

REC'D 4-20-06  
**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**

**LONGANBACH  
8.811 ACRES**

Lying in Virginia Military Survey 3138, Jefferson Township, Logan County, Ohio.

Being out of the Michael E. Longanbach and Sherri F. Brummett-Longanbach 12.65 acre tract as deeded and described in Official Record 486, Page 29 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike found on the center-line of County Highway 5 at center-line station 349+00 (Logan County Engineer's Field Book 497, Page 76).

THENCE, with the center-line of County Highway 5 (60 feet wide), N 26°-08'-00"E, a distance of 9.57 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE, with the lines of the Premier Properties original 175.21 acre tract (O.R. 116, Pg. 978, Tract X, Parcel I), the following seven courses:

N 42°-29'-30"W, a distance of 202.02 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 32.22 feet.

N 32°-09'-00"W, a distance of 226.21 feet to a 5/8 inch iron rod set.

N 45°-13'-30"W, a distance of 172.06 feet to a 5/8 inch iron rod set.

N 66°-36'-00"W, a distance of 150.76 feet to a 5/8 inch iron rod set.

N 27°-49'-30"E, a distance of 106.90 feet to a 5/8 inch iron rod set.

N 41°-13'-00"W, a distance of 143.57 feet to a 4" x 4" wood post found, passing a 5/8 inch iron rod found at 142.49 feet.

N 53°-38'-59"E, a distance of 243.25 feet to a 5/8 inch iron rod set.

THENCE, S 70°-10'-12"E, a distance of 419.33 feet to a 5/8 inch iron rod set.

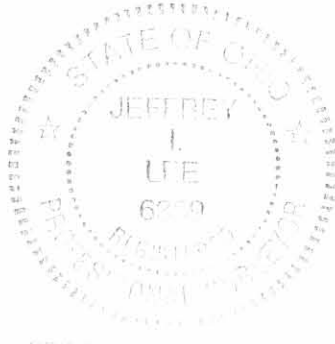
THENCE, N 14°-03'-01"E, a distance of 35.44 feet to a 5/8 inch iron rod set.

THENCE, S 72°-51'-40"E, a distance of 305.51 feet to a MAG nail set on the center-line of County Highway 5, passing a 5/8 inch iron rod set at 275.14 feet.

THENCE, with the center-line of County Highway 5, S 26°-08'-00"W, a distance of 746.69 feet to the point of beginning.

Containing 8.811 acres, of which 0.509 acre is within the highway right-of-way.

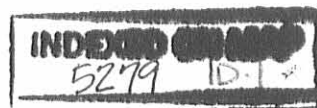
The basis for bearings is the center-line of County Highway 5, being S 26°-08'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on February 22, 2005, revised February 28, 2005.



Description prepared by:

Jeffrey I. Lee  
Professional Surveyor 6359  
February 28, 2005  
Revised April 25, 2006

L-3976



Lee Surveying and Mapping Co., Inc.

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Bellefontaine OH 43311



Phone: (937) 593-7335  
Fax: (937) 593-7444

1975-2005 - 30 YEARS OF EXCELLENCE

LONGANBACH  
3.823 ACRES

Lying in Virginia Military Survey 3138, Jefferson Township, Logan County, Ohio.

Being out of the Michael E. Longanbach and Sherri F. Brummett-Longanbach 12.65 acre tract as deeded and described in Official Record 486, Page 29 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike found on the center-line of County Highway 5 at center-line station 349+00 (Logan County Engineer's Field Book 497, Page 76).

THENCE, with the center-line of County Highway 5 (60 feet wide), N 26°-08'-00"E, a distance of 756.26 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE, N 72°-51'-40"W, a distance of 305.51 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 30.37 feet.

THENCE, S 14°-03'-01"W, a distance of 35.44 feet to a 5/8 inch iron rod set.

THENCE, N 70°-10'-12"W, a distance of 419.33 feet to a 5/8 inch iron rod set.

THENCE, with the east line of the Premier Properties original 175.21 acre tract (O.R. 116, Pg. 978, Tract X, Parcel I), N 53°-38'-59"E, a distance of 377.99 feet to a 3/4 inch iron pipe found.

THENCE, with the southerly line of the David M. Watkins 2.18 acre tract (O.R. 679, Pg. 952), S 63°-06'-07"E, a distance of 536.55 feet to a railroad spike found on the center-line of County Highway 5, passing a 3/4 inch iron pipe found at 506.55 feet.

