

MARY BUCHSIEB SURVEY
20.871 ACRES
February 12, 2001

The following described 20.871 acre tract of land is situated in Virginia Military Survey 3139, Jefferson Township, Logan County, Ohio, and being all of Mary J. Buchsieb and Rolland J. Williston's Tract One, 20.25 acres and Tract Two, 0.26 acre described in Official Record 449, page 368, said 20.871 acre tract more particularly described as follows:

Beginning for reference at a railroad spike found in the centerline of County Road 5 (60 feet wide) at Station 50+86 of Logan County Highway Plan X-5;

Thence South 33°08'00" West 787.46 feet, following the centerline of County Road 5 to a 5/8 inch iron pin found at the northernmost corner of said 20.25 acre tract and at the westernmost corner of Brian E. and Susan A. Reames' 2.000 acre tract described in Official Record 44, page 740, said iron pin marking the **place of beginning**;

Thence **South 57°22'08" East 570.66 feet**, departing from the centerline of County Road 5, following the southwest line of said 2.000 acre tract, the northeast line of said 20.25 acre tract, and the southwest line of David A. and Jacqueline R. Thompson's 20.775 acre tract described in Official Record 149, page 593, passing a 5/8 inch iron pin found at 30.06 feet, to a 5/8 inch iron pin found;

Thence **South 57°30'31" East 1106.28 feet**, following the southwest line of said 20.775 acre tract and the northeast line of said 20.25 acre tract, to an iron pin set in the west line of V.M.S. 6121 and in the east line V.M.S. 3139;

Thence **South 10°50'14" East 363.00 feet**, following the east line of said 20.25 acre tract, the west line of V.M.S. 6121, and the east line of V.M.S. 3139, to an iron pin set at the northeast corner of Carl E. and Ruth E. Grytko's original 119.58 acre tract described in Deed Volume 360, page 163;

Thence **South 79°36'34" West 676.18 feet**, departing from the west line of V.M.S. 6121, entering V.M.S. 3139, following the northeast line of said original 119.58 acre tract and the south line of said 20.25 acre tract, to a stone found;

Thence **South 9°37'18" East 100.06 feet**, following the northeast line of said original 119.58 acre tract and the south line of said 20.25 acre tract, to a 16 inch wood corner post found;

Thence **North 56°02'04" West 932.30 feet**, following the northeast line of said original 119.58 acre tract and the southwest line of said 20.25 acre tract, to an iron pin set at the southernmost corner of Jeffrey O. Thomas, Trustee under the Jeffrey O. Thomas Trust Agreement dated the 24th day of October, 2000, 9.74 acre tract described in Official Record 472, page 503;

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Thence **North 32°49'59" East 744.31 feet**, departing from the northeast line of said original 119.58 acre tract, following the southeast line of said 9.74 acre tract and the northwest line of said 20.25 acre tract, to a 5/8 inch iron pin found at the southernmost corner of said 0.26 acre tract;

Thence **North 57°21'19" West 570.43 feet**, departing from the northwest line of said 20.25 acre tract, following the northeast line of said 9.74 acre tract and the southwest line of said 0.26 acre tract, passing a 1 ¼ inch iron pipe found at 540.43 feet, to a 5/8 inch iron pin found in the centerline of County Road 5;

Thence **North 33°08'00" East 30.00 feet**, following the centerline of County Road 5, the northwest line of said 0.26 acre tract and the northwest line of said 20.25 acre tract, to the **place of beginning, containing 20.871 acres**, more or less, and subject to all valid easements and restrictions of record.

Of the above described 20.871 acre tract, 0.021 acre is within the road right of way of County Road 5.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of February 2001. 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 County Road 5 being South 33°08'00" West.

