

Geo. Smith's Survey  
Zane Trp. Survey 3680

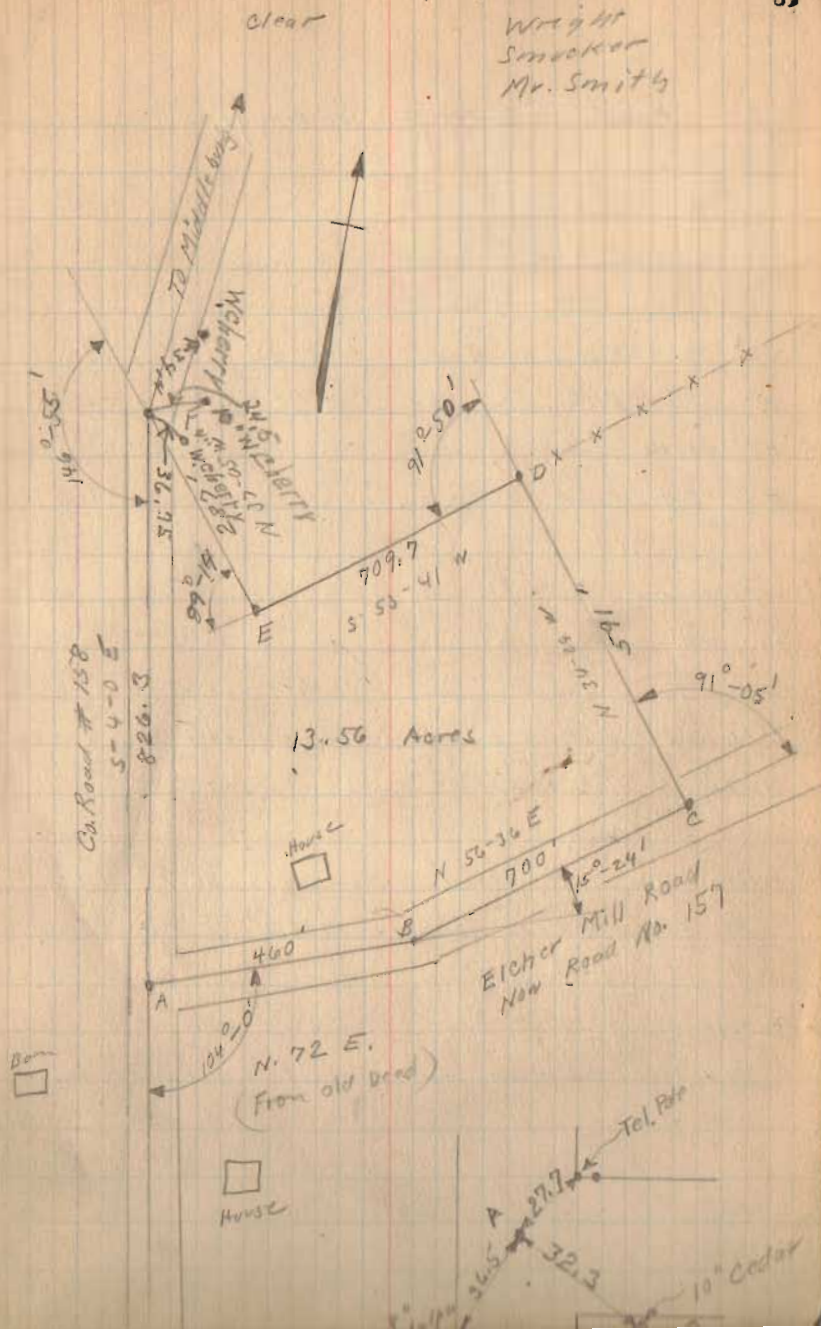
- A - Iron Plowd By Wright
- B - Stake " " "
- C - Stake " " "
- D - Old Fence Post
- E - Fence Post
- F - Spike in road.

Bearing N 72 E from old deed  
other bearings from deflection  
angles.

619  
INDEXED ON MAP

Feb. 12-1927  
Wright  
Smucker  
Mr. Smith

38



Received 11-22-94  
OK GEA

SURVEY FOR DARRELL JOLLIFF  
1.250 ACRES  
NOVEMBER 9, 1994

The following described tract of land is situated in the State of Ohio, County of Logan, Township of Zane, V.M.S. 3680, being part of M. Keitha LeValley's original 13.00 acre tract (10.121 acres remaining) described in official record 22, page 369, and being more particularly described as follows:

Beginning at a 1" iron pin found at the intersection of the centerline of Township Road #157 (no recorded right of way width, 60 feet used for this survey) with the centerline of County Road #158 (60 feet wide), said iron pin marking the southwest corner of said 13.00 acre tract;

thence North 08°04'00" West (bearing based on an assumed meridian with all others based on angles turned) 237.27 feet, following the centerline of County Road #158 and the west line of said 13.00 acre tract, to a railroad spike set;

thence North 68°08'47" East 228.42 feet, departing from the centerline of County Road #158, entering said 13.00 acre tract and passing at 30.89 feet an iron pin set, to an iron pin set;

thence South 11°50'36" East 234.00 feet, passing at 203.54 feet an iron pin set, to a railroad spike set in the centerline of Township Road #157 and the south line of said 13.00 acre tract;

thence South 68°08'47" West 244.29 feet, following the centerline of Township Road #157 and the south line of said 13.00 acre tract, to the place of beginning, containing 1.250 acres, more or less, and subject to all valid easements and restrictions of record.

Of the above described 1.250 acre tract, 0.941 acres is outside the road right of ways of Township Road #157 and County Road #158.

The above description was prepared from an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140 during the month of November, 1994. Iron pins set are 5/8" by 30" reinforcing rods with caps marked "CLAPSADDLE, R.S. #6140." Bearings indicated herein are based on an assumed meridian and are to denote angles only.

ATTEST:

*Paul R. Clapsaddle*

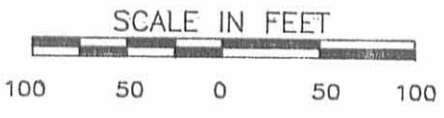
Paul R. Clapsaddle, Registered Surveyor #6140  
19019 West Darby Road  
Marysville, Ohio 43040  
(513) 747-2599

