

- 424 MIDDLE AVENUE • ELYRIA, OHIO 44035  
BRANCH OFFICE
- 42 BENEDICT AVENUE • NORWALK, OHIO 44857

CONSULTING ENGINEERS AND SURVEYORS

5260 1D

INDEXED ON MAP

Job No. 77-105  
15 Acre Parcel  
April 7, 1977

Situated in the Township of Jefferson, County of Logan, State of Ohio and being known as part of Lot Number 3220 of the Virginia Military Survey and more definitely described as follows:

Beginning at the intersection of the centerline of County Highway No. 180 and a line between V.M.S. Lot No. 3220 and V.M.S. Lot 6450; said point being in the easterly line of Parcel No. 1 conveyed to Elmer Bible as recorded in Volume 363, Page 734 of Logan County Deed Records;

Thence South  $7^{\circ} 29'$  West in the easterly line of Parcel No. 1, a distance of 829.2 feet to the southeasterly corner of Parcel No. 1;

Thence North  $80^{\circ} 10'$  West in the southerly line of Parcel No. 1, a distance of 253.0 feet to the southwesterly corner of Parcel No. 1;

Thence North  $8^{\circ} 40'$  East in the westerly line of Parcel No. 1, a distance of 356 feet to the southeasterly corner of Parcel No. 2 as conveyed to Elmer Bible as recorded in Volume 363, Page 734 of Logan County Deed Records;

Thence North  $81^{\circ} 38'$  West in the southerly line of Parcel No. 2, a distance of 787.57 feet to a point;

Thence North  $36^{\circ} 34' 40''$  East, a distance of 961.32 feet to a point in the centerline of C.H. No. 180; said point being South  $47^{\circ} 54'$  East, a distance of 40.00 feet from the intersection of the centerline of C.H. No. 180 and the northerly line of Parcel No. 2;

Thence South  $47^{\circ} 54'$  East in the centerline of C.H. No. 180, a distance of 404.5 feet to a point in the easterly line of Parcel No. 2;

Thence continuing South  $47^{\circ} 54'$  East in the centerline of C.H. NO. 180, a distance of 70.0 feet to an angle point in said centerline;

Thence South  $35^{\circ} 33'$  East in the centerline of C.H. No. 180, a distance of 48.4 feet to a point;

Thence continuing South  $35^{\circ} 33'$  East, a distance of 96.24 feet to a point;

Thence South  $72^{\circ} 07'$  East, a distance of 77.83 feet to the intersection of the centerline of C.H. No. 180 and a line between V.M.S. Lot 3220 and 6450 and the place of beginning;

~~Enclosing a parcel~~ Containing 15 acres to be the same more or less, but subject to all legal highways.

