

**MIRIAM A. SHAFER
71.181 ACRES
November 2, 2004**

The following described 71.181 acre tract of land is situated in Virginia Military Surveys 3437, 3438 and 13593, Jefferson Township, Logan County, Ohio and being all of the remainder of Stanley I. and Miriam A. Shafer's original 62.6 acre tract and original 18.71 acre tract described in Deed Volume 343, page 882, said 71.181 acre tract more particularly described as follows:

Beginning for reference at a railroad spike found in the centerline of County Road 5 (60 feet wide) and referenced as centerline Station 71+84 on Logan County Highway Plan X-5B, said railroad spike also in the east line of Ray A. and Pamela Sue Griffin's 1.94 acre tract described in Deed Volume 393, page 261;

Thence North $36^{\circ}57'00''$ East 187.00 feet, following the centerline of County Road 5 and the east line of said 1.94 acre tract, to a magnetic nail set at the southeast corner of the remainder of said original 62.6 acre tract, said magnetic nail marking the **place of beginning**;

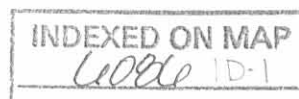
Thence **North $69^{\circ}03'01''$ West 350.51 feet**, departing from the centerline of County Road 5, following the north line of said 1.94 acre tract and the south line of the remainder of said original 62.6 acre tract, passing an iron pin set at 31.21 feet, to a stone found;

Thence **South $35^{\circ}29'32''$ West 391.44 feet**, following the west line of said 1.94 acre tract, the west line of Ray A. and Pam Griffin's 1.06 acre tract described in Official Record 699, page 282, and the south line of the remainder of said original 62.6 acre tract, to a stone found in the east line of George A. and Diana M. Wackerman's 73.33 acre tract described in Deed Volume 318, page 957;

Thence **North $68^{\circ}01'57''$ West 418.42 feet**, following the east line of said 73.33 acre tract and the south line of the remainder of said original 62.6 acre tract, to a flint stone found in the west line of V.M.S. 13593 and in the east line of V.M.S. 3139;

Thence **North $10^{\circ}59'30''$ West 786.02 feet**, following the east line of V.M.S. 3139, the west line of V.M.S. 13593, the west line of V.M.S. 3438, the east line of said 73.33 acre tract, and the west line of the remainder of said original 62.6 acre tract, to a stone found at the southeast corner of John W. Davis, Trustee of the John W. Davis Trust's (1/2 interest) 96.14 acre tract described in Official Record 463, page 948 and Doris H. Davis, Trustee of the Doris H. Davis Trust's (1/2 interest) 96.14 acre tract described in Official Record 463, page 951;

Thence **North $4^{\circ}51'24''$ West 1041.90 feet**, departing from the east line of V.M.S. 3139, entering V.M.S. 3438, following the east line of said 96.14 acre tract and the west line of the remainder of said original 62.6 acre tract, to an iron pin set at the



southwest corner of James E. and Beverly A. Grant's 38.30 acre tract described in Deed Volume 353, page 80;

Thence **North 85°16'03" East 1821.58 feet**, departing from the east line of said 96.14 acre tract, following the south line of said 38.30 acre tract, the north line of the remainder of said original 62.6 acre tract, and the north line of the remainder of said original 18.71 acre tract, leaving V.M.S. 3438 and entering V.M.S. 3437, to a ½ inch iron pin found at the northwest corner of Donald E. and Ellen K. Anderson's 1.637 acre tract described in Official Record 737, page 9;

Thence **South 5°40'19" West 256.52 feet**, departing from the south line of said 38.30 acre tract, following the west line of said 1.637 acre tract and the north line of the remainder of said original 18.71 acre tract, to a ½ inch iron pin found;

Thence **North 85°23'31" East 282.44 feet**, following the south line of said 1.637 acre tract and the north line of the remainder of said original 18.71 acre tract, passing an iron pin set at 251.91 feet, to a pony spike found in the centerline of County Road 5;

Thence **South 6°02'17" West 380.03 feet**, following the centerline of County Road 5 and the east line of the remainder of said original 18.71 acre tract, to a railroad spike found at centerline Station 89+50;

