

REC'D 8-11-95 SWM OK ✓



Lee Surveying and Mapping Co.



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

143 EAST COLUMBUS AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-7335

JEFFREY I. LEE, P.S.

WAYNE T. WATKINS 2.045 ACRES

Lying in Virginia Military Survey 3680, Zane Township, Logan County, Ohio.

Being out of the Wayne T. Watkins original 57.23 acre tract as deeded and described in Volume 325, Page 689 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 1/2 inch iron pipe found at an angle in Township Road 157 at the southwest corner of the said 57.23 acre tract.

THENCE, with the center-line of Township Road 157 (60 feet wide), N 47°-55'-00" E, a distance of 616.83 feet to a railroad spike set at the TRUE POINT OF BEGINNING.

THENCE, N 35°-08'-27" W, a distance of 433.59 feet to a 5/8 inch iron rod set.

THENCE, S 88°-06'-53" E, a distance of 468.11 feet to a PK nail set.

THENCE, with the center-line of Township Road 157 the following three courses:

S 30°-17'-37" W, a distance of 26.00 feet to a 1/2 inch iron pipe found.

S 22°-18'-39" W, a distance of 225.71 feet to a 1/2 inch iron pipe found.

S 47°-55'-00" W, a distance of 161.00 feet to the point of beginning.

Containing 2.045 acres of which 0.274 acre is within the highway right-of-way.

The basis for bearings is based upon the center-line of Township Road 157 at the most southerly corner of this 2.045 acre tract being S 47°-55'-00" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Company on August 7, 1995.

Description prepared by:



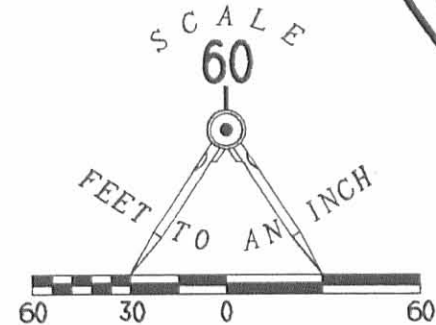
[Handwritten Signature]
Jeffrey I. Lee
Professional Surveyor 6359
August 10, 1995.