THENCE, with the center-line of County Highway 5, S 26°-08'-00"W, a distance of 199.61 feet to the point of beginning.

Containing 3.823 acres, of which 0.139 acre is within the highway right-of-way.

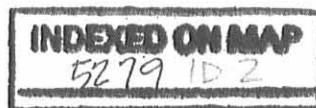
The basis for bearings is the center-line of County Highway 5, being S 26°-08'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on February 22, 2005, revised February 28, 2005.

Description prepared by:



Jeffrey T. Lee  
Professional Surveyor 6359  
February 28, 2005  
Revised April 25, 2006

L-3976



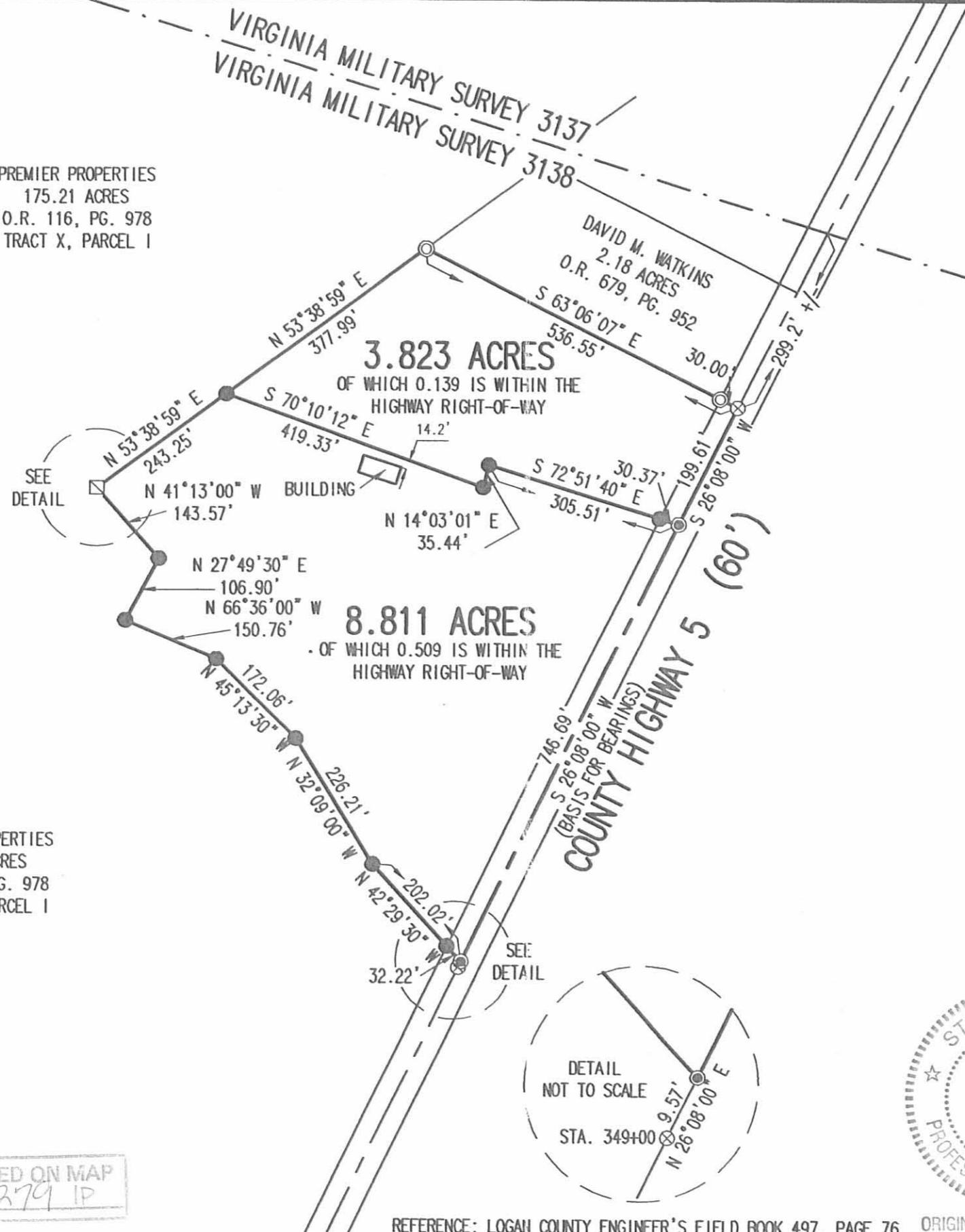
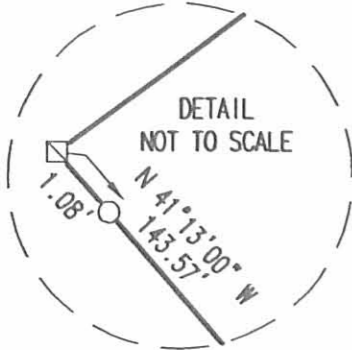
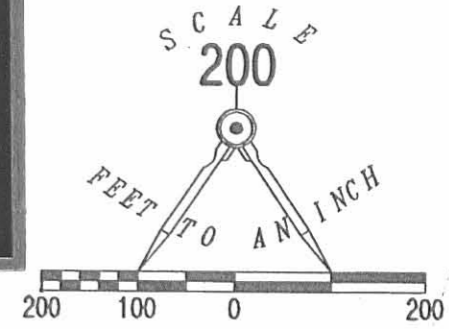
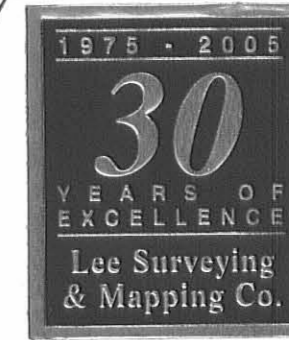
REV'D 3-2-05 EMM OK

