

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

TELEPHONE: (513) 468-2793

BOYD SURVEY

January, 1983

The following described real estate situated in the State of Ohio, County of Logan, Township of Monroe, being part of Virginia Military Survey No. 3230 and more particularly described as follows:

Beginning at an iron bar in the north line of Virginia Military Survey No. 3230 at the northeast corner of Richard Johnson's 12.00 acre tract as described in D. B. Vol. 354 Pg. 505 of the Logan County Recorder's Office; thence with said north line N.  $68^{\circ} 59' 39''$  E. 815.63 feet to a wood corner post at the northwest corner of John Slemmons' 99.2 acre tract as described in D. B. Vol. 361 Pg. 780; thence with said Slemmons' west line S.  $18^{\circ} 17'$  E. 753.98 feet to an iron bar; thence S.  $71^{\circ} 38' 22''$  W. 758.39 feet to an iron bar; thence S.  $21^{\circ} 11' 08''$  E. 118.00 feet to an iron bar; thence S.  $66^{\circ} 56' 13''$  W. 20.00 feet to an iron bar; thence N.  $21^{\circ} 11' 08''$  W. 836.83 feet to the place of beginning, passing a stone at the southeast corner of Richard Johnson's 12.00 acre tract at 20.00 feet.

Containing 13.51 acres more or less.

The above described 13.51 acres being on the north side of Robert D. Boyd's 80.00 acre tract as described in D. B. Vol. 322 Pg. 965.

6796 1D

INDEXED ON MAP

V.M.S. 3228

V.M.S. LINE

N. 68° 59' 39" E. 815.63'

RICHARD JOHNSON  
12.00 AC.  
D.B. VOL. 354 PG 505

N. 21° 11' 08" W. 836.83'

13.51 Ac.

JOHN SLEMMONS  
99.2 AC  
D.B. VOL. 361 PG 780

753.98'

S. 18° 17' E.

S. 71° 38' 22" W. 758.39'

S. 21° 11' 08" E. 118.00'

S. 66° 56' 13" W. 20.00'

20' ESMT

20.00'

LELAND KENT  
13.46 AC.  
D.B. VOL. 318 PG 617

LEGEND:

- = 5/8" RE-BAR SET
- = WOOD CORNER POST
- △ = STONE FOUND

BOYD SURVEY  
VIRGINIA MILITARY SURVEY 3230  
MONROE TOWNSHIP  
LOGAN COUNTY, OHIO  
JANUARY, 1983  
SCALE: 1" = 200'

6796 IP

INDEXED ON MAP



Leslie H. Geeslin  
LESLIE H. GEESLIN  
RUSHSVYLVANIA, OHIO

**SURVEY FOR ROBERT J. BOYD**  
**5.224 ACRES**  
**May 30, 1999**

The following described tract of land is situated in the State of Ohio, County of Logan, Township of Monroe, V.M.S. 3230, being part of Cynthia L. Johnson's Tract 3, 12 acres, described in Official Record 316, page 925 and being more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of County Road #28 (50 feet wide) with the centerline of County Road #168, said railroad spike being in the westerly line of V.M.S. 3230;

Thence North 19°55'02" West 1033.25 feet, following the centerline of County Road #28 and the westerly line of said V.M.S. 3230, to a 5/8 inch iron pin found at the southwesterly corner of said 12 acre tract and at the northwesterly corner of Leroy A. and Barbara A. Kiss' Tract 2, 1.54 acres, described in Official Record 63, page 794, said iron pin marking the **place of beginning**;

Thence **North 21°00'00" West 150.00 feet**, following the centerline of County Road #28, the westerly line of said V.M.S. 3230, and the westerly line of said 12 acre tract, to a railroad spike set;

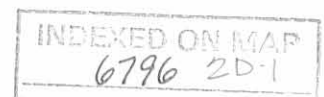
Thence **North 68°01'06" East 450.00 feet**, departing from the centerline of County Road #28 and the westerly line of said V.M.S. 3230, and entering said 12 acre tract, passing at 25.00 feet an iron pin set, to an iron pin set;

