

6-9-15



**BARRY HEMPHY SURVEY  
2.304 ACRES  
March 23, 2015**

The following described 2.304 acre tract of land is situated in Virginia Military Survey 13709, Rushcreek Township, Logan County, Ohio and being part of A.M. Hempy's and Connie L. Hempy's 134.0 acre tract described in Official Record Volume 354, page 628, said 2.304 acre tract more particularly described as follows:

Beginning at a stone found in the centerline of County Road 20 (50 feet wide) at the southeast corner of V.M.S. 13709, the southwest corner of V.M.S. 9911, the southeast corner of said 134.0 acre tract and at the southwest corner of Daniel L. Green's and Marla A. Green's (transfer on death to Danyelle L. Levan and Marlena R. Murray) Tract One (90.110 acres) described in Official Record Volume 1106, page 297;

Thence **South 83°56'36" West 240.76 feet**, following the centerline of County Road 20, the south line of V.M.S. 13709 and the south line of said 134.0 acre tract, to a magnetic spike set;

Thence **North 4°59'07" West 425.00 feet**, departing from the centerline of County Road 20, entering V.M.S. 13709 and said 134.0 acre tract, passing an iron bar set at 24.00 feet, to an iron bar set;

Thence **North 83°55'30" East 231.65 feet** to an iron bar set in the east line of V.M.S. 13709, the west line of V.M.S. 9911, the west line of said 90.110 acre tract and the east line of said 134.0 acre tract;

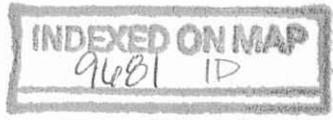
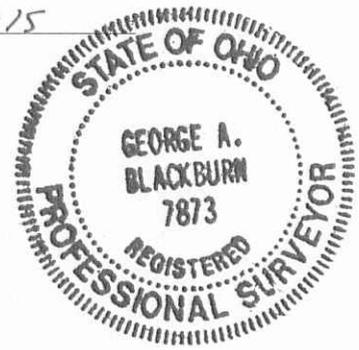
Thence **South 6°12'52" East 425.00 feet**, following the east line of V.M.S. 13709, the west line of V.M.S. 9911, the west line of said 90.110 acre tract and the east line of said 134.0 acre tract, passing an iron bar set at 400.00 feet, to the **place of beginning, containing 2.304 acres**, more or less, and subject to all valid easements and restrictions of record.

Of the above-described 2.304 acre tract of land, 0.138 acre is within the road right-of-way of County Road 20.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of March 2015. 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 20 and the south line of V.M.S. 13709 bearing South 83°56'36" West.

Description prepared by: George A. Blackburn 3-23-2015

George A. Blackburn, R.S. #7873  
6879 State Route 287, West Liberty, Ohio 43357  
(937) 465-0424 (937) 666-5605



