Cancro - Dubbs Survey BelleCenter Jan. 1962 0.56 Acre

The following described land in the Village of Bellecenter, Richland Township, Logan County, Ohio and being in V.M.S. 9972

Beginning at an iron in the center of Charles Street and in the center of Buckeye Street (State Route Number 273) thence ~~N~~ with the center of Buckeye Street (State Route Number 273) N. 86 - 51 W. 211.60 feet to a PK nail.

Thence again with the center of Buckeye Street (State Route Number 273) N. 51 - 29 W. 35.40 feet to a PK nail for the beginning point of this survey. Said beginning point being the N.W. corner of Robert G. Baker's 0.50 acre tract and also the N.E. corner of Frank A. Dubbs present 1.50 acre tract.

Thence again with the center of Buckeye Street (State Route Number 273) N. 51 - 29 W. 140.80 feet to a PK nail.

Thence S. 6 - 14 E. 291.44 feet to an iron pipe. The last described line passing an iron pipe at the south side of Buckeye Street at 42.24 feet. (Being 30.00 feet from the center line when measured at right angles)

Thence N. 83 - 46 E. 100.00 feet to an iron pipe in the west line of Robert G. Baker's 0.50 acre tract.

Thence with the west line of said Robert G. Baker's 0.50 acre tract N. 6 - 14 W. 192.24 feet to the place of beginning. The last described line passing an iron pipe at the south side of Buckeye Street at 150.00 feet. (Being 30.00 feet from the center line whan measured at right angles

The above described containing 0.56 of one acre and being out of the N.E. corner of Frank A. Dubbs present 1.50 acre tract.

STATE OF OHIO
FOSTER F. WRIGHT
1673
REGISTERED SURVEYOR

3359
INDEXED ON MAP

On 1958 Richland Plat Book Page 31 Drawn in Blue

On Plat Book Page 5

cc
Logan County Engineer ID-1

Cancro Survey Richland Township January 1963 0.97 Acre

The following described land in Richland Township, Logan County, Ohio and being in V.M.S. 9972

Beginning at an iron at the S.E. corner of R. Cancro's present 0.56 acre tract and in the west line of Robert G. Baker's 2.50 acre tract. Thence with the west line of said Baker's 2.50 acre tract S. 6 - 14 E. 421.00 feet to a round wood post in the North line of Isabell Murphy's 18.00 acre tract. The last described line passing the center of creek known as The Red Slough Ditch, at 285 feet.

Thence with the north line of said Murphy 18.00 acre tract S. 80 - 59 W. 100. 10 feet to an iron.

Thence N. 6 - 14 W. 425.85 feet to an iron at the S.W. corner of R. Cancro's present 0.56 acre tract. The last described line passing the center of a creek known as the Red Slough Ditch at 63 feet.

Thence with the south side of R. Cadcro's presen t 0.56 acre tract N. 83 - 46 E. 100.00 feet to the place of beginning.

The above described tract contains 0.97 of one acre and being out of the S.E. corner of Frank A. Dubbs present 4.60 acre tract.

cc
Logan County Engineer 1D-2

STATE OF OHIO
FOSTER F. WRIGHT
1673
REGISTERED SURVEYOR

3526

CANCRO SURVEYS
BELLE CENTER
RICHLAND TOWNSHIP
JAN. 1962 - JAN. 1963
F.F. WRIGHT
SCALE: 1"=100'
BUCKEYE STREET
N. 51°-23' W. 140.80'
35.40'
S.R. 273
N. 86°-51' W. 211.60'
CHARLES ST.
S.R. 638
FRANK A. DUBBS ETAL
0.94
R. CANCRO
0.56
JANUARY - 1962
S. 6°-14' E. 291.49'
N. 6°-14' W. 192.24'
ROBERT G. BAKER
0.50
BELLE CENTER CORPORATION LINE
N. 83°-46' E.
100.00'
FRANK A. DUBBS ETAL
3.63
R. CANCRO
0.97
JANUARY - 1963
N. 6°-14' W. 425.85'
S. 6°-14' E. 421.0'
ROBERT G. BAKER
2.50
285'
63'
SLOUGH DITCH
S. 80°-59' W.
100.10'
RED
ISABELL TEMPLETON MURPHY
18.00
GARNET A. TORRENCE
5.00
SURVEY INDEX NUMBERS
(3359 - 3526)
DRAWN BY D.E.G.

