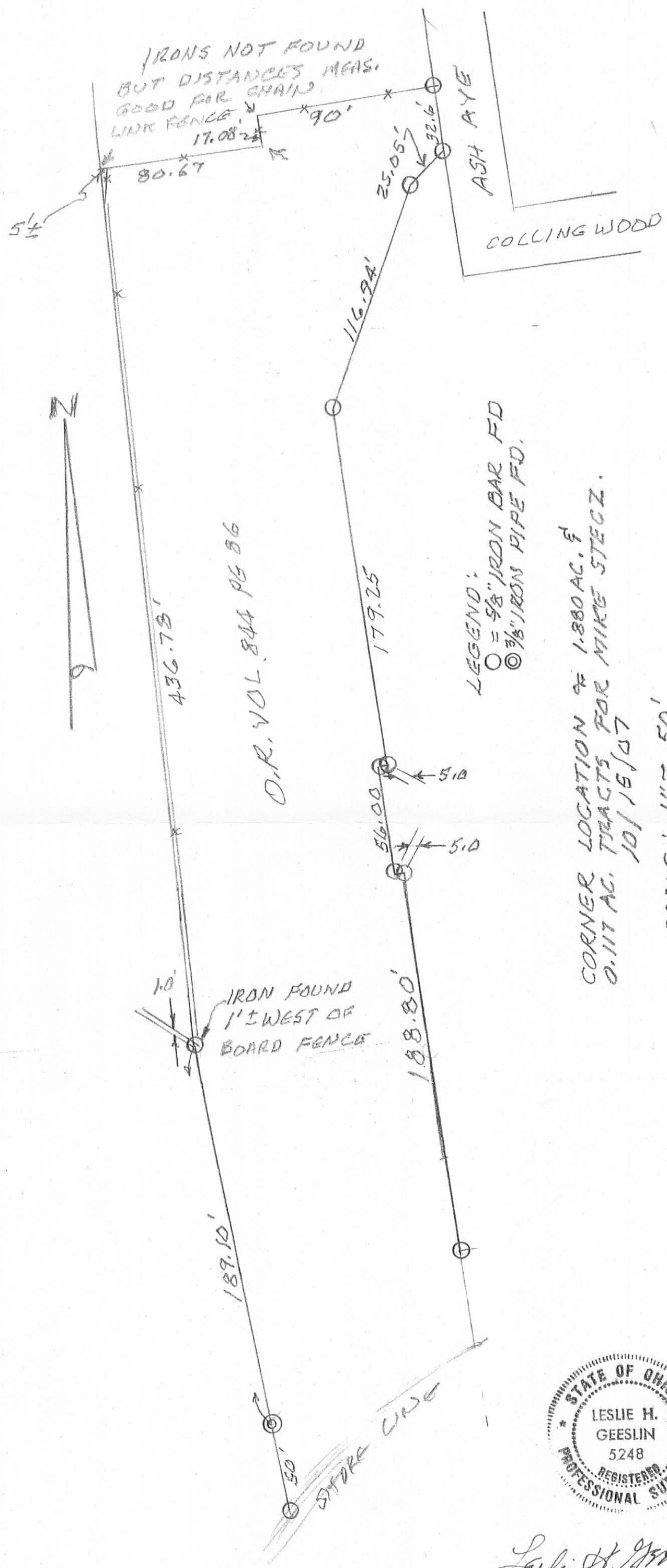
COPYRIGHT 2005 BY:  
**LEE SURVEYING & MAPPING CO., INC.**  
 117 North Madriver Street  
 BELLEFONTAINE, OHIO 43311  
 (937) 593-7335



INDEXED ON MAP  
 7704 AP

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

IRONS NOT FOUND  
 BUT DISTANCES MEAS.  
 GOOD FOR CHAIN.  
 LINK FENCE.



LEGEND:  
 ○ = 5/8" IRON BAR FD  
 ⊙ = 3/8" IRON PIPE FD.

CORNER LOCATION OF 1.880 AC. &  
 0.117 AC. TRACTS, FOR MIKE STECZ.  
 10/15/47

SCALE: 1" = 50'



