

Powell Survey Jefferson Township V.M.S. 3437 and V.M.S. 3438

May 1955 38.30 Acres

The following described land in Jefferson Township, Logan County Ohio and being in V.M.S. 3437 and also in V.M.S. 3438

Beginning at an iron in the center of County Road Number 5 known as the Zanesfield - Rushsylvania Pike and in the center of County Road Number 8 known as the Bellefontaine - Jerusalem Pike thence with the center of said County Road Number 8 which is now State Highway Number 756 ( State Route Number 540 ) S. 84 - 55 W. 847.0 feet to an iron at the N.E. corner of a school lot now owned by Paul D. Thompson said iron being station 91 plus 92 as shown in County Engineer's Field Book Number 588 page 12 thence with the east side of said old school lot S. 5 - 05 E. 167.0 feet to an iron pipe the last described line passing an iron pipe at the south side of the State Highway at 30.0 feet thence with the south side of old school lot S. 84 - 55 W. 267.0 feet to an iron pipe at the S.W. corner of said school lot thence S. 4 - 42 E. 535.0 feet to a large square wood post thence S. 87 - 07 W. 727.0 feet to a square wood post at Forest E. Longbrake's corner and said post being in the west line of V.M.S. 3437 and in the east line of V.M.S. 3438 thence with the south line of said Forest E. Longbrake's land again S. 87 - 07 W. 295.0 feet to another corner of the Longbrake land marked by a square wood post thence with the east side of said Longbrake land S. 4 - 00 E. 440.0 feet to a round wood post at the N.W. corner of Anna M. Allen's 51.30 acre tract thence with the north side of said Allen land N. 86 - 23 E. 2113.0 feet to an iron in the center of County Road Number 5 thence with the center of said road number 5 N. 6 - 52 E. 105.0 feet to an iron midway between two concrete right-of-way posts said posts being station 96 plus 93 of said Road Number 5 as shown

( Powell Survey )

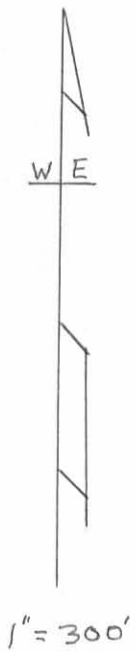
in Logan County Engineer's Road Book Number 579 page 4I thence  
again with the center of said County Road Number 5 N. 4 - 00 W.  
606.5 feet to an iron in the center of State Highway Number 756  
( State Route Number 540 ) leading eastward to West Mansfield  
thence with the center of County Road Number 5 which is also State Highway  
Number 756 N. 4 - 54 W. 447.5 feet to the place of beginning said  
tract containing a total of 38.30 acres 36.30 being in V.M.S. 3437  
and 2.00 acres in V.M.S. 3438.

cc  
Logan County Engineer.

2833 DE  
6/13/1910

POWELL SURVEY  
JEFFERSON TWP.

V.M.S. 3437 & 3438



SURVEYED BY: F.F. WRIGHT - 1955  
DRAWN BY: T.L. MADDEN - 1963  
IP INDEXED ON MAP  
2833

RECEIVED 7-5-74 [Signature]

**LESLIE H. GEESLIN**  
REGISTERED SURVEYOR NO. 5248  
P.O. BOX 274  
RUSHSVLVANIA, OHIO 43347  
TELEPHONE: (513) 468-2793

**WATCH T. V. EASEMENT**

June 18, 1994

Situated in Virginia Military Survey 3437, Township of Jefferson, County of Logan, and State of Ohio, and being an easement located in the southeast corner of James E. Grant's 35.100 acre tract as described in D. B. Vol. 353 Page 80 and being more particularly described as follows:

Beginning for reference at a 1/2 inch bolt found in the centerline of County Highway 5 at the northeast corner of Robert P. Clem's 1.673 acre tract as described in O. R. Vol. 194 page 969, said bolt also being Station 95+88 as shown in the Logan County Engineer's Field Book 579 Page 41.

Thence with said Clem's north line S. 85° 16' 46" W 30.53 feet to a 5/8 inch iron bar set in the west right of way of said C. H. 5 and the true point of beginning for this easement.

Thence with said Clem's north line and the north line of Stanley I. Shafer's 49.663 acre tract as described in D. B. Vol. 343 Page 882 S. 85° 16' 46" W. 369.63 feet to a 5/8 inch iron bar set, passing a 1/2 inch iron bar found at 253.35 feet at said Clem's northwest corner.

Thence N. 4° 55' 00" W. 450.00 feet to a 5/8 inch iron bar set.

Thence N. 85° 05' 00" E. 390.00 feet to a 5/8 inch iron bar set in the west right of way of said C. H. 5.

Thence with said right of way S. 4° 55' 00" E. 345.22 feet to a 5/8 inch iron bar set.

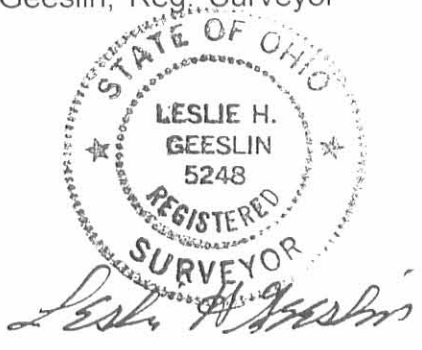
Thence continuing with said right of way S. 5° 57' 28" W. 107.96 feet to the place of beginning.

Containing 4.010 acres more or less.

Bearings are based on an assumed bearing (S. 4° 55' 00" E.) for the west right of way line of County Highway 5 in this field survey by Leslie H. Geeslin, Reg. Surveyor 5248 on June 18, 1994.

