

STANLEY TORRENCE SURVEY

December 1975

The following described tract of land is situated in the State of Ohio, County of Logan, Township of Rushcreek, V.M.S. No. 9974, being a part of Stanley E. Torrence's 53.91 acre tract described in Logan County Recorder's Deed Record Volume 206, Page 310, containing all of Stanley Torrence's 0.75 acre tract described in Logan County Recorder's Deed Record Volume 206, Page 310, being more particularly described as follows:

Commencing at a stone at the intersection of the centerline of C.R. No. 101 and C.R. No. 51, referenced in Logan County Engineer's Survey field book 519, page 66 as Sta. 36+68; thence following the centerline of C.R. No. 51, N 82°30' E, 770.54 feet to a R.R. spike at the southeast corner of Waldo A. Blair's 47.91 acre tract, said R.R. spike being the PLACE of BEGINNING,

thence following the centerline of C.R. No. 51, N 82°30' E, 132.00 feet to a R.R. spike,

thence N 07°30' W, 330.00 feet to an iron pin,

thence S 82°30' W, 132.00 feet to an iron pin on the east line of Waldo A. Blair's 47.91 acre tract,

thence following the east line of Blair's tract, S 07°30' W, 330.00 feet to the PLACE of BEGINNING.

The above described tract of land contains 1.00 acre and is subject to all legal easements of record.

The above description is the result of a survey completed in December of 1975 by Paul R. Clapsaddle, P.E. # 38491 and P.S. # 6140.

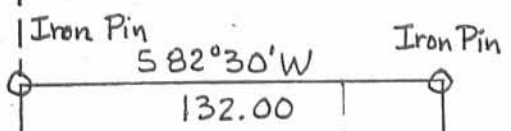
ATTEST:

Paul R. Clapsaddle, P.E. #38491, P.S. #6140

5896 ID

INDEXED ON MAP

Stanley E. Torrence
53.91 Ac. - 1.00 Ac = 52.91 Acre.



0.75 Ac. 0.25 Ac.

Waldo A. Blair
47.91 Ac.

1.00 Acre

STANLEY E. TORRENCE SURVEY

State of Ohio
County of Logan
Township of Rushcreek
V.M.S. No. 9974

S 07° 30' E

330.00

N 07° 30' W

330.00

Scale: 1" = 60'
Date: 1/3/76

Survey & Plat By: Paul R. Clapsaddle.
P.E. # 38491, P.S. # 6140

Field Book 519/66
Sta. 36+68

R.R. Spike

R.R. Spike

N 82° 30' E
770.54

N 82° 30' E
132.00

⊕ C.R. # 51

⊕ C.R. # 101

ATTEST: Paul R. Clapsaddle, P.E. # 38491, P.S. # 6140

5896 IP

INDEXED ON MAP

7-17-18

Lee Surveying and Mapping Co.



Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



Phone: (937) 593-7335
Fax: (937) 593-7444
surveys@lee-surveying.com

COBLENTZ 0.969 ACRE

Lying in Virginia Military Survey 9974, Rushcreek Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Mahlon R. Coblentz and Cora Coblentz 53.91 acre tract as deeded and described in Official Record 1167, Page 475 and being more particularly described as follows:

COMMENCING at a stone found at the intersection of the center-lines of County Highway 51 (60 feet wide) and County Highway 101, being on the south line of Virginia Military Survey 9974 and the north line of Virginia Military Survey 9953;

THENCE, with said center-line of County Highway 51 and said common line of said Virginia Military Surveys 9974 and 9953, N 84°-00'-00" E, a distance of 1113.20 feet to a MAG nail set at the **TRUE POINT OF BEGINNING**;

THENCE, with new division lines through said 53.91 acre tract, the following three (3) courses:

- 1) N 05°-12'-14" W, passing a 5/8 inch iron rod set at a distance of 30.00 feet, a total distance of 181.94 feet to a 5/8 inch iron rod set;
- 2) N 85°-21'-36" E, a distance of 241.92 feet to a 5/8 inch iron rod set; and
- 3) S 01°-02'-48" E, passing a 5/8 inch iron rod set at a distance of 146.73 feet, a total distance of 176.84 feet to a MAG nail set on the said center-line of County Highway 51 and said common line of said Virginia Military Surveys 9974 and 9953;

THENCE, with said center-line of County Highway 51 and said common line of said Virginia Military Surveys 9974 and 9953, S 84°-00'-00" W, a distance of 229.11 feet to the **POINT OF BEGINNING**.

