

**LESLIE H. GEESLIN**  
 REGISTERED SURVEYOR 5248  
 P.O. BOX 274  
 RUSHSVAINIA, OHIO 43347  
 TELEPHONE: (937)-468-7265

KISER SURVEY

May 13, 2008

The following described real estate situated in the State of Ohio, County of Logan, Township of Monroe, being part of Virginia Military Survey 3227 and more particularly described as follows:

Beginning at a magnetic nail found in the centerline of Township Road 169 at the northeast corner of Terry Lee Stidham and Therese R. Langen's 1.77 acre tract as described in O. R. Vol. 216 Page 936 .

Thence with said north line S. 71° 34' 03" W. 314.46 feet to a 5/8 inch iron bar set in the east line of V. M. S. 4492 and the west line of V. M. S. 3227 , passing a 5/8 inch iron bar set at 36.22 feet.

Thence with said V. M. S. line N. 18° 57' 05" W. 707.80 feet to a 5/8 inch iron bar set.

Thence S. 78° 03' 44" E. 398.46 feet to a 5/8 inch iron bar set.

Thence N. 11° 56' 15" E. 191.96 feet to a 5/8 inch iron bar set.

Thence S. 67° 20' 54" E. 279.33 feet to a magnetic nail set in the centerline of Township Road 169, passing a 5/8 inch iron bar set at 249.11 feet.

Thence with said centerline S. 15° 39' 21" W. 589.69 feet to the place of beginning.

Containing 7.003 acres more or less, of which 0.414 acre is in the right of way of T. R. 169.

The above described 7.003 acre tract being on the south side of Mary Mortimer, Trustee of the Kiser Family Living Trust's 40.64 acre tract as described in O. R. Vol. 825 Page 356.

Bearings are based on an assumed bearing ( S. 15° 39' 21" W. ) for the centerline of T. R. 169 in this field Survey by Leslie H. Geeslin, Reg. Surveyor No. 5248 on May 13, 2008.



*Leslie H. Geeslin*

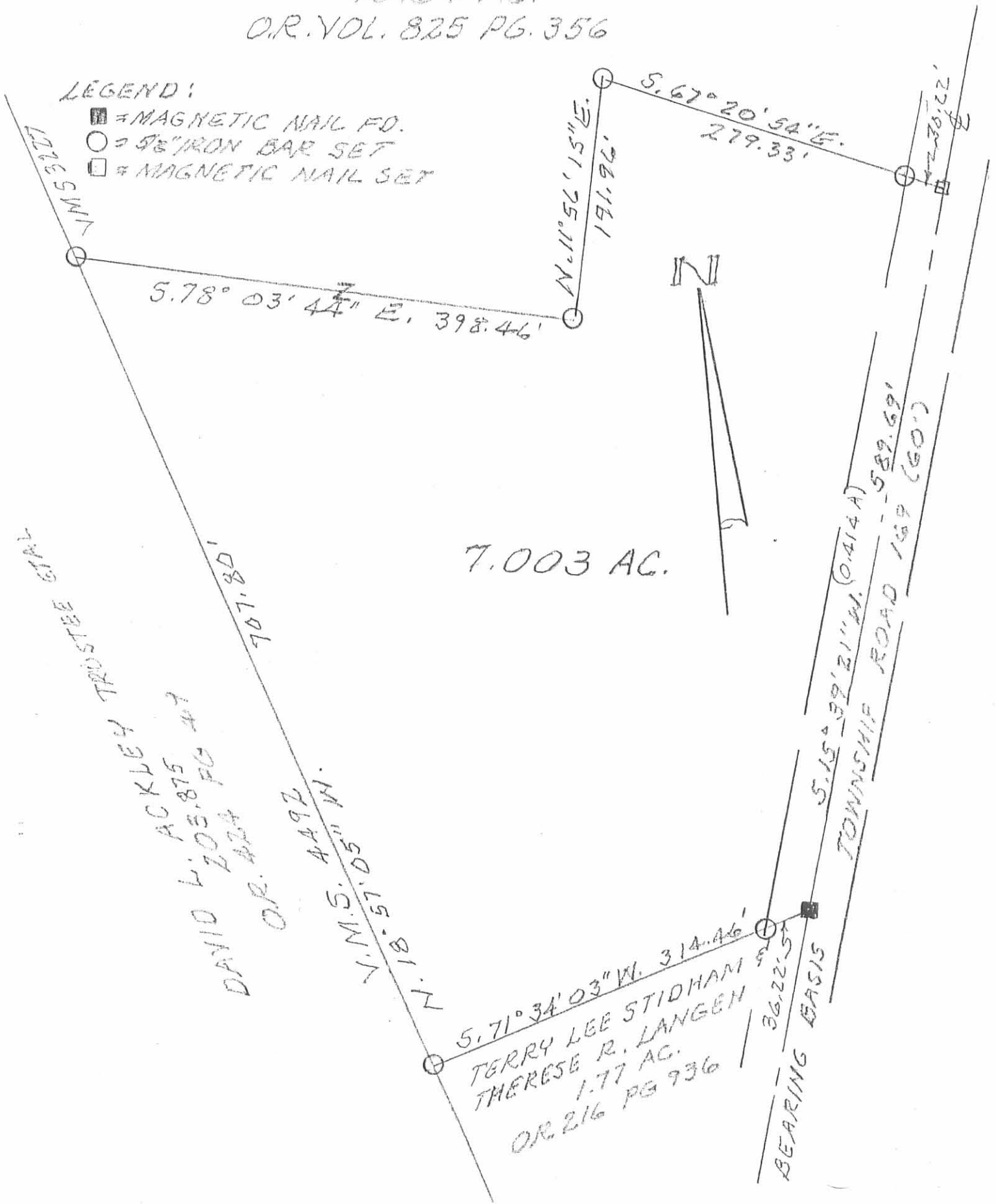
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REV'D 5-16-08 SWM/OK