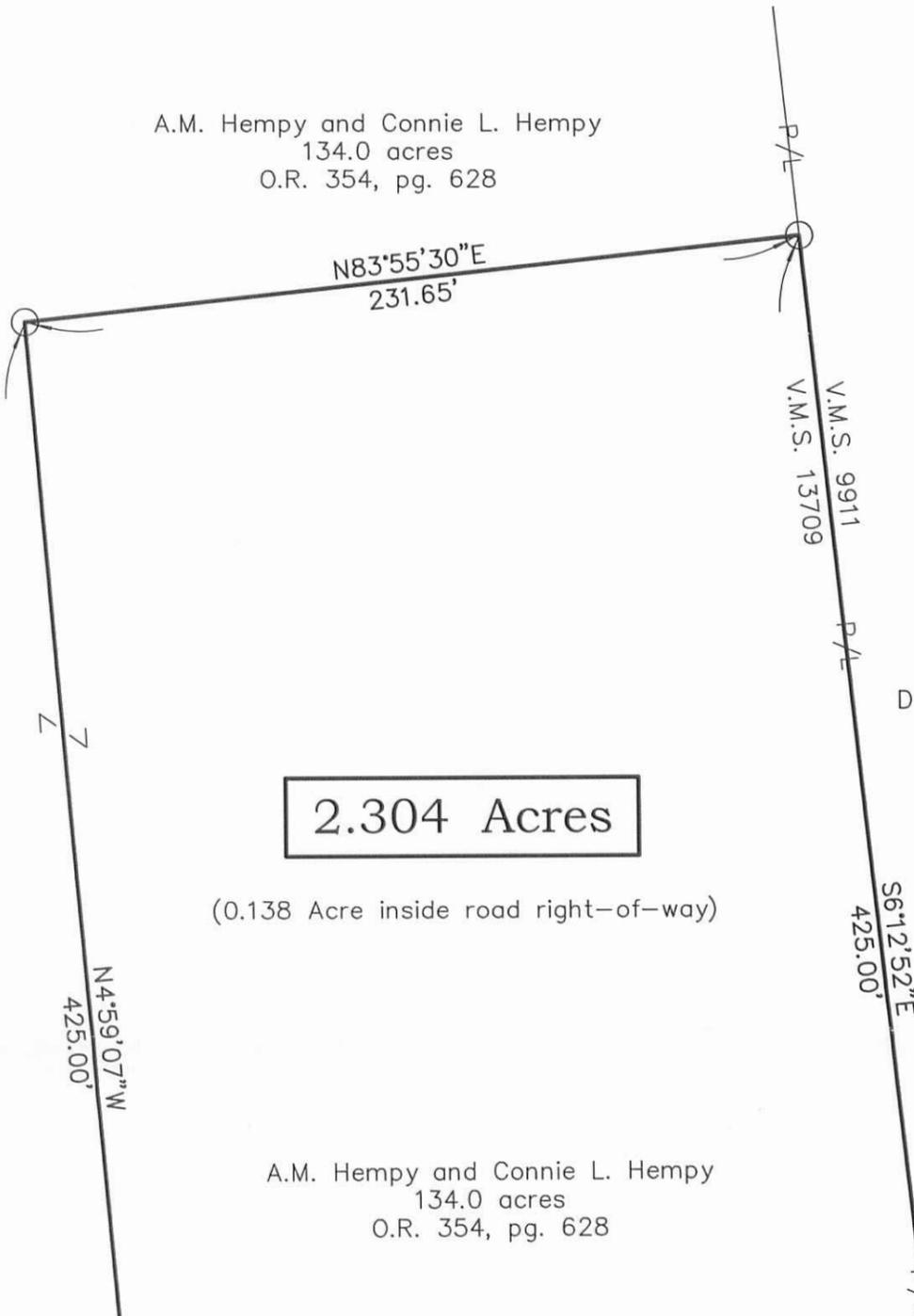
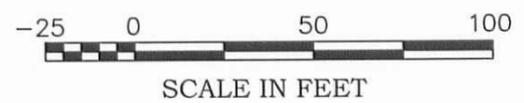
6-9-15

**APPROVED**

# PLAT OF SURVEY IN VIRGINIA MILITARY SURVEY 13709 RUSHCREEK TOWNSHIP, LOGAN COUNTY, OHIO



A.M. Hempy and Connie L. Hempy  
134.0 acres  
O.R. 354, pg. 628



Daniel L. Green and Marla A. Green  
transfer on death to  
Danyelle L. Levan and Marlena R. Murray  
Tract One, 90.110 acres  
O.R. 1106, pg. 297

**2.304 Acres**

(0.138 Acre inside road right-of-way)

A.M. Hempy and Connie L. Hempy  
134.0 acres  
O.R. 354, pg. 628

### LEGEND

- ⊙ MAGNETIC SPIKE SET
- 5/8" IRON BAR SET
- △ STONE FOUND

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

*George A. Blackburn*  
GEORGE A. BLACKBURN, R.S. 7873

3-23-2015



**BLACKBURN SURVEYING**

6879 STATE ROUTE 287  
WEST LIBERTY, OHIO 43357  
(937) 465-0424 (937) 666-5605

DATE: 3/23/2015  
SCALE: 1" = 50'

FILE: Barry Hempy 3-15  
F.B. 20, pg. 14

INDEXED ON MAP  
9681 1P

Sheet  
1  
of  
1



INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
UNMATCHED CLIENT SERVICE

## HEMPY

### 23.226 ACRES

Lying in Virginia Military Survey 13709, Rushcreek Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Connie Hempy aka Connie L. Hempy 131.696 acre tract as deeded and described in Official Record 1297, Page 463 (second description) and being more particularly described as follows:

**COMMENCING** at a stone found in a monument box at the intersection of the center-line of County Highway 20 (50 feet wide) and the corner common to said Virginia Military Survey 13709 and Virginia Military Surveys 9911, 9889 and 9888, also being the common southerly corner to Daniel L. Green and Marla A. Green 90.110 acre tract as deeded and described in Official Record 853, Page 937, Tract One and Barry M. Hempy and Jessie Hempy 2.304 acre tract as deeded and described in Official Record 1179, Page 518;

