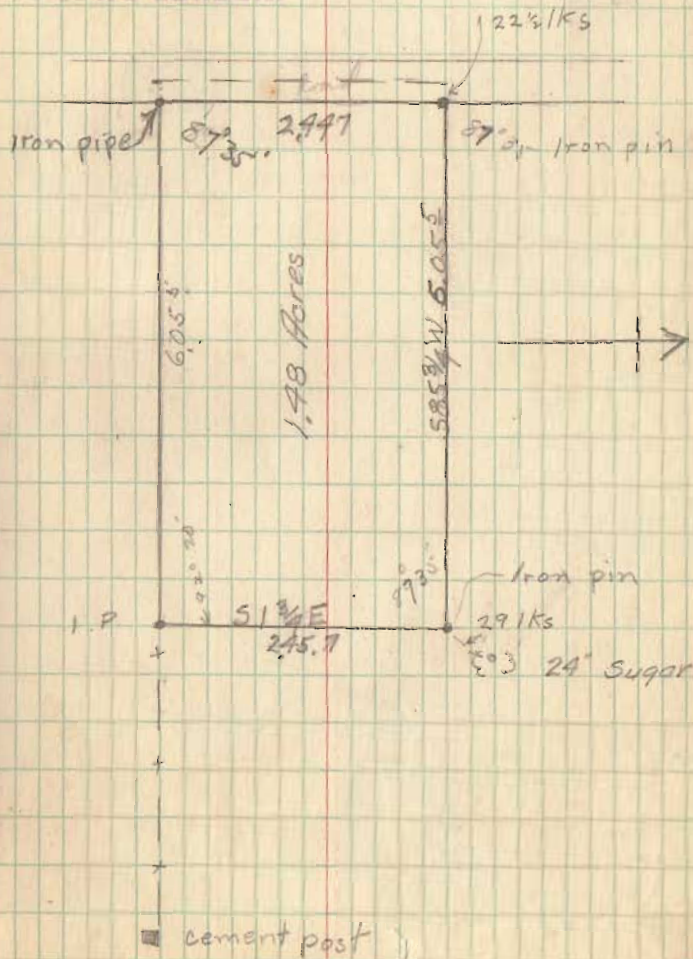


Surveyed for JT Rodgers
 survey 3438 Jefferson Tp Nov 18th 1915
 W F Montgomery
 JT Rodgers.

(57)

INDEXED ON MAP

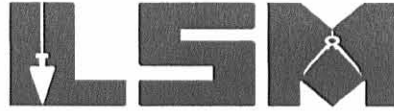


Re 6-23-06 SML/RL

Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



Phone: (937) 593-7335
Fax: (937) 593-7444

1975-2005 - 30 YEARS OF EXCELLENCE

COUNTRYWIDE HOME LOANS

1.483 ACRES

Lying in Virginia Military Survey 3438, Jefferson Township, Logan County, Ohio.

Being all of the Countrywide Home Loans 1.48 acre tract as deeded and described in Official Record 814, Pg. 259 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing at a railroad spike found on the center-line of Township Road 135 at angle point station 12+00 (Logan County Engineer's Field Book 511, Page 62).

THENCE, with the center-line of Township Road 135 (60 feet wide), N 1°-50'-00"E, a distance of 538.31 feet to a railroad spike set at the TRUE POINT OF BEGINNING.

THENCE, with the center-line of Township Road 135, N 1°-50'-00"E, a distance of 161.70 feet to a railroad spike found.

THENCE, with the lines of the William Ray Wilt, Jr. , original 191.970 acre tract (O.R. 625, Pg. 26, Tract I), the following two courses:

N 89°-19'-06"E, a distance of 399.82 feet to a 5/8 inch iron rod found, passing a 5/8 inch iron rod set at 30.03 feet.

S 1°-50'-00"W, a distance of 161.70 feet to a 8 inch wood corner post found, referenced by a 5/8 inch iron rod found N 89°-19'-06"E, a distance of 1.10 feet.

THENCE, with the north line of the Ronald S. Smith original 194.14 acre tract (O.R. 208, Pg. 619), S 89°-19'-06"W, a distance of 399.82 feet to the point of beginning, passing a 5/8 inch iron rod set at 369.79 feet.

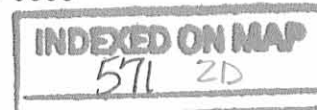
Containing 1.483 acres, of which 0.111 acre is within the highway right-of-way.

