

**CARL WAGNER SURVEY  
0.430 ACRE  
September 2, 2003**

The following described 0.430 acre tract of land is situated in Virginia Military Survey 9904, McArthur Township, Logan County, Ohio and being part of Harold David Wright's 3.821 acre tract described in Official Record 368, page 922, said 0.430 acre tract more particularly described as follows:

Beginning for reference at a 1-inch iron pin found at the intersection of the centerline of County Road 39 with the centerline of State Route 274 (60 feet wide);

Thence North 89°36'00" East 1305.47 feet, following the centerline of State Route 274, to a PK nail found at the southeast corner of said Wright's 3.821 acre tract and at the southwest corner of Carl H. and Rose Mary Wagner's 3.821 acre tract described in Official Record 333, page 266, said PK nail marking the **place of beginning**;

Thence **North 4°09'44" West 708.09 feet**, departing from the centerline of State Route 274 and crossing said Wright's 3.821 acre tract, passing an iron pin set at 25.05 feet, to an iron pin set in the south line of Benton J. and Heather Y. Hakes' 18.671 acre tract described in Official Record 385, page 199;

Thence **North 89°36'00" East 53.00 feet**, following the north line of said Wright's 3.821 acre tract and the south line of said 18.671 acre tract, to a 5/8 inch iron pin found at the northwest corner of said Wagner's 3.821 acre tract;

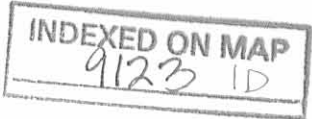
Thence **South 0°07'48" West 706.59 feet**, departing from the south line of said 18.671 acre tract, following the east line of said Wright's 3.821 acre tract and the west line of said Wagner's 3.821 acre tract, passing a 5/8 inch iron pin found at 681.59 feet, to the **place of beginning, containing 0.430 acre**, more or less, and subject to all valid easements and restrictions of record.

Of the above-described 0.430 acre tract of land, 0.001 acre is within the road right-of-way of State Route 274.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of September 2003. 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 State Route 274 (60 feet wide) bearing North 89°36'00" East.

Description prepared by: George A. Blackburn 9/2/03  
George A. Blackburn, R.S. #7873

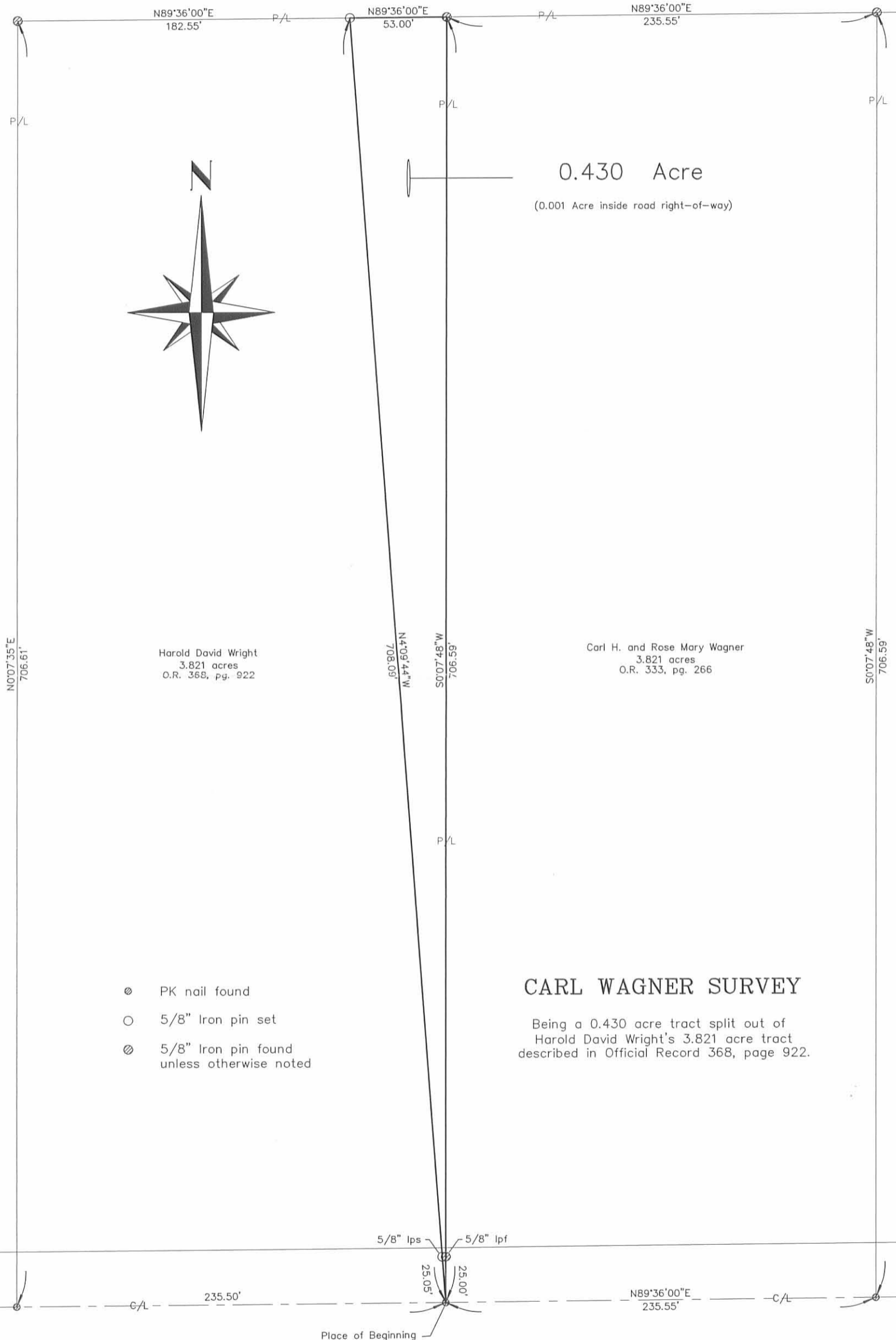
12125 Green Street  
Middleburg, Ohio 43336  
(937) 666-5605