3-6-2025

APPROVED

DESCRIPTION OF SURVEY FOR
TRACY M. BAKER
1.234 ACRES
March 4, 2025

The following described 1.234 acre tract of land is situated in Virginia Military Survey 9972, Richland Township, Logan County, Ohio and being part of Tracy M. Baker's 3 acre tract described in Official Record Volume 1196, page 590, said 1.234 acre tract of land more particularly described as follows:

Commencing at a 1 inch iron pipe found at the intersection of the centerline of State Route 273 (Buckeye Street) (60 feet wide) with the centerline of State Route 638 (Highway Plan (LOG. 638-3.90) (Sheet 29) (variable right-of-way width), said iron pipe being within the corporation limits of the Village of Belle Center and at the northeast corner of said 3 acre tract;

Thence South 5°53'44" East 233.00 feet, following the centerline of State Route 638, the east line of V.M.S. 9972 and the east line of said 3 acre tract, leaving the Village of Belle Center and entering Richland Township, to a magnetic nail set in a bridge over Red Slough Ditch, said magnetic nail marking the **place of beginning**;

Thence **South 5°53'44" East 316.00 feet**, following the centerline of State Route 638, the east line of V.M.S. 9972 and the east line of said 3 acre tract, to a magnetic nail set at the northeast corner of Ronald Lee Smith's and April Loree Smith's 5 acre tract described in Deed Volume 368, page 893;

Thence **South 83°29'46" West 238.92 feet**, departing from the centerline of State Route 638, entering V.M.S. 9972, following the south line of said 3 acre tract, the north line of said 5 acre tract and the north line of James R. Patton and Sara L. Patton, etal's Parcel One (15 acres) described in Official Record Volume 833, page 66, passing an iron bar set at 40.00 feet, to an 8 inch wood post found at the southeast corner of Andrew T. Godwin's and Heather Godwin's Exhibit "A", Parcel II (1.582 acres) described in Official Record Volume 1014, page 676, said wood post bearing North 34°46'53" West 0.38 feet from a 1 – ½ inch iron bar found;

INDEXED ON MAP
3526

Thence **North 5°22'26" West 135.75 feet**, departing from the north line of said 15 acre tract, following the west line of said 3 acre tract and the east line of said 1.582 acre tract, passing an iron bar set at 85.75 feet, to a point in Red Slough Ditch;

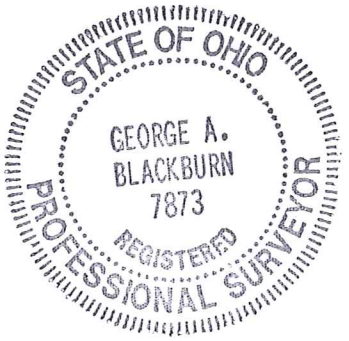
Thence **North 46°32'26" East 299.84 feet**, departing from the east line of said 1.582 acre tract, following Red Slough Ditch and crossing said 3 acre tract, to the **place of beginning, containing 1.234 acres** more or less and subject to all valid easements and restrictions of record.

The road right-of-way of State Route 638 contains 0.276 acres.

The above description was prepared from an actual field survey conducted by Blackburn Surveying, LLC, George A. Blackburn, Registered Surveyor # 7873, during the month of March 2025. 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 638 (variable right-of-way width) bearing South 5°53'44" East and derived from GPS observations based on Ohio State Plane Coordinate System, North Zone (NAD83), Geoid Model 2018.

