

JOSEPH BATES SURVEY

January 4, 1975

The following described tract of land is situated in the State of Ohio, County of Logan, Township of Bokescreek, V.M.S. No. 5288, being a part of Joseph M. and Anna P. Bates 73 acre tract described in Logan County Deed Record Volume 293, Page 680, being more particularly described as follows:

Commencing at a point on the centerline of S.R. No. 47 midway between highway reference monuments 16 feet right and left of said centerline, said monuments referenced in S.R. No. 47 highway right-of-way plan sheets on file in the Logan County Engineer's office as being right and left of Sta. 501 + 40.30 (intersection of S.R. No. 292 and S.R. No. 47 referenced as Sta. 500 + 00); thence following the centerline of S.R. No. 47, S 88°-18' E, 939.78 feet to a R.R. spike being the PLACE of BEGINNING,

thence continuing along the centerline of S.R. No. 47, S 88°-18' E, 523.55 feet to a R.R. spike,

thence S 01°-42' W, 248.44 feet (passing thru an iron pin on the southerly right-of-way line of S.R. No. 47 at 40.00 feet), to an iron pin,

thence N 88°-18' W, 495.68 feet to an iron pin,

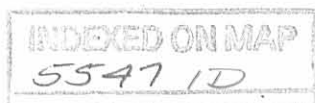
thence N 04°-42' W, 250.00 feet (passing thru an iron pin on the southerly right-of-way line of S.R. No. 47 at 209.75 feet), to the PLACE of BEGINNING.

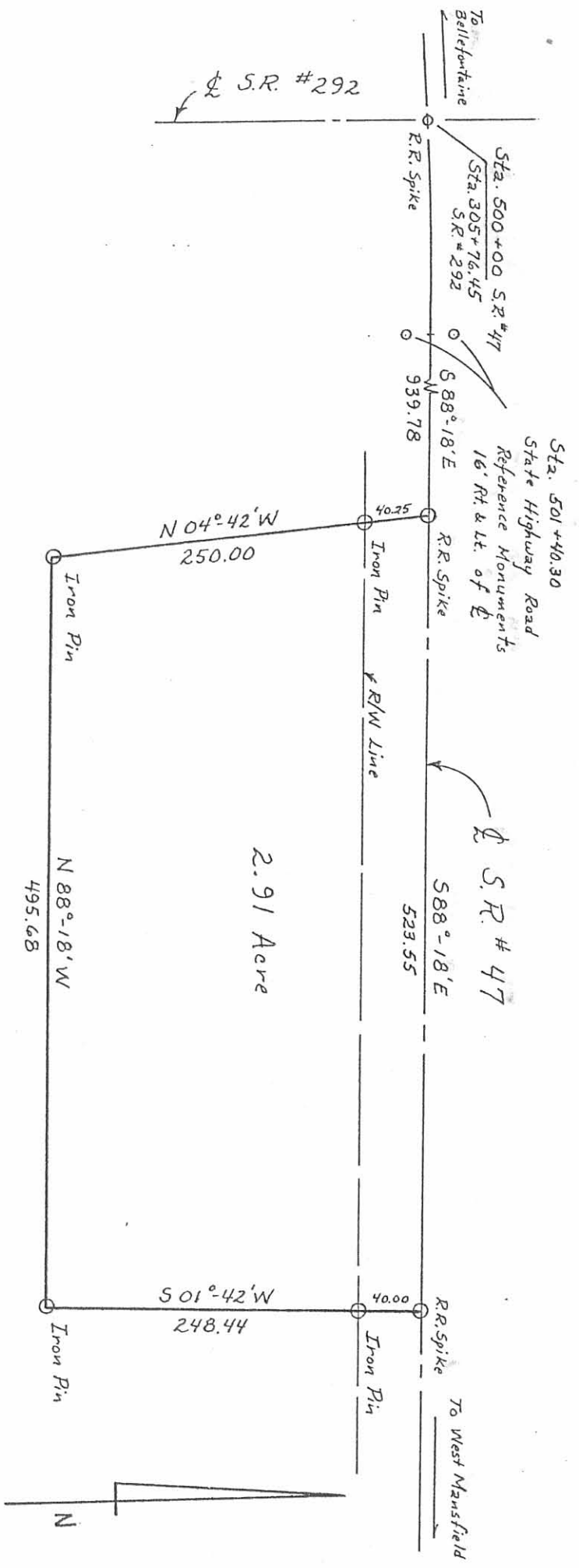
The above described tract of land contains 2.91 acres of which 0.48 acre is dedicated for highway purposes.