JE A:\10WATCHEMT.SAM

INDEXED ON MAP  
2033 2D



# WATCH T.V. EASEMENT

SITUATED IN V.M.S. 3437, JEFFERSON TOWNSHIP, LOGAN COUNTY, OHIO

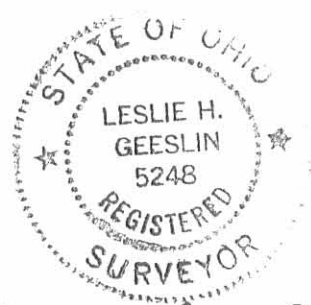
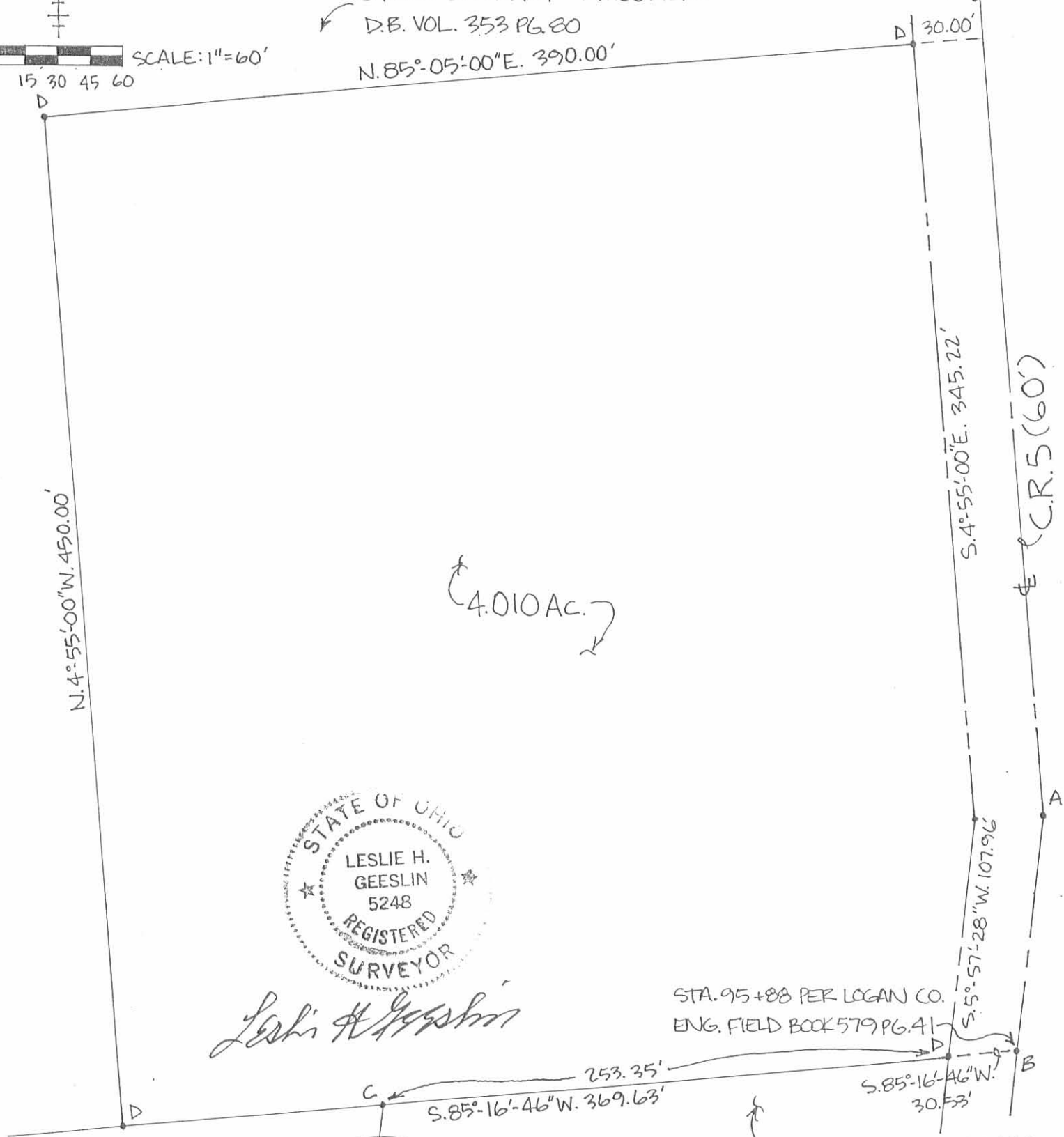
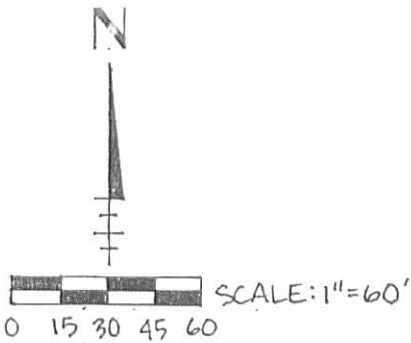
JUNE 18, 1994

JAMES E. GRANT 35.100 AC. ↗

↙ D.B. VOL. 353 PG. 80

N. 85°-05'-00" E. 390.00'

A S.R. 540



*Leslie H. Geeslin*

STA. 95+88 PER LOGAN CO.  
ENG. FIELD BOOK 579 PG. 41

↙ STANLEY I. SHAFER 49.663 AC.  
D.B. VOL. 343 PG. 882

↙ ROBERT P. CLEM 1.637 AC.  
O.R. VOL. 194 PG. 969

- LEGEND:**
- A = 1" PIPE FOUND
  - B = 1/2" BOLT FOUND
  - C = 1/2" BAR FOUND
  - D = 5/8" BAR SET

INDEXED ON MAP  
2433 2P

Received 11-15-88

OK 11-16-88

JLB

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

TELEPHONE: (513) 468-2793

U. T. S.

November, 1988

The following described centerline of a 10 foot easement and a 20 foot by 28 foot easement located in the State of Ohio, County of Logan, Township of Jefferson, being part of James E. Grant's 35.1 acre tract in Virginia Military Survey 3437 and more particularly described as follows:

CENTERLINE OF 10 FOOT EASEMENT

Beginning at a p. k. nail set in the centerline of County Highway 5 that is S. 4° 55' E. 57.22 feet from a 1 inch iron pipe found at the intersection of said C. H. 5 and State Route 540 east.