Description prepared by: G. A. Blackburn 3-4-2025

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



INDEXED ON MAP
3526

3-6-2025
APPROVED

DESCRIPTION OF SURVEY FOR
TRACY M. BAKER
1.868 ACRES
March 4, 2025

The following described 1.868 acre tract of land is situated in the Incorporated Village of Belle Center, Virginia Military Survey 9972, Richland Township, Logan County, Ohio and being part of Tracy M. Baker's 3 acre tract described in Official Record Volume 1196, page 590, said 1.868 acre tract of land more particularly described as follows:

Beginning at a 1 inch iron pipe found at the intersection of the centerline of State Route 273 (Buckeye Street) (60 feet wide) with the centerline of State Route 638 (Highway Plan (LOG. 638-3.90) (Sheet 29) (variable right-of-way width), said iron pipe being within the corporation limits of the Village of Belle Center and at the northeast corner of said 3 acre tract;

Thence **South 5°53'44" East 233.00 feet**, following the centerline of State Route 638, the east line of V.M.S. 9972 and the east line of said 3 acre tract, leaving the Village of Belle Center and entering Richland Township, to a magnetic nail set in a bridge over Red Slough Ditch;

Thence **South 46°32'26" West 299.84 feet**, departing from the centerline of State Route 638, entering V.M.S. 9972, following Red Slough Ditch and crossing said 3 acre tract, to a point in the east line of Andrew T. Godwin's and Heather Godwin's Exhibit "A", Parcel II (1.582 acres) described in Official Record Volume 1014, page 676;

Thence **North 5°22'26" West 477.59 feet**, departing from Red Slough Ditch, following the west line of said 3 acre tract and the east line of said 1.582 acre tract, passing an iron bar set at 50.00 feet, a ¾ inch iron pipe found in the south corporation line of the Village of Belle Center at 284.72 feet, entering the Village of Belle Center, thereafter, also passing an iron bar set at 435.36 feet, to a magnetic nail set in the centerline of State Route 273 (Buckeye Street);

Thence **South 50°38'46" East 35.40 feet**, following the centerline of State Route 273 (Buckeye Street) and the north line of said 3 acre tract, to a magnetic nail set;

INDEXED ON MAP
3526

Thence **South 85°55'34" East 211.60 feet**, following the centerline of State Route 273 (Buckeye Street) and the north line of said 3 acre tract, to the **place of beginning, containing 1.868 acres** more or less and subject to all valid easements and restrictions of record.

Of the above described 1.868 acre tract of land, 0.899 acres are within the Incorporated Village of Belle Center and 0.969 acres are within Richland Township.

The road right-of-way of State Route 638 and State Route 273 (Buckeye Street) combined contain 0.339 acres.

The above description was prepared from an actual field survey conducted by Blackburn Surveying, LLC, George A. Blackburn, Registered Surveyor # 7873, during the month of March 2025. 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 638 (variable right-of-way width) bearing South 5°53'44" East and derived from GPS observations based on Ohio State Plane Coordinate System, North Zone (NAD83), Geoid Model 2018.