THENCE, with said center-line, south line of said 2.304 acre tract and the common line to said Virginia Military Surveys 13709 and 9888, S 84°-00'-50" W, a distance of 240.95 feet to a point at the **TRUE POINT OF BEGINNING**, referenced by a MAG spike found bearing S 04°-58'-37" E, a distance of 0.49 feet, said point being the southeast corner of said 131.696 acre tract;

THENCE, continuing with said center-line and said Virginia Military Surveys and the south line of said 131.696 acre tract, **S 84°-00'-50" W**, a distance of **881.72 feet** to a MAG nail set;

THENCE, with new division lines through said 131.696 acre tract, the following two (2) courses:

1. **N 06°-09'-57" W**, passing an iron rebar set at a distance of 25.00 feet, a total distance of **991.06 feet** to an iron rebar set; and
2. **N 84°-00'-50" E**, a distance of **1121.52 feet** to an iron rebar set on the common line to said 131.696 acre and 90.110 acre tracts and said Virginia Military Surveys 13709 and 9911;

INDEXED ON MAP

9681



12-17-2020  
**APPROVED**



INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
UNMATCHED CLIENT SERVICE

THENCE, with said common line, **S 06°-13'-54" E**, a distance of **566.29 feet** to a 5/8 inch iron rebar found at a corner common to said 131.696 acre and 2.304 acre tracts;

THENCE, with the lines common to said 131.696 acre and 2.304 acre tracts, the following two (2) courses:

1. **S 83°-56'-00" W**, a distance of **231.65 feet** to an iron rebar set; and
2. **S 04°-58'-37" E**, passing an iron rebar set at a distance of 400.51 feet, a total distance of **424.51 feet** to the **POINT OF BEGINNING**.

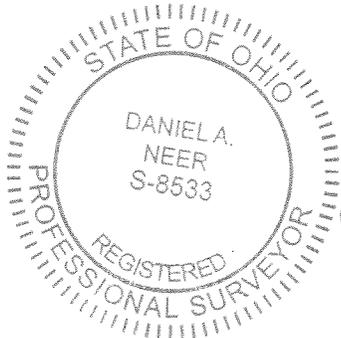
Containing **23.226 acres**, more or less, of which 0.506 acre is within the highway right-of-way.

Iron rebar set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "DLZ OHIO INC."

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

Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010), with the center-line of County Highway 20, having a bearing of S 84°-00'-50" W. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ Ohio, Inc. on December 8, 2020.

Description prepared by:



*[Handwritten Signature]*  
Daniel A. Neer

Professional Surveyor No. 8533

December 9, 2020

INDEXED ON MAP  
9681

2021-2160.00

12-17-2020

APPROVED

LEGEND:

- ☒ STONE FOUND IN MONUMENT BOX
- ⊗ MAG SPIKE FOUND
- ⊙ MAG NAIL FOUND
- MAG NAIL SET
- 5/8 INCH IRON REBAR FOUND
- 5/8 INCH BY 30 INCH IRON REBAR SET WITH PLASTIC I.D. CAP STAMPED "DLZ OHIO INC."

P.O.C. = POINT OF COMMENCEMENT

P.O.B. = POINT OF BEGINNING

V.M.S. = VIRGINIA MILITARY SURVEY

R/W = RIGHT-OF-WAY

C/L = CENTER-LINE

O.R. = OFFICIAL RECORD

PG. = PAGE

OCCUPATION NOTE:

NO EVIDENCE OF OCCUPATION ALONG BOUNDARY LINES UNLESS OTHERWISE SHOWN

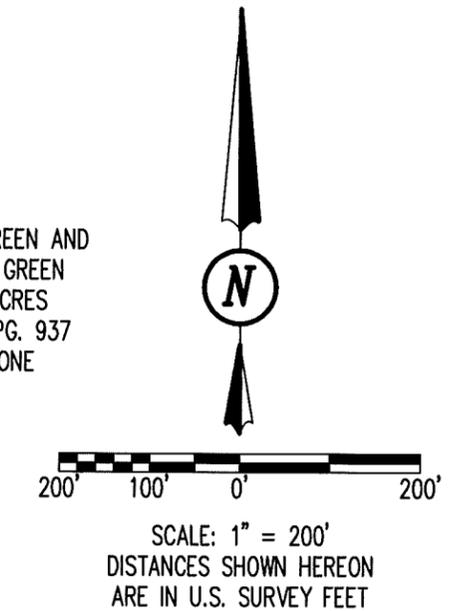
BASIS FOR BEARINGS:

BEARINGS AND DISTANCES, SHOWN HEREON, ARE DERIVED FROM GPS OBSERVATIONS BASED ON GRID NORTH, OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011, EPOCH 2010), WITH THE CENTER-LINE OF COUNTY HIGHWAY 20, HAVING A BEARING OF S 84°00'50" W.