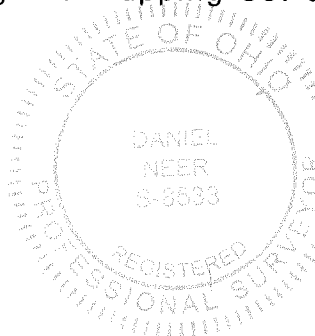
Containing 0.969 acre, more or less, of which 0.159 acre is within the highway right-of-way.

Iron rods set, where indicated, are 30 inches in length, 5/8 inch in diameter with an orange plastic I.D. cap stamped "P.S. 8533".

Property is subject to any and all previous easements and rights-of-way of record.

The basis for bearings, described herein, is the center-line of County Highway 51, being N 84°-00'-00" E (per the Logan County Engineer's Field Book 519, Page 66). Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by Lee Surveying and Mapping Co. on July 6, 2018.

Description prepared by:



D. Neer
Daniel A. Neer
Professional Surveyor No. 8533
July 10, 2018



63990618

7-17-18
APPROVED

- LEGEND:**
- ☒ STONE FOUND
 - MAG NAIL SET
 - 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "P.S. 8533"
 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - R/W = RIGHT-OF-WAY
 - C/L = CENTER-LINE
 - CO. HWY. = COUNTY HIGHWAY
 - V.M.S. = VIRGINIA MILITARY SURVEY

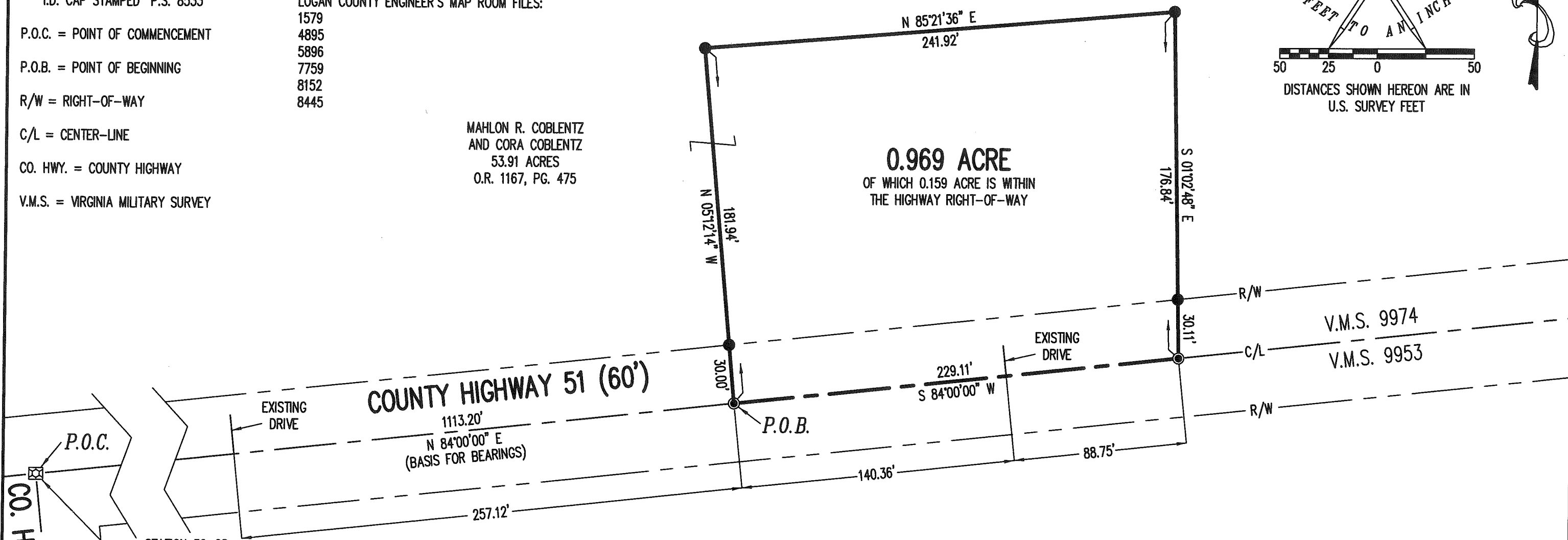
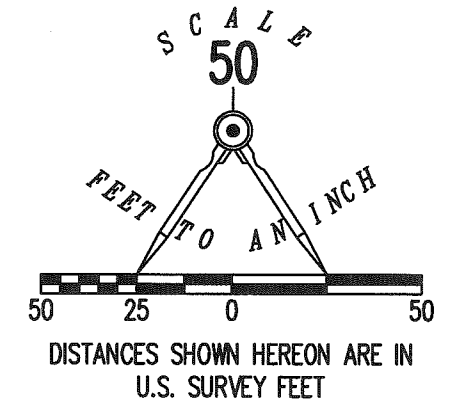
DEED & SURVEY REFERENCES:

O.R. 1167, PG. 475

LOGAN COUNTY ENGINEER'S FIELD BOOK 519, PAGE 66.

LOGAN COUNTY ENGINEER'S MAP ROOM FILES:
1579
4895
5896
7759
8152
8445

MAHLON R. COBLENTZ
AND CORA COBLENTZ
53.91 ACRES
O.R. 1167, PG. 475



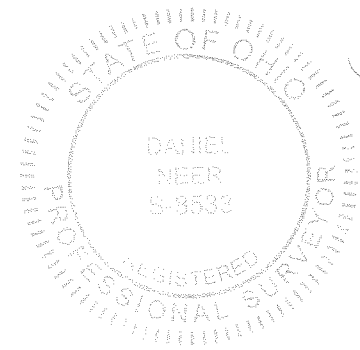
ACCESS MANAGEMENT NOTE:

COUNTY HIGHWAY 51 IS CLASSIFIED AS A LOCAL ROAD.
MINIMUM DRIVE SPACING IS 250'
MINIMUM STOPPING SIGHT DISTANCE IS >495 (55 MPH)

BASIS FOR BEARINGS:

THE BASIS FOR BEARINGS, SHOWN HEREON, IS THE CENTER-LINE OF COUNTY HIGHWAY 51, BEING N 84°00'00" E (LOGAN COUNTY ENGINEER'S FIELD BOOK 519, PAGE 66).

SURVEY OF 0.969 ACRE OUT OF THE MAHLON R. COBLENTZ AND CORA COBLENTZ 53.91 ACRE TRACT OFFICIAL RECORD 1167, PAGE 475 VIRGINIA MILITARY SURVEY 9974 RUSHCREEK TOWNSHIP LOGAN COUNTY, OHIO



SURVEYED BY:

D. Neer
DANIEL A. NEER
PROFESSIONAL SURVEYOR NO. 8533
JULY 6, 2018

COPYRIGHT 2018 BY:
LEE SURVEYING & MAPPING CO.
117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335
WWW.LEE-SURVEYING.COM
surveys@lee-surveying.com
KSS D0618 63990618 L-6399-3

THIS SURVEY WAS PREPARED IN THE ABSENCE OF A COMPLETE AND ACCURATE TITLE SEARCH AND DOES NOT GUARANTEE TITLE.

