

**BETTY JO WELTY AND DONNA GRAHAM SURVEY**  
**55.118 ACRES**  
**August 19, 2002**

The following described 55.118 acre tract of land is situated in Virginia Military Survey 4658 – 4678, Zane Township, Logan County and Rush Township, Champaign County, Ohio and being all of Donna Graham's (1/3 interest) original 50.00 acres and original 5.14 acres (5 acres and 22 poles) by Logan County Official Record 159, page 380 and Champaign County Official Record 89, page 505 and Betty Jo Welty's (2/3 interest) original 50.00 acres and original 5.14 acres (5 acres and 22 poles) by Logan County Official Record 159, page 380 and Official Record 558, page 330 and Champaign County Official Record 89, page 505 and Official Record 362, page 974, said 55.118 acre tract being more particularly described as follows:

Beginning at a PK nail found at the intersection of the centerline of Township Road 258 with the centerline of State Route 559 (60 feet wide), said nail being in the northeast line of V.M.S. 4658 – 4678 and in the northeast line of said original 50.00 acre tract;

Thence **South 36°30'00" East 51.00 feet**, following the centerline of State Route 559, the northeast line of V.M.S. 4658 – 4678, and the northeast line of said original 50.00 acre tract, to a railroad spike found at the north corner of Jack L. and Deborah Graham's 1.063 acre tract described in Official Record 183, page 47, said 1.063 acre tract formerly part of said 50.00 acre tract and said 5.14 acre tract;

Thence **South 53°50'12" West 220.93 feet**, departing from the centerline of State Route 559, entering V.M.S. 4658 – 4678, following the northwest line of said 1.063 acre tract, passing a 5/8 inch iron pin found at 30.00 feet, to a 5/8 inch iron pin found;

Thence **South 36°30'00" East 209.51 feet**, following the southwest line of said 1.063 acre tract, to a 5/8 inch iron pin found in the northeast line of Virginia K. Reid's Parcel One, 82.13 acres, described in Logan County Official Record 204, page 930 and Champaign County Official Record 104, page 230;

Thence **South 53°50'12" West 992.06 feet**, following the northeast line of said 82.13 acre tract and the southeast line of said original 5.14 acre tract, departing from the Zane Township, Logan County and entering Rush Township, Champaign County, to a stone found;

Thence **North 36°30'00" West 2070.53 feet**, following the northeast line of said 82.13 acre tract, the southwest line of said original 5.14 acre tract, and the southwest line of said original 50.00 acre tract, to an iron pin set in the southeast line of Alice A. Westfall, Trustee's (1/2 interest), Parcel VII, 137.10 acres, described in Logan County Official Record 369, page 590 and Champaign County Official Record 244, page 1060 and John L. Westfall, Trustee's (1/2 interest), Parcel VII, 137.10 acres, described in Logan County Official Record 369, page 599 and Champaign County Official Record 244, page 1051;

Thence **North 55°15'36" East 1213.54 feet**, following the southeast line of said 137.10 acre tract and the northwest line of said original 50.00 acre tract, passing an iron pin set at 1183.53 feet, to a railroad spike set in the centerline of State Route 559 and in the northeast line of V.M.S. 4658 – 4678;

Thence **South 36°30'00" East 456.30 feet**, following the centerline of State Route 559, the northeast line of V.M.S. 4658 – 4678, and the northeast line of said original 50.00 acre tract, to a railroad spike found at the north corner of Ernest R. and Donna M. Graham's 1.056 acre tract described in Official Record 111, page 967, said 1.056 acre tract formerly part of said original 50.00 acre tract;

Thence **South 53°30'00" West 230.00 feet**, departing from the centerline of State Route 559, entering V.M.S. 4658 – 4678, following the northwest line of said 1.056 acre tract, passing a 5/8 inch iron pin found at 30.00 feet, to a 5/8 inch iron pin found;

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Thence **South 36°30'00" East 200.00 feet**, following the southwest line of said 1.056 acre tract, to a 5/8 inch iron pin found;

Thence **North 53°30'00" East 230.00 feet**, following the southeast line of said 1.056 acre tract, passing a nail found in the east side of a tree at 202.00 feet, to a railroad spike found in the centerline of State Route 559 and in the northeast line of V.M.S. 4658 – 4678;

Thence **South 36°30'00" East 1123.58 feet**, following the centerline of State Route 559, the northeast line of V.M.S. 4658 – 4678, and the northeast line of said original 50.00 acre tract, to the **place of beginning, containing 55.118 acres**, more or less, and subject to all valid easements and restrictions of record.

