

Received 5-23-90

OK

LESLIE H. GEESLIN
REGISTERED SURVEYOR NO. 5248
P. O. BOX 274
RUSHSVLVANIA, OHIO 43347

TELEPHONE: (513) 468-2793

BATES SURVEY

May 21, 1990

The following described real estate situated in the State of Ohio, County of Logan, Township of Bokescreek, being part of Virginia Military Survey 9891 and more particularly described as follows:

Beginning at a cap and nail set in the centerline of County Highway 120 that is S. $8^{\circ} 45' 00''$ E. 66.46 feet from the northeast corner of Bernard Bates' 16.38 acre tract as described in O. R. Vol. 93 Page 888.

Thence with said centerline S. $8^{\circ} 45' 00''$ E. 371.54 feet to a cap and nail set in the centerline of said C. H. 120.

Thence S. $81^{\circ} 15' 00''$ W. 137.00 feet to a $5/8$ inch iron bar set, passing a $5/8$ inch iron bar set at 20.00 feet.

Thence N. $8^{\circ} 45' 00''$ W. 371.54 feet to a $5/8$ inch iron bar set.

Thence N. $81^{\circ} 15' 00''$ E. 137.00 feet to the place of beginning, passing a $5/8$ inch iron bar set at 117.00 feet.

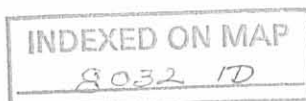
Containing 1.169 acres more or less.

The above described 1.169 acre tract being on the east side of Bernard Bates' 16.38 acre tract as described in O. R. Vol. 93 Page 888.

Bearings are based in the centerline of C. H. 120 (N. $8^{\circ} 45' 00''$ W.) in this field survey, which was taken from O. R. Vol. 93 Page 888.



Leslie H. Geeslin

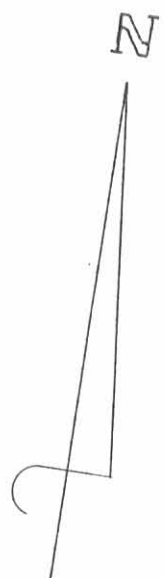
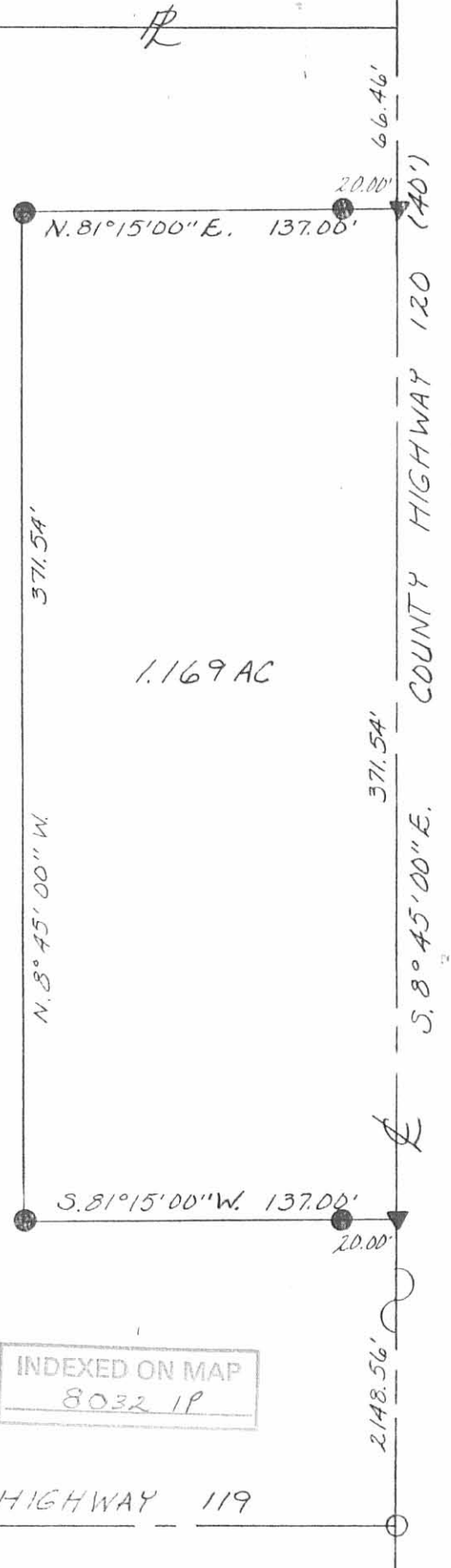


COUNTY HIGHWAY 20

BONITA ARTIS
16.33 AC.