L 2007

ORIGINAL STAMP IN GREEN

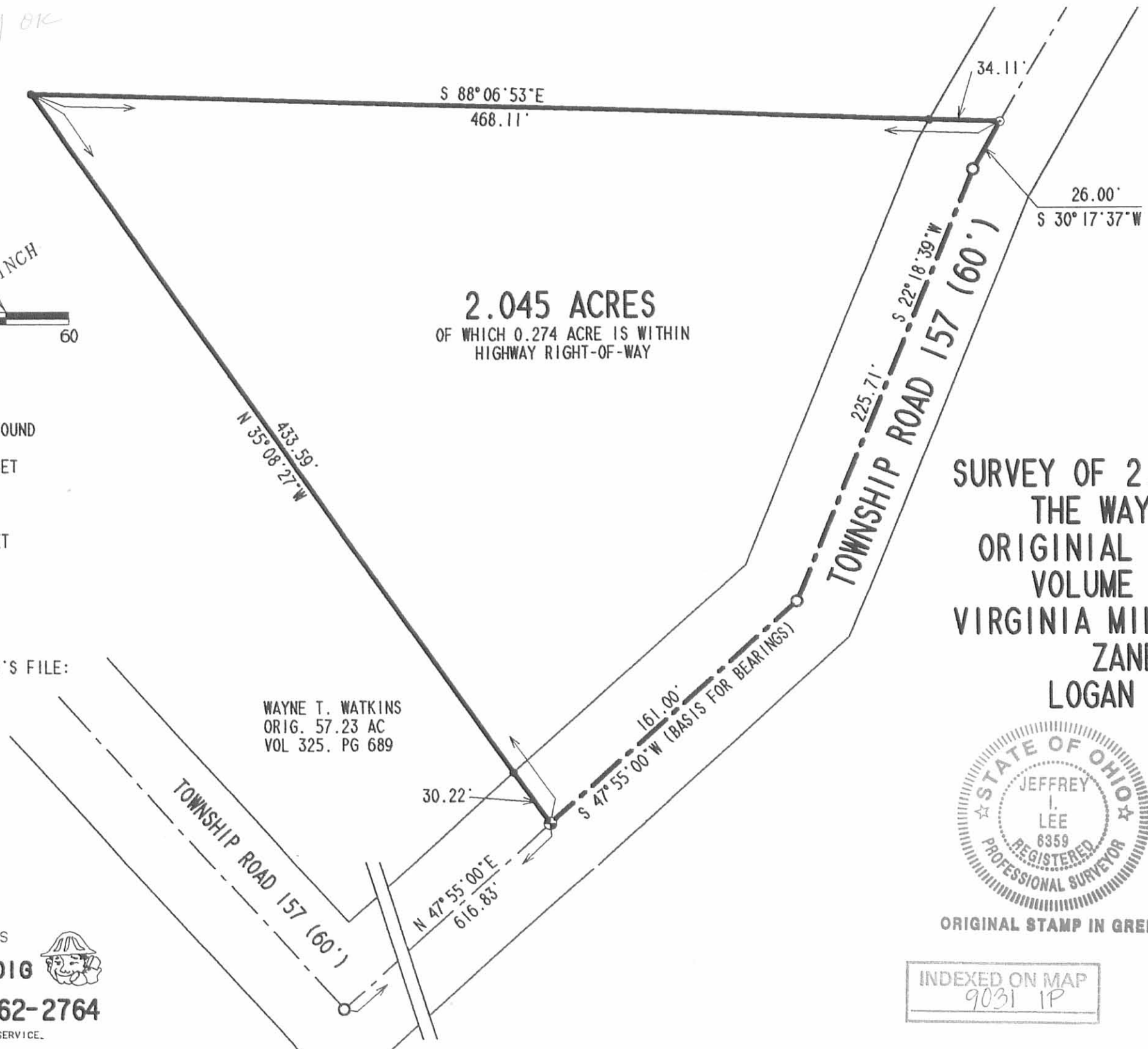
INDEXED ON MAP
9031 ID

REC'D 8-11-95 SKM BK



- LEGEND**
- 1/2" IRON PIPE FOUND
 - ⊕ RAILROAD SPIKE SET
 - ⊙ P.K. NAIL SET
 - 5/8" IRON ROD SET

REFERENCES
 LOGAN COUNTY ENGINEER'S FILE:
 R-5717



2.045 ACRES
 OF WHICH 0.274 ACRE IS WITHIN
 HIGHWAY RIGHT-OF-WAY

WAYNE T. WATKINS
 ORIG. 57.23 AC
 VOL 325. PG 689

**SURVEY OF 2.045 ACRES OUT OF
 THE WAYNE T. WATKINS
 ORIGINAL 57.23 ACRE TRACT
 VOLUME 325. PAGE 689
 VIRGINIA MILITARY SURVEY 3680
 ZANE TOWNSHIP
 LOGAN COUNTY, OHIO**



SURVEYED BY:
[Signature]
 JEFFREY I. LEE
 PROFESSIONAL SURVEYOR 6359
 AUGUST 7, 1995

ORIGINAL STAMP IN GREEN

INDEXED ON MAP
 9031 1P

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LEE SURVEYING & MAPPING CO.
 143 East Columbus Avenue
 BELLEFONTAINE, OHIO 43311
 (513) 593-7335

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

**SURVEY FOR WAYNE T. WATKINS
TRACT I, 3.143 ACRES
March 12, 1999**

The following described tract of land is situated in the State of Ohio, County of Logan, Township of Zane, V.M.S. 3680, being part of Wayne T. and Jo Ann Watkins' original 57.23 acre tract described in Deed Volume 325, page 689 and being more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of Township Road #157 (variable right-of-way width) with the centerline of County Road #158;

Thence North 72°00'00" East (assumed bearing) 461.19 feet, following the centerline of Township Road #157, to a 1 inch square iron pin found at an angle point in said road;

Thence North 56°26'11" East 699.70 feet, continuing along the centerline of Township Road #157, to a 5/8 inch iron pin found at an angle point in said road;

Thence North 73°50'01" East 846.32 feet, continuing along the centerline of Township Road #157, to a 1 inch square iron pin found at an angle point in said road;

Thence South 36°09'21" East 295.47 feet, continuing along the centerline of Township Road #157, to a 1 inch square iron pin found at an angle point in said road;

