

Bates Description

The following described real estate situated in the Township of Bokescreek, County of Logan, State of Ohio and being a part of Virginia Military Survey No. 6154 and being more particularly described as follows:

Beginning at a R. R. Spike in the centerline of C. H. No. 142, said R. R. Spike being the northeast corner to Bernard W. Bates' present 0.66 Acre tract and also being the true beginning place for this description;

Thence with the centerline of C. H. No. 142, N. 11° 22' E. 312.00 feet to a point in the center of a bridge (Bridge No. 142-6.65);

Thence S. 63° 53.4' E. 597.33 feet to a point in the center of a creek;

Thence S. 23° 07' W. 275.00 feet to a point;

Thence N. 66° 53' W. 533.00 feet to the place of beginning, containing 3.75 Acres, more or less.

The above described tract being surveyed out of the west side of J. Wilbur Bates' present 71.61 Acre tract.

I hereby certify that this is a true and accurate description as prepared by me on April 15, 1974.

Daniel E. Gilbert

Daniel E. Gilbert, P.S.

Reg. Sur. No. 5402

1041 N. Main St.

Bellefontaine, Ohio 43311

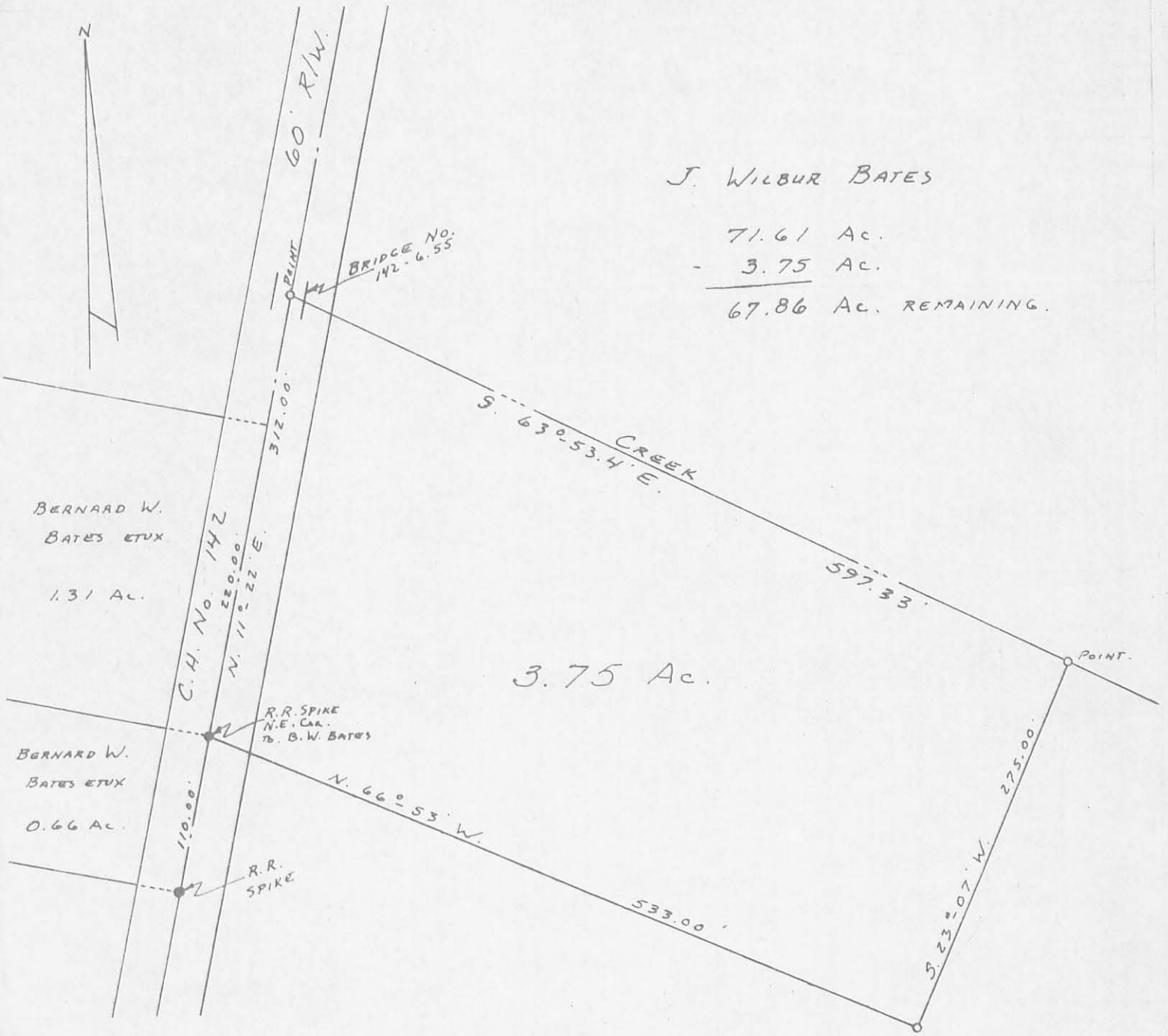
INDEXED ON MAP

5593 1D



J. WILBUR BATES

71.61	Ac.
-	3.75
<hr/>	
67.86	Ac. REMAINING.



3.75 Ac.

BERNARD W.
BATES ETUX

1.31 AC.

C.H. No. 142

N. 11° 22' E.
220.00'

BRIDGE No.
142-6.55

CREEK
S. 63° 53.4' E.

597.33'

POINT

BERNARD W.
BATES ETUX

0.66 AC.

R.R. SPIKE
N.E. Cor.
To B.W. BATES

N. 66° 53' W.

R.R.
SPIKE

533.00'

275.00'
23° 07' W.