LEGEND:

- ⊗ RAILROAD SPIKE FOUND
- ⊙ MAG NAIL SET
- 5/8 INCH IRON ROD SET
- 5/8 INCH IRON ROD FOUND
- ⊠ 4" X 4" WOOD POST FOUND
- ⊙ 3/4 INCH IRON PIPE FOUND
- ⊠ 3/4 INCH IRON BAR FOUND

PREMIER PROPERTIES  
175.21 ACRES  
O.R. 116, PG. 978  
TRACT X, PARCEL 1

PREMIER PROPERTIES  
175.21 ACRES  
O.R. 116, PG. 978  
TRACT X, PARCEL 1



SURVEY OF TWO TRACTS OUT OF THE  
MICHAEL E. LONGANBACH AND  
SHERRI F. BRUMMETT-LONGANBACH  
12.65 ACRE TRACT  
OFFICIAL RECORD 486, PAGE 29  
VIRGINIA MILITARY SURVEY 3138  
JEFFERSON TOWNSHIP  
LOGAN COUNTY, OHIO

SURVEYED BY:

*Jeffrey I. Lee*  
JEFFREY I. LEE  
PROFESSIONAL SURVEYOR 6359  
FEBRUARY 22, 2005  
REVISED FEBRUARY 28, 2005



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2 WORKING DAYS  
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OHIO UTILITIES PROTECTION SERVICE.

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5279 IP

# 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.

## JOHN SHOOTS (12.65 ACRES)

Lying in V.M.S. 3138, Jefferson Township, Logan County, Ohio.

Being that remaining part of the John Shoots Tract No. 1, as deeded and described in Volume 309, Page 475 of the Logan County Records of Deeds and previously surveyed and described by Chester Kurtz in a survey made March 10, 1973 as an exception to a deed to Don Hilliker, etal. See Deed Volume 354, Page 223, Tract 1, Exception 1.

That survey as recorded is as follows:

### Exception No. 1:

Situated in the State of Ohio, County of Logan, Township of Jefferson, V. M. S. No. 3138, being a part of John W. Shoots' Tract No. 1 described in Logan County Deed Record Volume 309, page 475, and being more particularly described as follows: Commencing at an iron pin at the intersection of the centerline of County Highway No. 5 and the centerline of Township Road No. 182 as shown in Logan County Engineer's field book No. 607, page 36; thence following the centerline of C. H. No. 5, N. 24°-09'-00" E. 34.6 feet to an iron pin; thence continuing along the centerline of C. H. No. 5, N. 26°-00'-00" E. 1309.40 feet to an iron pin; thence continuing along the centerline of C. H. No. 5, N. 26°-08'-00" E. 9.10 feet to a R. R. spike, being the place of beginning; thence following a line parallel to and 70 feet north of the centerline of Goose Creek along the following course: N. 42°-29'-30" W. 202.02 feet to an iron pin passing over an iron pin at 32.22 feet marking the westerly right-of-way line of C. H. No. 5; thence N. 32°-09'-00" W. 226.61 feet to an iron pin; thence N. 45°-13'-30" W. 172.06 feet to an iron pin; thence N. 66°-36'-00" W. 150.76 feet to an iron pin; thence leaving the course parallel to Goose Creek, N. 27°-49'-30" E. 106.90 feet to a wood corner post; thence N. 41°-13'-00" W. 143.57 feet to a wood corner post; thence N. 53°-34'-00" E. 620.75 feet to an iron pipe at the southwest corner of Donley W. Tennant and Irene Tennant's 2.18 acre tract; thence following the southerly line of Tennant's 2.18 acre tract, S. 63°-05'-00" E. 537.90 feet to an iron pin in the centerline of C. H. No. 5, passing thru an iron pipe at 507.90 feet marking the westerly right-of-way line of C. H. No. 5; thence following the centerline of C. H. No. 5, S. 26°-08'-00" W. 846.30 feet to the place of beginning. Containing 12.85 acres, of which 0.65 acre is dedicated for highway purposes.