Thence North 54°01'19" East 5.00 feet, continuing along the centerline of Township Road #157, to a stone found at an angle point in said road, said stone also marking the westernmost corner of said original 57.23 acre tract;

Thence South 36°11'18" East 60.00 feet, continuing along the centerline of Township Road #157 and following the southwest line of said original 57.23 acre tract, to a railroad spike set and marking the **place of beginning**;

Thence **North 54°23'17" East 398.40 feet**, departing from the centerline of Township Road #157 and entering said original 57.23 acre tract, passing at 15.00 feet an iron pin set, to an iron pin set;

Thence **South 26°50'15" East 376.68 feet** to an iron pin set;

Thence **South 54°23'17" West 337.19 feet**, passing at 322.19 feet an iron pin set, to a railroad spike set in the centerline of Township Road #157 and in the southwest line of said original 57.23 acre tract;

Thence **North 36°11'18" West 372.29 feet**, following the centerline of Township Road #157 and the southwest line of said original 57.23 acre tract, to the **place of beginning, containing 3.143 acres**, more or less, and subject to all valid easements and restrictions of record.

Of the above described 3.143 acre tract, 0.128 acres are within the road right-of-way of Township Road #157.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of March 1999. Iron pins set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS #7873." Bearings indicated hereon are based on an assumed meridian and are to denote angles only.

ATTEST: George A. Blackburn
George A. Blackburn, R.S. #7873
12125 Green Street
Middleburg, Ohio 43336
(937) 666-5605

INDEXED ON MAP
9031 2D-1



REC'D 3-17-99 SWM OK ✓

**SURVEY FOR WAYNE T. WATKINS
TRACT II, 1.505 ACRES
March 12, 1999**

The following described tract of land is situated in the State of Ohio, County of Logan, Township of Zane, V.M.S. 3680, being part of Wayne T. and Jo Ann Watkins' original 57.23 acre tract described in Deed Volume 325, page 689 and being more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of Township Road #157 (variable right-of-way width) with the centerline of County Road #158;

Thence North 72°00'00" East (assumed bearing) 461.19 feet, following the centerline of Township Road #157, to a 1 inch square iron pin found at an angle point in said road;

Thence North 56°26'11" East 699.70 feet, continuing along the centerline of Township Road #157, to a 5/8 inch iron pin found at an angle point in said road;

Thence North 73°50'01" East 846.32 feet, continuing along the centerline of Township Road #157, to a 1 inch square iron pin found at an angle point in said road;

Thence South 36°09'21" East 295.47 feet, continuing along the centerline of Township Road #157, to a 1 inch square iron pin found at an angle point in said road;

Thence North 54°01'19" East 5.00 feet, continuing along the centerline of Township Road #157, to a stone found at an angle point in said road, said stone also marking the westernmost corner of said original 57.23 acre tract;

Thence South 36°11'18" East 432.29 feet, continuing along the centerline of Township Road #157 and following the southwest line of said original 57.23 acre tract, to a railroad spike set and marking the **place of beginning**;

Thence **North 54°23'17" East 337.19 feet**, departing from the centerline of Township Road #157 and entering said original 57.23 acre tract, passing at 15.00 feet an iron pin set, to an iron pin set;

Thence **South 26°50'15" East 207.02 feet** to an iron pin set;

Thence **South 54°23'17" West 303.55 feet**, passing at 273.55 feet an iron pin set, to a railroad spike set in the centerline of Township Road #157 and in the southwest line of said original 57.23 acre tract;

Thence **North 36°11'18" West 204.61 feet**, following the centerline of Township Road #157 and the southwest line of said original 57.23 acre tract, to the **place of beginning, containing 1.505 acres**, more or less, and subject to all valid easements and restrictions of record.

Of the above described 1.505 acre tract, 0.088 acres are within the road right-of-way Township Road #157.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of March 1999. Iron pins set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS #7873." Bearings indicated herein are based on an assumed meridian and are to denote angles only.