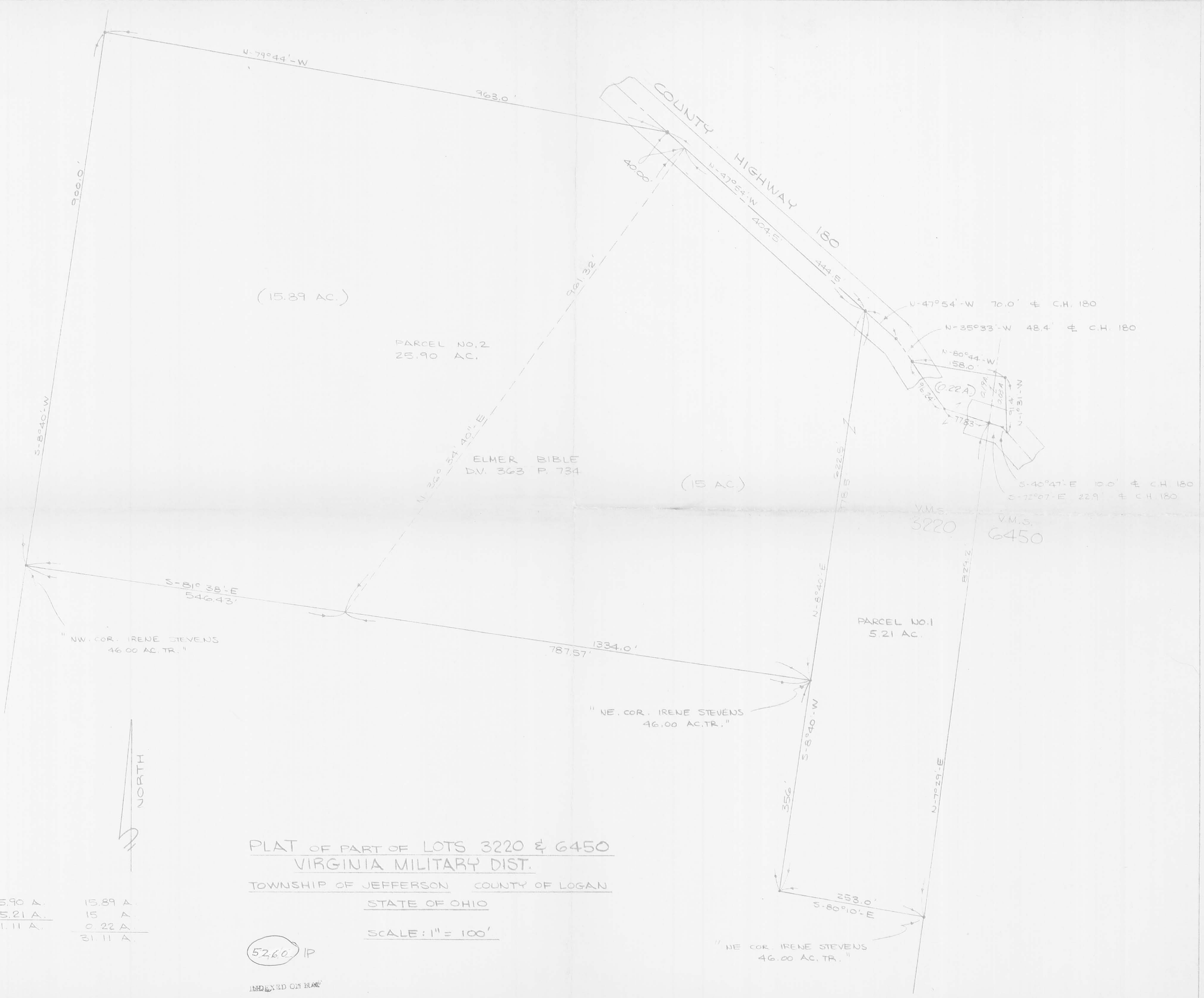
ELYRIA  
(216) 322-6317

CLEVELAND  
(216) 777-4686

LORAIN  
(216) 244-5212

SANDUSKY  
(419) 625-7484

NORWALK  
(419) 668-8271



(15.89 AC.)

PARCEL NO. 2  
25.90 AC.

ELMER BIBLE  
DV. 363 P. 734

(15 AC.)

PARCEL NO. 1  
5.21 AC.

V.M.S.  
3220

V.M.S.  
6450



PLAT OF PART OF LOTS 3220 & 6450  
VIRGINIA MILITARY DIST.

TOWNSHIP OF JEFFERSON COUNTY OF LOGAN

STATE OF OHIO

SCALE: 1" = 100'

25.90 A.	15.89 A.
5.21 A.	15 A.
31.11 A.	0.22 A.
	31.11 A.

52.60 IP

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REC'D 7-10-00 Sny AL ✓

**ELMER BIBLE SURVEY**  
**15.760 ACRES**  
**June 30, 2000**

The following described 15.760 acre tract of land is situated in Virginia Military Survey 3220, Jefferson Township, Logan County, Ohio, being the remainder of Elmer D. Bible's 25.90 acre tract described in Deed Book 363, page 734, said 15.760 acre tract more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of Township Road 180 (30 feet wide) with the east line of Virginia Military Survey 3220;

Thence North 85°11'49" West 60.17 feet, following the centerline of Township Road 180, to a 5/8 inch iron pin found at an angle point in said road;

Thence North 35°32'27" West 166.65 feet, continuing along the centerline of Township Road 180, to a 5/8 inch iron pin found at an angle point in said road;

Thence North 47°54'53" West 69.92 feet, continuing along the centerline of Township Road 180, to a 5/8 inch square iron pin found at an angle point in said road;

Thence North 47°59'31" West 404.22 feet, continuing along the centerline of Township Road 180, to a magnetic nail set at the easternmost corner of the remainder of said 25.90 acre tract and at the northwest corner of John R. and Kathleen G. Horton's 15.000 acre tract described in Deed Book 370, page 70, said nail marking the **place of beginning**;

Thence **South 36°22'28" West 967.49 feet**, departing from the centerline of Township Road 180, following the west line of said 15.000 acre tract and the east line of the remainder of said 25.90 acre tract, passing an iron pin set at 15.07 feet, to an iron pin set in the north line of Betty Stowe Taylor's Tract I, originally 25.780 acres, described in Official Record 241, page 484;

