

EADS SURVEY

JANUARY 23, 1971

The following described real estate situated in Virginia Military Survey No. 3441, Jefferson Township, Logan County, Ohio and being more particularly described as follows:

Beginning at an iron bar in the centerline of State Route 47 at the northwest corner of Stewart H. Jacobs' 67.30 acre tract and the southeast corner of Daisy H. Windham's 6.85 acre tract; thence with said Windham's east line and Jacobs' West line projected N. 7°04' W. 300.5 feet to an iron bar at the northwest corner of said Windham's 6.85 acre tract in the south line of Evelyn Wolfe's 77.10 acre tract, passing an iron bar at 32.11 feet; thence with said Wolfe's south line N. 88°26' E. 174.3 feet to an iron bar; thence S. 21°58' E. 204.4 feet to an iron bar in the center line of State Route 47, passing an iron bar at 174.2 feet; thence with said centerline S. 62°02' W. 242.0 feet to the place of beginning.

Containing 1.16 acres more or less.

The above described 1.16 acres being on the west side of a 2.25 acre tract of land occupied by John O. Eads since February 4, 1931 as noted on the Logan County Auditor's 1930 Tax Duplicate.

4771
ID

A-F = HARROW TOOTH SET
B, C, D, E = 3/4" ϕ SET

EVELYN WOLFE
77.10 AC.

DAISY H.
WINDHAM
6.85 AC.