INDEXED ON MAP

619 1P

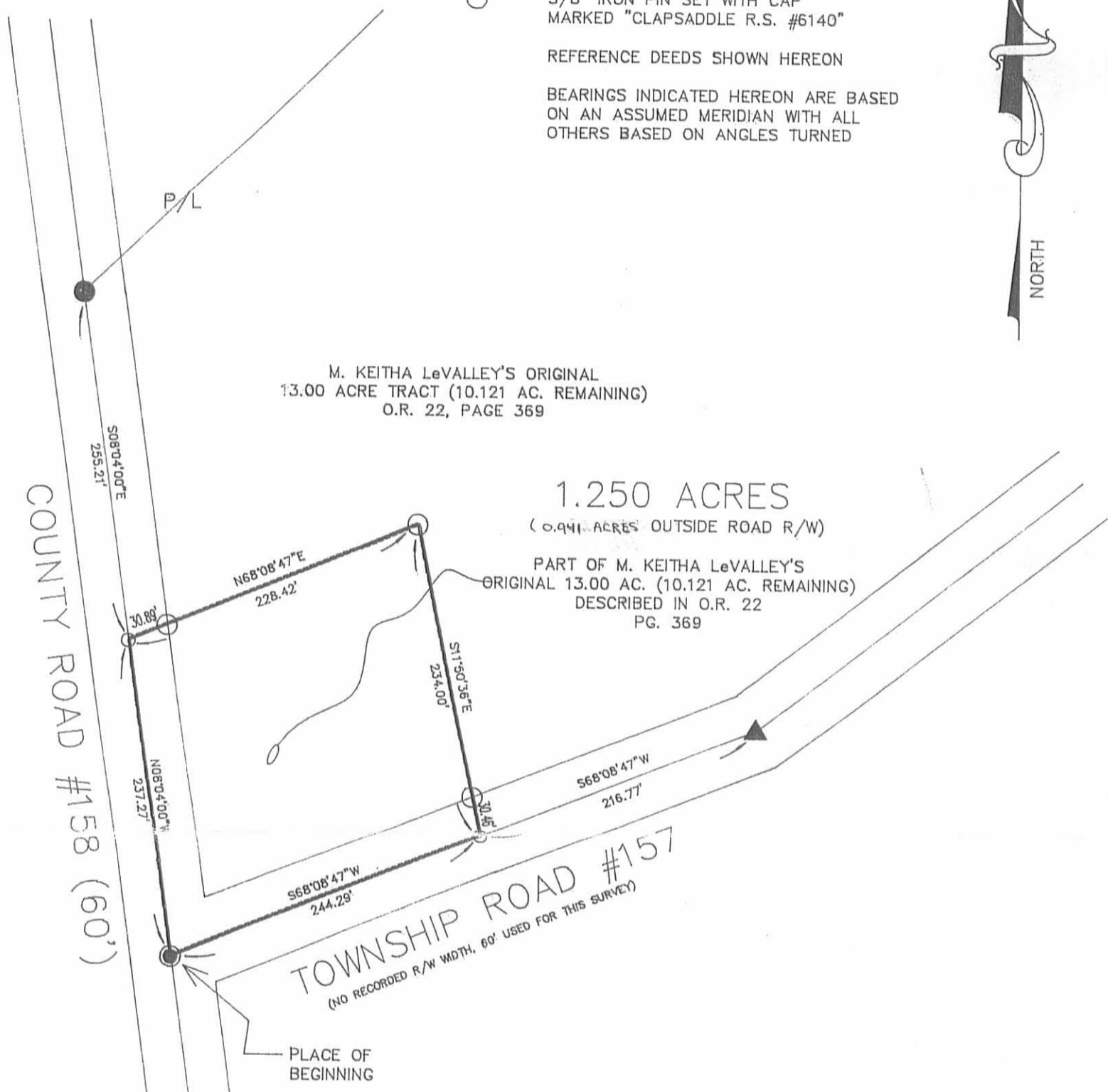


INDEXED ON MAP  
6191P



- 1" IRON PIN FOUND
- RAILROAD SPIKE FOUND
- ▲ 1" SQUARE IRON PIN FOUND
- RAILROAD SPIKE SET
- 5/8" IRON PIN SET WITH CAP MARKED "CLAPSADDLE R.S. #6140"

REFERENCE DEEDS SHOWN HEREON  
 BEARINGS INDICATED HEREON ARE BASED  
 ON AN ASSUMED MERIDIAN WITH ALL  
 OTHERS BASED ON ANGLES TURNED



### SURVEY FOR DARRELL JOLLIFF

STATE OF OHIO, COUNTY OF LOGAN, TOWNSHIP OF ZANE, V.M.S. 3680,  
 BEING PART OF M. KEITHA LeVALLEY'S ORIGINAL 13.00 ACRE TRACT (10.121 ACRES  
 REMAINING) DESCRIBED IN OFFICIAL RECORD 22, PAGE 369.

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

*Paul R. Clapsaddle*  
 PAUL R. CLAPSADDLE RS #6140



**Paul R. Clapsaddle and Associates**  
 REGISTERED ENGINEERS AND SURVEYORS  
 19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040  
 (513) 747-2599  
 (800) 745-2599  
 Paul R. Clapsaddle, P.E., P.S.

FILE NAME: JOLLIB94  
 SCALE: 1" = 100'  
 F.B. 14, PG. 32  
 NOVEMBER 9, 1994

Before 1929

Geo. Smith Survey - Zane Township.

The following land in Zane Township, Logan County, Ohio,  
and being in Virginia Military Survey # 3680.

Beginning at an iron pin at the intersection of the Eicker Mill road and the center of the Middleburg Pike, thence with the center of the Eicker Mill road ( now known as road No. 157 ) N. 72 E. 460 feet to a stake, thence continuing with the center of said road No. 157 N. 56 - 36 E. 700 feet to an oak stake, thence N. 34 - 29 W. 591 feet to a large post at the N.W. corner of a 61.38 acre tract now owned by Wm. Starrick; thence along the South line of B.E. Patrick land S. 53 - 41 W. 709.7 feet to a post; thence N. 37 - 05 W. 287 feet to a spike in the center of the Middleburg pike, also known as road # 158, thence with the center of the Middleburg Pike S. 4 - 0 E. 826.3 feet to the place of beginning, said tract containing 15.56 acres and being the same tract as surveyed by F.F. Wright Feb. 12, 1927, recorded in Surveyor's field book No. 418 page 38.

INDEXED ON MAP

619 2D

11

Geo. Smith's Survey  
Zane Trp. Survey 3680

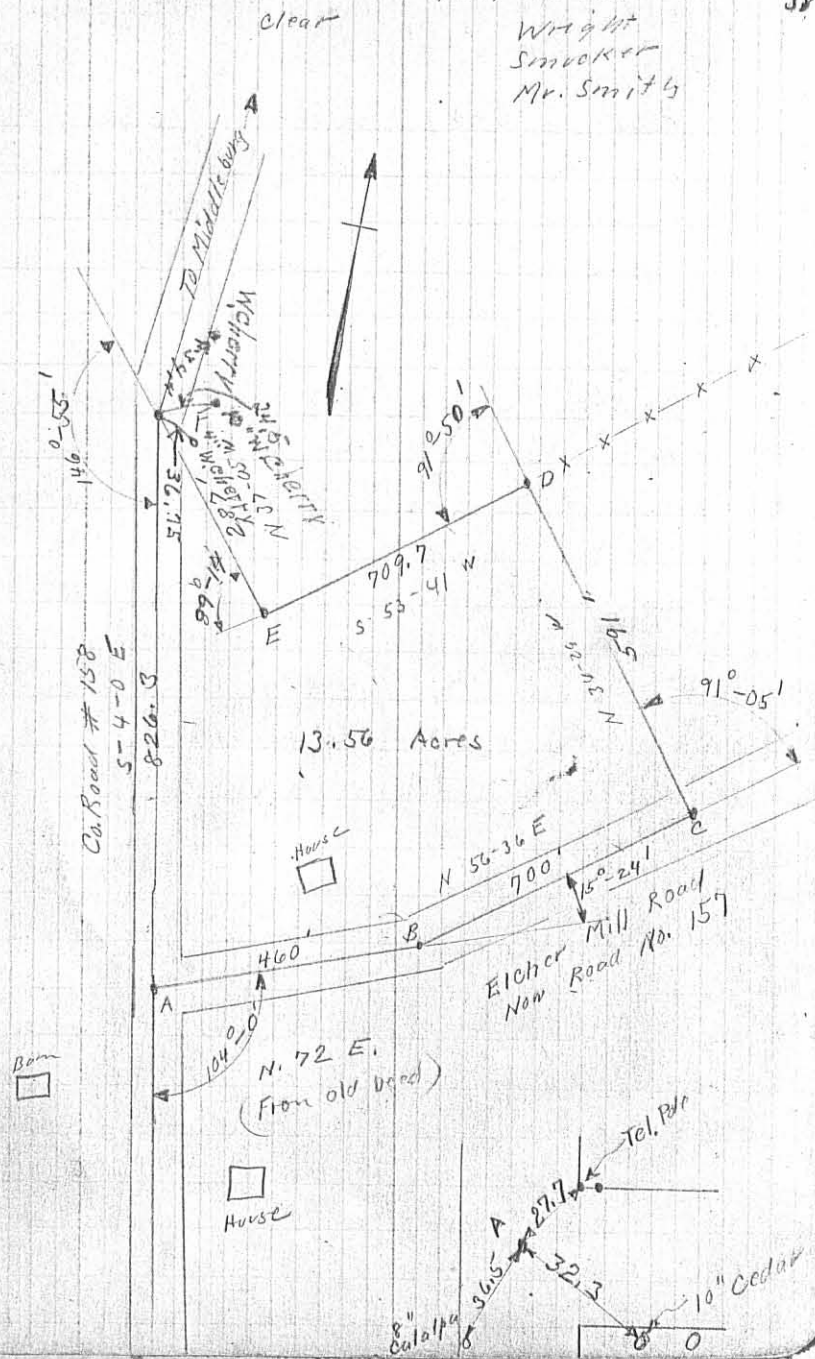
- A - Iron Plow by Wright
- B Stake " " "
- C Stake " " "
- D Old Fence Post
- E Fence Post
- F Spike in road

Bearing N 72 E from old deed  
other bearings from deflection  
angles.