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE **800-362-2764**
OHIO UTILITIES PROTECTION SERVICE

INDEXED ON MAP
5896

2-28-19



Lee Surveying and Mapping Co.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



Phone: (937) 593-7335
Fax: (937) 593-7444
surveys@lee-surveing.com

COBLENTZ 0.930 ACRE

Lying in Virginia Military Survey 9974, Rushcreek Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Mahlon R. Coblentz and Cora Coblentz 53.91 acre tract as deeded and described in Official Record 1167, Page 475 and being more particularly described as follows:

COMMENCING at a stone found at the intersection of the center-lines of County Highway 51 (60 feet wide) and County Highway 101, being on the south line of Virginia Military Survey 9974 and the north line of Virginia Military Survey 9953;

THENCE, with said center-line of County Highway 51 and said common line to said Virginia Military Surveys 9974 and 9953, N 84°-00'-00" E, passing a MAG nail found at a distance of 1113.20 feet, a total distance of 1342.31 feet to a MAG nail found at the **TRUE POINT OF BEGINNING**, being the southeast corner of the Josh Tudor and Ashley Tudor 0.969 acre tract as deeded and described in Official Record 1319, Page 348;

THENCE, with common lines to said 53.91 acre and 0.969 acre tracts, the following two (2) courses:

- 1) **N 01°-02'-48" W**, passing a 5/8 inch iron rod found (I.D. cap stamped "P.S. 8533") at a distance of 30.11 feet, a total distance of **176.84** feet to a 5/8 inch iron rod found (I.D. cap stamped "P.S. 8533"); and
- 2) **S 85°-21'-36" W**, a distance of **241.92** feet to a 5/8 inch iron rod found (I.D. cap stamped "P.S. 8533");

THENCE, with new division lines through said 53.91 acre tract, the following three (3) courses:

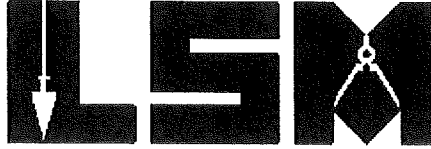
- 1) **N 05°-12'-14" W**, a distance of **135.81** feet to an iron rod set;
- 2) **N 88°-54'-59" E**, a distance of **283.15** feet to an iron rod set; and
- 3) **S 00°-25'-08" E**, passing an iron rod set at a distance of 264.71 feet, a total distance of **294.85** feet to a MAG nail set on said center-line of County Highway 51 and said common line to said Virginia Military Surveys 9974 and 9953;

INDEXED ON MAP
5896

Lee Surveying and Mapping Co.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



Phone: (937) 593-7335
Fax: (937) 593-7444
surveys@lee-surveing.com

THENCE, with said center-line of County Highway 51 and said common line to said Virginia Military Surveys 9974 and 9953, **S 84°-00'-00" W**, a distance of **28.74** feet to the **POINT OF BEGINNING**.

Containing 0.930 acre, more or less, of which 0.020 acre is within the highway right-of-way.

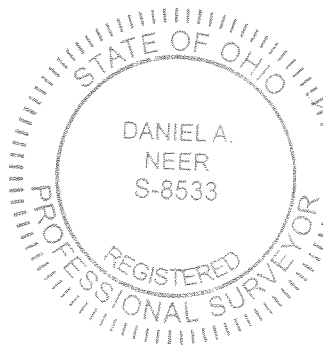
This parcel is to be attached to an adjoining tract of land and is not to be used as a separate and independent parcel.

Iron rods set, where indicated, are 30 inches in length, 5/8 inch in diameter with an orange plastic I.D. cap stamped "P.S. 8533".

Property is subject to any and all previous easements and rights-of-way of record.

The basis for bearings, described herein, is the center-line of County Highway 51, being N 84°-00'-00" E (per the Logan County Engineer's Field Book 519, Page 66). Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by Lee Surveying and Mapping Co. on February 18, 2019.

Description prepared by:



D. Neer
Daniel A. Neer
Professional Surveyor No. 8533
February 25, 2019

63990219



LEGEND:

- STONE FOUND
- MAG NAIL FOUND
- MAG NAIL SET
- 5/8 INCH IRON ROD FOUND WITH PLASTIC I.D. CAP STAMPED "P.S. 8533"
- 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "P.S. 8533"

P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 R/W = RIGHT-OF-WAY
 C/L = CENTER-LINE
 CO. HWY. = COUNTY HIGHWAY

V.M.S. = VIRGINIA MILITARY SURVEY

BASIS FOR BEARINGS:

THE BASIS FOR BEARINGS, SHOWN HEREON, IS THE CENTER-LINE OF COUNTY HIGHWAY 51, BEING N 84°00'00" E (LOGAN COUNTY ENGINEER'S FIELD BOOK 519, PAGE 66).