Red 9-5-03 JLB OK

# VIRGINIA MILITARY SURVEY 9904 McARTHUR TOWNSHIP LOGAN COUNTY, OHIO

Benton J. and Heather Y. Hakes  
18.671 acres  
O.R. 385, pg. 199



0.430 Acre  
(0.001 Acre inside road right-of-way)

Harold David Wright  
3.821 acres  
O.R. 368, pg. 922

Carl H. and Rose Mary Wagner  
3.821 acres  
O.R. 333, pg. 266

## CARL WAGNER SURVEY

Being a 0.430 acre tract split out of  
Harold David Wright's 3.821 acre tract  
described in Official Record 368, page 922.

- PK nail found
- 5/8" Iron pin set
- ⊙ 5/8" Iron pin found unless otherwise noted

COUNTY ROAD 39

STATE ROUTE 274 (60')

INDEXED ON MAP  
9123 IP

I hereby certify that this plat was prepared from an actual field survey and that monuments were placed as indicated hereon.  
*George A. Blackburn* 9/2/03  
George A. Blackburn, R.S. 7873



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

Client: Carl Wagner 9-03  
Scale: 1" = 60'  
Date: 9/2/03  
F.B. 9, pg. 9

Received 4-23-97 OK GLM

**LESLIE H. GEESLIN**

**REGISTERED SURVEYOR 5248**

**P. O. BOX 274**

**RUSHSVLVANIA, OHIO 43347**

**TELEPHONE: (513) 468-2793**

FRAIM SURVEY

April 16, 1997

Tract 1

The following described real estate situated in the State of Ohio, County of Logan, Township of McArthur, being part of Virginia Military Survey 9904, and more particularly described as follows;

Beginning at an iron bolt found in the centerline of State Route 274 at the southeast corner of Don Trout, etux's 7.505 acre tract as described in D. B. Vol. 407 Page 562.

Thence with said Trout's east line N. 0° 07' 48" E. 595.68 feet to a 5/8 inch iron bar found, passing a 5/8 inch iron bar found at 25.00 feet.

Thence with said Trout's north line S. 84° 17' 07" W. 308.63 feet to a R. R. tie post found at the southeast corner of Richie S. Shaner, etux's 9.72 acre tract as described in D. B. Vol. 373 page 431.

Thence with said Shaner's east line N. 0° 18' 48" W. 809.83 feet to a "I" beam post found in the south line of Fredrick P. Moyer's 21.00 acre tract as described in O. R. Vol. 188 page 659.