Of the above described 55.118 acre tract, 1.124 acres are within the road right-of-way of State Route 559, 50.692 acres are within Zane Township, Logan County (48.772 acres being part of said original 50.00 acre tract and 1.920 acres being part of said original 5.14 acre tract) and 4.426 acres are within Rush Township, Champaign County (1.836 acres being part of said original 50.00 acre tract and 2.590 acres being part of said original 5.14 acre tract).

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of August 2002. Iron pins 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 State Route 559 being South 36°30'00" East.

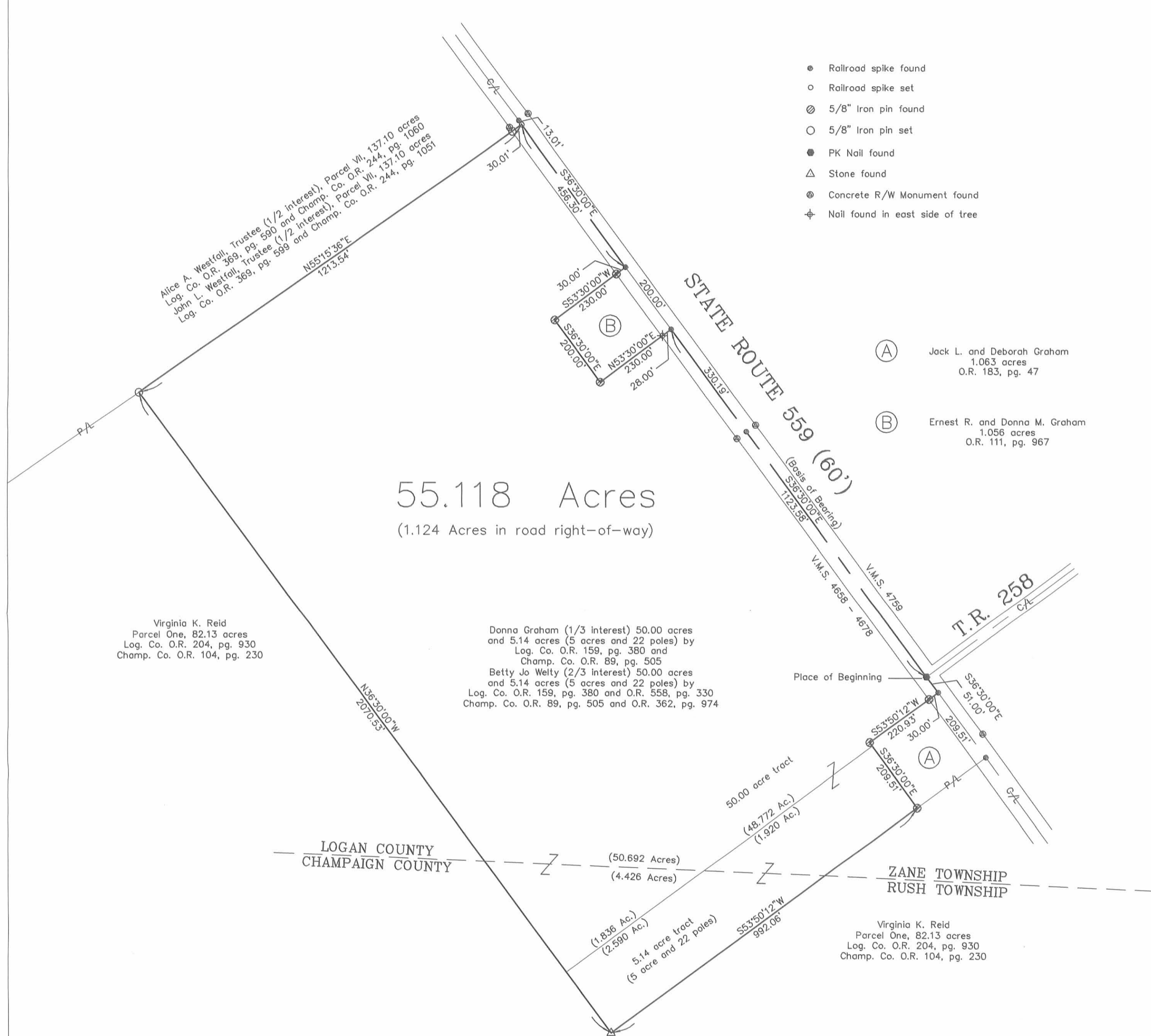
Description prepared by: George A. Blackburn  
George A. Blackburn, R.S. #7873  
12125 Green Street  
Middleburg, Ohio 43336  
(937) 666-5605