The basis for bearings is the center-line of Township Road 135 at station 12+00, being N 1°-50'-00"E and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on June 22, 2006.

Description prepared by:



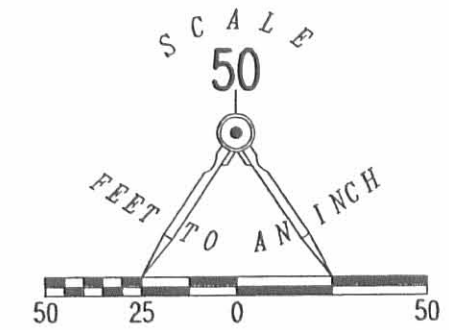
Jeffrey I. Lee
Jeffrey I. Lee
Professional Surveyor 6359
June 22, 2006



4259066

REV'D 6-23-06 SMY OK

WILLIAM RAY WILT, JR.
ORIGINAL 191.970 ACRES
O.R. 625, PG. 26
TRACT I



LEGEND:

- ⊗ RAILROAD SPIKE FOUND
- ⊕ RAILROAD SPIKE SET
- 5/8 INCH IRON ROD FOUND
- 5/8 INCH IRON ROD SET
- ⊠ 8 INCH WOOD CORNER POST FOUND

TOWNSHIP ROAD 135 (60')

1.483 ACRES
OF WHICH 0.111 ACRE IS WITHIN
THE HIGHWAY RIGHT-OF-WAY

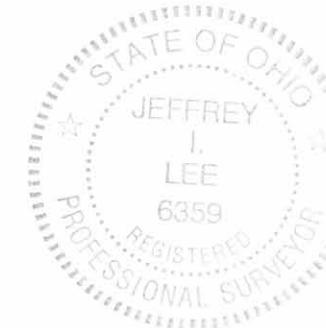
COUNTRYWIDE HOME LOANS
1.48 ACRES
O.R. 814, PG. 259

RONALD S. SMITH
ORIGINAL 194.14 ACRES
O.R. 208, PG. 619

RETRACEMENT SURVEY OF THE
COUNTRYWIDE HOME LOANS
1.48 ACRE TRACT
OFFICIAL RECORD 814, PAGE 259
VIRGINIA MILITARY SURVEY 3438
JEFFERSON TOWNSHIP
LOGAN COUNTY, OHIO

SURVEYED BY:

Jeffrey I. Lee
JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
JUNE 22, 2006



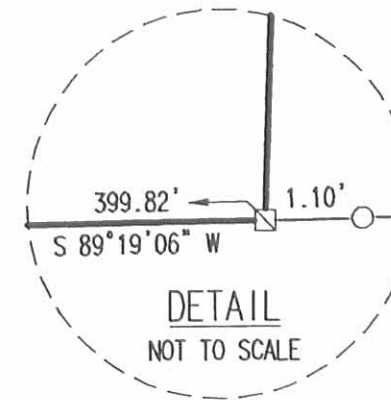
ORIGINAL STAMP IN GREEN

COPYRIGHT 2006 BY:
LEE SURVEYING & MAPPING CO., INC.
117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335

KSR D0606 4259066 L-4259-3

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE **800-362-2764**
OHIO UTILITIES PROTECTION SERVICE

ANGLE POINT STA. 12+00
LOGAN COUNTY ENGINEER'S
FIELD BOOK 511, PAGE 62



DETAIL
NOT TO SCALE



9-9-24
APPROVED

**DESCRIPTION OF SURVEY FOR
RONALD S. SMITH AND CONNIE M. SMITH
3.890 ACRES
August 30, 2024**

The following described 3.890 acre tract of land is situated in Virginia Military Survey 3438, Jefferson Township, Logan County, Ohio and being part of Ronald S. Smith's and Connie M. Smith's 194.14 acre tract described in Official Record Volume 208, page 619, said 3.890 acre tract of land more particularly described as follows:

Beginning for reference at a magnetic nail set at the intersection of the centerline of State Route 540 (60 feet wide) (Highway Plan X-8A and Logan County Eng. F.B. 588, pages 8 thru 10) with the centerline of Township Road 135 (60 feet wide) (Logan County Eng. F.B. 511, pages 62 thru 64), said magnetic nail also in the south line of said 194.14 acre tract;

Thence South 85°45'22" West 554.67 feet, following the centerline of State Route 540 and the south line of said 194.14 acre tract, to a magnetic nail set and marking the **place of beginning**;

Thence **South 85°45'22" West 422.61 feet**, continuing along the centerline of State Route 540 and the south line of said 194.14 acre tract, to a magnetic nail set;

Thence **North 22°30'34" West 362.41 feet**, departing from the centerline of State Route 540 and entering said 194.14 acre tract, passing an iron bar set at 31.59 feet, to an iron bar set;

Thence **North 85°45'22" East 562.06 feet** to an iron bar set;

Thence **South 0°03'13" West 345.12 feet**, passing an iron bar set at 315.04 feet, to the **place of beginning, containing 3.890 acres** more or less and subject to all valid easements and restrictions of record.

