

6-5-2022



APPROVED

**DESCRIPTION OF SURVEY FOR
BONNIE LOU MILLER
98.816 ACRES
May 26, 2022**

The following described 98.816 acre tract of land is situated in Virginia Military Survey 9936, Virginia Military Survey 12201 and Virginia Military Survey 9912-13318, Rushcreek Township, Logan County, Ohio and being all of Bonnie Lou Miller's 100 acre tract described in Official Record Volume 1329, page 53, said 98.816 acre tract more particularly described as follows:

Beginning for reference at a 5/8 inch iron bar found at the intersection of the centerline of County Road 50 (60 feet wide) with the centerline of Township Road 116 (40 feet wide), said iron bar also in the east line of V.M.S. 9936 and in the west line of V.M.S. 9937;

Thence South 62°41'06" West 33.47 feet, following the centerline of County Road 50 and entering V.M.S. 9936, to a magnetic spike set at a northeast corner of said 100 acre tract and at the northwest corner of Theodore N. Davie's and Barbara J. Gannon's Exhibit "A" (4.463 acres) described in Official Record Volume 779, page 469, said magnetic spike marking the **place of beginning**;

Thence **South 6°06'59" East 680.26 feet**, departing from the centerline of County Road 50, following an east line of said 100 acre tract and the west line of said 4.463 acre tract, passing a 5/8 inch iron bar found at 33.62 feet, to a 5/8 inch iron bar found in the south line of V.M.S. 9936 and in the north line of V.M.S. 12201;

Thence **North 84°22'17" East 220.90 feet**, following the south line of V.M.S. 9936, the south line of V.M.S. 9937, the north line of V.M.S. 12201, the north line of V.M.S. 9912-13318, the north line of said 100 acre tract and the south line of said 4.463 acre tract, to an iron bar set at the northwest corner of Steven B. Bates' and Darlene K. Bates' 98 acre tract described in Official Record Volume 82, page 236;

Thence **South 5°44'45" East 2108.18 feet**, departing from the south line of V.M.S. 9937 and the south line of said 4.463 acre tract, entering V.M.S. 9912-13318, following an east line of said 100 acre tract and the west line of said 98 acre tract, passing an iron bar set at 2085.68 feet, to a magnetic spike set in the centerline of County Road 48 (45 feet wide);

Thence **South 85°25'33" West 120.53 feet**, following the centerline of County Road 48 and the south line of said 100 acre tract, to a 7/8 inch iron bar found in the west line of V.M.S. 9912-13318 and in the east line of V.M.S. 12201;

Thence **North 79°51'34" West 1514.99 feet**, departing from the west line of V.M.S. 9912-13318 and entering V.M.S. 12201, following the centerline of County Road 48 and the south line of said 100 acre tract, to a 3/8 inch iron bar found;

Thence **South 83°17'00" West 386.54 feet**, following the centerline of County Road 48 and the south line of said 100 acre tract, to a railroad spike found in the west line of V.M.S. 12201 and in the east line of V.M.S. 13200, said railroad spike also at the southeast corner of David Rush Watkins' and Mary Christina Watkins' Exhibit "A", Tract I (83.85 acres) described in Official Record Volume 1397, page 4968;

Thence **North 7°45'09" West 1652.32 feet**, departing from the centerline of County Road 48, following the west line of V.M.S. 12201, the east line of V.M.S. 13200, the west line of said 100 acre tract and the east line of said 83.85 acre tract, passing an iron bar set at 30.00

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feet, to an iron bar set in the south line of V.M.S. 9936 and in the south line of Darrell W. Ramsey and Beverly A. Ramsey, Trustee's Parcel II (91.658 acres) described in Official Record Volume 1401, page 688;

Thence **North 82°46'07" East 160.05 feet**, following the south line of V.M.S. 9936, the north line of V.M.S. 12201, the north line of said 100 acre tract and the south line of said 91.658 acre tract, to an iron bar set;

Thence **North 5°55'48" West 75.72 feet**, departing from the north line of V.M.S. 12201 and entering V.M.S. 9936, following the west line of said 100 acre tract and the east line of said 91.658 acre tract, passing an iron bar set at 43.50 feet, to a magnetic spike set in the centerline of County Road 50;

Thence **North 62°41'06" East 1760.18 feet**, departing from the east line of said 91.658 acre tract, following the centerline of County Road 50 and the north line of said 100 acre tract, to the **place of beginning, containing 98.816 acres** more or less and subject to all valid easements and restrictions of record.

Of the above-described 98.816 acre tract of land, 14.240 acres are within V.M.S. 9936, 77.118 acres are within V.M.S. 12201 and 7.458 acres are within V.M.S. 9912-13318.

