

1-17-19

Lee Surveying and Mapping Co.



Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311
www.lee-surveying.com



Phone: (937) 593-7335
Fax: (937) 593-7444
surveys@lee-surveying.com

ROACH 11.558 ACRES

Lying in Section 13, Town 2, Range 15, Between the Miami Rivers Survey, Harrison Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Robert Roach 79.32 acre tract as deeded and described in Volume 354, Page 31, Tract I and being more particularly described as follows:

COMMENCING at a bolt found on the common line to Sections 19 & 13 at the intersection of the center-lines of Township Road 46 and County Highway 91 (60 feet wide) at Station 184+40.5 (Logan County Engineer's Field Book 552, Page 51);

THENCE, with said center-line of County Highway 91, S 68°-04'-08" E, a distance of 504.90 feet to a MAG nail set at the **TRUE POINT OF BEGINNING**;

THENCE, with a new division line through said 79.32 acre tract, N 05°-59'-07" E, passing an iron rod set at a distance of 31.20 feet, a total distance of **883.16** feet to an iron rod set on the north line of said Section 13 and 79.32 acre tract, the south line of Virginia Military Survey 10122 and the Thomas E. Shoemaker and Sandra Sue Shoemaker, Co-Trustees, 99 acre tract as deeded and described in Official Record 1306, Page 609, Parcel I, said line also being a common line to Harrison Township and McArthur Township and being the Greenville Treaty Line;

THENCE, with said north line, said common Township line, south lines of said Virginia Military Survey 10122, Virginia Military Survey 9881, said 99 acre tract and the Richard L. Kinney and Melissa M. Kinney (1/2 interest) and Samuel P. Kinney and Christine N. Tracey-Kinney (1/2 interest) 125 acre tract as deeded and described in Official Record 1088, Page 530, Parcel Seven, Tract IV and said Greenville Treaty Line, N 83°-52'-10" E, a distance of **581.86** feet to an iron rod set;

THENCE, with a new division line through said 79.32 acre tract, S 09°-05'-07" W, passing an iron rod set at a distance of 1120.95 feet, a total distance of **1151.72** feet to a MAG nail set on the center-line of said County Highway 91;

THENCE, with said center-line, N 68°-04'-08" W, a distance of **160.62** feet to a MAG nail set on the projected intersection of the center-line of an 11 feet wide crushed stone drive;

THENCE, with new division lines through said 79.32 acre tract, the following three (3) courses:

- 1) N 14°-12'-45" E, with the center-line of said driveway, passing a railroad spike set at a distance of 30.28 feet, a total distance of **223.84** feet to a railroad spike set;
- 2) N 68°-04'-08" W, a distance of **186.38** feet to an iron rod set; and
- 3) S 19°-20'-01" W, passing an iron rod set at a distance of 192.01 feet, a total distance of **222.04** feet to a MAG nail set on said center-line of County Highway 91;

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THENCE, with said center-line, **N 68°-04'-08" W**, a distance of **159.88** feet to the **POINT OF BEGINNING**.

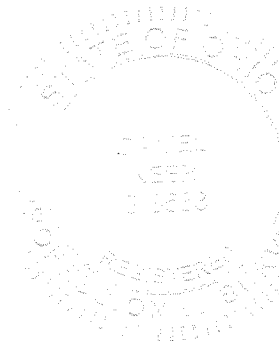
Containing 11.558 acres, more or less, of which 0.223 acre is within the highway right-of-way.

Iron rods set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "P.S. 8533".

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 91 having a bearing of **N 68°-04'-08" W**. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by Lee Surveying and Mapping Co. on January 14, 2019.

Description prepared by:



D. Neer
Daniel A. Neer
Professional Surveyor No. 8533
January 14, 2019

64770119

INDEXED ON MAP
9727

1-17-19



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ROACH 1.000 ACRE

Lying in Section 13, Town 2, Range 15, Between the Miami Rivers Survey, Harrison Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Robert Roach 79.32 acre tract as deeded and described in Volume 354, Page 31, Tract I and being more particularly described as follows:

COMMENCING at a bolt found on the common line to Sections 19 & 13 at the intersection of the center-lines of Township Road 46 and County Highway 91 (60 feet wide) at Station 184+40.5 (Logan County Engineer's Field Book 552, Page 51);

THENCE, with said center-line of County Highway 91, S 68°-04'-08" E, passing a MAG nail set at a distance of 504.90 feet, a total distance of 664.78 feet to a MAG nail set at the **TRUE POINT OF BEGINNING**;