The above description is the result of a survey completed March 10, 1973, by Chester R. Kurtz, Ohio Registered Surveyor, No. 4849, and Paul R. Clapsaddle, Ohio Registered Surveyor In Training, No. 1127.

INDEXED ON MAP  
5279 2D

79  
67.46 AC

36  
18.99 AC

53.96

2127  
3.38

PA 4401  
2 57/27

60  
1.86 AC

82

81  
2.15 AC

28.88  
JUN 1888

2.16 AC

83

620.75

537.96

VOL. 354, PG. 223  
EXC. 1 (TR.)

64

12.65 AC

67  
194.1 AC

143.57  
56.801  
150.76  
172.04  
224.51  
202.83

946.30

GOOSE

85

85  
10.5 AC

1309.40

CREEK

RIVER

TWP. RD. 182

INDEXED ON MAP  
5279 SD

88

56.52 AC

JOHN SHOOTS SURVEY NO. I

March 24, 1973

The following tract of land is situated in the State of Ohio, County of Logan, Township of Jefferson, V.M.S. No. 3138, being a part of John W. Shoots' Tract No. I described in Logan County Deed Record Volume 309, Page 475, being more particularly described as follows:

Commencing at an iron pin at the intersection of the centerline of County Highway No. 5 and the centerline of Township Road No. 182 as shown in Logan County Engineer's field book No. 607, Page 36; thence following the centerline of C.H. No. 5, N 24°-09'-00" E, 34.6 feet to an iron pin; thence continuing along the centerline of C.H. No. 5, N 26°-00'-00" E, 1309.40 feet to an iron pin; thence continuing along the centerline of C.H. No. 5, N 26°-08'-00" E, 9.10 feet to a R.R. spike being the PLACE of BEGINNING,

thence following a line parallel to and seventy (70) feet north of the centerline of Goose Creek along the following course: N 42°-29'-30" W, 202.02 feet to an iron pin passing over an iron pin at 32.22 feet marking the westerly right-of-way line of C.H. No. 5; thence N 32°-09'-00" W, 226.61 feet to an iron pin; thence N 45°-13'-30" W, 172.06 feet to an iron pin; thence N 66°-36'-00" W, 150.76 feet to an iron pin,

thence leaving the course parallel to Goose Creek, N 27°-49'-30" E, 106.90 feet to a wood corner post,

thence N 41°-13'-00" W, 143.57 feet to a wood corner post,

thence N 53°-34'-00" E, 620.75 feet to an iron pipe at the south west corner of Donley W. Tennant and Irene Tennant's 2.18 acre tract,

thence following the southerly line of Tennant's 2.18 acre tract, S 63°-05'-00" E, 537.90 feet to an iron pin in the centerline of C.H. No. 5 passing thru an iron pipe at 507.90 feet marking the westerly right-of-way line of C.H. No. 5,

thence following the centerline of C.H. No. 5, S 26°-08'-00" W, 946.30 feet to the PLACE of BEGINNING.



JOHN SHOOTS SURVEY NO. I  
March 24, 1973

-2-

The above described tract of land contains 12.65 acres of which 0.65 acre is dedicated for highway purposes.

The above description is the result of a survey completed March 10, 1973 by Chester R. Kurtz, Ohio Registered Surveyor, No. 4849, and Paul R. Clapsaddle, Ohio Registered Surveyor In Training, No. 1127.