Thence **South 15°59'07" West 150.85 feet**, following the centerline of County Road 5 and the east line of the remainder of said original 18.71 acre tract, to a magnetic nail set at centerline Station 88+00;

Thence **South 19°01'00" West 99.00 feet**, following the centerline of County Road 5 and the east line of the remainder of said original 18.71 acre tract, to a magnetic nail set at centerline Station 87+00;

Thence **South 25°01'51" West 99.42 feet**, following the centerline of County Road 5 and the east line of the remainder of said original 18.71 acre tract, to a magnetic nail set at centerline Station 86+00;

Thence **South 35°45'48" West 199.44 feet**, following the centerline of County Road 5 and the east line of the remainder of said original 18.71 acre tract, to a magnetic nail set at centerline Station 84+00;

Thence **South 36°57'00" West 1028.79 feet**, following the centerline of County Road 5, the east line of the remainder of said original 18.71 acre tract, and the east line of the remainder of said original 62.6 acre tract, leaving V.M.S. 3437 and entering V.M.S. 13593, passing a ½ inch iron pin found at 633.43 feet, to the **place of beginning, containing 71.181 acres**, more or less, and subject to all valid easements and restrictions of record.



Of the above-described 71.181 acre tract of land, 1.343 acres are within the road right-of-way of County Road 5, 13.405 acres are part of said original 18.71 acre tract, 57.776 acres are part of said original 62.6 acre tract, 50.019 acres are within V.M.S. 3437, 9.038 acres are within V.M.S. 3438, and 12.124 acres are within V.M.S. 13593.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of November 2004. 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 5 (60 feet wide) bearing North 36°57'00" East.

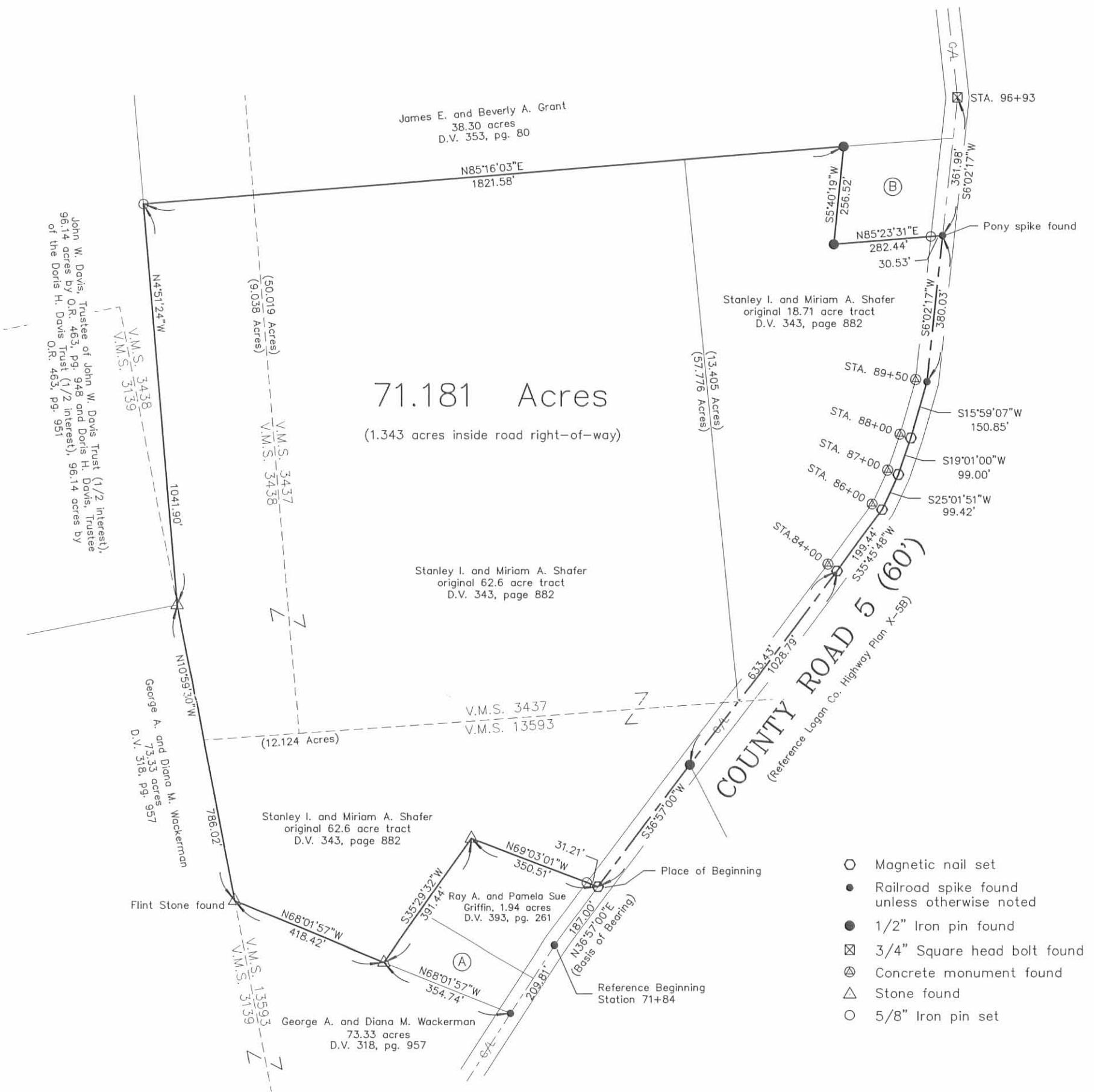
Description prepared by: George A. Blackburn 11/2/04