The road right-of-way of State Route 540 (60 feet wide) contains 0.295 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 August 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 State Route 540 (60 feet wide) bearing South 85°45'22" West and derived from GPS observations based on Ohio State Plane Coordinate System, North Zone (NAD83), Geoid Model 2018.

Description prepared by:

 8-30-2024

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

INDEXED ON MAP
571





APPROVED

**DESCRIPTION OF SURVEY FOR
RONALD S. SMITH AND CONNIE M. SMITH
190.111 ACRES
August 30, 2024**

The following described 190.111 acre tract of land is situated in Virginia Military Survey 3438 and Virginia Military Survey 3439, Jefferson Township, Logan County, Ohio and being part of Ronald S. Smith's and Connie M. Smith's 194.14 acre tract described in Official Record Volume 208, page 619, said 190.111 acre tract of land more particularly described as follows:

Beginning at a magnetic nail set at the intersection of the centerline of State Route 540 (60 feet wide) (Highway Plan X-8A and Logan County Eng. F.B. 588, pages 8 thru 10) with the centerline of Township Road 135 (60 feet wide) (Logan County Eng. F.B. 511, pages 62 thru 64), said magnetic nail also in the south line of said 194.14 acre tract;

Thence **South 85°45'22" West 554.67 feet**, following the centerline of State Route 540 and the south line of said 194.14 acre tract, to a magnetic nail set;

Thence **North 0°03'13" East 345.12 feet**, departing from the centerline of State Route 540 and entering said 194.14 acre tract, passing an iron bar set at 30.08 feet, to an iron bar set;

Thence **South 85°45'22" West 562.06 feet** to an iron bar set;

Thence **South 22°30'34" East 362.41 feet**, passing an iron bar set at 330.82 feet, to a magnetic nail set in the centerline of State Route 540 and in the south line of said 194.14 acre tract;

Thence **South 85°45'22" West 1802.49 feet**, following the centerline of State Route 540 and the south line of said 194.14 acre tract, leaving V.M.S. 3438 and entering V.M.S. 3439, to a railroad spike found at the southeast corner of Scott Bates' 27.37 acre tract described in Deed Volume 375, page 28;

Thence **North 4°34'53" West 1514.44 feet**, departing from the centerline of State Route 540, entering V.M.S. 3439, following the west line of said 194.14 acre tract and the east line of said 27.37 acre tract, passing a 5/8 inch iron bar found at 31.20 feet, to an iron

bar set in the south line of P. Dwayne and Jo Ellen Bradley's 19.496 acre tract described in Official Record Volume 971, page 209;

Thence **North 85°04'43" East 63.00 feet**, following a north line of said 194.14 acre tract and the south line of said 19.496 acre tract, to an iron bar set in the east line of V.M.S. 3439 and in the west line of V.M.S. 3438;

Thence **North 4°37'50" West 192.72 feet**, following the west line of V.M.S. 3438, the east line of V.M.S. 3439, the west line of said 194.14 acre tract and the east line of said 19.496 acre tract, to an iron bar set at the southwest corner of Charles A. Miller's 75.5 acre tract described in Official Record Volume 1412, page 337;

Thence **North 85°10'12" East 2794.86 feet**, departing from the east line of V.M.S. 3439 and the east line of said 19.496 acre tract, entering V.M.S. 3438, following the north line of said 194.14 acre tract and the south line of said 75.5 acre tract, passing an iron bar set at 2764.84 feet, to a railroad spike found in the centerline of Township Road 135, said railroad spike also at the southwest corner of Jeremy D. Titus' and Jessica A. Titus' Exhibit "A" (1.483 acres) described in Official Record Volume 1201, page 388;

