

6-9-15

APPROVED

MATTHEW R. WESTFALL SURVEY
46.587 ACRES
April 21, 2015

The following described 46.587 acre tract of land is situated in Virginia Military Survey 479, Zane Township, Logan County, Ohio and being part of Matthew R. Westfall's 99.210 acre tract described in Official Record Volume 346, page 751, said 46.587 acre tract more particularly described as follows:

Beginning at a magnetic spike set in the centerline of State Route 559 (60 feet wide) and in the west line of V.M.S. 479, said spike also at the southwest corner of said 99.210 acre tract and at a northwest corner of Jack L. Graham's and Deborah J. Graham's 153.55 acre tract described in Deed Volume 383, page 576, said spike also bearing North 33°03'48" West 20.09 feet from a magnetic nail found at the northwest corner of Jeremy Rudolph's and Kristina Rudolph's 1.124 acre tract described in Official Record Volume 783, page 320;

Thence **North 33°03'48" West 1014.43 feet**, following the centerline of State Route 559, the west line of V.M.S. 479 and the west line of said 99.210 acre tract, to a railroad spike found;

Thence **North 33°07'01" West 147.10 feet**, continuing along the centerline of State Route 559, the west line of V.M.S. 479 and the west line of said 99.210 acre tract, to a magnetic spike set;

Thence **North 60°49'35" East 1726.99 feet**, departing from the centerline of State Route 559, entering V.M.S. 479 and crossing said 99.210 acre tract, passing iron bars set at 30.07 feet and at 369.82 feet, to an iron bar set in a west line of said 153.55 acre tract;

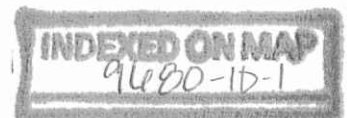
Thence **South 32°12'13" East 1205.33 feet**, following a west line of said 153.55 acre tract and the east line of said 99.210 acre tract, to a 5/8 inch iron bar found;

Thence **South 62°19'31" West 1712.36 feet**, following a north line of said 153.55 acre tract and the south line of said 99.210 acre tract, passing an iron bar set at 1682.23 feet, to the **place of beginning, containing 46.587 acres**, more or less, and subject to all valid easements and restrictions of record.

The above described 46.587 acre tract of land contains 0.800 acre 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 April 2015. 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 (60 feet wide) bearing North 33°03'48" West.

Description prepared by: George A. Blackburn 4-21-2015
George A. Blackburn, R.S. #7873
6879 State Route 287
West Liberty, Ohio 43357
(937) 465-0424 (937) 666-5605



6-9-15



**MATTHEW R. WESTFALL SURVEY
4.312 ACRES
April 21, 2015**

The following described 4.312 acre tract of land is situated in Virginia Military Survey 479, Zane Township, Logan County, Ohio and being part of Matthew R. Westfall's 99.210 acre tract described in Official Record Volume 346, page 751, said 4.312 acre tract more particularly described as follows:

Beginning for reference at a magnetic spike set in the centerline of State Route 559 (60 feet wide) and in the west line of V.M.S. 479, said spike also at the southwest corner of said 99.210 acre tract and at a northwest corner of Jack L. Graham's and Deborah J. Graham's 153.55 acre tract described in Deed Volume 383, page 576, said spike also bearing North 33°03'48" West 20.09 feet from a magnetic nail found at the northwest corner of Jeremy Rudolph's and Kristina Rudolph's 1.124 acre tract described in Official Record Volume 783, page 320;

Thence North 33°03'48" West 1014.43 feet, following the centerline of State Route 559, the west line of V.M.S. 479 and the west line of said 99.210 acre tract, to a railroad spike found;

Thence North 33°07'01" West 147.10 feet, continuing along the centerline of State Route 559, the west line of V.M.S. 479 and the west line of said 99.210 acre tract, to a magnetic spike set and marking the **place of beginning**;

Thence **North 33°07'01" West 271.61 feet**, continuing along the centerline of State Route 559, the west line of V.M.S. 479 and the west line of said 99.210 acre tract, to a railroad spike found;

Thence **North 32°46'09" West 236.82 feet**, continuing along the centerline of State Route 559, the west line of V.M.S. 479 and the west line of said 99.210 acre tract, to a magnetic spike set;

Thence **North 60°49'35" East 369.82 feet**, departing from the centerline of State Route 559, entering V.M.S. 479 and said 99.210 acre tract, passing an iron bar set at 30.07 feet, to an iron bar set;

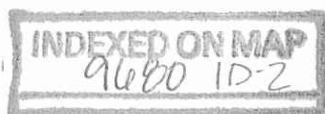
Thence **South 32°57'18" East 508.44 feet** to an iron bar set;

Thence **South 60°49'35" West 369.82 feet**, passing an iron bar set at 339.75 feet, to the **place of beginning, containing 4.312 acres**, more or less, and subject to all valid easements and restrictions of record.

The above described 4.312 acre tract of land contains 0.350 acre 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 April 2015. 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 (60 feet wide) bearing North 33°03'48" West.