Thence with said Moyer's south line N. 82° 39' 06" E. 884.37 feet to a 5/8 inch iron bar set.

Thence S. 6° 38' 20" E. 781.95 feet to a 5/8 inch iron bar set.

Thence S. 89° 36' 00" W. 505.75 feet to a 5/8 inch iron bar set, passing 5/8 inch iron bars set at 34.65 feet and 270.20 feet.

Thence S. 0° 07' 48" W. 706.60 feet to a cap and nail set in the centerline of said S. R. 274, passing a 5/8 inch iron bar set at 681.60 feet.

Thence with the centerline of said S. R. 274 S. 89° 36' 00" W. 150.00 feet to the place of beginning.

Containing 18.671 acres more or less of which 0.086 acre is in the right of way of State Route 274.

The above described 18.671 acre tract being part of Elizabeth Fraim's 39.042 acre tract as described in O. R. Vol. 319 Page 745.

Bearings are based on an assumed bearing (S. 89° 36' 00" W.) for the centerline of State Route 274 in this field survey by Leslie H. Geeslin, Reg. Surveyor 5248 on April 16, 1997



McARTHUR\05\FRAIM1.SAM

INDEXED ON MAP  
9123 2D-1

*Leslie H. Geeslin*

**LESLIE H. GEESLIN**

**REGISTERED SURVEYOR 5248**

**P. O. BOX 274**

**RUSHSVLVANIA, OHIO 43347**

**TELEPHONE: (513) 468-2793**

FRAIM SURVEY

April 16, 1997

Tract 2

The following described real estate situated in the State of Ohio, County of Logan, Township of McArthur, being part of Virginia Military Survey 9904, and more particularly described as follows;

Beginning at a cap and nail set in the centerline of State Route 274 that is N. 89° 36' 00" E. 150.00 feet from a iron bolt found at the southeast corner of Don Trout, etux's 7.505 acre tract as described in D. B. Vol. 407 Page 562.

Thence N. 0° 07' 48" E. 706.60 feet to a 5/8 inch iron bar set, passing a 5/8 inch iron bar set at 25.00 feet.

Thence N. 89° 36' 00" E. 235.55 feet to a 5/8 inch iron bar set.

Thence S. 0° 07' 48" W. 706.60 feet to a cap and nail set in the centerline of said S. R. 274, passing a 5/8 inch iron bar set at 681.60 feet.

Thence with the centerline of said S. R. 274 S. 89° 36' 00" W. 235.55 feet to the place of beginning.

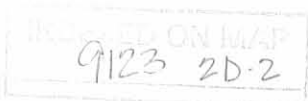
Containing 3.821 acres more or less of which 0.135 acre is in the right of way of State Route 274.

The above described 3.821 acre tract being part of Elizabeth Fraim's 39.042 acre tract as described in O. R. Vol. 319 Page 745.

Bearings are based on an assumed bearing (S. 89° 36' 00" W.) for the centerline of State Route 274 in this field survey by Leslie H. Geeslin, Reg. Surveyor 5248 on April 16, 1997



McARTHUR\05\FRAIM2.SAM



*Leslie H. Geeslin*

Received 4-23-97 OK GCH

**LESLIE H. GEESLIN**

**REGISTERED SURVEYOR 5248**

**P. O. BOX 274**

**RUSHSVLVANIA, OHIO 43347**

**TELEPHONE: (513) 468-2793**

FRAIM SURVEY

April 16, 1997

Tract 3

The following described real estate situated in the State of Ohio, County of Logan, Township of McArthur, being part of Virginia Military Survey 9904, and more particularly described as follows;

Commencing at a iron bolt found in the centerline of State Route 274 the southeast conrer of Don Trout, etux's 7.505 acre tract as described in D. B. Vol. 407 Page 562.

Thence with the centerline of said S. R. 274 N. 89° 36' 00" E. 385.55 feet to a cap and nail set for the place of beginning.

Thence N. 0° 07' 48" E. 706.60 feet to a 5/8 inch iron bar set, passing a 5/8 inch iron bar set at 25.00 feet.

Thence N. 89° 36' 00" E. 235.55 feet to a 5/8 inch iron bar set.