Thence **North 21°00'00" West 665.16 feet** to an iron pin set in the northerly line of said V.M.S. 3230, in the northerly line of said 12 acre tract, in the southerly line of V.M.S. 3228, and in the southerly line of Cynthia L. Johnson's Tract 2, 34.63 acres, described in Official Record 316, page 925;

Thence **North 67°35'24" East 202.54 feet**, following the northerly line of said V.M.S. 3230, the northerly line of said 12 acre tract, the southerly line of said V.M.S. 3228, and the southerly line of said 34.63 acre tract, to a 5/8 inch iron pin found at the northwesterly corner of Robert J. Boyd's 13.51 acre tract described in Deed Volume 398, page 809;

Thence **South 20°06'58" East 816.99 feet**, departing from the northerly line of said V.M.S. 3230, the southerly line of said V.M.S. 3228, the southerly line of said 34.63 acre tract, following the easterly line of said 12 acre tract and the westerly line of said 13.51 acre tract, to a stone found at the northeasterly corner of Leroy A. and Barbara A. Kiss' Tract 1, 3.51 acres, described in Official Record 63, page 794;

Thence **South 68°01'06" West 639.91 feet**, following the southerly line of said 12 acre tract, the northerly line of said 3.51 acre tract, and the northerly line of said 1.54



acre tract, passing at 614.91 feet a railroad spike set, to the **place of beginning**, **containing 5.224 acres**, more or less, and subject to all valid easements and restrictions of record.

Of the above described 5.224 acre tract, 0.086 acres are within the road right of way of County Road #28.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of May 1999. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "Blackburn RS #7873." Bearings indicated herein are based on the centerline of County Road #28 being North 21°00'00" West as described in Official Record 316, page 925.

ATTEST: George A. Blackburn

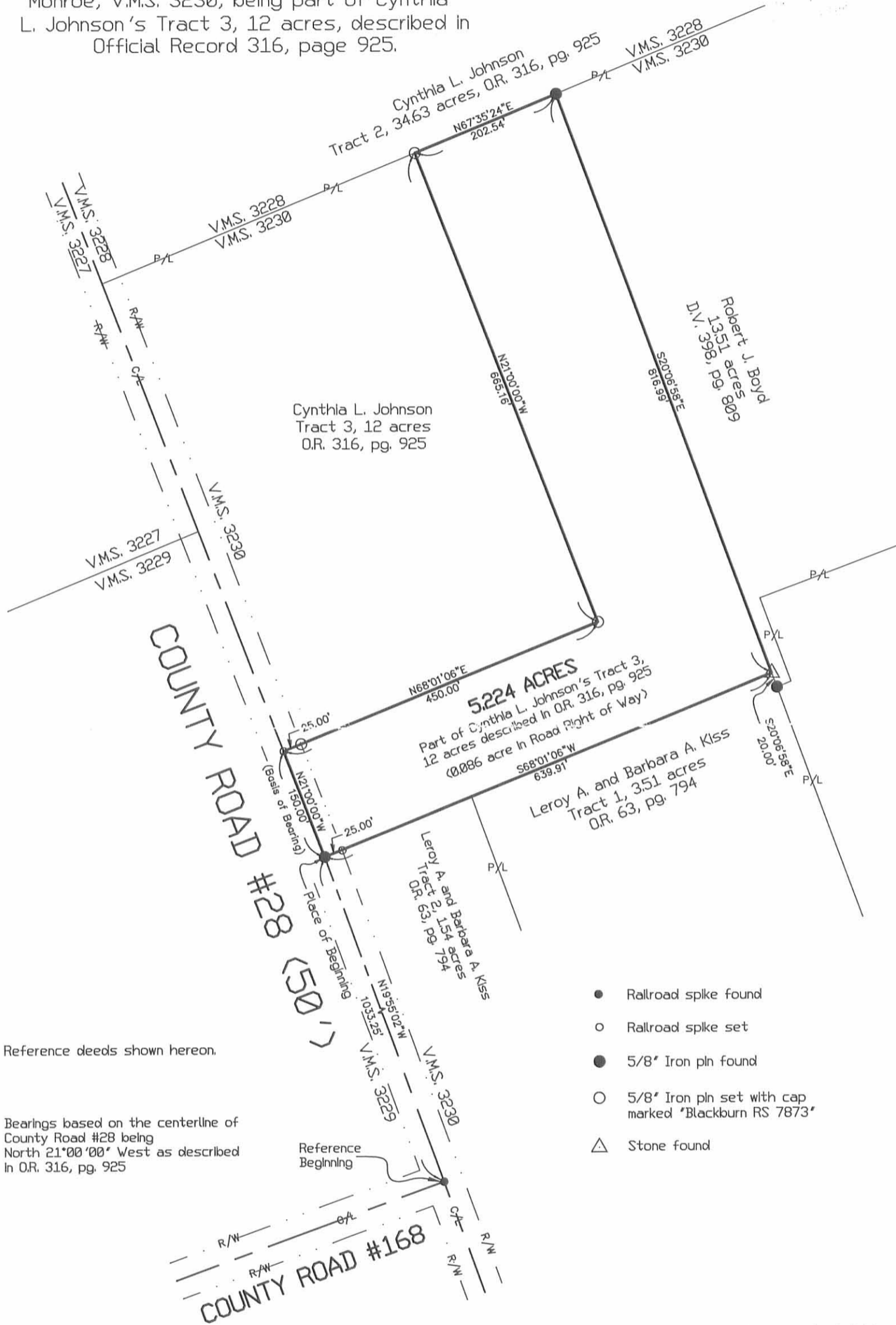
George A. Blackburn, R.S. #7873  
12125 Green Street  
Middleburg, Ohio 43336  
(937) 666-5605