BERNARD BATES
16.38 AC
O.R. VOL. 93 PAGE 888

SURVEY OF 1.169 ACRE TRACT 'N
VIRGINIA MILITARY SURVEY 9891,
BOKESCREEK TOWNSHIP,
LOGAN COUNTY, OHIO
FOR BERNARD BATES
MAY 21, 1990
SCALE: 1" = 60'



LEGEND:
 ○ = 1" IRON BAR FOUND
 ▲ = CAP #10 NAIL SET
 ● = 3/8" INCH IRON BAR SET



Leslie H. Geeslin
 LESLIE H. GEESLIN
 RUSHSVLVANIA, OHIO
 (513) 468-2793

INDEXED ON MAP
 8032 1P

COUNTY HIGHWAY 119

11-27-17

Lee Surveying and Mapping Co., Inc.



Land Surveys • Topography • Subdivisions • Construction Layout



117 N. Madriver St.
Bellevue OH 43311

Phone: (937) 593-7335
Fax: (937) 593-7444
surveys@lsminc.us

BATES 84.637 ACRES

Lying in Virginia Military Survey 9891, Bokescreek Township, Logan County, Ohio.

Being all of the James Scott Bates and Linda K. Bates 30.24 acre tract, 16.38 acre tract, 15.161 acre tract, 16.25 acre tract and 6.32 acre tract as deeded and described in Official Record 1262, Page 534, Tracts I, II, III, IV and V of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a ¼ inch iron rod found in a monument box (Station 67+92.1 – Logan County Engineer's Field Book 701, Page 75) on the northeast corner of Virginia Military Survey 9891 at the intersection of the center-lines of County Highway 120 and County Highway 20.

THENCE, with the east line of Virginia Military Survey 9891 and the center-line of County Highway 120 (60 feet wide), S 10°-30'-00"E, a distance of 860.06 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE, with the east line of Virginia Military Survey 9891 and the center-line of County Highway 120, S 10°-30'-00"E, a distance of 74.04 feet to a MAG nail set.

THENCE, with the lines of the Laura L. Kelly 1.169 acre tract (O.R. 904, Pg. 975), the following three courses:

S 79°-29'-37"W, a distance of 136.95 feet to a 5/8 inch iron rod found, passing a 5/8 inch iron rod found at 19.95 feet.

S 10°-32'-13"E, a distance of 371.54 feet to a 5/8 inch iron rod found.

N 79°-28'-47"E, a distance of 136.71 feet to a MAG nail set on the east line of Virginia Military Survey 9891 and the center-line of County Highway 120, passing a 5/8 inch iron rod found at 116.87 feet.

THENCE, with the east line of Virginia Military Survey 9891 and the center-line of County Highway 120, S 10°-30'-00"E, a distance of 1285.31 feet to a railroad spike found.

THENCE, with the lines of the Teresa Cummins and Jeffrey Carpenter, Trustees, 16.332 acre tract (O.R. 917, Pg. 865, Tract II), the following two courses:

S 79°-33'-58"W, a distance of 824.05 feet to a 5/8 inch iron rod found, passing a 5/8 inch iron rod found at 20.00 feet.

S 10°-36'-10"E, a distance of 623.46 feet to a 5/8 inch iron rod set.

THENCE, with the north line of the PAR 670 LLC, 7 acre tract (O.R. 886, Pg. 664, Tract II (Pg. 669), S 79°-25'-57"W, a distance of 1262.36 feet to a 5/8 inch iron rod set.

THENCE, with the east line of the PAR 670 LLC, 56.55 acre tract (O.R. 886, Pg. 664, Tract II (Pg. 671), N 10°-45'-36"W, a distance of 1477.69 feet to a 5/8 inch iron rod set.

Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout



117 N. Madriver St.
Bellefontaine OH 43311

Phone: (937) 593-7335
Fax: (937) 593-7444
surveys@lsminc.us

THENCE, with the lines of the Barbara T. Guider 104.234 acre tract (O.R. 656, Pg. 593, Tract I), the following two courses:

N 79°-12'-16"E, a distance of 760.71 feet to a 5/8 inch iron rod set.

