

6-6-2024



**DESCRIPTION OF SURVEY FOR
RICKIE LEE MOORE AND JAMES E. WOLEVER
0.042 ACRES
May 24, 2024**

The following described 0.042 acre tract of land is situated in Virginia Military Survey 3314, Rushcreek Township, Logan County, Ohio and being part of James E. Wolever, Trustee's and Judy S. Wolever, Trustee's Tract I (155.351 acres) described in Official Record Volume 1023, page 784, said 0.042 acre tract of land more particularly described as follows:

Beginning for reference at a 5/8 inch iron bar found at the southerly intersection of the centerline of County Road 12 (60 feet wide) with the centerline of County Road 26 (40 feet wide), said iron bar also in the north line of V.M.S. 3314;

Thence South 16°54'12" East 226.41 feet, following the centerline of County Road 12 and entering V.M.S. 3314, to a railroad spike found at the southwest corner of Rickie Lee Moore's Tract Two (0.50 acres) described in Official Record Volume 1405, page 2609 and at the northwest corner of said 155.351 acre tract, said railroad spike marking the **place of beginning**;

Thence **North 85°01'43" East 305.25 feet**, departing from the centerline of County Road 12, following the south line of said 0.50 acre tract and the north line of said 155.351 acre tract, to an iron bar set;

Thence **South 82°45'31" West 302.90 feet**, crossing said 155.351 acre tract, passing an iron bar set at 272.45 feet, to a magnetic nail set in the centerline of County Road 12 and in the west line of said 155.351 acre tract;

Thence **North 17°08'25" West 12.27 feet**, following the centerline of County Road 12 and the west line of said 155.351 acre tract, to the **place of beginning, containing 0.042 acres** more or less and subject to all valid easements and restrictions of record.

The road right-of-way of County Road 12 contains 0.008 acres more or less.

The 0.042 acre tract described herein is to be attached to an adjoining parcel and may not be used as a separate or independent tract.

The above description was prepared from an actual field survey performed by Blackburn Surveying, LLC, George A. Blackburn, Registered Surveyor # 7873, during the month of May 2024. 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 12 (60 feet wide) bearing South 16°54'12" 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 5-24-2024
George A. Blackburn, RS # 7873
6879 State Route 287
West Liberty, Ohio 43357
(937) 465-0424



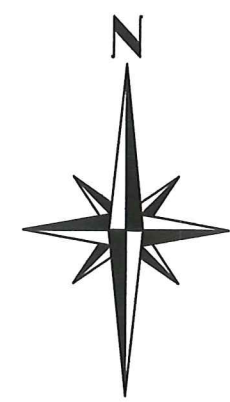
6-6-2024

APPROVED

PLAT OF SURVEY IN VIRGINIA MILITARY SURVEY 3314 RUSHCREEK TOWNSHIP LOGAN COUNTY, OHIO

LEGEND

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



C.R. 26 (40')

COUNTY ROAD 12 (60')

30.53'

V.M.S. 13646
V.M.S. 3314

N85°01'43"E
166.88'

Rickie Lee Moore
Tract One, 0.88 acres
O.R. 1405, pg. 2609

REFERENCE BEGINNING

NOTES:

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

This survey was prepared from the information found in the current instruments of conveyance (shown hereon) and without a complete and accurate title search.

The 0.042 acre tract shown hereon is to be attached to an adjoining parcel and may not be used as a separate or independent tract.

Rickie Lee Moore
Tract Two, 0.50 acres
O.R. 1405, pg. 2609

Existing Pole Barn
Machinery/Livestock

(BASIS OF BEARING)
S16°54'12"E
226.41'

PLACE OF BEGINNING

N17°08'25"W
12.27'

30.45'

S82°45'31"W

0.042 ACRES

(0.008 Ac. in Rd. R/W)

Part of
James E. Wolever, Trustee's and
Judy S. Wolever, Trustee's
Tract I, 155.351 acres
O.R. 1023, pg. 784

N85°01'43"E

305.25'

302.90'