1.16 AC.

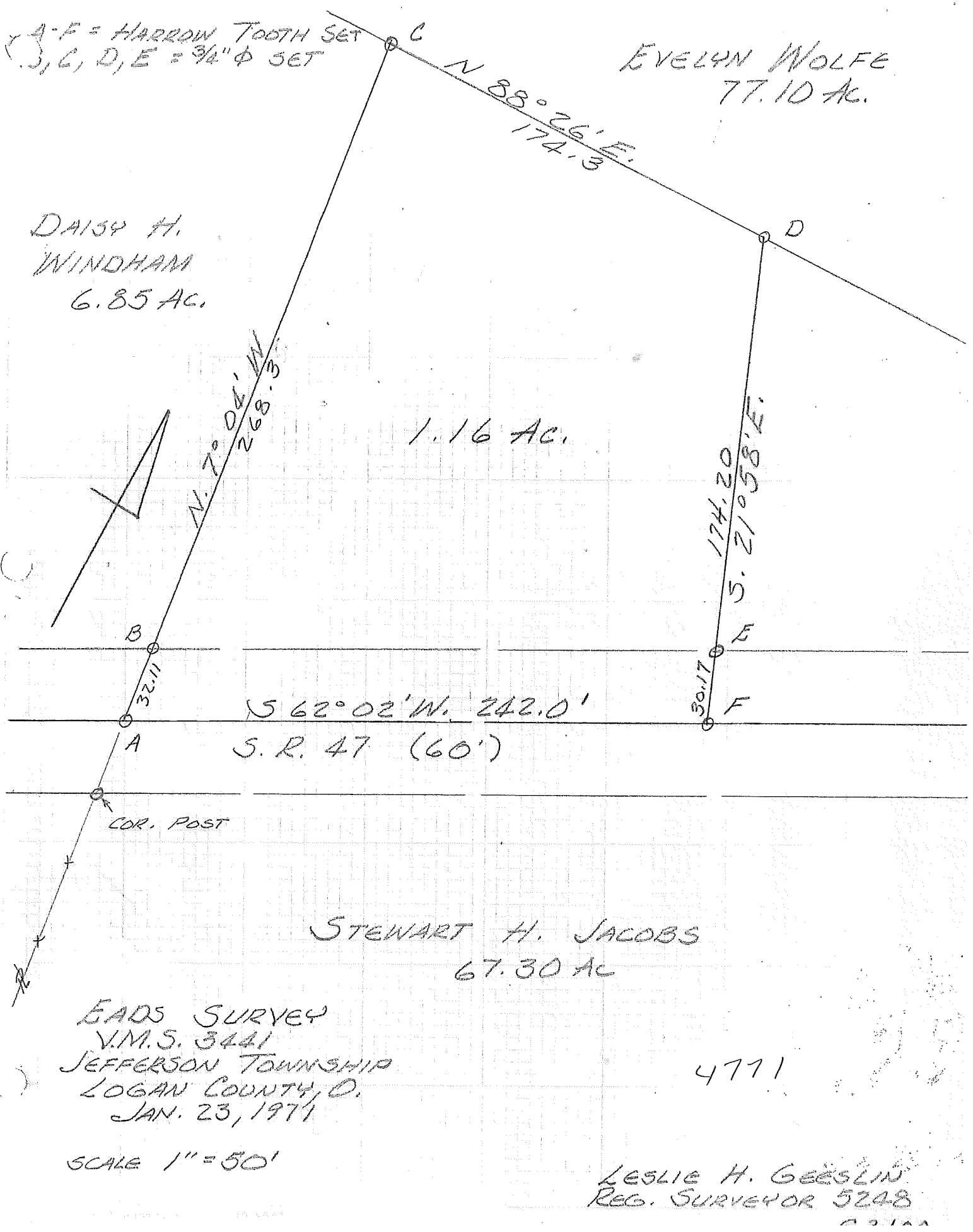
STEWART H. JACOBS
67.30 AC

4771

EADS SURVEY
V.M.S. 3441
JEFFERSON TOWNSHIP
LOGAN COUNTY, O.
JAN. 23, 1971

SCALE 1" = 50'

LESLIE H. GEESLIN
REG. SURVEYOR 5248



**DESCRIPTION OF SURVEY FOR
IVAN BOGGS
4.138 ACRES
March 26, 2024**

The following described 4.138 acre tract of land is situated in Virginia Military Survey 3441, Jefferson Township, Logan County, Ohio and being all of Ivan Boggs' Tract I (2.90 acres), Tract II (1.09 acres) and Tract III (0.656 acres and 0.187 acres) described in Official Record Volume 1006, page 782, said 4.138 acre tract of land more particularly described as follows:

Beginning at a magnetic nail set in the centerline of State Route 47 (60 feet wide) (Highway Plan L – 44, Sheet 3) and at P.C. Station 913+68.09, said magnetic nail also in the south line of said 1.09 acre tract;

Thence **South 60°30'50" West 246.44 feet**, following the centerline of State Route 47 and the south line of said 1.09 acre tract, to a railroad spike found at the southeast corner of Ivan Boggs' 1.16 acre tract described in Official Record Volume 1006, page 782;

Thence **North 23°36'02" West 204.57 feet**, departing from the centerline of State Route 47, following the east line of said 1.16 acre tract and the west line of said 1.09 acre tract, passing a ¾ inch iron bar found at 30.07 feet, to a ¾ inch iron bar found in the south line of said Tract III (0.187 acre tract);

Thence **South 86°54'23" West 1.56 feet**, following the north line of said 1.16 acre tract and the south line of said Tract III (0.187 acre tract), to an iron bar set at a southeast corner of Pine Lakes, Ltd.'s Tract II (originally 77.10 acres) described in Official Record Volume 816, page 107;

Thence **North 3°05'37" West 82.50 feet**, departing from the north line of said 1.16 acre tract, following an east line of said original 77.10 acre tract and the west line of said Tract III (0.187 acre tract), to an iron bar set;

Thence **North 86°54'23" East 78.66 feet**, following a south line of said original 77.10 acre tract and the north line of said Tract III (0.187 acre tract), to an iron bar set in the west line of said 2.90 acre tract;

Thence **North 28°33'20" East 497.34 feet**, following an east line of said original 77.10 acre tract and the west line of said 2.90 acre tract, passing at 38.77 feet a 5/8 inch iron bar found at the northwest corner of said Tract III (0.656 acre tract), to an iron bar set;

Thence **South 89°32'09" East 99.00 feet**, following a south line of said original 77.10 acre tract and the north line of said 2.90 acre tract, to a stone found in an old woven wire fence on the west side of an abandoned private roadway;