Attest: George A. Blackburn
George A. Blackburn, R.S. #7873
12125 Green Street
Middleburg, Ohio 43336
(937) 666-5605



REC 9031 20-2

**SURVEY FOR WAYNE T. WATKINS
TRACT III, 2.449 ACRES
March 12, 1999**

The following described tract of land is situated in the State of Ohio, County of Logan, Township of Zane, V.M.S. 3680, being part of Wayne T. and Jo Ann Watkins' original 57.23 acre tract described in Deed Volume 325, page 689 and being more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of Township Road #157 (variable right-of-way width) with the centerline of County Road #158;

Thence North 72°00'00" East (assumed bearing) 461.19 feet, following the centerline of Township Road #157, to a 1 inch square iron pin found at an angle point in said road;

Thence North 56°26'11" East 699.70 feet, continuing along the centerline of Township Road #157, to a 5/8 inch iron pin found at an angle point in said road;

Thence North 73°50'01" East 846.32 feet, continuing along the centerline of Township Road #157, to a 1 inch square iron pin found at an angle point in said road;

Thence South 36°09'21" East 295.47 feet, continuing along the centerline of Township Road #157, to a 1 inch square iron pin found at an angle point in said road;

Thence North 54°01'19" East 5.00 feet, continuing along the centerline of Township Road #157, to a stone found at an angle point in said road, said stone also marking the westernmost corner of said original 57.23 acre tract;

Thence South 36°11'18" East 636.90 feet, continuing along the centerline of Township Road #157 and following the southwest line of said original 57.23 acre tract, to a railroad spike set and marking the **place of beginning**;

Thence **North 54°23'17" East 303.55 feet**, departing from the centerline of Township Road #157 and entering said original 57.23 acre tract, passing at 30.00 feet an iron pin set, to an iron pin set;

Thence **South 26°50'15" East 434.22 feet** to an iron pin set;

Thence **South 71°39'58" West 244.77 feet**, passing at 213.25 feet an iron pin set, to a railroad spike set in the centerline of Township Road #157 and in the southwest line of said original 57.23 acre tract;

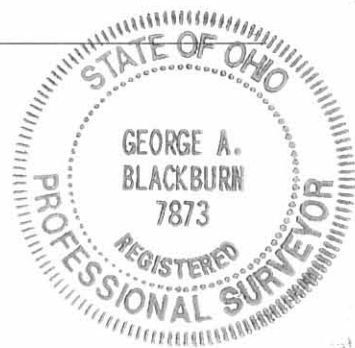
Thence **North 36°11'18" West 356.46 feet**, following the centerline of Township Road #157 and the southwest line of said original 57.23 acre tract, to the **place of beginning, containing 2.449 acres**, more or less, and subject to all valid easements and restrictions of record.

Of the above described 2.449 acre tract, 0.249 acres are within the road right-of-way of Township Road #157.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of March 1999. Iron pins set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS #7873." Bearings indicated herein are based on an assumed meridian and are to denote angles only.