James E. Wolever, Trustee and
Judy S. Wolever, Trustee
Tract I, 155.351 acres
O.R. 1023, pg. 784

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

George A. Blackburn 5-24-2024
GEORGE A. BLACKBURN, R.S. 7873



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

DATE : 5/24/2024
SCALE : 1" = 30'
FILENAME: Rick Moore 5-24

REVISIONS	DATE	BY

PLAT PREPARED FOR RICKIE MOORE AND JAMES WOLEVER

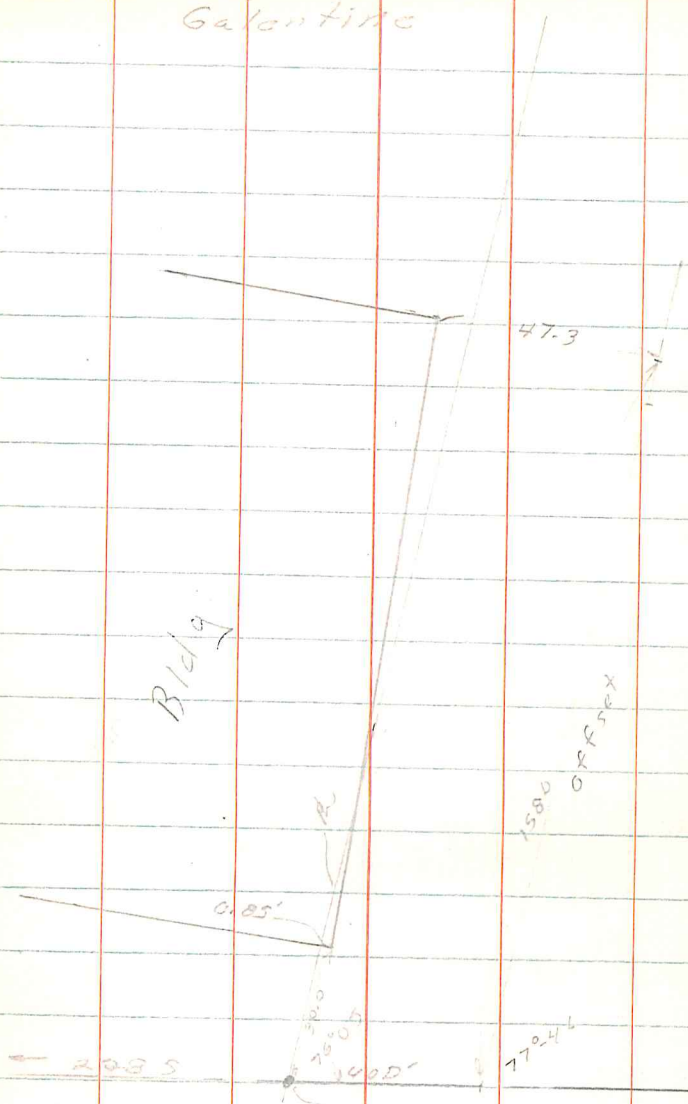
SHEET
1
OF 1

INDEXED ON MAP
6527

Galentine

Gal. 5, 6?