Description prepared by: _____ 3-4-2025

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

STATE OF OHIO
GEORGE A. BLACKBURN
7873
REGISTERED
PROFESSIONAL SURVEYOR

INDEXED ON MAP
3526

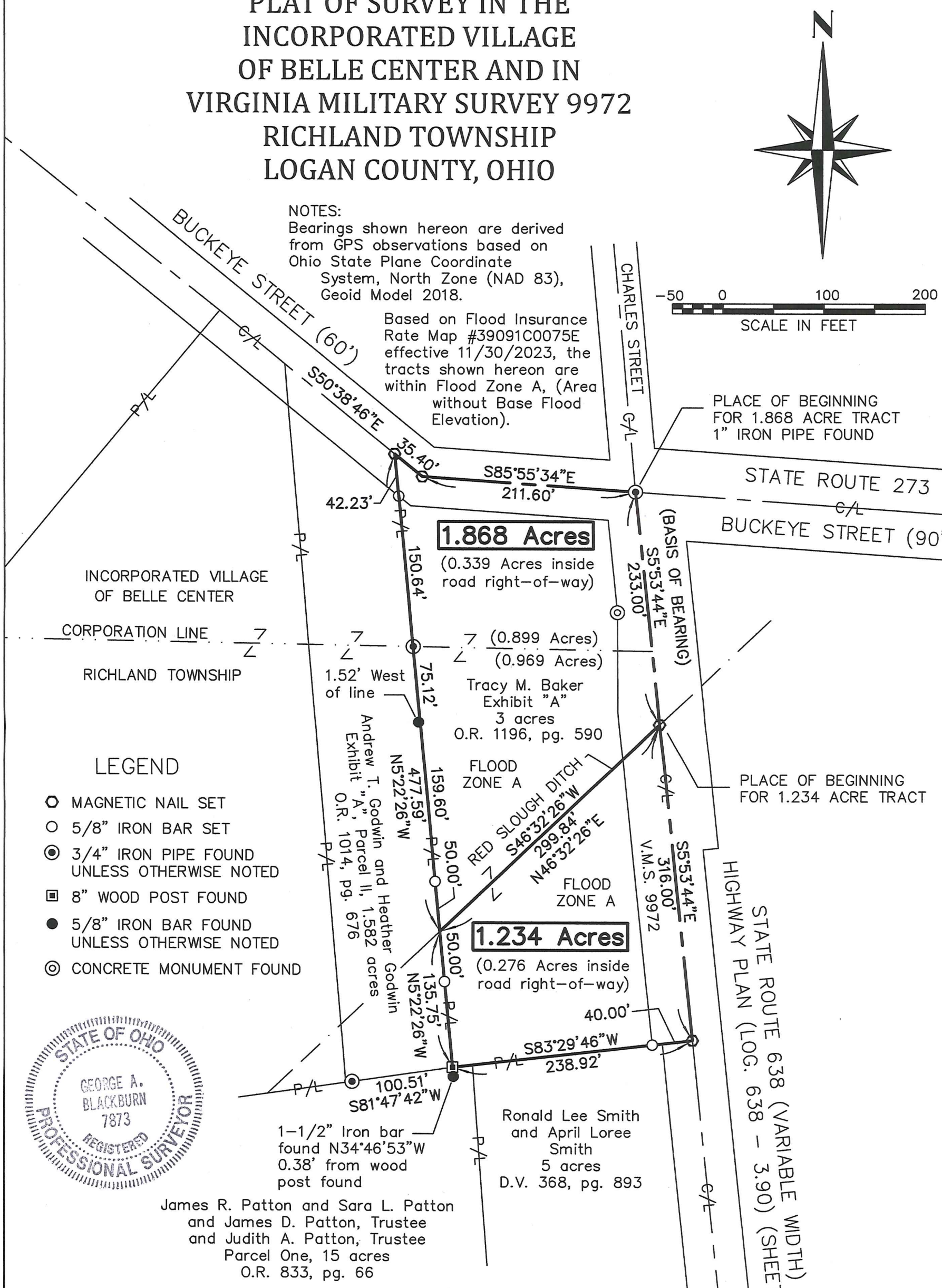
3-6-2025

APPROVED

PLAT OF SURVEY IN THE INCORPORATED VILLAGE OF BELLE CENTER AND IN VIRGINIA MILITARY SURVEY 9972 RICHLAND TOWNSHIP LOGAN COUNTY, OHIO

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

Based on Flood Insurance Rate Map #39091C0075E effective 11/30/2023, the tracts shown hereon are within Flood Zone A, (Area without Base Flood Elevation).



LEGEND

- MAGNETIC NAIL SET
- 5/8" IRON BAR SET
- 3/4" IRON PIPE FOUND UNLESS OTHERWISE NOTED
- 8" WOOD POST FOUND
- 5/8" IRON BAR FOUND UNLESS OTHERWISE NOTED
- CONCRETE MONUMENT FOUND

STATE OF OHIO
GEORGE A. BLACKBURN
7873
REGISTERED PROFESSIONAL SURVEYOR

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

G. A. Blackburn 3-4-2025

GEORGE A. BLACKBURN, R.S. 7873

BLACKBURN SURVEYING, LLC 6879 STATE ROUTE 287 WEST LIBERTY, OHIO 43357 (937) 465-0424	DATE: 3-4-2025 SCALE: 1" = 100' FILE: Tracy Baker 2-25	PLAT PREPARED FOR TRACY M. BAKER	Sheet 1 of 1

INDEXED ON MAP
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