

RECID 5-22-03 SMY OR

Legal Description
10.103 acres

The following described tract of land is situated in the State of Ohio, Logan County, Zane Township, VMS 3688, being part of William S. and Carla F. Lithgo's 13.463 acre tract described in Official Record 42, page 466, and being more particularly described as follows:

Commencing at a railroad spike found at the intersection of the centerline of C.R.#44 with the centerline of State Route #559 (60');

thence South 38°00'00" East 3711.59 feet, following the centerline of State Route #559, to a Mag nail set in the east line said 13.463 acre tract and marking the point of beginning;


thence South 38°00'00" East 270.06 feet, following the centerline of State Route #559 and the east line of said 13.463 acre tract, to a railroad spike found at the northeast corner of David R. Benges's 6.752 acre tract described in Official Record 43, page 843;

thence South 52°38'16" West 1632.43 feet, passing at 30.00 feet a 5/8" iron pin found, to a 5/8" iron pin found in the east line of H. Cleon Lininger, Trustee's 71 acre Parcel 1 described in Official Record 428, page 967;

thence North 36°57'10" West 269.99 feet, following the west line of said 13.463 acre tract and the east line of said 71 acre tract, to an iron pin set;

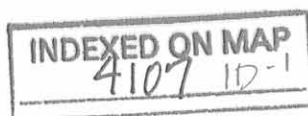
thence North 52°38'08" East 1627.50 feet, passing at 1597.50 feet an iron pin set, to the point of beginning, containing 10.103 acres, more or less, with 0.186 acre being within the road right of way, and subject to all valid easements and restrictions of record.

I, Timothy L. Guider, hereby certify that this description was prepared from an actual field survey made by me during the month of May 2003 and that monuments were placed as indicated herein. Iron pins set are 5/8" x 30" reinforcing rods with caps marked "GUIDER S 7752." Basis of Bearing: centerline of State Route #559 from a survey by Jeff Lee dated April 1987, S38°00'00"E.


Timothy L. Guider R.S. #7752
Guider Surveying, Inc.
19550 Delaware County Line Road
Marysville, Ohio 43040
(740)666-8902



Date: May 13, 2003
Job #: 03088



Legal Description
10.073 acres

The following described tract of land is situated in the State of Ohio, Logan County, Zane Township, VMS 3688, being part of William S. and Carla F. Lithgo's 13.463 acre tract described in Official Record 42, page 466, and all of William S. and Carla F. Lithgo's 6.711 acre tract described in Official Record 229, page 487, and being more particularly described as follows:

Commencing at a railroad spike found at the intersection of the centerline of C.R.#44 with the centerline of State Route #559 (60');

thence South 38°00'00" East 3441.53 feet, following the centerline of State Route #559, to a railroad spike found at the northeast corner of said 6.711 acre tract and marking the point of beginning;

thence South 38°00'00" East 270.06 feet, following the centerline of State Route #559 and the east line of said 6.711 acre tract and the east line of said 13.463 acre tract, to a Mag nail set;

thence South 52°38'08" West 1627.50 feet, passing at 30.00 feet an iron pin set, to an iron pin set in the west line of said 13.463 acre tract and in the east line of H. Cleon Lininger, Trustee's 71 acre Parcel 1 described in Official Record 428, page 967;

thence North 36°57'10" West 269.99 feet, following the west line of said 13.463 acre tract and said 6.711 acre tract and the east line of said 71 acre tract, to a 5/8" iron pin found;

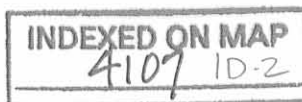
thence North 52°38'00" East 1622.56 feet, following the north line of said 6.711 acre tract and the south line of said 71 acre tract, passing at 1592.56 feet a 5/8" iron pin found, to the point of beginning, containing 10.073 acres, more or less, 3.362 acres being out of said 13.463 acre tract, with 0.186 acre being within the road right of way, and subject to all valid easements and restrictions of record.

I, Timothy L. Guider, hereby certify that this description was prepared from an actual field survey made by me during the month of May 2003 and that monuments were placed as indicated herein. Iron pins set are 5/8" x 30" reinforcing rods with caps marked "GUIDER S 7752." Basis of Bearing: centerline of State Route #559 from a survey by Jeff Lee dated April 1987, S38°00'00"E.

Timothy L. Guider
Timothy L. Guider R.S. #7752
Guider Surveying, Inc.
19550 Delaware County Line Road
Marysville, Ohio 43040
(740)666-8902