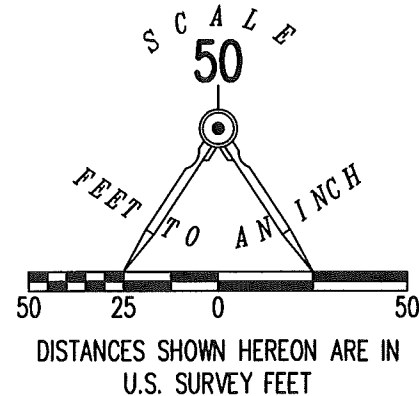
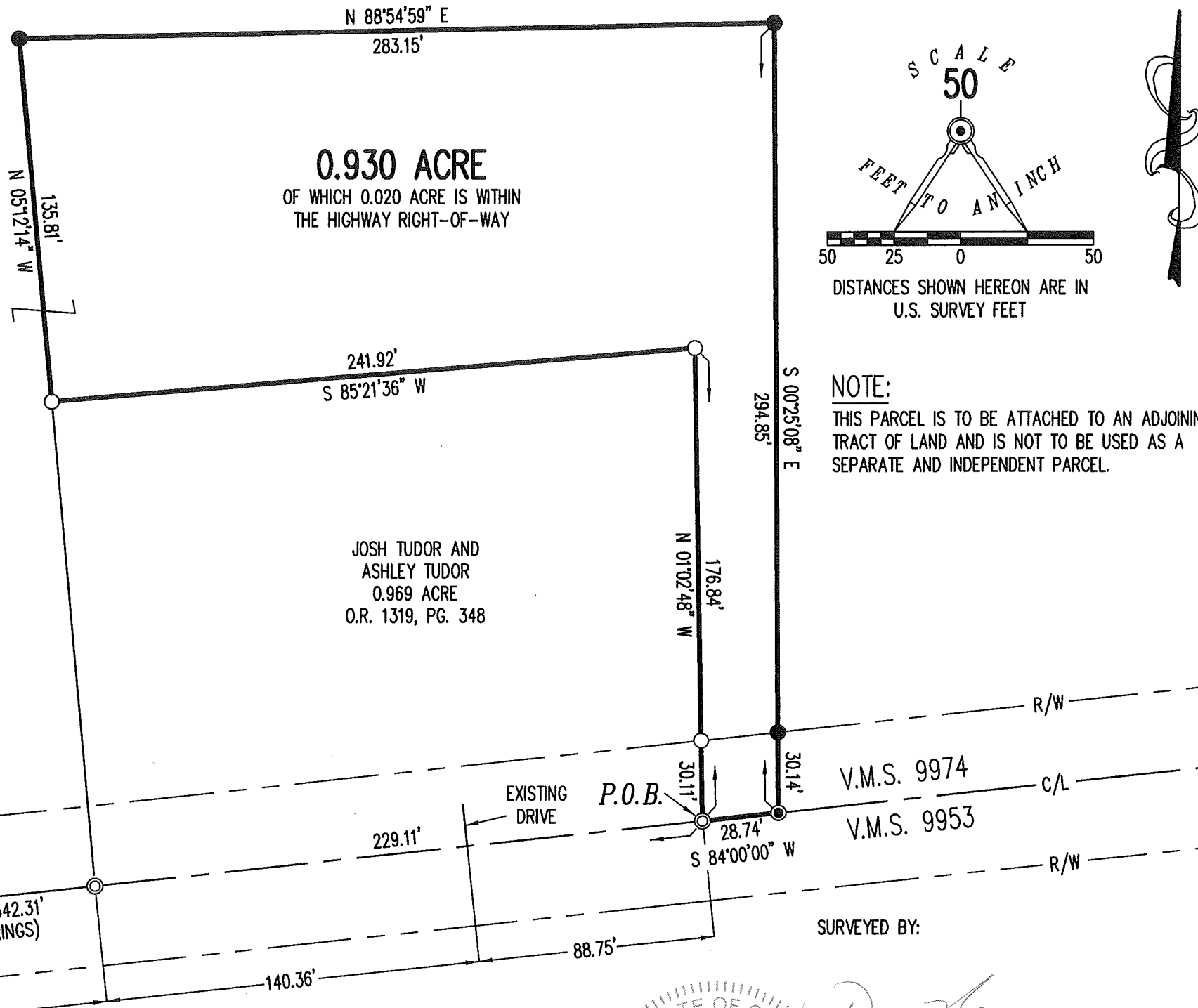
ACCESS MANAGEMENT NOTE:

COUNTY HIGHWAY 51 IS CLASSIFIED AS A LOCAL ROAD. MINIMUM DRIVE SPACING IS 250' MINIMUM STOPPING SIGHT DISTANCE IS >495 (55 MPH) (NO NEW DRIVE IS REQUESTED)

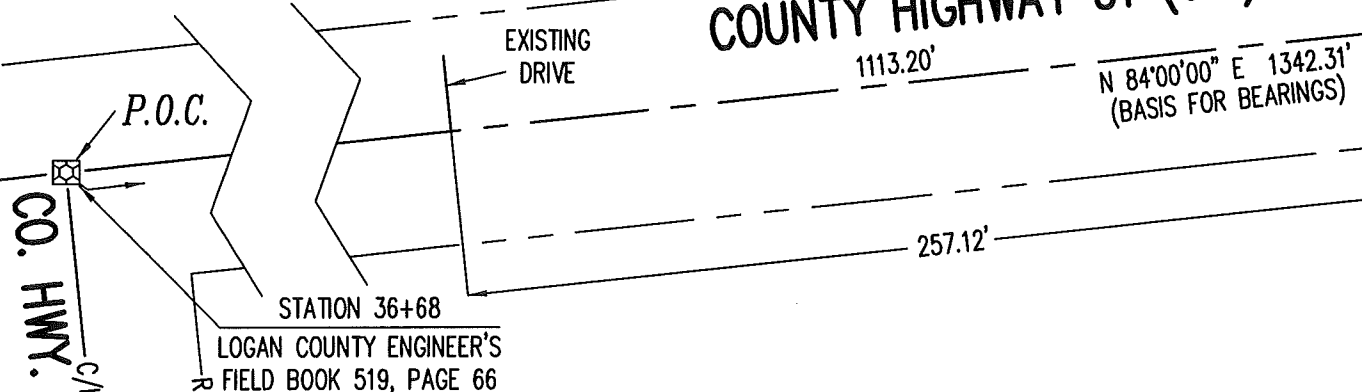
SURVEY OF 0.930 ACRE OUT OF THE MAHLON R. COBLENTZ AND CORA COBLENTZ 53.91 ACRE TRACT OFFICIAL RECORD 1167, PAGE 475 VIRGINIA MILITARY SURVEY 9974 RUSHCREEK TOWNSHIP LOGAN COUNTY, OHIO

MAHLON R. COBLENTZ AND CORA COBLENTZ
 53.91 ACRES
 O.R. 1167, PG. 475

0.930 ACRE
 OF WHICH 0.020 ACRE IS WITHIN THE HIGHWAY RIGHT-OF-WAY

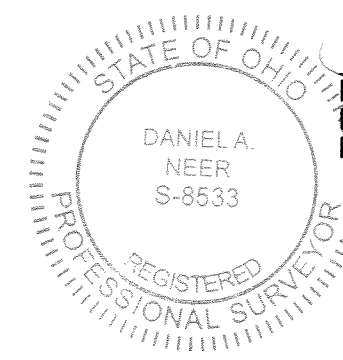


NOTE:
 THIS PARCEL IS TO BE ATTACHED TO AN ADJOINING TRACT OF LAND AND IS NOT TO BE USED AS A SEPARATE AND INDEPENDENT PARCEL.



