

MOBLEY SURVEY

JULY, 1974

The following described real estate situated in Virginia Military Survey No. 10631, Rushcreek Township, Logan County, Ohio and being more particularly described as follows:

Beginning at an iron bar in the centerline of County Road 50 at the northwest corner of Orville Linebaugh's 49.96 acre tract; thence with said Linebaugh's west line S.9°59.9'E. 917.0 feet to an iron bar; thence S.76°08.9'W. 441.6 feet to an iron bar; thence N.10°39'W. 942.1 feet to an iron bar in the centerline of County Road 50; thence with said centerline N.79°25'E. 451.4 feet to the place of beginning.

Containing 9.52 acres more or less.

The above described 9.52 acres being in the northeast corner of Donald R. Mobley's 49.47 acre tract.

I hereby certify that the above is a true and accurate description of a survey made by me.

Leslie H. Geeslin  
Reg. Surveyor 5248  
Rushsylvania, Ohio 43327

5249 1D

E C.R. 50 (60')

N 79° 25' E.  
451.4'

R.R. SPK.

R.R. SPK



9.52 AC.

ORVILLE LINGBAUGH  
49.96 AC.

N. 10° 39' W.  
942.1'

917.1'  
S. 9° 59.9' E.

5/8"  $\phi$  SET

441.6'  
S 76° 08.9' W.

5/8"  $\phi$  SET

MOBLEY SURVEY  
JULY, 1974  
V.M.S. 10631  
RUSHCREEK TOWNSHIP  
LOGAN COUNTY, OHIO  
SCALE 1" = 200'

5649 IP

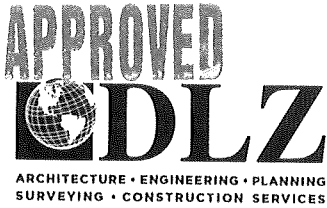
REF:

F.B. 513 Pg 75-77  
D.B. VOL. 313 Pg 596

INDEXED ON MAP

LESLIE H. GEESLIN  
REG. SURVEYOR 5248

10-13-2020



INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
UNMATCHED CLIENT SERVICE

## MOBLEY

### 2.500 ACRES

Lying in Virginia Military Survey 10631, Rushcreek Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Todd A. Mobley and Julie D. Mobley 39.95 acre tract as deeded and described in Official Record 1329, Page 354, Tract II and the Julie D. Mobley and Todd Mobley 19.94 acre tract as deeded and described in Official Record 267, Page 411, Tract Three and being more particularly described as follows:

**COMMENCING** at a 1 inch square iron bar found in a monument box on the center-line of County Highway 50 (60 feet wide) at Station 16+89.0 (Logan County Engineer's Field Book 703, Page 18) and on a common line to Virginia Military Surveys 10631 and 10041;

THENCE, with said center-line and said Virginia Military Survey line, N 83°-31'-57" E, a distance of 1458.67 feet to a MAG nail set at the **TRUE POINT OF BEGINNING**;

THENCE, continuing with said center-line and said Virginia Military Survey line, N 83°-31'-57" E, a distance of **260.98 feet** to a MAG nail set;

THENCE, with a new division line through said 39.95 acre tract, S 06°-28'-03" E, passing an iron rebar set at a distance of 30.00 feet, a total distance of **417.27 feet** to an iron rebar set;

THENCE, with a new division line through said 39.95 acre and 19.94 acre tracts, S 83°-31'-57" W, a distance of **260.98 feet** to an iron rod set;

THENCE, with a new division line through said 19.94 acre tract, N 06°-28'-03" W, passing an iron rebar set at a distance of 387.27 feet, a total distance of **417.27 feet** to the **POINT OF BEGINNING**.

Containing **2.500 acres**, more or less, of which 0.180 acre is within the highway right-of-way. There are 1.366 acres out of said 39.95 acre tract and 1.134 acres out of said 19.94 acre tract.



INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
UNMATCHED CLIENT SERVICE

Iron rebar set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "DLZ OHIO INC."

Property is subject to any and all previous easements and rights-of-way of record.

Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010), with the center-line of County Highway 50, having a bearing of N 83°-31'-57" E. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on October 5, 2020.

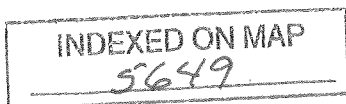


Description prepared by:

  
Daniel A. Neer

Professional Surveyor No. 8533

October 5, 2020



2021-2133.00

10-13-2020

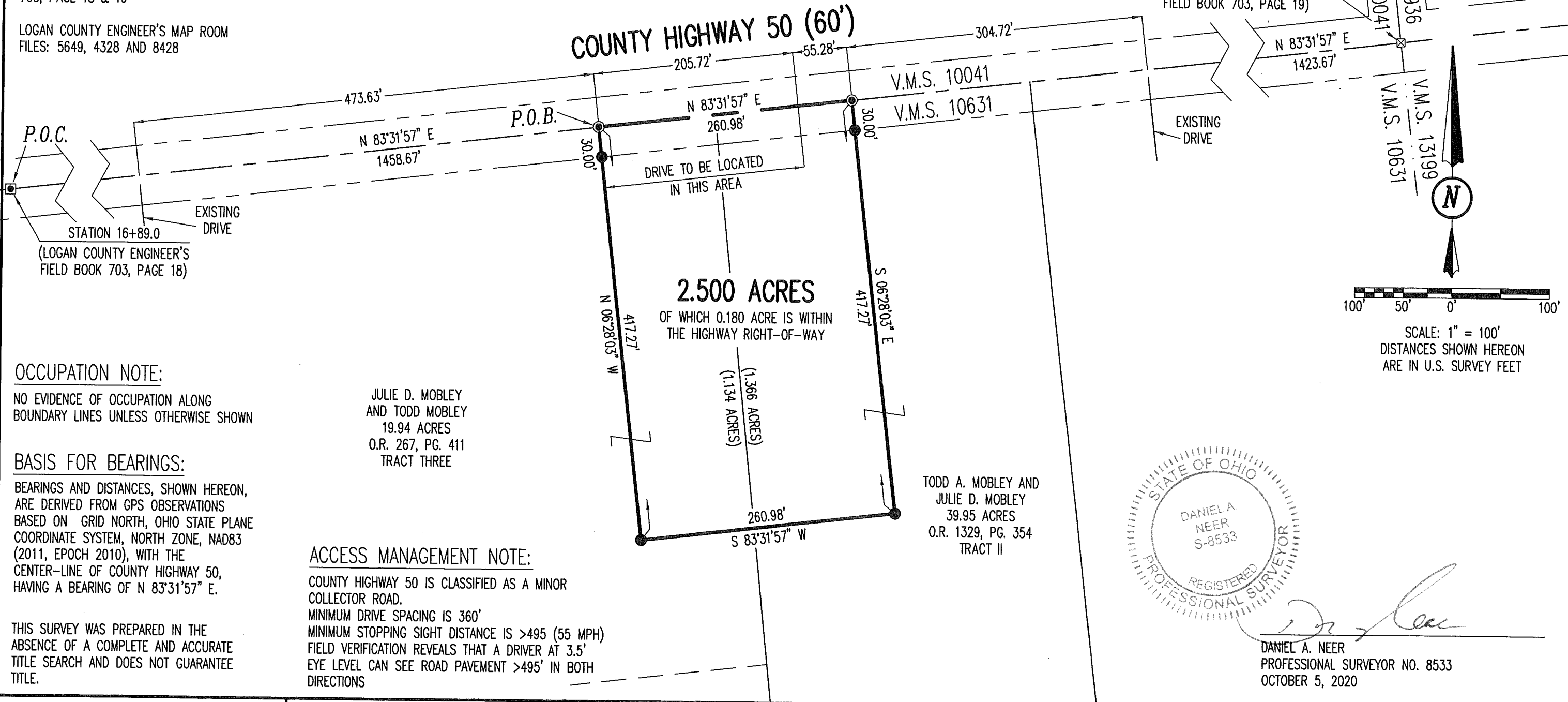
**APPROVED**

**DEED & SURVEY REFERENCES:**

REFERENCE DEEDS ARE SHOWN HEREON

LOGAN COUNTY ENGINEER'S FIELD BOOK  
703, PAGE 18 & 19

LOGAN COUNTY ENGINEER'S MAP ROOM  
FILES: 5649, 4328 AND 8428



**OCCUPATION NOTE:**

NO EVIDENCE OF OCCUPATION ALONG  
BOUNDARY LINES UNLESS OTHERWISE SHOWN

JULIE D. MOBLEY  
AND TODD MOBLEY  
19.94 ACRES  
O.R. 267, PG. 411  
TRACT THREE

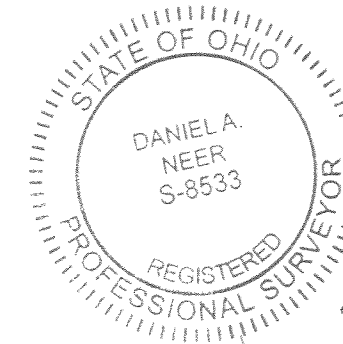
**BASIS FOR BEARINGS:**

BEARINGS AND DISTANCES, SHOWN HEREON,  
ARE DERIVED FROM GPS OBSERVATIONS  
BASED ON GRID NORTH, OHIO STATE PLANE  
COORDINATE SYSTEM, NORTH ZONE, NAD83  