ATTEST:

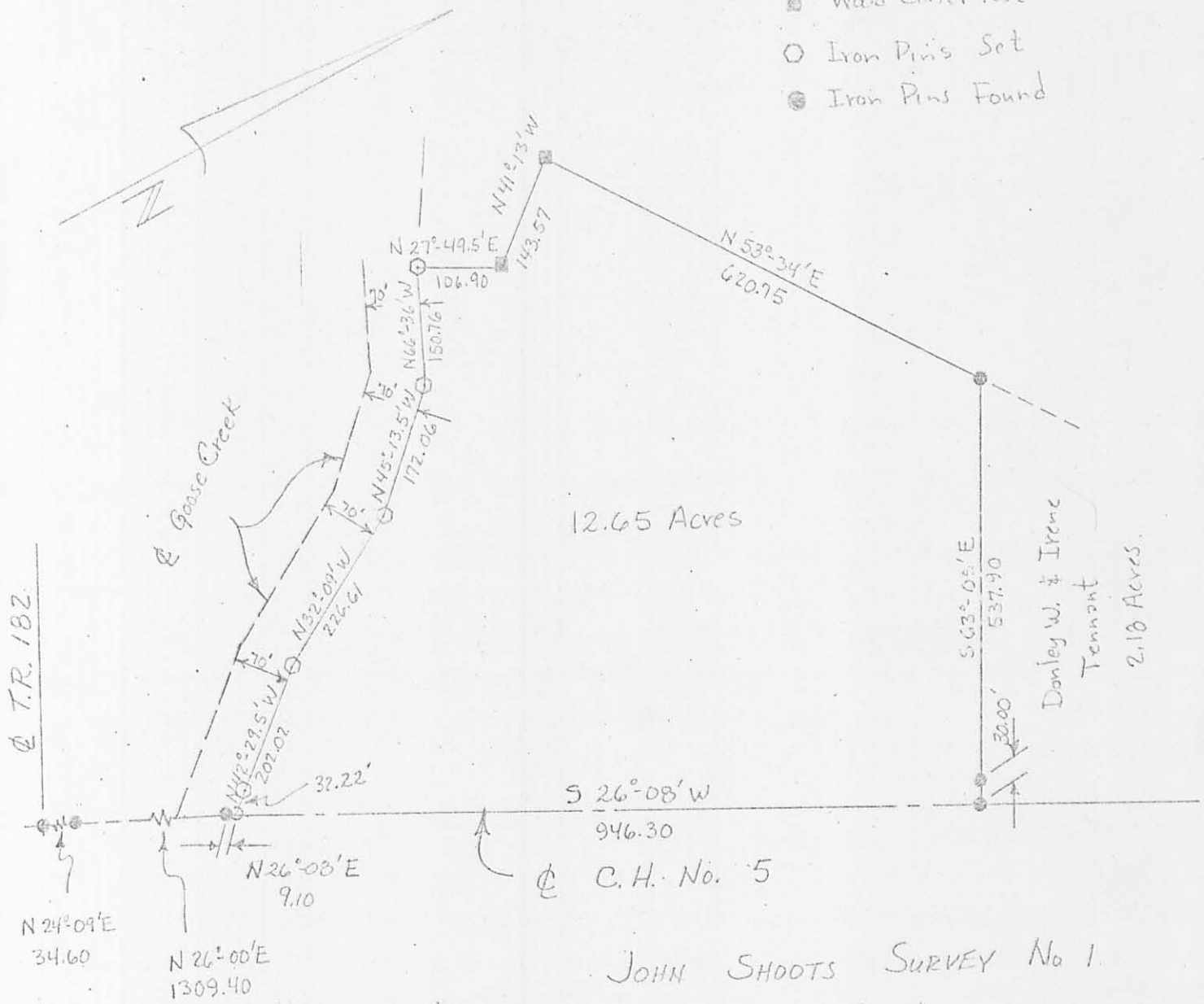
*Chester R. Kurtz, P.E.*

Chester R. Kurtz, Ohio Registered Surveyor, No. 4849

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5279 3D-2

Legend:

- Wood Corner Post
- Iron Pins Set
- Iron Pins Found



Scale: 1" = 200'

Date: 3/24/73

Drawing No. 73-00063

Surveyed & Drawn By:

Chester R. Kurtz, E.S. #4249

Paul R. Clapsaddle, S.I.T. #1127

5279 3P

INDEXED ON MAP

JOHN SHOOTS SURVEY No 1

State of Ohio

County of Logan

Township of Jefferson

V.M.S. 3138

ATTEST: Chester R. Kurtz, P.E.