Thence S. 87° 14' 23" W. 519.96 feet to a point.

Thence S. 3° 06' 50" E. 260.46 feet to a point.

Thence S. 86° 57' 40" W. 1289.0 feet to a point that is 20 feet east of the west line of V. M. S. 3437 and 23 feet south of Monnin Construction Company's 11.23 acre tract as described in D. B. Vol. 335 Page 911 and there terminate.

20 FOOT BY 28 FOOT EASEMENT

Beginning at the southwest corner of Monnin Construction Company's 11.23 acre tract in the west line of V. M. S. 3437.

Thence with said Company's south line N. 86° 57' 40" E. 20 feet to a point.

Thence S. 3° 02' 20" E. 28 feet to a point.

Thence S. 86° 57' 40" W. 20 feet to a point in the west line of V. M. S. 3437.

INDEXED ON MAP  
2833 3D-1

20 by 28 foot easement (cont)

Thence with said V. M. S. line N. 3° 02' 20" W. 28 feet to the place of beginning.

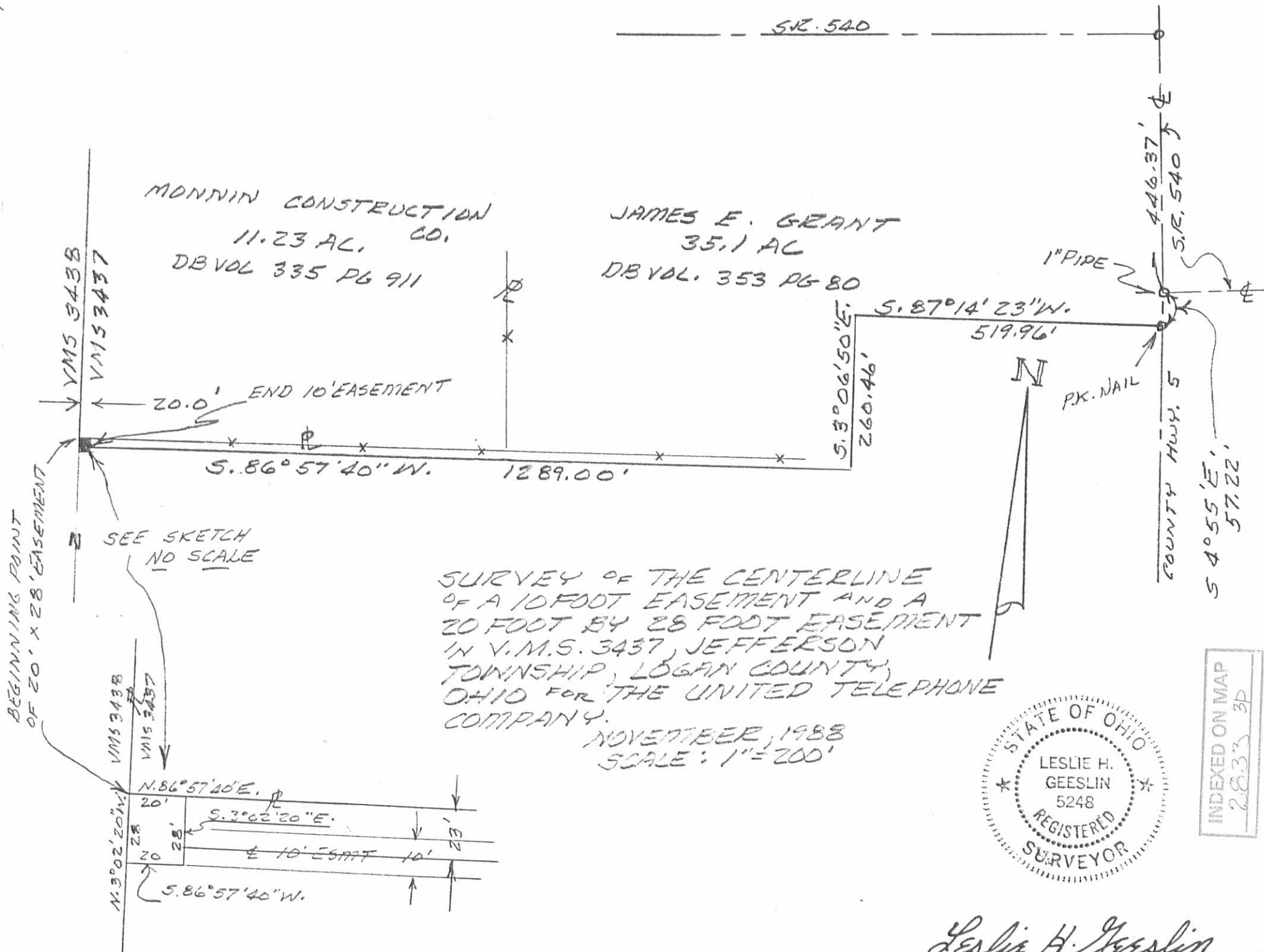
Reference is hereby made to a plat of this survey on file with the Logan County Engineer.

Bearings are based on an assumed bearing for County Highway No. 5.



*Leslie H. Geeslin*

INDEXED ON MAP  
2833 3D-2



INDEXED ON MAP  
2833 3P

*Leslie H. Geeslin*  
LESLIE H. GEESLIN  
RUSH Sylvania, OHIO



DEED 0-30-05 SJM/OK

# 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

**1975-2005 - 30 YEARS OF EXCELLENCE**

**MONNIN  
11.213 ACRES**

Lying in Virginia Military Survey 3437, Jefferson Township, Logan County, Ohio.

Being all of the Roger E. Monnin and Marilyn E. Monnin 11.23 acre tract as deeded and described in Official Record 119, Page 680 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a MAG nail set at the intersection of the west line of Virginia Military Survey 3437 and the center-line of Ohio Route 540.