5533 1P

INDEXED ON MAP



BATES SURVEY
 V.M.S. No. 6154
 BOKESCREEK TOWNSHIP
 LOGAN COUNTY, OHIO
 APRIL 15, 1974

PLATTED BY:
 DANIEL E. GILBERT, P.S.
 REG. SUR. No. 5402
 1041 N. MAIN ST.
 BELLEFONTAINE, OHIO 43311

SCALE: 1" = 100'

Bates Description

The following described real estate situated in the Township of Bokescreek, County of Logan, State of Ohio and being a part of Virginia Military Survey No. 6154 and being more particularly described as follows:

Beginning at a R. R. Spike in the centerline of C. H. No. 142, said R. R. Spike being the northeast corner to James Scott Bates' present 0.66 Acre tract (formerly Bernard W. Bates) and the southwest corner to Steven Bernard Bates' present 3.75 Acre tract;

Thence with the south line of S. T. Bates' 3.75 Acre tract, S. 66° 53' E. 683.00 feet to a point, passing the southeast corner to S. T. Bates at 533.00 feet;

Thence S. 11° 22' W. 250.00 feet to a point;

Thence N. 66° 53' W. 683.00 feet to a point in the centerline of C. H. No. 142;

Thence with the centerline of C. H. No. 142, N. 11° 22' E. 250.00 feet to the place of beginning, passing through a R. R. Spike at the southeast corner to James Scott Bates' 0.66 Acre tract at 140.00 feet, containing 3.84 Acres, more or less.

The above described tract being surveyed out of the west side of J. Wilbur Bates' present 67.86 Acre tract.

I hereby certify that this is a true and accurate description as prepared by me on April 28, 1981.

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





J. WILBUR BATES
67.86 ACRES
- 3.84 ACRES

64.02 ACRES.

2P
5533

INDEXED ON MAP

PLATTED BY:
DANIEL E. GILBERT, P.S.
REG SUR. NO. 5402
1041 N. MAIN ST.
BELLEFONTAINE, OHIO 43311

BATES SURVEY
V.M.S. No 6154
BOKESCREEK TOWNSHIP
LOGAN COUNTY, OHIO
APRIL 28, 1981

SCALE: 1" = 100'

**BATES SURVEY
1.477 ACRES
August 16, 2010**

The following described 1.477 acre tract of land is situated in Virginia Military Survey 6154, Bokescreek Township, Logan County, Ohio and being part of James Scott Bates' and Steve B. Bates' 63.92 acre, Parcel I, described in Official Record Volume 286, page 24 (1/4 interest), Official Record Volume 286, page 17 (1/4 interest), Official Record Volume 218, page 800 (1/4 interest), and Official Record Volume 213, page 127 (1/4 interest) and part of a 3.84 acre tract described in Deed Volume 391, page 973, said 1.477 acre tract more particularly described as follows:

Beginning for reference at a one inch iron pin found at the intersection of the centerline of County Road 142 (60 feet wide)(Log. Co. Eng. Field book 639, pages 30 thru 35) with the centerline of County Road 124 (60 feet wide)(Log. Co. Eng. Field book 615, page 52), said iron pin being at C.R. 142 centerline Station 81+43 and at C.R. 124 centerline Station 0+00, said iron pin also marking the southernmost corner of said 63.92 acre tract;

Thence North 9°45'00" East 1748.83 feet, following the centerline of County Road 142, the west line of said 63.92 acre tract, and the west line of said 3.84 acre tract, to a magnetic nail set and marking the **place of beginning**;

Thence **North 9°45'00" East 56.08 feet**, following the centerline of County Road 142 and the west line of said 3.84 acre tract, to a railroad spike found at the southwest corner of Steven Bernard Bates' 3.75 acre tract described in Deed Volume 352, page 534;

Thence **South 68°30'00" East 533.00 feet**, departing from the centerline of County Road 142, following the south line of said 3.75 acre tract and the north line of said 3.84 acre tract, passing an iron pin set at 30.65 feet, to an iron pin set;

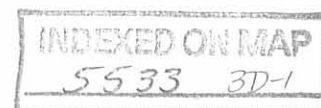
Thence **North 21°30'12" East 30.00 feet**, departing from the north line of said 3.84 acre tract, following the east line of said 3.75 acre tract and a west line of said 63.92 acre tract, to an iron pin set;

Thence **South 48°07'11" East 143.59 feet**, departing from the east line of said 3.75 acre tract, crossing said 63.92 acre tract, and re-entering said 3.84 acre tract, to a point which bears North 39°37'47" East 5.00 feet from an iron pin set for reference;

Thence **South 39°37'47" West 203.29 feet**, passing an iron pin set for reference at 5.00 feet, to an iron pin set;

Thence **South 78°44'54" West 66.03 feet**, leaving said 3.84 acre tract and re-entering said 63.92 acre tract, to an iron pin set;

Thence **North 23°22'55" West 315.55 feet**, leaving said 63.92 acre tract and re-



entering said 3.84 acre tract, to an iron pin set;

Thence **North 73°51'59" West 316.11 feet**, passing an iron pin set at 285.92 feet, to the **place of beginning, containing 1.477 acres**, more or less, and subject to all valid easements and restrictions of record.

Of the above-described 1.477 acre tract of land, 0.029 acre is part of said 63.92 acre tract, 1.448 acres are part of said 3.84 acre tract, and 0.038 acre is within the road right-of-way of County Road 142.

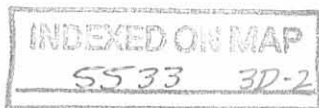
The above-described parcel of land is to be attached to an adjoining parcel and may not be used as a separate or independent tract.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of August 2010. Iron pins 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 County Road 142 (60 feet wide) bearing North 9°45'00" East.

