

Lones Survey

The following described real estate situated in the Township of Stokes, County of Logan, State of Ohio and being a part of Virginia Military Survey No. 12276 and being more particularly described as follows:

Beginning at an iron bar in the centerline of T. R. No. 93, said iron bar being the northeast corner to The Indian Lake Church of The Nazarine's present 0.43 Acre tract;

Thence with the centerline of T. R. No. 93, N. 17° 00' W. 516.40 feet to a R. R. Spike, said R. R. Spike being the true place of beginning for this survey;

Thence S. 73° 00' W. 160.00 feet to an iron bar, passing through an iron bar at 20.00 feet;

Thence N. 17° 00' W. 160.00 feet to an iron bar;

Thence N. 73° 00' E. 160.00 feet to a R. R. Spike in the centerline of T. R. No. 93, passing through an iron bar at 140.00 feet;

Thence with the centerline of T. R. No. 93, S. 17° 00' E. 160.00 feet to the place of beginning, containing 0.59 Acres, more or less.

The above described real estate being surveyed out of the east side of Vivian Lones's present 21.39 Acre tract.

I hereby certify that this is a true and accurate description of a survey made by me on April 15, 1972.

Daniel E. Gilbert

Daniel E. Gilbert, P.S.
Reg. Sur. No. 5402
1041 N. Main St.
Bellefontaine, Ohio 43311



INDEXED ON MAP
5040 1D



- - R. R. SPIKES SET IN ROAD.
- - 5/8" ϕ IRON BARS SET.

INDEXED ON MAP
5040 1P

SURVEYED AND PLATTED BY:
DANIEL E. GILBERT, P.S.
REG. SUR. NO. 5402
1041 N. MAIN ST.
BELLEFONTAINE, OHIO 43311



LONES SURVEY
V. M. S. No. 12276
STOKES TOWNSHIP
LOGAN COUNTY, OHIO
APRIL 15, 1972

SCALE: 1" = 50'

Lee Surveying and Mapping Co.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

855 EAST SANDUSKY AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.
JEFFREY I. LEE, P.S.

VIVIAN AND FLOYD LONES, Sr. TO GEORGE LONES

Lying in V.M.S. 12276, Stokes Township, Logan County, Ohio.

Being the north part of that land lying in the name of Vivian and Floyd Lones, Sr. deeded and described in Volume 348, Page 566 of the Logan County Records of Deeds and more particularly described as follows:

Beginning at an iron spike set on the center-line of Township Road 93, a distance northerly, along said center-line, of 974.39 feet from the center-line of State Route No. 235.

THENCE, at right angles to the center-line of said Township Road 93, S 73°-00' W, a distance of 721.14 feet to an iron rod set on the east line of a 30 acre tract (Volume 319, Page 525). The same being the west line of grantor's land.

THENCE, with said west line, N 16°-58'-20" W, a distance of 600.17 feet to the south line of a 25 acre tract (Volume 200, Page 102). This point marking the northwest corner of grantor's land.

THENCE, with grantor's north line, the following 3 bearings and distances:

N 73°-30' E, a distance of 456.60 feet to a post.

S 18°-15'-10" E, a distance of 149.95 feet to a post.

N 73°-30' E, a distance of 261.00 feet to an iron spike set on the center-line of Township Road 93, marking the northeast corner of grantor's land.

THENCE, with said center-line, S 17°-00' E, a distance of 148.81 feet to an iron pipe found marking the northeast corner of a 0.58 acre lot (Volume 287, Page 137).

THENCE, with the boundary of said 0.58 acre, the following 3 bearings and distances:

S 73°-00' W, a distance of 145.00 feet.

S 17°-00' E, a distance of 173.92 feet.

N 73°-00' E, a distance of 145.00 feet to an iron pipe found on the center-line of Township Road 93.

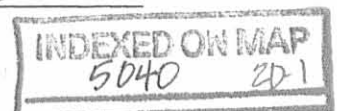
THENCE, with said center-line, S 17°-00' E, a distance of 121.26 feet to the point of beginning. Containing 8.399 acres.

Last previous deed reference: Volume 348, Page 566.



