

LESLIE H. GEESLIN  
REGISTERED SURVEYOR NO. 5248  
P. O. BOX 274  
RUSHSVLVANIA, OHIO 43347

TELEPHONE: (513) 468-2793

GANTZ-PIATT SURVEY

May, 1982

Tract 1

The following described real estate situated in the State of Ohio, County of Logan, Township of Monroe, being part of Virginia Military Survey 9878-10109-10718-10719 and being more particularly described as follows:

Beginning at a point in Township Road 165 that is S.  $72^{\circ} 17' 40''$  W. 15.11 feet from an iron pipe at Station 4 plus 38, said point being the northeast corner of Edward Cerwinsky's 1.00 acre tract as described on page 913 of D. B. Vol. 392; thence with said Cerwinsky's north line S.  $72^{\circ} 17' 40''$  W. 525.56 feet to a wood corner post; thence with said Cerwinsky's west line S.  $18^{\circ} 21'$  E. 295.68 feet to a point; thence S.  $70^{\circ} 56'$  W. 177.77 feet to a point in the east line of Kenneth Stover's 14.57 acre tract; thence with said Stover's east line and the east line of Charles McClain's 13.41 acre tract N.  $20^{\circ} 00'$  W. 816.21 feet to an iron bar at the southwest corner of Richard Walborn's 5.00 acre tract; thence with said Walborn's south line N.  $71^{\circ} 44' 24''$  E. 668.45 feet to a point in T. R. 165; thence parallel with and 15.00 feet from the centerline of said T. R. 165 S.  $24^{\circ} 43'$  E. 526.07 feet to the place of beginning.

Containing 9.47 acres more or less.

Reference is hereby made to a plat of this survey on file with the Logan County Engineer.

INDEXED ON MAP  
6736 1D-1

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RUSHSVLVANIA, OHIO 43347

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GANTZ-PIATT SURVEY

May, 1982

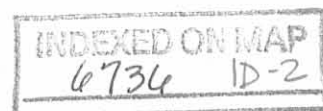
Tract 2

The following described real estate situated in the State of Ohio, County of Logan, Township of Monroe, being part of Virginia Military Survey 9878-10109-10718-10719 and being more particularly described as follows:

Beginning at a stone in the centerline of County Highway 47 at the southwest corner of Edward Cerwinsky's 8.00 acre tract as described on page 913 of D. B. Vol. 392; thence with said centerline S.  $50^{\circ} 10' 36''$  W. 176.14 feet to an iron bar at the southeast corner of Kenneth Stover's 14.57 acre tract; thence with said Stover's east line N.  $20^{\circ} 00'$  W. 480.86 feet to a point; thence N.  $70^{\circ} 56'$  E. 177.77 feet to a point in the west line of Edward Cerwinsky's 8.00 acre tract; thence with said Cerwinsky's west line S.  $18^{\circ} 21'$  E. <sup>418.40</sup> 295.68 feet to the place of beginning.

Containing 1.77 acres more or less.

Reference is hereby made to a plat of this survey on file with the Logan County Engineer.



RICHARD WALBORN  
5.00 AC.

S. 71° 44' 24" W.  
15.09'

N. 71° 44' 24" E. 668.45'

CHAS. MCCLAIN  
13.41 AC.



TRACT 1  
9.47 AC.

526.07'  
526.22' E  
165 (60')  
N. 24° 43' W 849.97'  
TOWNSHIP ROAD

816.21'

N. 20° 00' W.

E 5.72° 17' 40" W. 525.56'

1.00 AC.

S. 72° 17' 40" W  
15.11'

Z

EDWARD CERWINSKY  
8.00 AC.

**GANTZ - PIATT SURVEY**  
V.M.S. 9878-10109-10718-10719  
MONROE TOWNSHIP  
LOGAN COUNTY, OHIO  
MAY, 1982  
SCALE: 1"=100'

REFERENCE:

- DB. VOL. 392 PG. 332
- DB. VOL. 257 PG. 101
- DB. VOL. 392 PG. 913
- CO. ENG. PLAN X-165-A

LEGEND:

- A= STONE FOUND PLACED 5/8"  $\phi$  OVER
- B= R.R. SPIKE SET
- C= 1" PIPE FD
- D= 5/8"  $\phi$  SET
- E= 6" WOOD COR. POST (60')

6736 IP

INDEXED ON MAP

S. 70° 56' W.  
177.77'  
N. 70° 56' E.  
177.77'

480.86'

TRACT 2  
1.77 AC.