Description prepared by:

 B-16-2010

George A. Blackburn, R.S. #7873
12125 Green Street
Middleburg, Ohio 43336
(937) 666-5605



**BATES SURVEY
17.201 ACRES
August 16, 2010**

The following described 17.201 acre tract of land is situated in Virginia Military Survey 6154, Bokescreek Township, Logan County, Ohio and being part of James Scott Bates' and Steve B. Bates' 63.92 acre, Parcel I, described in Official Record Volume 286, page 24 (1/4 interest), Official Record Volume 286, page 17 (1/4 interest), Official Record Volume 218, page 800 (1/4 interest), and Official Record Volume 213, page 127 (1/4 interest) and part of a 3.84 acre tract described in Deed Volume 391, page 973, said 17.201 acre tract more particularly described as follows:

Beginning at a one inch iron pin found at the intersection of the centerline of County Road 142 (60 feet wide)(Log. Co. Eng. Field book 639, pages 30 thru 35) with the centerline of County Road 124 (60 feet wide)(Log. Co. Eng. Field book 615, page 52), said iron pin being at C.R. 142 centerline Station 81+43 and at C.R. 124 centerline Station 0+00, said iron pin also marking the southernmost corner of said 63.92 acre tract;

Thence **North 9°45'00" East 1748.83 feet**, following the centerline of County Road 142, the west line of said 63.92 acre tract, and the west line of said 3.84 acre tract, to a magnetic nail set;

Thence **South 73°51'59" East 316.11 feet**, departing from the centerline of County Road 142 and entering said 3.84 acre tract, passing an iron pin set at 30.19 feet, to an iron pin set;

Thence **South 23°22'55" East 315.55 feet**, leaving said 3.84 acre tract and entering said 63.92 acre tract, to an iron pin set;

Thence **North 78°44'54" East 66.03 feet**, leaving said 63.92 acre tract and re-entering said 3.84 acre tract, to an iron pin set;

Thence **North 39°37'47" East 203.29 feet**, passing an iron pin set for reference at 198.29 feet, to a point;

Thence **North 48°07'11" West 143.59 feet**, leaving said 3.84 acre tract and re-entering said 63.92 acre tract, to an iron pin set in the east line of Steven Bernard Bates' 3.75 acre tract described in Deed Volume 352, page 534;

Thence **North 21°30'12" East 245.00 feet**, following the east line of said 3.75 acre tract and a west line of said 63.92 acre tract, passing an iron pin set for reference at 205.00 feet, to a point in the centerline of a creek;

Thence **South 56°01'42" East 189.93 feet**, departing from the centerline of said creek and crossing said 63.92 acre tract, to an iron pin set on the south bank of said creek and at the northwest corner of James Scott Bates' and Linda Bates' 1.31 acre tract



described in Official Record Volume 864, page 688;

Thence **South 36°35'59" West 203.00 feet**, following the west line of said 1.31 acre tract and an east line of said 63.92 acre tract, to a ½ inch iron pipe found;

Thence **South 58°41'23" East 201.31 feet**, following the south line of said 1.31 acre tract and a north line of said 63.92 acre tract, passing an iron pin set at 171.18 feet, to a magnetic nail set in the centerline of County Road 124;

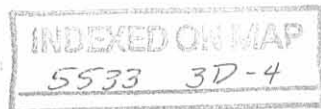
Thence **South 36°35'59" West 789.00 feet**, following the centerline of County Road 124 and the east line of said 63.92 acre tract, to a 5/8 inch iron pin found at centerline Station 10+50;

Thence **South 37°34'48" West 1050.10 feet**, continuing along the centerline of County Road 124 and the east line of said 63.92 acre tract, to the **place of beginning, containing 17.201 acres**, more or less, and subject to all valid easements and restrictions of record.

Of the above-described 17.201 acre tract of land, 14.812 acres are part of said 63.92 acre tract, 2.389 acres are part of said 3.84 acre tract, and 2.385 acres are part of the road right-of-way of County Road 142 and County Road 124.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of August 2010. Iron pins 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 County Road 142 (60 feet wide) bearing North 9°45'00" East.

Description prepared by: George A. Blackburn 8-16-2010
George A. Blackburn, R.S. #7873
12125 Green Street
Middleburg, Ohio 43336
(937) 666-5605