THENCE, with the center-line of Ohio Route 540 (60 feet wide), the following two courses:

S 84°-50'-49"E, a distance of 104.57 feet to a 3/8 inch iron rod found.

N 84°-55'-00"E, a distance of 588.30 feet to a railroad spike found.

THENCE, with the west line of the Develva A. Graves, etal, 1 acre tract (O.R. 420, Pg. 840), S 4°-03'-02"E, a distance of 167.03 feet to a 1 inch iron pipe found, passing a 5/8 inch iron rod set at 30.00 feet.

THENCE, with the lines of the James E. Grant 38.30 acre tract (Vol. 353, Pg. 80), the following two courses:

S 5°-18'-27"E, a distance of 534.26 feet to a 6" x 6" wood post found, passing a 5/8 inch iron rod set at 529.26 feet.

S 86°-47'-09"W, a distance of 724.67 feet to a 3/4 inch iron pipe found on the west line of Virginia Military Survey 3437.

THENCE, with the west line of Virginia Military Survey 3437 and the east line of the Doris H. Davis, Trustee 96.14 acre tract (O.R. 463, Pg. 951), N 2°-17'-15"W, a distance of 697.03 feet to the point of beginning, passing a 5/8 inch iron rod set at 666.78 feet.

Containing 11.213 acres, of which 0.478 acre is within the highway right-of-way.

The basis for bearings is the center-line of Ohio Route 540, being S 84°-55'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on August 19, 2005.



ORIGINAL STAMP IN GREEN

Description prepared by:

A handwritten signature in black ink, appearing to read 'Jeffrey I. Lee'.

Jeffrey I. Lee  
Professional Surveyor 6359  
August 23, 2005

L-4096



REC'D 8-30-05 SMY RL

LEGEND:

- MAG NAIL SET
- ⊠ 3/8 INCH IRON ROD FOUND
- ⊗ RAILROAD SPIKE FOUND
- 5/8 INCH IRON ROD SET
- 5/8 INCH IRON ROD FOUND
- ⊙ 1 INCH IRON PIPE FOUND
- ⊠ 6" X 6" WOOD POST FOUND
- ⊙ 3/4 INCH IRON PIPE FOUND
- ⊠ 5/8 INCH IRON ROD FOUND IN A MONUMENT BOX
- x- DENOTES FENCE LINE

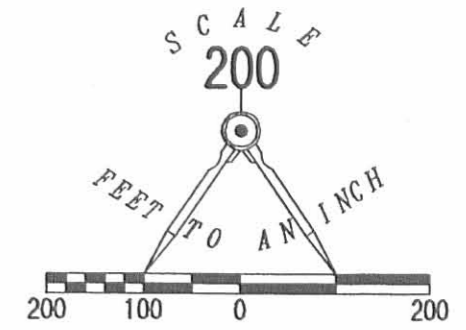
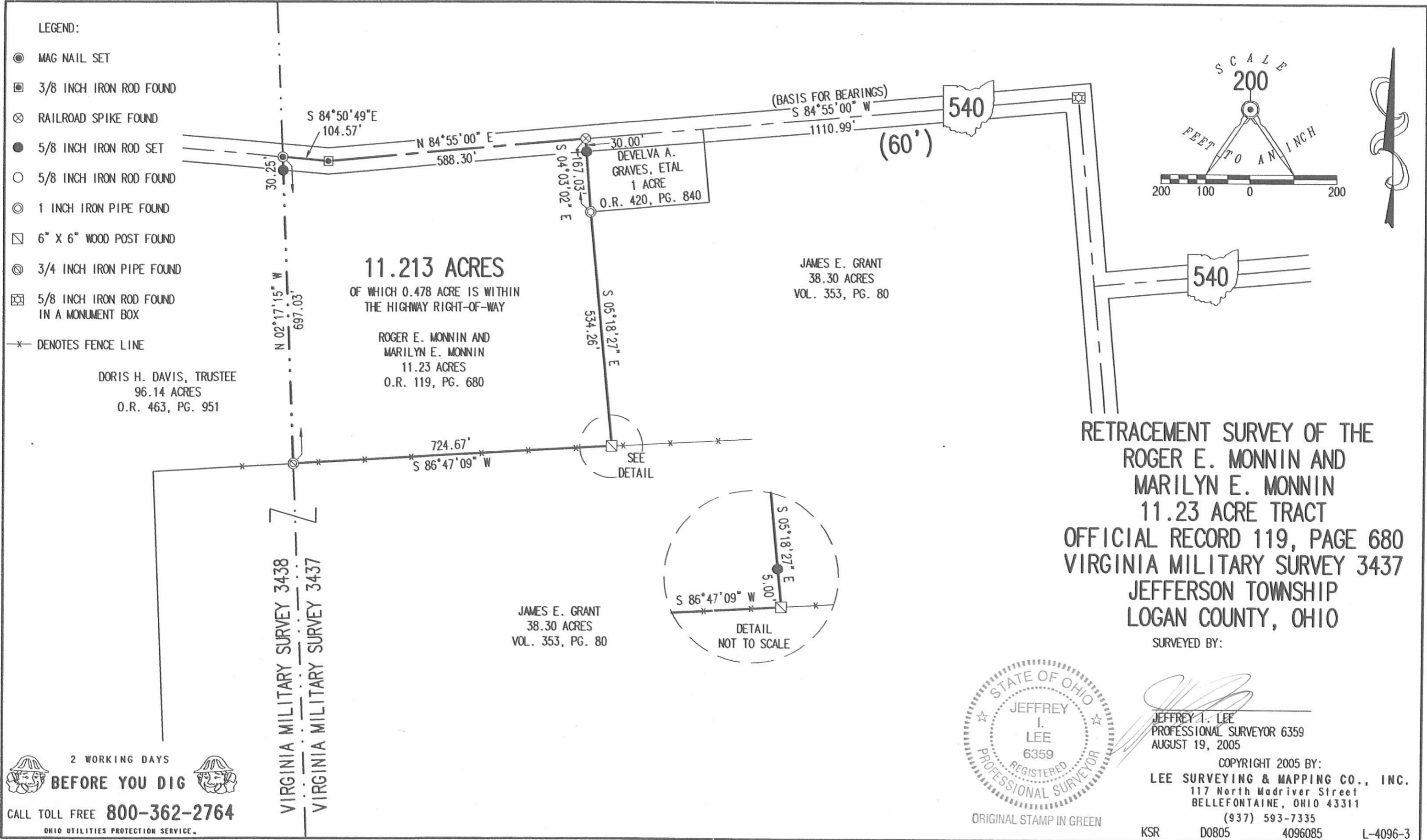
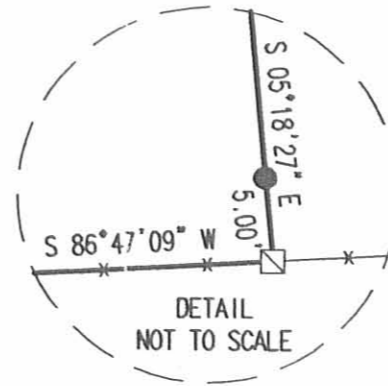
DORIS H. DAVIS, TRUSTEE  
96.14 ACRES  
O.R. 463, PG. 951