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



INDEXED ON MAP
ledele 1D-3

VIRGINIA MILITARY SURVEYS 3437, 3438 AND 13593
JEFFERSON TOWNSHIP
LOGAN COUNTY, OHIO



71.181 Acres
(1.343 acres inside road right-of-way)

MIRIAM A. SHAFER SURVEY

Being all of the remainder of Stanley I. and Miriam A. Shafer's original 62.6 acre tract and original 18.71 acre tract described in Deed Volume 343, page 882.

DEED REFERENCES

- (A) Ray A. and Pam Griffin
1.06 acres
O.R. 699, pg. 282
- (B) Donald E. and Ellen K. Anderson, 1.637 acres
O.R. 737, pg. 9



BLACKBURN SURVEYING

12125 GREEN STREET
MIDDLEBURG, OHIO 43336
(937) 666-5605

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

Filename: Shafer 10-04
Scale: 1" = 300'
Date: 11/02/04
F.B. 11, pg. 7

INDEXED ON MAP
Level 1P

Lee Surveying and Mapping Co.



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

855 EAST SANDUSKY AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.
JEFFREY I. LEE, P.S.

JEFF SHAFER SURVEY

Lying in V.M.S. 3437, Jefferson Township, Logan County, Ohio and being out of the Stanley I. Shafer lands as deeded and described in Volume 343, Page 882 of the Logan County Records of Deeds and more particularly described as follows:

Beginning at an iron spike set in the center-line of County Road 5 at the northeast corner of the said Shafer lands and designated in the County Engineer's records as being 95+88 (F.B. 579, Page 41).

THENCE, with the north line of the Shafer lands, S 85°-19' W, a distance of 282.38 feet to an iron rod, passing an iron rod set in the road R/W at 30.53 feet.

THENCE, S 6°-00' W, a distance of 257.00 feet to an iron rod.

THENCE, N 85°-19' E, a distance of 282.38 feet to an iron spike set in the center-line of County Road 5, passing an iron rod set in the road R/W at 251.35 feet.

THENCE, with said center-line, N 6°-00' E, a distance of 257.00 feet to the point of beginning. Containing 1.637 acres.

Last previous deed reference: Volume 343, Page 882.



