

P. 212d 2-7-01 211904

**DONALD KING SURVEY
7.734 ACRES
January 30, 2001**

The following described 7.734 acre tract of land is situated in the southeast quarter of Section 1, Town 3, Range 14, B.M.R.S., Liberty Township, Logan County, Ohio and being part of Donald E. King Jr.'s 27.521 acre tract described in Deed Volume 370, page 75, said 7.734 acre tract more particularly described as follows:

Beginning at a concrete resurvey monument found at the intersection of the centerline of Township Road 32 (60' wide) with the centerline of Township Road 190, said monument also marking the southeast corner of Section 1, Town 3, Range 14, the southwest corner of Section 31, Town 4, Range 14, the northeast corner of Section 6, Town 4, Range 13, the northwest corner of Section 36, Town 5, Range 13, the southeast corner of said 27.521 acre tract, and the southwest corner of Warren E. Taylor's Parcel II, 34.61 acres, described in Official Record 259, page 248;

Thence **North 84°35'34" West 622.70 feet**, departing from the centerline of Township Road 32 and Township Road 190, following the north line of said Section 6, the south line of said Section 1, and the south line of said 27.521 acre tract, to a 1/2 iron pipe found at the southeast corner of The State of Ohio, Department of Natural Resources' Parcel 2, Tract II, 63.68 acres, described in Official Record 398, page 939;

Thence **North 12°01'25" West 503.98 feet**, departing from the north line of said Section 6 and entering said Section 1, following the east line of said 63.68 acre tract and the west line of said 27.521 acre tract, to a magnetic nail set;

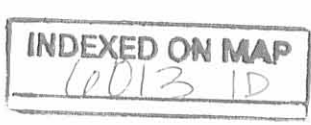
Thence **South 84°35'34" East 778.64 feet**, departing from the east line of said 63.68 acre tract and crossing said 27.521 acre tract, passing the centerline of Township Road 32 at 4.26 feet and an iron pin set at 35.73 feet, to an iron pin set in the west line of said Section 31, the west line of said 34.61 acre tract, and the east line of said Section 1;

Thence **South 6°00'00" West 480.86 feet**, following the west line of said Section 31, the east line of said Section 1, the west line of said 34.61 acre tract, and the east line of said 27.521 acre tract, passing an iron pin set at 450.86 feet, to the **place of beginning, containing 7.734 acres**, more or less, and subject to all valid easements and restrictions of record.

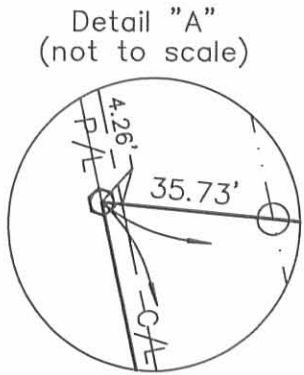
Of the above described 7.734 acre tract, 0.776 acre is within the road right of way of Township Road 32.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of January 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 east line of Section 1, Town 3, Range 14 being South 6°00'00" West.