The above description is the result of a survey completed January 4, 1975, by Paul R. Clapsaddle, P.S. # 6140.

ATTEST:

Paul R. Clapsaddle, P.S. # 6140





Joseph M. Bates, Etux  
 73.00 - 2.91 = 70.09 Acres  
 Remaining

Scale : 1" = 100'  
 Date : 1/4/75  
 Drawing No. 75-00200  
 Survey By:  
 Paul R. Clapsaddle, P.S. # 6140

JOSEPH BATES SURVEY  
 State of Ohio  
 County of Logan  
 Township of Bokescreek  
 V.M.S. 5288

ATTEST: Paul R. Clapsaddle, P.S. # 6140

INDEXED ON MAP

5547 1P



# Lee Surveying and Mapping Co.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

855 EAST SANDUSKY AVENUE  
BELLEFONTAINE, OHIO 43311

(513) 593-5780

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

## JOSEPH BATES TO ELLIOTT (EXCEPTION)

Lying in V.M.S. 5288, Bokescreek Township, Logan County, Ohio and being a part of that 73 acres deeded and described in Volume 293, Page 680 of the Logan County Records of Deeds and more particularly described as follows:

Beginning at an iron spike set in the center-line of State Route 47 marking the northwest corner of said 73 acre tract and lying easterly along said center-line a distance of 522.16 feet from the center-line of State Route 292 and lying at the northeast corner of a 33 foot lane running south to a 100.42 acre tract (Volume 287, Page 32).

THENCE, with the west line of said 73 acres, the same being the east line of said 33 foot lane, S 4°-17'-40" E, a distance of 250.00 feet to an iron rod, passing an iron rod set on the highway right-of-way line at 40.22 feet.

THENCE, S 88°-21'-20" E, a distance of 358.97 feet to an iron rod set 60 feet westerly from the southwest corner of a 2.91 acre tract (Land contract to R. Watkins).

THENCE, S 16°-23'-20" E, a distance of 797.35 feet to an iron rod.

THENCE, along the south line of a levy, S 81°-40'-30" E, a distance of 549.95 feet to an iron rod set in a fence line.

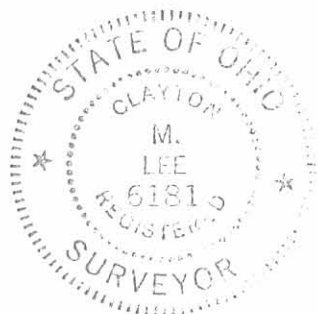
THENCE, with said fence line, N 5°-38'-30" W, a distance of 371.52 feet to an iron rod set by a large wood post.

THENCE, N 54°-52'-30" W, a distance of 822.27 feet to an iron rod found at the aforementioned southwest corner of the 2.91 acre tract.

THENCE, with the west line of said 2.91 acres, N 4°-38' W, a distance of 249.78 feet to a railroad spike found in the center-line of State Route 47.

THENCE, with said center-line, N 88°-18' W, a distance of 417.62 feet to the point of beginning. Containing 10.18 acres.

Last previous deed description: Volume 293, Page 680.