Surveyed by:

Clayton M. Lee
Clayton M. Lee
Reg. Surveyor No. 6181
6-10-80



Lee Surveying and Mapping Co.



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855 EAST SANDUSKY AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.
JEFFREY I. LEE, P.S.

VIVIAN AND FLOYD LONES, Sr. TO FLOYD LONES, Jr.

Lying in V.M.S. 12276, Stokes Township, Logan County, Ohio.

Being out of that land lying in the name of Vivian and Floyd Lones, Sr. deeded and described in Volume 348, Page 566 of the Logan County Records of Deeds and more particularly described as follows:

Beginning at an iron spike set on the center-line of Township Road 93, a distance of 605.97 feet northerly along said center-line from the center-line of State Route 235.

THENCE, at right angles to the center-line of said Township Road 93, S 73°-00' W, a distance of 721.32 feet to an iron rod set on the east line of a 30 acre tract (Volume 319, Page 525). The same being the west line of grantor's land.

THENCE, with said west line, N 16°-58'-20" W, a distance of 368.42 feet to an iron rod set for the northwest corner of this survey.

THENCE, parallel to the south line of this survey, N 73°-00' E, a distance of 721.14 feet to an iron spike set on the center-line of Township Road 93.

THENCE, with said center-line, S 17°-00' E, a distance of 121.26 feet to a railroad spike found marking the northeast corner of a 0.59 acre lot (Volume 342, Page 251).

THENCE, with the boundary of said 0.59 acre lot, the following 3 bearings and distances:

S 73°-00' W, a distance of 160.00 feet.
S 17°-00' E, a distance of 160.00 feet.
N 73°-00' E, a distance of 160.00 feet to a railroad spike found on the center-line of Township Road 93.

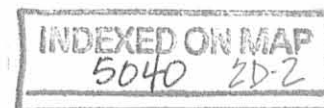
THENCE, with said center-line, S 17°-00' E, a distance of 87.16 feet to the point of beginning. Containing 5.512 acres.

Last previous deed reference: Volume 348, Page 566.



Surveyed by:

Clayton M. Lee
Clayton M. Lee
Reg. Surveyor No. 6181
6-10-80



SURVEY OF TWO TRACTS OUT OF THE LONES
 21.12 ACRES (Vol. 348, Pg. 566)
 V.M.S. 12276, STOKES TWP.
 LOGAN COUNTY, OHIO

By: *Clayton M. Lee*
 Clayton M. Lee
 Reg. No. 6181



25 AC., Vol. 200, Pg. 102

6-10-80

Set iron Rod @ Post

N 73°-30' E
 456.60'

Post
 S 18°-15'-10" E
 149.95'
 Post
 N 73°-30' E
 261.00'
 Post

TWP. RD. 93

Set iron Spike

GEORGE LONES
 8.399 ACRES

S 73° W
 145'
 0.584 AC.
 V. 287
 P. 137
 N 73° E
 145'

Found Pipe



SCALE ~ 1" = 200'

600.17'
 N 16°-58'-20" W

Set iron Rod

S 73°-00' W

S 17° E

Found Pipe

Set iron Spike

N 73° E
 721.14'

Set iron Rod

121.26'

S 17°-00' E

Found RR Spike

30 AC.
 Vol. 319, Pg. 525

368.42'

FLOYD LONES, Jr.
 5.512 ACRES

S 73° W
 160'
 0.594 AC.
 V. 342
 P. 251
 N 73° E
 160'

Found RR Spike

Set iron Spike

Set iron Rod

S 73°-00' W

Set iron Rod

721.32'

605.97'

Vivian & Floyd Lones, Sr.
 7.209 AC. Remaining
 Vol. 348, Pg. 566

5040 28

INDEXED ON MAP

2.60 AC.
 Vol. 333, Pg. 350

0.43 AC.
 V. 250
 P. 580

LEE SURVEYING & MAPPING CO.

855 E. Sandusky Ave.
 BELLEFONTAINE, OHIO 43311
 (513) 593-5780

L-727-5

STATE ROUTE 235

Lee Surveying and Mapping Co.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

855 EAST SANDUSKY AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.
JEFFREY I. LEE, P.S.

FLOYD AND VIVIAN LONES TO DODDS

Lying in V.M.S. 12276, Stokes Township, Logan County, Ohio.