THENCE, with new division lines through said 79.32 acre tract, the following three courses:

- 1) **N 19°-20'-01" E**, passing an iron rod set at a distance of 30.03 feet, a total distance of **222.04** feet to an iron rod set;
- 2) **S 68°-04'-08" E**, a distance of **186.38** feet to a railroad spike set in the center-line of an 11 feet wide crushed stone drive; and
- 3) **S 14°-12'-45" W**, passing a railroad spike set at a distance of 193.56 feet, a total distance of **223.84** feet to a MAG nail set on the center-line of said County Highway 91;

THENCE, with said center-line, **N 68°-04'-08" W**, a distance of **206.38** feet to **POINT OF BEGINNING**.


Containing 1.000 acre, more or less, of which 0.141 acre is within the highway right-of-way.

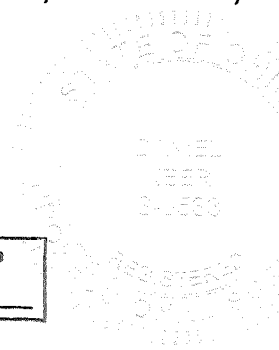
Iron rods set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "P.S. 8533".

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 91 having a bearing of N 68°-04'-08" W. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by Lee Surveying and Mapping Co. on January 14, 2019.

Description prepared by:


Daniel A. Neer
Professional Surveyor No. 8533
January 14, 2019



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ROACH 20.00 FEET WIDE INGRESS/EGRESS EASEMENT

Lying in Section 13, Town 2, Range 15, Between the Miami Rivers Survey, Harrison Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being a 20.00 feet wide ingress/egress easement through the Robert Roach 79.32 acre tract as deeded and described in Volume 354, Page 31, Tract I and being more particularly described as follows:

COMMENCING at a bolt found on the common line to Sections 19 & 13 at the intersection of the center-lines of Township Road 46 and County Highway 91 (60 feet wide) at Station 184+40.5 (Logan County Engineer's Field Book 552, Page 51);

THENCE, with said center-line of County Highway 91, S 68°-04'-08" E, passing MAG nails set at distances of 504.90 feet and 664.78 feet, a total distance of 871.16 feet to a MAG nail set at the **TRUE POINT OF BEGINNING**;

THENCE, with the center-line of said easement, N 14°-12'-45" E, passing a railroad spike set at a distance of 30.28 feet, a total distance of **223.84** feet to a railroad spike set at the terminus of said easement.

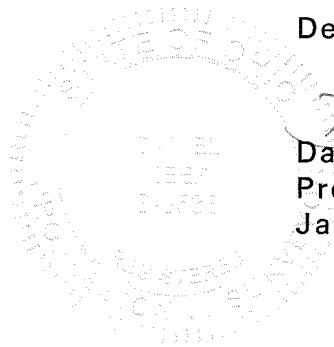
Containing 0.103 acre, more or less.

The sidelines of said easement to be shortened or prolonged to meet at angle point intersections.

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 91 having a bearing of N 68°-04'-08" W. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by Lee Surveying and Mapping Co. on January 14, 2019.

Description prepared by:



D. Neer
Daniel A. Neer
Professional Surveyor No. 8533
January 16, 2019

64770119

INDEXED ON MAP
9727

APPROVED

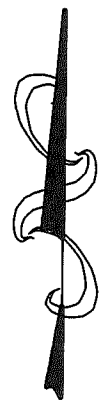
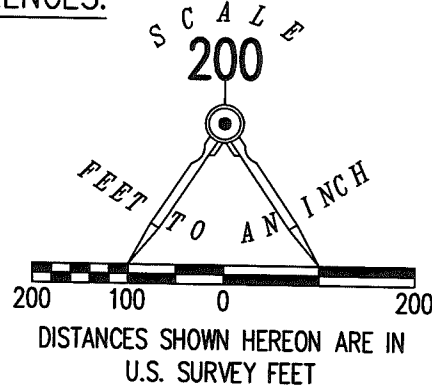
**SURVEY OF TWO TRACTS OUT OF THE
ROBERT ROACH
79.32 ACRE TRACT
VOLUME 354, PAGE 31
TRACT I
SECTION 13, TOWN 2, RANGE 15
BETWEEN THE MIAMI RIVERS SURVEY
HARRISON TOWNSHIP
LOGAN COUNTY, OHIO**

