

RECEIVED 7-18-94 AL GUY ✓



Lee Surveying and Mapping Co.



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

143 EAST COLUMBUS AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-7335

JEFFREY I. LEE, P.S.

VIRGINIA HOGAN 1.560 ACRES

Lying in Section 30, Town 7, Range 8, Bloomfield Township, Logan County, Ohio.

Being out of the Virginia E. Hogan 60 acre tract as deeded and described in Volume 335, Page 59, Tract I of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 5/8 inch iron rod (with a Logan County Engineer's cap) found at the northeast corner of said Section 30 and, also, on the center-line of County Highway 35.

THENCE, with the east line of Section 30 and the center-line of County Highway 35, S 0°-02'-20" W, a distance of 2226.05 feet to a railroad spike set at the TRUE POINT OF BEGINNING.

THENCE, with the east line of Section 30 and the center-line of County Highway 35, S 0°-02'-20" W, a distance of 264.28 feet to a railroad spike set. The said railroad spike is N 0°-02'-20" E, a distance of 160.00 feet from a Logan County Engineer's 5/8 inch iron rod found at the southeast corner of the northeast quarter of Section 30.

THENCE, N 83°-32'-03" W, a distance of 287.29 feet to a 5/8 inch iron rod set.

THENCE, N 0°-40'-50" W, a distance of 209.55 feet to a 5/8 inch iron rod set.

THENCE, N 85°-33'-20" E, a distance of 289.00 feet to the point of beginning.

Containing 1.560 acres of which 0.180 acre is within the highway right-of-way.

The basis for bearings is based upon the east line of Section 30 being S 0°-02'-20" W, and all other bearing are from angles and distances measured in a field survey by Lee Surveying and Mapping Company on July 1, 1994.

Description prepared by:

Jeffrey I. Lee
Professional Surveyor 6359
July 17, 1994



L 2202

ORIGINAL STAMP IN GREEN

INDEXED ON MAP
8930 1D

LEGEND

- 5/8" I. ROD FOUND
LOGAN COUNTY ENGINEER
- ⊕ RAILROAD SPIKE SET
- 5/8" I. ROD SET



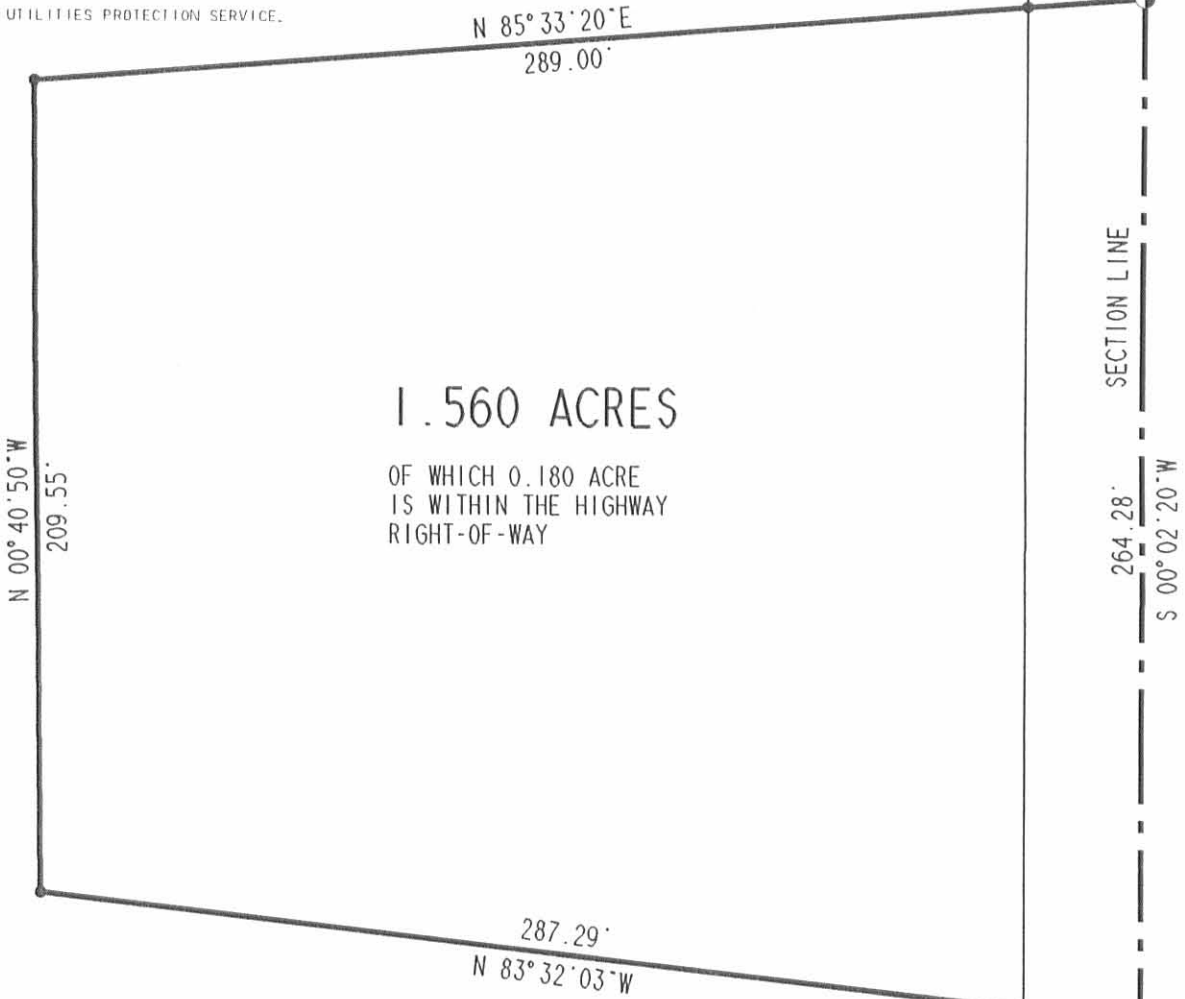
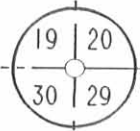
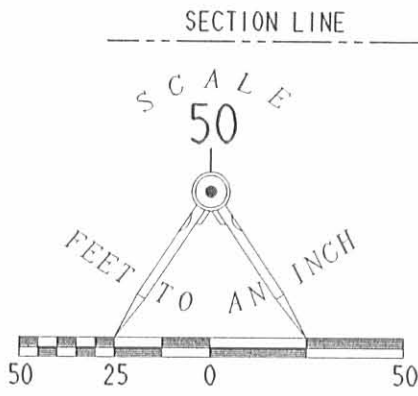
2 WORKING DAYS