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

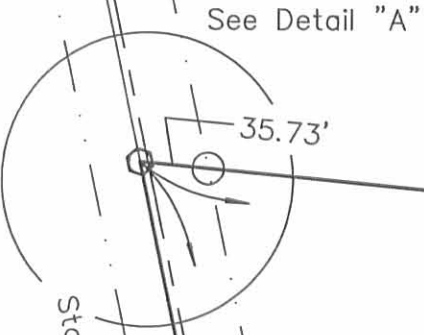


SOUTHEAST QUARTER OF
SECTION 1, TOWN 3, RANGE 14, B.M.R.S.
LIBERTY TOWNSHIP
LOGAN COUNTY, OHIO



Donald E. King Jr.
27.521 acres
D.V. 370, pg. 75

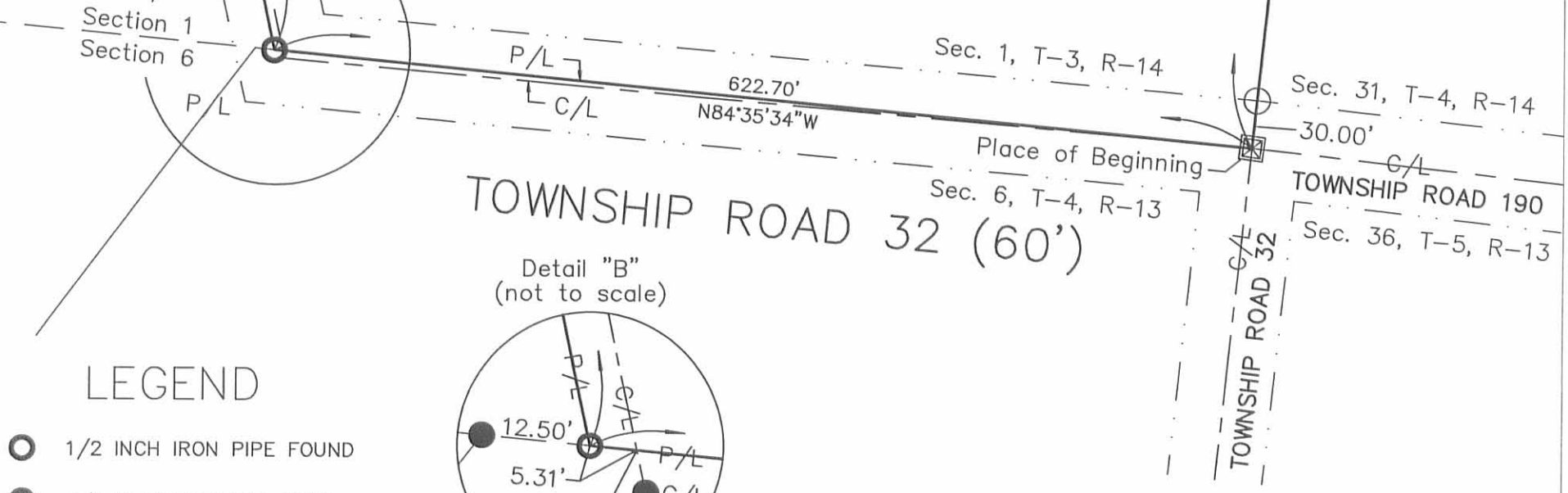
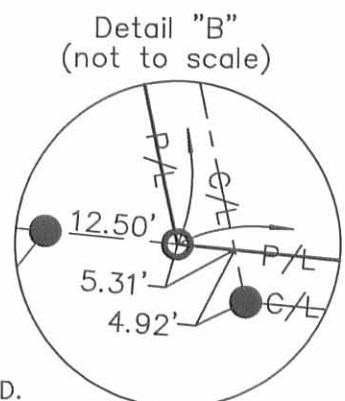
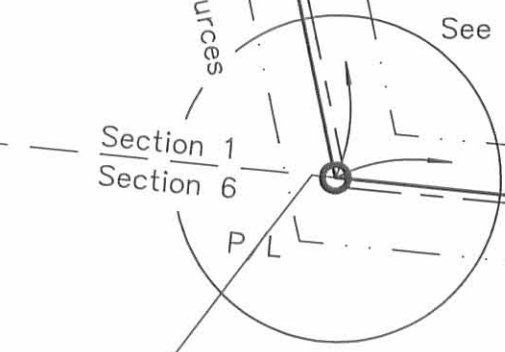
Sec. 1, T-3, R-14
Sec. 31, T-4, R-14



State of Ohio, Department of Natural Resources
Parcel 2, Tract II, 63.68 acres
O.R. 398, pg. 933

7.734 Acres.
(0.776 Acre within road right of way)

Warren E. Taylor
Parcel II, 34.61 acres
O.R. 259, pg. 248

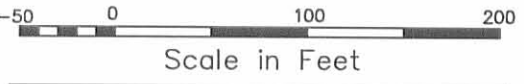


LEGEND

- 1/2 INCH IRON PIPE FOUND
- 5/8 INCH IRON PIN FOUND
- ⊠ CONCRETE RESURVEY MONUMENT FND.
- 5/8 INCH IRON PIN SET
- MAGNETIC NAIL SET

DONALD KING SURVEY

Being a 7.734 acre tract split out of
Donald E. King Jr.'s 27.521 acre tract described
in Deed Volume 370, page 75.