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REV 8-20-02 smj ou

# VIRGINIA MILITARY SURVEY 4658 - 4678 ZANE TOWNSHIP, LOGAN COUNTY AND RUSH TOWNSHIP, CHAMPAIGN COUNTY OHIO



- Railroad spike found
- Railroad spike set
- ⊗ 5/8" Iron pin found
- 5/8" Iron pin set
- PK Nail found
- △ Stone found
- ⊗ Concrete R/W Monument found
- ⊕ Nail found in east side of tree

- (A) Jack L. and Deborah Graham  
1.063 acres  
O.R. 183, pg. 47
- (B) Ernest R. and Donna M. Graham  
1.056 acres  
O.R. 111, pg. 967

55.118 Acres  
(1.124 Acres in road right-of-way)

Virginia K. Reid  
Parcel One, 82.13 acres  
Log. Co. O.R. 204, pg. 930  
Champ. Co. O.R. 104, pg. 230

Donna Graham (1/3 interest) 50.00 acres  
and 5.14 acres (5 acres and 22 poles) by  
Log. Co. O.R. 159, pg. 380 and  
Champ. Co. O.R. 89, pg. 505  
Betty Jo Welty (2/3 interest) 50.00 acres  
and 5.14 acres (5 acres and 22 poles) by  
Log. Co. O.R. 159, pg. 380 and O.R. 558, pg. 330  
Champ. Co. O.R. 89, pg. 505 and O.R. 362, pg. 974

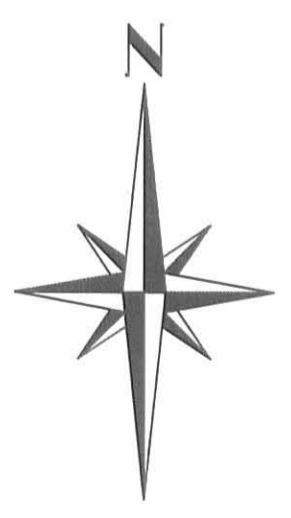
Virginia K. Reid  
Parcel One, 82.13 acres  
Log. Co. O.R. 204, pg. 930  
Champ. Co. O.R. 104, pg. 230

### BETTY JO WELTY AND DONNA GRAHAM SURVEY

Being all of Donna Graham (1/3 interest) 50.00 acres  
and 5.14 acres (5 acres and 22 poles) by  
Log. Co. O.R. 159, pg. 380 and  
Champ. Co. O.R. 89, pg. 505  
and Betty Jo Welty (2/3 interest) 50.00 acres  
and 5.14 acres (5 acres and 22 poles) by  
Log. Co. O.R. 159, pg. 380 and O.R. 558, pg. 330  
Champ. Co. O.R. 89, pg. 505 and O.R. 362, pg. 974

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

*George A. Blackburn* 8/17/02  
George A. Blackburn, R.S. 7873



SCALE IN FEET  
-100 0 200 400

### BLACKBURN SURVEYING

Filename: Welty 8-02  
Scale: 1" = 200'  
Date: 8/19/02  
F.B. 8, pg. 9

12125 GREEN STREET  
MIDDLEBURG, OHIO 43336  
(937) 666-5605

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# Lee Surveying and Mapping Co.