DEED & SURVEY REFERENCES:

VOL. 354, PG. 31
O.R. 1088, PG. 530
O.R. 1306, PG. 609

LOGAN COUNTY ENGINEER'S
FIELD BOOK 552, PAGES 51 & 52

LOGAN COUNTY ENGINEER'S
MAP ROOM FILE 9437 & 7027



THOMAS E. SHOEMAKER AND
SANDRA SUE SHOEMAKER, CO-TRUSTEES
99 ACRES
O.R. 1306, PG. 609
PARCEL I

RICHARD L. KINNEY AND MELISSA M. KINNEY (1/2 INT)
AND SAMUEL P. KINNEY AND CHRISTINE N. TRACEY-KINNEY (1/2 INT)
125 ACRES
O.R. 1088, PG. 530, PARCEL SEVEN, TRACT IV

(ILLEGIBLE
YELLOW CAP)

McARTHUR TOWNSHIP

V.M.S. 9881

**SECTION 13
HARRISON TOWNSHIP**

(I.D. CAP STAMPED
"BLACKBURN PS #7873")

GREENVILLE TREATY LINE
N 83°52'10" E 509.26'

(I.D. CAP STAMPED
"LSM P.S. 7437"
0.49' SOUTH ON LINE)

LEGEND:

- ☒ STONE FOUND
- ⊕ BOLT FOUND
- MAG NAIL SET
- 5/8 INCH IRON ROD FOUND
- ⊕ RAILROAD SPIKE SET
- 5/8 INCH BY 30 INCH IRON ROD SET WITH
PLASTIC I.D. CAP STAMPED "P.S. 8533"

P.O.C. = POINT OF COMMENCEMENT

P.O.B. = POINT OF BEGINNING

R/W = RIGHT-OF-WAY

C/L = CENTER-LINE

INT = INTEREST

V.M.S. = VIRGINIA MILITARY SURVEY

ROBERT ROACH
79.32 ACRES
VOLUME 354, PAGE 31
TRACT I

11.558 ACRES
OF WHICH 0.223 ACRE IS WITHIN
THE HIGHWAY RIGHT-OF-WAY

P.O.B.
(11.558 ACRE
TRACT)

TOWNSHIP ROAD 46

STATION 184+40.5
(LOGAN COUNTY ENGINEER'S
FIELD BOOK 552, PG. 51)

NO DRIVES TO INTERSECTION

P.O.B.
(1.000 ACRE
TRACT)

1.000 ACRE
OF WHICH 0.141 ACRE IS WITHIN
THE HIGHWAY RIGHT-OF-WAY

CENTER-LINE
11" CRUSHED
STONE DRIVE

20' INGRESS/EGRESS
EASEMENT
(0.103 ACRE)

P.O.B.
(20' INGRESS/
EGRESS EASEMENT)

COUNTY HIGHWAY 91 (60')

STATION 212+86.75
(LOGAN COUNTY ENGINEER'S
FIELD BOOK 552, PG. 52)

ACCESS MANAGEMENT NOTE:

COUNTY HIGHWAY 91 IS CLASSIFIED AS A LOCAL ROAD.
MINIMUM DRIVE SPACING IS 250'
MINIMUM STOPPING SIGHT DISTANCE IS >495 (55 MPH)
(NO NEW DRIVE BEING REQUESTED AT THIS TIME)

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 91,
HAVING A BEARING OF N 68°04'08" W.

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:

Daniel A. Neer
PROFESSIONAL SURVEYOR NO. 8533
JANUARY 14, 2019

LEE SURVEYING & MAPPING CO.

117 North Madriver Street
BELLEFONTAINE, OHIO 43311

(937) 593-7335

WWW.LEE-SURVEYING.COM
surveys@lee-surveying.com

KSS D0119 64770119 L-6477-3

INDEXED ON MAP
9227



**DESCRIPTION OF SURVEY FOR
ROBERT ROACH
8.579 ACRES
January 18, 2022**

The following described 8.579 acre tract of land is situated in Section 13, Town 2, Range 15, B.M.R.S., Harrison Township, Logan County, Ohio and being part of Robert Roach's Tract I (79.32 acres) described in Deed Volume 354, page 31, said 8.579 acre tract more particularly described as follows:

Beginning at a one inch iron bolt found at the intersection of the centerline of County Road 91 (60 feet wide) with the centerline of Township Road 46, said iron bolt also in the west line of Section 13, in the east line of Section 19, Town 2, Range 15, B.M.R.S., at the southwest corner of said 79.32 acre tract and at the southeast corner of Michael D. Wallbrown's and Arnetta L. Wallbrown's 2.666 acre tract described in Official Record Volume 242, page 643;

Thence **North 4°51'14" East 637.78 feet**, departing from the centerline of County Road 91, following the west line of Section 13, the east line of Section 19, the west line of said 79.32 acre tract and the east line of said 2.666 acre tract, passing an iron bar set at 31.38 feet, to a stone found in the Greenville Treaty Line, in the south line of McArthur Township, in the north line of Harrison Township, in the south line of V.M.S. 10122 and in the south line of Thomas E. Shoemaker and Sandra Sue Shoemaker, Co-Trustees Parcel I (99 acres) described in Official Record Volume 1306, page 609;

Thence **North 83°53'03" East 509.18 feet**, following the Greenville Treaty Line, the south line of McArthur Township, the north line of Harrison Township, the south line of V.M.S. 10122, the north line of Section 13, the south line of said 99 acre tract and the north line of said 79.32 acre tract, to a 5/8 inch iron bar found at the northwest corner of an 11.558 acre tract to be transferred on death from Robert Roach to Caleb A. Parker and described in Official Record Volume 1331, page 965;

Thence **South 5°58'41" West 883.10 feet**, departing from the Greenville Treaty Line, the south line of McArthur Township, the south line of V.M.S. 10122 and the south line of said 99 acre tract, re-entering Harrison Township and Section 13, following the west line of said 11.558 acre tract and passing a 5/8 inch iron bar found at 851.80 feet, to a magnetic nail found in the centerline of County Road 91;

Thence **North 68°04'02" West 504.81 feet**, following the centerline of County Road 91 and the south line of said 79.32 acre tract, to the **place of beginning, containing 8.579 acres** more or less and subject to all valid easements and restrictions of record.

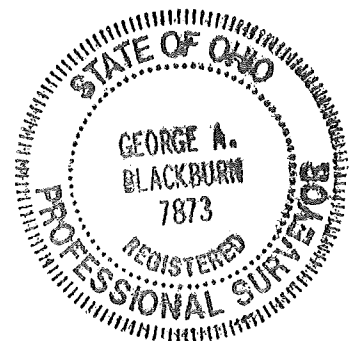


The 8.579 acre tract described herein contains 0.348 acres within the road right-of-way of County Road 91 (60 feet wide).

This description was prepared without a complete and accurate title search and does not guarantee title.

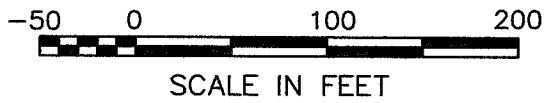
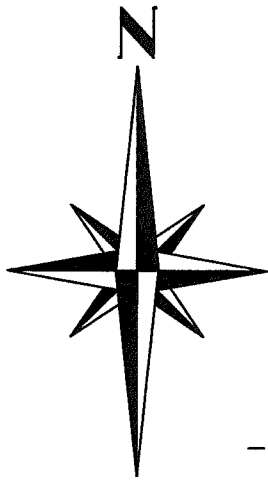
The above description was prepared from an actual field survey made by Blackburn Surveying, LLC, George A. Blackburn, Registered Surveyor # 7873, during the month of January 2022. Iron bars set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS # 7873." Bearings indicated herein are based on the centerline of County Road 91 bearing North 68°04'02" West.

Description prepared by: *George A. Blackburn 1-18-2022*
George A. Blackburn, RS # 7873
6879 State Route 287
West Liberty, Ohio 43357
(937) 465-0424



INDEXED ON MAP
9727

PLAT OF SURVEY IN SECTION 13, TOWN 2, RANGE 15, B.M.R.S. HARRISON TOWNSHIP LOGAN COUNTY, OHIO



Thomas E. Shoemaker and
Sandra Sue Shoemaker
Co-Trustees
Parcel I, 99 acres
O.R. 1306, pg. 609

V.M.S. 9881
V.M.S. 10122

V.M.S. 10122
GREENVILLE TREATY LINE
SECTION 19
McARTHUR TOWNSHIP
N83°53'03"E
509.18'
HARRISON TOWNSHIP
SECTION 13

8.579 Acres

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

Part of Robert Roach's
Tract I, 79.32 acres
D.V.. 354, pg. 31

Michael D. Wallbrown and Arnetta L. Wallbrown
2.666 acres
O.R. 242, pg. 643

SECTION 19
SECTION 13
N4°51'14"E
637.78'

ACCESS MANAGEMENT NOTES:

County Road 91 is classified as a local road.
Minimum drive spacing is 250'.
Minimum stopping sight distance is > 495'.
No new drive to be established at this time.