Thence **North 84°35'07" East 400.50 feet**, departing from the centerline of Township Road 135, following the north line of said 194.14 acre tract and the south line of said 1.483 acre tract, passing a 5/8 inch iron bar found at 30.14 feet, to a 5/8 inch iron bar found at a southwest corner of Matthew Ryan Wilt's Exhibit "A", Tract I (191.970 acres) described in Official Record Volume 1404, page 833;

Thence **North 84°55'21" East 968.87 feet**, following the north line of said 194.14 acre tract and the south line of said 191.970 acre tract, to a 5/8 inch iron bar found underneath a stone;

Thence **North 85°21'33" East 845.81 feet**, continuing along the north line of said 194.14 acre tract and the south line of said 191.970 acre tract, to a stone found at the northwest corner of Marcia A. Tillman, Trustee's Exhibit "A" (84.287 acres) described in Official Record Volume 1411, page 3298;

Thence **South 4°46'29" East 1253.91 feet**, departing from the south line of said 191.970 acre tract, following the east line of said 194.14 acre tract and the west line of said 84.287 acre tract, to a stone found;

Thence **South 84°56'02" West 672.55 feet**, following a south line of said 194.14 acre tract and a north line of said 84.287 acre tract, to an iron bar set;

Thence **South 3°30'34" East 490.88 feet**, following the east line of said 194.14 acre tract and the west line of said 84.287 acre tract, to an iron bar set at the northeast corner of Cheryn Jeanne Jenkins, Trustee's Exhibit "A", Tract I (94 acres) described in Official Record Volume 1396, page 2806;


Thence **South 85°02'28" West 821.90 feet**, following the south line of said 194.14 acre tract and the north line of said 94 acre tract, to an iron bar set at State Route 540 P.I. Station 43+74.5 as shown on Sheet 1 of Highway Plan X-8A;

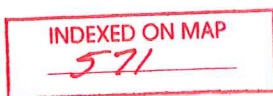
Thence **South 85°45'22" West 793.71 feet**, following the south line of said 194.14 acre tract, the north line of said 94 acre tract and the centerline of State Route 540, to the **place of beginning, containing 190.111 acres** more or less and subject to all valid easements and restrictions of record.

Of the above described 190.111 acre tract of land, 187.898 acres are within V.M.S. 3438 and 2.213 acres are within V.M.S. 3439.

The road right-of-way of State Route 540 (60 feet wide) and Township Road 135 (60 feet wide) contain 4.485 acres more or less.

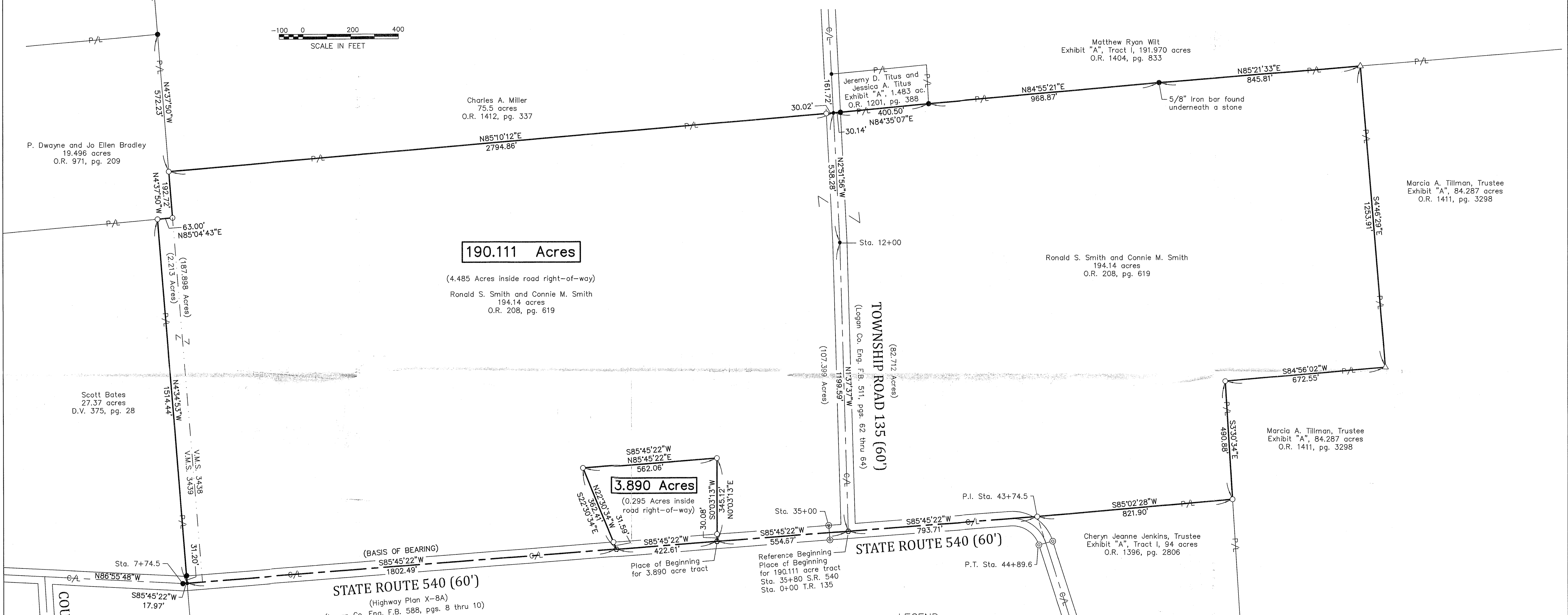
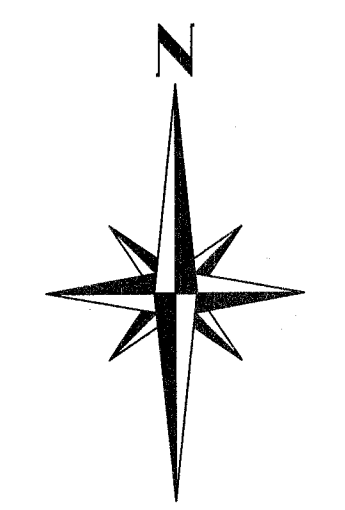
The above description was prepared from an actual field survey made by Blackburn Surveying, LLC, George A. Blackburn, Registered Surveyor # 7873, during the month of August 2024. Iron bars set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS # 7873." Bearings indicated herein are based on the centerline of State Route 540 (60 feet wide) bearing South 85°45'22" West and derived from GPS observations based on Ohio State Plane Coordinate System, North Zone (NAD83), Geoid Model 2018.