I hereby certify that this plot 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 Ohio 43336
(937) 666-5605

Filename: KING 1-01 tract II.FLX
Scale: 1" = 100'
Date: 1/30/01
F.B. 5, pg. 63

INDEXED COPY
6013 1P

March 31, 1977

Being part of the Southeast Quarter of Section 1
Town 3, Range 14, B.T.M.R.S., Liberty Township, Logan County,
Ohio and more particularly described as follows:

Beginning at a monument found at the Southeast
corner of said Section 1; thence North 85 degrees 00 minutes
West 622.72 feet with the South line of said Section 1, to
an iron pipe; thence North 12 degrees 24 minutes West
1171.30 feet to a spike; thence South 84 degrees 52 minutes
East 247.00 feet to an iron pin; thence North 6 degrees
00 minutes East 399.00 feet to an iron pin set in a fence
line; thence South 84 degrees 52 minutes East 745.41 feet
with said fence line to an iron pin set in the East line of
said Section 1; thence South 6 degrees 00 minutes West
1514.31 feet to the place of beginning.

Containing 27.521 acres more or less and subject
to all legal highways and easements of record.

Survey and Plat by

Wallace Lynn Geuy
Wallace Lynn Geuy
Registered Surveyor No. S-5105

6013 2D-1

INDEXED ON MAP

March 31, 1977

Being part of the Southeast Quarter of Section 1,
Town 3, Range 14, B.T.M.R.S., Liberty Township, Logan County,
Ohio and more particularly described as follows:

Beginning, for reference, at a monument found at
the Southeast corner of said Section 1; thence North 85 degrees
00 minutes West 622.72 feet with the South line of said
Section 1 to an iron pipe; thence North 12 degrees 24 minutes
West 1171.30 feet to a spike set at the principal place of
beginning for the tract hereinafter described; thence continu-
ing North 12 degrees 24 minutes West 418.37 feet to an iron
pipe; thence South 84 degrees 52 minutes East ^{399.07}~~379.07~~ feet
with a fence line to an iron pin; thence South 6 degrees
00 minutes West 399.00 feet to an iron pin; thence North
84 degrees 52 minutes West 247.00 feet to the principal
place of beginning.

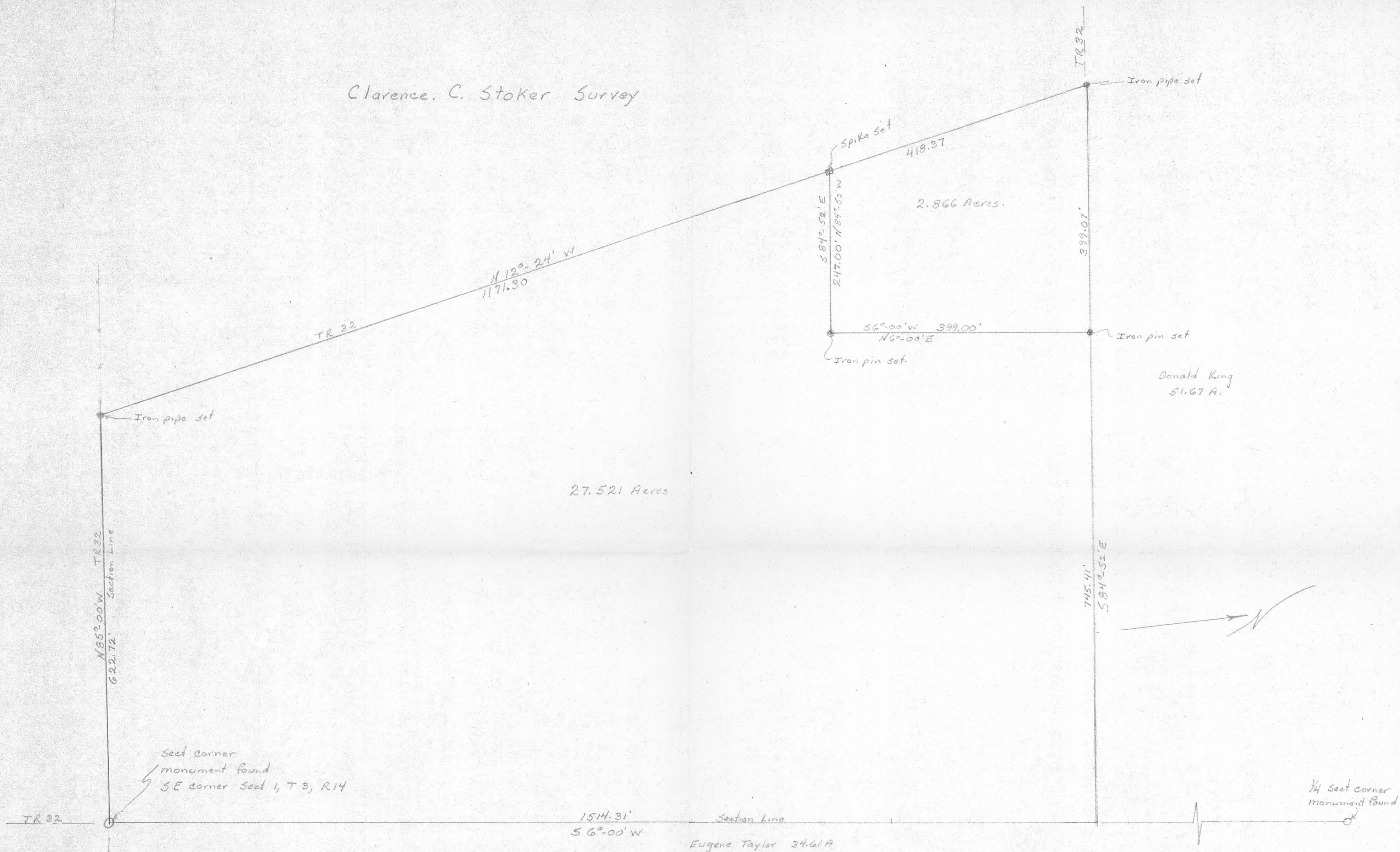
Containing 2.866 acres more or less and subject
to all legal highways and easements of record.