**11.213 ACRES**  
OF WHICH 0.478 ACRE IS WITHIN  
THE HIGHWAY RIGHT-OF-WAY

ROGER E. MONNIN AND  
MARILYN E. MONNIN  
11.23 ACRES  
O.R. 119, PG. 680

JAMES E. GRANT  
38.30 ACRES  
VOL. 353, PG. 80

JAMES E. GRANT  
38.30 ACRES  
VOL. 353, PG. 80



**RETRACEMENT SURVEY OF THE  
ROGER E. MONNIN AND  
MARILYN E. MONNIN  
11.23 ACRE TRACT  
OFFICIAL RECORD 119, PAGE 680  
VIRGINIA MILITARY SURVEY 3437  
JEFFERSON TOWNSHIP  
LOGAN COUNTY, OHIO**

SURVEYED BY:



*Jeffrey I. Lee*  
JEFFREY I. LEE  
PROFESSIONAL SURVEYOR 6359  
AUGUST 19, 2005

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LEE SURVEYING & MAPPING CO., INC.  
117 North Madriver Street  
BELLEFONTAINE, OHIO 43311  
(937) 593-7335

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

KSR D0805 4096085 L-4096-3

INDEXED ON MAP  
2833 4P

RD 8-601 SM OK

**SURVEY FOR JAMES & CINNAMON GRANT**  
**2.006 Acres**  
**July 31, 2001**

The following described tract of land is situated in the State of Ohio, County of Logan, Township of Jefferson, V.M.S. 3437, being part of James E. Grant and Beverly A. Grant's 38.30 acre tract described in Deed Volume 353, page 80, being more particularly described as follows:

Beginning at a 3/4 inch iron pin found at the intersection of the centerline of County Road #5 (60 feet wide) with the centerline of State Route #540 (60 feet wide), said iron pin being at Station 102+99.5 as shown on plans for Road No. 5, recorded on Sheet 2 of file X-5B in the Logan County Engineer's office;

Thence **South 04°50'14" East (assumed bearing) 51.73 feet**, following the centerline of County Road #5 and an east line of said 38.30 acre tract, to a magnetic nail set;

Thence **South 86°07'50 West 260.05 feet**, departing from the centerline of County Road #5 and entering said 38.30 acre tract, passing at 30.00 feet an iron pin set, to an iron pin set;

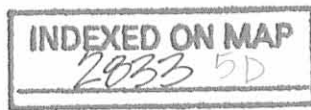
Thence **North 05°46'00" West 330.89 feet** to an iron pin set;

Thence **North 84°14'00" East 260.75 feet**, passing at 230.75 feet an iron pin set, to a magnetic nail set in the centerline of State Route #540 and in an east line of said 38.30 acre tract;

Thence **South 05°46'00" East 287.78 feet**, following the centerline of State Route #540 and an east line of said 38.30 acre tract, to the **place of beginning, containing 2.006 acres**, more or less, and being subject to all valid easements and restrictions of record. Of the above described 2.006 acre tract, 0.234 acre is within the right of way of State Route #540 and County Road #5.