This survey was prepared without a
complete and accurate title search
and does not guarantee title.

Robert Roach
Tract I, 79.32 acres
D.V. 354, pg. 31

11.558 acres
transfers on death to
Caleb A. Parker by
O.R. 1331, pg. 965

S5°58'41"W
883.10'

LEGEND

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

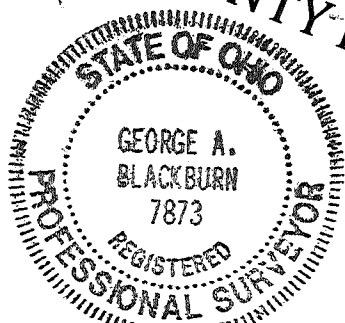
TOWNSHIP ROAD 46

Nearest Driveway 125'

Place of Beginning

(BASIS OF BEARING)
N68°04'02"W
504.81'

COUNTY ROAD 91 (60')



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

George A. Blackburn 1-18-2022
GEORGE A. BLACKBURN, R.S. 7873

Nearest Driveway 366'

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

DATE: 1/18/2022
SCALE: 1" = 100'
FILE: Bob Roach 1-22

PLAT PREPARED FOR
ROBERT ROACH

Sheet
1
of
1

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2-17-2022



**DESCRIPTION OF SURVEY FOR
ROBERT ROACH
20.139 ACRES
February 10, 2022**

The following described 20.139 acre tract of land is situated in Section 13, Town 2, Range 15 B.M.R.S., Harrison Township, Logan County, Ohio and being part of Robert Roach's Tract I (79.32 acres) described in Deed Volume 354, page 31, said 20.139 acre tract more particularly described as follows:

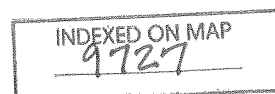
Beginning at a one inch iron bolt found at the intersection of the centerline of County Road 91 (60 feet wide) with the centerline of Township Road 46, said iron bolt also in the west line of Section 13, in the east line of Section 19, Town 2, Range 15 B.M.R.S., at the southwest corner of said 79.32 acre tract and at the southeast corner of Michael D. Wallbrown's and Arnetta L. Wallbrown's 2.666 acre tract described in Official Record Volume 242, page 643;

Thence **North 4°51'14" East 637.78 feet**, departing from the centerline of County Road 91, following the west line of Section 13, the east line of Section 19, the west line of said 79.32 acre tract and the east line of said 2.666 acre tract, passing an iron bar set at 31.38 feet, to a stone found in the Greenville Treaty Line, in the south line of McArthur Township, in the north line of Harrison Township, in the south line of V.M.S. 10122 and in the south line of Thomas E. Shoemaker and Sandra Sue Shoemaker, Co-Trustee's Parcel I (99 acres) described in Official Record Volume 1306, page 609;

Thence **North 83°52'09" East 1091.14 feet**, following the Greenville Treaty Line, the south line of McArthur Township, the north line of Harrison Township, the south line of V.M.S. 10122, the south line of V.M.S. 9881, the north line of Section 13, the south line of said 99 acre tract, the south line of Samuel P. Kinney's and Christine N. Tracy-Kinney's Parcel Five, Tract III (125 acres) described in Official Record Volume 1341, page 199 and the north line of said 79.32 acre tract, to a 5/8 inch iron bar found;

Thence **South 9°05'14" West 1151.81 feet**, departing from the Greenville Treaty Line, the south line of McArthur Township, the south line of V.M.S. 9881 and the south line of said 125 acre tract, re-entering Harrison Township and entering Section 13, crossing said 79.32 acre tract, passing a 5/8 inch iron bar found at 1121.04 feet, to a magnetic nail set in the centerline of County Road 91;

Thence **North 68°04'02" West 160.59 feet**, following the centerline of County Road 91 and the south line of said 79.32 acre tract, to a magnetic nail found at the southeast corner of Caleb Allen