REV'D 9-2-10 SMY/AL

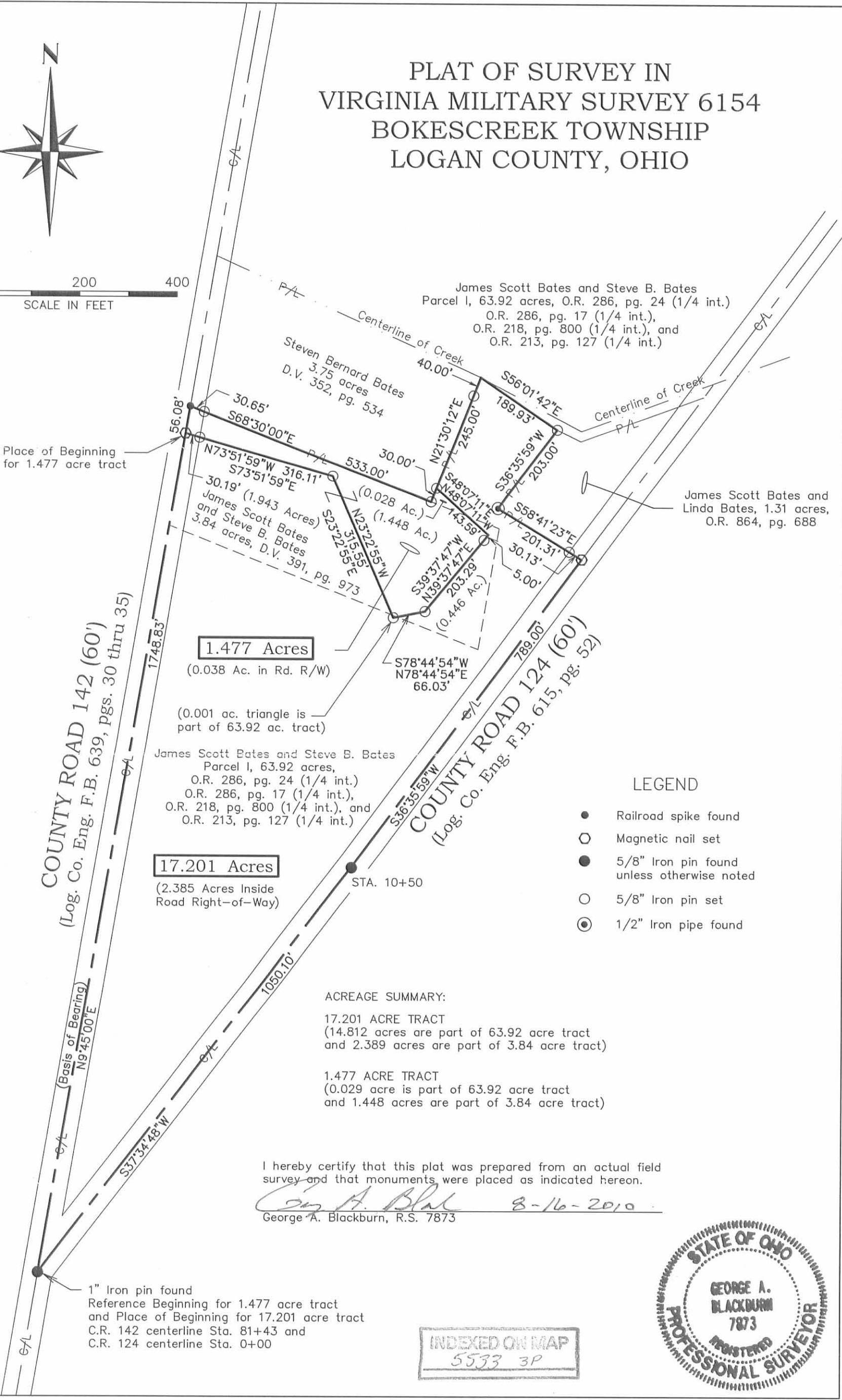
PLAT OF SURVEY IN VIRGINIA MILITARY SURVEY 6154 BOKESCREEK TOWNSHIP LOGAN COUNTY, OHIO



Place of Beginning
for 1.477 acre tract

COUNTY ROAD 142 (60')
 (Log. Co. Eng. F.B. 639, pgs. 30 thru 35)

COUNTY ROAD 124 (60')
 (Log. Co. Eng. F.B. 615, pg. 52)



James Scott Bates and Steve B. Bates
Parcel I, 63.92 acres, O.R. 286, pg. 24 (1/4 int.),
O.R. 286, pg. 17 (1/4 int.),
O.R. 218, pg. 800 (1/4 int.), and
O.R. 213, pg. 127 (1/4 int.)

Steven Bernard Bates
3.75 acres
D.V. 352, pg. 534

James Scott Bates and
Linda Bates, 1.31 acres,
O.R. 864, pg. 688

James Scott Bates
and Steve B. Bates
3.84 acres, D.V. 391, pg. 973

1.477 Acres
(0.038 Ac. in Rd. R/W)

(0.001 ac. triangle is
part of 63.92 ac. tract)

James Scott Bates and Steve B. Bates
Parcel I, 63.92 acres,
O.R. 286, pg. 24 (1/4 int.),
O.R. 286, pg. 17 (1/4 int.),
O.R. 218, pg. 800 (1/4 int.), and
O.R. 213, pg. 127 (1/4 int.)

17.201 Acres
(2.385 Acres Inside
Road Right-of-Way)

LEGEND

- Railroad spike found
- Magnetic nail set
- 5/8" Iron pin found unless otherwise noted
- 5/8" Iron pin set
- ⊙ 1/2" Iron pipe found

ACREAGE SUMMARY:
 17.201 ACRE TRACT
 (14.812 acres are part of 63.92 acre tract
 and 2.389 acres are part of 3.84 acre tract)
 1.477 ACRE TRACT
 (0.029 acre is part of 63.92 acre tract
 and 1.448 acres are part of 3.84 acre tract)

I hereby certify that this plat was prepared from an actual field survey and that monuments were placed as indicated hereon.
George A. Blackburn 8-16-2010
 George A. Blackburn, R.S. 7873

1" Iron pin found
 Reference Beginning for 1.477 acre tract
 and Place of Beginning for 17.201 acre tract
 C.R. 142 centerline Sta. 81+43 and
 C.R. 124 centerline Sta. 0+00

INDEXED ON MAP
 5533 3P



Received 7/9/12 012904

**STEVE BATES SURVEY
53.294 ACRES
June 27, 2012**

The following described 53.294 acre tract of land is situated in Virginia Military Survey 6154, Bokescreek Township, Logan County, Ohio and being part of James Scott Bates' and Steve B. Bates' 63.92 acre, Parcel I, described in Official Record Volume 286, page 24 (1/4 interest), Official Record Volume 286, page 17 (1/4 interest), Official Record Volume 218, page 800 (1/4 interest), and Official Record Volume 213, page 127 (1/4 interest), said 53.294 acre tract of land more particularly described as follows:

Beginning at a 5/8 inch iron bar found at the intersection of County Road 142 (60 feet wide) (Logan County Engineer's field book 639, pages 30 thru 35) with the centerline of County Road 26 (60 feet wide) (Logan County Engineer's field book 701, page 47), said iron bar being in the Greenville Treaty Line, in the north line of V.M.S. 6154, at the southwest corner of V.M.S. 9893, and at the northwest corner of said 63.92 acre tract, said iron bar also marking County Road 26 centerline Station 234+53.5 as referenced on page 47 of said field book 701;