Thence S. 0° 07' 48" W. 706.60 feet to a cap and nail set in the centerline of said S. R. 274, passing a 5/8 inch iron bar set at 681.60 feet.

Thence with the centerline of said S. R. 274 S. 89° 36' 00" W. 235.55 feet to the place of beginning.

Containing 3.821 acres more or less of which 0.135 acre is in the right of way of State Route 274.

The above described 3.821 acre tract being part of Elizabeth Fraim's 39.042 acre tract as described in O. R. Vol. 319 Page 745.

Bearings are based on an assumed bearing (S. 89° 36' 00" W.) for the centerline of State Route 274 in this field survey by Leslie H. Geeslin, Reg. Surveyor 5248 on April 16, 1997

McARTHUR\05\FRAIM3.SAM



9123 2D-3

*Leslie H. Geeslin*

**LESLIE H. GEESLIN**

**REGISTERED SURVEYOR 5248**

**P. O. BOX 274**

**RUSHSVLVANIA, OHIO 43347**

**TELEPHONE: (513) 468-2793**

FRAIM SURVEY

April 16, 1997

Tract 4

The following described real estate situated in the State of Ohio, County of Logan, Township of McArthur, being part of Virginia Military Survey 9904, and more particularly described as follows;

Commencing at a iron bolt found in the centerline of State Route 274 the southeast corner of Don Trout, etux's 7.505 acre tract as described in D. B. Vol. 407 Page 562.

Thence with the centerline of said S. R. 274 N. 89° 36' 00" E. 621.10 feet to a cap and nail set for the place of beginning.

Thence N. 0° 07' 48" E. 706.60 feet to a 5/8 inch iron bar set, passing a 5/8 inch iron bar set at 25.00 feet.

Thence N. 89° 36' 00" E. 235.53 feet to a 5/8 inch iron bar set, passing a 5/8 inch iron bar set at 34.65 feet.

Thence S. 0° 07' 48" W. 706.60 feet to a cap and nail set in the centerline of said S. R. 274, passing a 5/8 inch iron bar set at 681.60 feet.

Thence with the centerline of said S. R. 274 S. 89° 36' 00" W. 235.53 feet to the place of beginning.

Containing 3.820 acres more or less of which 0.135 acre is in the right of way of State Route 274.

The above described 3.820 acre tract being part of Elizabeth Fraim's 39.042 acre tract as described in O. R. Vol. 319 Page 745.

Bearings are based on an assumed bearing (S. 89° 36' 00" W.) for the centerline of State Route 274 in this field survey by Leslie H. Geeslin, Reg. Surveyor 5248 on April 16, 1997

McARTHUR\05\FRAIM4.SAM



*Leslie H. Geeslin*

RECORDED ON MAP  
9123 2D-4

Received 4-23-97 OK JCH

**LESLIE H. GEESLIN**  
REGISTERED SURVEYOR 5248  
P. O. BOX 274  
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TELEPHONE: (513) 468-2793

FRAIM SURVEY

April 16, 1997

Tract 5

The following described real estate situated in the State of Ohio, County of Logan, Township of McArthur, being part of Virginia Military Survey 9904, and more particularly described as follows;

Commencing at a iron bolt found in the centerline of State Route 274 at the southeast corner of Don Trout, etux's 7.505 acre tract as described in D. B. Vol. 407 Page 562.

Thence with the centerline of said S. R. 274 N. 89° 36' 00" E. 856.63 feet to a cap and nail set for the place of beginning.

Thence N. 0° 07' 48" E. 706.60 feet to a 5/8 inch iron bar set, passing a 5/8 inch iron bar set at 25.00 feet.

Thence N. 80° 25' 15" E. 150.48 feet to a 5/8 inch iron bar found at the northwest corner of Wayne D. Cullison, etux's 5.00 acre tract as described in O. R. Vol. 242 page 858.

Thence with said Cullison's west line S. 6° 41' 04" E. 734.99 feet to a R. R. spike found in the centerline of said S. R. 274, passing a 5/8 inch iron bar set at 709.84 feet.

Thence with the centerline of said S. R. 274 S. 89° 36' 00" W. 235.54 feet to the place of beginning.

Containing 3.178 acres more or less of which 0.135 acre is in the right of way of State Route 274.