619 2P  
INDEXED ON MAP

Feb. 12-1927  
Wright  
Smucker  
Mr. Smith's

38



**RANDY S. AND KELLY J. WILGUS SURVEY  
1.218 ACRES  
April 29, 2003**

The following described 1.218 acre tract of land is situated in Virginia Military Survey 3680, Zane Township, Logan County, Ohio and being part of Randy S. and Kelly J. Wilgus' 4.343 acre tract described in Official Record 593, page 594 and 2.259 acre tract described in Official Record 372, page 364, said 1.218 acre tract more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of County Road 158 with the centerline of Township Road 157 (60 feet wide);

Thence North 75°49'17" East 461.20 feet, following the centerline of Township Road 157, to a one-inch square iron pin found;

Thence North 60°15'00" East 199.78 feet, continuing along the centerline of Township Road 157, to a railroad spike found at the southwest corner of said 2.259 acre tract and at the southeast corner of the remainder of Donald L. and Elizabeth L. Richardson's original 9.431 acre tract described in Official Record 258, page 661, said railroad spike marking the **place of beginning**;

Thence **North 30°38'05" West 210.10 feet**, departing from the centerline of Township Road 157, following the west line of said 2.259 acre tract and the east line of said original 9.431 acre tract, passing a 5/8 inch iron pin found at 15.08 feet and a 5/8 inch iron pin found at 200.10 feet at the southwest corner of said 4.343 acre tract, said 4.343 acre tract formerly part of said original 9.431 acre tract, following the west line of said 4.343 acre tract thereafter, to an iron pin set;

Thence **North 60°15'38" East 252.57 feet**, entering said 4.343 acre tract, to an iron pin set;

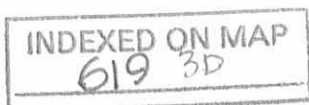
Thence **South 30°38'05" East 210.05 feet**, departing from said 4.343 acre tract and crossing said 2.259 acre tract, passing an iron pin set at 180.05 feet, to a magnetic nail set in the centerline of Township Road 157;

Thence **South 60°15'00" West 252.57 feet**, following the centerline of Township Road 157 and the south line of said 2.259 acre tract, to the **place of beginning, containing 1.218 acres**, more or less, and subject to all valid easements and restrictions of record.

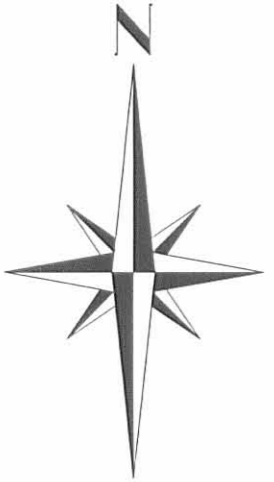
Of the above-described 1.218 acre tract of land, 1.160 acres are part of said 2.259 acre tract and 0.058 acre is part of said 4.343 acre tract. Said 1.218 acre tract also contains 0.174 acre within the road right-of-way of Township Road 157.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of April 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 Township Road 157 bearing North 60°15'00" East.

Description prepared by: George A. Blackburn 4/29/03  
George A. Blackburn, R.S. #7873  
12125 Green Street  
Middleburg, Ohio 43336  
(937) 666-5605



VIRGINIA MILITARY SURVEY 3680  
ZANE TOWNSHIP  
LOGAN COUNTY, OHIO



RANDY S. AND KELLY J. WILGUS SURVEY

Being a 1.218 acre tract split out of  
Randy S. and Kelly J. Wilgus' 4.343 acre tract  
described in Official Record 593, page 594 and  
2.259 acre tract described in  
in Official Record 372, page 364.



- ⊙ Railroad spike found
- Magnetic nail set
- ⊠ 1" Square iron pin found
- ⊙ 5/8" Iron pin found
- 5/8" Iron pin set



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

Filename: Wilgus 4-03  
Scale: 1" = 60'  
Date: 4/29/03  
F.B. 8, pg. 55

COUNTY ROAD 158

INDEXED ON MAP  
619 3P



I hereby certify that this plat was prepared from an actual field survey and that monuments were placed as indicated hereon.  
*George A. Blackburn* 4/29/03  
George A. Blackburn, R.S. 7873

SURVEY FOR GENE FRYMAN  
2.259 Acres  
July 23, 1988

The following described tract of land is situated in the State of Ohio, County of Logan, Township of Zane, V.M.S. 3680, being part of Robert W. and M. Keitha LeValley's original 13.56 acre tract described in deed volume 205, page 411, said tract being more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of County Road #158 with the centerline of Township Road #157, said spike marking the southwest corner of said original 13.56 acre tract;

thence North  $72^{\circ}00'00''$  East (assumed bearing) 460.88 feet, following the centerline of Township Rd. #157 and southerly line of said original 13.56 acre tract, to a 1" iron pin found at an angle point in said Road centerline;

thence North  $56^{\circ}27'28''$  East 199.92 feet, continuing with the centerline of said Road and southerly line of said original 13.56 acre tract, to a railroad spike set and marking the place of beginning;

thence North  $34^{\circ}23'45''$  West 200.00 feet, departing said Road centerline and passing through a 5/8" iron pin set for reference at 15.00 feet, to a 5/8" iron pin set;

thence North  $56^{\circ}27'28''$  East 500.00 feet to a 5/8" iron pin set in the easterly line of said original 13.56 acre tract and westerly line of Tommy D. Watkins' original 64.25 acre tract described in deed volume 343, page 770;

thence South  $34^{\circ}23'45''$  East 200.00 feet, following a line common to said original 64.25 acre tract and said original 13.56 acre tract, passing through a 5/8" iron pin set for reference at 185.00 feet, to a 5/8" iron pin found in the centerline of Township Road #157;

thence South  $56^{\circ}27'28''$  West 500.00 feet, following the centerline of said Road and southerly line of said original 13.56 acre tract, to the place of beginning, containing 2.259 acres, more or less, and subject to all valid easements and restrictions of record.

The above description was prepared from a field survey completed in July of 1988 by Paul R. Clapsaddle, Registered Surveyor #6140. Iron pins set are 5/8" by 30" reinforcing rods with I.D. caps marked "P.Clapsaddle, P.S.#6140." Bearings indicated herein are based on an assumed meridian and are used to denote angular measurements only.

ATTEST: *Paul R. Clapsaddle R.S.#6140*  
Paul R. Clapsaddle, Registered Surveyor #6140

