

8-4-17  
 APPROVED

**DESCRIPTION OF SURVEY**  
**38.926 ACRES**  
**July 27, 2017**

The following described 38.926 acre tract of land is situated in Virginia Military Survey 9903 & 9928, McArthur Township, Logan County, Ohio and being all of Wilson Anderson's Tract II (40.92 acres) described in Deed Volume 387, page 34, said 38.926 acre tract more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of County Road 130 (variable right-of-way width) with the centerline of County Road 37 (60 feet wide), said spike also at the southeast corner of V.M.S. 9903 & 9928;

Thence South  $84^{\circ}19'20''$  West 514.90 feet, following the centerline of County Road 37 and the south line of V.M.S. 9903 & 9928, to a magnetic spike set at the southeast corner of said 40.92 acre tract and at the southwest corner of the Trustees of McArthur Township, Logan County, Ohio's 6.0 acre tract (cemetery tract) described in Deed Volume 54, page 213, said magnetic spike marking the **place of beginning**;

Thence **South  $84^{\circ}19'20''$  West 692.55 feet**, continuing along the centerline of County Road 37 and the south line of V.M.S. 9903 & 9928, following the south line of said 40.92 acre tract, to a magnetic nail found in the east line of the remainder of Dayton Power and Light Company's Parcel No. 5 (originally 119.43 acres) described in Official Record Volume 329, page 713;

Thence departing from the centerline of County Road 37 and entering V.M.S. 9903 & 9928, following the west line of said 40.92 acre tract and the east line of said original 119.43 acre tract along a curve to the right, having a radius of 5914.81 feet, and arc length of 1569.90 feet, a delta angle of  $15^{\circ}12'26''$  and a chord which bears **North  $2^{\circ}30'26''$  West 1565.29 feet**, passing a 5/8 inch iron bar found at 30.09 feet and a 4 inch square concrete post found at 884.60 feet, to a 4 inch square concrete post found;

Thence **South  $79^{\circ}14'48''$  West 10.39 feet**, following a south line of said 40.92 acre tract and a north line of said original 119.43 acre tract, to a 4 inch square concrete post found;

Thence following the west line of said 40.92 acre tract and the east line of said original 119.43 acre tract along a curve to the right, having a radius of 5924.81 feet, an arc length of 1186.30 feet, a delta angle of  $11^{\circ}28'19''$  and a chord which bears **North  $10^{\circ}48'18''$  East 1184.32 feet**, passing a 4 inch square concrete post found at 594.41 feet, to a 4 inch square concrete post found in the south line of Holly Powers Dance Studio, LLC's 7.73 acre tract described in Official Record Volume 1124, page 749, said concrete

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post also in the right-of-way of U.S. Route 33 Limited Access Highway (variable right-of-way width) and shown as Parcel No. 71LA on Sheet 11 of Highway Plan Log-33-5.85 and conveyed to the State of Ohio as an easement for highway purposes in Deed Volume 259, page 503;

Thence **South 75°31'40" East 543.11 feet**, following the north line of said 40.92 acre tract and the south line of said 7.73 acre tract, to a concrete monument found in the north right-of-way line of U.S. Route 33;

Thence **South 76°51'41" East 78.40 feet**, following the north right-of-way line of U.S. Route 33, the north line of said 40.92 acre tract and the south line of said 7.73 acre tract, to an iron bar set in the west line of the abandoned Cincinnati and Lake Erie Railroad property and at the northwest corner of a 0.88 acre tract (Parcel No. 134) conveyed to the State of Ohio as an easement for highway purposes by Deed Volume 180, page 332;

Thence **South 22°14'53" East 692.97 feet**, following the east line of said 40.92 acre tract and the west line of said 0.88 acre tract, re-entering the right-of-way of U.S. Route 33, to a magnetic spike set in the east line of V.M.S. 9903 & 9928 and at an angle point in the east line of said 40.92 acre tract, said V.M.S. line and said property corner being 1.00 feet westerly of and parallel to the centerline of State Route 117 (variable right-of-way width) as shown on Sheet 13 of Highway Plan Log-33-5.85;

Thence **South 6°07'08" East 839.08 feet**, following the east line of V.M.S. 9903 & 9928 and the east line of said 40.92 acre tract, being 1.00 feet westerly of and parallel to the centerline of State Route 117, to a magnetic spike set at the northeast corner of The Board of Trustees of McArthur Township, Logan County, Ohio's 2.13 acre tract (cemetery tract) described in Deed Volume 194, page 129;

Thence **South 83°48'06" West 49.00 feet**, following the north line of said 2.13 acre tract and a south right-of-way line of U.S. Route 33, to a concrete monument found at the southernmost corner of the State of Ohio's 12.24 acre tract (Parcel No. 16WL) described in Deed Volume 302, page 54 and at the southeast corner of Homer C. Johnson, R. Elwood Jenkins and Clayton M. Turner as Trustees of McArthur Township's 1.3 acre tract (cemetery tract) described in Deed Volume 310, page 336;

Thence **North 6°07'08" West 585.45 feet**, following a west line of said 40.92 acre tract and the east line of said 12.24 acre tract, to an iron bar set;