MARY MORTIMER, TRUSTEE OF THE  
KISER FAMILY LIVING TRUST  
40.64 AC.  
O.R. VOL. 825 PG. 356

LEGEND:

- = MAGNETIC NAIL SET
- = 5/8" IRON BAR SET
- = MAGNETIC NAIL SET



SURVEY OF 7.00 AC. TRACT  
IN Y.M.S. 3227, MONROE  
TOWNSHIP, LOGAN COUNTY,  
OHIO FOR WILBUR KISER.  
MAY 13, 2008  
SCALE: 1" = 100'



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8802 1P



Leslie H. Geeslin  
REGISTERED PROFESSIONAL SURVEYOR

**LESLIE H. GEESLIN**  
REGISTERED SURVEYOR NO. 5248  
P.O. BOX 274  
RUSHSVLVANIA, OHIO 43347  
TELEPHONE: (513) 468-2793  
UNITED TELEPHONE EASEMENT

March 7, 1994

The following described easement situated in the State of Ohio, County of Logan, Township of Monroe, being part of Virginia Military Survey 3227 and more particularly described as follows:

Commencing at a copper nail found at the northeast corner of Wilbur Kiser's 40.64 acre tract as described in D. B. Vol. 315 Page 802 and at the intersection of the centerlines of County Highway 171 and Township Road 169.

Thence with the centerline of County Highway 171 N.  $86^{\circ}06'12''$ W. 33.94 feet to the intersection of the said centerline with the west right of way of said T. R. 169.

Thence with said right of way S.  $18^{\circ}20'00''$  W. 140.38 feet to a 5/8 inch iron bar set for the true place of beginning for this description.

Thence continuing with said right of way S.  $18^{\circ}20'00''$  W. 25.00 feet to a 5/8 inch iron bar set.

Thence N.  $71^{\circ}40'00''$  W. 25.00 feet to a 5/8 inch iron bar set.

Thence N.  $18^{\circ}20'00''$  E. 25.00 feet to a 5/8 inch iron bar set.

Thence S.  $71^{\circ}40'00''$  E. 25.00 feet to the place of beginning.