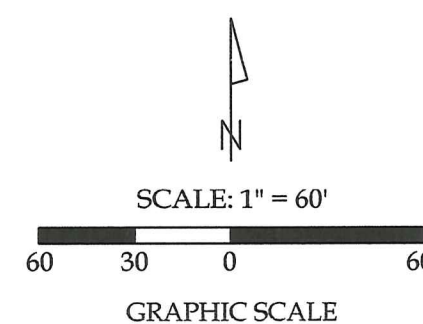
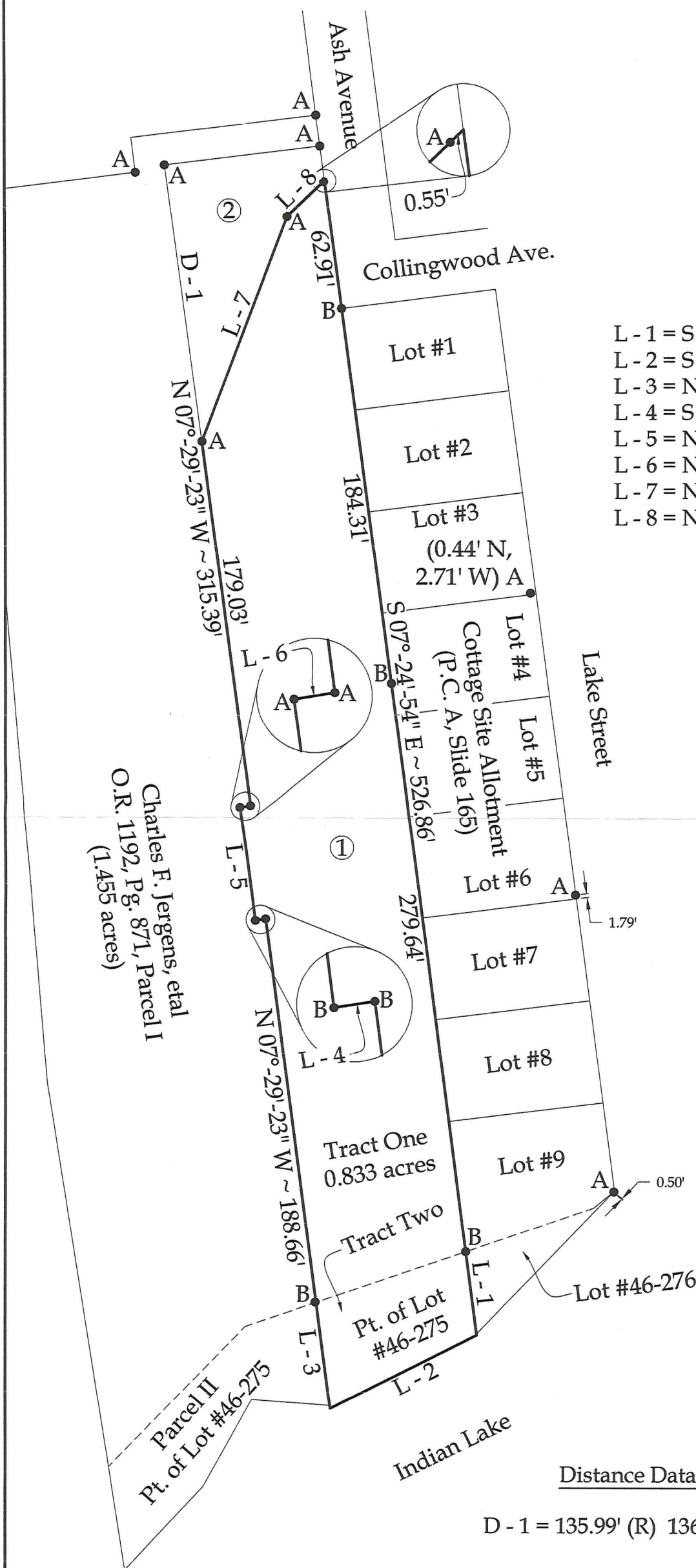
*Leslie H. Geeslin*

4-4-2022

**APPROVED**

Survey of Parcel #43-005-18-14-011-001 and being a part of Lot #46-275 of the Indian Lake Reservoir Lands (P.C. A, Slide 463) and a part of V.M.S. 12276, Stokes Township, Logan County, Ohio.

(Deeds Referenced in O.R. 1403, Pg. 365)



Line Data

- L - 1 = S 07°-29'-53" E ~ 41.00' (R & M)
- L - 2 = S 63°-09'-06" W ~ 79.50' (R & M)
- L - 3 = N 07°-29'-23" W ~ 52.00' (R & M)
- L - 4 = S 80°-56'-22" W ~ 5.00' (R & M)
- L - 5 = N 07°-29'-23" W ~ 56.00' (R & M)
- L - 6 = N 80°-56'-22" E ~ 5.00' (R & M)
- L - 7 = N 20°-39'-05" E ~ 116.94' (R) 117.47' (M)
- L - 8 = N 46°-08'-33" E ~ 25.05' (R) 25.19' (M)

Property Information

- ① Ronald A. & Carrie Weigand, etux  
O.R. 1403, Pg. 365  
(0.913 acres - Deed)  
(0.923 acres)
- ② Charles F. Jergens, etal  
O.R. 1192, Pg. 871, Parcel III  
(0.117 acres)



This plat represents an actual boundary survey completed under my direct supervision on June 10, 2021.

Kyle J. Binkley, P.S. #8587

Distance Data

D - 1 = 135.99' (R) 136.36' (M)

Legend

- A = Existing #5 Rebar
- B = Set #5 Rebar

NOTE: All distances on this plat are measured unless otherwise noted.

BASIS OF BEARINGS: The system of bearings for this plat and legal description is based on the Ohio State Plane - North Coordinate System NAD 83 (2011).

INDEXED ON MAP  
7704

**Binkley**  
LAND SURVEYING, LLC

121 W. Auglaize Street  
Wapakoneta, Ohio 45895  
(419) 236-3768

CLIENT: Adam Weigand			
SURVEYED BY: T.J.S./T.E.W.	DATE: 02-07-2022	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 60'	PAGE: 1	OF: 1	PAGES: 1