Description prepared by:  *8-30-2024*
George A. Blackburn, RS # 7873
6879 State Route 287
West Liberty, Ohio 43357
(937) 465-0424



9-9-24
APPROVED

PLAT OF SURVEY IN VIRGINIA MILITARY SURVEY 3438 AND VIRGINIA MILITARY SURVEY 3439 JEFFERSON TOWNSHIP LOGAN COUNTY, OHIO



190.111 Acres
(4.485 Acres inside road right-of-way)
Ronald S. Smith and Connie M. Smith
194.14 acres
O.R. 208, pg. 619

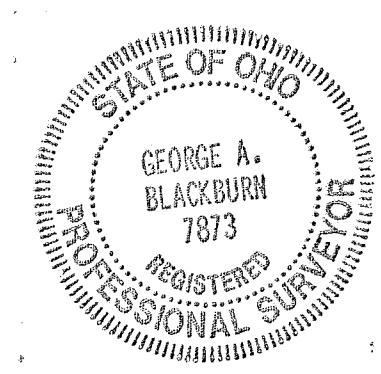
3.890 Acres
(0.295 Acres inside road right-of-way)
Place of Beginning
for 3,890 acre tract

NOTES:
Bearings shown hereon are derived from GPS observations based on Ohio State Plane Coordinate System, North Zone (NAD 83), Geoid Model 2018.
This survey was prepared using the information found in the current instruments of conveyance and without a complete and accurate title search.

ACCESS MANAGEMENT REGULATIONS:
Township Road 135 is classified as a local road.
Minimum Driveway spacing is $\geq 250'$.
Minimum stopping sight distance is $\geq 495'$ (55 MPH).
Driveway not requested at this time.

- LEGEND**
- RAILROAD SPIKE FOUND
 - MAGNETIC NAIL SET
 - 5/8" IRON BAR FOUND
 - 5/8" IRON BAR SET
 - ⊙ CONCRETE MONUMENT FOUND
 - △ STONE FOUND

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND THAT MONUMENTS WERE PLACED AS INDICATED HEREON.
George A. Blackburn 8-30-2024
GEORGE A. BLACKBURN, R.S. 7873



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

DATE : 8/30/2024
SCALE : 1" = 200'
FILE: Matt Smith 8-24

REVISIONS	DATE	BY

PREPARED FOR RONALD S. SMITH AND CONNIE M. SMITH

SHEET
1
OF 1