The road right-of-way of County Road 48 contains 1.045 acres and the road right-of-way of County Road 50 contains 1.219 acres for a total of 2.264 acres within the road right-of-way.

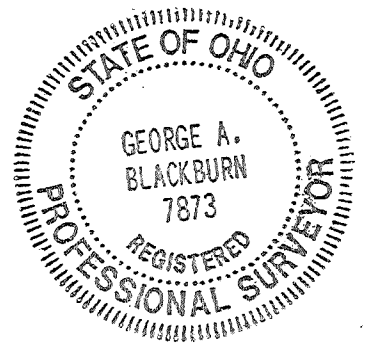
This description was prepared in the absence of a complete and accurate title search and does not guarantee title.

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 May 2022. 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 50 (60 feet wide) bearing North 62°41'06" East.

Description prepared by:

 5-26-2022

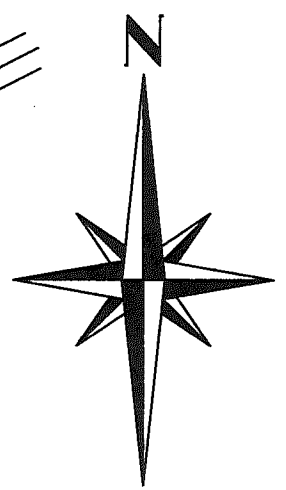
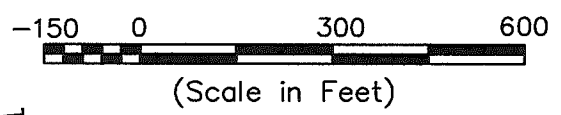
George A. Blackburn, RS # 7873
6879 State Route 287
West Liberty, Ohio 43357
(937) 465-0424



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APPROVED

PLAT OF SURVEY IN V.M.S. 9936, V.M.S. 12201 AND V.M.S. 9912-13318 RUSHCREEK TOWNSHIP LOGAN COUNTY, OHIO



Darrell W. Ramsey and
Beverly A. Ramsey, Trustee's
Parcel II (91.658 acres)
O.R. 1401, pg. 688

COUNTY ROAD 50 (60')

(Basis of Bearing)
N62°41'06"E
1760.18'
(1.219 Acres in road right-of-way)

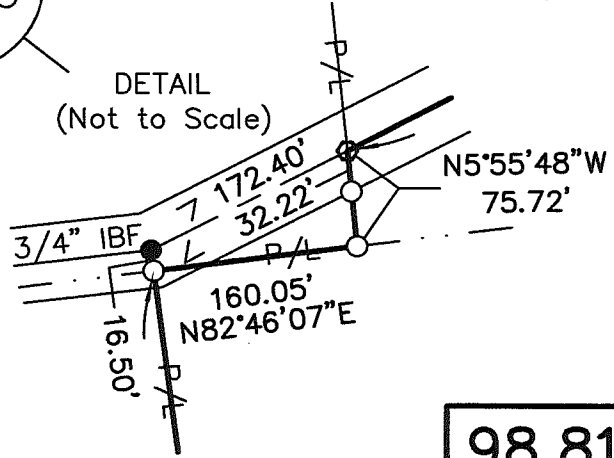
S62°41'06"W
33.47'

Theodore N. Davie and
Barbara J. Gannon
Exhibit "A" (4.463 acres)
O.R. 779, pg. 469

(14.240 Acres)
V.M.S. 9936
V.M.S. 12201
(77.118 Acres)

V.M.S. 9937
V.M.S. 9912-13318
N84°22'17"E
44.70'

DETAIL
(Not to Scale)



David Rush Watkins and Mary Christina Watkins
Exhibit "A", Tract I (83.85 acres)
O.R. 1397, pg. 4968

98.816 Acres

(2.264 Acres within the road right-of-way)

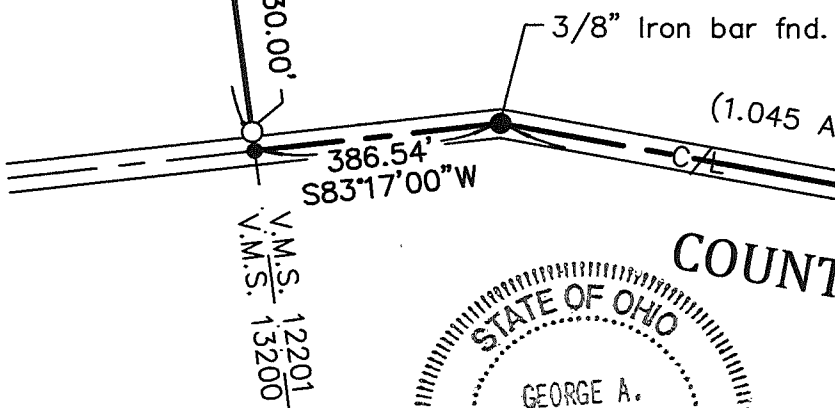
Bonnie Lou Miller
100 acres
O.R. 1329, pg. 53

This plat was prepared in the absence of a complete and accurate title search and does not guarantee title.