INDEXED ON MAP  
619 4D

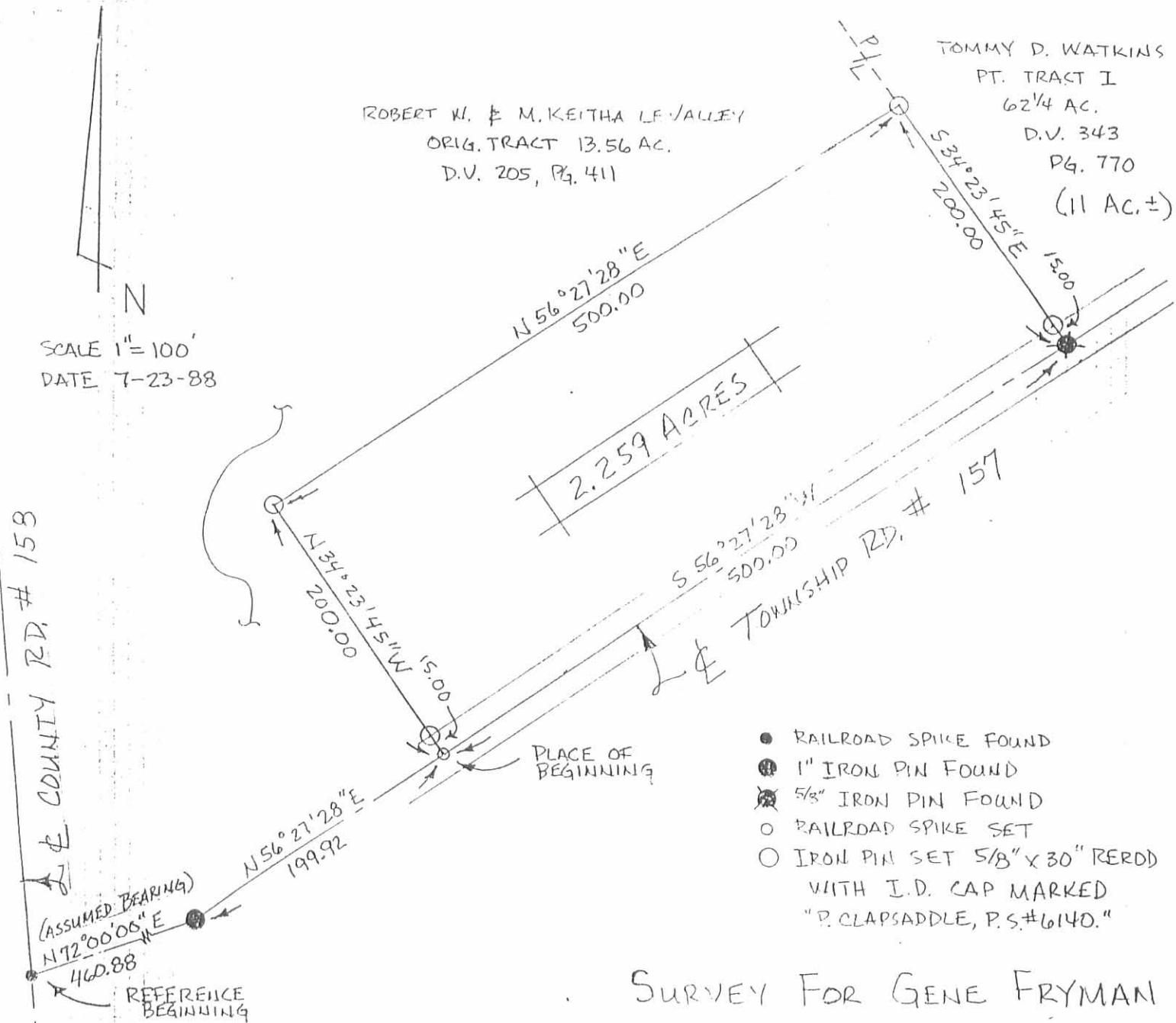




ROBERT W. & M. KEITHA LEVALLEY  
 ORIG. TRACT 13.56 AC.  
 D.V. 205, Pg. 411

TOMMY D. WATKINS  
 PT. TRACT I  
 62 1/4 AC.  
 D.V. 343  
 PG. 770  
 (11 AC. ±)

SCALE 1" = 100'  
 DATE 7-23-88



- RAILROAD SPIKE FOUND
- 1" IRON PIN FOUND
- 5/8" IRON PIN FOUND
- RAILROAD SPIKE SET
- IRON PIN SET 5/8" X 30" PEROD WITH I.D. CAP MARKED "P. CLAPSADDLE, P.S.#6140."

**SURVEY FOR GENE FRYMAN**

STATE OF OHIO  
 COUNTY OF LOGAN  
 TOWNSHIP OF ZANE  
 V.M.S. 3680  
 BEING PART OF ROBERT W. & M. LEITHA LEVALLEY'S ORIGINAL 13.56 ACRE TRACT DESCRIBED IN D.V. 205, PG. 411.

I HEREBY CERTIFY THAT THE HEREON PLATTED PROPERTY WAS MEASURED TO ACCEPTABLE SURVEY STANDARDS,

*Paul R. Clapsaddle*  
 PAUL R. CLAPSADDLE, R.S.#6140  
 19019 W. DARBY RD.  
 MARYSVILLE, OHIO 43040  
 (513) 747-2599

- REFERENCE DEEDS SHOWN ON PLAT
- BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.
- REFERENCE F.B. 645, PG. 39.

INDEXED ON MAP  
 619 4P



**SURVEY FOR DON RICHARDSON  
4.343 ACRES  
August 20, 2002**

The following described 4.343 acre tract is situated in the State of Ohio, County of Logan, Township of Zane, V.M.S. 3680, being part of Donald L. and Elizabeth L. Richardson's 9.431 acre tract described in Official Record 258, page 661, said 4.343 acre tract being more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of County Road #158 (60 feet wide) with the centerline of Township Road #157 (width unknown, assumed 60 feet wide);

Thence North 72°00'46" East (assumed bearing) 461.15 feet, following the centerline of Township Road #157, to a 1 inch iron pin found at an angle point in the southeast line of said 9.431 acre tract;

Thence North 56°26'58" East 199.77 feet, continuing with the centerline of Township Road #157 and following a southeast line of said 9.431 acre tract, to a railroad spike found at the south corner of Randy S. and Kelly J. Wilgus' 2.259 acre tract described in Official Record 372, page 364;

Thence North 34°26'03" West 200.14 feet, departing from the centerline of Township Road #157 and following a northeast line of said 9.431 acre tract and the southwest line of said 2.259 acre tract, passing at 15.03 feet a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS #6140", to a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS #6140" at the west corner of said 2.259 acre tract, said iron pin marking the **place of beginning**;

Thence North 34°26'03" West 366.81 feet, crossing said 9.431 acre tract, to an iron pin set in the southeast line of Roderick G. and Cherie A. LaMarche's 2.000 acre Tract I described in Official Record 368, page 133;

Thence North 54°26'02" East 106.45 feet, to a 5/8 inch iron pin found with cap marked "Blackburn RS #7873" at the east corner of said 2.000 acre tract, at the south corner of Marvin Joe and Misty Dawn Roberts' 1.633 acre tract described in Official Record 565, page 629;

Thence North 53°28'44" East 394.12 feet, following the southeast line of said 1.633 acre tract, the southeast line of Carol F. Manchester, Trustee's 1.969 acre and 3.000 acre tracts described in Official Record 563, page 924, and a northwest line of said 9.431 acre tract, to an 8 inch wood post found in the southeast line of said 3.000 acre tract, at the west corner of Kwang W. Lim, Sang E. Lim, Jae Y. Lee and Kuem J. Lee's 45.91 acre Tract I described in Deed Volume 407, page 485, and at the north corner of said 9.431 acre tract, said wood corner post being South 34°23'25" East 0.54 feet from a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS #6140";

Thence South 34°23'25" East 391.11 feet, following the southwest line of said 45.91 acre tract and a northeast line of said 9.431 acre tract, passing at 389.11 feet an iron pin set, to a point in a tree at the north corner of said 2.259 acre tract and at an east corner of said 9.431 acre tract;

Thence South 56°27'53" West 500.05 feet, following the northwest line of said 2.259 acre tract and a southeast line of said 9.431 acre tract, passing at 6.00 feet an iron pin set, to the **place of beginning, containing 4.343 acres**, more or less, and being subject to all valid easements and restrictions of record.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of July 2002. Bearings indicated herein are based on an assumed meridian with all others based on angles turned. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS #6140".