Surveyed by:

Clayton M. Lee

Clayton M. Lee
Reg. Surveyor No. 6181
9-22-77

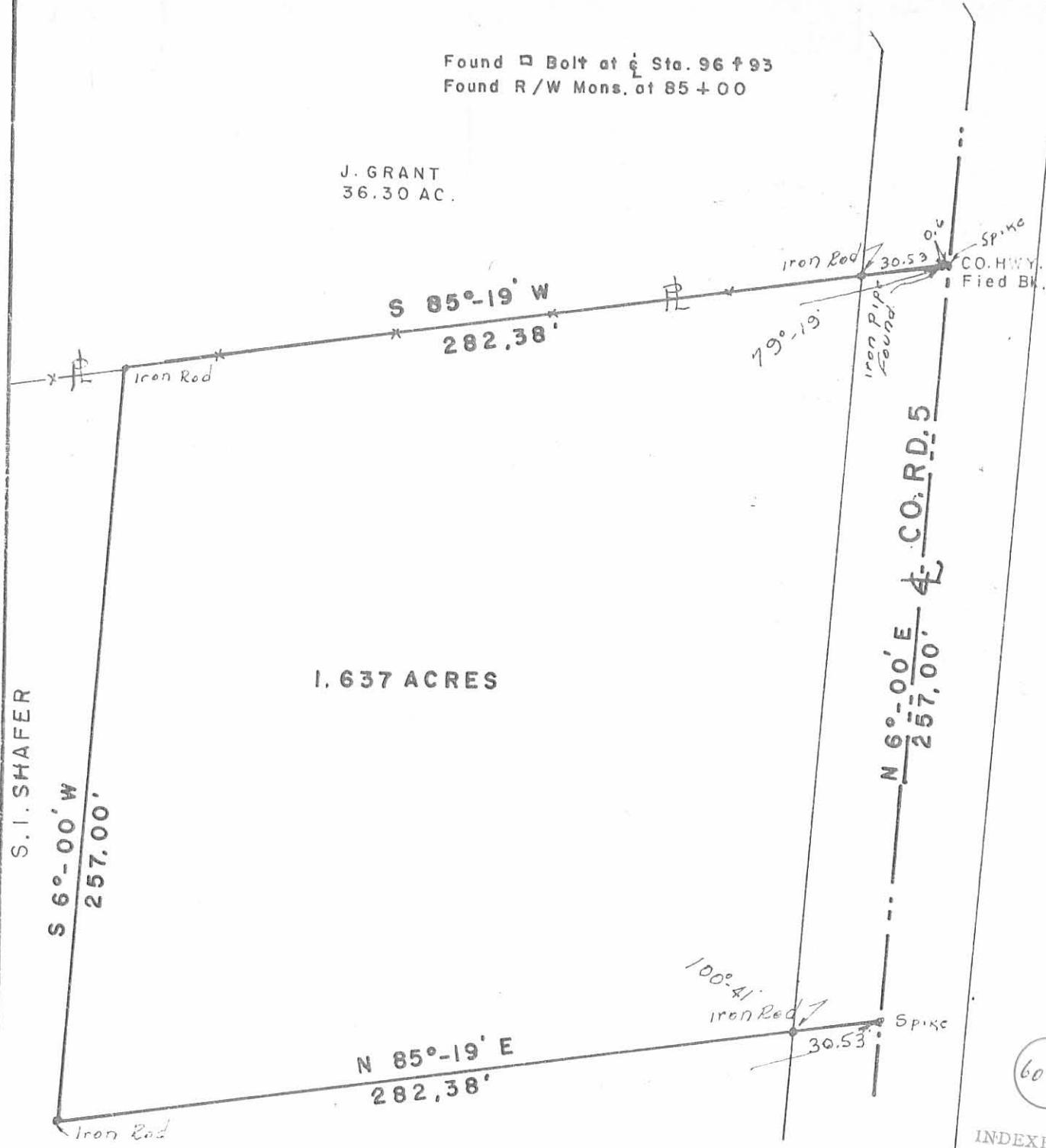
INDEXED ON MAP
6086 2D

Found \square Bolt at Sta. 96 + 93
Found R/W Mons. at 85 + 00

J. GRANT
36.30 AC.



SCALE = 1" = 50'