Description prepared by: George A. Blackburn 4-21-2015
George A. Blackburn, R.S. #7873
6879 State Route 287
West Liberty, Ohio 43357
(937) 465-0424 (937) 666-5605



6-9-15

APPROVED

PLAT OF SURVEY IN VIRGINIA MILITARY SURVEY 479 ZANE TOWNSHIP, LOGAN COUNTY, OHIO

4.312 Acres
(0.350 Acre in road right-of-way)

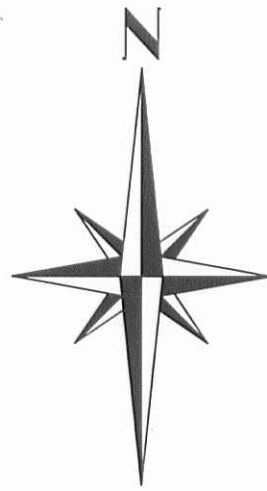
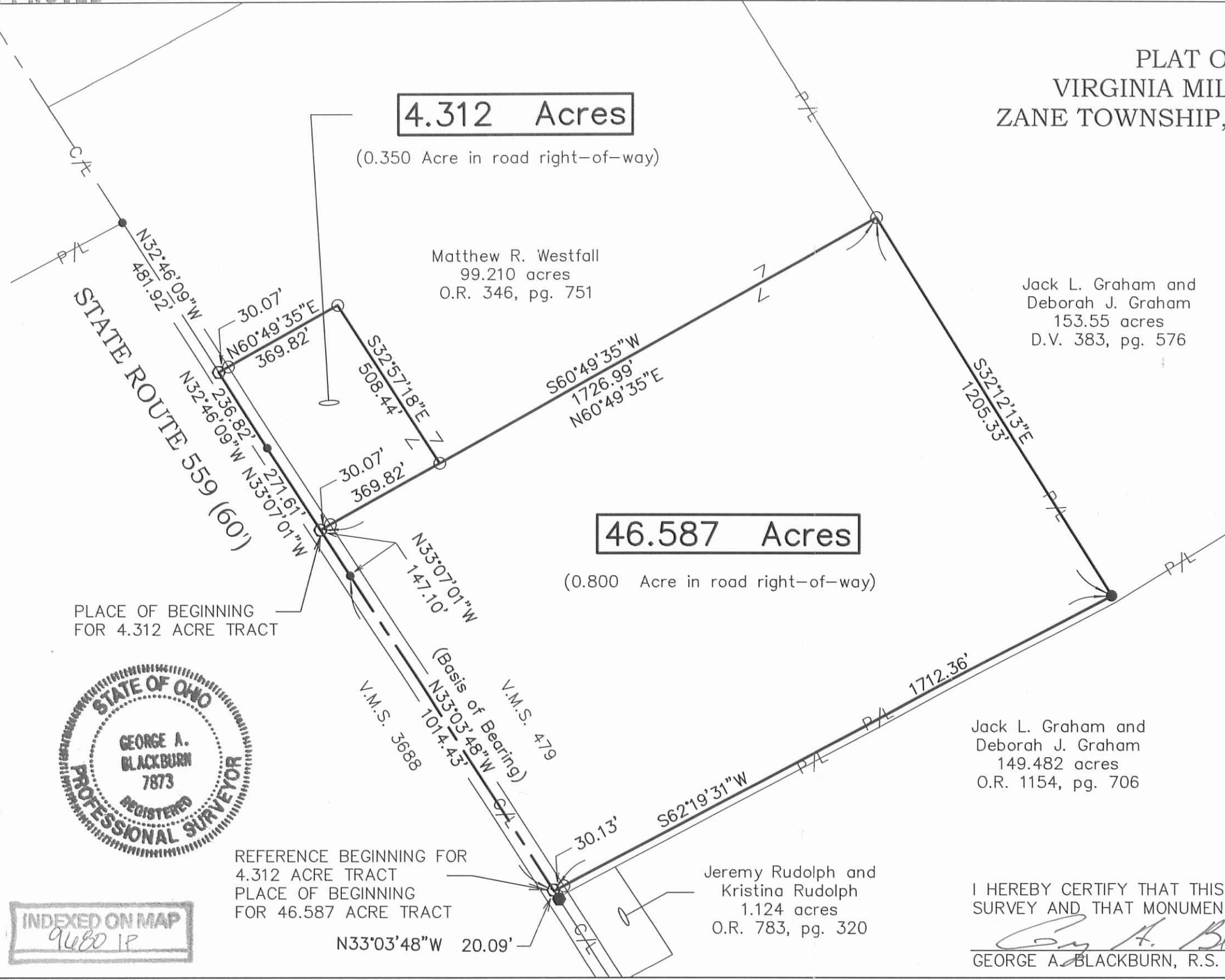
Matthew R. Westfall
99.210 acres
O.R. 346, pg. 751

Jack L. Graham and
Deborah J. Graham
153.55 acres
D.V. 383, pg. 576

46.587 Acres
(0.800 Acre in road right-of-way)

Jack L. Graham and
Deborah J. Graham
149.482 acres
O.R. 1154, pg. 706

Jeremy Rudolph and
Kristina Rudolph
1.124 acres
O.R. 783, pg. 320



LEGEND

- RAILROAD SPIKE FOUND
- ◆ MAGNETIC NAIL FOUND
- MAGNETIC SPIKE SET
- 5/8" IRON BAR FOUND
- 5/8" IRON BAR SET

PLACE OF BEGINNING FOR 4.312 ACRE TRACT



REFERENCE BEGINNING FOR 4.312 ACRE TRACT
PLACE OF BEGINNING FOR 46.587 ACRE TRACT

INDEXED ON MAP
9480 IP

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

George A. Blackburn 4-21-2015
GEORGE A. BLACKBURN, R.S. 7873

BLACKBURN SURVEYING
6879 STATE ROUTE 287
WEST LIBERTY, OHIO 43357
(937) 465-0424 (937) 666-5605

DATE : 4/21/2015
SCALE : 1" = 300'
FILE: Matt Westfall 3-15
F.B. 20, pg. 16

PLAT PREPARED FOR MATT WESTFALL

SHEET
1
OF 1