ATTEST: Paul R. Clapsaddle  
Paul R. Clapsaddle, R.S. #6140  
19019 West Darby Road, Marysville, Ohio 43040  
(937) 747-2599

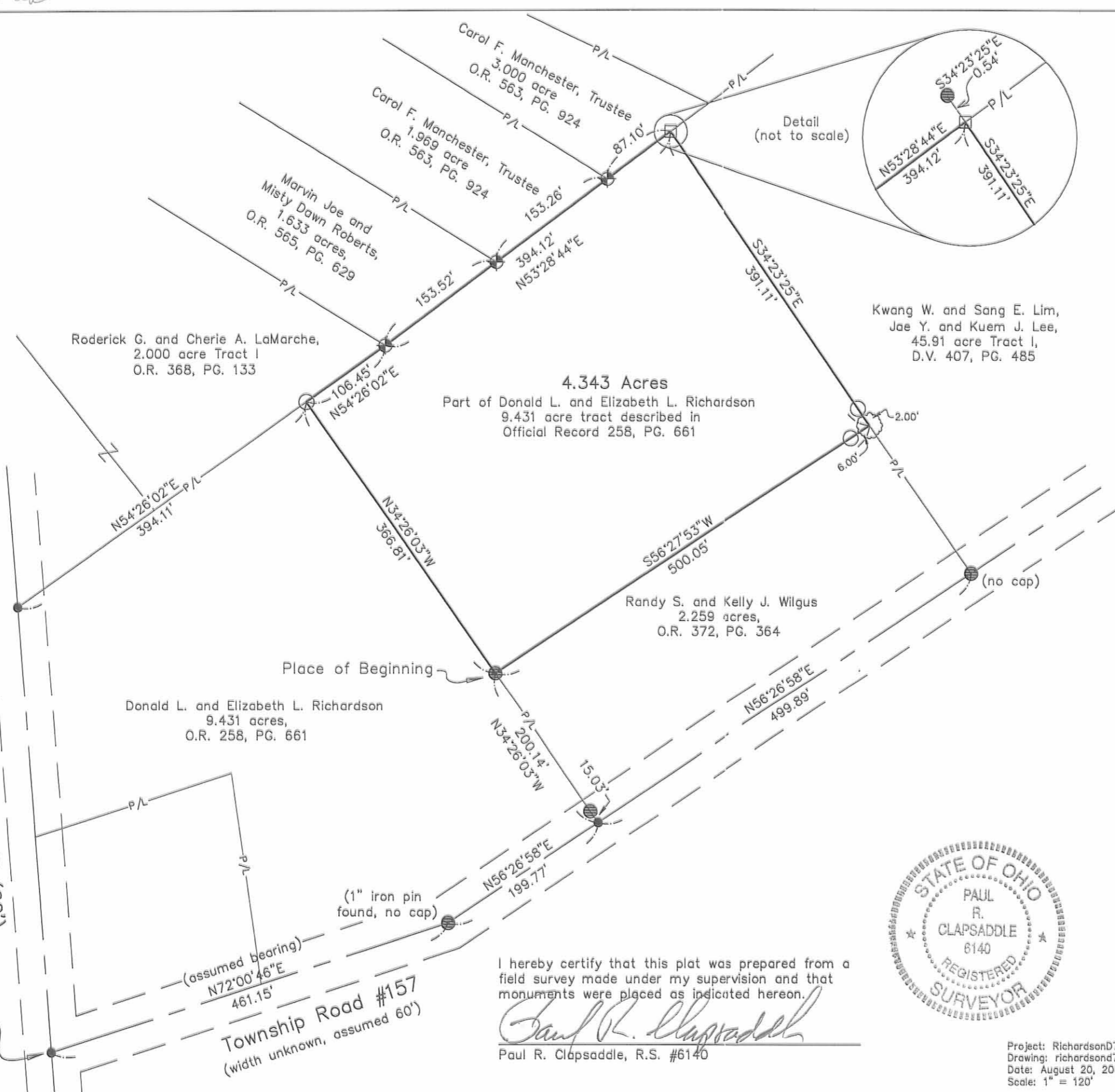
INDEXED ON MAP  
619 50



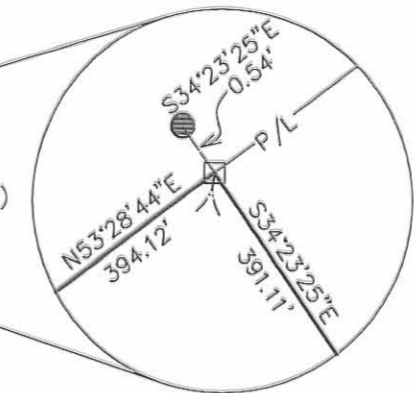
REC'D 9-10-02 RLK

# DON RICHARDSON SURVEY

State of Ohio, County of Logan, Township of Zane, VMS 3680, being part of Donald L. and Elizabeth L. Richardson's 9.431 acre tract described in Official Record 258, page 661



Detail (not to scale)



**NOTES:**

Reference deeds are shown hereon  
Bearings indicated hereon are based on an assumed meridian with all others based on angles turned

**LEGEND:**

- Railroad spike found
- Magnetic nail found
- Magnetic nail set
- ⊙ 5/8 inch iron pin found with cap marked "CLAPSADDLE RS#6140" unless otherwise noted
- ⊕ 5/8 inch iron pin found with cap marked "Blackburn RS #7873"
- ⊠ 8 inch Wood corner post found
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"



I hereby certify that this plat was prepared from a field survey made under my supervision and that monuments were placed as indicated hereon.

*Paul R. Clapsaddle*  
Paul R. Clapsaddle, R.S. #6140

Project: RichardsonD702  
Drawing: richardsonD702  
Date: August 20, 2002  
Scale: 1" = 120'

**Paul R. Clapsaddle and Associates**  
REGISTERED ENGINEERS AND SURVEYORS  
19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040  
(937) 747-2599

Paul R. Clapsaddle, P.E., P.S.

INDEXED ON MAP  
619 SP

8-21-23



**SURVEY FOR WAYNE VANBRIMMER**

**4.105 Acres  
July 17, 2023**

The following described 4.105 acre tract of land is situated in the State of Ohio, County of Logan, Township of Zane, V.M.S. 3680, being all of Donald Wayne VanBrimmer's 5.088 acre tract (Auditor carries as 4.528 acres) described in O.R. 1413, Pg. 1502, and said 4.105 acre tract being more particularly described as follows:

Beginning for reference at a 5/8 inch iron pin found at the intersection of the centerlines of County Road 158 (60' R/W) and Township Road 157 (no recorded right of way width in this area), said iron pin marking the southwest corner of John P. McClain Etal's 1.25 acre tract described in O.R. 589, Pg. 91;

Thence North 75°21'21" East 244.29 feet, following the centerline of Township Road 157 and the south line of said 1.25 acre tract, to a magnetic nail set at a southwest corner of said 5.088 acre tract, said spike marking the *place of beginning*;

Thence North 4°37'23" West 234.00 feet, departing from the centerline of Township Road 157, following the east line of said 1.25 acre tract and a west line of said 5.088 acre tract, passing at 30.54 feet a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS 6140", to an iron pin set beside a bent 5/8 inch iron pin found;

Thence South 75°21'15" West 228.42 feet, following the north line of said 1.25 acre tract and a south line of said 5.088 acre tract, passing at 197.41 feet a 5/8 inch iron pin found, to a railroad spike found on the centerline of County Road 158;

Thence North 0°50'46" West 255.29 feet, following the centerline of County Road 158 and a west line of said 5.088 acre tract, to a 5/8 inch iron pin found at the southwest corner of Douglas A. Webb, etux' 0.620 acre Tract II described in O.R. 776, Pg. 202;

Thence North 58°24'42" East 184.32 feet, departing from the centerline of County Road 158, following the southeast line of said 0.620 acre tract and a northwest line of said 5.088 acre tract, passing at 35.81 feet a 3/8 inch iron pin found, to a 6 inch wood corner post found at the southwest corner of Douglas A. Webb, etux' 2.000 acre Tract I described in O.R. 776, Pg. 202;

Thence North 57°14'05" East 209.71 feet, following the southeast line of said 2.000 acre tract and a northwest line of said 5.088 acre tract, to a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS 6140" at the northwest corner of George A. Blackburn's 4.285 acre Tract II described in O.R. 1150, Pg. 29;

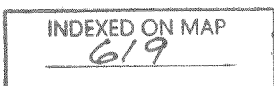
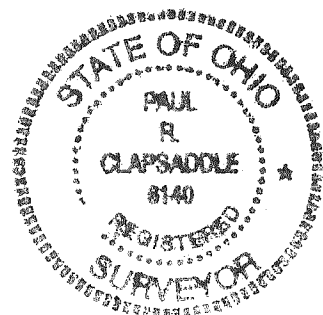
Thence South 31°05'46" East 566.93 feet, following a southwest line of said 4.285 acre tract, the northeast line of said 5.088 acre tract, and the southwest line of Mary Jane Jones' 1.218 acre tract described in O.R. 1382, Pg. 303, passing a 5/8 inch iron found at 366.83 feet and passing at 536.93 feet an iron pin set, to a magnetic nail set on the centerline of Township Road 157;

Thence South 59°48'04" West 199.78 feet, following the centerline of Township Road 157 and a south line of said 5.088 acre tract, to a magnetic nail set;

Thence South 75°21'21" West 216.91 feet, following the centerline of said Road and a south line of said 5.088 acre tract, to the **place of beginning, containing 4.105 acres**, more or less, and being subject to all valid easements and restrictions of record. Of the above described 4.105 acre tract, 0.366 acre is within the right of way of County Road 158 and Township Road 157 (using 60' R/W for Township Road 157).