Thence **North 29°05'40" West 368.51 feet**, following a west line of said 40.92 acre tract and the east line of said 12.24 acre tract, to an iron bar set;

Thence **North 42°40'35" West 346.24 feet**, following a west line of said 40.92

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acre tract and the east line of said 12.24 acre tract, to an iron bar set;

Thence **North 42°54'45" West 211.95 feet**, following a west line of said 40.92 acre tract and the east line of said 12.24 acre tract, to a concrete monument found at an angle point in the right-of-way of U.S. Route 33;

Thence **South 5°19'46" East 387.97 feet**, following the east line of said 40.92 acre tract, the west right-of-way line of U.S. Route 33 and the west line of said 12.24 acre tract, to a concrete monument found;

Thence **South 21°10'20" West 246.48 feet**, following the east line of said 40.92 acre tract, the west right-of-way line of U.S. Route 33 and the west line of said 12.24 acre tract, to a concrete monument found;

Thence **South 14°23'23" West 256.20 feet**, following the east line of said 40.92 acre tract, the west right-of-way line of U.S. Route 33 and the west line of said 12.24 acre tract, to a concrete monument found;

Thence **South 24°13'36" East 273.67 feet**, following the east line of said 40.92 acre tract, the west right-of-way line of U.S. Route 33 and the west line of said 12.24 acre tract, to a concrete monument found;

Thence **South 67°06'16" East 146.29 feet**, following the east line of said 40.92 acre tract, the west right-of-way line of U.S. Route 33 and the west line of said 12.24 acre tract, to an iron bar set at the northwest corner of said 1.3 acre tract (cemetery tract);

Thence **South 6°04'40" East 545.91 feet**, departing from the right-of-way of U.S. Route 33 and the west line of said 12.24 acre tract, following the east line of said 40.92 acre tract, the west line of said 1.3 acre tract (cemetery tract), the west line of said 2.13 acre tract (cemetery tract), the west line of the Trustees of McArthur Township's 1.04 acre tract (cemetery tract) described in Deed Volume 176, page 554 and the west line of McArthur Township Trustees' 1.0 acre tract (cemetery tract) described in Deed Volume 143, page 576, to an iron bar set at the northwest corner of the Board of Trustees of McArthur Township, Logan County, Ohio's 1.49 acre tract (cemetery tract) described in Deed Volume 113, page 353;

Thence **South 6°40'42" East 626.68 feet**, following the east line of said 40.92 acre tract, the west line of said 1.49 acre tract (cemetery tract) and the west line of said 6.0 acre tract (cemetery tract), passing an iron bar set at 596.68 feet, to the **place of beginning, containing 38.926 acres** more or less and subject to all valid easements and restrictions of record.

The above-described 38.926 acre tract of land contains 6.696 acres within the

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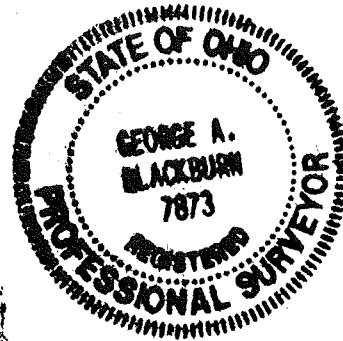
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right-of-way of U.S. Route 33 and State Route 117 and 0.478 acres within the right-of-way of County Road 37 for a total of 7.174 acres within the said road right-of-ways.

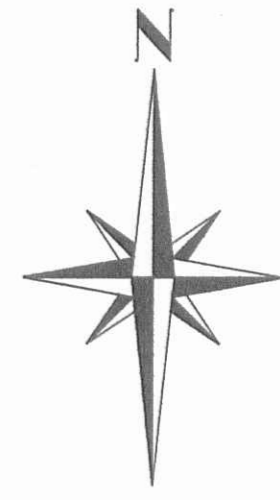
The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of July 2017. Iron bars set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS #7873." Bearings indicated herein are based on the centerline of County Road 37 bearing South 84°19'20" West.

Description prepared by: George A. Blackburn 7-27-2017  
George A. Blackburn, R.S. #7873  
6879 State Route 287, West Liberty, Ohio 43357  
(937) 597-2700

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# PLAT OF SURVEY IN VIRGINIA MILITARY SURVEY 9903 & 9928 McARTHUR TOWNSHIP, LOGAN COUNTY, OHIO