BEFORE YOU DIG



CALL TOLL FREE **800-362-2764**

OHIO UTILITIES PROTECTION SERVICE.



1.560 ACRES

OF WHICH 0.180 ACRE IS WITHIN THE HIGHWAY RIGHT-OF-WAY

COUNTY HIGHWAY 35 (60')

SURVEY OF 1.560 ACRES
 OUT OF THE
 VIRGINIA E. HOGAN
 60 ACRE TRACT
 VOLUME 335, PAGE 59
 SECTION 30, TOWN 7, RANGE 8
 BLOOMFIELD TOWNSHIP
 LOGAN COUNTY, OHIO

QUARTER SECTION LINE

REFERENCES:

LOGAN COUNTY ENGINEER'S RECORDS:
FIELD BOOK 601, PP 60 - 63

SURVEYED BY:



LEE SURVEYING & MAPPING CO.
 143 East Columbus Avenue
 BELLEFONTAINE, OHIO 43311
 (513) 593-7335

D 241 VHOGAN

L 2202-4

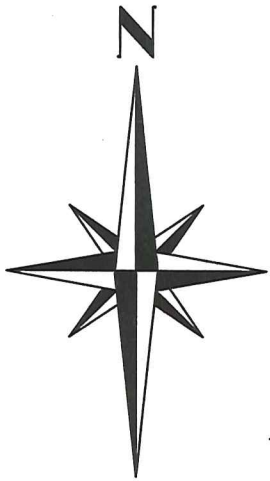
INDEXED ON MAP
 8930 1P

ORIGINAL STAMP IN GREEN

7-23-2024

APPROVED

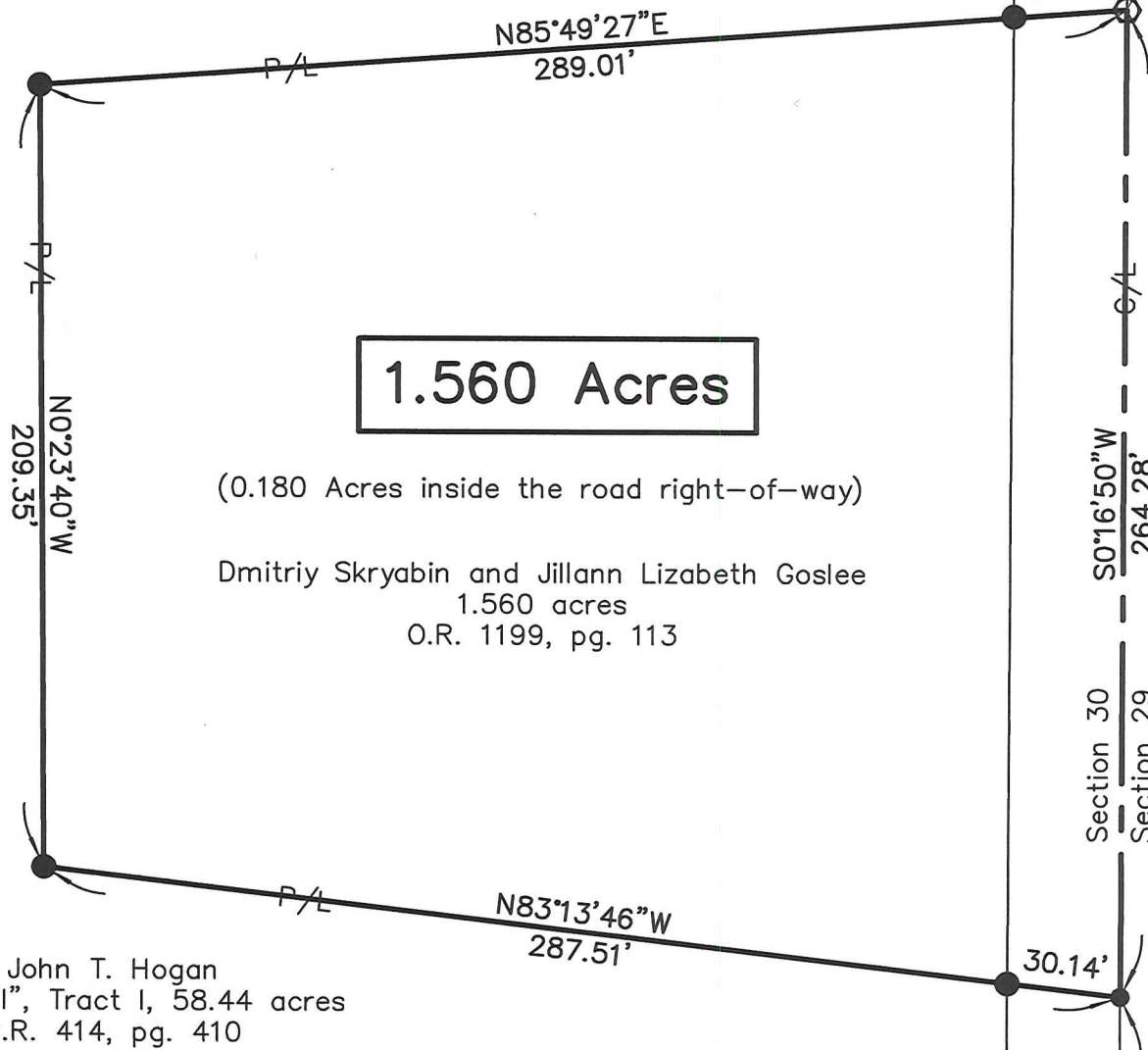
PLAT OF SURVEY IN THE NORTHEAST QUARTER OF SECTION 30, TOWN 7, RANGE 8 BLOOMFIELD TOWNSHIP LOGAN COUNTY, OHIO



LEGEND

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

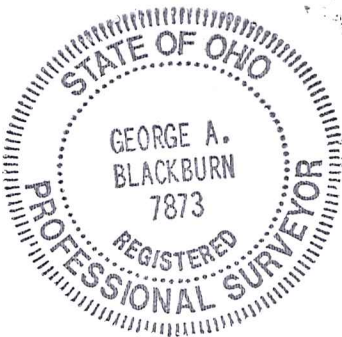
John T. Hogan
Exhibit "I", Tract I, 58.44 acres
O.R. 414, pg. 410



1.560 Acres

(0.180 Acres inside the road right-of-way)

Dmitriy Skryabin and Jillann Lizabeth Goslee
1.560 acres
O.R. 1199, pg. 113



John T. Hogan
Exhibit "I", Tract I, 58.44 acres
O.R. 414, pg. 410

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 from information found in the current instruments of conveyance and without a complete and accurate title search.

County Road 35 is classified as a local road.

Minimum driveway spacing is $\geq 250'$.

Minimum stopping sight distance is $\geq 495'$ (55 MPH).

This is an existing parcel and has an existing residence and existing driveway.

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

George A. Blackburn 7-17-2024
GEORGE A. BLACKBURN, R.S. 7873

3/4" Iron bar found
S.E. corner of the
N.E. quarter of Section 30
Half Section Line

INDEXED ON MAP
8930

COUNTY ROAD 35 (60 FEET WIDE)

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

DATE: 7/17/2024
SCALE: 1" = 50'
FILE: Jill Goslee 7-24

PLAT PREPARED FOR
DMITRIY SKRYABIN AND
JILLANN LIZABETH GOSLEE

Sheet
1
of
1