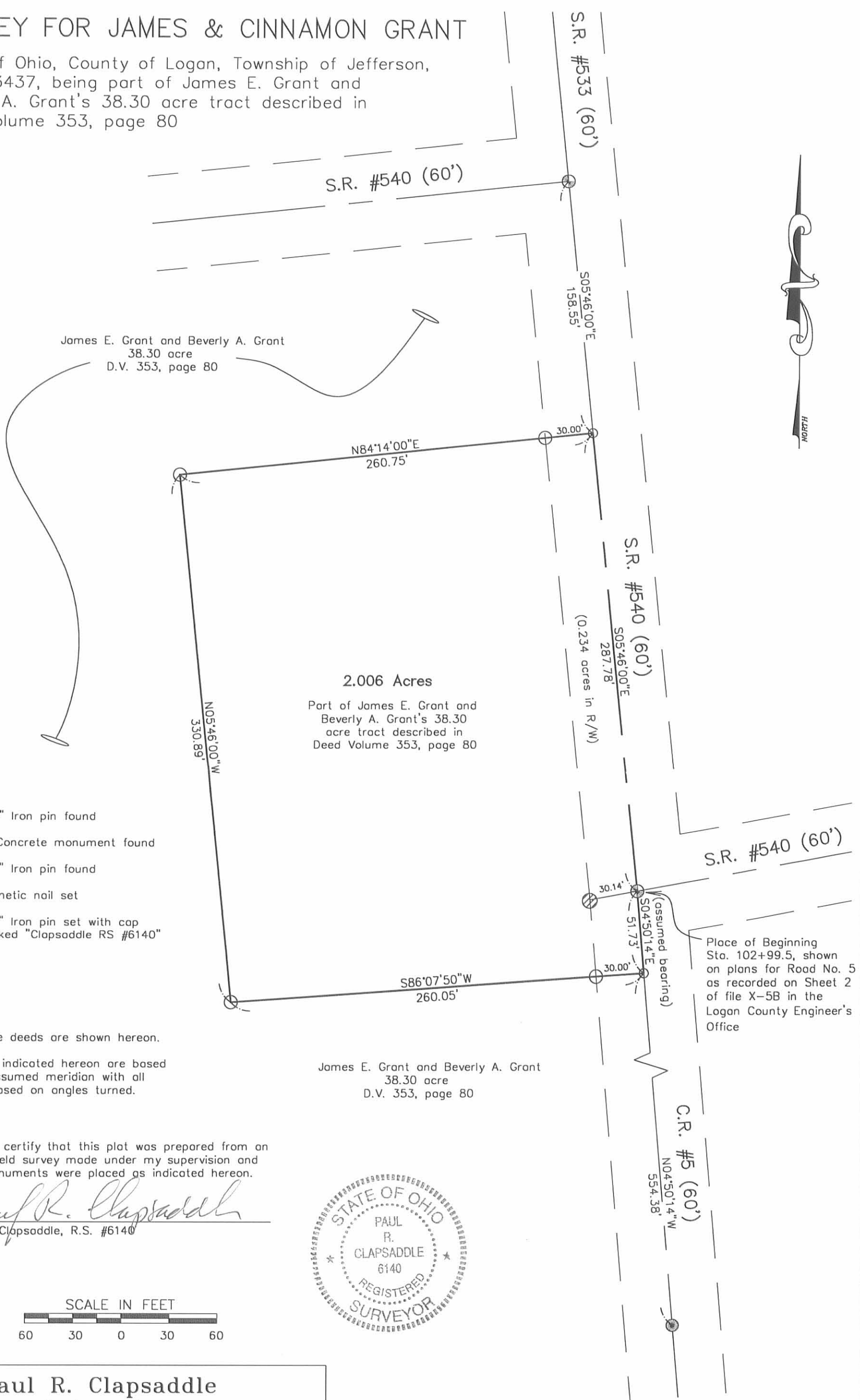
The above description was prepared from an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of July 2001. Bearings indicated herein are based on an assumed meridian with all others based on angles turned. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "Clapsaddle RS #6140".

ATTEST: Paul R. Clapsaddle  
Paul R. Clapsaddle, R.S. #6140  
19019 West Darby Road  
Marysville, Ohio 43040  
(937) 747-2599



# SURVEY FOR JAMES & CINNAMON GRANT

State of Ohio, County of Logan, Township of Jefferson,  
 V.M.S. 3437, being part of James E. Grant and  
 Beverly A. Grant's 38.30 acre tract described in  
 Deed Volume 353, page 80



James E. Grant and Beverly A. Grant  
 38.30 acre  
 D.V. 353, page 80

2.006 Acres  
 Part of James E. Grant and  
 Beverly A. Grant's 38.30  
 acre tract described in  
 Deed Volume 353, page 80

James E. Grant and Beverly A. Grant  
 38.30 acre  
 D.V. 353, page 80

- ⊕ 3/4" Iron pin found
- ⊗ 4" Concrete monument found
- ⊙ 5/8" Iron pin found
- Magnetic nail set
- 5/8" Iron pin set with cap marked "Clapsaddle RS #6140"

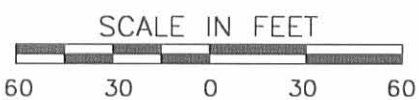
**NOTES:**

Reference deeds are shown hereon.

Bearings indicated hereon are based on an assumed meridian with all others based on angles turned.

I hereby certify that this plot was prepared from an actual field survey made under my supervision and that monuments were placed as indicated hereon.

*Paul R. Clapsaddle*  
 Paul R. Clapsaddle, R.S. #6140



**Paul R. Clapsaddle and Associates**  
 REGISTERED ENGINEERS AND SURVEYORS  
 19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040  
 (937) 747-2599  
 (800) 745-2599  
 Paul R. Clapsaddle, P.E., P.S.

Filename: GrantCinnamon701.dwg  
 Date: 7/31/01

INDEXED ON MAP  
 2833 5P

8-31-15

APPROVED

**SURVEY FOR JAMES & BEVERLY GRANT**

**2.382 Acres  
August 20, 2015**

The following described 2.382 acre tract of land is situated in the State of Ohio, County of Logan, Township of Jefferson, V.M.S. 3437, being part of James E. Grant and Beverly A. Grant, Trustee's 38.30 acre tract described in Official Record 892, page 778, and said 2.382 acre tract being more particularly described as follows:

Beginning for reference at a 3/4 inch iron pin found in a monument box at the intersection of the centerline of County Road 5 (60 feet wide) with the centerline of State Route 540 (variable right of way width), said iron pin being at Station 100+39 as shown on 1934 plans for State Route 540 recorded on Sheet 2 of 4 in Logan County Engineer's L-files, said iron pin being at the northeast corner of said 38.30 acre tract;

Thence South 84°50'00" West (assumed bearing) 260.42 feet, following the centerline of State Route 540 and the north line of said 38.30 acre tract, to a magnetic nail set and marking the *place of beginning*;

Thence *South 04°55'34" East 489.27 feet*, departing from the centerline of State Route 540 and entering said 38.30 acre tract, passing at 30.00 feet an iron pin set, to a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS #6140";

Thence *South 87°09'00" West 279.14 feet*, continuing through said 38.30 acre tract, to an iron pin set;

Thence *North 14°30'24" East 266.35 feet*, continuing through said 38.30 acre tract, to an iron pin set;

Thence *North 05°10'00" West 227.18 feet*, continuing through said 38.30 acre tract and passing at 197.18 feet an iron pin set, to a magnetic nail set in the centerline of State Route 540;

Thence *North 84°50'00" East 191.30 feet*, following the centerline of State Route 540 and the north line of said 38.30 acre tract, to the *place of beginning, containing 2.382 acres*, more or less, and being subject to all valid easements and restrictions of record. Of the above described 2.382 acre tract, 0.132 acre is within the right of way of State Route 540.