INDEXED ON MAP  
6796 2D-2

# SURVEY FOR ROBERT J. BOYD

State of Ohio, County of Logan, Township of Monroe, V.M.S. 3230, being part of Cynthia L. Johnson's Tract 3, 12 acres, described in Official Record 316, page 925.

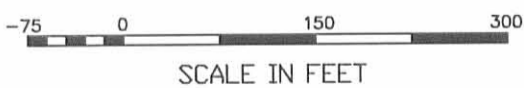


Reference deeds shown hereon.

Bearings based on the centerline of County Road #28 being North 21°00'00" West as described in O.R. 316, pg. 925

Reference Beginning

- Railroad spike found
- Railroad spike set
- 5/8" Iron pin found
- 5/8" Iron pin set with cap marked "Blackburn RS 7873"
- △ Stone 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*  
George A. Blackburn, R.S. #7873

**BLACKBURN SURVEYING**

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

Filename: JBoyd05-99-11.FLX  
Scale: 1" = 150'  
Date: 5/30/99  
F.B. 2, pg. 64

INDEXED ON MAP  
6796 2P



RCD 6-21-99 JAW



**DESCRIPTION OF SURVEY FOR  
CYNTHIA L. JOHNSON  
3.000 ACRES  
April 18, 2022**

The following described 3.000 acre tract of land is situated in Virginia Military Survey 3230, Monroe Township, Logan County, Ohio and being part of Cynthia L. Johnson's Tract 3 (originally 12 acres) described in Official Record Volume 316, page 925, said 3.000 acre tract more particularly described as follows:

Beginning for reference at a magnetic nail found at the southeast corner of V.M.S. 3227 and at the northeast corner of V.M.S. 3229, said magnetic nail also in the centerline of County Road 28 (50 feet wide), in the west line of V.M.S. 3230 and in the west line of said original 12 acre tract;

Thence South 17°03'09" East 79.77 feet, following the centerline of County Road 28, the east line of V.M.S. 3229, the west line of V.M.S. 3230 and the west line of said original 12 acre tract, to a magnetic nail set and marking the **place of beginning**;

Thence **North 71°58'05" East 449.94 feet**, departing from the centerline of County Road 28 and the east line of V.M.S. 3229, entering V.M.S. 3230 and crossing the remainder of said original 12 acre tract, passing an iron bar set at 25.00 feet, to an iron bar set in a west line of Robert J. Boyd's and Maritza J. Boyd's 5.224 acre tract described in Official Record Volume 801, page 301, said 5.224 acre tract formerly part of said original 12 acre tract;

Thence **South 17°03'50" East 290.47 feet**, following a west line of said 5.224 acre tract and the east line of the remainder of said original 12 acre tract, to a 5/8 inch iron bar found;