**DESCRIPTION OF SURVEY FOR RICHARD MAXSON**  
**0.271 ACRES**  
**September 24, 2019**

The following described 0.271 acre tract of land is situated in Virginia Military Survey 3138, in Jefferson Township, Logan County, Ohio and being part of Timothy I. Miller's and Lynn E. Miller's 8.811 acre tract (Tract 7) described in Official Record Volume 1232, page 36, said 0.271 acre tract of land being more particularly described as follows:

Beginning for reference at a railroad spike found in the centerline of County Road 5 (60 feet wide) at centerline station 349+00 as referenced on page 76 of Logan County Engineer's field book 497;

Thence North 24°24'14" East 756.26 feet, following the centerline of County Road 5, to a magnetic nail found at the northeast corner of said 8.811 acre tract and at the southeast corner of Richard E. Maxson's 3.823 acre tract described in Official Record Volume 824, page 387, said magnetic nail also bearing South 24°24'14" West 428.8 +/- feet from the north line of Virginia Military Survey 3138;

Thence North 74°34'51" West 305.51 feet, departing from the centerline of County Road 5, following a north line of said 8.811 acre tract and a south line of said 3.823 acre tract, passing a 5/8 inch iron bar found at 30.39 feet, to a 5/8 inch iron bar found;

Thence South 12°26'00" West 35.44 feet, following a west line of said 8.811 acre tract and an east line of said 3.823 acre tract, to a 5/8 inch iron bar found and marking the **place of beginning**;

Thence **South 12°26'00" West 22.00 feet**, entering said 8.811 acre tract, to an iron bar set;

Thence **South 86°08'40" West 72.52 feet** to an iron bar set;

Thence **North 73°31'45" West 122.47 feet** to an iron bar set;

Thence **North 48°37'55" West 133.12 feet** to an iron bar set in a north line of said 8.811 acre tract and in a south line of said 3.823 acre tract;

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Thence **South 71°52'53" East 309.80 feet**, following a north line of said 8.811 acre tract and a south line of said 3.823 acre tract, to the **place of beginning, containing 0.271 acres** more or less and subject to all valid easements and restrictions of record.

The above described 0.271 acre tract of land is to be attached to an adjoining parcel and may not be used as a separate or independent tract.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of September 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 5 (60 feet wide) bearing North 24°24'14" East.