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

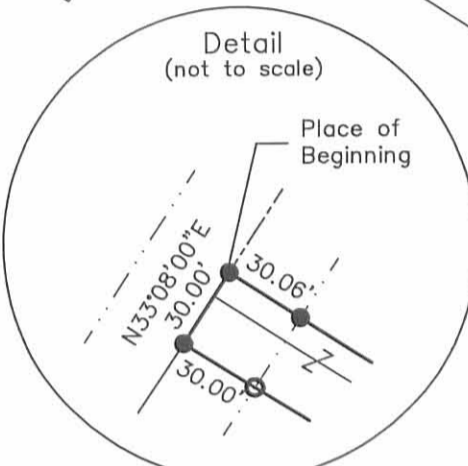


VIRGINIA MILITARY SURVEY 3139
JEFFERSON TOWNSHIP
LOGAN COUNTY, OHIO

8" WOOD CORNER
POST FOUND

Reference Beginning
STA 50+86

COUNTY ROAD 5 (60')



Brian E. and Susan A. Reames
O.R. 44, pg. 740
2.000 acres

Jeffrey O. Thomas, Trustee under the
Jeffrey O. Thomas Trust Agreement
dated the 24th day of October, 2000
9.74 acres
O.R. 472, pg. 503

David A. and Jacqueline R. Thompson
O.R. 149, pg. 593
20.775 acres

Tract One
20.25 Acres

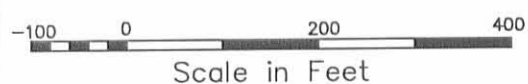
20.871 Acres.

(0.021 Acre is within road right of way)

REFERENCES:
County Road 5 Highway
Plan X-5.

LEGEND

- △ STONE FOUND
- RAILROAD SPIKE FOUND
- 5/8 INCH IRON PIN FOUND
- ⊕ 16 INCH WOOD CORNER POST FOUND
- 1 1/4 INCH IRON PIPE FOUND
- 5/8 INCH IRON PIN SET

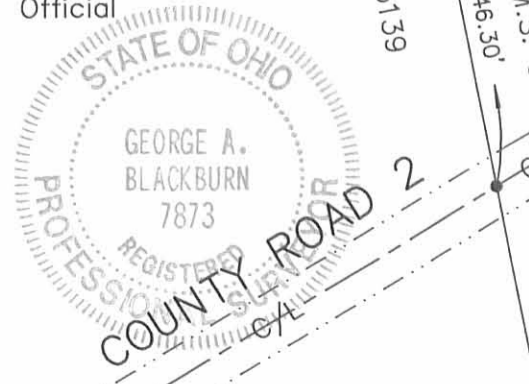


MARY BUCHSIEB SURVEY

Being a retracement of Mary J. Buchsieb and
Rolland J. Williston's Tract One, 20.25 acres and
Tract Two, 0.26 acre described in Official
Record 449, page 368.

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
George A. Blackburn, P.S.
12125 Green Street
Middleburg, Oh. 43336
(937) 666-5605