Thence **North 84°00'00" East 2117.89 feet**, following the centerline of County Road 26, the Greenville Treaty Line, the north line of V.M.S. 6154, the south line of V.M.S. 9893, and the north line of said 63.92 acre tract, to a 5/8 inch iron bar found at the intersection of the centerline of said County Road 26 with the centerline of County Road 124 (60 feet wide) (Logan County Engineer's field book 615, pages 52 thru 54);

Thence **South 38°37'34" West 2173.93 feet**, following the centerline of County Road 124 and the east line of said 63.92 acre tract, departing from the Greenville Treaty Line and the south line of V.M.S. 9893, entering V.M.S. 6154, to a magnetic nail set at the northeast corner of James Scott Bates and Linda Bates 1.31 acre tract described in Official Record Volume 864, page 688;

Thence **South 72°17'17" West 266.39 feet**, departing from the centerline of County Road 124, following the north line of said 1.31 acre tract and a south line of said 63.92 acre tract, passing an iron bar set at 54.12 feet, to an iron bar set;

Thence **North 62°56'09" West 54.00 feet**, continuing along the north line of said 1.31 acre tract and a south line of said 63.92 acre tract, to a 5/8 inch iron bar found;

Thence **North 53°59'50" West 189.93 feet**, crossing said 63.92 acre tract, to a point in the centerline of a creek, said point bears North 23°32'04" East 40.00 feet from a 5/8 inch iron bar found, said point also marking the northeast corner of Steven Bernard Bates' 3.75 acre tract described in Deed Volume 352, page 534;

Thence **North 63°32'45" West 597.33 feet**, following the centerline of said creek, the north line of said 3.75 acre tract, and a south line of said 63.92 acre tract, to a

INDEXED ON MAP
5533 40-1

magnetic nail set in the centerline of County Road 142;

Thence **North 11°46'52" East 1180.57 feet**, following the centerline of County Road 142 and the west line of said 63.92 acre tract, to the place of beginning, containing 53.294 acres, more or less, and subject to all valid easements and restrictions of record.

Of the above-described 53.294 acre tract of land, 3.723 acres are within the road right-of-way of County Road 26, County Road 124, and County Road 142.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of June 2012. 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 County Road 26 (60 feet wide) and the Greenville Treaty Line bearing North 84°00'00" East.

Description prepared by: *George A. Blackburn 6-27-2012*
George A. Blackburn, R.S. #7873
12125 Green Street
Middleburg, Ohio 43336
(937) 666-5605



INDEXED ON MAP
SS33 4D-2

**STEVE BATES SURVEY
55.602 ACRES
June 27, 2012**

The following described 55.602 acre tract of land is situated in Virginia Military Survey 9893, Bokescreek Township, Logan County, Ohio and being part of Steven Bates and Scott Bates 95.236 acre, Tract One, and all of Steven Bates and Scott Bates 40.52 acre, Tract Two and 3.0 acre, Tract III, described in Official Record Volume 227, page 293, said 55.602 acre tract of land more particularly described as follows:

Beginning at a 5/8 inch iron bar found at the intersection of County Road 142 (60 feet wide) (Logan County Engineer's field book 639, pages 30 thru 35) with the centerline of County Road 26 (60 feet wide) (Logan County Engineer's field book 701, page 47), said iron bar being in the Greenville Treaty Line, in the north line of V.M.S. 6154, at the southwest corner of V.M.S. 9893, and in the south line of said 95.236 acre tract, said iron bar also marking County Road 26 centerline Station 234+53.5 as referenced on page 47 of said field book 701;

Thence **North 6°02'17" West 1664.48 feet**, departing from the Greenville Treaty Line, following the centerline of County Road 142 and the west line of V.M.S. 9893, crossing a corner of said 95.236 acre tract and following the west line of said 3.0 acre tract, to a magnetic nail set at the southwest corner of Harveydale Farm Ltd.'s 123.50 acre, Parcel No. 2, described in Official Record Volume 909, page 184;

Thence **North 84°50'19" East 1466.66 feet**, departing from the centerline of County Road 142, entering V.M.S. 9893, following the south line of said 123.50 acre tract, the north line of said 3.0 acre tract, and the north line of said 40.52 acre tract, passing an iron bar set at 30.00 feet, to an iron bar set in the west line of Joe P. Elliot and Rae Nita Elliot, Trustee's 101.14 acre tract described in Official Record Volume 987, page 393;

Thence **South 5°54'09" East 1643.02 feet**, following the west line of said 101.14 acre tract and the east line of said 40.52 acre tract, passing an iron bar set at 1613.02 feet and a one inch square iron bar found at 1641.94 feet, to a magnetic nail set in the centerline of County Road 26, the Greenville Treaty Line, the south line of V.M.S. 9893, and the north line of V.M.S. 6154;

Thence **South 84°00'00" West 1462.60 feet**, following the centerline of County Road 26, the Greenville Treaty Line, the north line of V.M.S. 6154, the south line of V.M.S. 9893, the south line of said 40.52 acre tract, and the south line of said 95.236 acre tract, to the place of beginning, containing 55.602 acres, more or less, and subject to all valid easements and restrictions of record.

Of the above-described 55.602 acre tract of land, 2.133 acres are within the road right-of-way of County Road 26 and County Road 142.