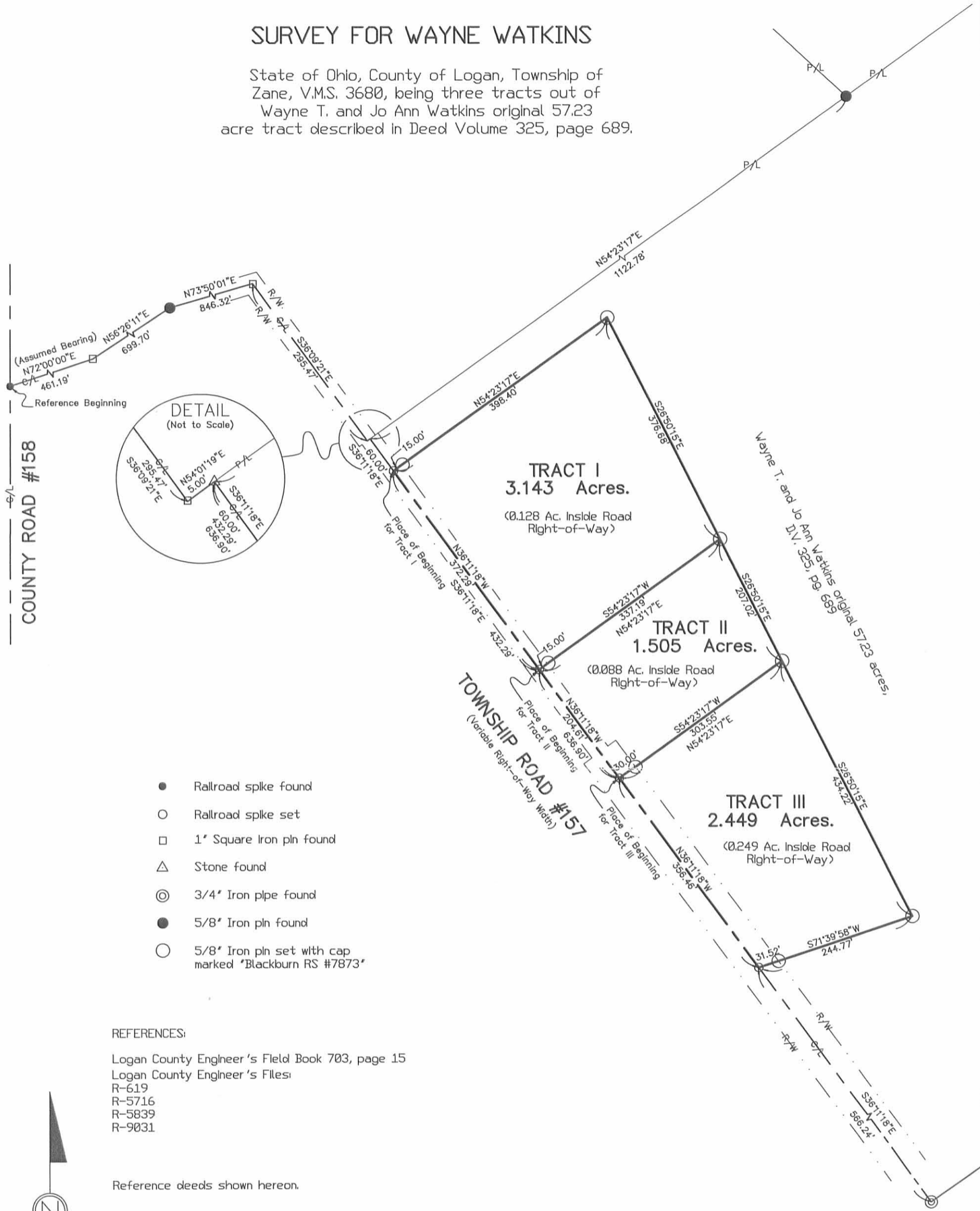
Attest: George A. Blackburn
George A. Blackburn, R.S. #7873
12125 Green Street
Middleburg, Ohio 43336
(937) 666-5605

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SURVEY FOR WAYNE WATKINS

State of Ohio, County of Logan, Township of Zane, V.M.S. 3680, being three tracts out of Wayne T. and Jo Ann Watkins original 57.23 acre tract described in Deed Volume 325, page 689.



- Railroad spike found
- Railroad spike set
- 1" Square Iron pin found
- △ Stone found
- ⊙ 3/4" Iron pipe found
- 5/8" Iron pin found
- 5/8" Iron pin set with cap marked "Blackburn RS #7873"

REFERENCES:

Logan County Engineer's Field Book 703, page 15
 Logan County Engineer's Files:
 R-619
 R-5716
 R-5839
 R-9031

Reference deeds shown hereon.

Bearings indicated hereon are based on an assumed meridian with all others based on angles turned.



SCALE IN FEET



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

BLACKBURN SURVEYING

George A. Blackburn, P.S.

12125 Green Street
 Middleburg, Ohio 43336
 (937) 666-5605

Filename: Watkins399-5Flx
 Scale: 1" = 150'
 Date: 3/12/99
 F.B. 2, pg. 50

INDEXED ON MAP
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JO ANN WATKINS SURVEY
7.766 ACRES
February 1, 2015

The following described 7.766 acre tract of land is situated in Virginia Military Survey 3680, Zane Township, Logan County, Ohio and being part of Jo Ann Watkins (Life Estate with the remainder to Debra Jo Evans, Rodney W. Watkins and Laurie Ann Steuart) Tract 1 (48.088 acres) described in Official Record Volume 1130, page 47, said 7.766 acre tract being more particularly described as follows:

Beginning for reference at a 1/2 inch iron pipe found at the intersection of the centerline of Township Road 157 (60 feet wide) with the east line of V.M.S. 3680, said pipe also at a southeast corner of said 48.088 acre tract;