The above described 3.178 acre tract being part of Elizabeth Fraim's 39.042 acre tract as described in O. R. Vol. 319 Page 745.

Bearings are based on an assumed bearing (S. 89° 36' 00" W.) for the centerline of State Route 274 in this field survey by Leslie H. Geeslin, Reg. Surveyor 5248 on April 16, 1997

McARTHUR\05\FRAIM5.SAM

INDEXED ON MAP  
9123 2D-5



*Leslie H. Geeslin*

**LESLIE H. GEESLIN**

REGISTERED SURVEYOR 5248

P. O. BOX 274

RUSHSVLVANIA, OHIO 43347

TELEPHONE: (513) 468-2793

FRAIM SURVEY

April 16, 1997

Tract 6

The following described real estate situated in the State of Ohio, County of Logan, Township of McArthur, being part of Virginia Military Survey 9904, and more particularly described as follows;

Beginning at a 5/8 inch iron bar found at the northwest corner of Wayne Cullison, etux's 5.00 acre tract as described in O. R. Vol. 242 page 858, said iron bar being N. 6° 41' 04" W. 734.99 feet from a R. R. spike found in the centerline of State Route 274

Thence S. 80° 25' 15" W. 150.48 feet to a 5/8 inch iron bar set.

Thence S. 89° 36' 00" W. 200.88 feet to a 5/8 inch iron bar set.

Thence N. 6° 38' 20" W. 781.95 feet to a 5/8 inch iron bar set in the south line of Fredrick P. Moyer's 21.00 acre tract as described in O. R. Vol. 188 page 659.

Thence with said Moyer's south line and the south line of James E. Milroy, etux's 26.00 acre tract as described in D. B. Vol. 251 page 490 N. 82° 39' 06" E. 350.00 feet to a 5/8 inch iron bar found at the northwest corner of A. Scott Risner's 24.485 acre tract as described in O. R. Vol. 295 Page 745.

Thence with said Risner's west line S. 6° 38' 20" E. 800.39 feet to the place of beginning.

Containing 6.412 acres more or less.

The above described 6.412 acre tract being part of Elizabeth Fraim's 39.042 acre tract as described in O. R. Vol. 319 Page 745.

Bearings are based on an assumed bearing (S. 89° 36' 00" W.) for the centerline of State Route 274 in this field survey by Leslie H. Geeslin, Reg. Surveyor 5248 on April 16, 1997

McARTHUR\05\FRAIM6.SAM

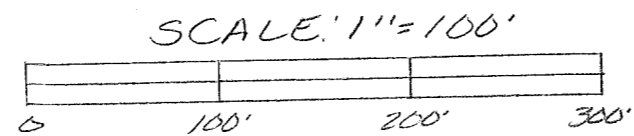
INDEXED ON MAP  
91232D-6



*Leslie H. Geeslin*

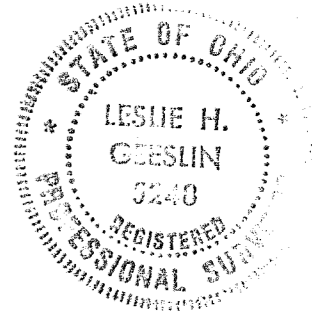


SURVEY OF A 18.671 ACRE TRACT, TWO 3.821 ACRE TRACTS, A 3.820 ACRE TRACT, A 3.178 ACRE TRACT AND A 6.412 ACRE TRACT IN VIRGINIA MILITARY SURVEY 9904, McARTHUR TOWNSHIP LOGAN COUNTY, OHIO OUT OF ELIZABETH FRAM'S 39.042 ACRE TRACT DESCRIBED IN O.R. VOL. 319 PG. 745 ON APRIL 16, 1997



- LEGEND:
- △ = IRON BOLT FOUND
  - = 5/8 INCH IRON RAC FOUND
  - = R.R. TIE POST FOUND
  - = "I" BEAM POST FOUND
  - ▲ = R.R. SPIKE FOUND
  - = 5/8 INCH IRON BAR SET
  - = CAP AND NAIL SET

DON TROTT, ETUX  
7.505 AC.  
D.B. VOL. 407 PG. 562



Leslie H. Geeslin  
LESLIE H. GEESLIN  
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(937) 468-2793

INDEXED ON MAP  
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