



DESCRIPTION OF SURVEY FOR THE
ESTATE OF JOHN L. WESTFALL
96.427 ACRES
April 7, 2020

The following described 96.427 acre tract of land is situated in Virginia Military Survey 1502, Zane Township, Logan County and Allen Township, Union County, Ohio and being all of the remainder of an original 62.21 acre Parcel 5, Tract II, all of the remainder of an original 9.00 acre Parcel 5, Tract III, all of a 7.00 acre Parcel 5, Tract IV, all of the remainder of an original 67.25 acre Parcel 5, Tract V, all of the remainder of an original 8.35 acre Parcel 5, Tract VI and all of the remainder of an original 96.06 acre Parcel VIII conveyed to Alice A. Westfall, Trustee (1/2 interest) in Logan County Official Record Volume 369, page 590 and in Union County Official Record Volume 131, page 93 and to John L. Westfall, Trustee (1/2 interest) in Logan County Official Record Volume 369, page 599 and in Union County Official Record Volume 131, page 84, said 96.427 acre tract more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of James Watkins Road (Union County Road 162, 33 feet wide)(planned 60 feet wide) with the centerline of North Lewisburg Road (Union County Road 164, 60 feet wide)(planned 80 feet wide), said railroad spike also in the northeast line of V.M.S. 1502 and in the southwest line of V.M.S. 3681;

Thence North 31°26'17" West 16.52 feet, following the centerline of North Lewisburg Road, the northeast line of V.M.S. 1502 and the southwest line of V.M.S. 3681, to a magnetic spike set at the easternmost corner of said Parcel 5, Tract VI (originally 8.35 acres), said magnetic spike marking the **place of beginning**;

Thence **South 61°14'50" West 1226.97 feet**, departing from the centerline of North Lewisburg Road and the southwest line of V.M.S. 3681, entering V.M.S. 1502, following the southeast line of said Parcel 5, Tract VI (originally 8.35 acres) and the northwest right-of-way line of James Watkins Road, to an iron bar set at the easternmost corner of Joseph Taynor, III's and Mary Ellen Taynor's 2.010 acre tract described in Logan County Official Record Volume 1053, page 649 and in Union County Official Record Volume 946, page 765;

Thence **North 31°54'18" West 520.22 feet**, departing from the northwest right-of-way line of James Watkins Road, following the northeast line of said 2.010 acre tract, a southwest line of the remainder of said Parcel 5, Tract VI (originally 8.35 acres) and a southwest line of the remainder of said Parcel 5, Tract III (originally 9.00 acres), to a 5/8 inch iron bar found;

Thence **South 61°14'42" West 472.09 feet**, following the northwest line of said 2.010 acre tract, a northwest line of Robert D. May's and Elisa M. May's 2.010 acre tract described in Logan County Official Record Volume 938, page 192 and in Union County Official Record Volume 806, page 816, a northwest line of Phillip A. Etgen's and Kimberly M. Tomlin's 2.010 acre tract described in Logan County Official Record Volume 944, page 263 and in Union County Official Record Volume 842, page 315, a southeast line of the remainder of said Parcel 5, Tract III (originally 9.00 acres) and a southeast line of the remainder of said Parcel 5, Tract V (originally 67.25 acres), leaving Allen Township, Union County and entering Zane Township, Logan County, to a 5/8 inch iron bar found;

Thence **South 60°56'17" West 33.73 feet**, following the northwest line of said Etgen's 2.010 acre tract and a southeast line of the remainder of said Parcel 5, Tract V (originally 67.25 acres), to a 5/8 inch iron bar found;



Thence **South 31°55'00" East 520.20 feet**, following the southwest line of said Etgen's 2.010 acre tract, a northeast line of the remainder of said Parcel 5, Tract V (originally 67.25 acres) and a northeast line of the remainder of said Parcel 5, Tract VI (originally 8.35 acres), to a 5/8 inch iron bar found in the northwest right-of-way line of Logan County, Zane Township Road 258;

Thence **South 60°57'09" West 134.91 feet**, following the northwest right-of-way line of Logan County, Zane Township Road 258 and a southeast line of the remainder of said Parcel 5, Tract VI (originally 8.35 acres), to a 5/8 inch iron bar found at the easternmost corner of Jerry Farmer's and Susan Farmer's 2.000 acre tract described in Official Record Volume 735, page 932;