Parker's 1.000 acre tract described in Official Record Volume 1388, page 375, said 1.000 acre tract formerly part of said 79.32 acre tract;

Thence **North 14°10'09" East 223.84 feet**, departing from the centerline of County Road 91 and following the east line of said 1.000 acre tract, passing a railroad spike found at 30.28 feet, to a railroad spike found;

Thence **North 68°03'54" West 186.25 feet**, following the north line of said 1.000 acre tract, to a 5/8 inch iron bar found;

Thence **South 19°18'54" West 222.06 feet**, following the west line of said 1.000 acre tract, passing a 5/8 inch iron bar found at 192.03 feet, to a magnetic nail found in the centerline of County Road 91;

Thence **North 68°04'02" West 664.67 feet**, following the centerline of County Road 91 and the south line of said 79.32 acre tract, to the **place of beginning, containing 20.139 acres** more or less and subject to all valid easements and restrictions of record.

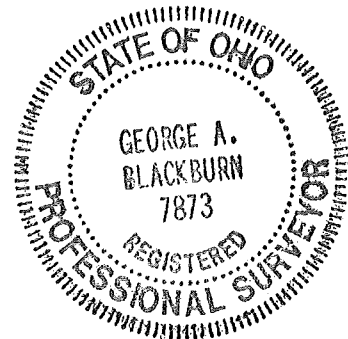
The 20.139 acre tract described herein contains 0.571 acres within the road right-of-way of County Road 91.

This description was prepared without 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 February 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 91 bearing North 68°04'02" West.

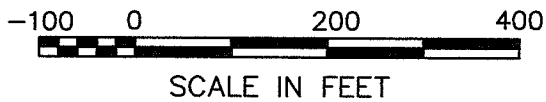
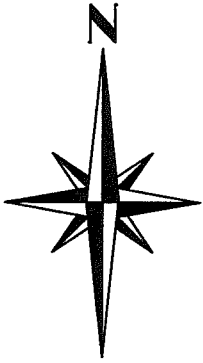
Description prepared by: *George A. Blackburn* 2-10-2022

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



2-11-2022
APPROVED

PLAT OF SURVEY IN
SECTION 13, TOWN 2, RANGE 15, B.M.R.S.
HARRISON TOWNSHIP
LOGAN COUNTY, OHIO



Thomas E. Shoemaker and
Sandra Sue Shoemaker
Co-Trustees
Parcel I, 99 acres
O.R. 1306, pg. 609

Samul P. Kinney and Christine N.
Tracy-Kinney
Parcel Five, Tract III, 125 acres
O.R. 1341, pg. 199

V.M.S. 9881
V.M.S. 10122

V.M.S. 10122
GREENVILLE TREATY LINE
P/L
SECTION 19

McARTHUR TOWNSHIP
N83°52'09"E
HARRISON TOWNSHIP

P/L 1091.14'
SECTION 13

11.558 acres transfers on
death to Caleb A. Parker by
O.R. 1331, pg. 965

20.139 Acres

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

Part of Robert Roach's
Tract I, 79.32 acres
D.V.. 354, pg. 31

Michael D. Wallbrown and
Arnetta L. Wallbrown
2.666 acres
O.R. 242, pg. 643

Caleb Allen Parker
1.000 acres
O.R. 1388, pg. 375

Robert Roach
Tract I, 79.32 acres
D.V. 354, pg. 31

Existing 20 feet wide
Ingress - Egress
Easement

Nearest Driveway 125'

Place of Beginning

TOWNSHIP ROAD 46

COUNTY ROAD 91 (60')

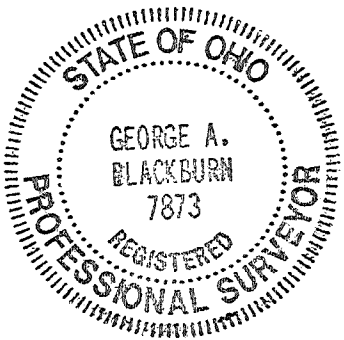
ACCESS MANAGEMENT NOTES:

County Road 91 is classified as a local road.
Minimum drive spacing is 250'.
Minimum stopping sight distance is > 495'.
No new drive to be established at this time.

This survey was prepared without a
complete and accurate title search
and does not guarantee title.