The above description was prepared from an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of August 2015. Bearings indicated herein are based on an assumed meridian with all others based on angles turned. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "Clapsaddle RS #6140".

ATTEST: Paul R. Clapsaddle  
Paul R. Clapsaddle, R.S. #6140  
19019 West Darby Road  
Marysville, Ohio 43040  
(937) 747-2599

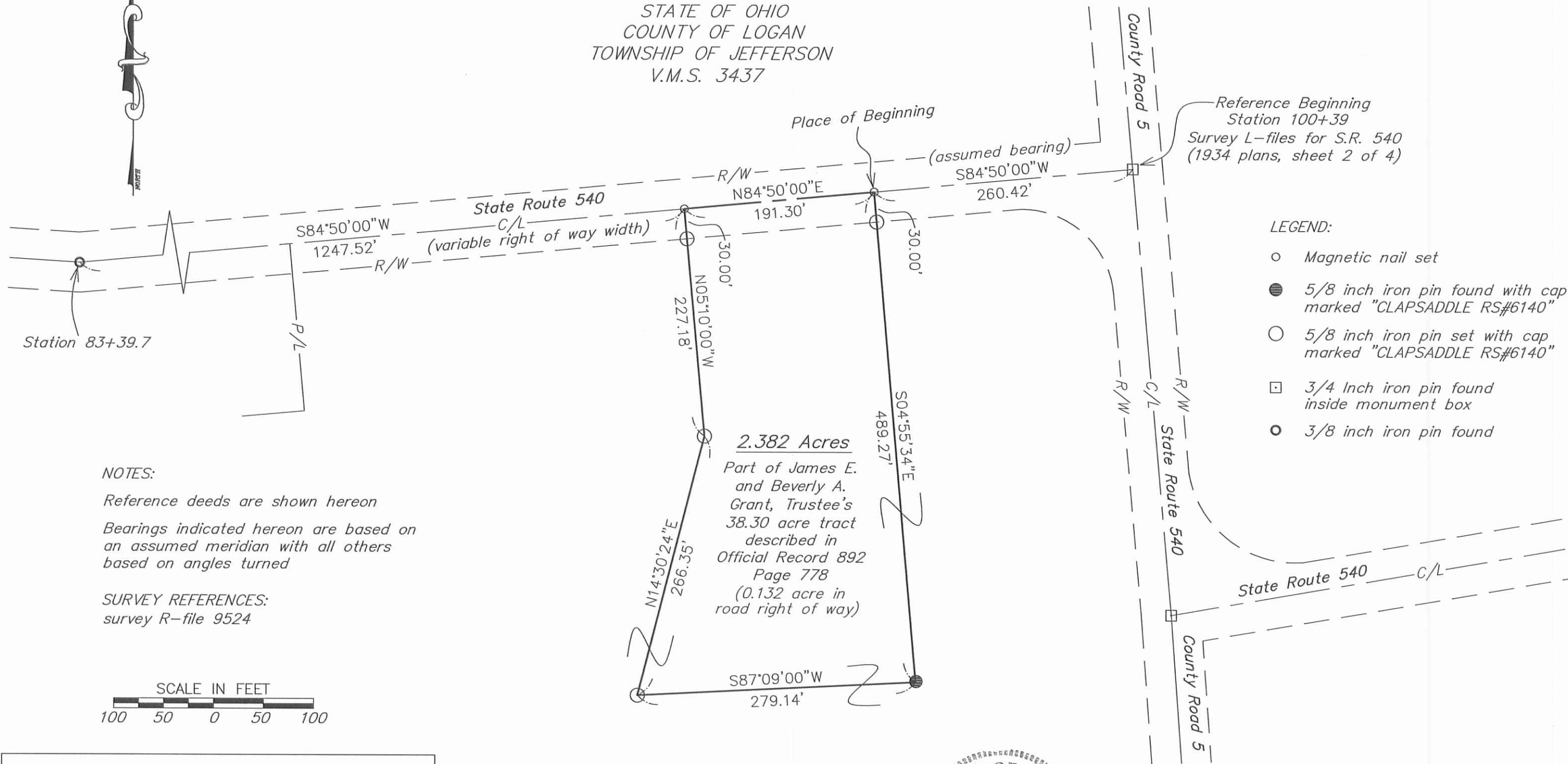


INDEXED ON MAP  
2833 6D

8-31-15

APPROVED

SURVEY FOR  
JAMES AND BEVERLY GRANT  
STATE OF OHIO  
COUNTY OF LOGAN  
TOWNSHIP OF JEFFERSON  
V.M.S. 3437



Reference Beginning  
Station 100+39  
Survey L-files for S.R. 540  
(1934 plans, sheet 2 of 4)

LEGEND:

- Magnetic nail set
- 5/8 inch iron pin found with cap marked "CLAPSADDLE RS#6140"
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"
- 3/4 Inch iron pin found inside monument box
- 3/8 inch iron pin found

NOTES:

Reference deeds are shown hereon  
Bearings indicated hereon are based on an assumed meridian with all others based on angles turned

SURVEY REFERENCES:  
survey R-file 9524



2.382 Acres  
Part of James E. and Beverly A. Grant, Trustee's 38.30 acre tract described in Official Record 892 Page 778 (0.132 acre in road right of way)



I hereby certify that this plat was prepared from a field survey made under my supervision and that monuments were placed as indicated hereon.

*Paul R. Clapsaddle*  
Paul R. Clapsaddle, R.S. #6140

**Paul R. Clapsaddle and Associates**

REGISTERED ENGINEERS AND SURVEYORS

19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040  
(937) 747-2599

Paul R. Clapsaddle, P.E., P.S.