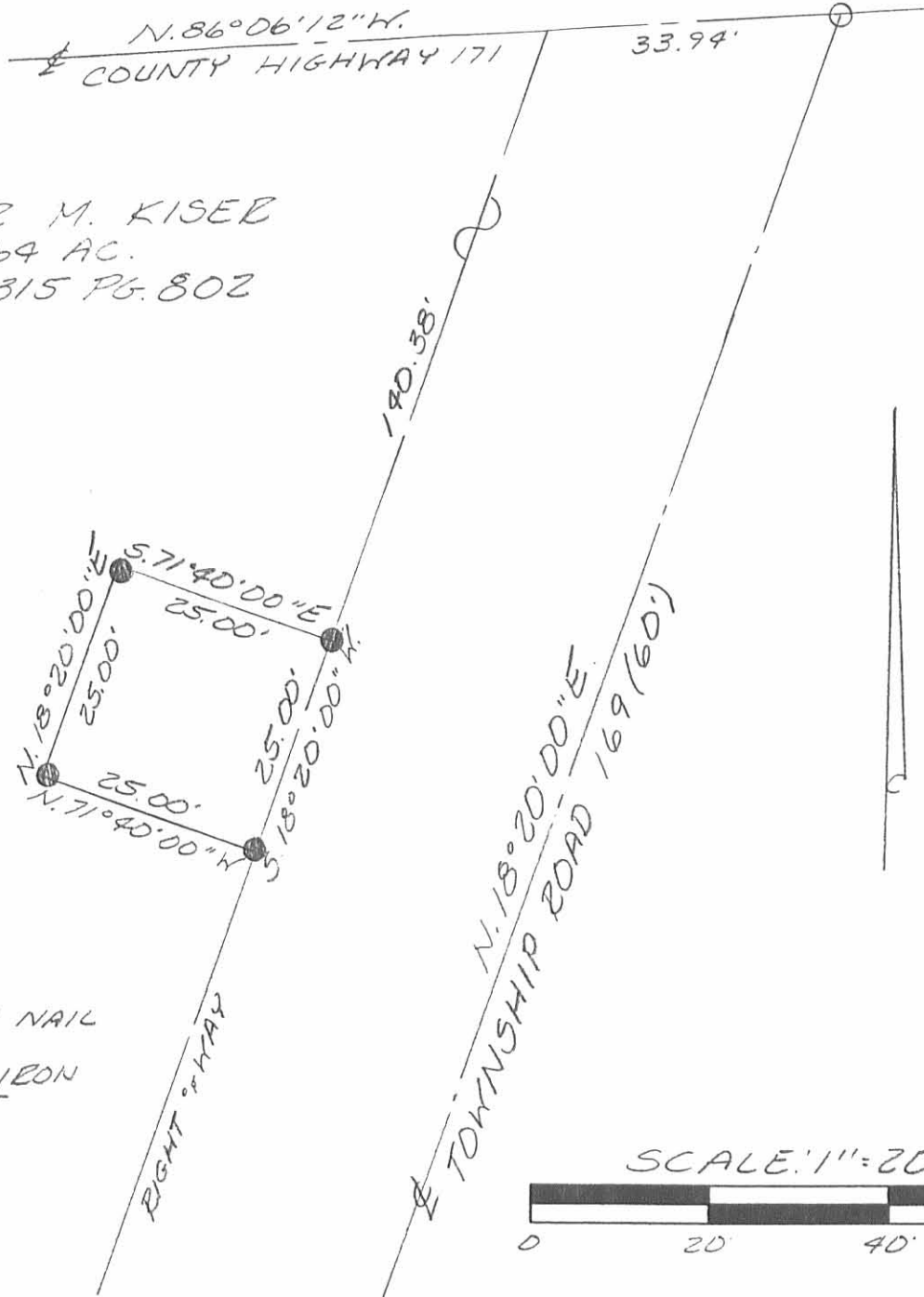
The above described 25 foot by 25 foot easement being on the east side of Wilbur Kiser's 40.64 acre tract as described in D. B. Vol. 315 Page 802.