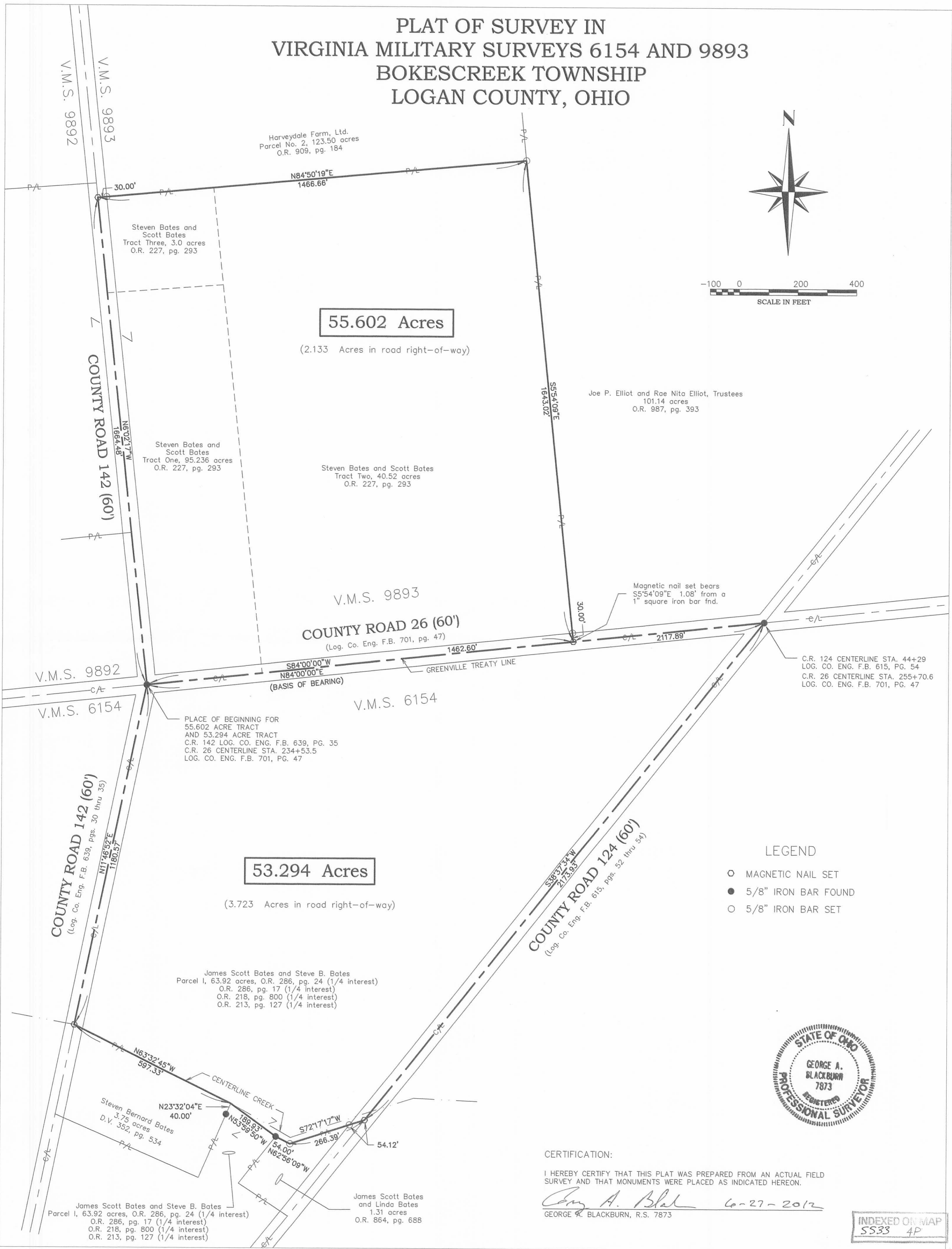
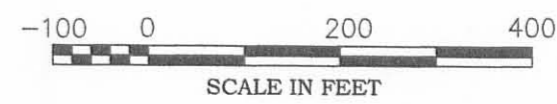
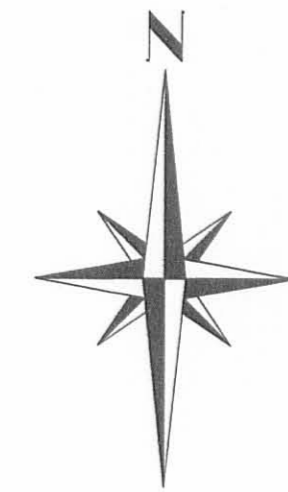
The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of June 2012. Iron bars set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS #7873." Bearings indicated herein are based on the centerline of County Road 26 (60 feet wide) and the Greenville Treaty Line bearing South 84°00'00" West.

Description prepared by: George A. Blackburn 6-27-2012
George A. Blackburn, R.S. #7873
12125 Green Street
Middleburg, Ohio 43336
(937) 666-5605



INDEXED ON MAP
5533 40-3

PLAT OF SURVEY IN
 VIRGINIA MILITARY SURVEYS 6154 AND 9893
 BOKESCREEK TOWNSHIP
 LOGAN COUNTY, OHIO



55.602 Acres

(2.133 Acres in road right-of-way)

53.294 Acres

(3.723 Acres in road right-of-way)

LEGEND

- MAGNETIC NAIL SET
- 5/8" IRON BAR FOUND
- 5/8" IRON BAR SET



CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND THAT MONUMENTS WERE PLACED AS INDICATED HEREON.
George A. Blackburn 6-27-2012
 GEORGE A. BLACKBURN, R.S. 7873

INDEXED ON MAP
 5533 4P

4-19-19

Lee Surveying and Mapping Co.



Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311
www.lee-surveying.com



Phone: (937) 593-7335
Fax: (937) 593-7444
surveys@lee-surveying.com

BATES 21.300 ACRES

Lying in Virginia Military Survey 6154, Bokescreek Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the James Scott Bates and Steve B. Bates 63.92 acre tract as deeded and described in Official Record 286, Page 24 (1/4 interest), Official Record 286, Page 17 (1/4 interest), Official Record 218, Page 800 (1/4 interest) and Official Record 213, Page 127 (1/4 interest), Parcel I and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found in a monument box at the intersection of the center-lines of County Highway 26 (Greenville Treaty Line Road)(60 feet wide) and County Highway 142 (West Mansfield Extension Pike) (60 feet wide) at Station 234+53.5 (Logan County Engineer's Field Book 701, Page 47), being on the south line of Virginia Military Survey 9893 and the north line of Virginia Military Survey 6154 (Greenville Treaty Line);