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor 6140, during the month of July 2023. Bearings indicated herein are based on State Plane Coordinate North Zone, NAD 83 and GPS observations. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS 6140".

ATTEST: Paul R. Clapsaddle  
Paul R. Clapsaddle, R.S. 6140  
19019 West Darby Road, Marysville, Ohio 43040  
(937) 248-1065



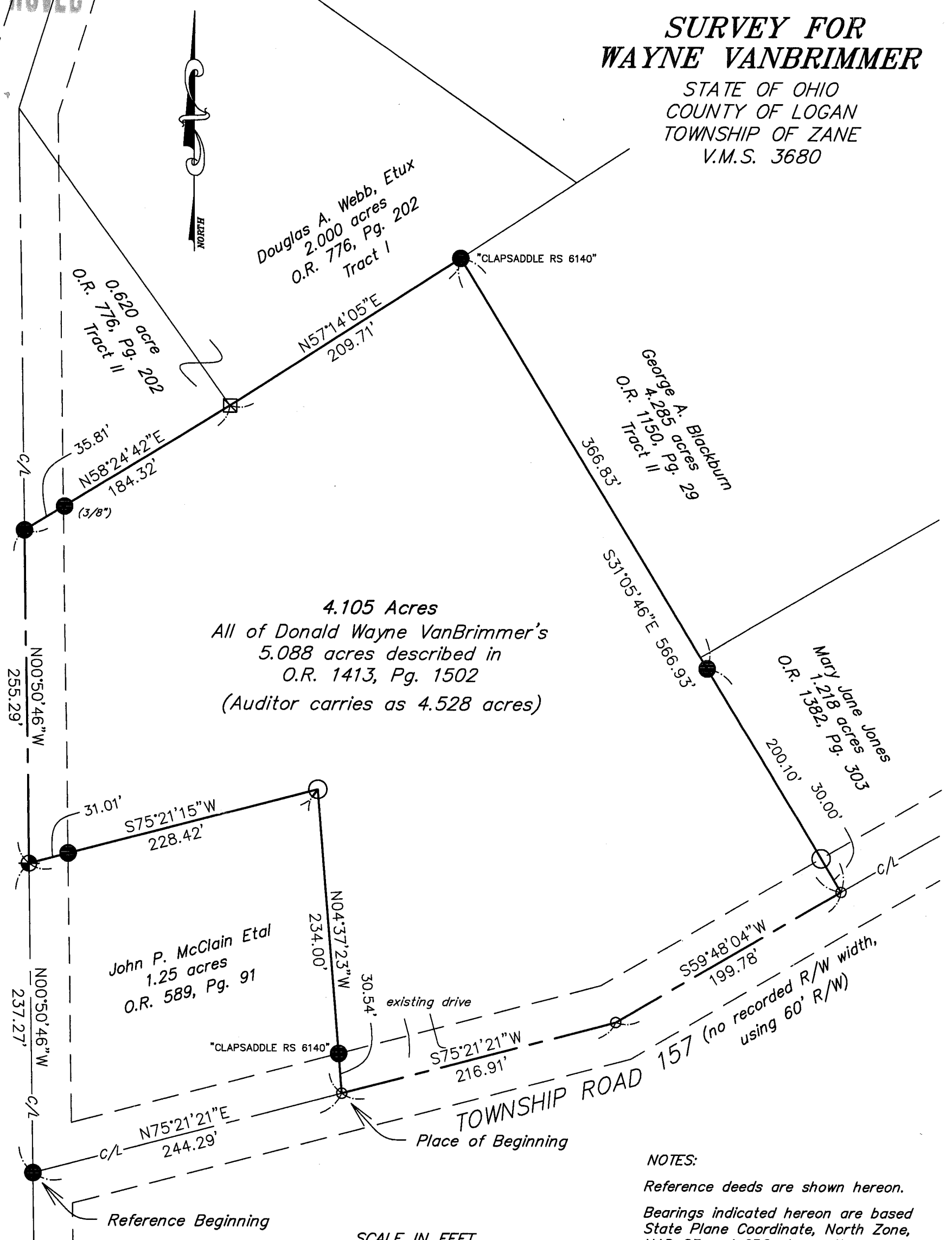
8-21-23

APPROVED

# SURVEY FOR WAYNE VANBRIMMER

STATE OF OHIO  
COUNTY OF LOGAN  
TOWNSHIP OF ZANE  
V.M.S. 3680

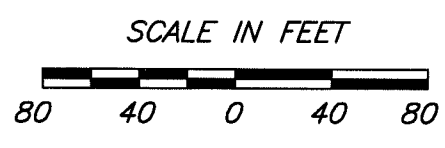
COUNTY ROAD 158 (60' R/W)



4.105 Acres  
All of Donald Wayne VanBrimmer's  
5.088 acres described in  
O.R. 1413, Pg. 1502  
(Auditor carries as 4.528 acres)

**LEGEND:**

- Magnetic nail set
- ⊕ Railroad spike found
- 5/8 inch iron pin found
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS 6140"
- 6 inch wood post



**NOTES:**

Reference deeds are shown hereon.  
Bearings indicated hereon are based State Plane Coordinate, North Zone, NAD 83 and GPS observations.

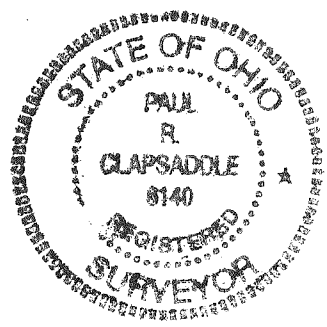
**ACCESS MANAGEMENT REGULATIONS:**

County Rd. 158 and Township Road 157 are local roads  
Minimum drive spacing is 250'  
Stopping sight distance >495'  
No new drive proposed

Scale: 1"=80'  
Date: July 14, 2023  
Project: VanbrimmerMay23  
Drawing: Vanbrimmermay23

I hereby certify that this plat was prepared from a field survey made under my supervision and that monuments were found or placed as indicated hereon.

*Paul R. Clapsaddle*  
Paul R. Clapsaddle, R.S. 6140



**Paul R. Clapsaddle and Associates**  
REGISTERED ENGINEERS AND SURVEYORS  
19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040  
(937) 747-2599  
Paul R. Clapsaddle, P.E., P.S.

INDEXED ON MAP  
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6-13-2024



**DESCRIPTION OF SURVEY FOR  
JOHN McCLAIN AND WAYNE VANBRIMMER  
0.012 ACRES  
June 11, 2024**

The following described 0.012 acre tract of land is situated in Virginia Military Survey 3680, Zane Township, Logan County, Ohio and being part of John P. McClain's and James McClain's Exhibit "A" (1.25 acres) described in Official Record Volume 589, page 91, said 0.012 acre tract of land more particularly described as follows:

Beginning for reference at a one inch iron bar found at the intersection of the centerline of Township Road 157 (60 feet wide) with the centerline of County Road 158 (60 feet wide), said iron bar also at the southwest corner of said 1.25 acre tract;

Thence North 0°51'23" West 237.22 feet, following the centerline of County Road 158 and the west line of said 1.25 acre tract, to a railroad spike found at a southwest corner of Donald Wayne VanBrimmer's Exhibit "A" (5.088 acres) (carried by Auditor as 4.528 acres) described in Official Record Volume 1413, page 1502;

Thence North 75°21'42" East 196.34 feet, departing from the centerline of County Road 158, following the north line of said 1.25 acre tract and a south line of said 5.088 acre tract, passing a 5/8 inch iron bar found at 30.89 feet, to an iron bar set and marking the **place of beginning**;

Thence **North 75°21'42" East 32.00 feet**, continuing along the north line of said 1.25 acre tract and a south line of said 5.088 acre tract, to a 5/8 inch iron bar found;

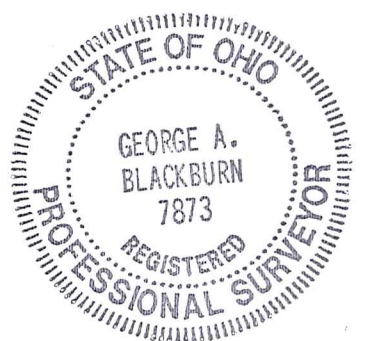
Thence **South 4°37'09" East 32.00 feet**, following the east line of said 1.25 acre tract and a west line of said 5.088 acre tract, to an iron bar set;

Thence **North 54°37'43" West 41.13 feet**, departing from a west line of said 5.088 acre tract and crossing said 1.25 acre tract, to the **place of beginning, containing 0.012 acres** more or less and subject to all valid easements and restrictions of record.