416.40'

S. 18° 21' E. 295.68'

COUNTY HWY. 47 (60')

N. 20° 00' W.  
176.14'  
S. 50° 10' 36" W.



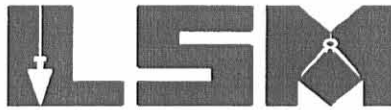
*Leslie H. Geeslin* LESLIE H. GEESLIN  
EUSHSVLVANIA, OHIO

REC'D 1-21-04 JML/ak

# Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.  
Bellefontaine OH 43311



Phone: (937) 593-7335  
Fax: (937) 593-7444

## OLDAKER 5.000 ACRES

Lying in Virginia Military Survey 9878, 10109, 10718, 10719, Monroe Township, Logan County, Ohio

Being out of the Donald L. Oldaker, Jr. and Agnes N. Oldaker original 14.57 acre tract as deeded and described in Official Record 19, Page 759, Tract Two of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike found at the intersection of center-lines of County Highway 47 (60 feet wide) and Township Road 166 (40 feet wide).

THENCE, with the center-line of County Highway 47, N 53°-30'-00"E, a distance of 2432.24 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE, N 17°-17'-27"W, a distance of 671.40 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 31.77 feet.

THENCE, N 66°-27'-22"E, a distance of 347.71 feet to a 5/8 inch iron rod set.

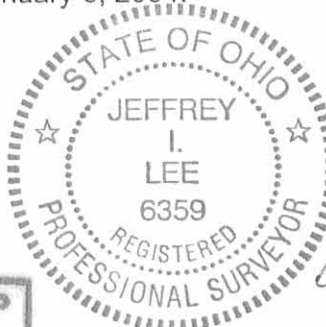
THENCE, with the west line of the La Donna Gantz 9.47 acre tract (VOL. 396, Pg. 201) and the west line of the Donald L. Oldaker, III and Amy K. Oldaker 1.77 acre tract (O.R. 246, Pg. 15), S 17°-17'-27"E, a distance of 588.85 feet to a railroad spike found on the center-line of County Highway 47, passing a 5/8 inch iron rod set at 537.08 feet.

THENCE, with the center-line of County Highway 47, S 53°-30'-00"W, a distance of 366.02 feet to the point of beginning.

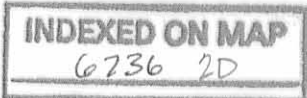
Containing 5.000 acres, of which 0.252 acre is within the highway right-of-way.

The basis for bearings is the center-line of County Highway 47, being N 53°-30'-00"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on January 6, 2004.

Description prepared by:



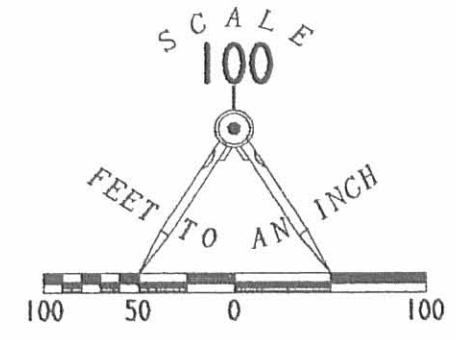
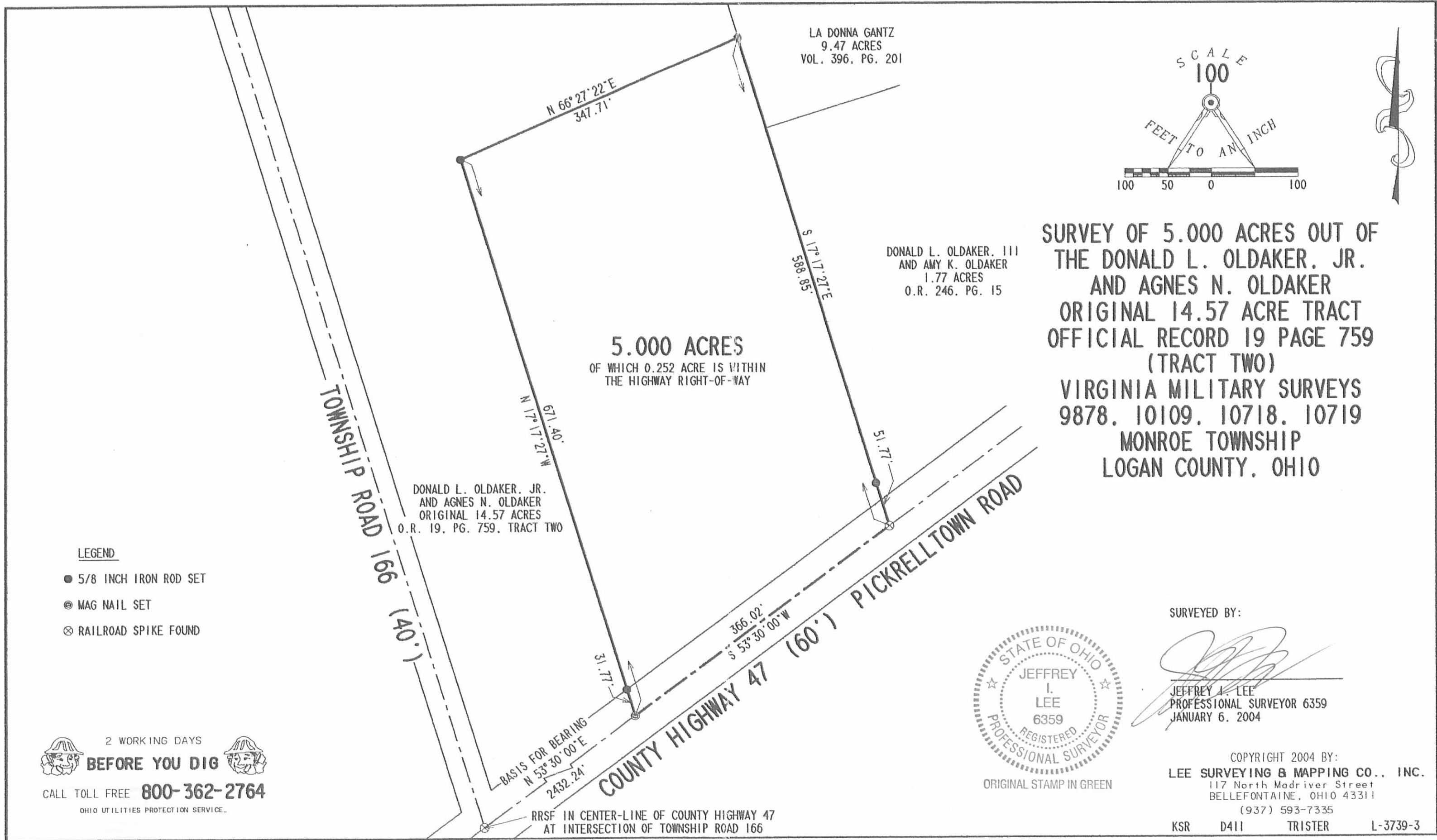
Jeffrey I. Lee  
Professional Surveyor 6359  
January 14, 2004



ORIGINAL STAMP IN GREEN

L-3739

REC'D 1-21-04 SMM OK



**SURVEY OF 5.000 ACRES OUT OF  
THE DONALD L. OLDAKER, JR.  
AND AGNES N. OLDAKER  
ORIGINAL 14.57 ACRE TRACT  
OFFICIAL RECORD 19 PAGE 759  
(TRACT TWO)  
VIRGINIA MILITARY SURVEYS  
9878, 10109, 10718, 10719  
MONROE TOWNSHIP  
LOGAN COUNTY, OHIO**

- LEGEND**
- 5/8 INCH IRON ROD SET
  - ⊙ MAG NAIL SET
  - ⊗ RAILROAD SPIKE FOUND

2 WORKING DAYS  
**BEFORE YOU DIG**  
CALL TOLL FREE **800-362-2764**  
OHIO UTILITIES PROTECTION SERVICE.



SURVEYED BY:  
*[Signature]*  
JEFFREY I. LEE  
PROFESSIONAL SURVEYOR 6359  
JANUARY 6, 2004

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**LEE SURVEYING & MAPPING CO., INC.**  
117 North Madriver Street  
BELLEFONTAINE, OHIO 43311  
(937) 593-7335  
KSR D411 TRISTER L-3739-3

INDEXED ON MAP  
6736 2P

3-7-2023  
APPROVED

**DESCRIPTION OF SURVEY FOR  
EDWARD GEORGE CERWINSKY  
8.176 ACRES  
March 3, 2023**

The following described 8.176 acre tract of land is situated in Virginia Military Survey 9878-10109-10718-10719, Monroe Township, Logan County, Ohio and being all of Edward George Cerwinsky and Carol Ann Cerwinsky, Trustees Tract I (8.00 acres) and Tract II (1.00 acres) described in Official Record Volume 1255, page 264, said 8.176 acre tract of land more particularly described as follows:

Beginning at a railroad spike found at the intersection of the centerline of County Road 47 (60 feet wide) with the centerline of Township Road 165 (60 feet wide), said railroad spike also at the southeast corner of said 8.00 acre tract;

Thence **South 52°30'33" West 745.18 feet**, following the centerline of County Road 47 and the south line of said 8.00 acre tract, to a 5/8 inch iron bar found at the southeast corner of Ryan Latham's and Judith Dillon's Exhibit "A" (1.77 acres) described in Official Record Volume 1410, page 1451;

Thence **North 14°48'32" West 712.67 feet**, departing from the centerline of County Road 47, following the east line of said 1.77 acre tract, an east line of James E. Gantz and Ladonna F. Gantz, Trustees 9.47 acre tract described in Official Record Volume 818, page 213, the west line of said 8.00 acre tract and the west line of said 1.00 acre tract, passing iron bars set at 32.50 feet, 416.99 feet and at 707.67 feet, to an eight inch wood corner post found;

Thence **North 76°21'35" East 540.65 feet**, following the south line of said 9.47 acre tract and the north line of said 1.00 acre tract, passing an iron bar set at 508.58 feet, to a one inch iron pipe found in the centerline of Township Road 165;

Thence **South 34°20'44" East 439.60 feet**, following the centerline of Township Road 165, the east line of said 1.00 acre tract and the east line of said 8.00 acre tract, to the **place of beginning, containing 8.176 acres** more or less and subject to all valid easements and restrictions of record.

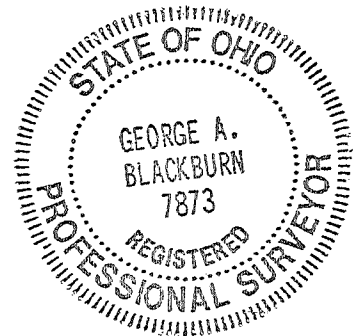
The 8.176 acre tract of land described herein contains 0.796 acres within the road right-of-way of County Road 47 and of Township Road 165.

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 2023. 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 47 (60 feet right-of-way width) bearing South 52°30'33" West.

Description prepared by: George A. Blackburn 3-3-2023

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

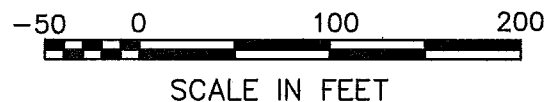
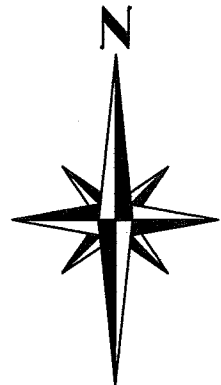
INDEXED ON MAP  
6736