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143 EAST COLUMBUS AVENUE  
BELLEFONTAINE, OHIO 43311

(513) 593-7335

JEFFREY I. LEE, P.S.

## PATRICK (1.063 ACRE)

Lying in Virginia Military Survey 4658-4678, Zane Township, Logan County, Ohio.

Being out of the Ruby E. Patrick original 52.21 acre tract as deeded and described in Volume 360, Page 500 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike set on the center-line of State Route 559, and being S 36°-30'-00" E, along the center-line of State Route 559 a distance of 51.00 feet from a PK nail found at the intersection of center-lines of State Route 559 and Township Road 258.

THENCE, with the center-line of State Route 559, S 36°-30'-00" E, a distance of 209.51 feet to a railroad spike set on the center-line of State Route 559 at the north corner of the Paul Reid 82.13 acre tract (Vol. 237, Pg. 536).

THENCE, with the northerly line of the said 82.13 acre tract, S 53°-50'-12" W, a distance of 220.93 feet to a 5/8 inch iron rod set.

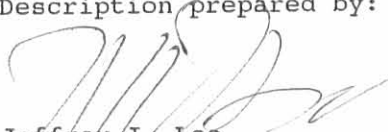
THENCE, N 36°-30'-00" W, a distance of 209.51 feet to a 5/8 inch iron rod set.

THENCE, N 53°-50'-12" E, a distance of 220.93 feet to the point of beginning.

Containing 1.063 acre of which 0.144 acre is within the highway right-of-way.

The basis for bearings is based upon the center-line of State Route 559 being S 36°-30'-00" E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Company on January 28, 1993.

Description prepared by:

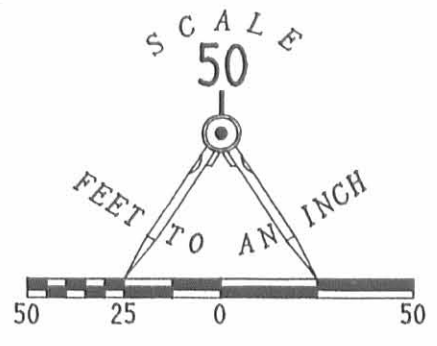
  
Jeffrey I. Lee  
Professional Surveyor 6359  
January 29, 1993



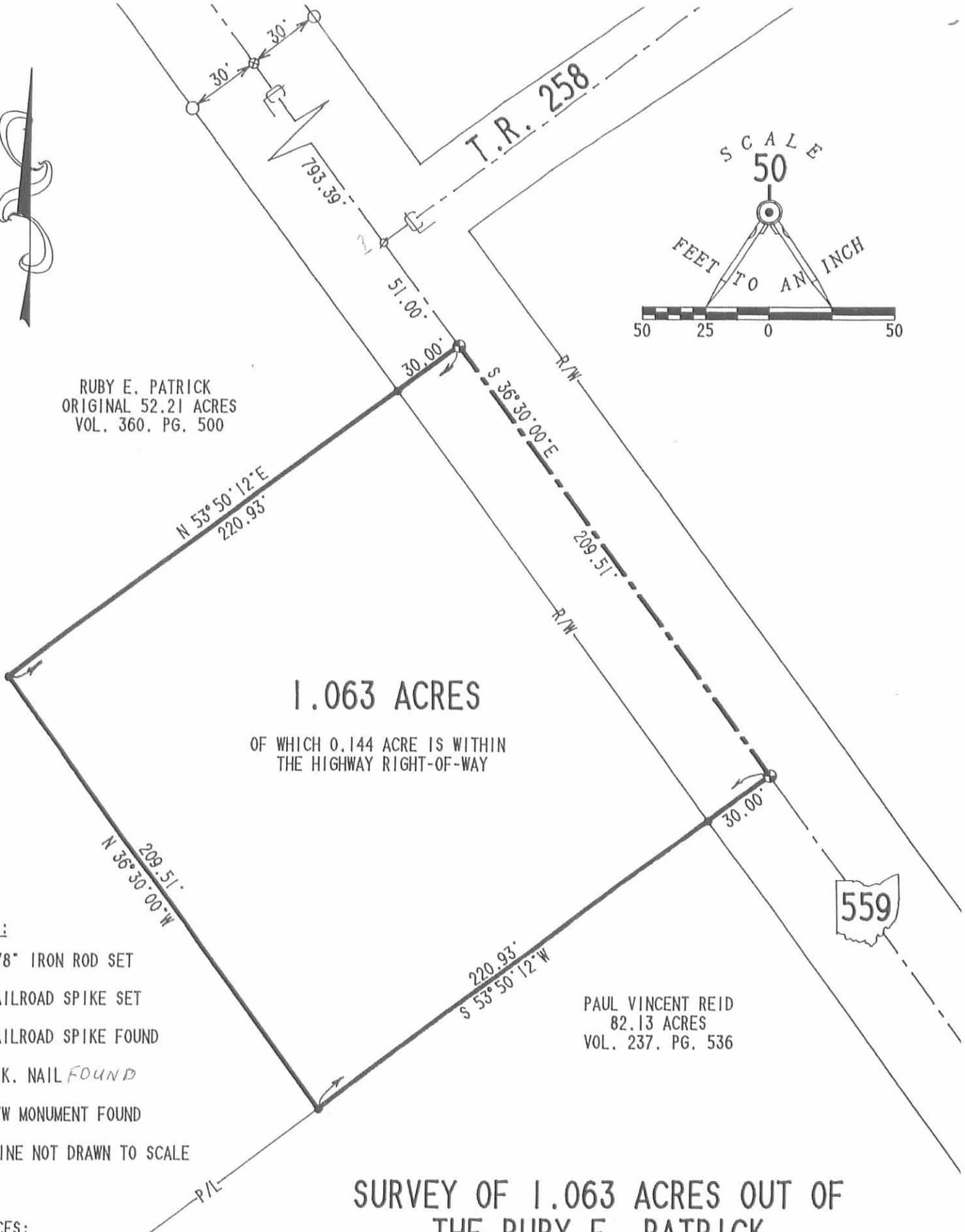
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ORIGINAL STAMP IN GREEN

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RUBY E. PATRICK  
ORIGINAL 52.21 ACRES  
VOL. 360. PG. 500



1.063 ACRES

OF WHICH 0.144 ACRE IS WITHIN  
THE HIGHWAY RIGHT-OF-WAY

PAUL VINCENT REID  
82.13 ACRES  
VOL. 237. PG. 536

**LEGEND:**

- 5/8" IRON ROD SET
- ⊕ RAILROAD SPIKE SET
- ⊗ RAILROAD SPIKE FOUND
- ⊘ P.K. NAIL FOUND
- R/W MONUMENT FOUND
- ⚡ LINE NOT DRAWN TO SCALE

**REFERENCES:**

LOGAN COUNTY ENGINEER'S  
FIELD BOOK 379. PAGES 51. 54.

**SURVEY OF 1.063 ACRES OUT OF  
THE RUBY E. PATRICK  
ORIGINAL 52.21 ACRE TRACT  
VOLUME 360. PAGE 500  
VIRGINIA MILITARY SURVEY 4658-4678  
ZANE TOWNSHIP  
LOGAN COUNTY, OHIO**

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SURVEYED BY:

JEFFREY I. LEE  
PROFESSIONAL SURVEYOR 6359  
JANUARY 28, 1993

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

**LEE SURVEYING & MAPPING CO.**  
143 East Columbus Avenue  
BELLEFONTAINE, OHIO 43311  
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D 211 EGRAHAM L-1843-4

ORIGINAL STAMP IN GREEN



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CLAYTON M. LEE, P.S.  
JEFFREY I. LEE, P.S.