75

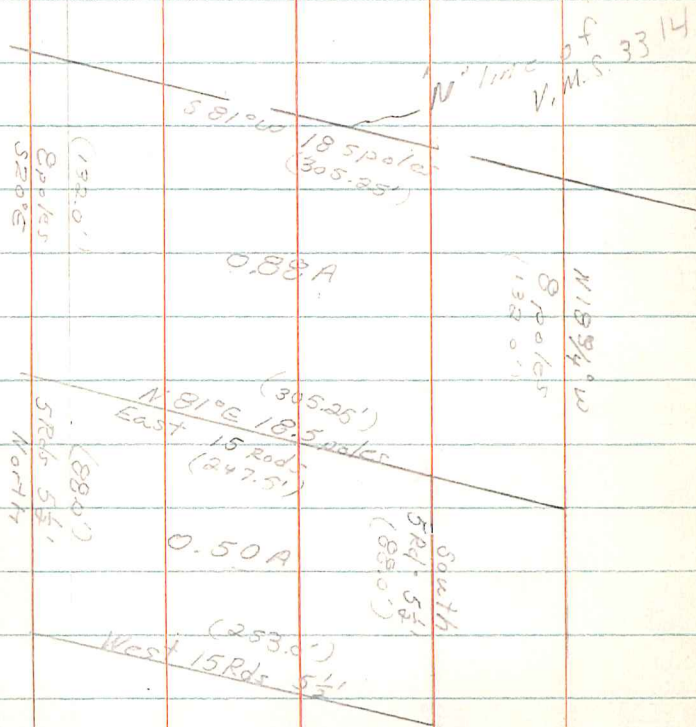


527

INDEXED ON MAP

S.W. Corner
of E. Wilgus
138A Tract

Elba Wilgus'
deeds

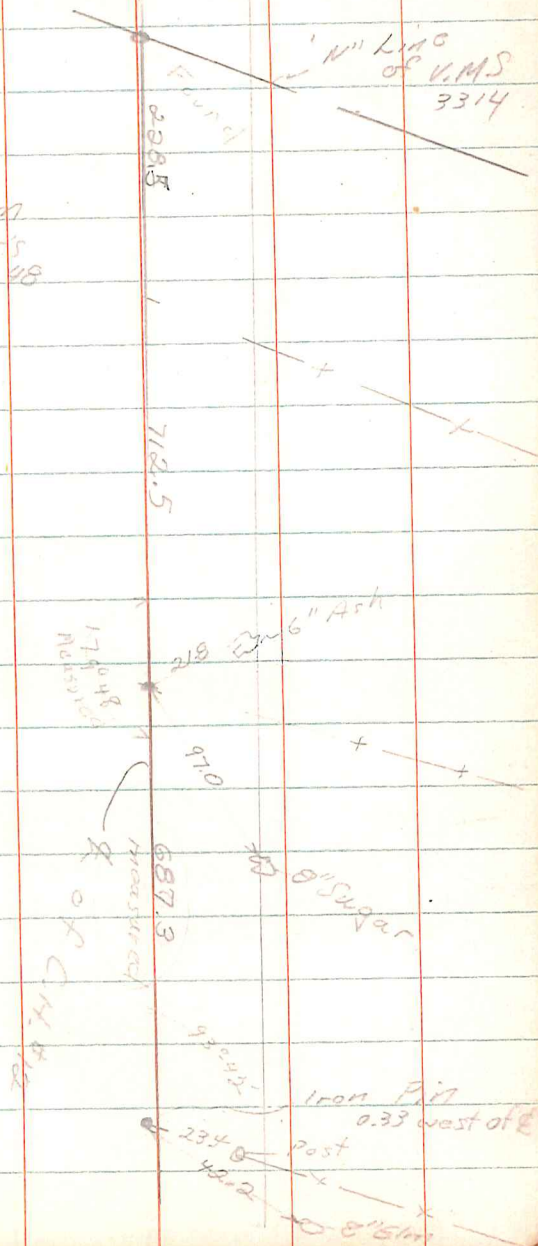


65217

INDEXED ON MAP

76

Copied from
County Eng'r's
F.B. 646, pp 48



T. Gallentine
V.M.S. 3314
Rush Creek Twp.

Oct., 63

77

← S 83° 31' W

V.M.S. 13646 P

163.5

310.5

C.H. 206

Shore Road
could be corner started?

(1.56A)
Cal

E. Wilgus

1.38

(Sec 13 76
for Deed)

old fence
for about 1900

old fence
in road to top of hill

6.17A
Cal

V.M.S. 3472

V.M.S. 3314

S 6° 54' E

902.1
Cal.

N 18° 39' W
222.0

305.0
S 82° 29' W

N 19° 45' W

Co. Rd #12 60' wide

228.5

712.5

6527

INDEXED ON MAP

Bearing check ad Property

S 6° 54' E
665.9

265.0
N 80° 31' E

79° 56'

found

178.73

N 19° 33' W