Bearings are based on an assumed bearing (S.  $18^{\circ}20'00''$  E.) for the west right of way of Township Road 169 in this field survey by Leslie H. Geeslin, Reg. Surveyor 5248 on March 7, 1994.



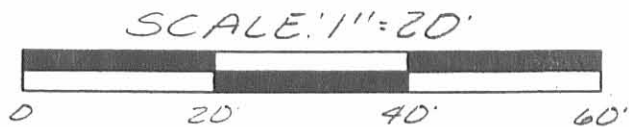
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*Leslie H. Geeslin*



WILBUR M. KISER  
 40.64 AC.  
 D.B. VOL. 315 PG. 802

LEGEND:  
 ○ - COPPER NAIL FOUND  
 ● - 5/8 INCH IRON BAR SET



SURVEY OF A 25 FOOT BY 25 FOOT  
 EASEMENT OUT OF 40.64 ACRES  
 IN VIRGINIA MILITARY SURVEY 3227,  
 MONROE TOWNSHIP, LOGAN COUNTY,  
 OHIO FOR UNITED TELEPHONE COMPANY  
 ON MARCH 7, 1994



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 88822P

Leslie H. Geeslin  
 LESLIE H. GEESLIN  
 RUSHSVLVANIA, OH  
 (513) 468-2793

JLG

7-21-2023



APPROVED

**DESCRIPTION OF SURVEY FOR  
ROBERT J. BOYD  
5.069 ACRES  
July 12, 2023**

The following described 5.069 acre tract of land is situated in Virginia Military Survey 3227, Monroe Township, Logan County, Ohio and being part of Ella M. Melendrez's and Daniel D. Melendrez's 7.003 acre tract described in Official Record Volume 920, page 719, said 5.069 acre tract of land more particularly described as follows:

Commencing at a railroad spike found at the intersection of the centerline of Township Road 169 (60 feet wide) with the west line of V.M.S. 3227 and the east line of V.M.S. 5042, said railroad spike also at the south corner of Karrie Honchell's 1.77 acre tract described in Official Record Volume 1057, page 187;

Thence North  $18^{\circ}53'12''$  East 577.48 feet, following the centerline of Township Road 169 and the east line of said 1.77 acre tract, entering V.M.S. 3227, to a magnetic nail set at the southeast corner of said 7.003 acre tract, said magnetic nail marking the **place of beginning**;

Thence **South  $75^{\circ}16'05''$  West 321.53 feet**, departing from the centerline of Township Road 169, following the north line of said 1.77 acre tract and the south line of said 7.003 acre tract, passing a 5/8 inch iron bar found at 37.65 feet, to a 5/8 inch iron bar found in the west line of V.M.S. 3227, in the east line of V.M.S. 4492 and in the east line of David L. Ackley, Trustee's and Phyllis J. Ackley, Trustee's Exhibit "A", first tract (originally 133.75 acres) described in Official Record Volume 424, page 49;

Thence **North  $15^{\circ}19'31''$  West 707.71 feet**, following the west line of V.M.S. 3227, the east line of V.M.S. 4492, the east line of said 133.75 acre tract and the west line of said 7.003 acre tract, to a 5/8 inch iron bar found at the southwest corner of Robert J. Boyd's Exhibit "A" (33.637 acres) described in Official Record Volume 1413, page 3205;

Thence **South  $74^{\circ}26'48''$  East 396.69 feet**, departing from the east line of V.M.S. 4492 and the east line of said 133.75 acre tract, entering V.M.S. 3227, following the north line of said 7.003 acre tract and the south line of said 33.637 acre tract, to a 5/8 inch iron bar found;

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Thence **South 15°17'51" West 148.58 feet**, entering said 7.003 acre tract, to an iron bar set;

Thence **South 71°06'48" East 260.34 feet**, passing an iron bar set at 230.34 feet, to a magnetic nail set in the centerline of Township Road 169 and in the east line of said 7.003 acre tract;

Thence **South 18°53'12" West 282.01 feet**, following the centerline of Township Road 169 and the east line of said 7.003 acre tract, to the **place of beginning, containing 5.069 acres** more or less and subject to all valid easements and restrictions of record.