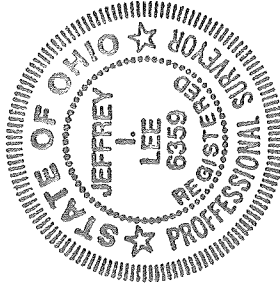
N 10°-41'-15"W, a distance of 867.19 feet to a stone found.

THENCE, with the south lines of the Barbara T. Guider 9.93 acre tract (O.R. 656, Pg. 593, Tract II), and the Virginia Artis 16-1/3 acre tract (O.R. 1085, Pg. 549), N 79°-14'-24"E, a distance of 1334.15 feet to the point of beginning, passing a 5/8 inch iron rod set at 1314.15 feet.

Containing 84.637 acres, of which 0.936 acre is within the highway right-of-way.

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

The basis for bearings is the east line of Virginia Military Survey 9891, being S 10°-30'-00"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on November 8, 2017.



Description prepared by:


Jeffrey T. Lee
Professional Surveyor 6359
November 10, 2017

29641117

ORIGINAL STAMP IN GREEN

INDEXED ON MAP
8032 2D

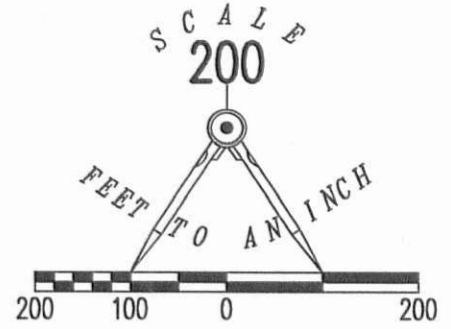
APPROVED

LEGEND:

- 1 INCH SQUARE IRON ROD FOUND IN A MONUMENT BOX
- ⊕ 3/4 INCH IRON ROD FOUND IN A MONUMENT BOX
- ⊗ RAILROAD SPIKE FOUND
- MAG NAIL SET
- ⊠ STONE FOUND
- 5/8 INCH IRON ROD FOUND
- 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LEE SURVEYING INC"

STATION 67+92.1
(LOGAN COUNTY ENGINEER'S FIELD BOOK 701, PAGE 75)

V.M.S. 9914
V.M.S. 9892



RETRACEMENT SURVEY OF THE
**JAMES SCOTT BATES AND
 LINDA K. BATES**
 30.24 ACRE TRACT, 16.38 ACRE TRACT,
 15.161 ACRE TRACT, 16.25 ACRE TRACT,
 AND 6.32 ACRE TRACT
 OFFICIAL RECORD 1262, PAGE 534
 TRACTS I, II, III, IV AND V
 VIRGINIA MILITARY SURVEY 9891
 BOKESCREEK TOWNSHIP
 LOGAN COUNTY, OHIO

VIRGINIA ARTIS
16-1/3 ACRES
O.R. 1085, PG. 549

BARBARA T. GUIDER
9.93 ACRES
O.R. 656, PG. 593
TRACT II

BARBARA T. GUIDER
104.234 ACRES
O.R. 656, PG. 593
TRACT I

6.32 ACRES
TRACT V

15.161 ACRES
TRACT III

(6.373 ACRES)
(16.130 ACRES)

(15.315 ACRES)
(16.343 ACRES)

84.637 ACRES
OF WHICH 0.936 ACRE IS WITHIN
THE HIGHWAY RIGHT-OF-WAY

16.25 ACRES
TRACT IV

16.38 ACRES
TRACT II

N 79°12'16" E
760.71'

N 10°41'15" W
867.19'

N 79°14'24" E
1334.15'

(BASIS FOR BEARINGS)
S 10°30'00" E
860.06'

S 10°30'00" E
371.50'

S 10°32'13" E
371.54'

COUNTY HIGHWAY 120 (60')

DETAIL
NOT TO SCALE

LAURA L. KELLY
1.189 ACRES
O.R. 904, PG. 975

S 10°30'00" E
74.04'

S 79°29'37" W
136.95'

S 10°30'00" E
371.50'

S 10°32'13" E
371.54'

S 10°30'00" E
1285.31'