DEED & SURVEY REFERENCES:

- O.R. 1167, PG. 475
- LOGAN COUNTY ENGINEER'S FIELD BOOK 519, PAGE 66.
- LOGAN COUNTY ENGINEER'S MAP ROOM FILES: 1579, 4895, 5896, 7759, 8152, AND 8445



D. Neer
 DANIEL A. NEER
 PROFESSIONAL SURVEYOR NO. 8533
 FEBRUARY 18, 2019

COPYRIGHT 2019 BY:
LEE SURVEYING & MAPPING CO.
 117 North Madriver Street
 BELLEFONTAINE, OHIO 43311
 (937) 593-7335
 WWW.LEE-SURVEYING.COM
 surveys@lee-surveying.com
 KSS D0219 63990219 L-6399-3

THIS SURVEY WAS PREPARED IN THE ABSENCE OF A COMPLETE AND ACCURATE TITLE SEARCH AND DOES NOT GUARANTEE TITLE.

2 WORKING DAYS
BEFORE YOU DIG
 CALL TOLL FREE **800-362-2764**
 OHIO UTILITIES PROTECTION SERVICE.

INDEXED ON MAP
 5896

9-28-2022



**DESCRIPTION OF SURVEY FOR
TRENT M. REYNOLDS
4.868 ACRES
September 19, 2022**

The following described 4.868 acre tract of land is situated in Virginia Military Survey 9974, Rushcreek Township, Logan County, Ohio and being part of Trent M. Reynolds' Exhibit "A", Tract I (52.011 acres) described in Official Record Volume 1373, page 60, said 4.868 acre tract more particularly described as follows:

Beginning at a magnetic nail set in the centerline of Township Road 51 (60 feet wide) (Logan County Engineer's field book 519, pages 66 thru 69), in the south line of V.M.S. 9974, at the southeast corner of said 52.011 acre tract and at the southwest corner of Thomas L. Vogel, Trustee's Exhibit "A", Parcel 2 (76.346 acres) described in Official Record Volume 1406, page 5714, said magnetic nail also bearing North 83°30'58" East 76.39 feet from a point in the centerline of U.S. Route 68 (70 feet wide) (Highway Plan L-18C, sheets 3 and 4);

Thence **South 83°30'58" West 274.43 feet**, following the centerline of Township Road 51, the south line of V.M.S. 9974 and the south line of said 52.011 acre tract, passing a point in the centerline of U.S. Route 68 at 76.39 feet, following the centerline of County Road 51 thereafter, to a magnetic nail found at the southeast corner of Josh Tudor's and Ashley Tudor's 0.930 acre tract described in Official Record Volume 1336, page 282;

Thence **North 0°55'08" West 295.01 feet**, departing from the centerline of County Road 51, entering V.M.S. 9974, following the east line of said 0.930 acre tract and the west line of said 52.011 acre tract, passing a 5/8 inch iron bar found at 30.17 feet, to a 5/8 inch iron bar found;

Thence **South 88°24'18" West 85.68 feet**, following the north line of said 0.930 acre tract and a south line of said 52.011 acre tract, passing an iron bar set for reference at 83.68 feet, to an 8 inch wood corner post found;

Thence **North 0°53'56" West 441.38 feet**, departing from the north line of said 0.930 acre tract and entering said 52.011 acre tract, following a high tensile wire fence, passing an iron bar set for reference at 2.00 feet, to an iron bar set next to a 6 inch wood corner post found;

Thence **North 89°09'26" East 294.21 feet**, following a high tensile wire fence, passing a 6 inch wood corner post found at 284.71 feet, to an iron bar set in the west line of Alan L. Johnson's and Angela S. Johnson's 4.000 acre tract described in Official Record Volume 720, page 144;

INDEXED ON MAP
5896

Thence **South 6°07'04" East 711.31 feet**, following the west line of said 4.000 acre tract and the east line of said 52.011 acre tract, passing an iron bar set at 455.27 feet and magnetic nail set in the centerline of U.S. Route 68 at 570.66 feet, following the west line of said 76.346 acre tract thereafter, to the **place of beginning, containing 4.868 acres** more or less and subject to all valid easements and restrictions of record.