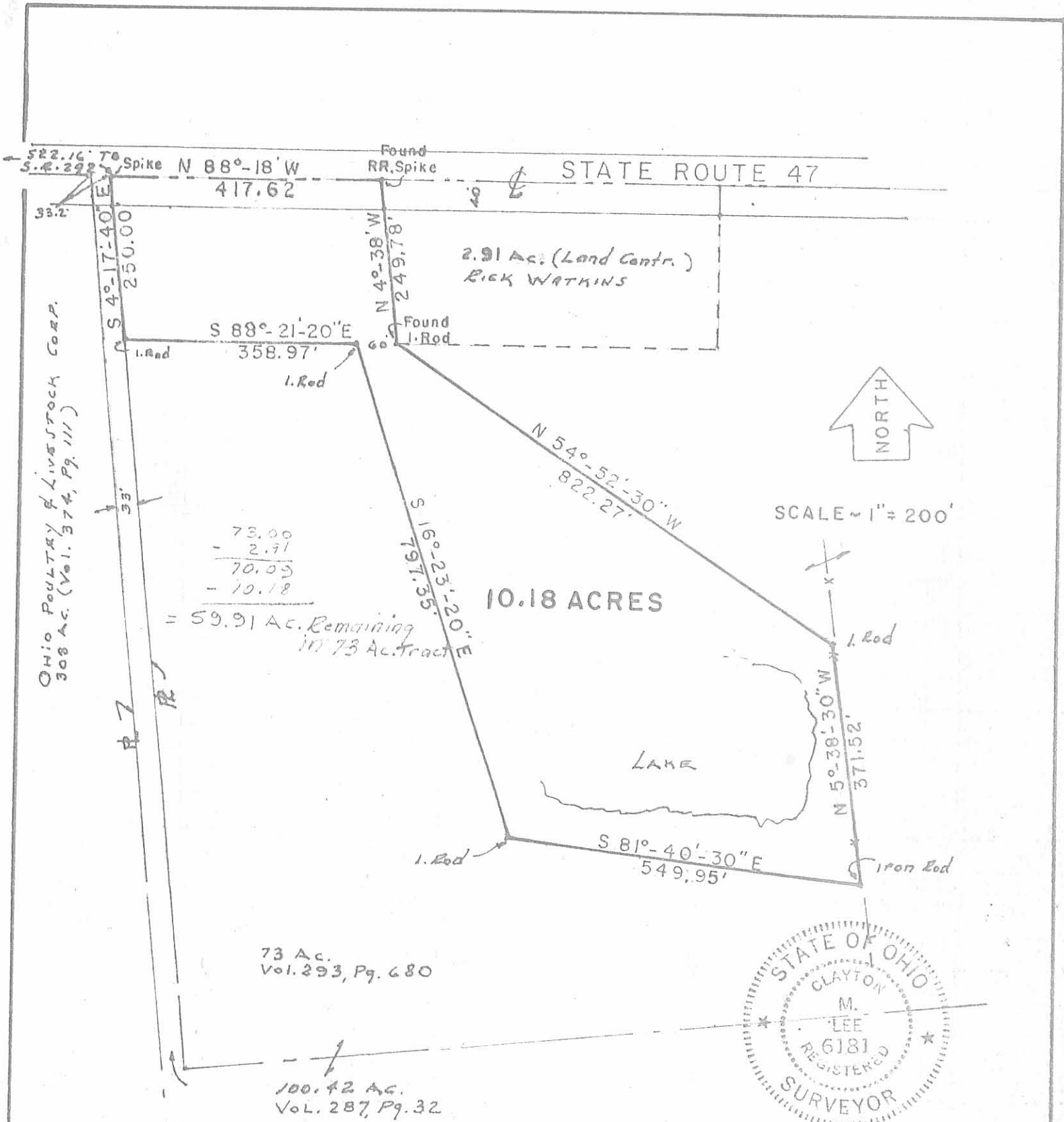


Surveyed by:

*Clayton M. Lee*

Clayton M. Lee  
Reg. Surveyor No. 6181  
11-30-78





OHIO POULTRY & LIVESTOCK CORP.  
308 AC. (Vol. 374, Pg. 111)

73.00  
 - 2.91  
 -----  
 70.09  
 - 10.18  
 -----  
 = 59.91 Ac. Remaining  
 in 73 Ac. Tract

73 Ac.  
Vol. 293, Pg. 680

100.42 AC.  
Vol. 287, Pg. 32



**SURVEY OF 10.18 AC. OUT OF THE 73 AC. TRACT (Vol. 293, Pg. 680)  
 V.M.S. 5288, BOKESCREEK TOWNSHIP,  
 LOGAN COUNTY, OHIO**

Surveyed by:  
*Clayton M. Lee*  
 Clayton M. Lee, Reg. No. 6181

5547 2P

INDEXED ON MAP

**LEE SURVEYING & MAPPING CO.**  
 855 E. Sandusky Ave.  
 BELLEFONTAINE, OHIO 43311  
 (513) 593-5780

SURVEY FOR NELSON BAXLEY

0.99 Acre

March 29, 1985

The following described tract of land is situated in the State of Ohio, County of Logan, Township of Bokescreek, V.M.S. 5288, being part of Joseph M. and Anna P. Bates' original 73 acre tract described in deed volume 293, page 680, being more particularly described as follows:

Beginning at a railroad spike found in the centerline of State Route # 47(S.R. # 47), at the northeast corner of William L. Gibson's etal 2.91 acre tract previously cut out of said 73 acre tract and described in deed volume 403, page 201, said spike marking the place of beginning;

thence South 88°18' East 174.10 feet, following the centerline of S.R. # 47, to a railroad spike set;

thence South 1°42' West 248.44 feet, passing through an iron pin set for reference at 40.00 feet, to an iron pin set;

thence North 88°18' West 174.10 feet to a wood post at the southeast corner of said 2.91 acre tract;

thence North 1°42' East 248.44 feet, following the east line of said 2.91 acre tract and passing through a reference iron pin found at 208.44 feet, to the place of beginning, containing 0.99 acre, more or less, and subject to all valid easements and restrictions of record.

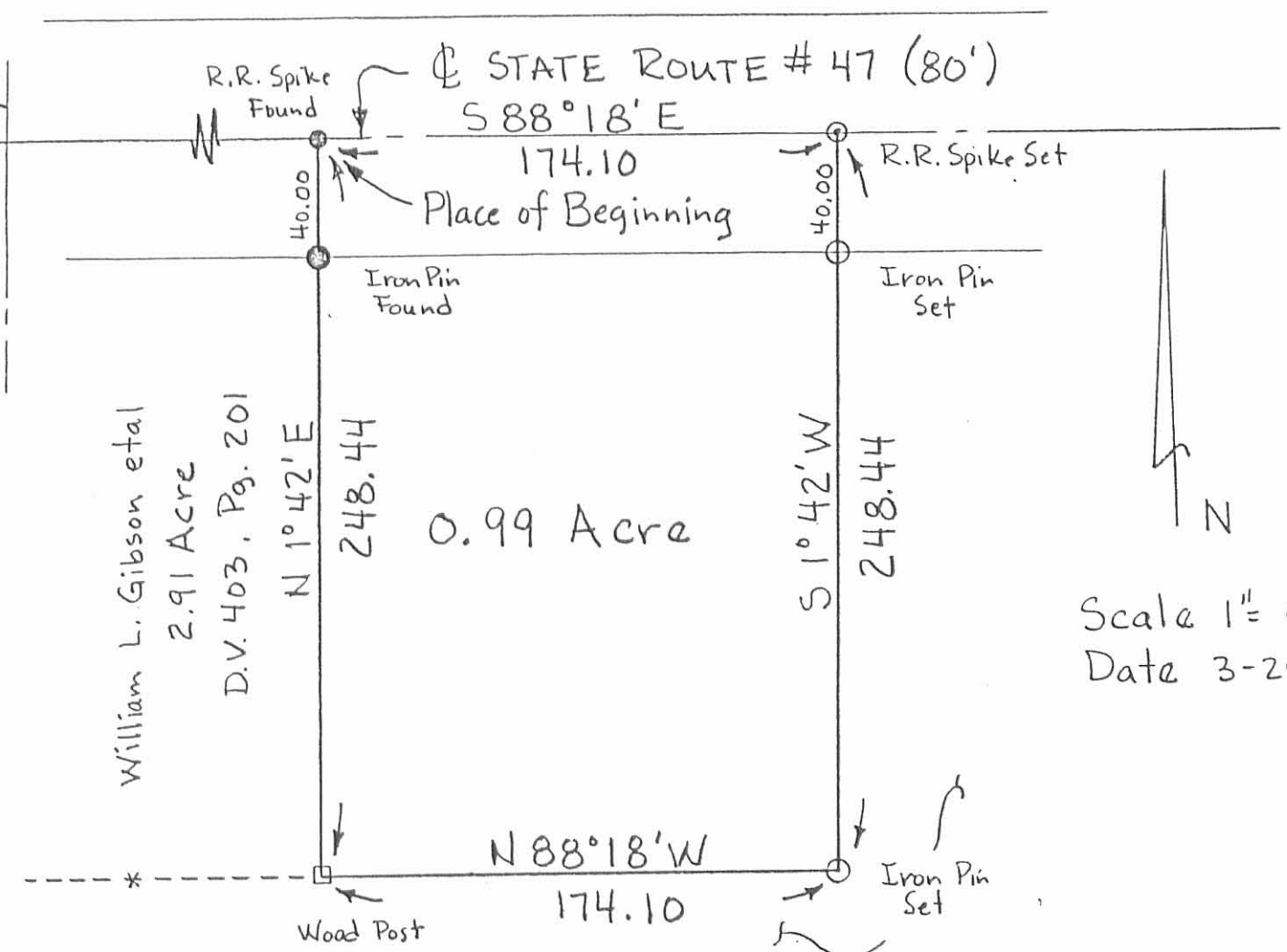
The above description was prepared from a field survey completed in March of 1985 by Paul R. Clapsaddle, Registered Surveyor # 6140. Bearings are based on an assumed bearing for the centerline of S.R. # 47 of South 88°18' East. Iron pins set are 5/8" x 30" reinforcing rod with I.D. cap.