N 79°28'47" E
19.84'

136.71'

N 10°45'36" W
1477.89'

PAR 670 LLC
56.55 ACRES
O.R. 886, PG. 664
TRACT II (PG. 671)

30.24 ACRES
TRACT I

(16.130 ACRES)
(30.476 ACRES)

TERESA CUMMINS AND
JEFFREY CARPENTER, TRUSTEES
16.332 ACRES
O.R. 917, PG. 865
TRACT II

STATION 33+38.15 (CR 120)
(LOGAN COUNTY ENGINEER'S
FIELD BOOK 701, PAGE 74)
STATION 83+51.2 (CR 119)
(LOGAN COUNTY ENGINEER'S
FIELD BOOK 701, PAGE 73)

1262.36'
S 79°25'57" W
PAR 670 LLC
7 ACRES
O.R. 886, PG. 664
TRACT II (PG. 669)

S 10°36'10" E
623.46'

824.05'
S 79°33'58" W

V.M.S. 9892
V.M.S. 9891

S 10°30'00" E
863.15'

COUNTY HIGHWAY 119

STATION 62+67

THIS SURVEY WAS PREPARED IN THE ABSENCE OF
A COMPLETE AND ACCURATE TITLE SEARCH AND
DOES NOT GUARANTEE TITLE.

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



SURVEYED BY:

Jeffrey I. Lee
JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
NOVEMBER 8, 2017

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LEE SURVEYING & MAPPING CO
117 North Medriver Street, INC.
BELLEFONTAINE, OHIO 43311
(937) 593-7335
WWW.LSMINC.US
surveys@lsminc.us

ORIGINAL STAMP IN GREEN

KSS D1117 29641117 L-2964-2

INDEXED ON MAP
8032 2P

8-30-19



VIRGINIA ARTIS LEGAL DESCRIPTION

2.836 ACRES

AUGUST 26, 2019

The following described 2.836 acre tract of land is situated in Virginia Military Survey 9891, Bokescreek Township, Logan County, Ohio and being part of Virginia Artis' 16.33 acre tract described in Official Record Volume 1085, page 549, said 2.836 acre tract of land more particularly described as follows:

Beginning at a magnetic nail found at the intersection of the centerline of County Road 20 (50 feet wide) with the centerline of County Road 120 (60 feet wide), said magnetic nail also at the northeast corner of said 16.33 acre tract;

Thence **South 5°41'11" East 115.00 feet**, following the centerline of County Road 120 and the east line of said 16.33 acre tract, to a magnetic spike set;

Thence **South 84°18'45" West 65.00 feet**, departing from the centerline of County Road 120 and entering said 16.33 acre tract, passing an iron bar set at 30.00 feet, to a point in the centerline of Archer Creek;

Thence **South 21°14'29" West 92.10 feet**, following the centerline of Archer Creek, to a point which bears North 48°46'04" West 14.00 feet from an iron bar set for reference;

Thence **South 85°14'46" West 350.24 feet**, continuing along the centerline of Archer Creek, to a point which bears North 5°59'37" West 14.00 feet from an iron bar set for reference;

Thence **North 69°14'14" West 130.64 feet**, continuing along the centerline of Archer Creek, to a point which bears North 5°59'37" West 12.00 feet from an iron bar set for reference;

Thence **North 57°53'29" West 68.08 feet**, continuing along the centerline of Archer Creek, to a point;

Thence **South 85°28'46" West 205.51 feet**, continuing along the centerline of Archer Creek, to a point in the east line of Barbara T. Guider's and Steven D. Guider's Tract II (9.93 acres) described in Official Record Volume 656, page 593, said point bears North 5°40'38" West 40.25 feet from an iron bar set for reference;

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Thence **North 5°40'38" West 82.85** feet, following the east line of said 9.93 acre tract and the west line of said 16.33 acre tract, passing a 5/8 inch iron bar found at 58.00 feet, to a railroad spike found in the centerline of County Road 20;

Thence **North 84°00'23" East 833.14** feet, following the centerline of County Road 20 and the north line of said 16.33 acre tract, to the **place of beginning, containing 2.836 acres** more or less and subject to all valid easements and restrictions of record.

The above described 2.836 acre tract of land contains 0.540 acres within the road right-of-way of County Road 120.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of August 2019. 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 120 (60 feet wide) bearing South 5°41'11" East.