LEGEND

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



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

George A. Blackburn 1-18-2022
GEORGE A. BLACKBURN, R.S. 7873

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

DATE: 1/18/2022
SCALE: 1" = 200'
FILE: Bob Roach 1-22

PLAT PREPARED FOR
ROBERT ROACH

Sheet
1
of
1

INDEXED ON MAP
9727

5-24-2023



APPROVED HAVENAR



Amy L. Havenar, P.E.
Britt R. Havenar, P.E., P.S.

Engineering & Surveying

Legal Description for 1.442 acres

Situate in Section Thirteen (13), Town Two (2), Range Fifteen (15), Township of Harrison, County of Logan, State of Ohio, and being part of a 79.32 acre tract owned by Robert Roach in Deed Book 354, Page 31, Tract 1 of the Recorder's Office of Logan County, Ohio, as shown by a survey by Britt R. Havenar, Ohio P.S. No. 8266, and being more particularly described as follows:

Commencing at a 1" bolt found on the centerline of County Road 91, said point being the southeast corner of said 79.32 acre tract, and the southwest corner of a 1.00 acre tract owned by Elania R. Dicus (O.R. 1219, Page 189), thence North 68 degrees 04 minutes 33 seconds West, along the south line of said 79.32 acre tract and said centerline of right-of-way, a distance of 20.86 feet to a Mag spike set at the true point of beginning;

Thence continuing North 68 degrees 04 minutes 33 seconds West, along said south line of said 79.32 acre tract and said centerline of said right-of-way, a distance of 210.00 feet to a Mag spike set;

Thence North 05 degrees 22 minutes 37 seconds East, a distance of 312.00 feet to a 5/8" capped iron pin set, passing through a 5/8" capped iron pin set at a distance of 31.30 feet which marks the north right-of-way of County Road 91;

Thence South 68 degrees 04 minutes 33 seconds East, a distance of 210.00 feet to a 5/8" capped iron pin set;

Thence South 05 degrees 22 minutes 37 seconds West, a distance of 312.00 feet to a Mag spike set, passing through a 5/8" capped iron pin set at a distance of 280.70 feet which marks the north right-of-way line of County Road 91, said spike being on the centerline of right-of-way of County Road 91 and south line of said 79.32 acre tract, said spike also being the True Point of Beginning of the above described tract, containing 1.442 acres more or less, of which 0.145 acres are in the existing road right-of-way, subject to all easements of record.

Basis of bearings based on State Plane Coordinates, NAD83, Ohio North Zone.