The 0.012 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 County Road 158 (60 feet wide) bearing North 0°51'23" West and derived from GPS observations based on Ohio State Plane Coordinate System, North Zone (NAD83), Geoid Model 2018.

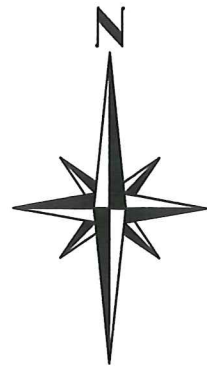
Description prepared by: George A. Blackburn 6-11-2024  
George A. Blackburn, RS # 7873  
6879 State Route 287  
West Liberty, Ohio 43357  
(937) 465-0424



6-13-2024

APPROVED

# PLAT OF SURVEY IN VIRGINIA MILITARY SURVEY 3680 ZANE TOWNSHIP LOGAN COUNTY, OHIO



### ACCESS MANAGEMENT REGULATIONS:

County Road 158 and Township Road 157 are classified as local roads. Minimum driveway spacing is  $\geq 250'$ . Stopping sight distance is  $\geq 495'$  (55 MPH). New driveway not proposed at this time.

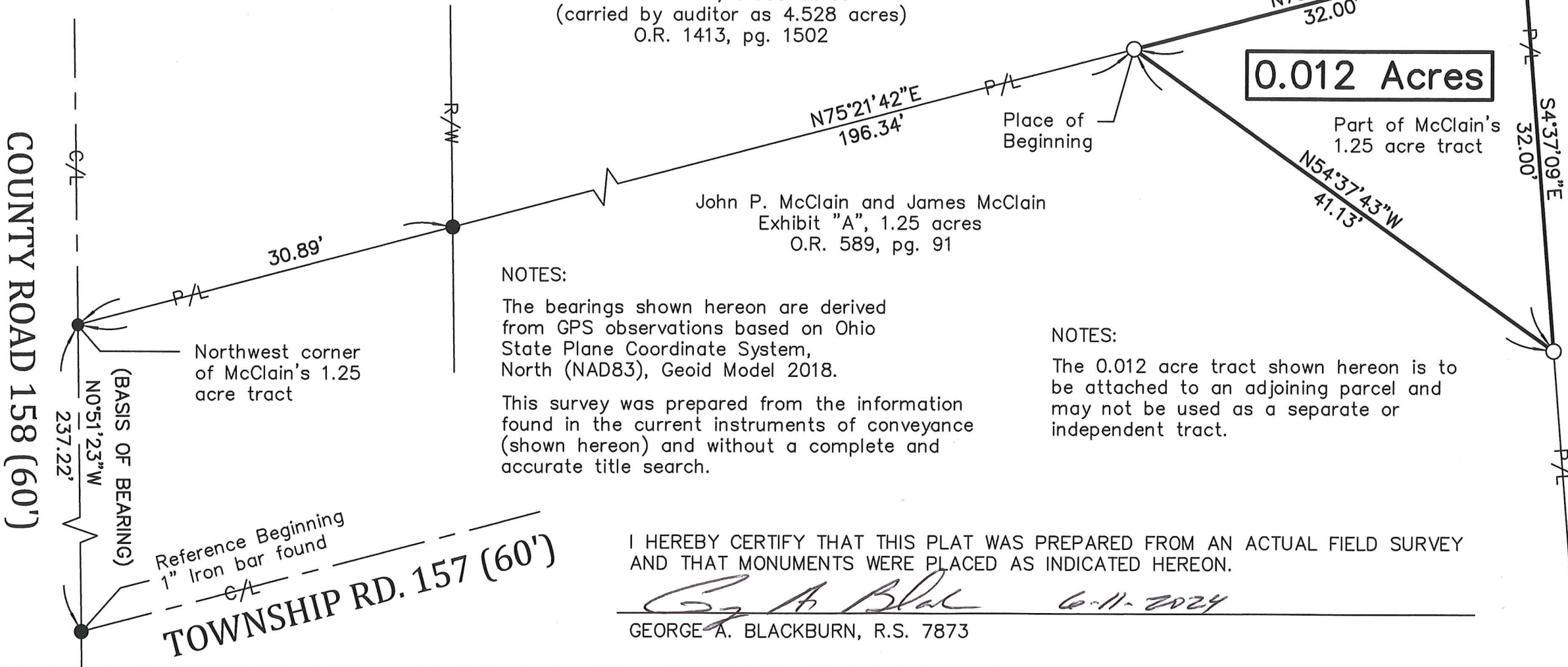


### LEGEND

- RAILROAD SPIKE FOUND
- 5/8" IRON BAR FOUND UNLESS OTHERWISE NOTED
- 5/8" IRON BAR SET

Donald Wayne VanBrimmer's Exhibit "A", 5.088 acres (carried by auditor as 4.528 acres) O.R. 1413, pg. 1502

Northeast corner of McClain's 1.25 acre tract



Donald Wayne VanBrimmer's Exhibit "A", 5.088 acres (carried by auditor as 4.528 acres) O.R. 1413, pg. 1502

### NOTES:

The bearings shown hereon are derived from GPS observations based on Ohio State Plane Coordinate System, North (NAD83), 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.

### NOTES:

The 0.012 acre tract shown hereon is 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* 6-11-2024  
GEORGE A. BLACKBURN, R.S. 7873



BLACKBURN SURVEYING, LLC  
6879 STATE ROUTE 287  
WEST LIBERTY, OHIO 43357  
(937) 465-0424

DATE : 6/5/2024  
SCALE : 1" = 10'  
FILE: Wayne VanBrimmer 6-24

REVISIONS	DATE	BY

Plat prepared for John McClain and Wayne VanBrimmer

SHEET  
1  
OF 1

619



APPROVED

**DESCRIPTION OF SURVEY FOR  
GEORGE A. BLACKBURN  
5.422 ACRES  
August 1, 2024**

The following described 5.422 acre tract of land is situated in Virginia Military Survey 3680, Zane Township, Logan County, Ohio and being all of George A. Blackburn's Tract I (1.099 acres) and Tract II (4.285 acres) described in Official Record Volume 1150, page 29, said 5.422 acre tract of land more particularly described as follows:

Beginning for reference at a one inch iron bar found at the intersection of the centerline of Township Road 157 (60 feet wide) with the centerline of County Road 158 (60 feet wide);

Thence North 75°21'08" East 461.00 feet, following the centerline of Township Road 157, to a magnetic nail found;

Thence North 59°47'06" East 452.53 feet, following the centerline of Township Road 157, to a magnetic nail set at the easternmost corner of Mary Jane Jones' 1.218 acre tract described in Official Record Volume 1382, page 303 and at the southernmost corner of said 1.099 acre tract, said magnetic nail marking the **place of beginning**;

Thence **North 31°06'15" West 210.03 feet**, departing from the centerline of Township Road 157, following the northeast line of said 1.218 acre tract, the southwest line of said 1.099 acre tract and said 4.285 acre tract, passing a 5/8 inch iron bar found at 30.00 feet, to a 5/8 inch iron bar found;

Thence **South 59°47'28" West 252.58 feet**, following the northwest line of said 1.218 acre tract and a southeast line of said 4.285 acre tract, to an iron bar set in the northeast line of Donald Wayne VanBrimmer's Exhibit "A" (5.088 acres) (carried by auditor as 4.528 acres) described in Official Record Volume 1413, page 1502;