Survey and plat by Wallace Lynn Geuy
Wallace Lynn Geuy
Registered Surveyor No. S-5105

(6013) 2D-2

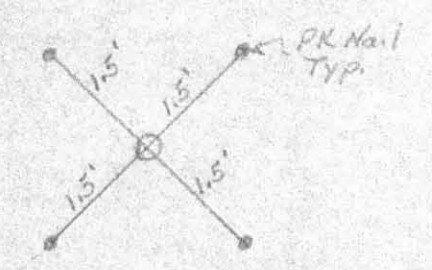
INDEXED OR MAY

Clarence. C. Stoker Survey



sect corner monument found SE corner Sect 1, T 3, R 14

1/4 sect corner monument found



Mon. Re P. S.E. Corner Sect 1, T 3, R-14

Surveyed by Wallace Lynn Sney
Registered Surveyor No 5105
3-29-77
Scale 1" = 100'



Being part of the SE 1/4 of Sect 1,
Town 3, Range 14, B.T.M.R.S.,
Liberty Twp., Logan County, Ohio

RECORDED ON MAP
603 2P



**DESCRIPTION OF SURVEY FOR
BEACH SONS HOLDINGS, LLC
2.956 ACRES
April 9, 2024**

The following described 2.956 acre tract of land is situated in the southeast quarter of Section 1, Town 3, Range 14, B.M.R.S., Liberty Township, Logan County, Ohio and being all of Beach Sons Holdings, LLC's 2.866 acre tract described in Official Record Volume 1204, page 559, said 2.956 acre tract of land more particularly described as follows:

Beginning for reference at a 5/8 inch iron bar found in the east line of Section 1 and in the west line of Section 31, Town 4, Range 14, B.M.R.S., said iron bar also at the southeast corner of Judith Ellen King's 12.352 acre tract described in Official Record Volume 417, page 809 and at the northeast corner of Donald E. King, Jr.'s Exhibit "A" (19.787 acres) described in Official Record Volume 1398, page 5114;

Thence North 84°30'28" West 715.51 feet, departing from the west line of Section 31 and entering Section 1, following the south line of said 12.352 acre tract and the north line of said 19.787 acre tract, to an iron bar set at the northeast corner of said 2.866 acre tract, said iron bar marking the place of beginning;

Thence **South 9°15'12" West 399.00 feet**, departing from the south line of said 12.352 acre tract, following the east line of said 2.866 acre tract and a west line of said 19.787 acre tract, to an iron bar set;

Thence **North 84°42'07" West 247.00 feet**, following the south line of said 2.866 acre tract and a north line of said 19.787 acre tract, passing at 212.70 feet an iron bar set in the east right-of-way line of Township Road 32 (60 feet wide), crossing the centerline of said road, to a magnetic nail set;

Thence **North 12°01'15" West 418.37 feet**, following the west line of said 2.866 acre tract and staying west of the centerline of Township Road 32, to a ½ inch iron pipe found in the south line of said 12.352 acre tract;