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

CONNIE HEMPY AKA CONNIE L. HEMPY  
131.696 ACRES  
O.R. 1297, PAGE 463  
(SECOND DESCRIPTION)

DANIEL L. GREEN AND  
MARLA A. GREEN  
90.110 ACRES  
O.R. 853, PG. 937  
TRACT ONE

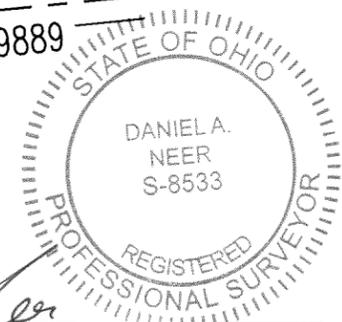


DEED & SURVEY REFERENCES:

REFERENCE DEEDS ARE SHOWN HEREON

LOGAN COUNTY ENGINEER'S MAP ROOM  
FILES: 9681, 3450 AND 3680

V.M.S. 9911  
V.M.S. 9889



DANIEL A. NEER  
PROFESSIONAL SURVEYOR NO. 8533  
DECEMBER 8, 2020

23.226 ACRES  
OF WHICH 0.506 ACRE IS WITHIN  
THE HIGHWAY RIGHT-OF-WAY

PROPOSED  
FIELD DRIVE  
(MINIMUM VOLUME  
DRIVEWAY ONLY)  
TO BE LOCATED  
IN THIS AREA

COUNTY HIGHWAY 20 (50') P.O.B.



NOT TO SCALE

ACCESS MANAGEMENT NOTE:

COUNTY HIGHWAY 20 IS CLASSIFIED AS A LOCAL ROAD.  
MINIMUM DRIVE SPACING IS 250'  
MINIMUM STOPPING SIGHT DISTANCE IS >495 (55 MPH)  
NO NEW DRIVE ACCESS BEING REQUESTED AT THIS TIME  
(SEE NOTE ON MAP PERTAINING TO REMAINDER TRACT  
OF PARENT PARCEL)

SURVEY OF 23.226 ACRES

VIRGINIA MILITARY SURVEY 13709  
RUSHCREEK TOWNSHIP  
LOGAN COUNTY, OHIO

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
KSS			12/8/2020

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117 N. Madriver Street • Bellefontaine, OH 43311  
(937) 593-7335 • www.dlz.com  
Project #2021-2160.00

INDEXED ON MAP

9681

1-21-2021



INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
UNMATCHED CLIENT SERVICE

## HEMPY

### 21.861 ACRES

Lying in Virginia Military Survey 13709, Rushcreek Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Connie Hempy aka Connie L. Hempy 131.696 acre tract as deeded and described in Official Record 1297, Page 463 (second description) and being more particularly described as follows:

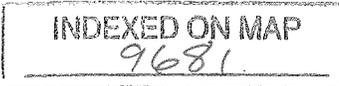
**COMMENCING** at a stone found in a monument box at the intersection of the center-line of County Highway 20 (50 feet wide) and the corner common to said Virginia Military Survey 13709 and Virginia Military Surveys 9911, 9889 and 9888, also being the common southerly corner to Daniel L. Green and Marla A. Green 90.110 acre tract as deeded and described in Official Record 853, Page 937, Tract One and Barry M. Hempy and Jessie Hempy 2.304 acre tract as deeded and described in Official Record 1179, Page 518;

THENCE, with said center-line, south line of said 2.304 acre tract and the common line to said Virginia Military Surveys 13709 and 9888, S 84°-00'-50" W, a distance of 240.95 feet to a point at the **TRUE POINT OF BEGINNING**, referenced by a MAG spike found bearing S 04°-58'-37" E, a distance of 0.49 feet, said point being the southeast corner of said 131.696 acre tract;

THENCE, continuing with said center-line and said Virginia Military Surveys and the south line of said 131.696 acre tract, S 84°-00'-50" W, a distance of **821.72 feet** to a MAG nail set;

THENCE, with new division lines through said 131.696 acre tract, the following two (2) courses:

1. N 06°-09'-57" W, passing an iron rebar set at a distance of 25.00 feet, a total distance of **991.06 feet** to an iron rebar set; and
2. N 84°-00'-50" E, a distance of **1061.52 feet** to an iron rebar set on the common line to said 131.696 acre and 90.110 acre tracts and said Virginia Military Surveys 13709 and 9911;



THENCE, with said common line, **S 06°-13'-54" E**, a distance of **566.29 feet** to a 5/8 inch iron rebar found at a corner common to said 131.696 acre and 2.304 acre tracts;

THENCE, with the lines common to said 131.696 acre and 2.304 acre tracts, the following two (2) courses:

1. **S 83°-56'-00" W**, a distance of **231.65 feet** to an iron rebar set; and
2. **S 04°-58'-37" E**, passing an iron rebar set at a distance of 400.51 feet, a total distance of **424.51 feet** to the **POINT OF BEGINNING**.

Containing **21.861 acres**, more or less, of which 0.472 acre is within the highway right-of-way.

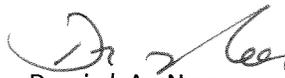
Iron rebar set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "DLZ OHIO INC."

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Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010), with the center-line of County Highway 20, having a bearing of **S 84°-00'-50" W**. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ Ohio, Inc. on January 25, 2021.



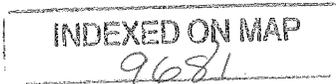
Description prepared by:

  
Daniel A. Neer

Professional Surveyor No. 8533

January 26, 2021

2021-2160.00



**LEGEND:**

- STONE FOUND IN MONUMENT BOX
- MAG SPIKE FOUND
- MAG NAIL FOUND
- MAG NAIL SET
- 5/8 INCH IRON REBAR FOUND
- 5/8 INCH BY 30 INCH IRON REBAR SET WITH PLASTIC I.D. CAP STAMPED "DLZ OHIO INC."
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- V.M.S. = VIRGINIA MILITARY SURVEY
- R/W = RIGHT-OF-WAY
- C/L = CENTER-LINE
- O.R. = OFFICIAL RECORD
- PG. = PAGE

**OCCUPATION NOTE:**

NO EVIDENCE OF OCCUPATION ALONG BOUNDARY LINES UNLESS OTHERWISE SHOWN

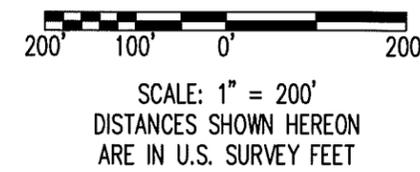
**BASIS FOR BEARINGS:**

BEARINGS AND DISTANCES, SHOWN HEREON, ARE DERIVED FROM GPS OBSERVATIONS BASED ON GRID NORTH, OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011, EPOCH 2010), WITH THE CENTER-LINE OF COUNTY HIGHWAY 20, HAVING A BEARING OF S 84°00'50" W.

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

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 131.696 ACRES  
 O.R. 1297, PAGE 463  
 (SECOND DESCRIPTION)