Thence **South 71°58'05" West 450.00 feet**, following a north line of said 5.224 acre tract and the south line of the remainder of said original 12 acre tract, passing a 5/8 inch iron bar found at 425.00 feet, to a magnetic nail set in the centerline of County Road 28, in the east line of V.M.S. 3229 and in the west line of V.M.S. 3230;

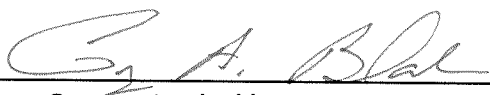
Thence **North 17°03'09" West 290.47 feet**, following the centerline of County Road 28, the east line of V.M.S. 3229, the west line of V.M.S. 3230 and the west line of said original 12 acre tract, to the **place of beginning, containing 3.000 acres** more or less and subject to all valid easements and restrictions of record.

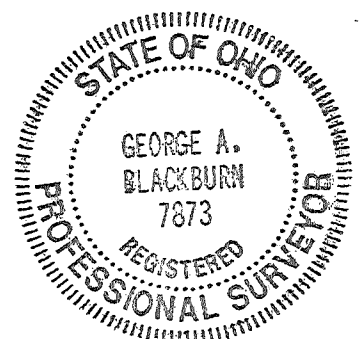
The road right-of-way of County Road 28 contains 0.167 acres.

This description was prepared in the absence of a complete and accurate title search and does not guarantee title.

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 2022. 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 28 (50 feet wide) bearing North 17°03'09" West.

Description prepared by:

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



4-22-22  
 APPROVED

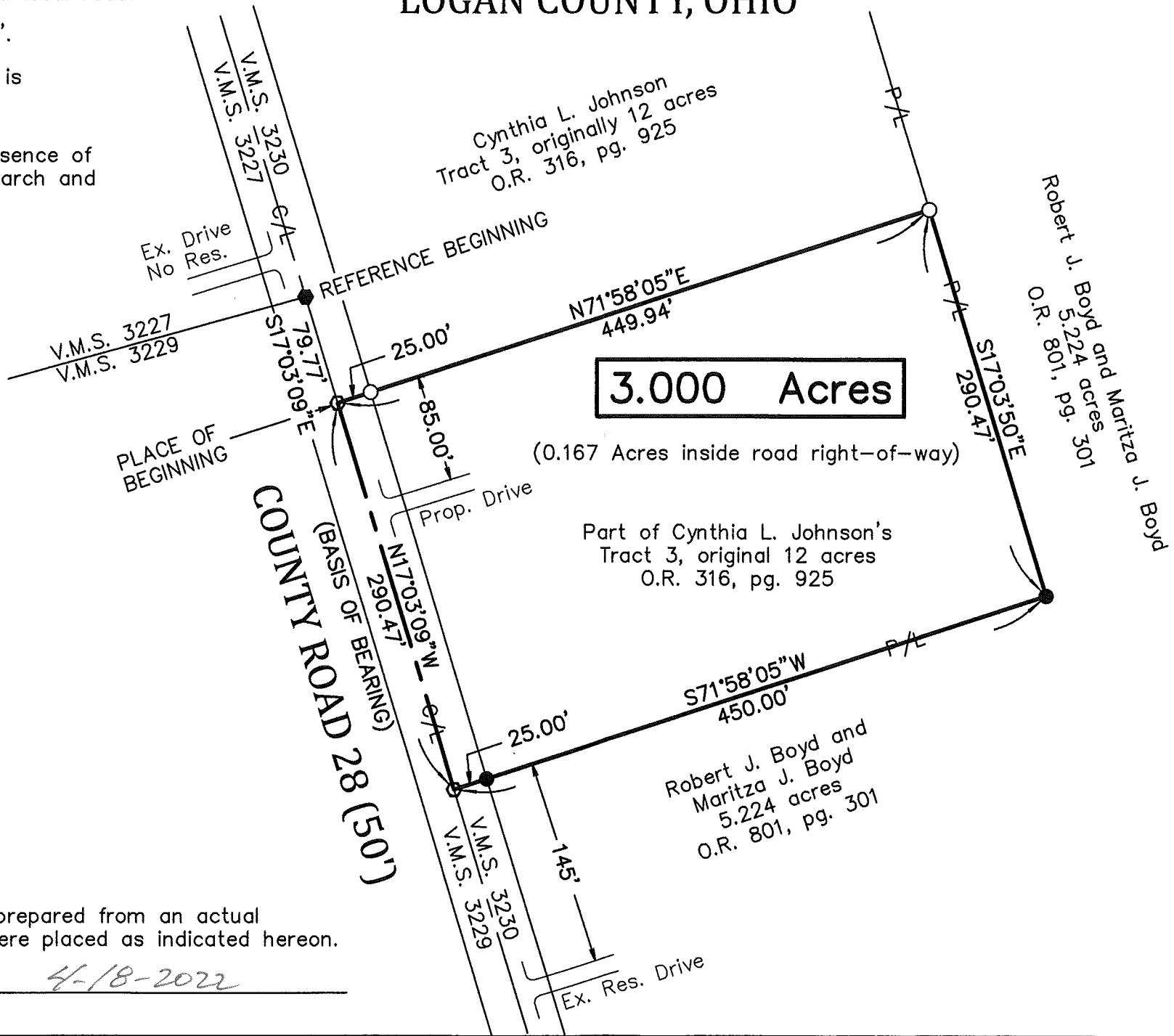
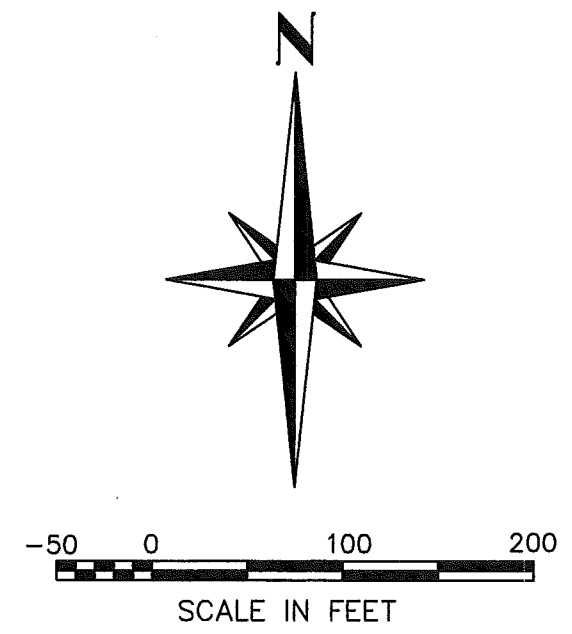
# PLAT OF SURVEY IN VIRGINIA MILITARY SURVEY 3230 MONROE TOWNSHIP LOGAN COUNTY, OHIO

**ACCESS MANAGEMENT NOTES:**

County Road 28 is classified as a local road.  
 Minimum driveway spacing is 250'.

Minimum stopping sight distance is  
 495' at 55 MPH.

This plat was prepared in the absence of  
 a complete and accurate title search and  
 does not guarantee title.



**3.000 Acres**

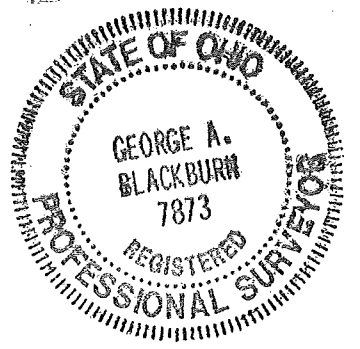
(0.167 Acres inside road right-of-way)

Part of Cynthia L. Johnson's  
 Tract 3, original 12 acres  
 O.R. 316, pg. 925

Robert J. Boyd and  
 Maritza J. Boyd  
 5.224 acres  
 O.R. 801, pg. 301

**LEGEND**

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



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

*George A. Blackburn* 4-18-2022  
 George A. Blackburn, R.S. 7873

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

DATE : 4-18-2022  
 SCALE : 1" = 100'  
 FILE: Cynthia Johnson 4-22

REVISIONS	DATE	BY

PREPARED FOR CYNTHIA L. JOHNSON

INDEXED ON MAP  
*6796*

SHEET  
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