

P. D. Doan Survey
Dec 14, 2. 1. R. E.

Romanus Meke } ch co
P. D. Doan

Measure from SW sec 14 in line
of fence and center of pole -

Line A stake at stone
in fence SW to SW 1/4
1896 at 1000 set
stake in south line of 1/4
set stone at 1494

Line B. from stone SW 1/4
to line of fence and
center of road NW of sec
40.10 S 1 E
set stake 33.33 1/2 + 135 = 33.41 1/2

Nov. 14, 1899

Line "C" south line of Kearney
1000 north line Meke 1894
1898

With Meke 1898 Red oak
24" N 48 3/4 W 125'
Also Big Stone buried level
with surface of ground 1898
180'

With stone SW of Meke
1898
Birch 18" S 41 1/2 W 109' the
Hick 15" S 73 E 120'

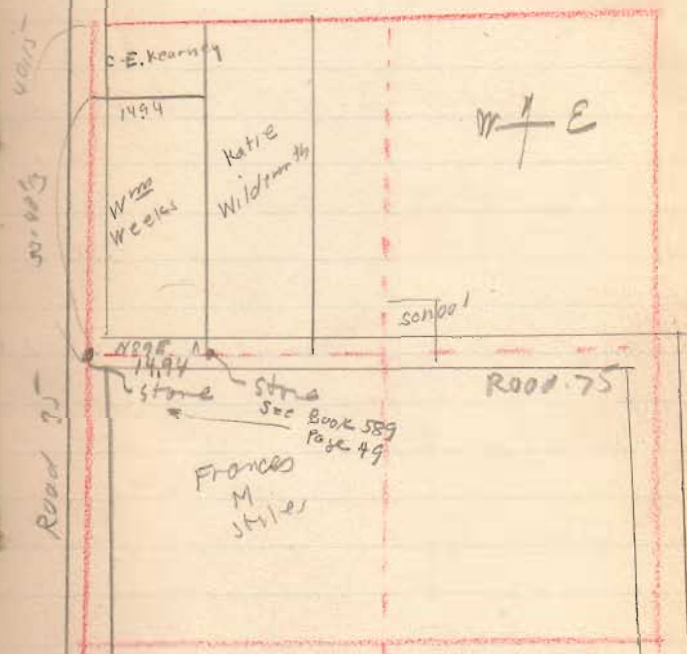
1510

INDEXED ON MAP

(OHR)

Doon Survey

26
sec. 14 T. 1 R. 8
Pleasant Twp.



1570

INDEXED ON MAP

This sketch by Wright
1933 To go with
notes Page 25
Names from 1890
Plat Book



**DESCRIPTION OF SURVEY FOR
JASON EDWARD THUEL AND BETH THUEL
47.016 ACRES
April 28, 2023**

The following described 47.016 acre tract of land is situated in the northwest quarter of Section 14, Town 1, Range 8 B.M.R.S., Pleasant Township, Logan County, Ohio and being part of Jason Edward Thuel's and Beth Thuel's Exhibit "A" (50.0 acres) and all of Exhibit "A" (1 acres) described in Official Record Volume 1107, page 664, said 47.016 acre tract of land more particularly described as follows:

Beginning at a 5/8 inch iron bar found at the intersection of the centerline of County Road 35 (50 feet wide) with the centerline of Township Road 75 (40 feet wide), said iron bar also at the southwest corner of the northwest quarter of Section 14 and at the southwest corner of said 50.0 acre tract;

Thence **North 0°36'50" East 1000.50 feet**, following the centerline of County Road 35, the west line of Section 14 and the west line of said 50.0 acre tract, to a magnetic nail set;

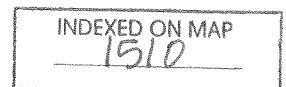
Thence **South 89°23'10" East 149.26 feet**, departing from the centerline of County Road 35, entering the northwest quarter of Section 14 and entering said 50.0 acre tract, passing an iron bar set at 25.00 feet, to an iron bar set;

Thence **North 26°55'51" East 250.56 feet** to a 5/8 inch iron bar found at the southwest corner of a 10,000.46 square feet (0.23 acres) tract leased to SpectraSite Communications, LLC described in Official Record Volume 1190, page 925;

Thence **South 88°49'01" East 99.87 feet**, following the south line of said 0.23 acre leased tract, to a 5/8 inch iron bar found;

Thence **North 0°38'47" East 100.08 feet**, following the east line of said 0.23 acre leased tract, to a 5/8 inch iron bar found;

Thence **North 88°54'12" West 360.28 feet**, following the north line of said 0.23 acre leased tract and crossing said 50.0 acre tract, passing an iron bar set at 336.28 feet, to a magnetic nail set in the centerline of County Road 35 and in the west line of Section 14;