Thence **South 4°17'09" East 499.84 feet**, following a west line of said original 77.10 acre tract, the west line of said abandoned private roadway and the east line of said 2.90 acre tract, to an iron bar set in the right-of-way of State Route 47;

Thence **South 86°54'23" West 7.12 feet**, following the south line of said 2.90 acre tract, to an iron bar set at the northeast corner of said 1.09 acre tract;

Thence **South 4°17'09" East 26.78 feet**, following the east line of said 1.09 acre tract and the west line of said abandoned private roadway, to a magnetic nail set in the centerline of State Route 47 and in an 11°53'26" curve;

Thence following the centerline of State Route 47 and the south line of said 1.09 acre tract, along an 11°53'26" curve to the left, having a radius of 763.94 feet, an arc length of 158.54 feet and a chord which bears South 66°27'33" West 158.25 feet, to the **place of beginning, containing 4.138 acres** more or less and subject to all valid easements and restrictions of record.

The road right-of-way of State Route 47 (60 feet wide) contains 0.283 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 March 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 47 bearing South 60°30'50" West and derived from GPS observations based on Ohio State Plane Coordinate System, North Zone (NAD83), Geoid Model 2018.

Description prepared by:

George A. Blackburn 3-26-2024

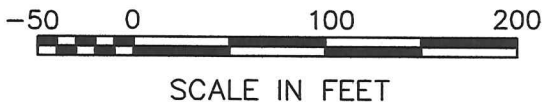
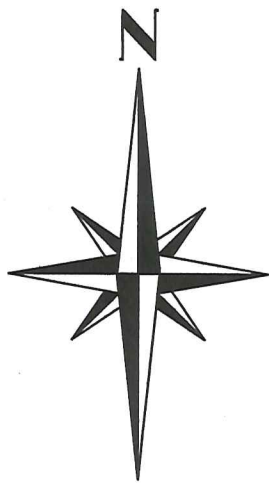
George A. Blackburn, RS # 7873
6879 State Route 287
West Liberty, Ohio 43357
(937) 465-0424