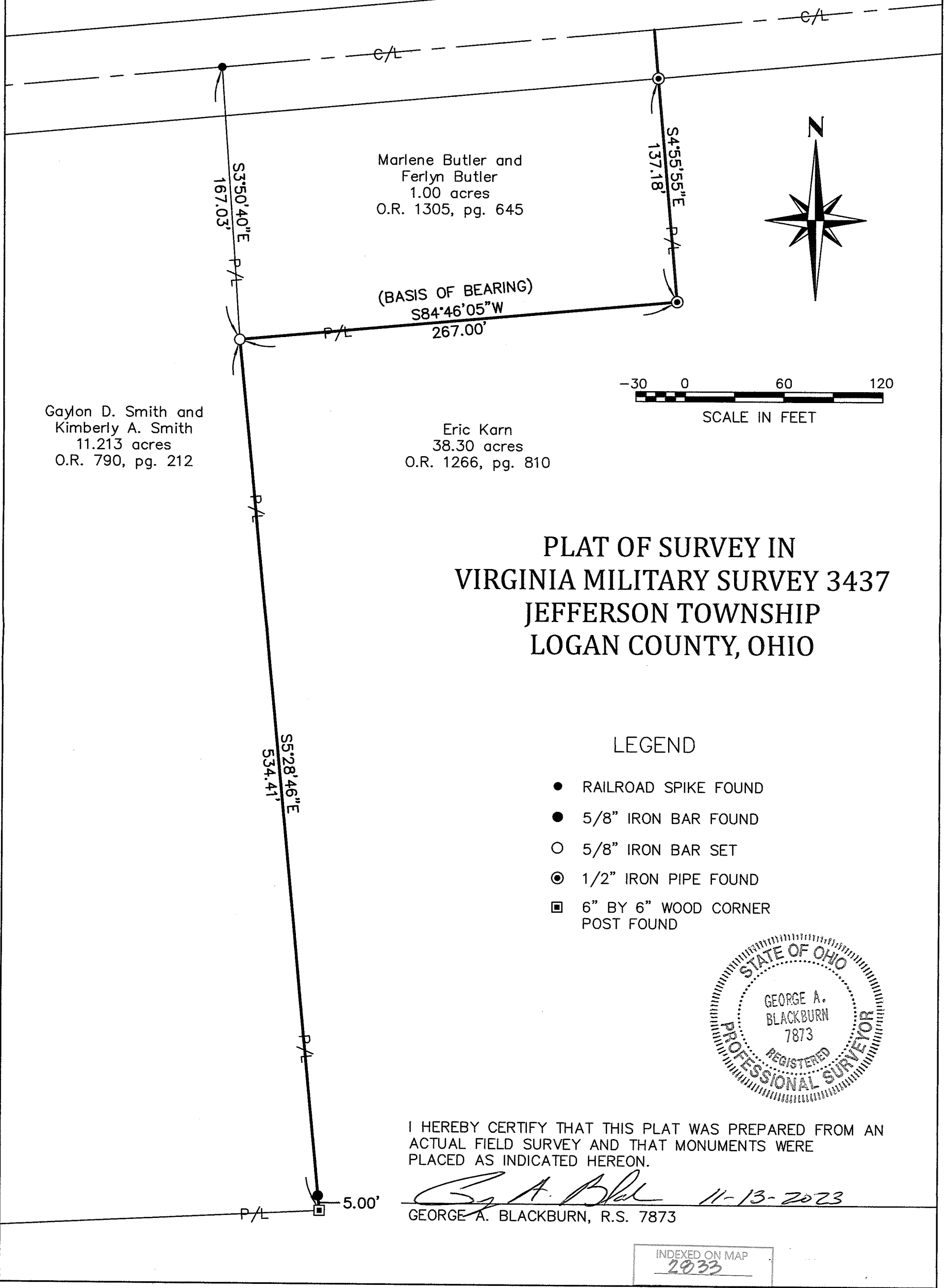
Date: August 20, 2015  
Scale: 1"=100'  
Project: GrantJBJuly15  
Drawing: GrantJBJuly15.dwg

INDEXED ON MAP  
2033 UP

11-16-2023

APPROVED

STATE ROUTE 540 (60 FEET WIDE)



Marlene Butler and  
Ferlyn Butler  
1.00 acres  
O.R. 1305, pg. 645

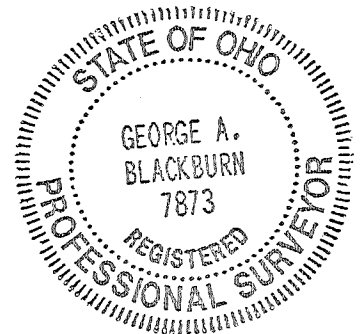
Gaylon D. Smith and  
Kimberly A. Smith  
11.213 acres  
O.R. 790, pg. 212

Eric Karn  
38.30 acres  
O.R. 1266, pg. 810

PLAT OF SURVEY IN  
VIRGINIA MILITARY SURVEY 3437  
JEFFERSON TOWNSHIP  
LOGAN COUNTY, OHIO

LEGEND

- RAILROAD SPIKE FOUND
- 5/8" IRON BAR FOUND
- 5/8" IRON BAR SET
- ⊙ 1/2" IRON PIPE FOUND
- ▣ 6" BY 6" WOOD CORNER POST 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* 11-13-2023  
GEORGE A. BLACKBURN, R.S. 7873

INDEXED ON MAP  
2023

BLACKBURN SURVEYING, LLC 6879 STATE ROUTE 287 WEST LIBERTY, OHIO 43357 (937) 465-0424	DATE: 11/13/2023 SCALE: 1" = 60' FILE: Eric Karn 11-23	PLAT FOR SURVEY OF THE WEST LINE OF ERIC KARN'S 38.30 ACRE TRACT	Sheet 1 of 1
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