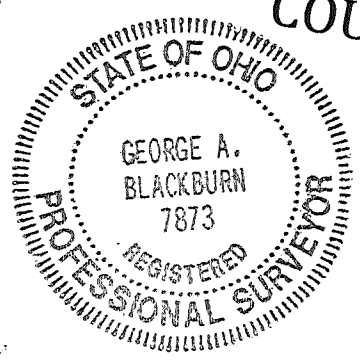
Steven B. Bates and Darlene K. Bates
98 acres
O.R. 82, pg. 236

S5°44'45"E
2108.18'

(7.458 Acres)
(77.118 Acres)



COUNTY ROAD 48 (45')



LEGEND

- Railroad spike found
- Magnetic spike set
- 5/8" Iron bar found unless otherwise noted
- 5/8" Iron bar set

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

George A. Blackburn 5-26-2022
George A. Blackburn, R.S. 7873

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

DATE: 5/26/2022
SCALE: 1" = 300'

FILE: Bonnie Miller 5-22

PLAT PREPARED FOR
BONNIE LOU MILLER

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of
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**DESCRIPTION OF SURVEY FOR
MATHEW M. ELLIOTT
5.010 ACRES
July 27, 2022**

The following described 5.010 acre tract of land is situated in Virginia Military Survey 12201, Rushcreek Township, Logan County, Ohio and being part of Mathew M. Elliott's and Emily K. Elliott's 98.816 acre tract described in Official Record Volume 1407, page 4826, said 5.010 acre tract more particularly described as follows:

Beginning for reference at a 7/8 inch iron bar found at the intersection of the centerline of County Road 48 (45 feet wide) with the east line of V.M.S. 12201, said iron bar also at an angle point in the south line of said 98.816 acre tract;

Thence North 79°51'34" West 268.05 feet, following the centerline of County Road 48 and the south line of said 98.816 acre tract, entering V.M.S. 12201, to a magnetic nail set and marking the **place of beginning**;

Thence **North 79°51'34" West 427.91 feet**, continuing along the centerline of County Road 48 and the south line of said 98.816 acre tract, to a magnetic nail set;

Thence **North 10°08'26" East 510.00 feet**, departing from the centerline of County Road 48 and entering said 98.816 acre tract, passing an iron bar set at 22.50 feet, to an iron bar set;

Thence **South 79°51'34" East 427.91 feet** to an iron bar set;

Thence **South 10°08'26" West 510.00 feet**, passing an iron bar set at 487.50 feet, to the **place of beginning, containing 5.010 acres** more or less and subject to all valid easements and restrictions of record.

The road right-of-way of County Road 48 contains 0.221 acres.

This description was prepared in the absence of a complete and accurate title search and does not guarantee title.

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 July 2022. 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 48 (45 feet wide) bearing North 79°51'34" West.

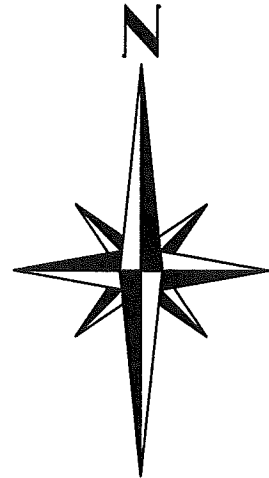
Description prepared by: *George A. Blackburn* 7-27-2022

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



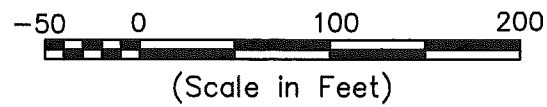
8-5-2022

APPROVED



PLAT OF SURVEY IN V.M.S. 12201 RUSHCREEK TOWNSHIP LOGAN COUNTY, OHIO

Mathew M. Elliott and
Emily K. Elliott
98.816 acres
O.R. 1407, pg. 4826



ACCESS MANAGEMENT REGULATIONS:
County Road 48 is a local road.
Minimum driveway spacing \geq 250'.
Minimum Sight Distance \geq 495'.