(2011, EPOCH 2010), WITH THE  
CENTER-LINE OF COUNTY HIGHWAY 50,  
HAVING A BEARING OF N 83°31'57" E.

**ACCESS MANAGEMENT NOTE:**

COUNTY HIGHWAY 50 IS CLASSIFIED AS A MINOR  
COLLECTOR ROAD.  
MINIMUM DRIVE SPACING IS 360'  
MINIMUM STOPPING SIGHT DISTANCE IS >495 (55 MPH)  
FIELD VERIFICATION REVEALS THAT A DRIVER AT 3.5'  
EYE LEVEL CAN SEE ROAD PAVEMENT >495' IN BOTH  
DIRECTIONS

TODD A. MOBLEY AND  
JULIE D. MOBLEY  
39.95 ACRES  
O.R. 1329, PG. 354  
TRACT II



*Daniel A. Neer*  
DANIEL A. NEER  
PROFESSIONAL SURVEYOR NO. 8533  
OCTOBER 5, 2020

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**DLZ**  
117 N. Madriver Street • Bellefontaine, OH 43311  
(937) 593-7335 • www.dlz.com  
Project #2021-2133.00

**LEGEND**

☐ 1 INCH SQUARE IRON BAR FOUND IN A MONUMENT BOX	P.O.C. = POINT OF COMMENCEMENT
☒ 1 INCH SQUARE IRON BAR FOUND	P.O.B. = POINT OF BEGINNING
● MAG NAIL SET	R/W = RIGHT-OF-WAY
● 5/8 INCH BY 30 INCH IRON REBAR SET WITH PLASTIC I.D. CAP STAMPED "DLZ OHIO INC."	C/L = CENTER-LINE
	V.M.S. = VIRGINIA MILITARY SURVEY
	O.R. = OFFICIAL RECORD
	PG. = PAGE

**SURVEY OF 2.500 ACRES**  
VIRGINIA MILITARY SURVEY 10631  
RUSHCREEK TOWNSHIP  
LOGAN COUNTY, OHIO

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
KSS			10/5/2020

INDEXED ON MAP  
5649