THENCE, with the center-line of said County Highway 142, S 11°-55'-39" W, a distance of 448.75 feet to a MAG nail set at the **TRUE POINT OF BEGINNING**;

THENCE, with a new division line through said 63.92 acre tract, S 70°-05'-47" E, passing a MAG nail set at a distance of 30.50 feet and an iron rod set at a distance of 1346.95 feet, a total distance of **1378.65** feet to a MAG nail set on the center-line of County Highway 124 (West Mansfield and Mt. Victory Road aka Elliott-Reams Road)(60 feet wide);

THENCE, with said center-line, S 38°-46'-34" W, a distance of **731.57** feet to a MAG nail found at a corner common to said 63.92 acre tract and the northwesterly corner of the James Scott Bates and Linda Bates 1.31 acre tract as deeded and described in Official Record 864, Page 688;

THENCE, with lines common to said 63.92 acre and 1.31 acre tracts, the following two (2) courses:

- 1) S 72°-26'-22" W, passing a 5/8 inch iron rod found (I.D. cap stamped "Blackburn P.S. 7873") at a distance of 54.12 feet, a total distance of **266.41** feet to a 5/8 inch iron rod found (I.D. cap stamped "Blackburn P.S. 7873"); and
- 2) N 62°-47'-24" W, a distance of **53.88** feet to a 5/8 inch iron rod found (I.D. cap stamped "Blackburn P.S. 7873");

THENCE, with a new division line through said 63.92 acre tract, N 53°-50'-54" W, a distance of **189.92** feet to a point in a creek, referenced by a 5/8 inch iron rod found (I.D. cap stamped "Blackburn P.S. 7873") bearing S 23°-45'-19" W, a distance of 39.99 feet, said point being the northeasterly corner of the Steven Bernard Bates 3.75 acre tract as deeded and described in Volume 352, Page 534;

THENCE, with a common line to said 63.92 acre and 3.75 acre tracts and with the creek, N 63°-23'-16" W, passing an iron rod set at a distance of 572.33 feet, a total distance of **597.33** feet to a MAG nail found on said center-line of County Highway 142;

INDEXED ON MAP
5533

Lee Surveying and Mapping Co.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311
www.lee-surveying.com



Phone: (937) 593-7335
Fax: (937) 593-7444
surveys@lee-surveying.com

THENCE, with said center-line, N 11°-55'-39" E, a distance of 731.57 feet to the **POINT OF BEGINNING**.

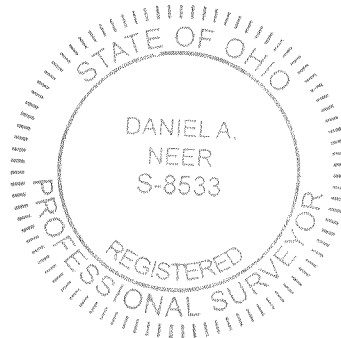
Containing **21.300 acres**, more or less, of which 1.021 acres are within the highway rights of way.

Iron rods set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "P.S. 8533".

Property is subject to any and all previous easements and rights-of-way of record.

Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010), with the center-line of County Highway 142, having a bearing of N 11°-55'-39" E. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by Lee Surveying and Mapping Co. on March 22, 2019.

Description prepared by:



D. Neer
Daniel A. Neer
Professional Surveyor No. 8533
March 28, 2019

65020319



LEGEND:
 ■ 5/8 INCH IRON ROD FOUND IN A MONUMENT BOX
 ● MAG NAIL FOUND
 ○ MAG NAIL SET
 ○ 5/8 INCH IRON ROD FOUND WITH PLASTIC I.D. CAP STAMPED "BLACKBURN P.S. 7873"
 ● 5/8 INCH BY 30 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "P.S. 8533"
 P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 R/W = RIGHT-OF-WAY
 C/L = CENTER-LINE
 V.M.S. = VIRGINIA MILITARY SURVEY

DEED & SURVEY REFERENCES:
 O.R. 286, PG. 24 O.R. 286, PG. 17
 O.R. 218, PG. 800 O.R. 213, PG. 127
 VOL. 352, PG. 534 O.R. 719, PG. 957