Date: May 13, 2003
Job #: 03088



REC'D 5-22-03 SWM/OK

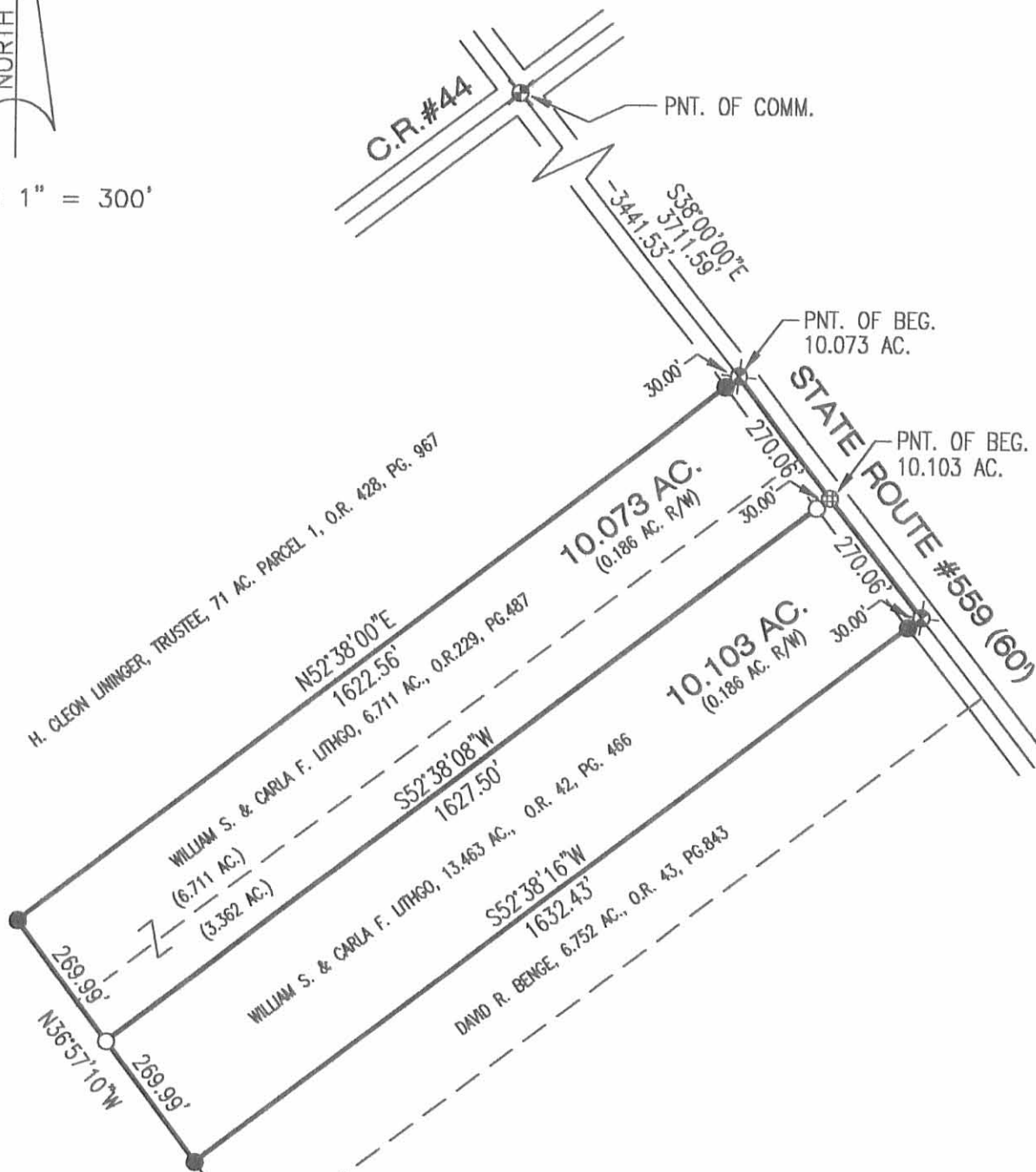
PLAT OF SURVEY

GUIDER SURVEYING, INC.

STATE OF OHIO
LOGAN COUNTY
ZANE TOWNSHIP
VMS 3688



SCALE : 1" = 300'



LEGEND

- ▲ - STONE FOUND
- - 5/8" IRON PIN SET WITH CAP MARKED "GUIDER S 7752"
- - 5/8" IRON PIN FOUND
- ⊕ - MAG NAIL SET
- ⊗ - PK NAIL FOUND
- ⊙ - RAILROAD SPIKE SET
- ⊗ - RAILROAD SPIKE FOUND
- ⊙ - IRON PIPE FOUND

BASIS OF BEARINGS

C/L STATE ROUTE #559 FROM A SURVEY BY JEFF LEE DATED APRIL 1987 S38°00'00"E

SURVEYORS CERTIFICATION

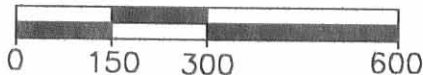
I HEREBY CERTIFY THAT THIS PLAT IS AN ACCURATE REPRESENTATION OF A FIELD SURVEY MADE BY ME AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.



Timothy L. Guider
 TIMOTHY L. GUIDER R.S. #7752
 GUIDER SURVEYING, INC.
 19550 DELAWARE COUNTY LINE ROAD
 MARYSVILLE, OHIO 43040
 (740)-666-8902

05/13/03
DATE

SCALE IN FEET



JOB#03088

INDEXED ON MAP
4107 IP

Received 5-1-87

OK. C.F.

Lee Surveying and Mapping Co.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

855 EAST SANDUSKY AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.
JEFFREY I. LEE, P.S.

SIMPSON (LOT 'A')

Lying in V.M.S. 3688, Zane Township, Logan County, Ohio.

Being off the north side of that 128.60 acres in the name of Simpson as deeded and described in Volume 390, Page 654 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike set on the center-line of State Route 559, marking the northeast corner of grantor's 128.60 acres.

THENCE, with the said center-line of State Route 559, S 38°-00' E, a distance of 180.00 feet to a railroad spike.

THENCE, parallel to the north line of said 128.60 acres, S 52°-38' W, a distance of 1625.85 feet to a 5/8" iron rod set on the grantor's west line, passing a 5/8" iron rod set at 30.00 feet.

THENCE, with the said grantor's west line, N 36°-57'-10" W, a distance of 179.99 feet to a 5/8" iron rod set at the grantor's northwest corner.

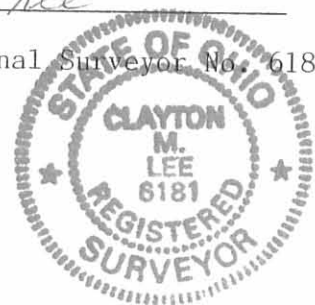
THENCE, with the north line of grantor's said 128.60 ^{Acres} ~~feet~~, N 52°-38' E, a distance of 1622.56 feet to the point of beginning, passing a 5/8" iron rod at 1592.56 feet.

Containing 6.711 acres.

