



6-24-25

APPROVED

**DESCRIPTION OF SURVEY FOR
 RANDALL M. ARNETT
 1.885 ACRES
 June 12, 2025**

The following described 1.885 acre tract of land is situated in the northeast quarter of Section 28, Town 3, Range 13 B.T.M.R.S., Miami Township, Logan County, Ohio and being part of Randall M. Arnett, Trustee's Exhibit "A", Tract Two (40.20 acres) described in Official Record Volume 1216, page 757, said 1.885 acre tract of land more particularly described as follows:

Commencing at a 5/8 inch iron bar found at State Route 706 (60 feet wide) centerline Station 95 + 20.5 (Highway Plan SH 863 Sec "B" SR 706), said iron bar also at the northwest corner of the northeast quarter of Section 28 and at the northwest corner of said 40.20 acre tract;

Thence South 84°53'03" East 577.09 feet, following the centerline of State Route 706, the north line of Section 28 and the north line of said 40.20 acre tract, to a magnetic nail set and marking the **place of beginning**;

Thence **South 84°53'03" East 345.00 feet**, continuing along the centerline of State Route 706, the north line of Section 28 and the north line of said 40.20 acre tract, to a magnetic nail set;

Thence **South 5°06'57" West 238.00 feet**, departing from the centerline of State Route 706, entering the northeast quarter of Section 28 and entering said 40.20 acre tract, passing an iron bar set at 30.00 feet, to an iron bar set;

Thence **North 84°53'03" West 345.00 feet** to an iron bar set;

Thence **North 5°06'57" East 238.00 feet**, passing an iron bar set at 206.00 feet, to the **place of beginning, containing 1.885 acres** more or less and subject to all valid easements and restrictions of record.

The road right-of-way of State Route 706 contains 0.238 acres more or less.

The above description was prepared from an actual field survey conducted by Blackburn Surveying, LLC, George A. Blackburn, Registered Surveyor # 7873, during the month of June 2025. 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 State Route 706 (60 feet wide) bearing South 84°53'03" East and derived from GPS observations based on Ohio State Plane Coordinate System, North Zone (NAD83), Geoid Model 2018.

Description prepared by: George A. Blackburn 6-12-2025

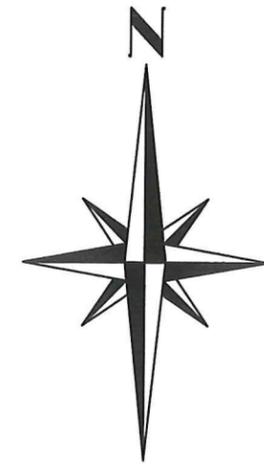
George A. Blackburn, RS # 7873
 6879 State Route 287
 West Liberty, Ohio 43357
 (937) 465-0424

INDEXED ON MAP
 9762



6-24-25
APPROVED

PLAT OF SURVEY IN THE NORTHEAST QUARTER OF SECTION 28, TOWN 3, RANGE 13, B.T.M.R.S. MIAMI TOWNSHIP LOGAN COUNTY, OHIO



POINT OF COMMENCEMENT
STA. 95+20.5
N.W. COR. OF N.E. QUARTER
OF SECTION 28

P/L
HALF SECTION LINE

(BASIS OF BEARING)
S84°53'03"E
577.09'

PLACE OF BEGINNING

STATE ROUTE 706 (60')
(Highway Plan SH 863 Sec "B" SR 706)

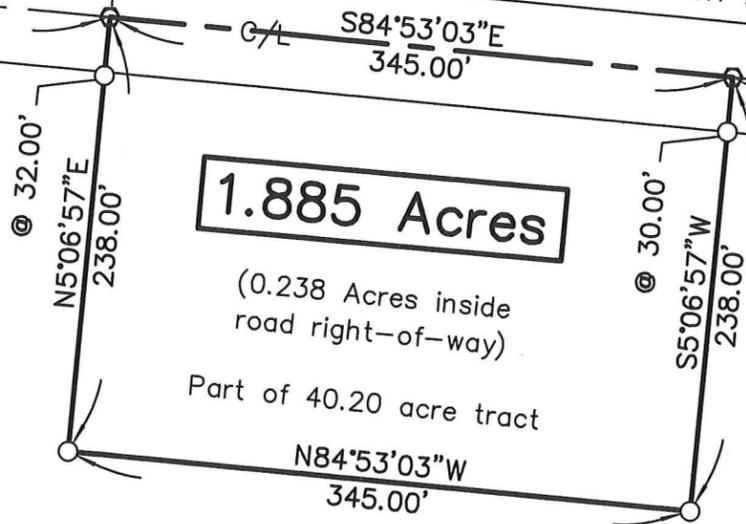
SECTION LINE

SEC. 29, T 3, R 13

NOTES:

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

The 1.885 acre tract shown hereon has an existing residence with existing driveway.



S84°53'03"E
1722.89'

SEC. 28, T 3, R 13

Randall M. Arnett, Trustee
Exhibit "A", Tract Two
40.20 acres
O.R. 1216, pg. 757

Randall M. Arnett, Trustee
Exhibit "A", Tract Two
40.20 acres
O.R. 1216, pg. 757

SYMBOL LEGEND

- RAILROAD SPIKE FOUND
- MAGNETIC NAIL SET
- 5/8" IRON BAR FOUND
- 5/8" IRON BAR SET

SECTION LINE
SECTION LINE

STATE ROUTE 235 (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 6-12-2025
GEORGE A. BLACKBURN, R.S. 7873

INDEXED ON MAP
9762

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

DATE : 6/12/2025
SCALE : 1" = 100'
FILE: Randall Arnette 6-25

REVISIONS	DATE	BY

PLAT PREPARED FOR RANDALL M. ARNETTE

SHEET
1
OF 1