Description prepared by:

George A. Blackburn 8-26-2019

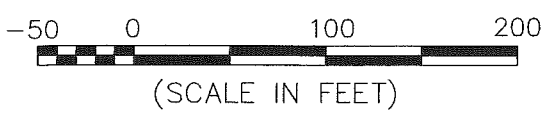
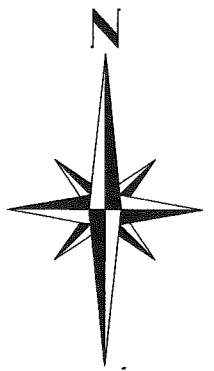
George A. Blackburn, R.S. #7873
6879 State Route 287, West Liberty, Ohio 43357
(937) 465-0424



INDEXED ON MAP
8032

8-30-19
 APPROVED

PLAT OF SURVEY IN VIRGINIA MILITARY SURVEY 9891 BOKESCREEK TOWNSHIP LOGAN COUNTY, OHIO



COUNTY ROAD 20
 (50 FEET WIDE)

(BASIS OF BEARING)
 N84°00'23"E
 833.14'

2.836 ACRES

(0.540 ACRES INSIDE ROAD RIGHT-OF-WAY)
 Part of Virginia Artis' 16.33 acre tract described in O.R. 1085, pg. 549

COUNTY ROAD 120
 (60 FEET WIDE)

N5°40'38"W 82.85'

Barbara T. Guider and
 Steven D. Guider
 Tract II, 9.93 acres
 O.R. 656, pg. 593

P/L
 N5°40'38"W
 40.25'

S85°28'46"W
 205.51'

N5°59'37"W
 12.00'

N5°59'37"W
 14.00'

N57°53'29"W
 68.08'

N69°14'14"W
 130.64'

S85°14'46"W
 350.24'

Centerline of Archer Creek

S21°14'29"W
 92.10'

30.00'

S84°18'45"W
 65.00'

S5°41'11"E
 115.00'

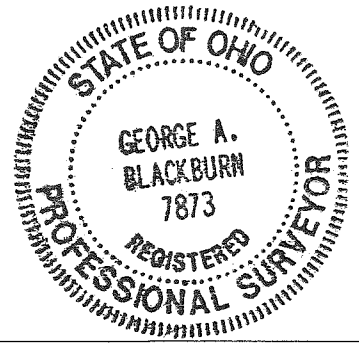
PLACE OF BEGINNING

The Virginia Artis residence is located on this tract.
 ADDRESS: 9004 County Road 20

Virginia Artis' 16.33 acres
 O.R. 1085, pg. 549

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

GEORGE A. BLACKBURN, R.S. 7873



LEGEND

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

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

DATE : 8/26/2019
 SCALE : 1" = 100'
 FILE: VIRGINIA ARTIS 8-19

PLAT PREPARED FOR VIRGINIA ARTIS

INDEXED ON MAP
 3032

SHEET
 1
 OF 1

8-30-19



APPROVED

VIRGINIA ARTIS LEGAL DESCRIPTION
13.604 ACRES
AUGUST 20, 2019

The following described 13.604 acre tract of land is situated in Virginia Military Survey 9891, Bokescreek Township, Logan County, Ohio and being part of Virginia Artis' 16.33 acre tract described in Official Record Volume 1085, page 549, said 13.604 acre tract of land more particularly described as follows:

Beginning for reference at a magnetic nail found at the intersection of the centerline of County Road 20 (50 feet wide) with the centerline of County Road 120 (60 feet wide), said magnetic nail also at the northeast corner of said 16.33 acre tract;

Thence South $5^{\circ}41'11''$ East 115.00 feet, following the centerline of County Road 120 and the east line of said 16.33 acre tract, to a magnetic spike set and marking the **place of beginning**;

Thence **South $5^{\circ}41'11''$ East 745.06 feet**, continuing along the centerline of County Road 120 and the east line of said 16.33 acre tract, to a magnetic nail found at the northeast corner of James Scott Bates' and Linda K. Bates' Exhibit "A", Tract III (15.161 acres) described in Official Record Volume 1262, page 534;