5.010 Acres

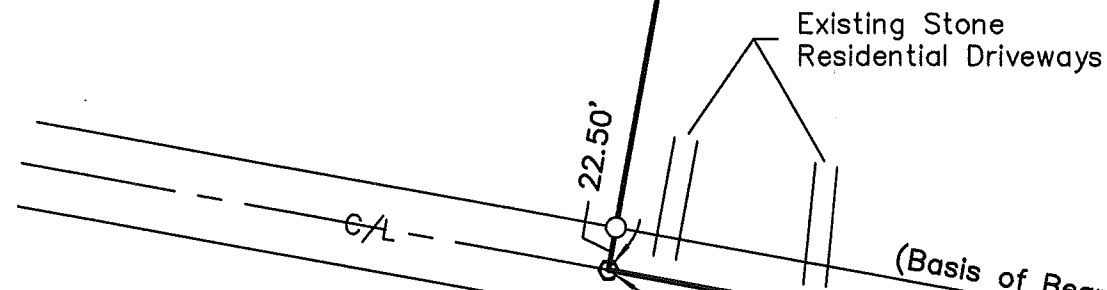
(0.221 Acres in road right-of-way)

Part of Mathew M. Elliott's and
Emily K. Elliott's
98.816 acre tract described in
O.R. 1407, pg. 4826

Mathew M. Elliott and
Emily K. Elliott
98.816 acres
O.R. 1407, pg. 4826

LEGEND

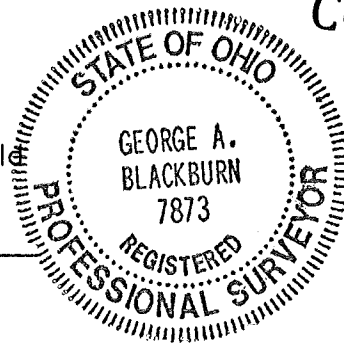
- Magnetic spike found
- Magnetic nail set
- 7/8" Iron bar found
- 5/8" Iron bar set



This plat was prepared in the absence of a complete and accurate title search and does not guarantee title.

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

George A. Blackburn 7-27-2022
George A. Blackburn, R.S. 7873



COUNTY ROAD 48 (45')

Reference Beginning
Place of Beginning
N79°51'34"W 268.05'
N85°25'33"E 120.53'

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

DATE: 7/27/2022
SCALE: 1" = 100'
FILE: Matt Elliott 7-22

REVISIONS	DATE	BY

PLAT PREPARED FOR MATHEW M. ELLIOTT

INDEXED ON MAP
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2-15-2023



APPROVED

**DESCRIPTION OF SURVEY FOR
MATHEW M. ELLIOTT AND EMILY K. ELLIOTT
February 13, 2023**

The following described 8.903 acre tract of land is situated in Virginia Military Survey 9936 and in Virginia Military Survey 12201, Rushcreek Township, Logan County, Ohio and being part of Mathew M. Elliott's and Emily K. Elliott's original 98.816 acre tract described in Official Record Volume 1407, page 4826, said 8.903 acre tract of land more particularly described as follows:

Beginning at a 5/8 inch iron bar found in the south line of V.M.S. 9936, at the northwest corner of Virginia Military Survey 12201, at the northeast corner of V.M.S. 13200, in the south line of Darrell W. Ramsey and Beverly A. Ramsey, Trustee's Parcel II (91.658 acres) described in Official Record Volume 1401, page 688, at the northeast corner of David Rush Watkins' and Mary Christina Watkins' Exhibit "A", Tract I (83.85 acres) described in Official Record Volume 1397, page 4968 and at the northwest corner of said original 98.816 acre tract, said iron bar also bearing South 7°45'09" East 16.50 feet from a 3/4 inch iron bar found at an angle point in the centerline of County Road 50 (60 feet wide);

Thence **North 82°46'06" East 160.05 feet**, following the south line of V.M.S. 9936, the north line of V.M.S. 12201, the south line of said 91.658 acre tract and a north line of said original 98.816 acre tract, to a 5/8 inch iron bar found;

Thence **North 5°55'48" West 75.72 feet**, departing from the north line of V.M.S. 12201, entering V.M.S. 9936, following the east line of said 91.658 acre tract and a west line of said original 98.816 acre tract, passing a 5/8 inch iron bar found at 43.50 feet, to a magnetic spike found in the centerline of County Road 50;

Thence **North 62°41'06" East 582.88 feet**, departing from the east line of said 91.658 acre tract, following the centerline of County Road 50 and the north line of said original 98.816 acre tract, to a magnetic spike set;

Thence **South 13°32'43" East 670.27 feet**, departing from the centerline of County Road 50, entering said original 98.816 acre tract, passing an iron bar set at 30.89 feet, leaving V.M.S. 9936 and entering V.M.S. 12201, to an iron bar set;

Thence **South 84°29'58" West 779.94 feet** to an iron bar set in the east line of V.M.S. 13200, in the west line of V.M.S. 12201, in the east line of said 83.85 acre tract and in the west line of said original 98.816 acre tract;



Thence **North 7°45'09" West 366.81 feet**, following the east line of V.M.S. 13200, the west line of V.M.S. 12201, the east line of said 83.85 acre tract and the west line of said original 98.816 acre tract, to the **place of beginning, containing 8.903 acres** more or less and subject to all valid easements and restrictions of record.