Thence **South 84°30'28" East 399.07 feet**, following the south line of said 12.352 acre tract and the north line of said 2.866 acre tract, passing at 33.46 feet an iron bar set in the east

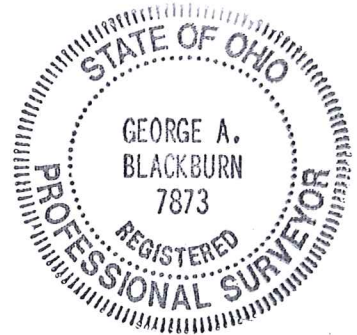


right-of-way line of Township Road 32, to the **place of beginning, containing 2.956 acres** more or less and subject to all valid easements and restrictions of record.

The road right-of-way of Township Road 32 (60 feet wide) contains 0.310 acres more or less.

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 April 2024. 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 south line of said 12.352 acre tract bearing North 84°30'28" West and derived from GPS observations based on Ohio State Plane Coordinate System, North Zone (NAD83), Geoid Model 2018.

Description prepared by:  4-9-2024
George A. Blackburn, RS # 7873
6879 State Route 287
West Liberty, Ohio 43357
(937) 465-0424

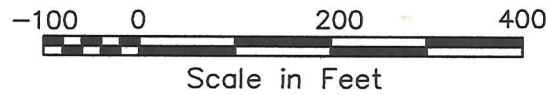
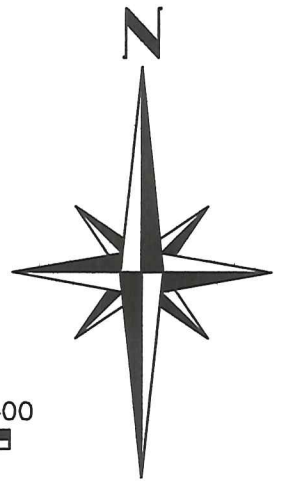


INDEXED ON MAP
6013

4-14-2024

APPROVED

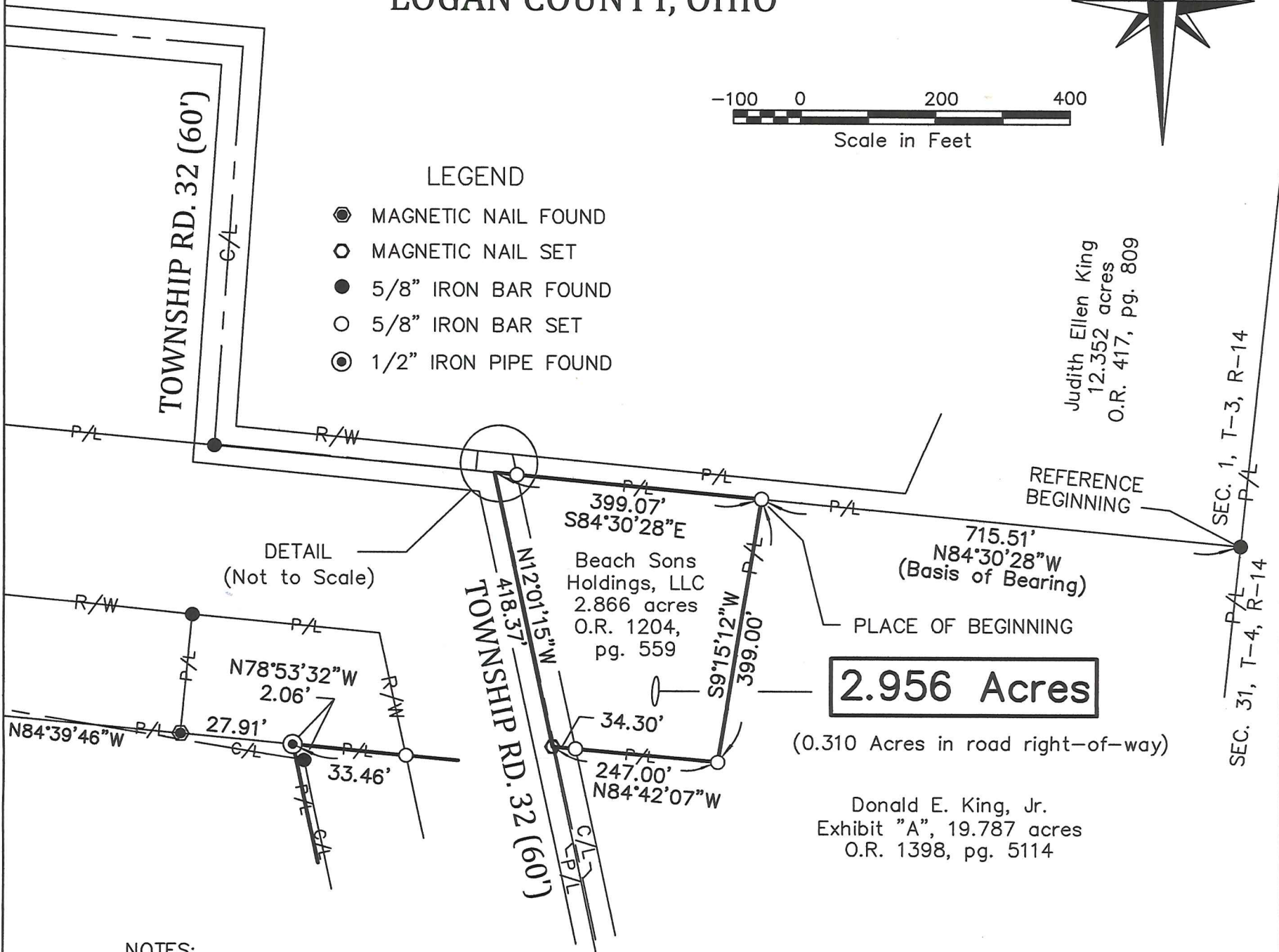
PLAT OF SURVEY IN THE SOUTHEAST QUARTER OF SECTION 1, TOWN 3, RANGE 14, B.M.R.S. LIBERTY TOWNSHIP LOGAN COUNTY, OHIO