ATTEST: Paul R. Clapsaddle  
Paul R. Clapsaddle R.S. # 6140  
19019 W. Darby Rd.  
Marysville, Ohio 43040  
(513) 747-2599

INDEXED ON MAP  
5547 3D



☞ S.R. # 292 ☞



William L. Gibson et al  
2.91 Acre  
D.V. 403, Pg. 201

0.99 Acre

Scale 1" = 60'  
Date 3-29-85

Joseph M. and Anna P. Bates  
Original Tract 73 Acres.  
D.V. 293, Pg. 680

Survey By:

*Paul R. Clapsaddle*  
Paul R. Clapsaddle R.S.#6140  
19019 W. Darby Rd.  
Marysville, Ohio 43040  
(513) 747-2599

SURVEY FOR NELSON BAXLEY

State of Ohio  
County of Logan  
Township of Bokescreek  
VMS 5288  
Being part of Joseph M. and  
Anna P. Bates' original  
73 acre tract described  
in deed volume 293, page 680.





APPROVED

DESCRIPTION OF SURVEY FOR

ERIC P. ELLIOT

2.383 ACRES

September 1, 2021

The following described 2.383 acre tract of land is situated in Virginia Military Survey 5288, Bokescreek Township, Logan County, Ohio and being part of Eric P. Elliot or Molly J. Elliot, Trustees Exhibit "1", Parcel One (2.91 acres) and all of Parcel Two (0.99 acres) described in Official Record Volume 1042, page 645, said 2.383 acre tract more particularly described as follows:

Beginning for reference at a railroad spike found in the centerline of State Route 47 (80 feet wide) (Highway Plan L-34) at the northeast corner of V.M.S. 842 and at an angle point in the west line of V.M.S. 5288;

Thence South 88°33'14" East 730.19 feet, following the centerline of State Route 47 and entering V.M.S. 5288, passing a railroad spike found at 33.25 feet, to a magnetic nail set in the north line of said 2.91 acre tract, said magnetic nail marking the **place of beginning**;

Thence **South 88°33'14" East 418.00 feet**, following the centerline of State Route 47 and the north line of said 2.91 acre tract, passing at 243.90 feet a railroad spike found at the northwest corner of said 0.99 acre tract, following the north line of said 0.99 acre tract thereafter, to a railroad spike found at a northwest corner of Joe P. Elliot and Rae Nita Elliot, Trustees Exhibit "1", Tract II (59.12 acres) described in Official Record Volume 987, page 393;

Thence **South 1°27'52" West 248.53 feet**, departing from the centerline of State Route 47, following the east line of said 0.99 acre tract and a west line of said 59.12 acre tract, passing an iron bar set at 40.00 feet, to a 5/8 inch iron bar found;

Thence **North 88°23'35" West 174.14 feet**, following the south line of said 0.99 acre tract and a north line of said 59.12 acre tract, to a 5/8 inch iron bar found at the southeast corner of said 2.91 acre tract;

Thence **North 88°45'53" West 243.78 feet**, following the south line of said 2.91 acre tract and a north line of said 59.12 acre tract, to an iron bar set;

Thence **North 1°26'46" East 248.94 feet**, departing from the north line of said 59.12 acre tract and crossing said 2.91 acre tract, passing an iron bar set at 208.94 feet, to the **place of beginning**, containing 2.383 acres more or less and subject to all valid easements and restrictions of record.

The 2.383 acre tract described herein contains 0.383 acres within the road right-of-way of State Route 47.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of September 2021. 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 State Route 47 bearing South 88°33'14" East.