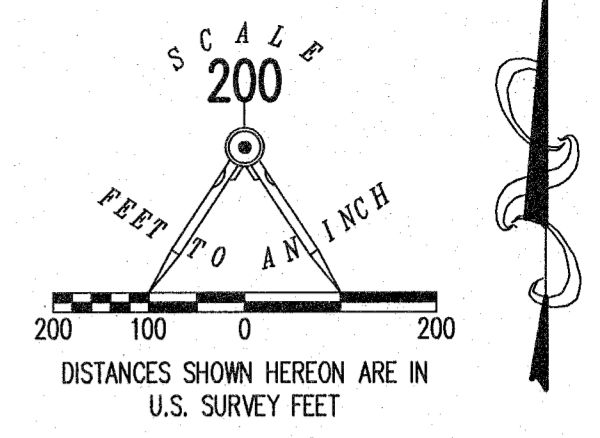
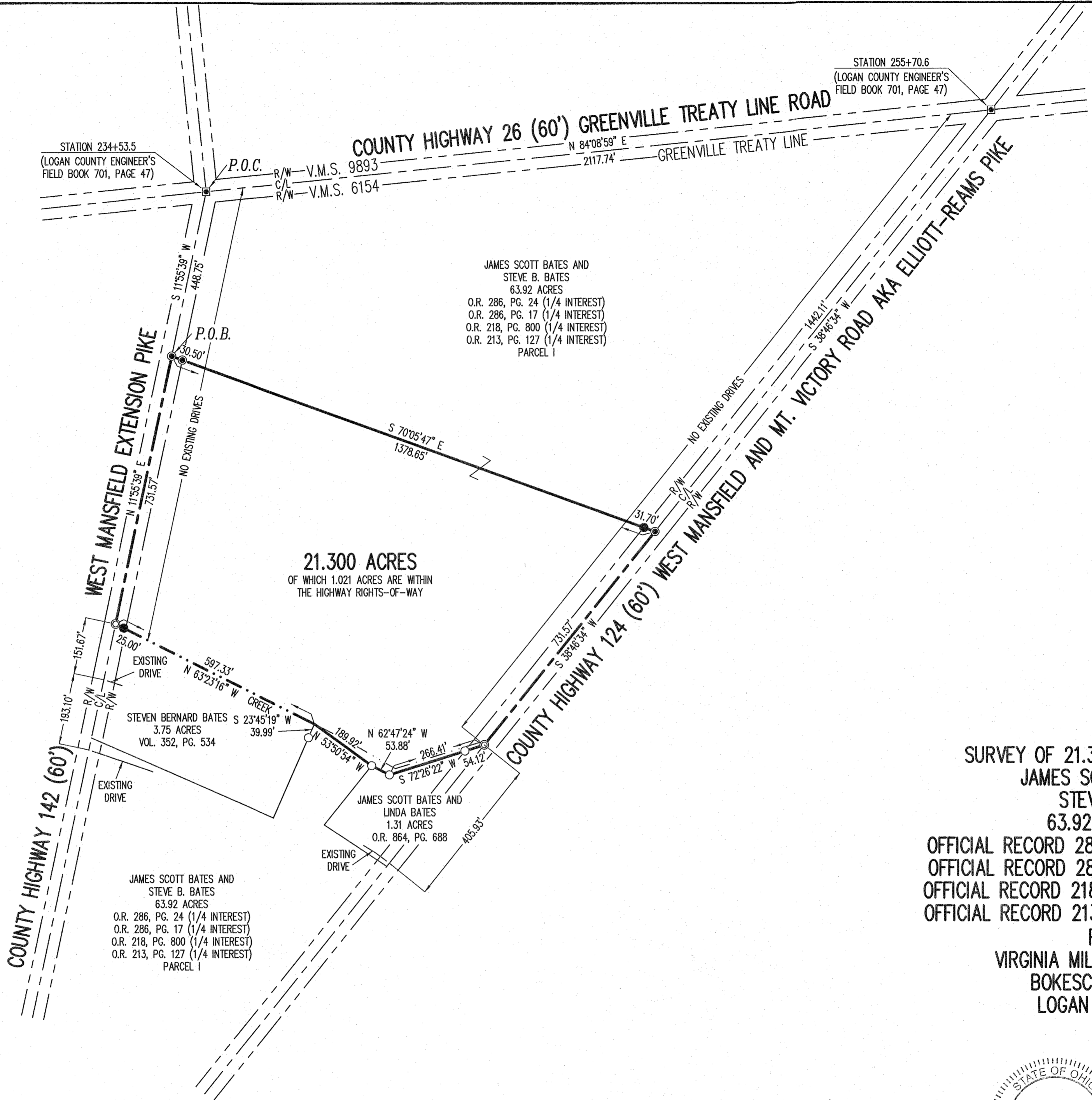
 LOGAN COUNTY ENGINEER'S
 FIELD BOOK 615, PAGE 52
 FIELD BOOK 639, PAGES 30-35
 FIELD BOOK 701, PAGE 47

 LOGAN COUNTY ENGINEER'S MAP ROOM
 FILE: 5533

BASIS FOR BEARINGS:
 BEARINGS AND DISTANCES, SHOWN HEREON, ARE DERIVED FROM GPS OBSERVATIONS BASED ON GRID NORTH, OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011, EPOCH 2010), WITH THE CENTER-LINE OF COUNTY HIGHWAY 142, HAVING A BEARING OF N 11°55'39" E.

THIS SURVEY WAS PREPARED IN THE ABSENCE OF A COMPLETE AND ACCURATE TITLE SEARCH AND DOES NOT GUARANTEE TITLE.
 2 WORKING DAYS
BEFORE YOU DIG
 CALL TOLL FREE **800-362-2764**
OHIO UTILITIES PROTECTION SERVICE

ACCESS MANAGEMENT NOTE:
 COUNTY HIGHWAY 142 IS CLASSIFIED AS A LOCAL ROAD. MINIMUM DRIVE SPACING IS 250' MINIMUM STOPPING SIGHT DISTANCE IS >495 (55 MPH)
 COUNTY HIGHWAY 124 IS CLASSIFIED AS A LOCAL ROAD. MINIMUM DRIVE SPACING IS 250' MINIMUM STOPPING SIGHT DISTANCE IS >495 (55 MPH)
 NO NEW DRIVE IS BEING REQUESTED AT THIS TIME



**SURVEY OF 21.300 ACRES OUT OF THE
 JAMES SCOTT BATES AND
 STEVE B. BATES
 63.92 ACRE TRACT
 OFFICIAL RECORD 286, PAGE 24 (1/4 INTEREST)
 OFFICIAL RECORD 286, PAGE 17 (1/4 INTEREST)
 OFFICIAL RECORD 218, PAGE 800 (1/4 INTEREST)
 OFFICIAL RECORD 213, PAGE 127 (1/4 INTEREST)
 PARCEL I
 VIRGINIA MILITARY SURVEY 6154
 BOKESCREEK TOWNSHIP
 LOGAN COUNTY, OHIO**

SURVEYED BY:

 DANIEL A. NEER
 PROFESSIONAL SURVEYOR NO. 8533
 MARCH 22, 2019
 COPYRIGHT 2019 BY:
LEE SURVEYING & MAPPING CO.
 117 North Madriver Street
 BELLEFONTAINE, OHIO 43311
 (937) 593-7335
 WWW.LEE-SURVEYING.COM
 surveys@lee-surveying.com
 KSS D0319 65020319 L-6502-2

INDEXED ON MAP
 5233