

3-6-2025



**DESCRIPTION OF SURVEY FOR
TRACY M. BAKER
1.234 ACRES
March 4, 2025**

The following described 1.234 acre tract of land is situated in Virginia Military Survey 9972, Richland Township, Logan County, Ohio and being part of Tracy M. Baker's 3 acre tract described in Official Record Volume 1196, page 590, said 1.234 acre tract of land more particularly described as follows:

Commencing at a 1 inch iron pipe found at the intersection of the centerline of State Route 273 (Buckeye Street) (60 feet wide) with the centerline of State Route 638 (Highway Plan (LOG. 638-3.90) (Sheet 29) (variable right-of-way width), said iron pipe being within the corporation limits of the Village of Belle Center and at the northeast corner of said 3 acre tract;

Thence South 5°53'44" East 233.00 feet, following the centerline of State Route 638, the east line of V.M.S. 9972 and the east line of said 3 acre tract, leaving the Village of Belle Center and entering Richland Township, to a magnetic nail set in a bridge over Red Slough Ditch, said magnetic nail marking the **place of beginning**;

Thence **South 5°53'44" East 316.00 feet**, following the centerline of State Route 638, the east line of V.M.S. 9972 and the east line of said 3 acre tract, to a magnetic nail set at the northeast corner of Ronald Lee Smith's and April Loree Smith's 5 acre tract described in Deed Volume 368, page 893;

Thence **South 83°29'46" West 238.92 feet**, departing from the centerline of State Route 638, entering V.M.S. 9972, following the south line of said 3 acre tract, the north line of said 5 acre tract and the north line of James R. Patton and Sara L. Patton, etal's Parcel One (15 acres) described in Official Record Volume 833, page 66, passing an iron bar set at 40.00 feet, to an 8 inch wood post found at the southeast corner of Andrew T. Godwin's and Heather Godwin's Exhibit "A", Parcel II (1.582 acres) described in Official Record Volume 1014, page 676, said wood post bearing North 34°46'53" West 0.38 feet from a 1 – ½ inch iron bar found;



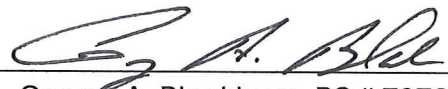
Thence **North 5°22'26" West 135.75 feet**, departing from the north line of said 15 acre tract, following the west line of said 3 acre tract and the east line of said 1.582 acre tract, passing an iron bar set at 85.75 feet, to a point in Red Slough Ditch;

Thence **North 46°32'26" East 299.84 feet**, departing from the east line of said 1.582 acre tract, following Red Slough Ditch and crossing said 3 acre tract, to the **place of beginning, containing 1.234 acres** more or less and subject to all valid easements and restrictions of record.

The road right-of-way of State Route 638 contains 0.276 acres.

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 March 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 638 (variable right-of-way width) bearing South 5°53'44" East and derived from GPS observations based on Ohio State Plane Coordinate System, North Zone (NAD83), Geoid Model 2018.

Description prepared by:

 3-4-2025

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



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APPROVED

**DESCRIPTION OF SURVEY FOR
TRACY M. BAKER
1.868 ACRES
March 4, 2025**

The following described 1.868 acre tract of land is situated in the Incorporated Village of Belle Center, Virginia Military Survey 9972, Richland Township, Logan County, Ohio and being part of Tracy M. Baker's 3 acre tract described in Official Record Volume 1196, page 590, said 1.868 acre tract of land more particularly described as follows:

Beginning at a 1 inch iron pipe found at the intersection of the centerline of State Route 273 (Buckeye Street) (60 feet wide) with the centerline of State Route 638 (Highway Plan (LOG. 638-3.90) (Sheet 29) (variable right-of-way width), said iron pipe being within the corporation limits of the Village of Belle Center and at the northeast corner of said 3 acre tract;

Thence **South 5°53'44" East 233.00 feet**, following the centerline of State Route 638, the east line of V.M.S. 9972 and the east line of said 3 acre tract, leaving the Village of Belle Center and entering Richland Township, to a magnetic nail set in a bridge over Red Slough Ditch;

Thence **South 46°32'26" West 299.84 feet**, departing from the centerline of State Route 638, entering V.M.S. 9972, following Red Slough Ditch and crossing said 3 acre tract, to a point in the east line of Andrew T. Godwin's and Heather Godwin's Exhibit "A", Parcel II (1.582 acres) described in Official Record Volume 1014, page 676;

Thence **North 5°22'26" West 477.59 feet**, departing from Red Slough Ditch, following the west line of said 3 acre tract and the east line of said 1.582 acre tract, passing an iron bar set at 50.00 feet, a 3/4 inch iron pipe found in the south corporation line of the Village of Belle Center at 284.72 feet, entering the Village of Belle Center, thereafter, also passing an iron bar set at 435.36 feet, to a magnetic nail set in the centerline of State Route 273 (Buckeye Street);

Thence **South 50°38'46" East 35.40 feet**, following the centerline of State Route 273 (Buckeye Street) and the north line of said 3 acre tract, to a magnetic nail set;

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Thence **South 85°55'34" East 211.60 feet**, following the centerline of State Route 273 (Buckeye Street) and the north line of said 3 acre tract, to the **place of beginning, containing 1.868 acres** more or less and subject to all valid easements and restrictions of record.