Thence **North 31°54'33" West 520.20 feet**, departing from the northwest right-of-way line of Logan County, Zane Township Road 258, following the northeast line of said 2.000 acre tract, a southwest line of the remainder of said Parcel 5, Tract VI (originally 8.35 acres) and a southwest line of the remainder of said Parcel 5, Tract V (originally 67.25 acres), to a 5/8 inch iron bar found;

Thence **South 60°56'47" West 833.31 feet**, following the northwest line of said 2.000 acre tract, the northwest line of William D. Dhume's Exhibit A (3.154 acres) described in Official Record Volume 1097, page 624, the northwest line of Jeffrey W. Spencer's and Jana K. Bailey's Parcel I (5.422 acres) described in Official Record Volume 1068, page 45 and a southeast line of the remainder of said Parcel 5, Tract V (originally 67.25 acres), to a 5/8 inch iron bar found at the northernmost corner of Jeffrey W. Spencer's and Jana K. Bailey's Parcel II (1.905 acres) described in Official Record Volume 1068, page 45 and at the easternmost corner of an original 131.845 acre tract conveyed to Alice A. Westfall, Trustee (1/2 interest) in Logan County Official Record Volume 369, page 590 and to John L. Westfall, Trustee (1/2 interest) in Logan County Official Record Volume 369, page 599, said iron bar also in the southwest line of V.M.S. 1502 and in the northeast line of V.M.S. 4759;

Thence **North 32°29'01" West 2005.45 feet**, following the southwest line of V.M.S. 1502, the northeast line of V.M.S. 4759, the northeast line of said original 131.845 acre tract and the southwest line of the remainder of said Parcel 5, Tract V (originally 67.25 acres), passing an iron bar set at 1980.45 feet, to a point in the centerline of a creek and in the southerly line of Jack L. Graham's and Deborah J. Graham's 149.482 acre tract described in Official Record Volume 1154, page 706;

Thence **North 65°25'31" East 9.41 feet**, departing from the northeast line of V.M.S. 4759, entering V.M.S. 1502, following the centerline of said creek, the southeast line of said 149.482 acre tract and the northwest line of the remainder of said Parcel 5, Tract V (originally 67.25 acres), to a point;

Thence **North 29°26'43" East 724.26 feet**, following the centerline of said creek, the southeast line of said 149.482 acre tract, the northwest line of the remainder of said Parcel 5, Tract V (originally 67.25 acres) and the northwest line of the remainder of said Parcel VIII (originally 96.06 acres), to a point which bears South 24°42'26" West 38.86 feet from a 5/8 inch iron bar found;

Thence **North 54°25'28" East 63.10 feet**, following the centerline of said creek, the southeast line of said 149.482 acre tract, the northwest line of the remainder of said Parcel VIII (originally 96.06 acres) and the northwest line of the remainder of said Parcel 5, Tract II

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(originally 62.21 acres), to a point which bears North 87°41'49" East 35.11 feet from a 5/8 inch iron bar found;

Thence **North 69°58'33" East 1049.50 feet**, following the centerline of said creek, the southeast line of said 149.482 acre tract and the northwest line of the remainder of said Parcel 5, Tract II (originally 62.21 acres), to a point in the southwest line of Jerry Lee Simpson's Tract II (originally 96.79 acres) described in Official Record Volume 683, page 643, said point bearing North 32°01'23" West 25.00 feet from an iron bar set for reference;

Thence **South 32°01'23" East 748.74 feet**, departing from the centerline of said creek, following the southwest line of said 96.79 acre tract and the northeast line of said Parcel 5, Tract II (originally 62.21 acres), passing an iron bar set for reference at 25.00 feet, to an iron bar set at the northernmost corner of said Parcel 5, Tract IV (7.00 acres);

Thence **South 31°40'13" East 792.00 feet**, following the southwest line of said 96.79 acre tract and the northeast line of said Parcel 5, Tract IV (7.00 acres), to an iron bar set at the northernmost corner of said Parcel V, Tract III (originally 9.00 acres);