Thence **North 31°06'23" West 356.87 feet**, following the northeast line of said 5.088 acre tract and a southwest line of said 4.285 acre tract, to a 5/8 inch iron bar found in the southeast line of Douglas A. Webb, et ux's Tract I (2.000 acres) described in Official Record Volume 776, page 202;



Thence **North 57°47'14" East 106.57 feet**, following the southeast line of said 2.000 acre tract and the northwest line of said 4.285 acre tract, to a 5/8 inch iron bar found at the southernmost corner of Marvin Joe Roberts' and Misty Dawn Roberts' 1.633 acre tract described in Official Record Volume 565, page 629;

Thence **North 56°47'43" East 394.10 feet**, following the southeast line of said 1.633 acre tract, the southeast line of Eric Keifer's Tract 1 (1.964 acres) described in Official Record Volume 1377, page 654 and the northwest line of said 4.285 acre tract, passing 5/8 inch iron bars found at 153.52 feet and at 306.78 feet, to a point in the southwest line of Allison A. Newman's and Thomas E. Newman's 9.232 acre tract described in Official Record Volume 1220, page 331, said point bears South 31°03'27" East 0.50 feet from a 5/8 inch iron bar found;

Thence **South 31°03'27" East 591.19 feet**, departing from the southeast line of said 1.964 acre tract, following the southwest line of said 9.232 acre tract, the northeast line of said 4.285 acre tract and said 1.099 acre tract, passing 5/8 inch iron bars found at 389.19 feet and at 576.29 feet, to an iron bar set at an angle point in the centerline of Township Road 157;

Thence **South 59°47'06" West 247.38 feet**, following the centerline of Township Road 157 and the southeast line of said 1.099 acre tract, to the **place of beginning, containing 5.422 acres** more or less and subject to all valid easements and restrictions of record.

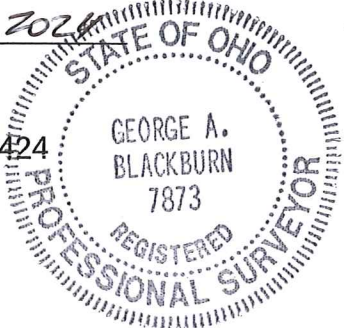
The road right-of-way of Township Road 157 contains 0.170 acres more or less.

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 August 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 County Road 157 (60 feet wide) bearing North 75°21'08" 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* 8-1-2024

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

INDEXED ON MAP  
619



APPROVED

# PLAT OF SURVEY IN VIRGINIA MILITARY SURVEY 3680 ZANE TOWNSHIP LOGAN COUNTY, OHIO

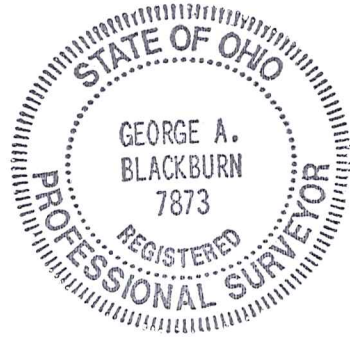
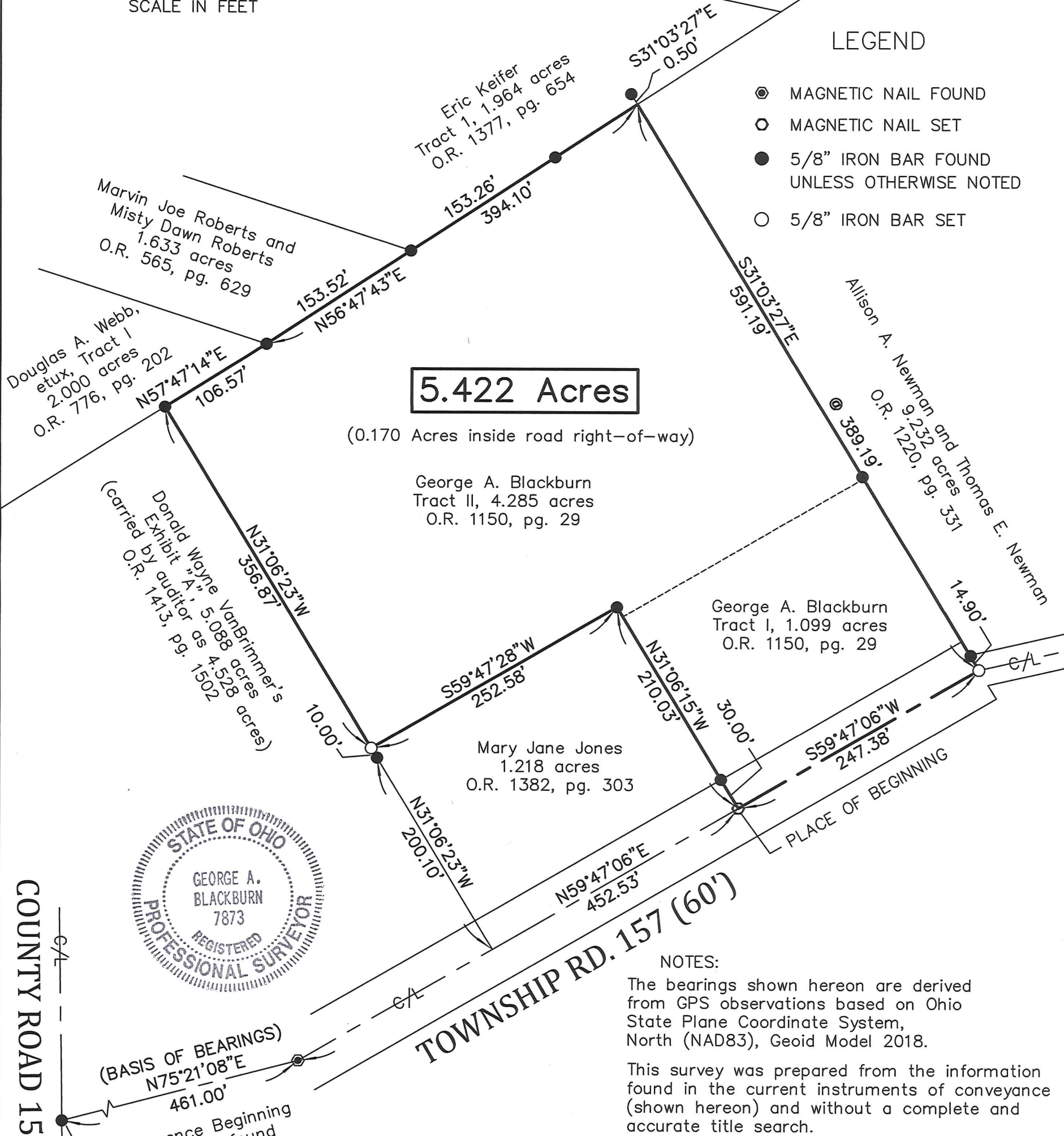


### ACCESS MANAGEMENT REGULATIONS:

Township Road 157 is classified as a local road.  
Minimum driveway spacing is  $\geq 250'$ .  
Stopping sight distance is  $\geq 495'$  (55 MPH).  
Driveway not requested at this time.

### LEGEND

- ⊙ MAGNETIC NAIL FOUND
- MAGNETIC NAIL SET
- 5/8" IRON BAR FOUND UNLESS OTHERWISE NOTED
- 5/8" IRON BAR SET



COUNTY ROAD 158 (60')

(BASIS OF BEARINGS)  
N75°21'08"E  
461.00'  
Reference Beginning  
1" Iron bar found

INDEXED ON MAP  
619

TOWNSHIP RD. 157 (60')

NOTES:  
The bearings shown hereon are derived from GPS observations based on Ohio State Plane Coordinate System, North (NAD83), 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* 8-1-2024  
GEORGE A. BLACKBURN, R.S. 7873

BLACKBURN SURVEYING, LLC 6879 STATE ROUTE 287 WEST LIBERTY, OHIO 43357 (937) 465-0424	DATE: 8/1/2024 SCALE: 1" = 100' FILE: Mhillard 7-24	PLAT PREPARED FOR GEORGE A. BLACKBURN	Sheet 1 of 1
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