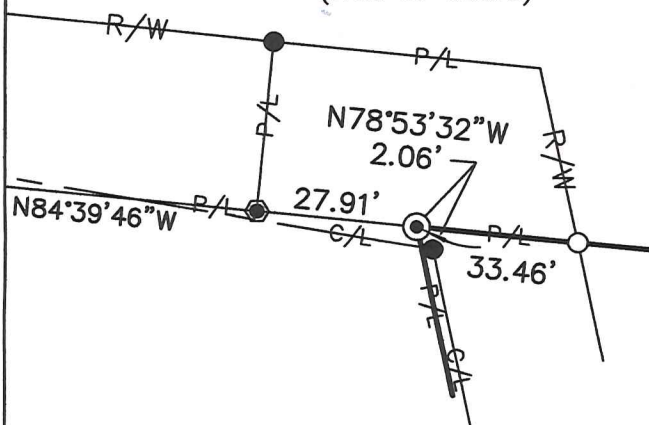
LEGEND

- MAGNETIC NAIL FOUND
- MAGNETIC NAIL SET
- 5/8" IRON BAR FOUND
- 5/8" IRON BAR SET
- ⊙ 1/2" IRON PIPE FOUND

Judith Ellen King
12.352 acres
O.R. 417, pg. 809



DETAIL
(Not to Scale)



Donald E. King, Jr.
Exhibit "A", 19.787 acres
O.R. 1398, pg. 5114

NOTES:

The bearings shown hereon are derived from GPS observations based on Ohio State Plane Coordinate System, North (NAD 83), Geoid Model 2018.

This survey was prepared using the information found in the current instruments of conveyance (shown hereon) and without a complete and accurate title search.

Township Road 32 is classified as a local road.

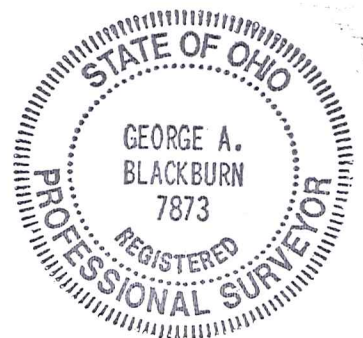
Minimum driveway spacing is $\geq 250'$.

Minimum stopping sight distance is $\geq 495'$ (55 MPH).

New driveway not requested at this time.

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

George A. Blackburn 4-9-2024
GEORGE A. BLACKBURN, R.S. 7873



INDEXED ON MAP
6013

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

DATE: 4/9/2024
SCALE: 1" = 200'
FILE: Jerry Beach 4-24

PLAT PREPARED FOR
BEACH SONS HOLDINGS, LLC

Sheet
1
of
1