Description prepared by: *George A. Blackburn* *9-24-2019*

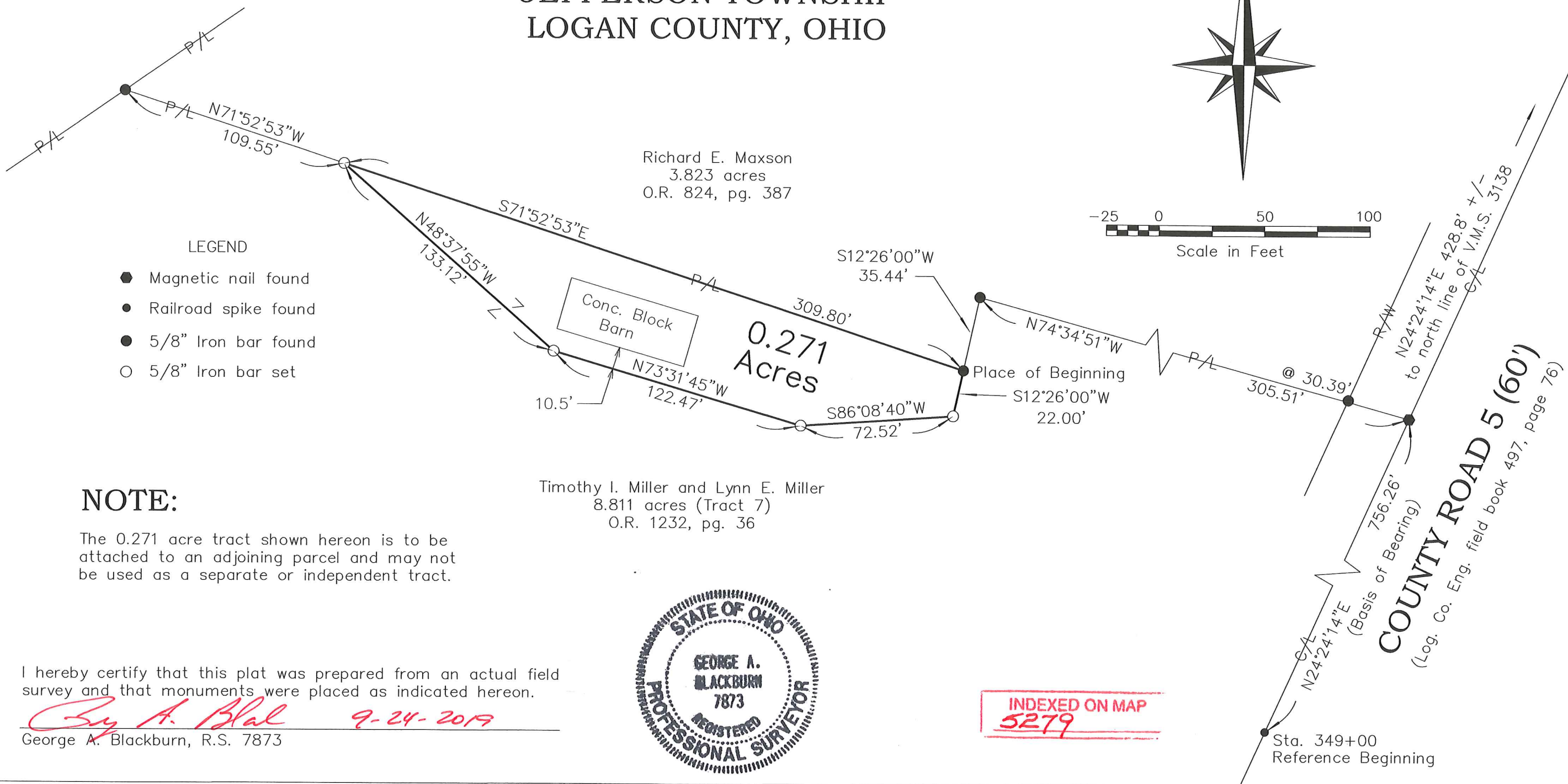
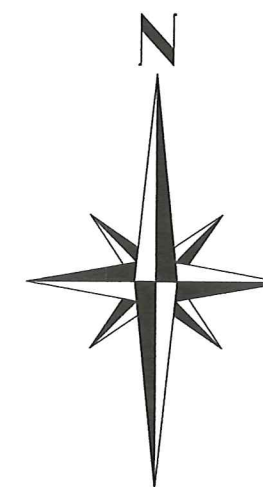
George A. Blackburn, R.S. #7873  
6879 State Route 287, West Liberty, Ohio 43357  
(937) 465-0424



INDEXED ON MAP  
5279

**PLAT OF SURVEY IN  
VIRGINIA MILITARY SURVEY 3138  
JEFFERSON TOWNSHIP  
LOGAN COUNTY, OHIO**

**APPROVED**



**LEGEND**

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

**NOTE:**

The 0.271 acre tract shown hereon is to be attached to an adjoining parcel and may not be used as a separate or independent tract.

I hereby certify that this plat was prepared from an actual field survey and that monuments were placed as indicated hereon.