Filename: Buchsieb 2-01
Scale: 1" = 200'
Date: 2/12/01
F.B. 5, pg. 64

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POLAND SURVEY

May 3, 1969

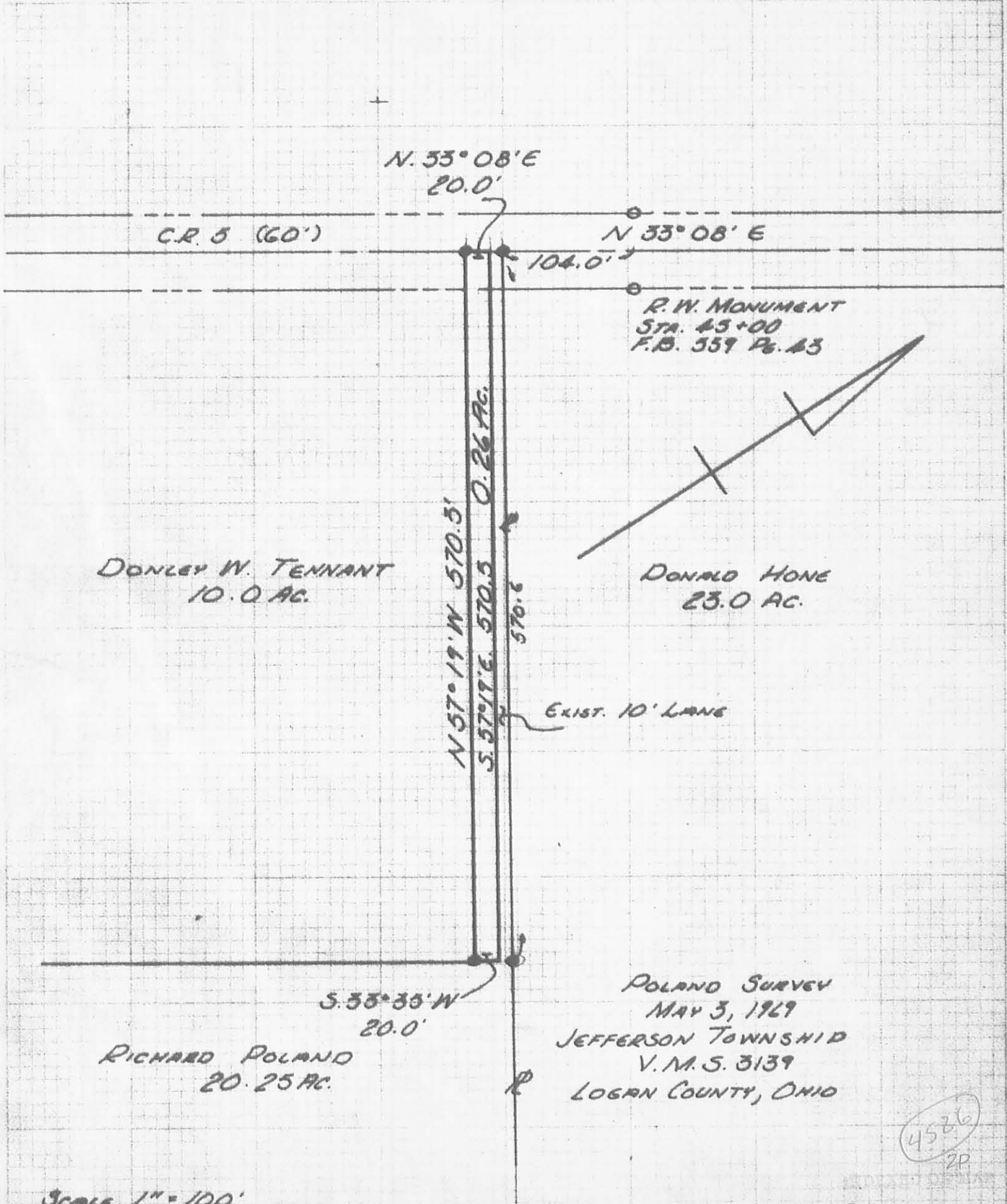
The following described real estate situated in V.M.S. 3139, Jefferson Township, Logan County, Ohio and being more particularly described as follows:

Beginning at Station 43+ 86 in the centerline of County Road No. 5, as noted in the County Engineer's Field Book No. 559, Page 43, at the northwest corner of D.W. Tennant's 10.0 acre tract and in the southwest corner of a 10 foot lane from which an iron bar in the southwest corner of Donald Hone's 23.0 acre tract bears N. 33°08' E 10.0 feet; thence with said Tennant's north line and the south line of said lane S. 57°19' E. 570.5 feet to a point in the northeast corner of said Tennant's Tract and in the west line of Richard Poland's 20.25 acre tract, from which an iron bar in the south line of Donald Hone's 23.0 acre tract bears N. 33°35' E. 10.0 feet; thence with said Poland's west line S. 33°35' W. 20.0 feet to an iron bar; thence N. 57°19' W. 570.3 feet to an iron bar in the centerline of County Road 5; thence with said centerline N. 33°08' E. 20.0 feet to the place of beginning.

Containing 0.26 acres more or less.

The above described 0.26 acres being on the north side of Donley W. Tennant's 10.0 acre tract.

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INDEXED ON MAP



4526
2P

Scale 1" = 100'
 ● = 1/8" Iron Bar Set

LESLIE H. GEEGLIN
 REG. SURVEYOR 5248

8-29-2023



Jeffrey Thomas
Page 2 of 2
August 09, 2023

LEGAL DESCRIPTION

Being all of the 9.74 acre tract in the name of Jeffrey O. Thomas, Trustee (O.R. 472, Pg. 503) and being a part of Virginia Military Survey 3139, Jefferson Township, Logan County, Ohio, more particularly described as follows:

Commencing at an existing Railroad Spike at Station 50+86 of County Road 5 (60' R/W), as noted in the County Engineer's Field Book (Book No. 559, Pg. 43); thence S 33°-48'-38" W with the centerline of County Road 5, 817.29' to an existing #5 Rebar at the NW corner of said 9.74 acre tract and a Southwesterly corner of a 20.871 acre tract in the name of Ryan & Christine Young (O.R. 1407, Pg. 5978) and being the POINT OF BEGINNING; thence the following courses:

1. S 56°-41'-36" E with the N line of said 9.74 acre tract and the S line of said 20.871 acre tract, 570.29' to an existing #5 Rebar at the NE corner of said 9.74 acre tract and a common corner with said 20.871 acre tract, passing an existing 1" Iron Pipe at 29.87';
2. S 33°-29'-04" W with the E line of said 9.74 acre tract and being the W line of said 20.871 acre tract, 744.31' to a #5 Rebar set on the N line of a 104.08 acre tract in the name of Ruth E. Grytko (O.R. 890, Pg. 69) and being the SE corner of said 9.74 acre tract and the NW corner of said 20.871 acre tract;
3. N 55°-38'-13" W with the S line of said 9.74 acre tract and the N line of said 104.08 acre tract, 574.53' to an existing Railroad Spike in the centerline of County Road 5 and being the NW corner of said 9.74 acre tract and the NE corner of said 104.08 acre tract, passing a set #5 Rebar at 544.53';
4. N 33°-48'-38" E with the centerline of County Road 5, 733.74' to the POINT OF BEGINNING.

The above described parcel contains 9.711 acres, more or less, of which 0.505 acres are occupied by road right-of-way, subject to all legal highways and easements of record.

The system of bearings for this legal description is based on the Ohio State Plane-North Coordinate System NAD83 (2011). This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Kyle J. Binkley, P.S. #8587 on August 09, 2023. All markers called for above are in place.



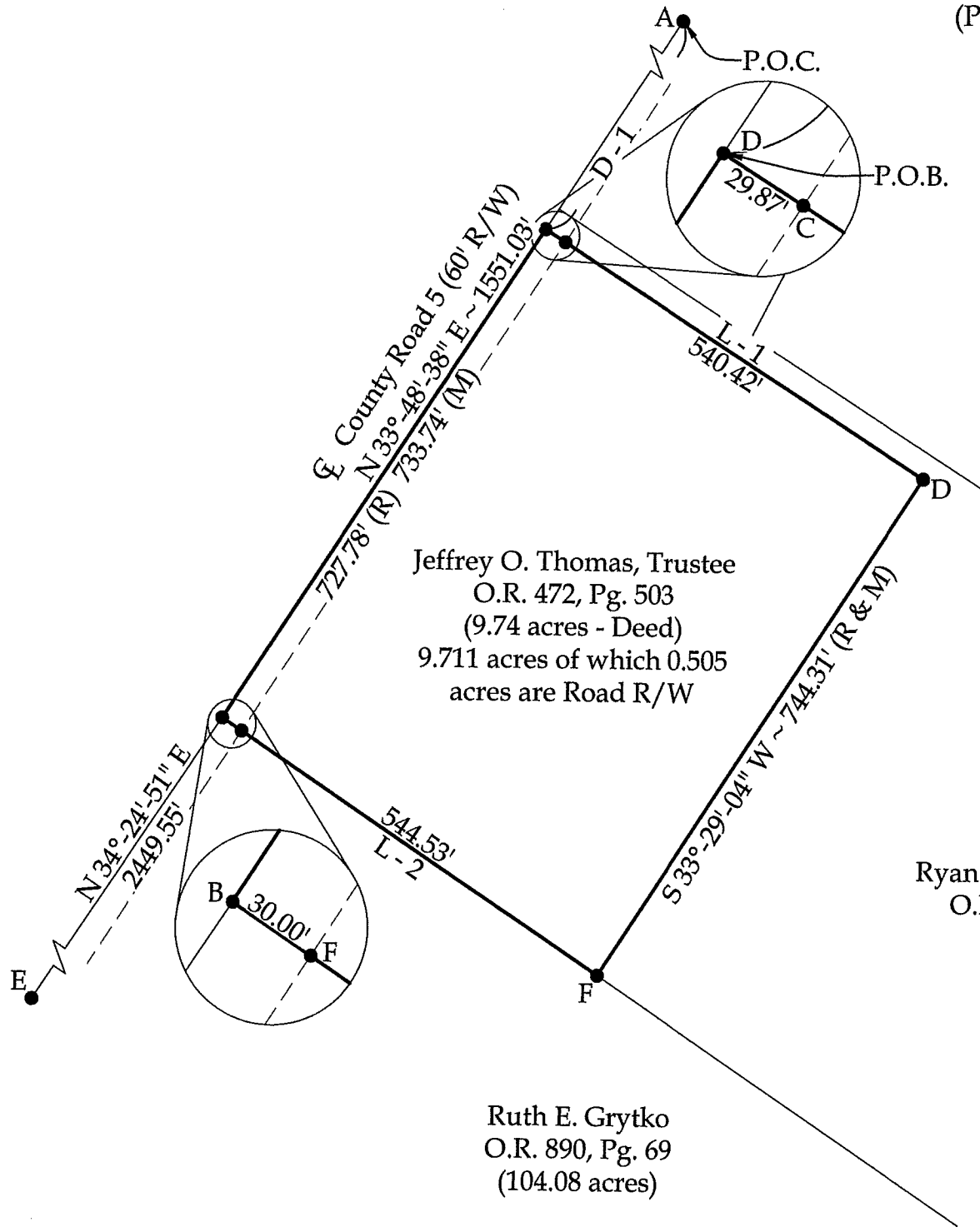
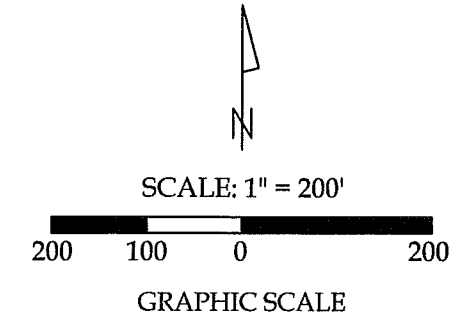
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4526