Being out of that 7.209 acres lying in the name of Vivian and Floyd Lones (Original 21.55 acres, Volume 348, Page 566) and more particularly described as follows:

Beginning at a railroad spike set on the center-line of Township Road 93, a distance northerly along said center-line of 301.25 feet from its intersection with the center-line of State Route 235.

THENCE, S 69°-50' W, a distance of 401.78 feet to an iron rod set on the east line of a 2.60 acre tract (Volume 333, Page 350) being a distance, northerly, along said east line of 295.30 feet from the center-line of State Route 235.

THENCE, with the boundary of said 2.60 acre tract, the following 2 bearings and distances:

N 20°-18'-35" W, a distance of 55.00 feet to an iron rod.

S 68°-07' W, a distance of 318.24 feet to an iron rod set by a corner post on the west line of grantor's property.

THENCE, with said west property line, N 16°-58'-20" W, a distance of 298.36 feet to the north line of grantor's 7.209 acres and also being the southwest corner of a 5.512 acre tract lying in the name of Floyd Lones, Jr.

THENCE, along the south line of said 5.512 acres, S 73°-00' W, a distance of 721.32 feet to an iron spike found on the center-line of Township Road 93.

THENCE, with said center-line, S 17°-00' E, a distance of 304.72 feet to the point of beginning. Containing 5.003 acres.

Last previous deed reference: Volume 348, Page 566.

Surveyed By:

Clayton M. Lee

Clayton M. Lee
Reg. Surveyor No. 6181
May 2, 1983

5040 3D
INDEXED ON MAP



**DESCRIPTION OF SURVEY
FOR JEFF S. BROWN
3.753 ACRES
December 7, 2023**

The following described 3.753 acre tract of land is situated in Virginia Military Survey 12276, Stokes Township, Logan County, Ohio and being part of Jeff S. Brown's and Tina M. Brown's 5.003 acre tract described in Official Record Volume 1415, page 674, said 3.753 acre tract of land more particularly described as follows:

Beginning for reference at a magnetic nail found at the intersection of the centerline of State Route 235 (60 feet wide) with the centerline of Township Road 93 (40 feet wide);

Thence North $07^{\circ}01'14''$ West 177.16 feet, following the centerline of Township Road 93, to a railroad spike found;

Thence North $07^{\circ}21'23''$ West 124.28 feet, continuing along the centerline of Township Road 93, to a railroad spike found at the northeast corner of Josephine B. Finn's 1.814 acre tract described in Official Record Volume 1201, page 261 and at the southeast corner of said 5.003 acre tract;

Thence North $07^{\circ}19'50''$ West 263.76 feet, continuing along the centerline of Township Road 93 and following the east line of said 5.003 acre tract, to a magnetic nail set and marking the **place of beginning**;

Thence **South $82^{\circ}45'21''$ West 223.00 feet**, departing from the centerline of Township Road 93 and entering said 5.003 acre tract, passing an iron bar set at 20.00 feet, to an iron bar set;

Thence **South $16^{\circ}00'16''$ East 276.84 feet** to an iron bar set in the north line of said 1.814 acre tract and in the south line of said 5.003 acre tract;

Thence **South $79^{\circ}38'42''$ West 220.17 feet**, following the south line of said 5.003 acre tract, the north line of said 1.814 acre tract and the north line of Jeffery S. Brown's and Tina M. Brown's Exhibit "A" (1.034 acres) described in Official Record Volume 1405, pg. 5078, passing an iron bar set at 63.17 feet, to a 5/8 inch iron bar found in the east line of Jeffery Brown's and Tina Brown's 2.60 acre tract described in Official Record Volume 1398, page 15;

Thence **North $11^{\circ}47'43''$ West 55.37 feet**, following the east line of said 2.60 acre tract and a west line of said 5.003 acre tract, to a 5/8 inch iron bar found;