This description prepared from an actual field survey.
Basis for bearings: Center-line of State Route 559 (S 38°-00' E).

Prepared by:

Clayton M. Lee
Registered Professional Surveyor No. 6181
April 29, 1987



ORIGINAL STAMP IN GREEN

INDEXED ON MAP
4107 2D-1

Received 5-1-87

OK C.R

Lee Surveying and Mapping Co.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

855 EAST SANDUSKY AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.
JEFFREY I. LEE, P.S.

SIMPSON (LOT 'B')

Lying in V.M.S. 3688, Zane Township, Logan County, Ohio.

Being out of that 128.60 acres in the name of Simpson as deeded and described in Volume 390, Page 654 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike set on the center-line of State Route 559, marking the northeast corner of grantor's said 128.60 acres.

THENCE, with the said center-line of State Route 559, S 38°-00' E, a distance of 180.00 feet to a railroad spike, THE TRUE POINT OF BEGINNING.

THENCE, continuing with the said highway center-line, S 38°-00' E, a distance of 360.00 feet to a railroad spike.

THENCE, parallel to the north line of said 128.60 acres, S 52°-38' W, a distance of 1632.43 feet to a 5/8" iron rod set on the grantor's west line, passing a 5/8" iron rod set at 30.00 feet.

THENCE, with the said grantor's west line, N 36°-57'-10" W, a distance of 359.98 feet to a 5/8" iron rod (Set).

THENCE, parallel to the north line of grantor's said 128.60 ^{Acres} ~~feet~~, N 52°-38' E, a distance of 1625.85 feet.

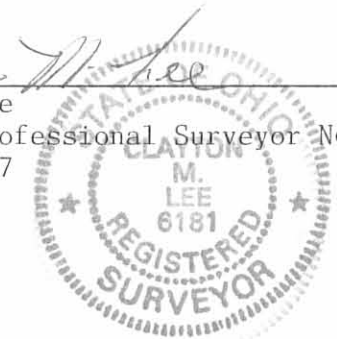
Containing 13.463 acres.

This description prepared from an actual field survey.
Basis for bearings: Center-line of State route 559 (S 38°-00' E).

Prepared by:

Clayton M. Lee

Clayton M. Lee
Registered Professional Surveyor No. 6181
April 29, 1987



ORIGINAL STAMP IN GREEN
IN GREEN

INDEXED ON MAP
4107 2D2

Lee Surveying and Mapping Co.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

855 EAST SANDUSKY AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.
JEFFREY I. LEE, P.S.

SIMPSON (LOT 'C')

Lying in V.M.S. 3688, Zane Township, Logan County, Ohio.

Being out of that 128.60 acres in the name of Simpson as deeded and described in Volume 390, Page 654 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike set on the center-line of State Route 559, marking the northeast corner of grantor's said 128.60 acres.

THENCE, with the said center-line of State Route 559, S 38°-00' E, a distance of 540.00 feet to a railroad spike, THE TRUE POINT OF BEGINNING.

THENCE, continuing with the said highway center-line, S 38°-00' E, a distance of 180.00 feet to a railroad spike.

THENCE, parallel to the north line of said 128.60 acres, S 52°-38' W, a distance of 1635.72 feet to a 5/8" iron rod set on the grantor's west line, passing a 5/8" iron rod set at 30.00 feet.

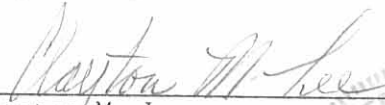
THENCE, with the said grantor's west line, N 36°-57'-10" W, a distance of 179.99 feet to a 5/8" iron rod (Set).

THENCE, parallel to the north line of grantor's said 128.60 ^{Acres} ~~feet~~, N 52°-38' E, a distance of 1632.43 feet.

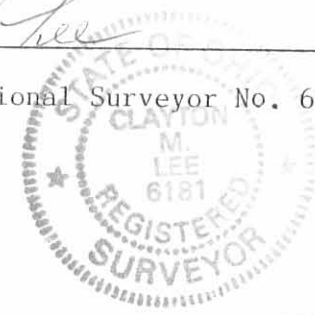
Containing 6.752 acres.

This description prepared from an actual field survey.
Basis for bearings: Center-line of State route 559 (S 38°-00' E).

Prepared by:

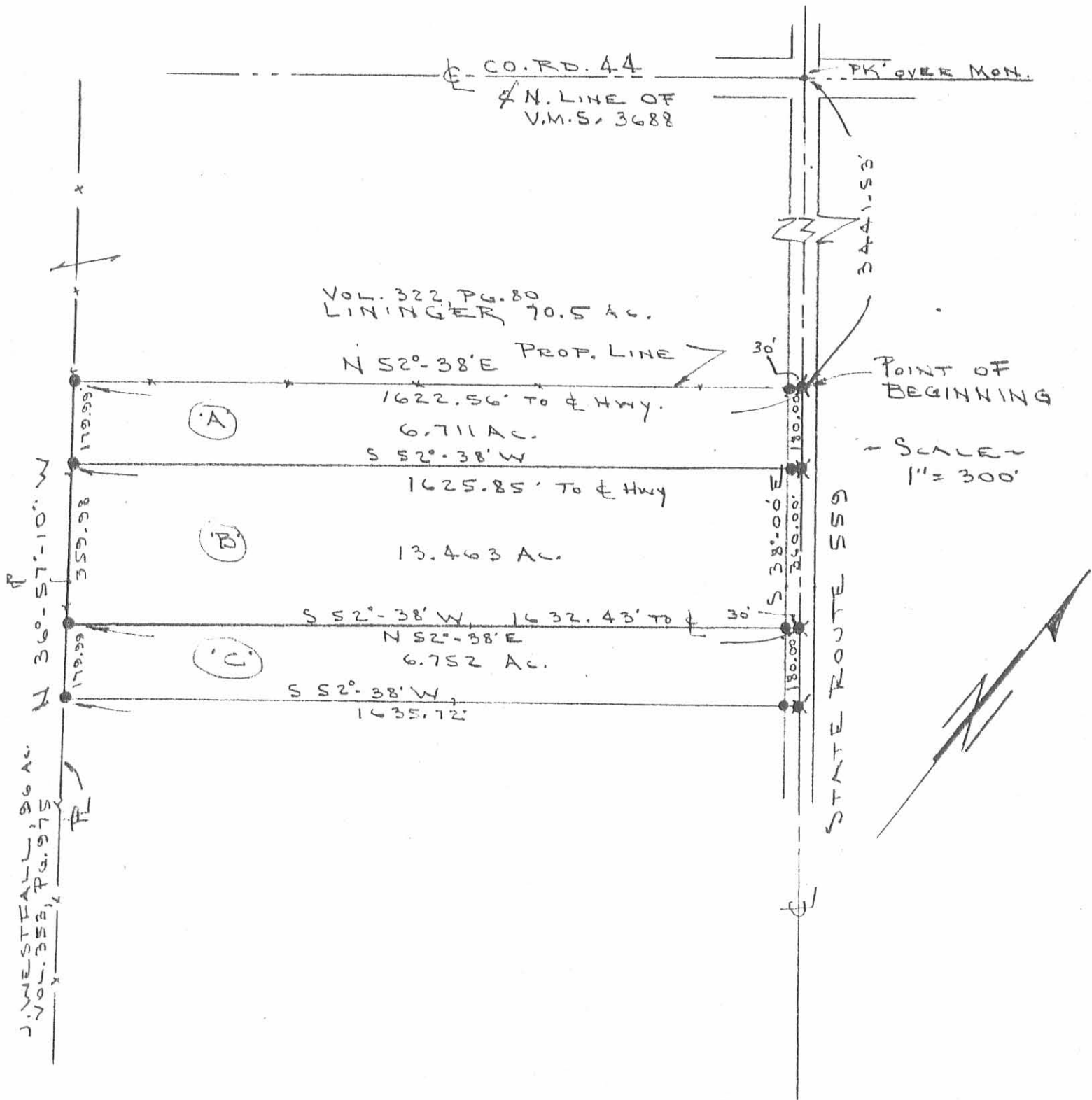


Clayton M. Lee
Registered Professional Surveyor No. 6181
April 29, 1987



ORIGINAL STAMP IN GREEN

INDEXED ON MAP
4107 20-3



* = RR Spine Set
 ● = 5/8" Iron Rod Set

PARTITIONING OF THE SIMPSON 128.60 ACRES (VOL. 390, PG. 654)
 V.M.S. 3688, ZANE TWP., LOGAN COUNTY, OHIO

By: *Jeffrey I. Lee*

JEFFREY I. LEE
 REG. PROF. SURVEYOR 6359
 APRIL, 1987



INDEXED ON MAP
 41072P

L-1568-4

SIMPSON TO SIMPSON DESCRIPTION
(April, 1967)

Being situated in Zane Township, Logan County, Ohio; and
being a part of V.M.S. #3688-

Beginning at the southeast corner of said V.M.S. #3688-

Thence with the east line of said V.M.S. #3688 (also the
center line of State Route #559) N38°-00'W 2117.0 feet to an
iron, said iron is the place of beginning for this description.

Thence S52°-00'W 252.0 feet to an iron.

Thence N38°-00'W 172.9 feet to an iron.

Thence N52°-00'E 252.0 feet to an iron in the center of
State Route #559.

Thence with the center of State Route #559 S38°-00'E 172.9
feet to the place of beginning.

Containing 1.00 acre more or less.

Surveyed from a 130.0 acre tract.

Owen K. Shirk
Surveyor 4271

4107 3D

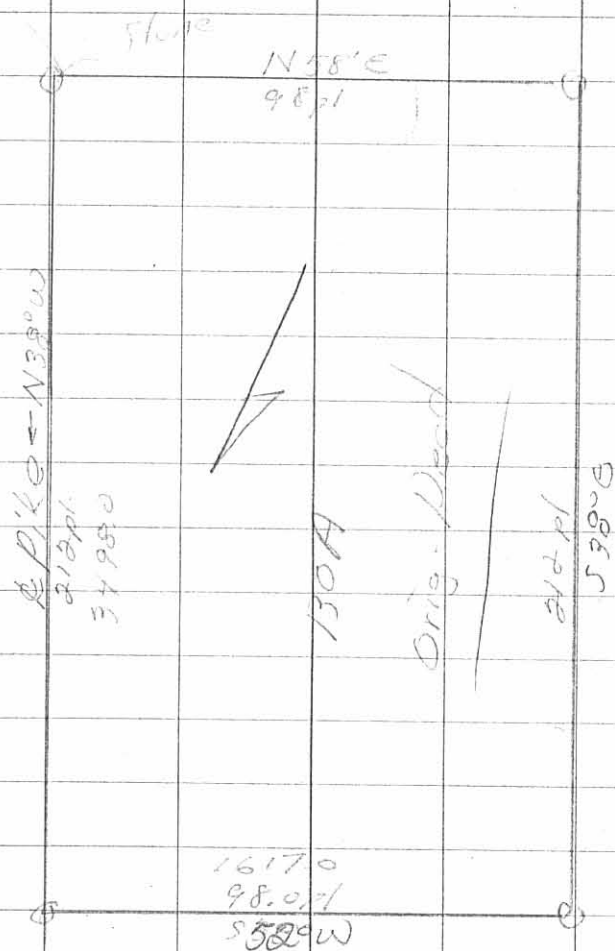
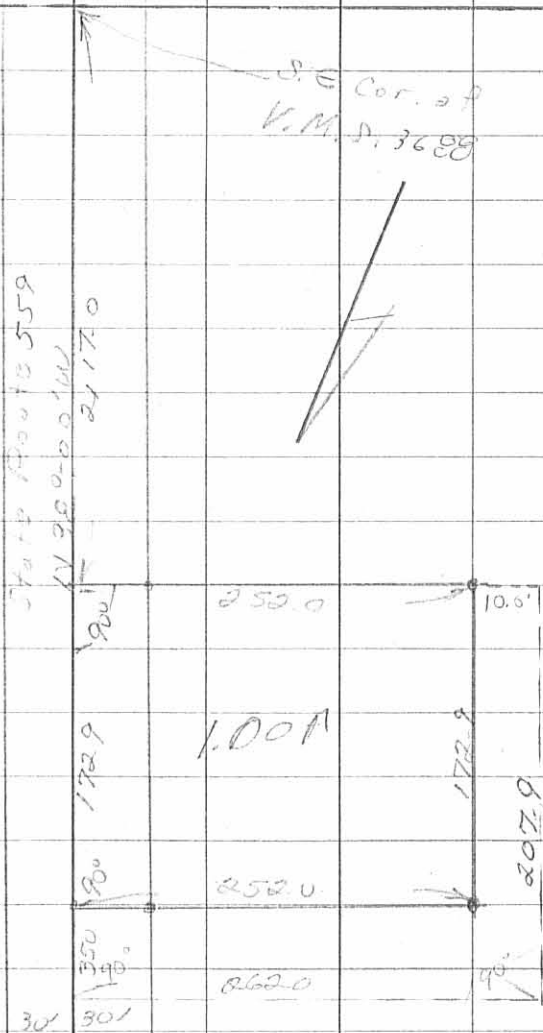
O.K. Shirk
FB 10 PG. 6