Thence **North 0°36'50" East 882.66 feet**, following the centerline of County Road 35, the west line of Section 14 and the west line of said 50.0 acre tract, to a magnetic nail found at the southwest corner of John E. Bell's and Kelly E. Bell's 10 acre tract described in Official Record Volume 369, page 777;

Thence **South 89°26'04" East 986.81 feet**, departing from the centerline of County Road 35, entering the northwest quarter of Section 14, following the south line of said 10 acre tract and the north line of said 50.0 acre tract, passing a concrete post found at 20.00 feet, to a 5/8 inch iron bar found in the west line of David A. Bensman, Trustee's (1/2 interest) and Margaret A. Bensman, Trustee's (1/2 interest) 99.933 acre tract described in Official Record Volume 759, page 753;

Thence **South 0°36'41" West 1199.58 feet**, following the east line of said 50.0 acre tract and the west line of said 99.933 acre tract, to a 5/8 inch iron bar found at the northwest corner of said 1 acre tract;

Thence **South 89°08'15" East 44.05 feet**, departing from the east line of said 50.0 acre tract, following the north line of said 1 acre tract and a south line of said 99.933 acre tract, to a 5/8 inch iron bar found;

Thence **South 0°37'02" West 1009.80 feet**, following the east line of said 1 acre tract and the west line of said 99.933 acre tract, passing a 5/8 inch iron bar found at 989.80 feet, to an iron bar set in the centerline of Township Road 75 and in the south line of the northwest quarter of Section 14;

Thence **North 89°26'57" West 150.00 feet**, following the centerline of Township Road 75, the south line of the northwest quarter of Section 14, the south line of said 1 acre tract and the south line of said 50.0 acre tract, to a magnetic nail set;

Thence **North 0°33'03" East 293.63 feet**, departing from the centerline of Township Road 75, entering the northwest quarter of Section 14 and entering said 50.0 acre tract, passing an iron bar set at 20.00 feet, to an iron bar set;

Thence **North 89°26'57" West 323.02 feet**, passing an iron bar set for reference at 318.02 feet, to a railroad tie corner post found;

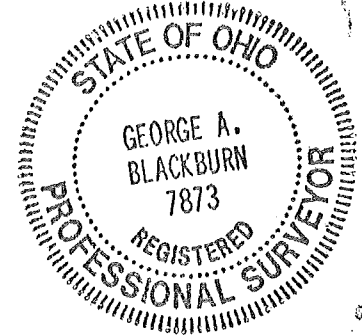
Thence **South 0°30'26" West 293.63 feet**, passing iron bars set at 5.00 feet and at 268.63 feet, to a magnetic nail set in the centerline of Township Road 75 and in the south line of the northwest quarter of Section 14;

Thence **North 89°26'57" West 558.06 feet**, following the centerline of Township Road 75, the south line of the northwest quarter of Section 14 and the south line of said 50.0 acre tract, to the **place of beginning, containing 47.016 acres** more or less and subject to all valid easements and restrictions of record.