Description prepared by:
Britt R. Havenar, P.E., P.S., Ohio P.S. No. 8266



5-24-2023

APPROVED

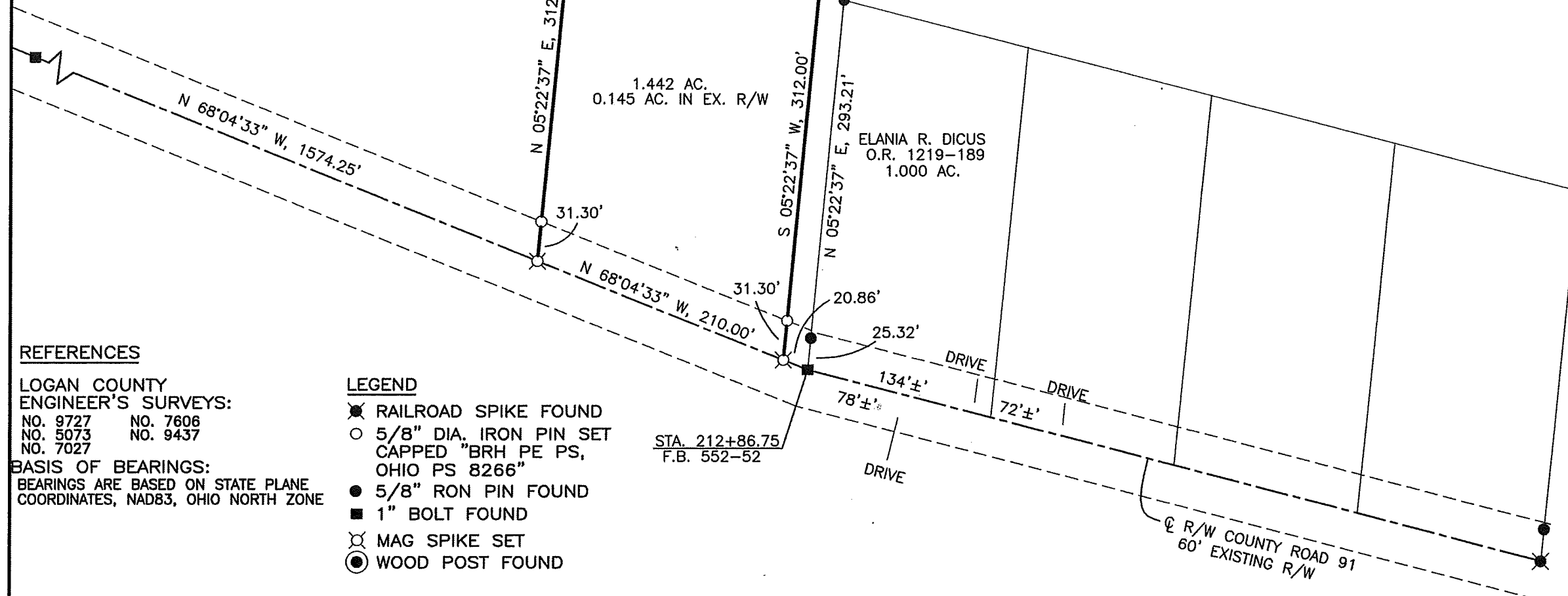
STALEY SURVEY SECTION 13, T-2, R-15 HARRISON TOWNSHIP, LOGAN COUNTY, OHIO

ROBERT ROACH, TRACT 1
D.V. 354-31
79.32 AC.
-1.442 AC.
77.878 AC. REMAINING

WATKINS FARMLAND STEWARDSHIP LLC.
O.R. 1091-837, TRACT 3
221.179 AC.

1.442 AC.
0.145 AC. IN EX. R/W

ELANIA R. DICUS
O.R. 1219-189
1.000 AC.



REFERENCES

LOGAN COUNTY
ENGINEER'S SURVEYS:
NO. 9727 NO. 7606
NO. 5073 NO. 9437
NO. 7027

BASIS OF BEARINGS:
BEARINGS ARE BASED ON STATE PLANE
COORDINATES, NAD83, OHIO NORTH ZONE

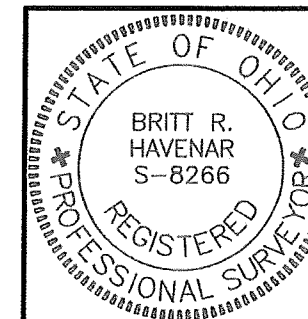
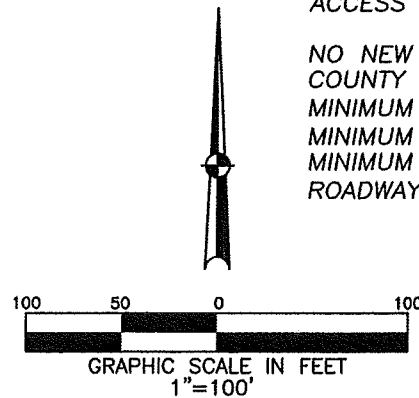
LEGEND

- ⊗ RAILROAD SPIKE FOUND
- 5/8" DIA. IRON PIN SET
CAPPED "BRH PE PS,
OHIO PS 8266"
- 5/8" RON PIN FOUND
- 1" BOLT FOUND
- ⊗ MAG SPIKE SET
- ⊙ WOOD POST FOUND

STA. 212+86.75
F.B. 552-52

ACCESS MANAGEMENT:

NO NEW ACCESS POINTS ARE BEING PROPOSED.
COUNTY ROAD 91 IS A LOCAL ROAD.
MINIMUM DRIVE SPACING IS 250'.
MINIMUM STOPPING SIGHT DISTANCE IS >495'.
MINIMUM DISTANCE FROM AN INTERSECTING
ROADWAY IS 250'.



SURVEY OF 1.442 ACRES FOR ROBERT ROACH IN
HARRISON TOWNSHIP. NOVEMBER 20, 2022.

Britt R. Havenar
BRITT R. HAVENAR, P.E., P.S.
OHIO REGISTERED PROFESSIONAL SURVEYOR #8266
HAVENAR ENGINEERING & SURVEYING, INC.
AMY L. HAVENAR, P.E.
BRITT R. HAVENAR, P.E., P.S.
10860 SIDNEY-FREYBURG ROAD
SIDNEY, OHIO 45365
(937) 492-7408
EMAIL: abhavenar@embarqmail.com

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