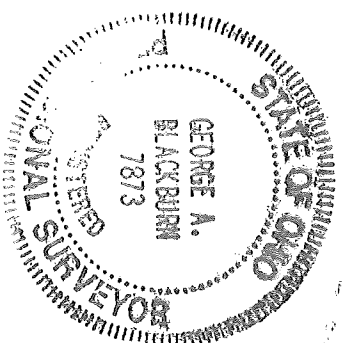
Description prepared by:

 9-1-2021

George A. Blackburn, R.S. #7873

6879 State Route 287

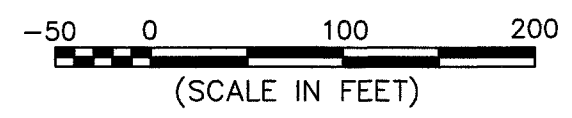
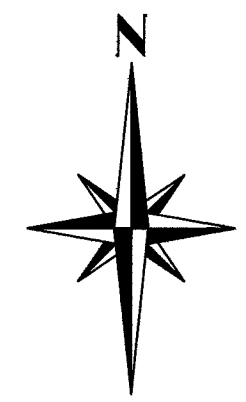
West Liberty, Ohio 43357 (937) 465-0424



10-2021

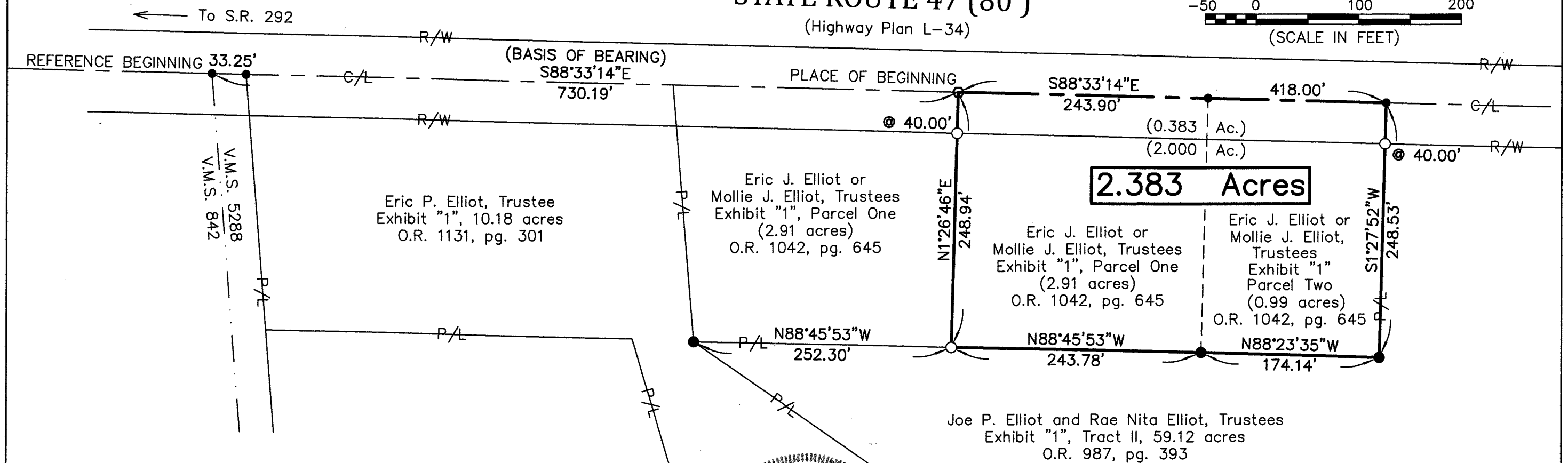
APPROVED

# PLAT OF SURVEY IN VIRGINIA MILITARY SURVEY 5288 BOKESCREEK TOWNSHIP LOGAN COUNTY, OHIO



## STATE ROUTE 47 (80')

(Highway Plan L-34)



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

*George A. Blackburn* 9-1-2021  
GEORGE A. BLACKBURN, R.S. 7873



INDEXED ON MAP  
5547

- ### LEGEND
- Railroad spike found
  - Magnetic nail set
  - 5/8" Iron bar found
  - 5/8" Iron bar set

BLACKBURN SURVEYING  
6879 State Route 287  
West Liberty, Ohio 43357  
(937) 465-0424

DATE : 9/1/2021  
SCALE : 1" = 100'  
FILE: Eric Elliot 9-21

REVISIONS	DATE	BY

## PLAT PREPARED FOR ERIC P. ELLIOT

SHEET  
1  
OF 1