8-29-2023

APPROVED

Survey of Parcel #12-094-00-00-054-000 and being all of the 9.74 acre tract in the name of Jeffrey O. Thomas, Trustee and being a part of V.M.S. 3139, Jefferson Township, Logan County, Ohio.

(Prior Deed Referenced in O.R. 472, Pg. 503)



Jeffrey O. Thomas, Trustee
O.R. 472, Pg. 503
(9.74 acres - Deed)
9.711 acres of which 0.505
acres are Road R/W

Ryan & Christine Young
O.R. 1407, Pg. 5978
(20.871 acres)

Ruth E. Grytko
O.R. 890, Pg. 69
(104.08 acres)

Line Data

- L - 1 = S 56°-41'-36" E ~ 570.43' (R) 570.29' (M)
- L - 2 = N 55°-38'-13" W ~ 574.36' (R) 574.53' (M)

Distance Data

- D - 1 = 817.29'

Legend

- A = Existing Railroad Spike at Station 50+86 of County Road 5
- B = Existing Railroad Spike
- C = Existing 1" Iron Pipe
- D = Existing #5 Rebar
- E = Existing Mag Nail
- F = Set #5 Rebar



This plat and the accompanying legal descriptions represent an actual boundary survey completed under my direct supervision on August 09, 2023.

Kyle J. Binkley
Kyle J. Binkley, P.S. #8587

Surveys Referenced

- Blackburn Surveying dated 2/12/01 - Indexed on Map 4526
- Leslie Geeslin Survey - Indexed on Map 4526
- Clayton M. Lee Survey - Indexed on Map 5557
- Lee Surveying & Mapping Surveys - Indexed on Map 5557
- Logan County Eng. Field Book - Book No. 559, Pg. 43

NOTE: All distances on this plat are measured unless otherwise noted.

BASIS OF BEARINGS: The system of bearings for this plat and legal description is based on the Ohio State Plane - North Coordinate System NAD83 (2011).

Binkley
LAND SURVEYING, LLC

121 W. Auglaize Street
Wapakoneta, Ohio 45895
(419) 236-3768

CLIENT: Jeffrey Thomas			
SURVEYED BY: T.J.S./M.A.B.	DATE: 08-09-2023	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 200'	PAGE 1	OF 2	PAGES 2

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