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3-23-2022

APPROVED

DESCRIPTION OF SURVEY FOR ROBERT VOLBRECHT 3.249 Acres March 11, 2022

The following described 3.249 acre tract of land is situated in Virginia Military Survey 9974, Rushcreek Township, Logan County, Ohio and being part of Donn William Volbrecht's Exhibit "A", Tract III (39.57 acres) described in Official Record Volume 1404, page 3526, said 3.249 acre tract of land more particularly described as follows:

Beginning for reference at a 5/8 inch iron bar found at State Route 273 (60 feet wide) P.I. Station 310+64.60 as shown on page 7 of highway plan L-13, said iron bar also being in or near the west line of V.M.S. 9974;

Thence South 73°09'15" East 1529.35 feet, following the tangent line of a curve to the right and the centerline of State Route 273, to a magnetic nail set in the south line of said 39.57 acre tract, said magnetic nail marking the **place of beginning**;

Thence **North 6°00'30" West 408.56 feet**, departing from the centerline of State Route 273 and entering said 39.57 acre tract, passing an iron bar set at 32.56 feet, to an iron bar set;

Thence North 83°59'30" East 300.00 feet to an iron bar set in the west line of Steven F. Ammons' Tract 1 (100 acres) (91.45 acres total deed) described in Deed Volume 345, page 424;

Thence **South 6°00'30" East 535.00 feet**, following the west line of said 91.45 acre tract and the east line of said 39.57 acre tract, passing an iron bar set at 503.00 feet, to a magnetic nail found in the centerline of State Route 273;

Thence North 73°09'15" West 325.56 feet, following the centerline of State Route 273 and the south line of said 39.57 acre tract, to the place of beginning, containing 3.249 acres more or less and subject to all valid easements and restrictions of record.

The 3.249 acre tract of land described herein contains 0.224 acres within the road right-of-way of State Route 273.

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 March 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 State Route 273 bearing South 73°09'15" East.

Description prepared by: _<

Geørge A. Blackburn, RS # 7873

6879 State Route 287

West Liberty, Ohio 43357

(937) 465-0424



INDEXED ON MAP