

May 6, 1978

The following described real estate situated in the Unincorporated Village of Middleburg, Township of Zane, County of Logan, State of Ohio and being a part of Virginia Military Survey No. 3155 and being more particularly described as follows:

Beginning at a bridge spike at the intersection of the centerlines of S. R. No. 287 (Green Street) and T. R. No. 227, said bridge spike being the southwest corner to Lee Osborn's (1-24-1951) present 8.58 Acre tract;

Thence with the centerline of S. R. No. 287, S. $61^{\circ} 54'$ W. 365.00 feet to a bridge spike at the southeast corner to Eugene L. Wilson's (10-6-1947) present 0.569 Acre tract;

Thence with the east line of Wilson's tract and the east line to Anna Josephine Richards tracts, N. $33^{\circ} 55.2'$ W. 362.47 feet to an iron bar at the southwest corner to Gerald Eugene Cline's (6-29-1962) present 0.25 Acre tract;

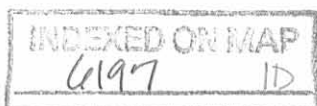
Thence with the south line of Cline's 0.25 Acre and 0.31 Acre (Deed) tract, N. $53^{\circ} 03.9'$ E. 144.95 feet to an iron bar at the south side of a rotted off wooden post, southeast corner to Cline's 0.31 Acre tract;

Thence with the east line of Cline's 0.31 Acre tract, N. $34^{\circ} 34'$ W. 161.00 feet to a bridge spike in the centerline of C. H. No. 152 (Urbana Street);

Thence with the centerline of C. H. No. 152, N. $51^{\circ} 20'$ E. 261.15 feet to a R. R. Spike at the intersection of the centerline of C. H. No. 152 extended and T. R. No. 227 and in the west line of the Trustees of the Middleburg United Methodist Church property;

Thence with the centerline of T. R. No. 227, S. $30^{\circ} 06'$ E. 591.60 feet to the place of beginning, passing through an iron bar at the southwest corner to the said Methodist Church property at 42.90 feet, containing 4.356 Acres, more or less.

I hereby certify that the above is a new survey of Florence DeVore (Dec'd) etal real estate as described in Deed Vol. 210 Pages 225-228 of the deed records of Logan County, Ohio and being known as the Jeffrey Williams' place.



Daniel E. Gilbert
Daniel E. Gilbert, P.S.
Reg. Sur. No. 5402
1041 N. Main St.
Bellefontaine, Ohio 43311



**DESCRIPTION OF SURVEY FOR
JEAN ANN DEVORE AND ROBERT D. DEVORE
1.750 ACRES
January 23, 2024**

The following described 1.750 acre tract of land is situated in Virginia Military Survey 3155, the Village of Middleburg, Zane Township, Logan County, Ohio and being part of Jean Ann Devore's and Robert D. Devore's 4.356 acre tract described in Official Record Volume 1415, page 4149, said 1.750 acre tract of land more particularly described as follows:

Beginning at a boat spike found at the intersection of the centerline of State Route 287 (60 feet wide) with the centerline of Township Road 227 (60 feet wide), said spike also at the southeast corner of said 4.356 acre tract;

Thence **South 62°19'30" West 365.03 feet**, following the centerline of State Route 287 and the south line of said 4.356 acre tract, to a railroad spike found;

Thence **North 33°33'34" West 205.96 feet**, departing from the centerline of State Route 287, following the west line of said 4.356 acre tract and the east line of Christine M. Roby's 0.566 acre tract described in Official Record Volume 926, page 374 and the east line of Christopher C. Cronkleton's Exhibit "A" (2.936 acres) described in Official Record Volume 1207, page 24, passing 5/8 inch iron bars found at 30.22 feet and at 137.43 feet, to an iron bar set;

Thence **North 62°19'30" East 378.93 feet**, departing from the east line of said 2.936 acre tract and crossing said 4.356 acre tract, passing an iron bar set at 348.91 feet, to a magnetic nail set in the centerline of Township Road 227;

Thence **South 29°41'28" East 205.00 feet**, following the centerline of Township Road 227 and the east line of said 4.356 acre tract, to the **place of beginning, containing 1.750 acres** more or less and subject to all valid easements and restrictions of record.