## PATRICK 1.056 ACRES

LYING IN V.M.S. 4658-4678, ZANE TOWNSHIP, LOGAN COUNTY, OHIO.

BEING OUT OF THAT 52.21 ACRE TRACT IN THE NAME OF RUBY PATRICK AS DEEDED AND DESCRIBED IN VOLUME 360, PAGE 500 OF THE LOGAN COUNTY RECORDS OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE SET ON THE CENTER-LINE OF STATE ROUTE 559, N 36°-30'-00" W, A DISTANCE OF 1123.58 FEET FROM A PK NAIL SET AT THE INTERSECTION OF CENTER-LINES OF STATE ROUTE 559 AND TOWNSHIP ROAD 258.

THENCE, S 53°-30'-00" W, A DISTANCE OF 230.00 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, N 36°-30'-00" W, A DISTANCE OF 200.00 FEET TO A 5/8 INCH IRON ROD SET.


THENCE, N 53°-30'-00" E, A DISTANCE OF 230.00 FEET TO A RAILROAD SPIKE SET IN THE CENTER-LINE OF STATE ROUTE 559.

THENCE, S 36°-30'-00" E, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.056 ACRES OF WHICH 0.138 ACRE IS WITHIN THE HIGHWAY RIGHT-OF-WAY.

THE BASIS FOR BEARINGS IS BASED UPON THE CENTER-LINE OF STATE ROUTE 559 BEING S 36°-30'-00" E, AND ALL OTHER COURSES ARE FROM ANGLES AND DISTANCES MEASURED IN A FIELD SURVEY BY LEE SURVEYING AND MAPPING COMPANY ON AUGUST 6, 1990.

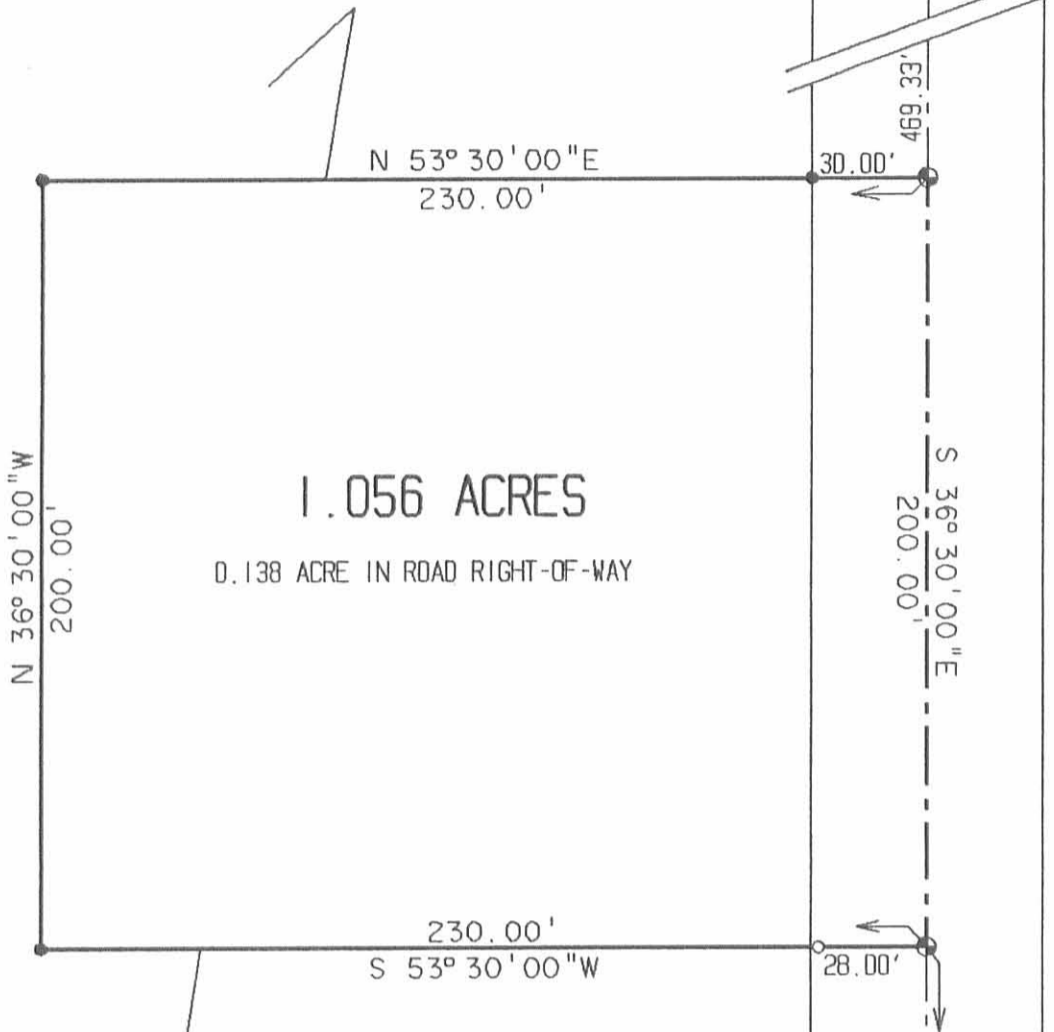
DESCRIPTION PREPARED BY:

  
JEFFREY I. LEE  
PROFESSIONAL SURVEYOR 6359  
AUGUST 8, 1990



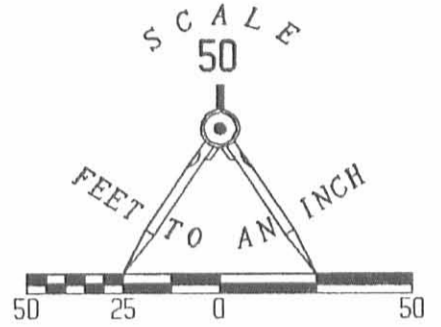
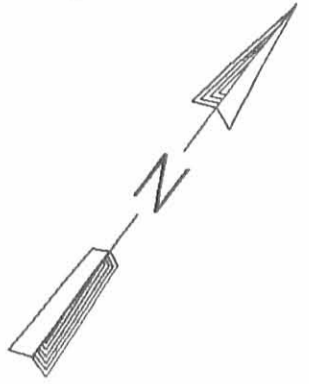
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RUBY PATRICK  
52.21 AC.  
VOL. 360, PG. 500



1.056 ACRES

0.138 ACRE IN ROAD RIGHT-OF-WAY



LEGEND

- ⊙ R.D.W. MON. FOUND
- ⊗ RR SPIKE FOUND
- ⊕ RRS SET
- 5/8" I. ROD SET
- NAIL SET IN ROOT
- ⊖ PK NAIL SET

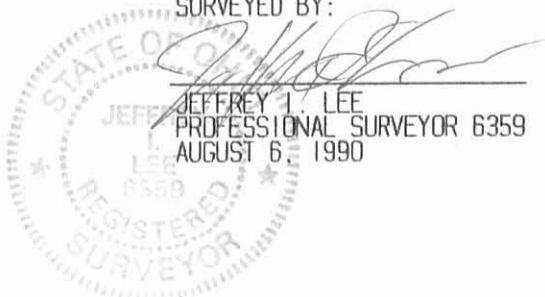
REFERENCES:

C/L S.R. 559 BASED ON FOUND RIGHT-OF-WAY MONUMENTS

C/L T.R. 258 BASED ON FOUND CENTER-LINE MONUMENTS AND LOGAN COUNTY ENGINEER FIELD BOOK 379, PP. 51 & 54

SURVEY OF 1.056 ACRES OUT OF THE RUBY PATRICK 52.21 ACRE TRACT VOL. 360, PG. 500 V.M.S. 4658 - 4678 ZANE TOWNSHIP LOGAN COUNTY, OHIO

SURVEYED BY:



ORIGINAL STAMP IN GREEN

LEE SURVEYING & MAPPING CO.  
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(513) 593-7335

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