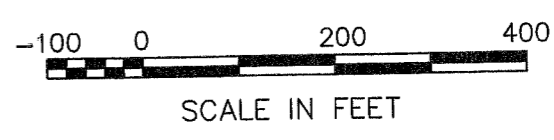
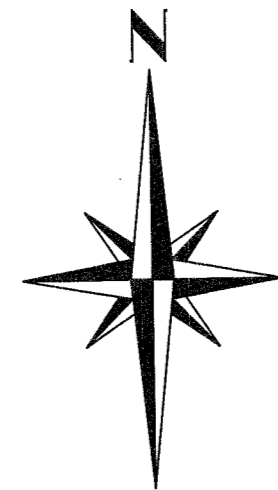
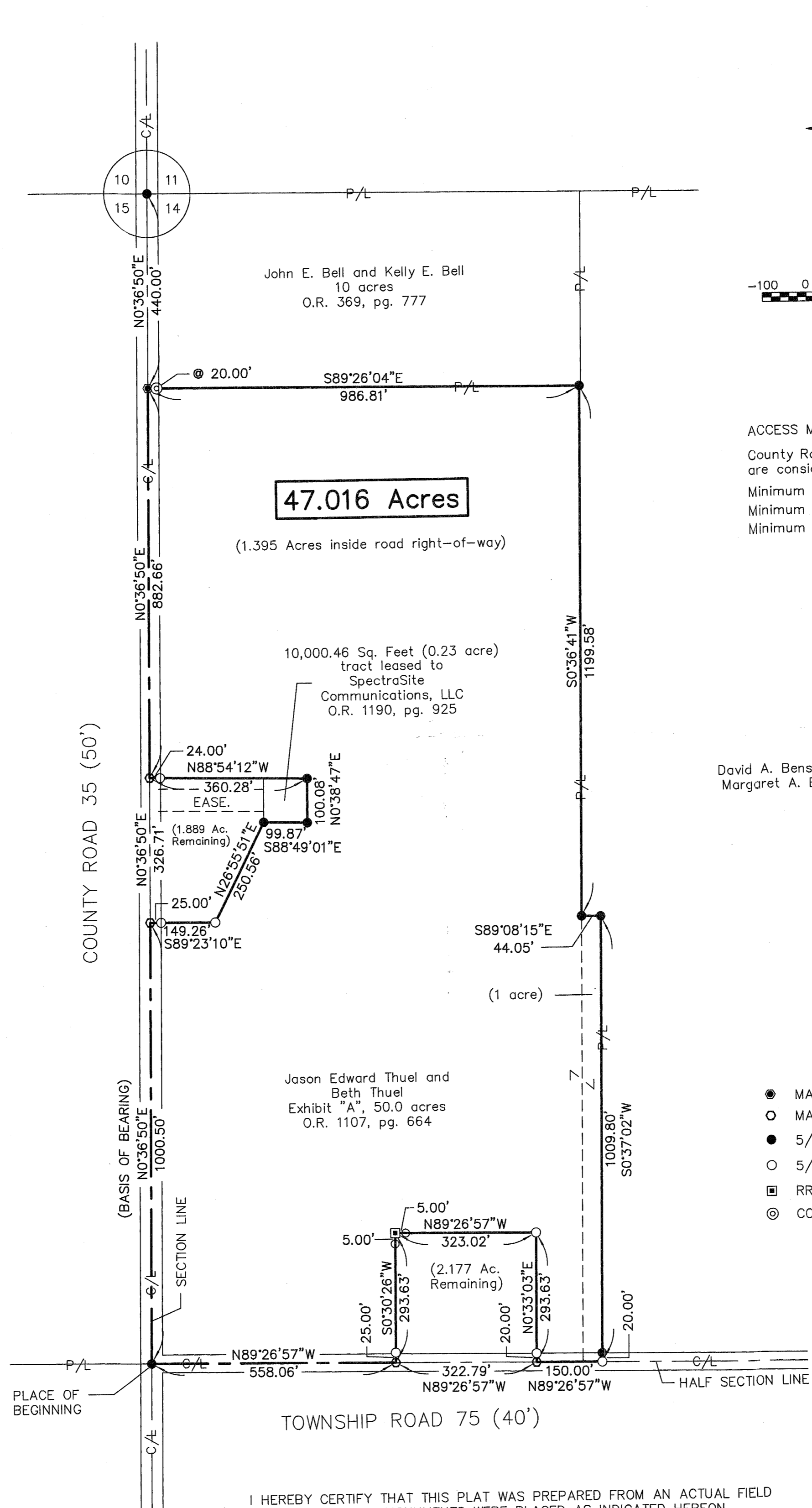
The road right-of-way of County Road 35 and of Township Road 75 contains 1.395 acres.

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 April 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 35 (50 feet wide) and the west line of Section 14 bearing North 0°36'50" East.

Description prepared by: *George A. Blackburn* 4-28-2023
George A. Blackburn, RS # 7873
6879 State Route 287
West Liberty, Ohio 43357
(937) 465-0424



PLAT OF SURVEY IN THE NORTHWEST QUARTER OF SECTION 14, TOWN 1, RANGE 8, B.M.R.S. PLEASANT TOWNSHIP LOGAN COUNTY, OHIO



ACCESS MANAGEMENT REGULATIONS:
County Road 35 and Township Road 75 are considered local roads.
Minimum driveway spacing is 250'.
Minimum intersection spacing is 250'.
Minimum stopping sight distance is > 495'.

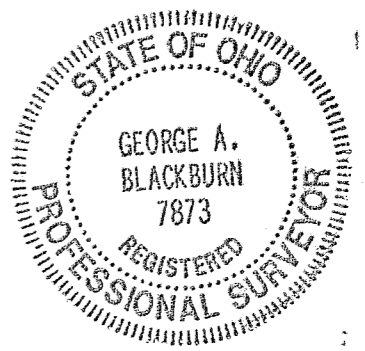
David A. Bensman, Trustee (1/2 interest) and Margaret A. Bensman, Trustee (1/2 interest)
99.933 acres
O.R. 759, pg. 753

LEGEND

- MAGNETIC NAIL FOUND
- MAGNETIC NAIL SET
- 5/8" IRON BAR FOUND
- 5/8" IRON BAR SET
- RR TIE POST FOUND
- ⊙ CONCRETE POST FOUND

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

George A. Blackburn 4-28-2023
GEORGE A. BLACKBURN, R.S. 7873



REVISIONS	DATE	BY