Thence **South $84^{\circ}04'47''$ West 833.27 feet**, departing from the centerline of County Road 120, following the north line of said 15.161 acre tract and the south line of said 16.33 acre tract, passing a 5/8 inch iron bar found at 19.95 feet, to an iron bar set at the northeast corner of James Scott Bates' and Linda K. Bates' Exhibit "A", Tract V (6.32 acres) described in Official Record Volume 1262, page 534 and at the southeast corner of Barbara T. Guider's and Steven D. Guider's Tract II (9.93 acres) described in Official Record Volume 656, page 593;

Thence **North $5^{\circ}40'38''$ West 776.14 feet**, following the east line of said 9.93 acre tract and the west line of said 16.33 acre tract, passing an iron bar set for reference at 735.89 feet, to the centerline of Archer Creek;

Thence **North $85^{\circ}28'46''$ East 205.51 feet**, departing from the east line of said 9.93 acre tract and entering said 16.33 acre tract, following the centerline of Archer Creek, to a point;

Thence **South $57^{\circ}53'29''$ East 68.08 feet**, continuing along the centerline of Archer Creek, to a point which bears North $5^{\circ}59'37''$ West 12.00 feet from an iron bar set for reference;

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Thence **South 69°14'14" East 130.64 feet**, continuing along the centerline of Archer Creek, to a point which bears North 5°59'37" West 14.00 feet from an iron bar set for reference;

Thence **North 85°14'46" East 350.24 feet**, continuing along the centerline of Archer Creek, to a point which bears North 48°46'04" West 14.00 feet from an iron bar set for reference;

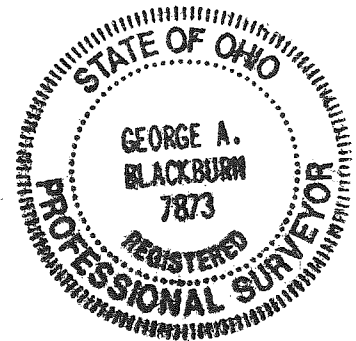
Thence **North 21°14'29" East 92.10 feet**, continuing along the centerline of Archer Creek, to a point which bears South 84°18'45" West 35.00 feet from an iron bar set for reference;

Thence **North 84°18'45" East 65.00 feet**, departing from the centerline of Archer Creek, passing an iron bar set at 35.00 feet, to the **place of beginning, containing 13.604 acres** more or less and subject to all valid easements and restrictions of record.

The above described 13.604 acre tract of land contains 0.513 acres within the road right-of-way of County Road 120.