Of the above described 1.868 acre tract of land, 0.899 acres are within the Incorporated Village of Belle Center and 0.969 acres are within Richland Township.

The road right-of-way of State Route 638 and State Route 273 (Buckeye Street) combined contain 0.339 acres.

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 March 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 638 (variable right-of-way width) bearing South 5°53'44" East and derived from GPS observations based on Ohio State Plane Coordinate System, North Zone (NAD83), Geoid Model 2018.

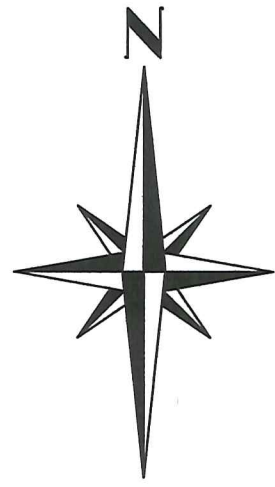
Description prepared by: *George A. Blackburn* *3-4-2025*

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





PLAT OF SURVEY IN THE INCORPORATED VILLAGE OF BELLE CENTER AND IN VIRGINIA MILITARY SURVEY 9972 RICHLAND TOWNSHIP LOGAN COUNTY, OHIO



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

Based on Flood Insurance Rate Map #39091C0075E effective 11/30/2023, the tracts shown hereon are within Flood Zone A, (Area without Base Flood Elevation).

PLACE OF BEGINNING FOR 1.868 ACRE TRACT 1" IRON PIPE FOUND

STATE ROUTE 273

BUCKEYE STREET (90')

1.868 Acres
(0.339 Acres inside road right-of-way)

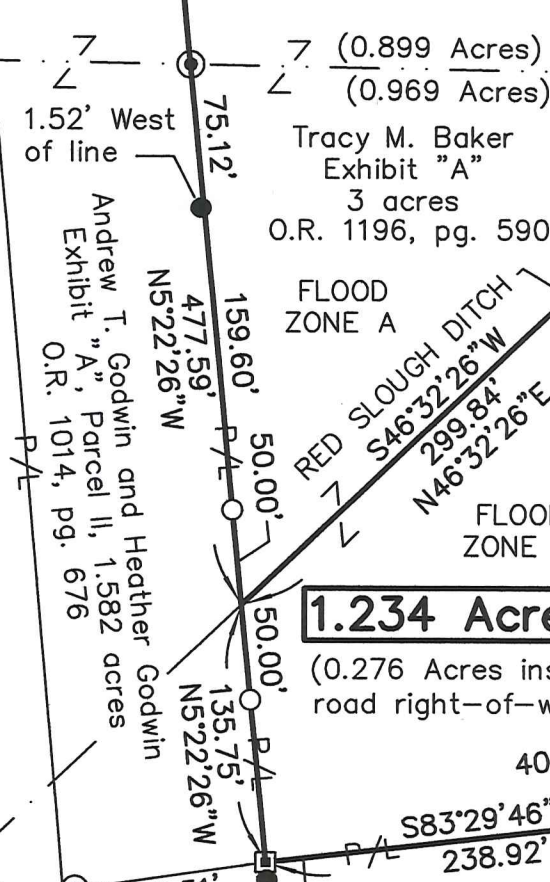
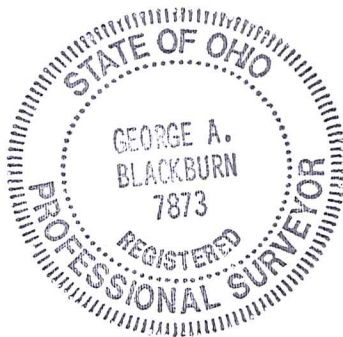
INCORPORATED VILLAGE OF BELLE CENTER

CORPORATION LINE

RICHLAND TOWNSHIP

LEGEND

- MAGNETIC NAIL SET
- 5/8" IRON BAR SET
- ⊙ 3/4" IRON PIPE FOUND UNLESS OTHERWISE NOTED
- 8" WOOD POST FOUND
- 5/8" IRON BAR FOUND UNLESS OTHERWISE NOTED
- ⊙ CONCRETE MONUMENT FOUND



1.234 Acres
(0.276 Acres inside road right-of-way)

PLACE OF BEGINNING FOR 1.234 ACRE TRACT

STATE ROUTE 638 (VARIABLE WIDTH) HIGHWAY PLAN (LOG. 638 - 3.90) (SHEET 29)

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

George A. Blackburn 3-4-2025
GEORGE A. BLACKBURN, R.S. 7873

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

DATE: 3-4-2025
SCALE: 1" = 100'
FILE: Tracy Baker 2-25

PLAT PREPARED FOR
TRACY M. BAKER

Sheet
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of
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