Thence **South $77^{\circ}51'33''$ West 317.44 feet**, following the north line of said 2.60 acre tract and the south line of said 5.003 acre tract, to a 5/8 inch iron bar found at the northeast corner of John R. Shultz's and Sharon L. Shultz's original 3.000 acre tract described in Official Record Volume 928, page 898 and at the southeast corner of Daniel A. Gossard's and Kimberly J. Gossard's Exhibit "A" (31.652 acres) described in Official Record Volume 1401, page 2207;

Thence **North $07^{\circ}14'11''$ West 298.37 feet**, following the west line of said 5.003 acre tract and the east line of said 31.652 acre tract, to a one inch iron bar found at the southwest

corner of Mark J. Valentine's and Teresa E. Valentine's Exhibit "A", Parcel 2 (5.512 acres) described in Official Record Volume 1304, page 980;

Thence **North 82°45'21" East 721.25 feet**, departing from the east line of said 31.652 acre tract, following the south line of said 5.512 acre tract and the north line of said 5.003 acre tract, passing a ½ inch iron bar found at 701.39 feet, to a railroad spike found in the centerline of Township Road 93;

Thence **South 07°19'50" East 40.91 feet**, following the centerline of Township Road 93 and the east line of said 5.003 acre tract, to the **place of beginning, containing 3.753 acres** more or less and subject to all valid easements and restrictions of record.

The road right-of-way of Township Road 93 (40 feet wide) contains 0.019 acres more or less.

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 December 2023. 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 Township Road 93 (40 feet wide) bearing South 07°19'50" East and being derived from GPS observations based on Ohio State Plane Coordinate System, North Zone (NAD83), Geoid Model 2018.

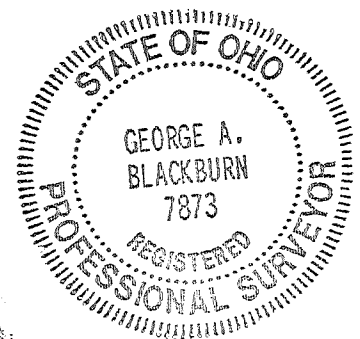
Description prepared by:

 12-7-2023

George A. Blackburn, RS # 7873

6879 State Route 287

West Liberty, Ohio 43357 (937) 465-0424



INDEXED ON MAP

5040

12-7-2023
✓ APPROVED

**DESCRIPTION OF SURVEY
FOR JEFF S. BROWN
1.249 ACRES
December 7, 2023**

The following described 1.249 acre tract of land is situated in Virginia Military Survey 12276, Stokes Township, Logan County, Ohio and being part of Jeff S. Brown's and Tina M. Brown's 5.003 acre tract described in Official Record Volume 1415, page 674, said 1.249 acre tract of land more particularly described as follows:

Beginning for reference at a magnetic nail found at the intersection of the centerline of State Route 235 (60 feet wide) with the centerline of Township Road 93 (40 feet wide);

Thence North 07°01'14" West 177.16 feet, following the centerline of Township Road 93, to a railroad spike found;

Thence North 07°21'23" West 124.28 feet, continuing along the centerline of Township Road 93, to a railroad spike found at the northeast corner of Josephine B. Finn's 1.814 acre tract described in Official Record Volume 1201, page 261 and at the southeast corner of said 5.003 acre tract, said railroad spike marking the **place of beginning**;

Thence **South 79°38'43" West 181.50 feet**, departing from the centerline of Township Road 93, following the south line of said 5.003 acre tract and the north line of said 1.814 acre tract, passing a 5/8 inch iron bar found at 20.00 feet, to an iron bar set;

Thence **North 16°00'16" West 276.84 feet**, departing from the north line of said 1.814 acre tract and entering said 5.003 acre tract, to an iron bar set;


Thence **North 82°45'21" East 223.00 feet**, passing an iron bar set at 203.00 feet, to a magnetic nail set in the centerline of Township Road 93 and in the east line of said 5.003 acre tract;

Thence **South 07°19'50" East 263.76 feet**, following the centerline of Township Road 93 and the east line of said 5.003 acre tract, to the **place of beginning, containing 1.249 acres** more or less and subject to all valid easements and restrictions of record.

The road right-of-way of Township Road 93 (40 feet wide) contains 0.121 acres more or less.