Thence **North 82°11'35" West 424.22 feet**, following the north line of said original 25.780 acre tract and the south line of the remainder of said 25.90 acre tract, to a 5/8 inch iron pin found in the northerly right of way line of U.S. Route 33 (variable right of way width), said iron pin also marking the northeast corner of William L. Fraim's 72.998 acre tract described in Official Record 383, page 446;

Thence **North 81°34'10" West 122.21 feet**, entering the right of way of U.S. Route 33, following the north line of said 72.998 acre tract and the south line of the remainder of said 25.90 acre tract, to a 5/8 inch iron pin found in the east line of John R. and Kathleen G. Horton's 124.564 acre tract described in Official Record 338, page 466 and at the northwest corner of said 72.998 acre tract;

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Thence **North 8°30'35" East 105.38 feet**, following the east line of said 124.564 acre tract and the west line of the remainder of said 25.90 acre tract, to a 5/8 inch iron pin found in the northerly right of way line of U.S. Route 33;

Thence **North 9°00'16" East 787.75 feet**, continuing along the east line of said 124.564 acre tract and the west line of the remainder of said 25.90 acre tract, to an eight inch wood corner post found;

Thence **South 80°52'20" East 958.49 feet**, following the south line of said 124.564 acre tract and the north line of the remainder of said 25.90 acre tract, passing at 930.86 feet an iron pin set, to a 5/8 inch square iron pin found in the centerline of Township Road 180;

Thence **South 47°59'31" East 40.00 feet**, following the centerline of Township Road 180 and the north line of the remainder of said 25.90 acre tract, to the **place of beginning, containing 15.760 acres**, more or less, and subject to all valid easements and restrictions of record.

Of the above described 15.760 acre tract, 0.018 acre is within the road right of way of Township Road 180 and 0.150 acre is within the road right of way of U.S. Route 33.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of June 2000. 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 Township Road 180 being North 85°11'49" West.

Description prepared by:



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



5260 20-2

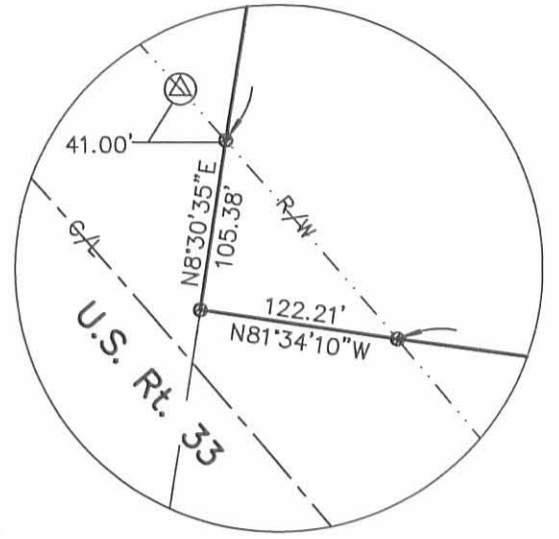
REC'D 7-10-00 SWG OK

### LEGEND

- ⊠ 8" Wood Corner post fnd.
- 5/8" Iron pin found
- ⊗ Railroad spike found
- ⊕ Concrete right of way monument found
- Magnetic nail set
- 5/8" Iron pin set
- 5/8" Square iron pin found

## VIRGINIA MILITARY SURVEY 3220 JEFFERSON TOWNSHIP LOGAN COUNTY, OHIO

DETAIL "A"



John R. and Kathleen G. Horton  
124.564 acres  
O.R. 338, Pg. 466

**15.760 ACRES**  
(0.018 acres in Township Road right of way)

Elmer D. Bible  
25.90 acres  
D.B. 363, pg. 734

John R. and Kathleen G. Horton  
15.000 acres  
D.B. 370, Pg. 70

STATE OF OHIO  
(EASEMENT PARCEL 13LA)  
0.150 acre  
D.B. 276, Pg. 418

Betty Stowe Taylor  
Tract 1, original 25.780 acres  
O.R. 241, Pg. 484

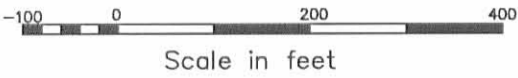
REFERENCES:  
Highway Plans L-40 & L-62

### ELMER BIBLE SURVEY

Being the remainder of Elmer D. Bible's 25.90 acre tract described in Deed Book 363, Page 734.

I hereby certify that this plat was prepared from an actual field survey and that monuments were placed as indicated hereon.

*George A. Blackburn*  
George A. Blackburn, R.S. #7873



**BLACKBURN SURVEYING**

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

Filename: Bible 6-28-00.fix  
scale: 1" = 200'  
Date: 6-30-00  
F.B. 4, Pg. 37

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5240 JP