The 8.903 acre tract described herein has 2.307 acres within V.M.S. 9936 and 6.596 acres within V.M.S. 12201.

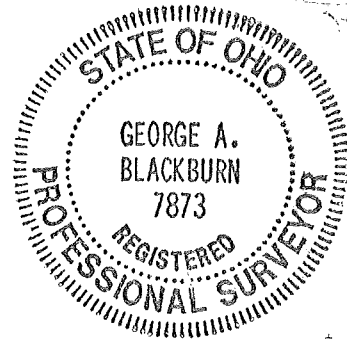
The road right-of-way of County Road 50 contains 0.403 acres.

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 February 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 50 (60 feet wide) bearing North 62°41'06" East.

Description prepared by:

 2-13-2023

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



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2-15-2023

APPROVED

PLAT OF SURVEY IN VIRGINIA MILITARY SURVEY 12201 RUSHCREEK TOWNSHIP LOGAN COUNTY, OHIO

LEGEND

- MAGNETIC SPIKE FOUND
- MAGNETIC SPIKE SET
- 5/8" IRON BAR FOUND
UNLESS OTHERWISE NOTED
- 5/8" IRON BAR SET

Darrell W. Ramsey and
Beverly A. Ramsey, Trustee's
Parcel II (91.658 acres)
O.R. 1401, pg. 688

3/4" Iron Bar fnd.
16.50'
V.M.S. 9936
V.M.S. 13200
PLACE OF BEGINNING

David Rush Watkins and
Mary Christina Watkins
Exhibit "A", Tract I
(83.85 acres)
O.R. 1397, pg. 4968

COUNTY ROAD 50 (60')
(BASIS OF BEARING)
N62°41'06"E
582.88'

Ex. Non Residential
Driveway

V.M.S. 9936
V.M.S. 12201

(2.307 ACRES)
(6.596 ACRES)

Mathew M. Elliott and
Emily K. Elliott
original 98.816 acres
O.R. 1407, pg. 4826

8.903 Acres

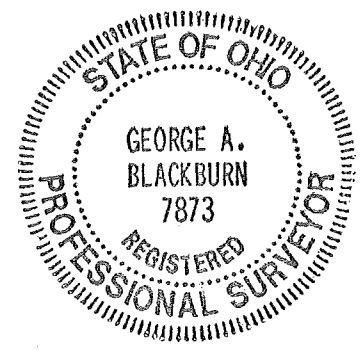
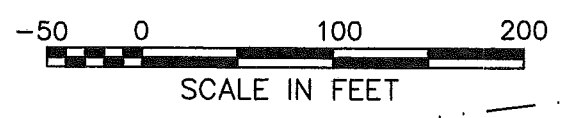
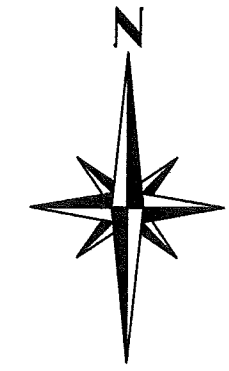
(0.403 Acres inside road right-of-way)

Part of Mathew M. Elliott's and
Emily K. Elliott's
original 98.816 acres
O.R. 1407, pg. 4826

ACCESS MANAGEMENT REGULATIONS:
County Road 50 is classified as a local road.
Minimum driveway spacing is \geq 250'.
Minimum sight distance is \geq 495'.
New driveway not requested at this time.

Mathew M. Elliott and Emily K. Elliott
original 98.816 acres
O.R. 1407, pg. 4826

I hereby certify that this plat was prepared from an actual
field survey and that monuments were placed as indicated hereon.
George A. Blackburn 2-13-2023
George A. Blackburn, R.S. 7873



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

DATE : 2/13/2023
SCALE : 1" = 100'
FILE: Mat Elliott 2-23

REVISIONS	DATE	BY

PLAT PREPARED FOR MATHEW ELLIOTT AND EMILY ELLIOTT

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