Floyd W. Simpson

V.M.S. 3688

Zane Twp.

Same



INDEXED ON MAP
4107 3P

SIMPSON TO SIMPSON DESCRIPTION
(August, 1967)

Being situated in Zane Township, Logan County, Ohio; and
being a part of V.M.S. #3688.

Beginning at the southeast corner of said V.M.S. #3688-

Thence with the east line of said V.M.S. #3688 (also the
center line of State Route #559) $N38^{\circ}-00'W$ 2117.0 feet to an iron
at the southeast corner of a 1.00 acre tract.

Thence with the south line of said 1.00 acre tract $S52^{\circ}-00'W$
252.0 feet to an iron, said iron is the place of beginning for
this description.

Thence continuing $S52^{\circ}-00'W$ 10.0 feet to an iron.

Thence $N38^{\circ}-00'W$ 207.9 feet to an iron.

Thence $N52^{\circ}-00'E$ 262.0 feet to an iron in the center of
State Route #559.

Thence with the center of State Route #559 $S38^{\circ}-00'E$ 35.0
feet to an iron.

Thence with the north side of said 1.00 acre tract $S52^{\circ}-00'W$
252.0 feet to an iron.

Thence with the west side of said 1.00 acre tract $S38^{\circ}-00'E$
172.9 feet to the place of beginning.

Containing 0.25 of an acre more or less.

Surveyed from a 129.0 acre tract.

Owen K. Shirk
Surveyor 4271

4107 4D

INDEXED ON MAP

Received 3-13-89 6c 3-14-89 C.R.

RICHARD A. BRUCE, P.E., P.S.
Registered Land Surveyor No. 6993

513/465 - 7412

Bruce Land Surveying
4293 Road 171, West Liberty, Ohio 43357



**SIMPSON SURVEY
V.M.S. 3688
ZANE TOWNSHIP
LOGAN COUNTY, OHIO**

The following described real estate situated in the State of Ohio, County of Logan, Township of Zane, being part of V.M.S. 3688 and more particularly described as follows:

COMMENCING at a railroad spike found in the center of S.R. 559 marking the southeast corner of Howard C. Lininger's 70.5 acre tract, D.B. 322, Page 80.

THENCE with the center of State Route 559, S.38°00'E. 720.04 feet to a railroad spike found marking the southeast corner of David R. and Mary E. Benges's 6.752 acre tract, O.R. 43, Page 843. Said railroad spike being the true point of beginning of this description.

THENCE continuing with the center of State Route 559, S.38°00'E. 180.00 feet to a railroad spike set.

THENCE S.52°38'27"W. 1639.21 feet to a 5/8 inch iron set in the east line of John L. and Alice Anne Westfall's 96 acre tract, D.B. 353, Page 975, passing a 5/8 inch iron set at 30.00 feet.

THENCE with said Westfall's east line, N.36°56'25"W. 179.99 feet to a 5/8 inch iron found marking the southwest corner of said Benges's 6.752 acre tract.

THENCE with said Benges's south line, N.52°38'27"E. 1635.88 feet to the point of beginning, passing a 5/8 inch iron found at 1605.88 feet.

Containing 6.766 acres, more or less.

The above described 6.766 acre tract being part of Jerry L. and Harriet J. Simpson's 108.385 acre tract. D.B. 390, Page 654.

Basis For Bearings: Centerline S.R. 559 (S.38°00'E.)

This description prepared from an actual field survey.

By: Richard A. Bruce
Richard A. Bruce, P.E., P.S.
Reg. Surveyor No. 6993
February 2, 1989



INDEXED ON MAP
41075D

C.R. 44
 N. LINE V.M.S. 3688

SURVEY REFERENCE:
 #4107

SCALE: 1" = 300'

HOWARD C. LININGER
 D.B. 322, PG. 80
 70.5 AC.

6.711 AC.

13.463 AC.

DAVID & MARY BENGÉ
 O.R. 43, PG. 843 6.752 AC.