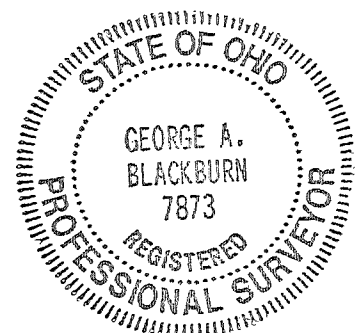
The road right-of-way of State Route 287 (60 feet wide) and Township Road 227 (60 feet wide) contain 0.373 acres more or less.

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 January 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 Township Road 227 (60 feet wide) bearing South 29°41'28" East and derived from GPS observations based on Ohio State Plane Coordinate System, North Zone (NAD83), Geoid Model 2018.

Description prepared by:

 1-23-2024

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





2-13-24

APPROVED

**DESCRIPTION OF SURVEY FOR
JEAN ANN DEVORE AND ROBERT D. DEVORE
2.608 ACRES
January 23, 2024**

The following described 2.608 acre tract of land is situated in Virginia Military Survey 3155, the Village of Middleburg, Zane Township, Logan County, Ohio and being part of Jean Ann Devore's and Robert D. Devore's 4.356 acre tract described in Official Record Volume 1415, page 4149, said 2.608 acre tract of land more particularly described as follows:

Beginning for reference at a boat spike found at the intersection of the centerline of State Route 287 (60 feet wide) with the centerline of Township Road 227 (60 feet wide), said spike also at the southeast corner of said 4.356 acre tract;

Thence North 29°41'28" West 205.00 feet, following the centerline of Township Road 227 and the east line of said 4.356 acre tract, to a magnetic nail set and marking the **place of beginning**;

Thence **South 62°19'30" West 378.93 feet**, departing from the centerline of Township Road 227 and crossing said 4.356 acre tract, passing an iron bar set at 30.02 feet, to an iron bar set in the east line of Christopher C. Cronkleton's Exhibit "A" (2.936 acres) described in Official Record Volume 1207, page 24;

Thence **North 33°33'34" West 156.95 feet**, following the west line of said 4.356 acre tract and the east line of said 2.936 acre tract and the east line of Gerald E. Cline, Jr., Trustee's Exhibit "1", Parcel One (0.48 acres) described in Official Record Volume 1176, page 412, passing a 5/8 inch iron bar found at 145.82 feet, to a 7/8 inch iron bar found at the southwest corner of Gerald E. Cline, Jr., Trustee's Exhibit "1", Parcel Two, Tract One (0.25 acres) described in Official Record Volume 1176, page 412;

Thence **North 53°17'51" East 144.51 feet**, departing from the east line of said 0.48 acre tract, following a north line of said 4.356 acre tract, the south line of said 0.25 acre tract and the south line of Gerald E. Cline, Jr., Trustee's Exhibit "1", Parcel Two, Tract Two (0.31 acres) described in Official Record Volume 1176, page 412, to a 5/8 inch iron bar found;

Thence **North 34°05'16" West 160.52 feet**, following a west line of said 4.356 acre tract and the east line of said 0.31 acre tract, passing an iron bar set at 135.45 feet, to a railroad spike found in the tangent line of a curve having a radius of 477.46 feet, an arc length of 436.49 feet, a central angle of 52°22'47" and a chord which bears North 25°34'06" East 421.45 feet, said spike also in the right-of-way of County Road 152 (50 feet wide) (Highway Plan X-152A) and in the south line of Jeremy Eric Gerrard's and Karen Kathleen Gerrard's Exhibit "A" (4.203 acres) described in Official Record Volume 1331, page 233;