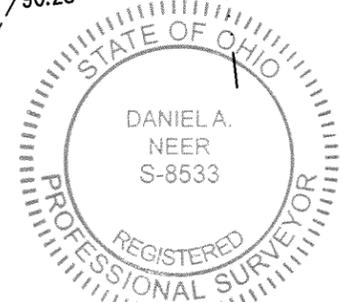
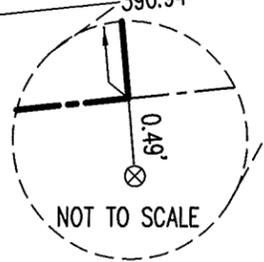
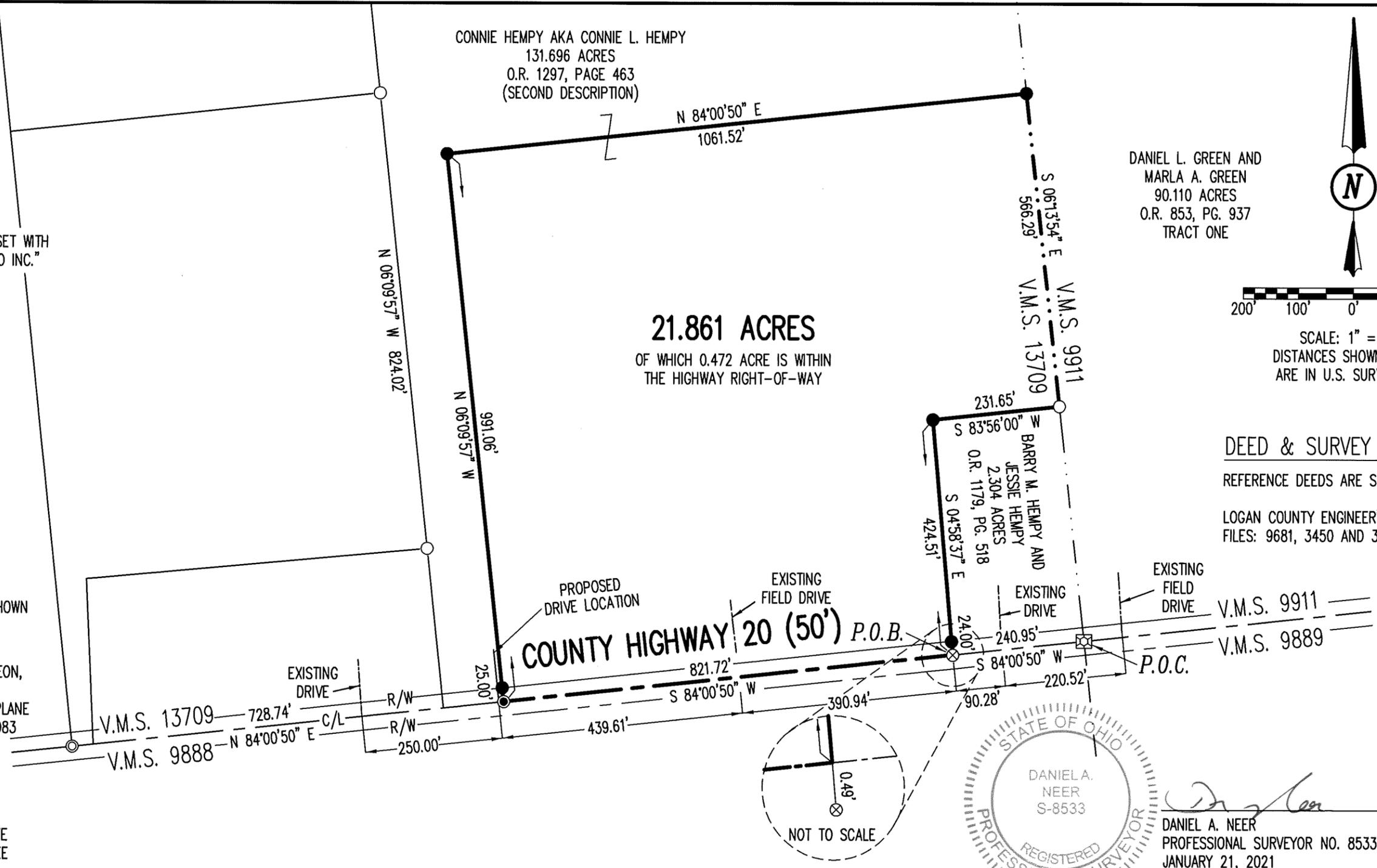
DANIEL L. GREEN AND  
 MARLA A. GREEN  
 90.110 ACRES  
 O.R. 853, PG. 937  
 TRACT ONE



**21.861 ACRES**  
 OF WHICH 0.472 ACRE IS WITHIN  
 THE HIGHWAY RIGHT-OF-WAY

**DEED & SURVEY REFERENCES:**

REFERENCE DEEDS ARE SHOWN HEREON  
 LOGAN COUNTY ENGINEER'S MAP ROOM  
 FILES: 9681, 3450 AND 3680



*Daniel A. Neer*  
 DANIEL A. NEER  
 PROFESSIONAL SURVEYOR NO. 8533  
 JANUARY 21, 2021

**ACCESS MANAGEMENT NOTE:**  
 COUNTY HIGHWAY 20 IS CLASSIFIED AS A LOCAL ROAD.  
 MINIMUM DRIVE SPACING IS 250'  
 MINIMUM STOPPING SIGHT DISTANCE IS >495 (55 MPH)

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 Project #2021-2160.00

SURVEY OF 23.226 ACRES		REV. NO.	DATE
VIRGINIA MILITARY SURVEY 13709			
RUSHCREEK TOWNSHIP			
LOGAN COUNTY, OHIO			
DRAWN BY:	DESCRIPTION		
KSS			12/8/2020
DAN	REVISED WEST BOUNDARY LINE	1	1/21/2021

INDEXED ON MAP  
 9681