N. 52° 38' 27" E.

1635.88'
 6.766 AC.

1639.21'
 S. 52° 38' 27" W.

JERRY & HARRIET SIMPSON
 D.B. 390, PG. 654
 108.385 AC.

JOHN & ALICE WESTFALL
 D.B. 353, PG. 975
 96 AC.

N. 36° 56' 25" W.

179.99'

S.R. 559

3441.62'

120.04'

S. 38° 00' E.

(BASIS FOR BEARINGS)

30' P.O.B.

30' RR SPK SET

- 5/8" ϕ IRON SET
- 5/8" ϕ IRON FOUND
- ⊠ RR SPK FND.



SIMPSON SURVEY
 V.M.S. 3688
 ZANE TOWNSHIP
 LOGAN COUNTY, OHIO

BY: Richard A. Bruce
 RICHARD A. BRUCE
 REG. SURVEYOR NO. 6993
 JANUARY, 1989

INDEXED ON MAP
 4107 6P

1-21-2021



APPROVED

**DESCRIPTION OF SURVEY FOR
DOUGLAS A. LININGER AND PAUL H. LININGER
74.106 ACRES
January 15, 2021**

The following described 74.106 acre tract of land is situated in Virginia Military Survey 3688, Zane Township, Logan County, Ohio and being all of Douglas A. Lininger's and Paul H. Lininger's Parcel One, Tract I (26.5 acres) and Tract II (44.5 acres) described in Official Record Volume 1393, page 100 and being more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of State Route 559 (60 feet wide) with the centerline of County Road 44;

Thence South $32^{\circ}46'26''$ East 1068.72 feet, following the centerline of State Route 559, to a magnetic nail set midway between two concrete right-of-way monuments found;

Thence South $32^{\circ}47'53''$ East 1165.83 feet, continuing along the centerline of State Route 559, to a magnetic nail set at the northeast corner of said 44.5 acre tract and at the southeast corner of William L. Hempy's and Sharon K. Hempy's Tract II (92.50 acres) described in Official Record Volume 135, page 251, said magnetic nail marking the **place of beginning**;

Thence **South $32^{\circ}47'53''$ East 1206.60 feet**, continuing along the centerline of State Route 559 and following the east line of said 44.5 acre tract, to a railroad spike found at the northeast corner of Randy Sheldon's and Robin Sheldon's Exhibit A (10.073 acres) described in Official Record Volume 1206, page 27;

Thence **South $57^{\circ}45'12''$ West 1622.49 feet**, departing from the centerline of State Route 559, following the south line of said 44.5 acre tract and the north line of said 10.073 acre tract, passing a 5/8 inch iron bar found at 30.06 feet, to a 5/8 inch iron bar found in the east line of said 26.5 acre tract;

Thence **South $31^{\circ}50'37''$ East 746.43 feet**, following the east line of said 26.5 acre tract, the west line of said 10.073 acre tract, the west line of William S. Lithgo's and Carla F. Lithgo's 10.103 acre tract described in Official Record Volume 765, page 136, the west line of David R. Bengé's and Mary E, Bengé's 6.752 acre tract described in Official Record Volume 43, page 843 and the west line of Jerry L. Simpson's and Harriet J. Simpson's 108.385 acre tract described in Official Record Volume 81, page 94, to a 5/8 inch iron bar found at the northeast corner of Douglas A. Lininger's and Paul H. Lininger's Tract III (73.204 acres) described in Official Record Volume 1394, page 4469;

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Thence **South 60°44'01" West 500.14 feet**, departing from the west line of said 108.385 acre tract, following a south line of said 26.5 acre tract and the north line of said 73.204 acre tract, to a 5/8 inch iron bar found at a northeast corner of Douglas A. Lininger's and Paul H. Lininger's Tract I (29.008 acres) described in Official Record Volume 351, page 978;

Thence **South 60°53'10" West 187.00 feet**, continuing along a south line of said 26.5 acre tract and following a north line of said 29.008 acre tract, to an iron bar set;

Thence **North 30°57'44" West 350.57 feet**, following the west line of said 26.5 acre tract and an east line of said 29.008 acre tract, to an iron bar set at the southeast corner of Douglas A. Lininger's and Paul H. Lininger's Tract II (77.593 acres) described in Official Record Volume 351, page 978;

Thence **North 30°43'58" West 1555.66 feet**, continuing along the west line of said 26.5 acre tract and following the east line of said 77.593 acre tract, to an iron bar set in the south line of said 92.50 acre tract;

Thence **North 57°28'14" East 2253.39 feet**, following the north line of said 26.5 acre tract, the north line of said 44.5 acre tract and the south line of said 92.50 acre tract, passing an iron bar set at 2223.39 feet, to the **place of beginning, containing 74.106 acres** more or less and subject to all valid easements and restrictions of record.

The 74.106 acre tract of land described herein contains 0.832 acres within the road right-of-way of State Route 559.

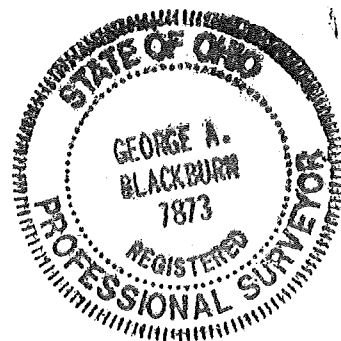
The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of January 2021. Iron bars set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS #7873." Bearings indicated herein are based on the centerline of State Route 559 bearing South 32°47'53" East.