Thence **North 51°45'29" East 261.06 feet**, following the tangent line of said curve, the north line of said 4.356 acre tract and the south line of said 4.203 acre tract, passing a 5/8 inch iron bar found at 157.85 feet, to a railroad spike found in the centerline of Township Road 227;

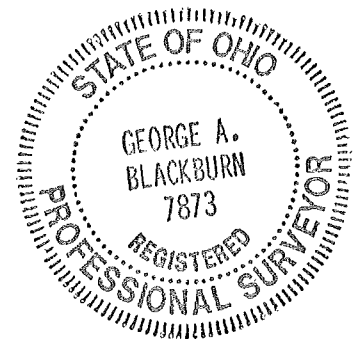
Thence **South 29°41'28" East 386.42 feet**, following the centerline of Township Road 227 and the east line of said 4.356 acre tract, to the **place of beginning, containing 2.608 acres** more or less and subject to all valid easements and restrictions of record.

The road right-of-way of County Road 152 (50 feet wide) and Township Road 227 (60 feet wide) contain 0.396 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 January 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 Township Road 227 (60 feet wide) bearing South 29°41'28" East and derived from GPS observations based on Ohio State Plane Coordinate System, North Zone (NAD83), Geoid Model 2018.

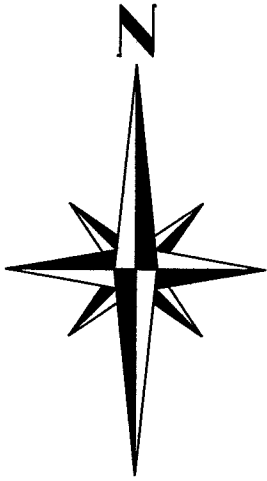
Description prepared by: *George A. Blackburn* 1-23-2024

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

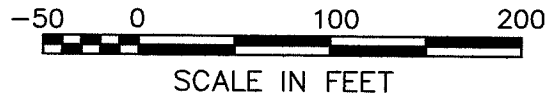


2-13-24

APPROVED



PLAT OF SURVEY IN VIRGINIA MILITARY SURVEY 3155 VILLAGE OF MIDDLEBURG ZANE TOWNSHIP LOGAN COUNTY, OHIO



Jeremy Eric Gerrard and
Karen Kathleen Gerrard
Exhibit "A"
4.203 acres
O.R. 1331, pg. 233

CURVE DATA

R=477.46'
L=436.49'
Cd=421.45'
Cb=N25°34'06"E
Δ= 52°22'47"

NOTES:

Township Road 227 is classified as a local road.
Minimum driveway spacing is $\geq 250'$.
Minimum stopping sight distance is $\geq 495'$ (55 MPH).
County Road 152 is classified as a minor collector road.
Minimum driveway spacing is $\geq 360'$.
Minimum stopping sight distance is $\geq 495'$ (55 MPH).
New driveway not proposed at time of this survey.

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

2.608 Acres

(0.396 Acres in Road R/W)

Part of Jean Ann Devore's
and Robert D. Devore's
4.356 acres
O.R. 1415, pg. 4149

PLACE OF BEGINNING
FOR 2.608 ACRE TRACT

1.750 Acres

(0.373 Acres in Road R/W)

Boat Spike found
REFERENCE BEGINNING
PLACE OF BEGINNING
FOR 1.750 ACRE
TRACT

Christopher C. Cronkleton
Exhibit "A"
2.936 acres
O.R. 1207, pg. 24

Christine M. Roby
0.566 acres
O.R. 926, pg. 374

LEGEND

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



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

George A. Blackburn
GEORGE A. BLACKBURN, R.S. 7873

1-23-2024

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

DATE: 1/23/2024
SCALE: 1" = 100'
FILE: Bob Devore 1-24

PLAT PREPARED FOR
JEAN ANN DEVORE AND ROBERT D. DEVORE

Sheet
1
of
1