3-7-2023

APPROVED

PLAT OF SURVEY IN  
 V.M.S. 9878-10109-10718-10719  
 MONROE TOWNSHIP  
 LOGAN COUNTY, OHIO



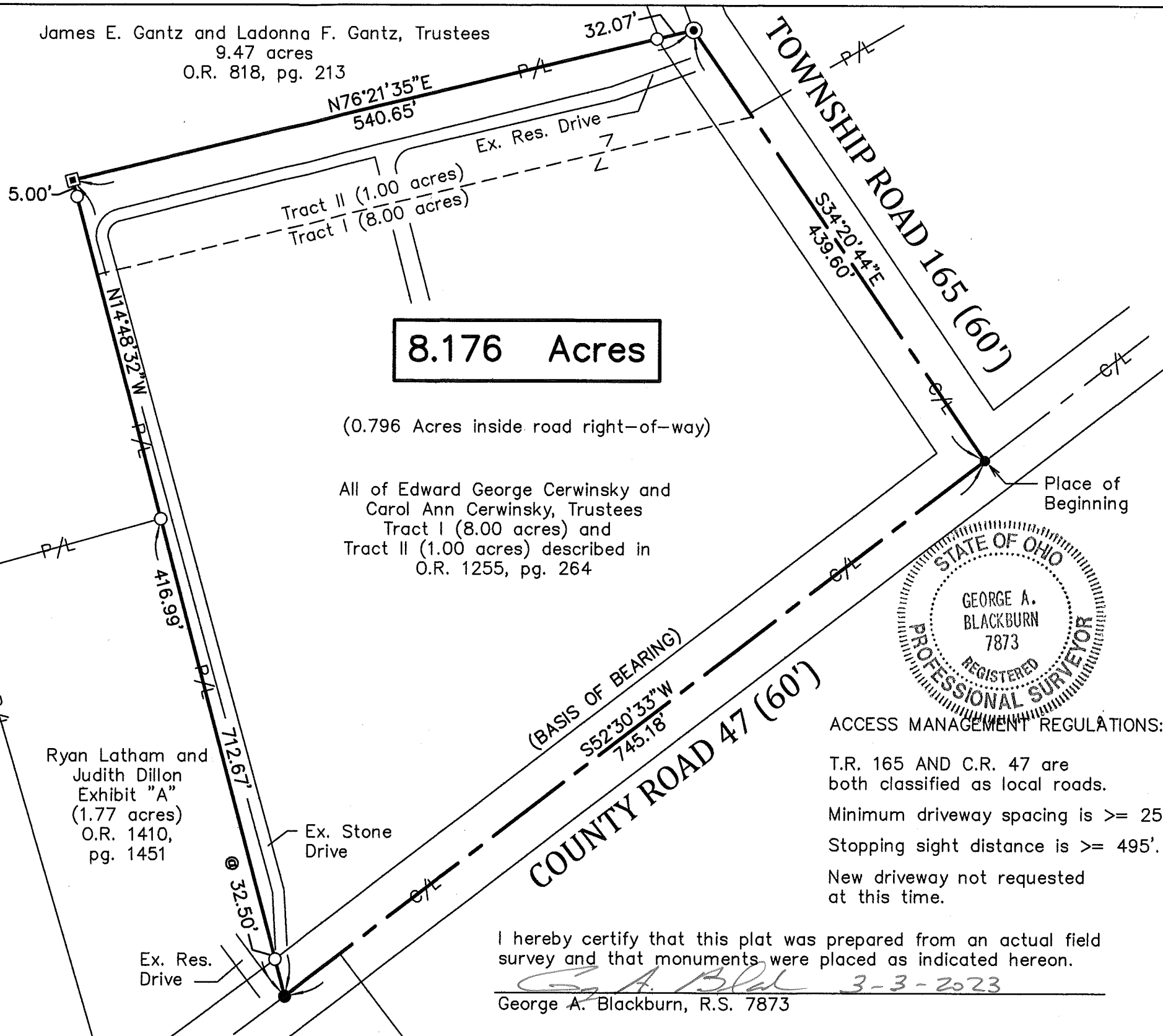
LEGEND

- Railroad spike found
- 5/8" Iron bar found
- 5/8" Iron bar set
- ⊙ 1" Iron pipe found
- 8" Wood corner post found

NOTES:

The 8.176 acre tract shown hereon has two wood frame homes on the property.

James E. Gantz and Ladonna F. Gantz, Trustees  
 9.47 acres  
 O.R. 818, pg. 213

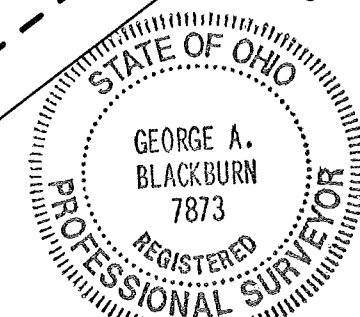


**8.176 Acres**

(0.796 Acres inside road right-of-way)

All of Edward George Cerwinsky and  
 Carol Ann Cerwinsky, Trustees  
 Tract I (8.00 acres) and  
 Tract II (1.00 acres) described in  
 O.R. 1255, pg. 264

Ryan Latham and  
 Judith Dillon  
 Exhibit "A"  
 (1.77 acres)  
 O.R. 1410,  
 pg. 1451



ACCESS MANAGEMENT REGULATIONS:

T.R. 165 AND C.R. 47 are both classified as local roads.  
 Minimum driveway spacing is  $\geq 250'$ .  
 Stopping sight distance is  $\geq 495'$ .  
 New driveway not requested at this time.

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

*George A. Blackburn* 3-3-2023  
 George A. Blackburn, R.S. 7873

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

DATE : 3/3/2023  
 SCALE : 1" = 100'  
 FILE: Ed Cerwinsky 3-23

REVISIONS	DATE	BY

PLAT PREPARED FOR EDWARD CERWINSKY

SHEET  
 1  
 OF 1

INDEXED ON MAP  
 6736