Thence South 21°19'40" West 569.12 feet, following the centerline of Township Road 157 and the south line of said 48.088 acre tract, to an iron bar set and marking the **place of beginning**;

Thence **South 21°19'40" West 143.29 feet**, continuing along the centerline of Township Road 157 and the south line of said 48.088 acre tract, to a 1/2 inch iron pipe found;

Thence **South 49°28'33" West 197.85 feet**, continuing along the centerline of Township Road 157 and the south line of said 48.088 acre tract, to a magnetic nail set;

Thence **South 36°07'01" West 50.54 feet**, continuing along the centerline of Township Road 157 and the south line of said 48.088 acre tract, to a magnetic nail set at the easternmost corner of Columbus Newell's (transfer on death to Amanda Jo Goodwin) 2.045 acre tract described in Official Record Volume 831, page 569;

Thence **North 82°17'29" West 468.13 feet**, departing from the centerline of Township Road 157, following the north line of said 2.045 acre tract and the south line of said 48.088 acre tract, passing an iron bar set at 43.72 feet, to a 5/8 inch iron bar found;

Thence **North 24°07'10" West 487.85 feet**, entering said 48.088 acre tract, to an iron bar set;

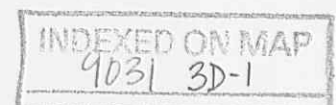
Thence **North 70°31'59" East 394.82 feet** to an iron bar set;

Thence **South 8°57'04" East 216.68 feet** to an iron bar set;

Thence **North 86°32'00" East 168.59 feet** to an iron bar set;

Thence **North 77°20'30" East 157.80 feet** to an iron bar set;

Thence **South 44°58'23" East 236.76 feet**, passing an iron bar set at 204.00 feet,



to the **place of beginning, containing 7.766 acres**, more or less, and subject to all valid easements and restrictions of record.

The above-described 7.766 acre tract of land contains 0.277 acre within the road right-of-way of Township Road 157.

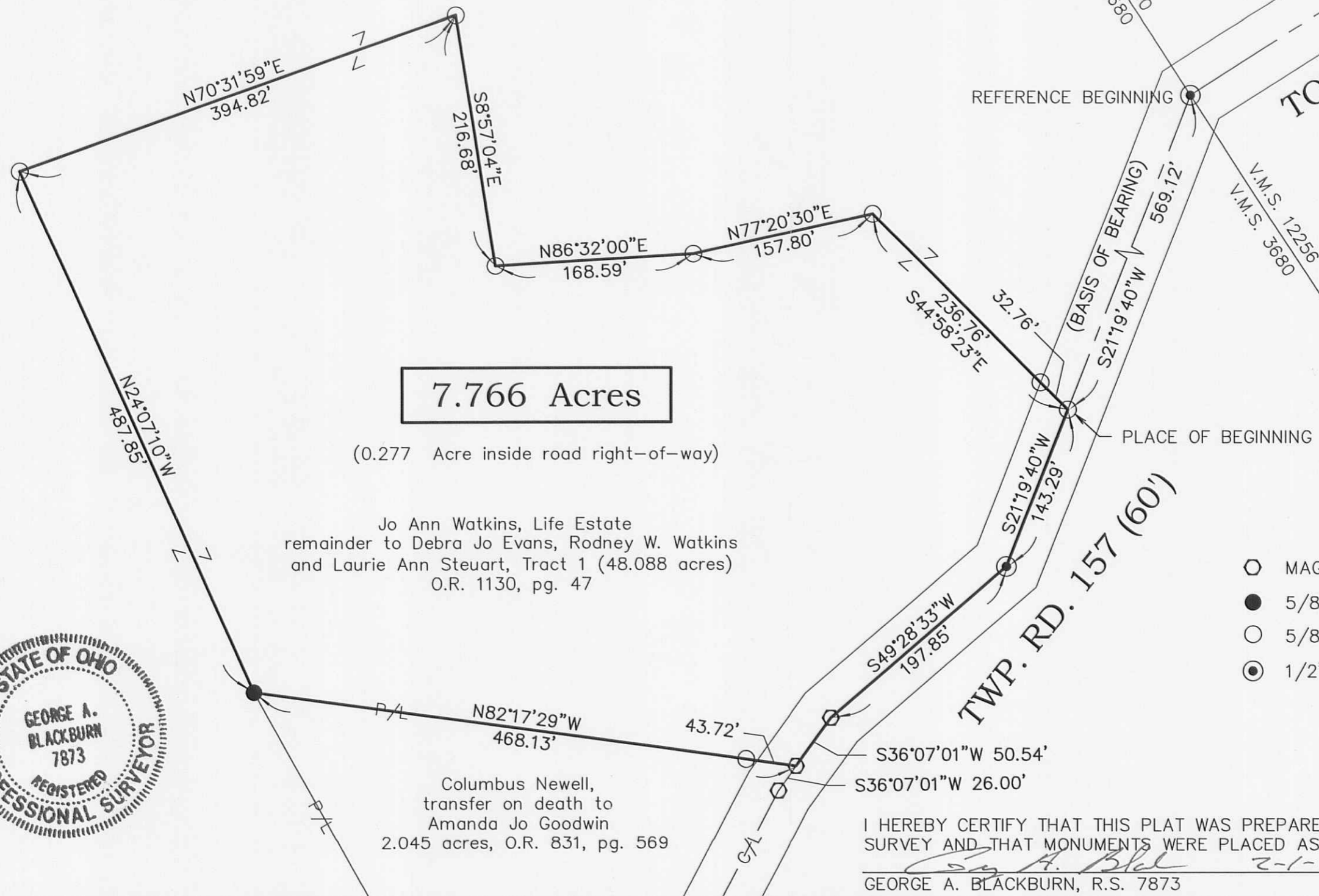
The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of February 2015. Iron bars set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS #7873." Bearings indicated herein are based on the centerline of County Road 157 (60 feet wide) bearing South 21°19'40" West.