*George A. Blackburn* 9-24-2019  
George A. Blackburn, R.S. 7873



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5279**

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

DATE : 9/24/2019  
SCALE : 1" = 50'  
FILE: Richard Maxson 9-19

REVISIONS	DATE	BY

PLAT PREPARED FOR RICHARD MAXSON

SHEET  
1  
OF 1

SHOOTS SURVEY  
V.M.S. 3138  
JEFFERSON TOWNSHIP  
October 26, 1968

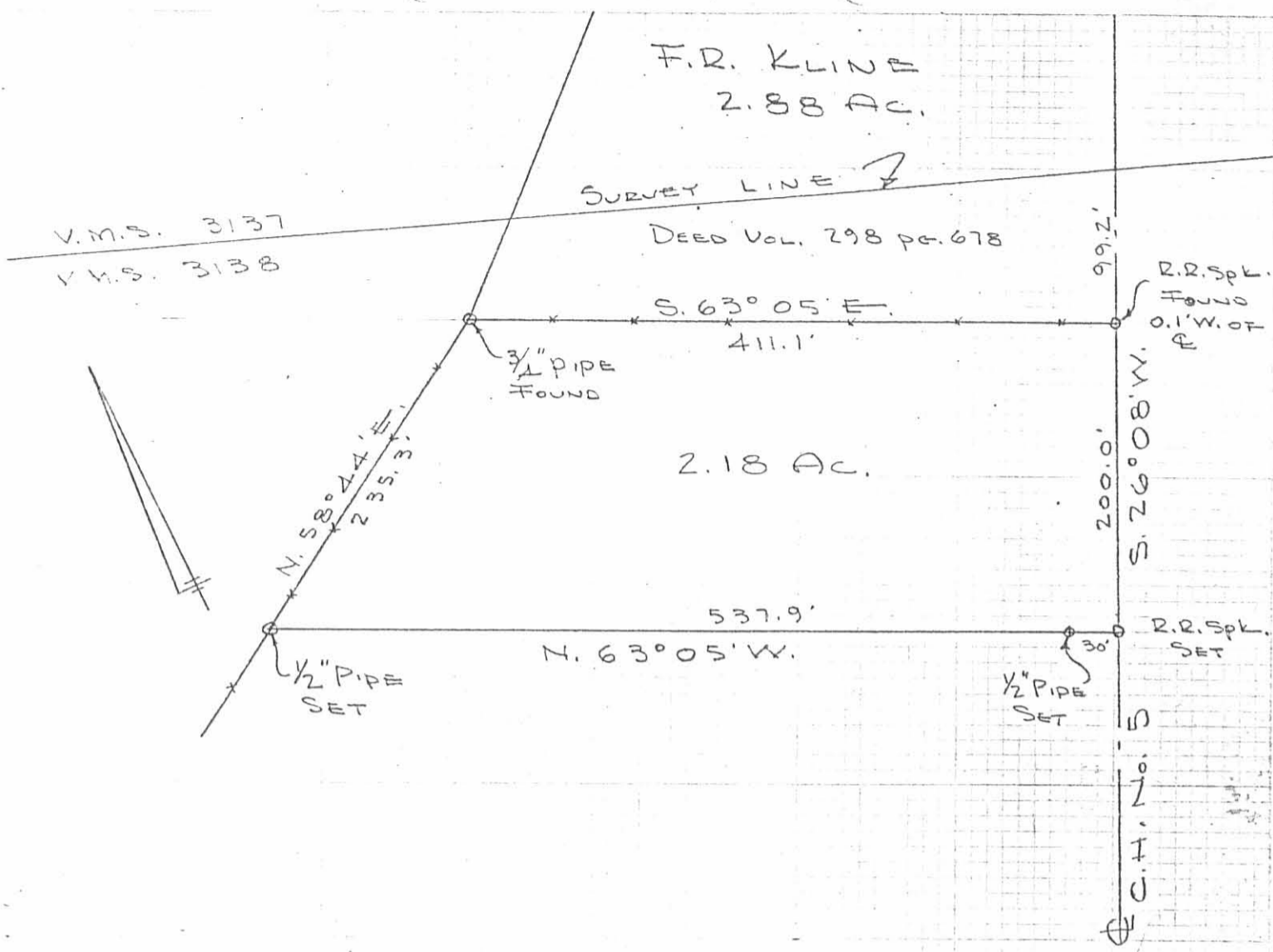
The following described real estate situated in Jefferson Township, Logan County, Ohio and being part of Virginia Military Survey 3138 and more particularly described as follows:

Beginning at an iron pin in the center of County Highway No.5 at the southeast corner of F. R. Kline's 2.88 acre tract, said pin being S.26° 08'W. 99.2 feet from the north line of said V.M.S. 3138; thence with the centerline of said C. H. 5 S.26° 08'W. 200.0 feet to an iron pin; thence N.63° 05'W. 537.9 feet to an iron pipe, passing an iron pipe at 30.0 feet; thence N.58° 44'E. 235.3 feet to an iron pipe at the southwest corner of said F. R. Kline's 2.88 acre tract; thence with the south line of said tract S.63° 05'E. 411.1 feet to the place of beginning.

Containing 2.18 acres more or less.

The above described tract being part of Nora G. Shoots' 130.09 acre tract.

INDEXED ON MAP  
3869 2D



SHOOTS SURVEY  
 V.M.S. 3138  
 JEFFERSON TWP.  
 LOGAN COUNTY, OHIO  
 OCT. 26, 1968  
 SCALE 1" = 100'

DAN L. DODSON  
 REG. SURVEYOR 4270  
 BELLEFONTAINE, OHIO  
 FB. 16/5

KEUFFEL & ESSER CO.  
 MADE IN U.S.A.

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 3869 2P