Description prepared by:

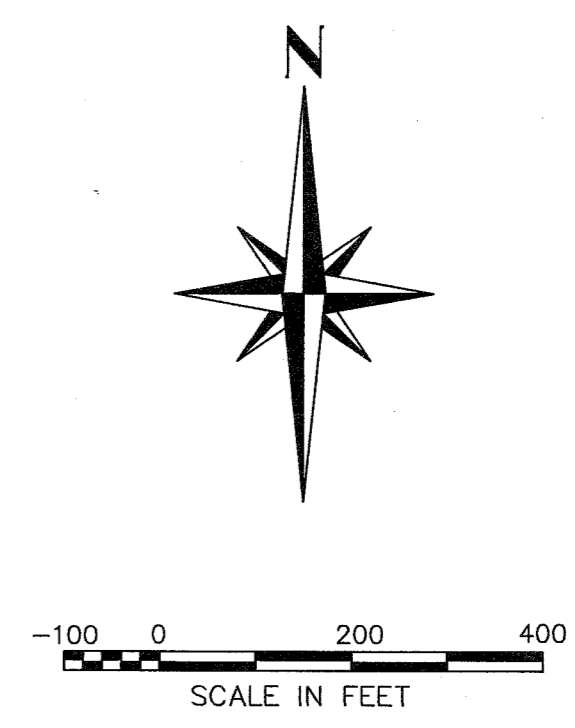
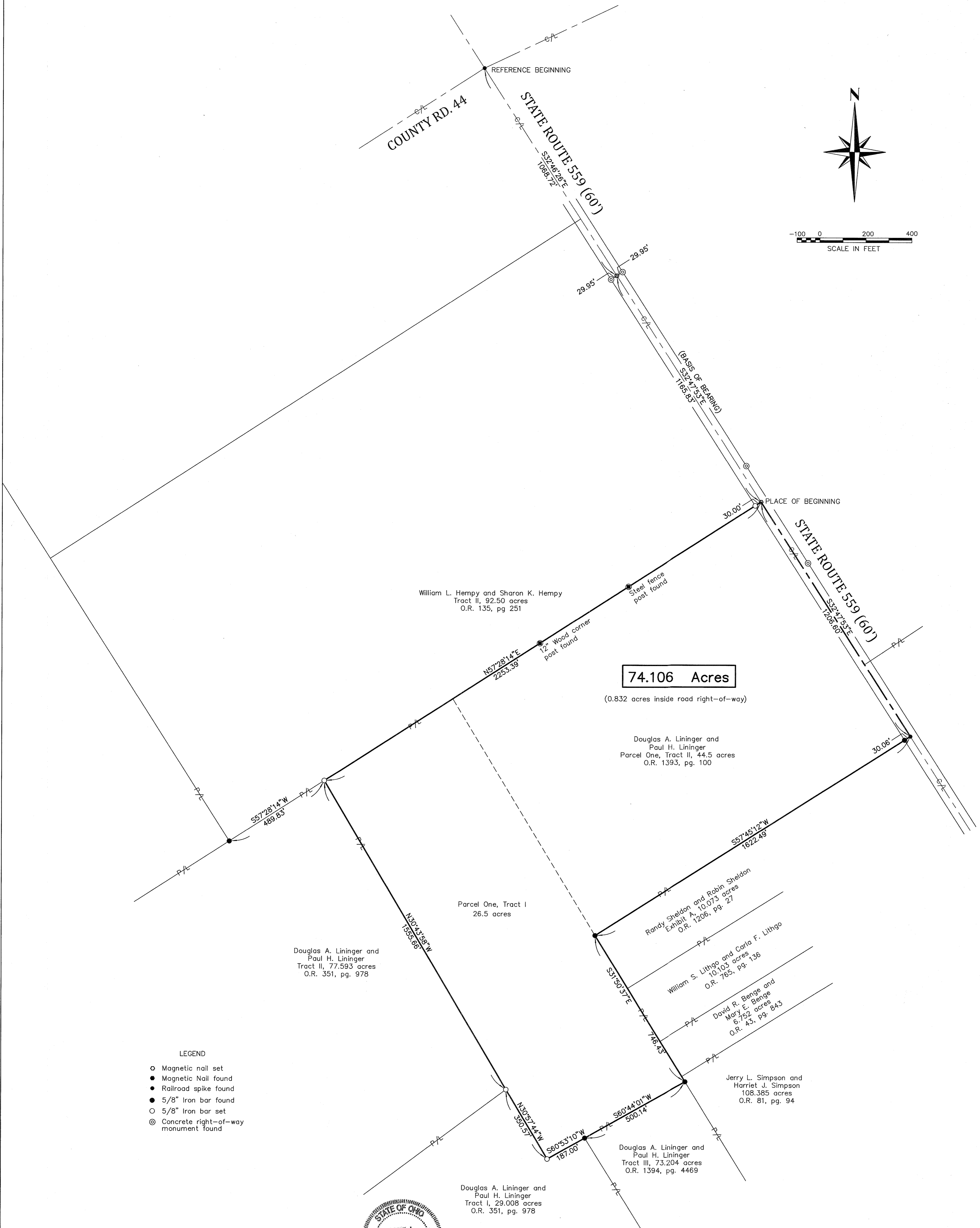
 1-15-2021

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

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PLAT OF SURVEY IN VIRGINIA MILITARY SURVEY 3688 ZANE TOWNSHIP, LOGAN COUNTY, OHIO



74.106 Acres

(0.832 acres inside road right-of-way)

- LEGEND**
- Magnetic nail set
 - Magnetic Nail found
 - Railroad spike found
 - 5/8" Iron bar found
 - 5/8" Iron bar set
 - ⊙ Concrete right-of-way monument found

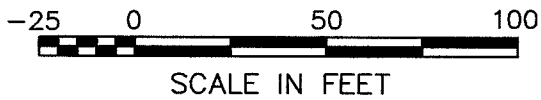


I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND THAT MONUMENTS WERE PLACED AS INDICATED HEREON.
George A. Blackburn 1-15-2021
 George A. Blackburn, R.S. 7873