CO. HWY. STA. 95 + 88
Field Bk. 579, Pg. 41

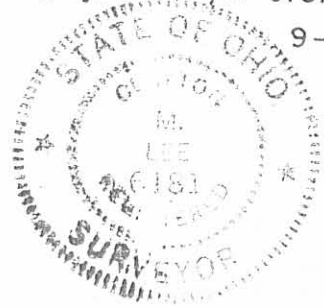
SURVEY OF 1.637 ACRES
OUT OF THE S.I. SHAFER
PROPERTY (Vol. 343, Pg. 882)
V.M.S. 3437
JEFFERSON TWP.
LOGAN COUNTY, OHIO

SURVEYED BY:

Clayton M. Lee

Clayton M. Lee
Reg. Surveyor 6181

9-22-77



6086 2P

Lee Surveying & Mapping Co.
855 E. Sandusky Ave.
BELLEFONTAINE, OHIO 43311
(513) 593-5780

INDEXED ON MAP

7-20-2021

APPROVED



Legal Description
2.144 acres

The following described tract of land is situated in the State of Ohio, Logan County, Jefferson Township, VMS 3437, VMS 13593, being part of Irving L. and Mary L. Hefner's 71.181 acre tract described in Official Record 752, page 625 and being more particularly described as follows:

Commencing at a railroad spike found in the centerline of County Road 5 being Station 71+84 in survey record 1377;

Thence North 37°39'48" East 776.92 feet, following the centerline of County Road 5, passing at 187.00 feet a MAG nail found marking a southeast corner of said 71.181 acre tract, following the east line of said 71.181 acre tract thereafter, to a MAG nail set marking the *point of beginning*;

Thence **North 59°17'03" West 360.85 feet**, departing from the centerline of County Road 5, entering said 71.181 acre tract, passing at 37.87 feet an iron pin set, to an iron pin set;

Thence **North 33°50'24" East 205.56 feet**, to an iron pin set;

Thence **South 76°28'11" East 249.78 feet**, to an iron pin set;

Thence **South 52°13'29" East 143.96 feet**, passing at 113.96 feet an iron pin set, to a MAG nail set in the centerline of County Road 5 and the east line of said 71.181 acre tract;

Thence **South 37°39'48" West 263.30 feet**, following the centerline of County Road 5 and the east line of said 71.181 acre tract, to the *point of beginning*, containing **2.144 acres**, more or less, 0.004 in VMS 13593, 2.140 acres in VMS 3437 and 0.183 acres within the road right of way. Subject to all valid easements and restrictions of record.

I, Timothy L. Guider, hereby certify that this description was prepared from an actual field survey made by me during the month of July 2021 and that monuments were set or found as indicated herein. Iron pins set are 5/8" x 30" reinforcing rods with caps marked "GUIDER S 7752". Basis of Bearing: State Plane Coordinate System, Ohio North Zone, NAD83.

Timothy L. Guider R.S. #7752
Guider Winkle Partners, Inc.
19550 Delaware County Line Rd.
Marysville, Ohio 43040
(740)666-8902