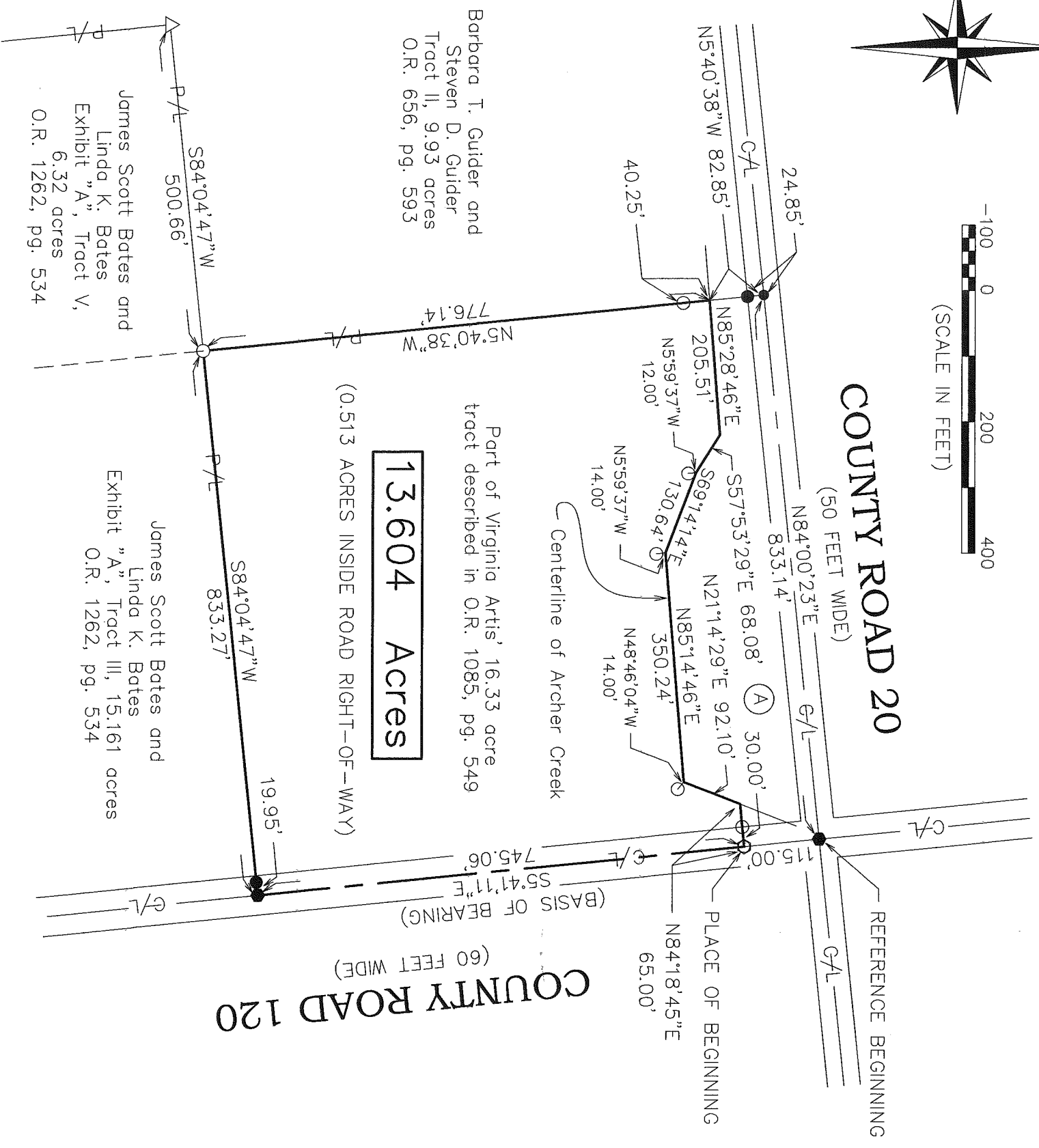
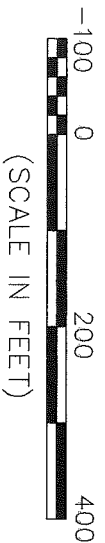
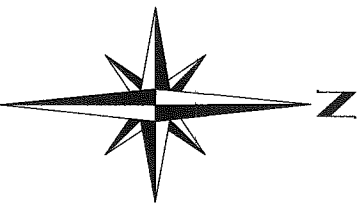
The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of August 2019. Iron bars set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS #7873." Bearings indicated herein are based on the centerline of County Road 120 (60 feet wide) bearing South 5°41'11" East.

Description prepared by: George A. Blackburn 8-20-2019
George A. Blackburn, R.S. #7873
6879 State Route 287, West Liberty, Ohio 43357
(937) 465-0424



INDEXED ON MAP
8032

PLAT OF SURVEY IN VIRGINIA MILITARY SURVEY 9891 BOKESCREEK TOWNSHIP LOGAN COUNTY, OHIO



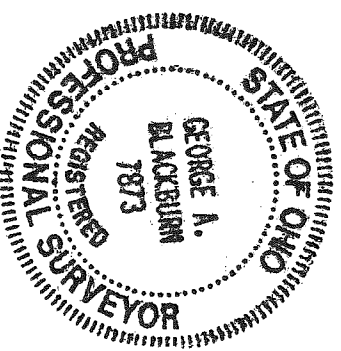
LEGEND

- Magnetic nail found
 - Magnetic spike set
 - 5/8" Iron bar found
 - 5/8" Iron bar set
 - △ Stone found
- (A) The remainder of Virginia Artis' 16.33 acre tract described in O.R. 1085, pg 549. (2.836 acres remaining)

NOTE:
 The north line of the 13.604 acre tract shown hereon is to be the centerline of Archer Creek.

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

George A. Blackburn
 GEORGE A. BLACKBURN, R.S. 7873



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

DATE: 8/20/219
 SCALE: 1" = 200'
 FILE: Todd Elliott 8-19
 DESIGNED BY: GAB

PLAT PREPARED FOR
 TODD ELLIOTT

Sheet
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