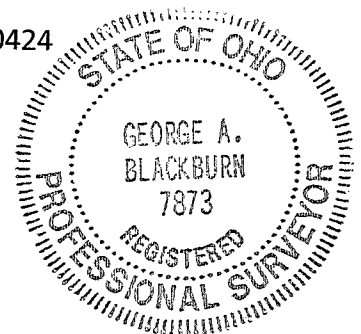
The above description was prepared from an actual field survey made by Blackburn Surveying, LLC, George A. Blackburn, Registered Surveyor # 7873, during the month of December 2023. Iron bars set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS # 7873." Bearings indicated herein are based on the centerline of Township Road 93 (40 feet wide) bearing South 07°19'50" East and being derived from GPS observations based on Ohio State Plane Coordinate System, North Zone (NAD83), Geoid Model 2018.

Description prepared by:


George A. Blackburn, RS # 7873
6879 State Route 287

West Liberty, Ohio 43357 (937) 465-0424

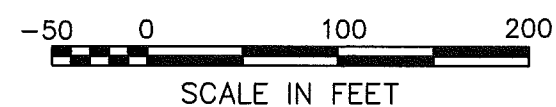
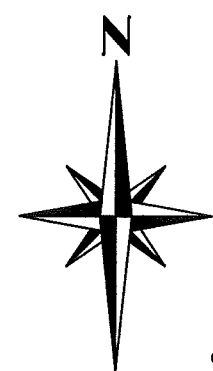
APPROVED
5040



12-12-2023

APPROVED

PLAT OF SURVEY FOR JEFF S. BROWN
 IN VIRGINIA MILITARY SURVEY 12276
 STOKES TOWNSHIP
 LOGAN COUNTY, OHIO



LEGEND

- RAILROAD SPIKE FOUND
- ⊙ MAGNETIC NAIL FOUND
- MAGNETIC NAIL SET
- 5/8" IRON BAR FOUND UNLESS OTHERWISE NOTED
- 5/8" IRON BAR SET

NOTES:

Township Road 93 is classified as a local road.
 Minimum distance between driveways \geq 250'
 Minimum stopping sight distance \geq 495'
 No access points requested at this time.

The bearings shown hereon are derived from GPS observations based on Ohio State Plane Coordinate System, North Zone (NAD83), Geoid Model 2018.

This survey was prepared in the absence of a complete and accurate title search and does not guarantee title. A title search is recommended to determine easements, restrictions and/or other encumbrances that may affect the property.

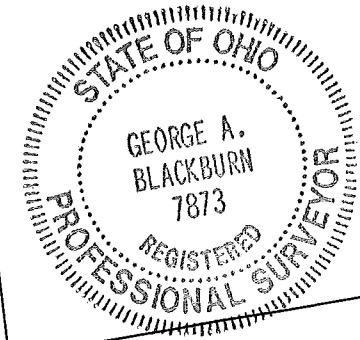
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT MONUMENTS WERE PLACED AS INDICATED HEREON.

George A. Blackburn 12-7-2023
 GEORGE A. BLACKBURN R.S 7873

Daniel A. Gossard and
 Kimberly J. Gossard
 Exhibit "A", 31.652 acres
 O.R. 1401, pg. 2207

John R. Shultz and
 Sharon L. Shultz
 orig. 3.000 acres
 O.R. 928, pg. 898

Jeffery Brown and
 Tina Brown
 2.60 acres
 O.R. 1398, pg. 15



Mark J. Valentine and
 Teresa E. Valentine
 Exhibit "A", Parcel 2, 5.512 acres
 O.R. 1304, pg. 980