Thence **South 31°25'12" East 1105.50 feet**, following the southwest line of said 96.79 acre tract and the northeast line of said Parcel 5, Tract III (originally 9.00 acres), leaving Zane Township, Logan County and re-entering Allen Township, Union County, to an eight inch square concrete post found in the northwest line of said Parcel 5, Tract VI (originally 8.35 acres);

Thence **North 61°36'14" East 996.17 feet**, following the southeast line of said 96.79 acre tract and the northwest line of said Parcel 5, Tract VI (originally 8.35 acres), passing an iron bar set at 966.13 feet, to a 5/8 inch iron bar found in the centerline of North Lewisburg Road (Union County Road 164), said iron bar also in the northeast line of V.M.S. 1502 and in the southwest line of V.M.S. 3681;

Thence **South 31°26'17" East 95.70 feet**, following the centerline of North Lewisburg Road (Union County Road 164), the northeast line of V.M.S. 1502, the southwest line of V.M.S. 3681 and the northeast line of said Parcel 5, Tract VI (originally 8.35 acres), to the **place of beginning, containing 96.427 acres** more or less and subject to all valid easements and restrictions of record.

The 96.427 acre tract of land described herein contains 89.903 acres within Zane Township, Logan County, 6.524 acres within Allen Township, Union County and 0.066 acres within the road right-of-way of North Lewisburg Road (Union County Road 164).

Based on FEMA flood map 39159C0306D dated December 16, 2008, it is my opinion that the 96.427 acre tract described herein is located within Flood Zone X, an area of minimal flood hazard.

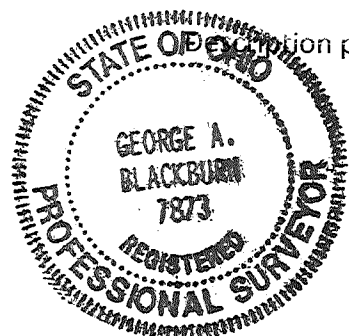
The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of April 2020. Iron bars set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS #7873." Bearings indicated herein are based on the centerline and north right-of-way line of James Watkins Road (Union County Road 162) bearing South 61°14'50" West.

This report was prepared by:

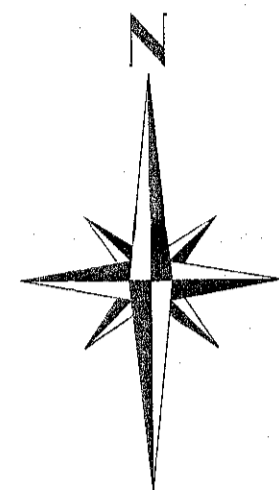
 4-14-2020

George A. Blackburn, R.S. #7873

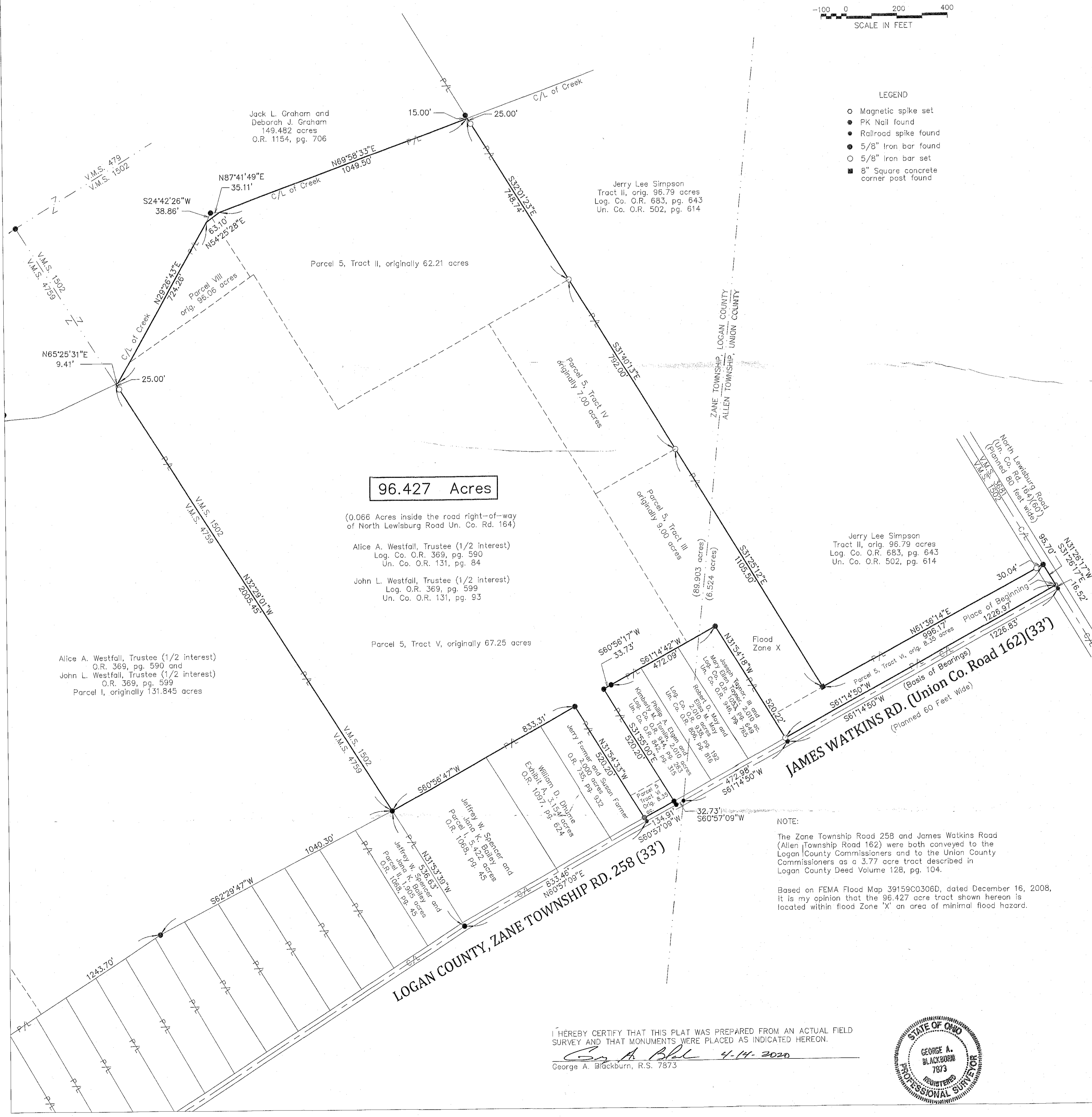
6879 State Route 287, West Liberty, Ohio 43357 (937) 465-0424



PLAT OF SURVEY IN VIRGINIA MILITARY SURVEY 1502 ZANE TOWNSHIP, LOGAN COUNTY AND ALLEN TOWNSHIP, UNION COUNTY, OHIO



- LEGEND
- Magnetic spike set
 - PK Nail found
 - Railroad spike found
 - 5/8" Iron bar found
 - 5/8" Iron bar set
 - 8" Square concrete corner post found



96.427 Acres

(0.066 Acres inside the road right-of-way of North Lewisburg Road Un. Co. Rd. 164)

Alice A. Westfall, Trustee (1/2 interest)
Log. Co. O.R. 369, pg. 590
Un. Co. O.R. 131, pg. 84

John L. Westfall, Trustee (1/2 interest)
Log. Co. O.R. 369, pg. 599
Un. Co. O.R. 131, pg. 93

Jerry Lee Simpson
Tract II, orig. 96.79 acres
Log. Co. O.R. 683, pg. 643
Un. Co. O.R. 502, pg. 614

Alice A. Westfall, Trustee (1/2 interest)
O.R. 369, pg. 590 and
John L. Westfall, Trustee (1/2 interest)
O.R. 369, pg. 599
Parcel I, originally 131.845 acres

NOTE:
The Zane Township Road 258 and James Watkins Road (Allen Township Road 162) were both conveyed to the Logan County Commissioners and to the Union County Commissioners as a 3.77 acre tract described in Logan County Deed Volume 128, pg. 104.

Based on FEMA Flood Map 39159C0306D, dated December 16, 2008, it is my opinion that the 96.427 acre tract shown hereon is located within flood Zone 'X' an area of minimal flood hazard.

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

George A. Blackburn 4-14-2020
George A. Blackburn, R.S. 7873