Date: 7/14/21
Job# 21190

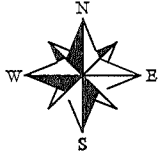
INDEXED ON MAP
6086

7-20-2021

APPROVED

Plat of Survey Guider Winkle Partners

State of Ohio, Logan County
Jefferson Township, VMS 3437, VMS 13593

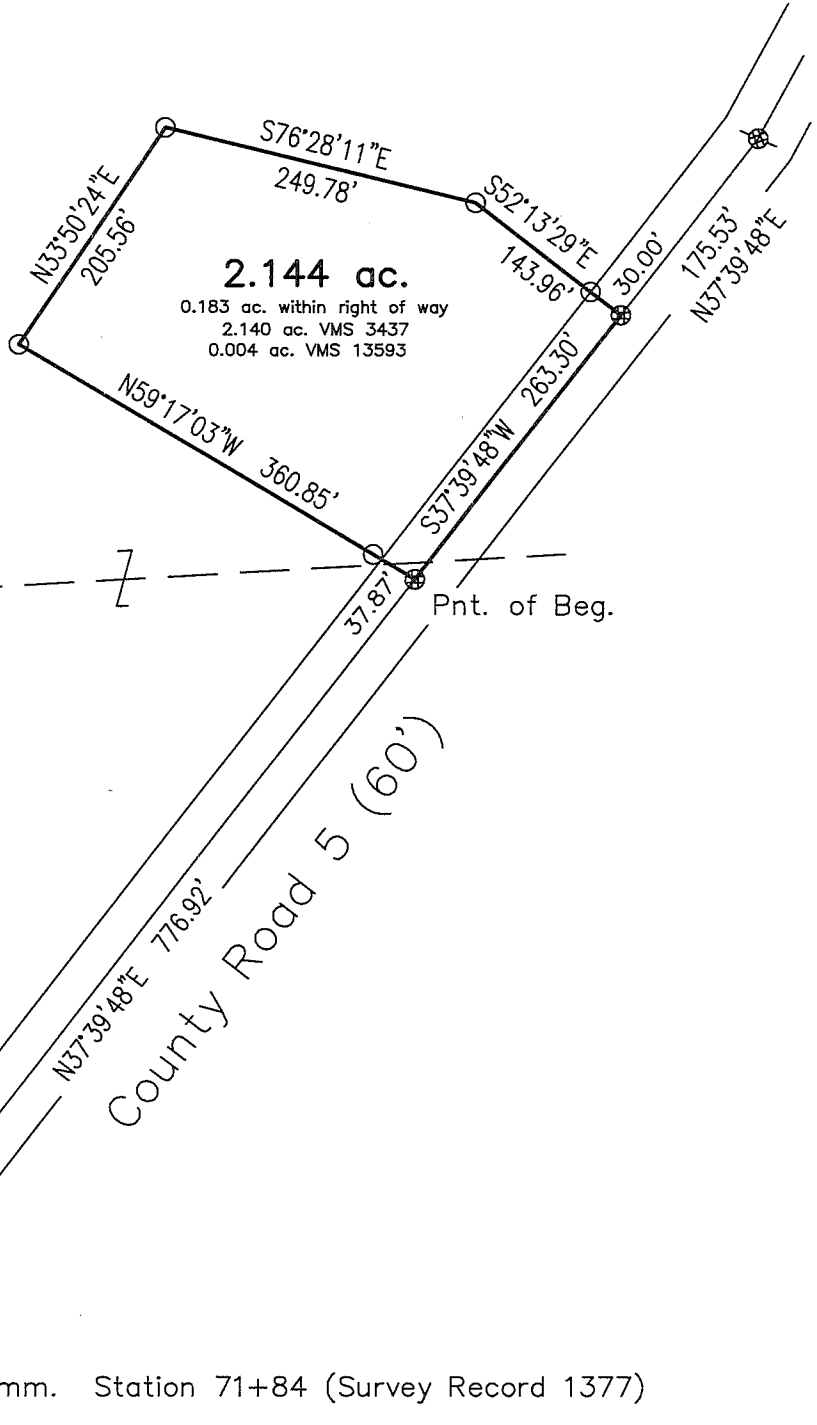


Irving L. & Mary L. Hefner
71.181 ac. O.R. 752, pg. 625

SCALE : 1" = 150'

Access Management Information

The 2.144 acre tract shown hereon has an existing residence with existing address. 426 County Road 5, Zanesfield OH



Legend

- ⊕ - MAG nail set
- ⊗ - MAG nail found
- ⊗ - Railroad spike found
- - 5/8" Iron pin found
- - 5/8" x 30" Iron pin set with cap marked "GUIDER S 7752"

Basis of Bearing

State Plane Coordinate System
Ohio North Zone, NAD83

Scale in Feet



Surveyor's Certification

I hereby certify that this plat is an accurate representation of a field survey made by me and is correct to the best of my knowledge.

Timothy L. Guider

7/14/21

Timothy L. Guider R.S. #7752
Guider Winkle Partners
19550 Delaware County Line Road
Marysville, Ohio 43040
(740)-666-8902

Date



Job #21190
INDEXED ON MAP
6056