4-16-2024

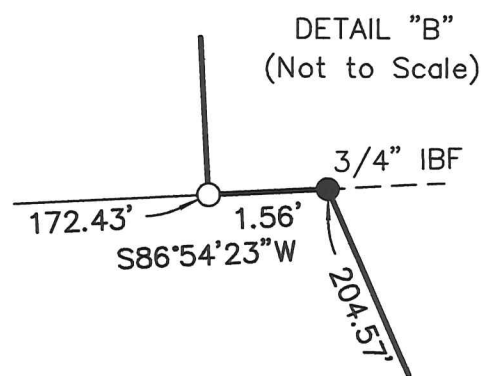
APPROVED

PLAT OF SURVEY IN VIRGINIA MILITARY SURVEY 3441 JEFFERSON TOWNSHIP LOGAN COUNTY, OHIO



LEGEND

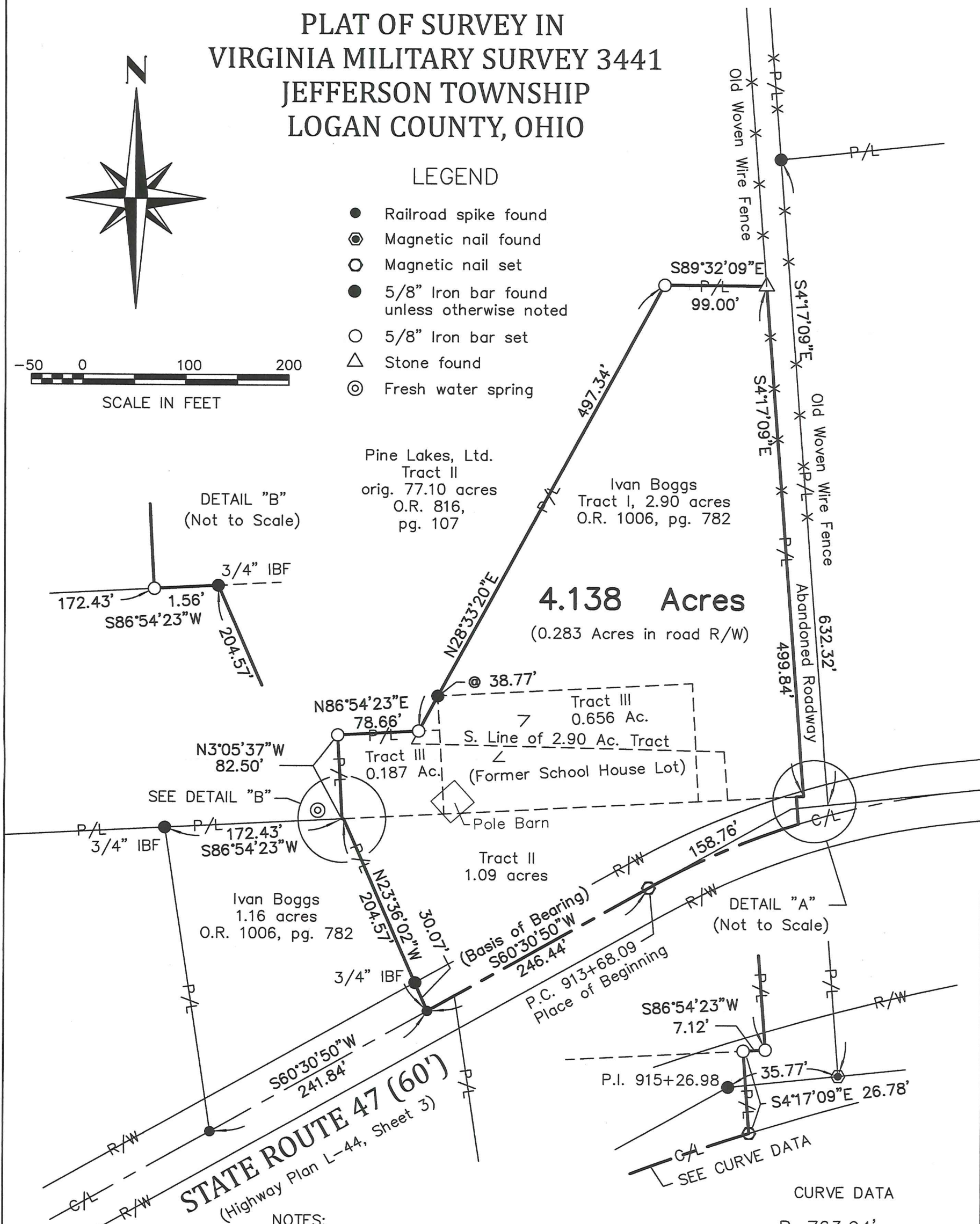
- Railroad spike found
- ⊙ Magnetic nail found
- Magnetic nail set
- 5/8" Iron bar found unless otherwise noted
- 5/8" Iron bar set
- △ Stone found
- ⊙ Fresh water spring



Pine Lakes, Ltd.
Tract II
orig. 77.10 acres
O.R. 816,
pg. 107

Ivan Boggs
Tract I, 2.90 acres
O.R. 1006, pg. 782

4.138 Acres
(0.283 Acres in road R/W)



SEE DETAIL "B"

DETAIL "A"
(Not to Scale)

SEE CURVE DATA

CURVE DATA

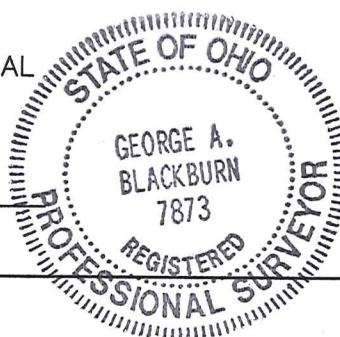
R=763.94'
L=158.54'
Cd=158.25'
Cb=S66°27'33"W
Δ= 11°53'26"

NOTES:

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

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

George A. Blackburn 3-26-2024
GEORGE A. BLACKBURN, R.S. 7873



INDEXED ON MAP
4771

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

DATE: 3/26/2024
SCALE: 1" = 100'
FILE: Ivan Boggs 3-24

PLAT PREPARED FOR
IVAN BOGGS

Sheet
1
of
1