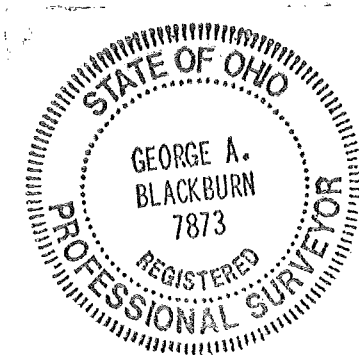
The road right-of-way of U.S. Route 68 contains 0.405 acres and the road right-of-way of Township Road 51 and County Road 51 contain 0.102 acres for a total of 0.507 acres within the road right-of-way.

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 September 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 51 (60 feet wide) bearing South 83°30'58" West.

Description prepared by: *George A. Blackburn* 9-19-2022

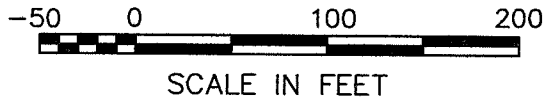
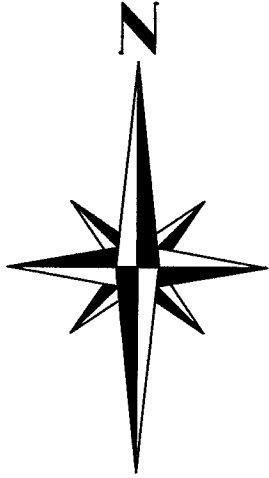
George A. Blackburn, R.S. #7873
6879 State Route 287
West Liberty, Ohio 43357
(937) 465-0424



INDEXED ON MAP
5096

APPROVED

PLAT OF SURVEY IN VIRGINIA MILITARY SURVEY 9974 RUSHCREEK TOWNSHIP LOGAN COUNTY, OHIO



LEGEND

- Magnetic nail found unless otherwise noted
- Magnetic nail set
- 5/8" Iron bar found unless otherwise noted
- 5/8" Iron bar set
- ⊙ Concrete monument found
- 8" Wood corner post found

4.868 Acres

(0.507 Acres inside road right-of-way)

Part of Trent M. Reynolds Exhibit "A", Tract I
52.011 acres
O.R. 1373, pg. 60

Alan L. Johnson and Angela S. Johnson
4.000 acres
O.R. 720, pg. 144

Trent M. Reynolds Exhibit "A", Tract I
52.011 acres
O.R. 1373, pg. 60

ACCESS MANAGEMENT:

County Road 51 is classified as a local road.

Minimum driveway spacing is 250'.

Minimum stopping sight distance is > 495' at 55 mph.

New driveway location not requested at this time.

Thomas L. Vogel, Trustee Exhibit "A",
Parcel 2, 76.346 acres
O.R. 1406, pg. 5714

Place of Beginning
T.R. 51 (60')

COUNTY RD. 51 (60')
(Log. Co. Eng. F.B. 519, pgs. 66 thru 69)

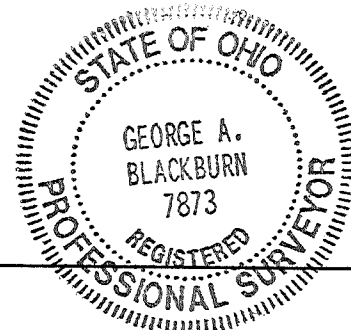
NOTE:

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

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

George A. Blackburn 9-19-2022
George A. Blackburn, R.S. 7873

● Magnetic spike fnd.



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

DATE: 9/19/2022
SCALE: 1" = 100'

FILE: Trent Reynolds 9-22

PLAT PREPARED FOR
TRENT M. REYNOLDS

Sheet
1
of
1

INDEXED ON MAP
5096