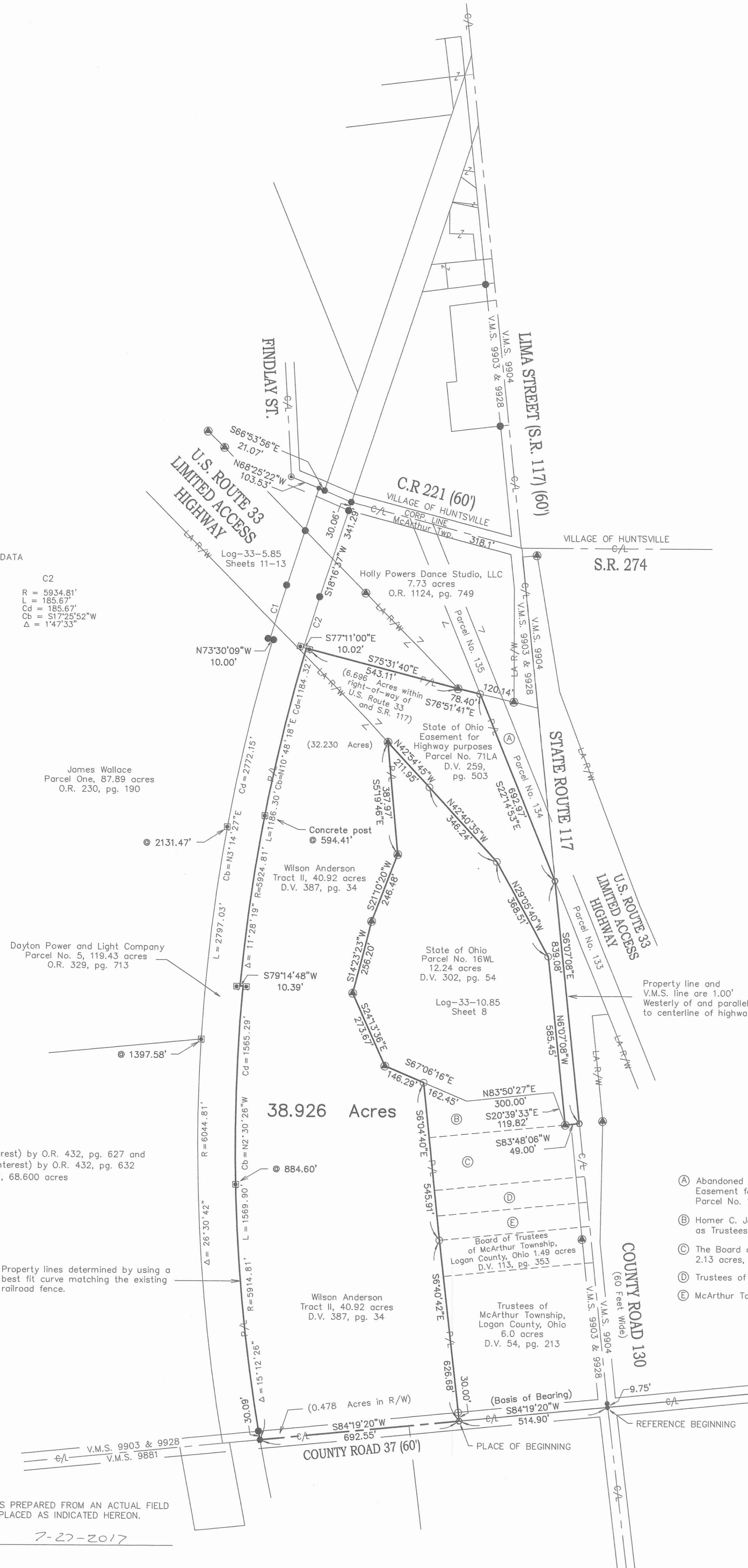
-100 0 200 400  
SCALE IN FEET

LEGEND

- Railroad spike found
- Magnetic nail found
- Magnetic spike set
- 5/8" Iron bar found
- 5/8" Iron bar set
- ⊙ 3/4" Iron pipe found
- ⊠ 4"x4" Concrete post found
- ⊙ Concrete monument found

CURVE DATA

<p>C1</p> <p>R = 6054.81'</p> <p>L = 193.49'</p> <p>Cd = 193.48'</p> <p>Δ = N17°24'43"E</p> <p>Δ = 1°49'51"</p>	<p>C2</p> <p>R = 5934.81'</p> <p>L = 185.67'</p> <p>Cd = 185.67'</p> <p>Δ = S17°25'52"W</p> <p>Δ = 1°47'33"</p>
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DEED REFERENCE

- (A) Abandoned Cincinnati and Lake Erie Railroad property Easement for highway purposes to the State of Ohio Parcel No. 134, D.V. 180, pg. 332 (0.88 ac.)
- (B) Homer C. Johnson, R. Elwood Jenkins and Clayton M. Turner as Trustees of McArthur Township, 1.3 acres, D.V. 310, pg. 336
- (C) The Board of Trustees of McArthur Township, Logan County, Ohio 2.13 acres, D.V. 194, pg. 129
- (D) Trustees of McArthur Township, 1.04 acres, D.V. 176, pg. 554
- (E) McArthur Township Trustees, 1.0 acres, D.V. 143, pg. 576



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

*George A. Blackburn* 7-27-2017  
GEORGE A. BLACKBURN, R.S. 7873

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BLACKBURN SURVEYING 6879 STATE ROUTE 287 WEST LIBERTY, OHIO 43357 (937) 465-0424	DATE : 7/27/2017 SCALE : 1" = 200' CHECKED BY: GAB DRAFTED BY: GAB	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REVISIONS</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	REVISIONS	DATE	BY													PLAT PREPARED FOR WILSON ANDERSON	SHEET 1 OF 1
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