INDEXED ON MAP
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APPROVED

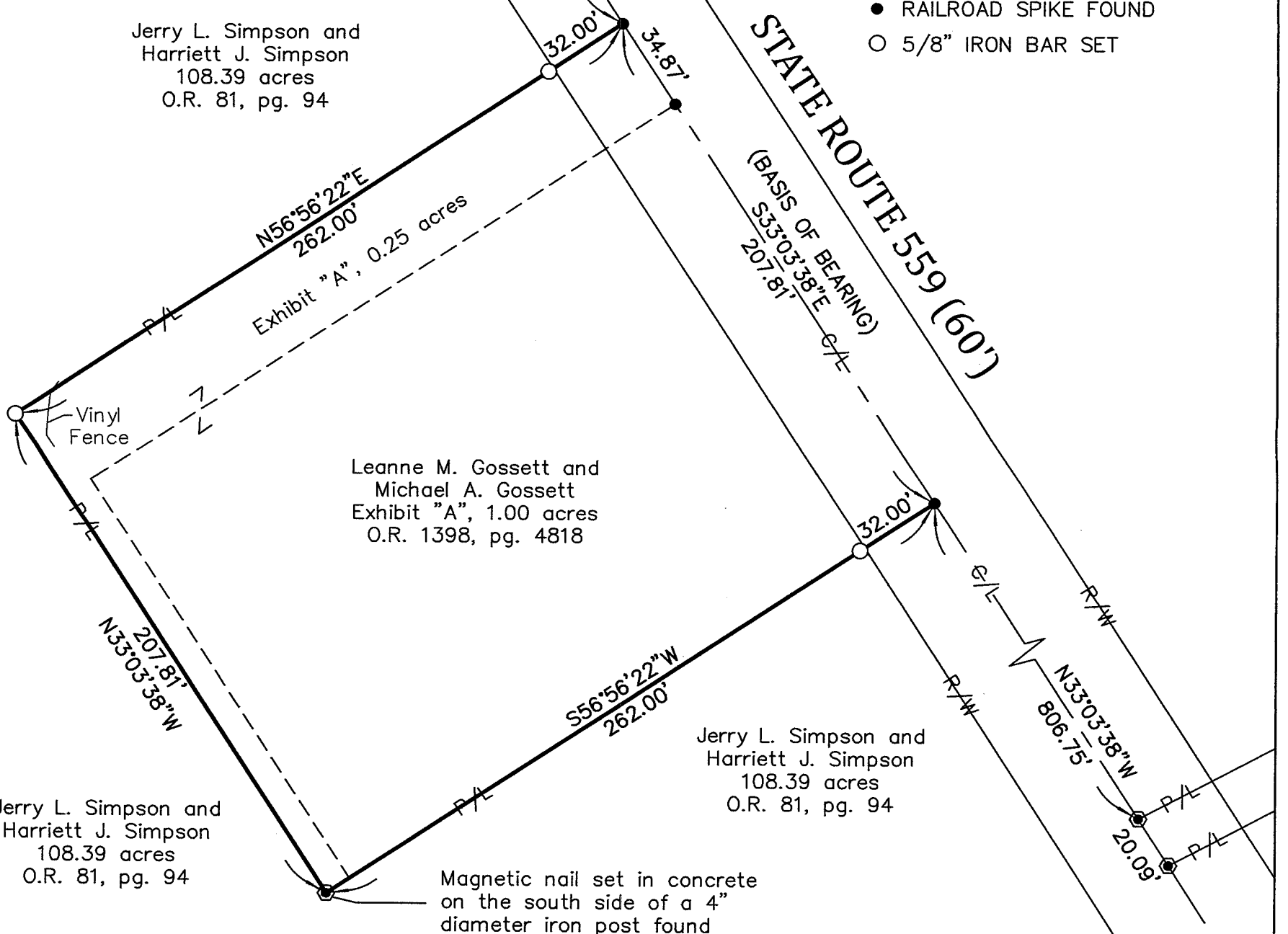
PLAT OF A RETRACEMENT SURVEY IN VIRGINIA MILITARY SURVEY 3688 ZANE TOWNSHIP LOGAN COUNTY, OHIO



Jerry L. Simpson and
Harriett J. Simpson
108.39 acres
O.R. 81, pg. 94

LEGEND

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



Jerry L. Simpson and
Harriett J. Simpson
108.39 acres
O.R. 81, pg. 94

Leanne M. Gossett and
Michael A. Gossett
Exhibit "A", 1.00 acres
O.R. 1398, pg. 4818

Jerry L. Simpson and
Harriett J. Simpson
108.39 acres
O.R. 81, pg. 94

Magnetic nail set in concrete
on the south side of a 4"
diameter iron post found

NOTES:

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

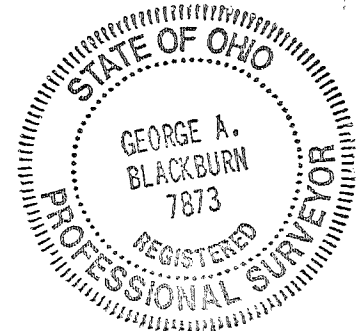
This survey was prepared using the information found in the current instruments of conveyance (shown hereon) and without a complete and accurate title search.

The purpose of this survey is to mark the location of a part of the east line of Jerry L. Simpson's and Harriett J. Simpson's 108.39 acre tract described in Official Record Volume 81, page 94.

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

George A. Blackburn 4-19-2024
GEORGE A. BLACKBURN, R.S. 7873

INDEXED ON MAP
4107



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

DATE: 4/19/2024
SCALE: 1" = 50'
FILE: Jerry Simpson 3-24

PLAT PREPARED FOR
JERRY L. SIMPSON AND HARRIETT J. SIMPSON

Sheet
1
of
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