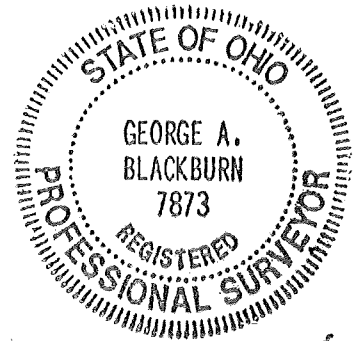
The road right-of-way of Township Road 169 contains 0.201 acres.

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 July 2023. 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 Township Road 169 (60 feet right-of-way width) bearing North 18°53'12" East.

Description prepared by:

 7-11-2023

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



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APPROVED

# PLAT OF SURVEY IN VIRGINIA MILITARY SURVEY 3227 MONROE TOWNSHIP LOGAN COUNTY, OHIO

Robert J. Boyd  
Exhibit "A", 33.637 acres  
O.R. 1413, pg. 3205

Ella M. Melendrez and  
Daniel D. Melendrez  
7.003 acres  
O.R. 920, pg. 719  
(2.000 acres remaining)

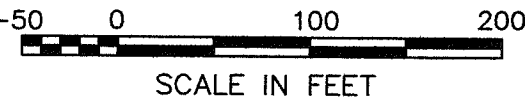
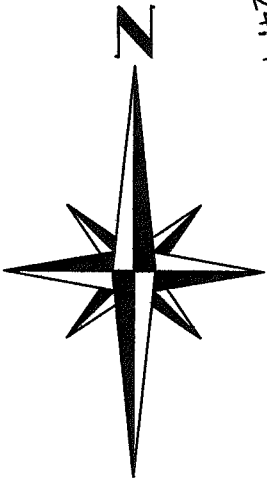
**5.069 Acres**

(0.201 Acres inside the road right-of-way)

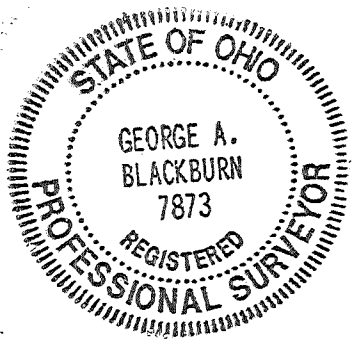
Part of Ella M. Melendrez and  
Daniel D. Melendrez  
7.003 acres  
O.R. 920, pg. 719

Karrie Honchell  
1.77 acres  
O.R. 1057,  
pg. 187

David L. Ackley, Trustee and Phyllis J. Ackley, Trustee  
Exhibit "A", first tract, originally 133.75 acres  
O.R. 424, pg. 49



V.M.S. 4492  
V.M.S. 5042



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

*George A. Blackburn* 7-11-2023  
GEORGE A. BLACKBURN, R.S. 7873

COUNTY ROAD 171 (40')

N18°53'12"E 1482.58'

S63°54'26"E 283.91'

N15°17'51"E 192.04'

S74°26'48"E 396.69'

S15°17'51"W 148.58'

S71°06'48"E 260.34'

S18°53'12"W 304.34'

30.00'

TOWNSHIP ROAD 169 (60')

S18°53'12"W 282.01'

PLACE OF BEGINNING

S75°16'05"W 321.53'

N15°14'47"W 35.73'

V.M.S. 3227

V.M.S. 5042

N14°53'09"W 445.17'

N18°53'12"E 577.48'

(BASIS OF BEARING)

POINT OF COMMENCEMENT

### LEGEND

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

### ACCESS MANAGEMENT REGULATIONS:

Township Road 169 is classified as a local road.

Minimum distance between driveways is  $\geq$  250'.

Minimum stopping sight distance is  $\geq$  495'.

New driveway not requested at this time.

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

DATE: 7/11/2023  
SCALE: 1" = 100'  
FILE: JEFF BOYD 7-23

PLAT PREPARED FOR  
ROBERT J. BOYD

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