3.753 Acres
 (0.019 Acres in road R/W)

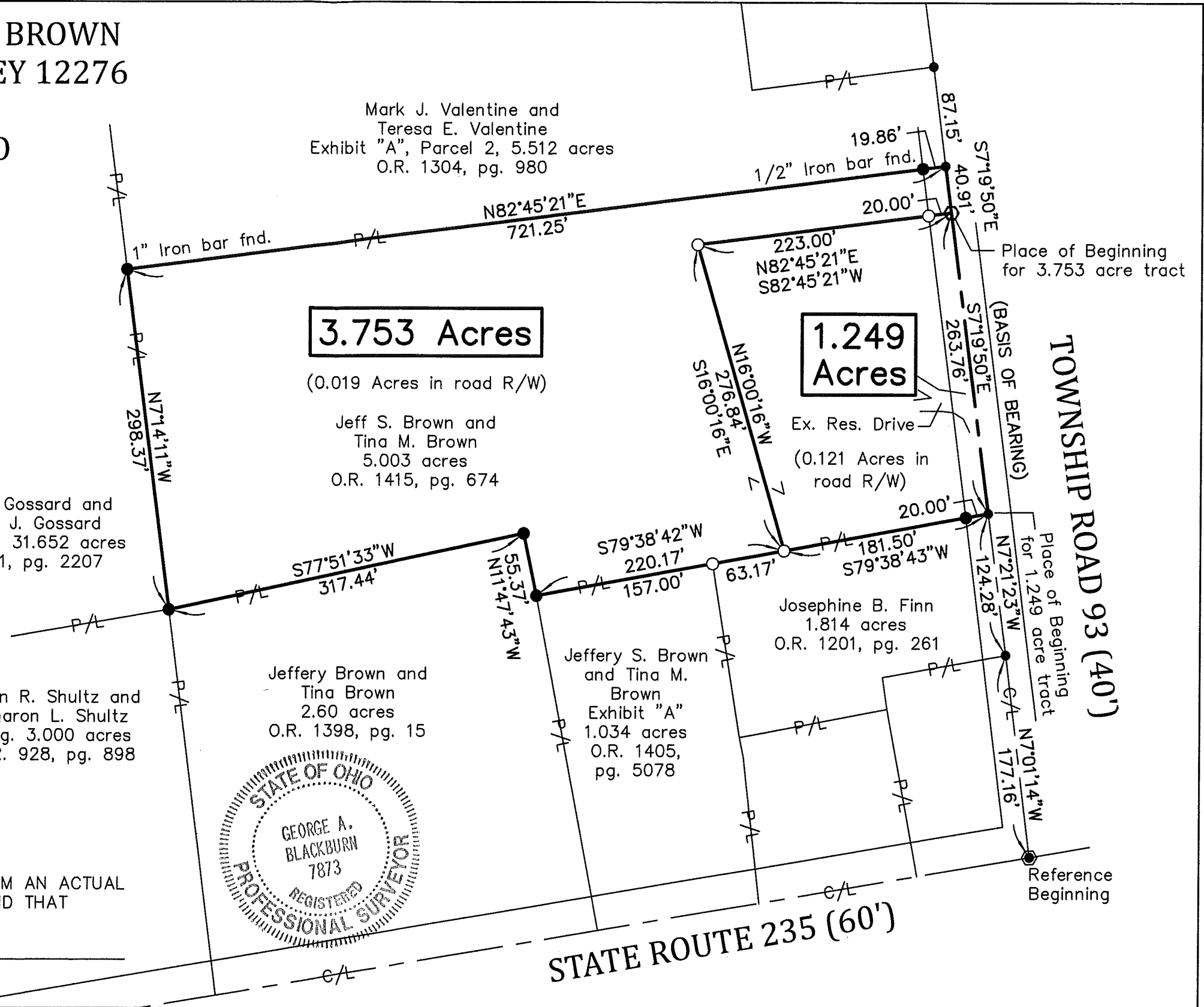
Jeff S. Brown and
 Tina M. Brown
 5.003 acres
 O.R. 1415, pg. 674

1.249 Acres

Ex. Res. Drive
 (0.121 Acres in road R/W)

Josephine B. Finn
 1.814 acres
 O.R. 1201, pg. 261

Jeffery S. Brown
 and Tina M.
 Brown
 Exhibit "A"
 1.034 acres
 O.R. 1405,
 pg. 5078



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

DATE: 12/7/2023
 SCALE: 1" = 100'
 FILE: Jeff Brown 12-23

REVISIONS	DATE	BY

PLAT PREPARED FOR JEFF S. BROWN

INDEXED ON MAP
 5040

SHEET
 1
 OF 1