Description prepared by: *George A. Blackburn* 2-1-2015
George A. Blackburn, R.S. #7873
12125 Green Street
Middleburg, Ohio 43336
(937) 666-5605



INDEXED ON MAP
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PLAT OF SURVEY IN VIRGINIA MILITARY SURVEY 3680 ZANE TOWNSHIP, LOGAN COUNTY, OHIO



7.766 Acres

(0.277 Acre inside road right-of-way)

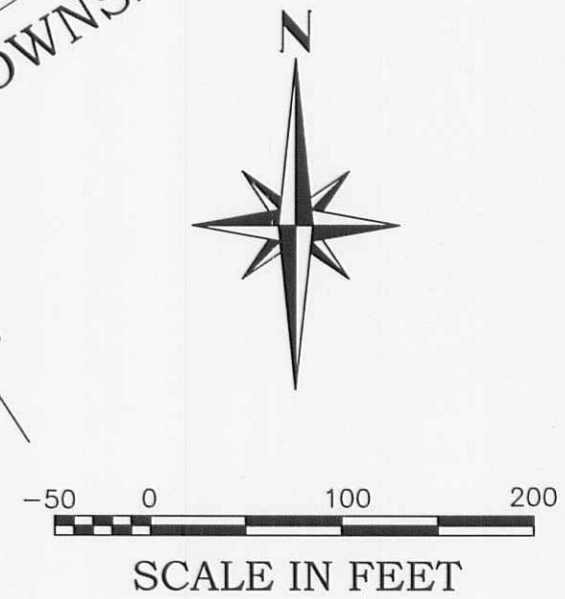
Jo Ann Watkins, Life Estate
remainder to Debra Jo Evans, Rodney W. Watkins
and Laurie Ann Steuart, Tract 1 (48.088 acres)
O.R. 1130, pg. 47

Columbus Newell,
transfer on death to
Amanda Jo Goodwin
2.045 acres, O.R. 831, pg. 569

- MAGNETIC NAIL SET
- 5/8" IRON BAR FOUND
- 5/8" IRON BAR SET
- ⊙ 1/2" IRON PIPE 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 2-1-2015
GEORGE A. BLACKBURN, R.S. 7873



BLACKBURN SURVEYING
6879 State Route 287
West Liberty, Ohio 43357
(937) 465-0424 (937) 666-5605

DATE : 2/1/2015
SCALE : 1" = 100'
File: Jo Ann Watkins 1-15
F.B. 20, pg. 11

PLAT PREPARED FOR JO ANN WATKINS

SHEET
1
OF 1

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