

REC'D 5-12-99 SWY OK



Lee Surveying and Mapping Co., Inc.



Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver Street
Bellefontaine OH 43311

Phone: (937) 593-7335
Fax: (937) 593-7444

WESTFALL 1.030 ACRES

Lying in Virginia Military Survey 4658-4678, Zane Township, Logan County, Ohio.

Being out of the John L. Westfall, Trustee of the John L. Westfall irrevocable trust, original 137.10 acre tract as deeded and described in Official Record 369, Page 599, Parcel VII of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike found at the northeast corner of Virginia Military Survey 4658-4678, the southeast corner of Virginia Military Survey 3688, and on the center-line of Ohio Highway 559.

THENCE, with the easterly line of Virginia Military Survey 4658-4678, and the center-line of Ohio Highway 559 (60 feet wide), S 36°-29'-25" E, a distance of 880.99 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE, with the easterly line of Virginia Military Survey 4658-4678, and the center-line of Ohio Highway 559, S 36°-29'-25" E, a distance of 163.42 feet to a MAG nail set.

THENCE, S 58°-51'-28" W, a distance of 300.85 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 30.13 feet.


THENCE, N 37°-25'-48" W, a distance of 135.12 feet to a 5/8 inch iron rod set.

THENCE, N 53°-27'-28" E, a distance of 301.76 feet to the point of beginning, passing a 5/8 inch iron rod set at 271.76 feet.

Containing 1.030 acres of which 0.112 acre is in the highway right-of-way.

The basis for bearings is the center-line of Ohio Highway 559 being S 36°-29'-25" E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on May 5, 1999.

Description prepared by:


Jeffrey I. Lee
Professional Surveyor 6359
May 6, 1999



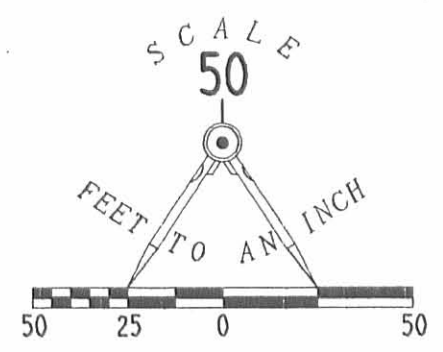
ORIGINAL STAMP IN GREEN

INDEXED ON MAP
9245 1D

REC'D 5-12-99
SMY OK

V.M.S. 3688
V.M.S. 4658-4678

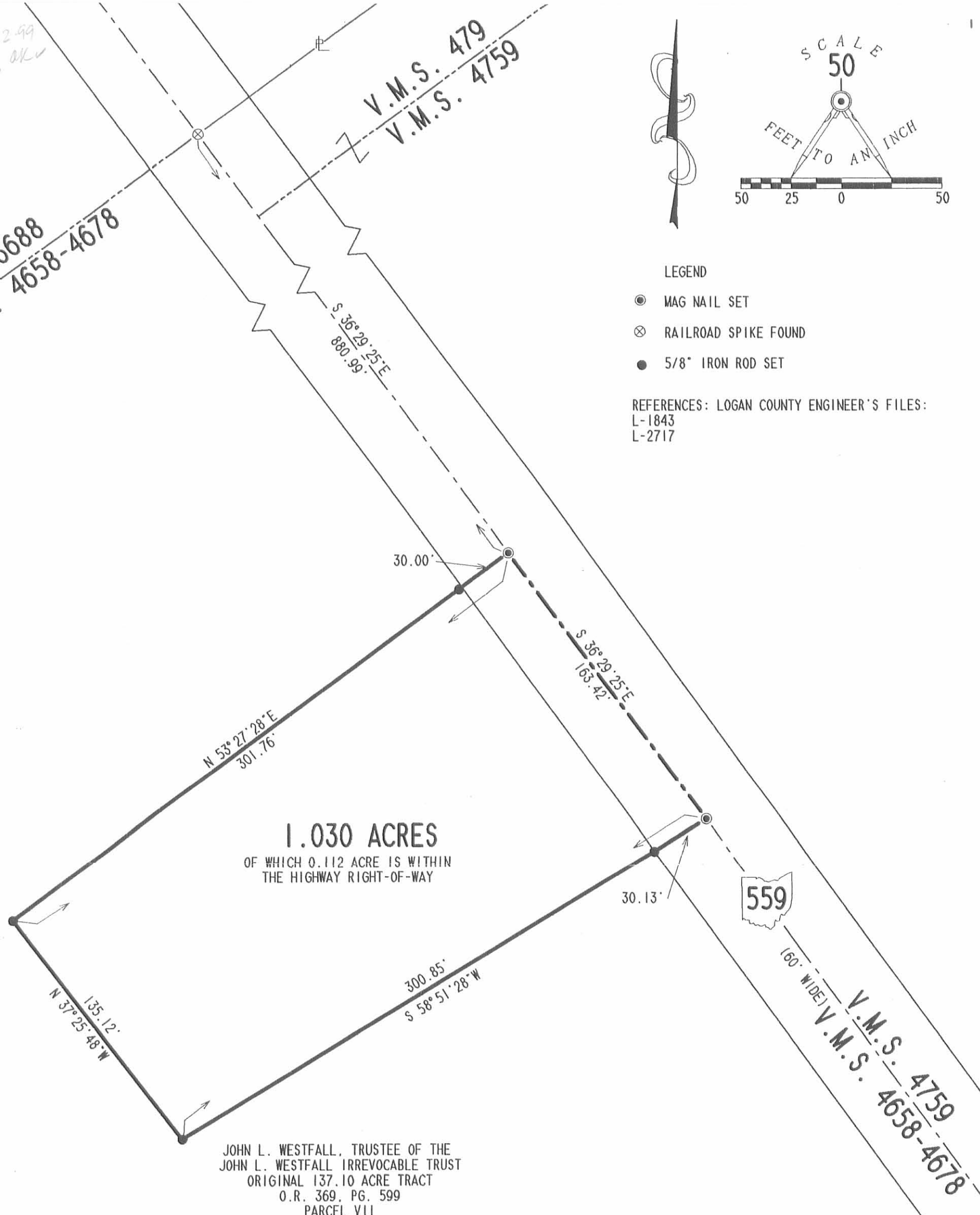
V.M.S. 479
V.M.S. 4759



LEGEND

- MAG NAIL SET
- ⊗ RAILROAD SPIKE FOUND
- 5/8" IRON ROD SET

REFERENCES: LOGAN COUNTY ENGINEER'S FILES:
L-1843
L-2717



1.030 ACRES
OF WHICH 0.112 ACRE IS WITHIN
THE HIGHWAY RIGHT-OF-WAY

JOHN L. WESTFALL, TRUSTEE OF THE
JOHN L. WESTFALL IRREVOCABLE TRUST
ORIGINAL 137.10 ACRE TRACT
O.R. 369, PG. 599
PARCEL VII

SURVEY OF 1.030 ACRE TRACT
OUT OF THE
JOHN L. WESTFALL, TRUSTEE OF THE
JOHN L. WESTFALL IRREVOCABLE TRUST
ORIGINAL 137.10 ACRE TRACT
O.R. 369, PG. 599
PARCEL VII
VIRGINIA MILITARY SURVEY 4658-4678
ZANE TOWNSHIP
LOGAN COUNTY, OHIO

SURVEYED BY:

JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
MAY 5, 1999
COPYRIGHT 1999 BY:

LEE SURVEYING & MAPPING CO., INC.
117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335



ORIGINAL STAMP IN GREEN
D-346

WESTFALL L-2733-3

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

INDEXED ON MAP
9245 IP

5-4-2020



APPROVED

**DESCRIPTION OF SURVEY FOR
THE ESTATE OF JOHN L. WESTFALL
13.858 ACRES
April 14, 2020**

The following described 13.858 acre tract of land is situated in Virginia Military Survey 4658 – 4678, Zane Township, Logan County, Ohio and being part of Parcel VII (137.10 acres) conveyed to Alice A. Westfall, Trustee (1/2 interest) in Official Record Volume 369, page 590 and to John L. Westfall, Trustee (1/2 interest) in Official Record Volume 369, page 599, said 13.858 acre tract of land being more particularly described as follows:

Beginning for reference at a magnetic nail found in the centerline of State Route 559 (60 feet wide) and at the northernmost corner of V.M.S. 4658 – 4678 and at the northernmost corner of said Parcel VII (137.10 acres);

Thence South 33°11'21" East 1044.49 feet, following the centerline of State Route 559 and the northeast line of V.M.S. 4658 – 4678, to a magnetic nail found at the easternmost corner of Alex E. Massie's 1.030 acre tract described in Official Record Volume 891, page 123 and at a northern corner of the remainder of said Parcel VII (137.10 acres), said magnetic nail marking the **place of beginning**;

Thence **South 33°11'21" East 631.89 feet**, following the centerline of State Route 559, the northeast line of V.M.S. 4658 – 4678 and the northeast line of said Parcel VII (137.10 acres), to a railroad spike found at the northernmost corner of Jack L. Graham's and Deborah J. Graham's 55.118 acre tract described in Official Record Volume 860, page 616;

Thence **South 58°33'14" West 930.76 feet**, departing from the centerline of State Route 559 and entering V.M.S. 4658 – 4678, following the northwest line of said 55.118 acre tract and the southeast line of said Parcel VII (137.10 acres), passing a 5/8 inch iron bar found at 30.01 feet, to an iron bar set;

Thence **North 33°27'45" West 650.93 feet**, departing from the northwest line of said 55.118 acre tract and entering said Parcel VII (137.10 acres), to an iron bar set;

Thence **North 58°33'14" East 634.15 feet** to an iron bar set at the southernmost corner of said 1.030 acre tract;

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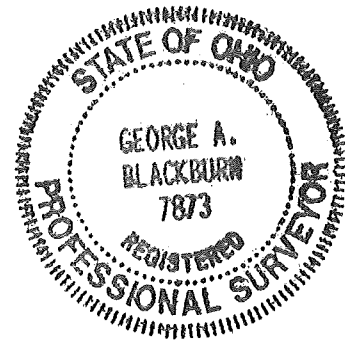
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Thence **North 62°09'39" East 300.89 feet**, following the southeast line of said 1.030 acre tract and a northwest line of the remainder of said Parcel VII (137.10 acres), passing a 5/8 inch iron bar found at 270.76 feet, to the **place of beginning, containing 13.858 acres** more or less and subject to all valid easements and restrictions of record.

The road right-of-way of State Route 559 contains 0.436 acres.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of April 2020. 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 State Route 559 bearing South 33°11'21" East.

Description prepared by: *George A. Blackburn* *4-14-2020*
George A. Blackburn, R.S. #7873
6879 State Route 287
West Liberty, Ohio 43357
(937) 465-0424

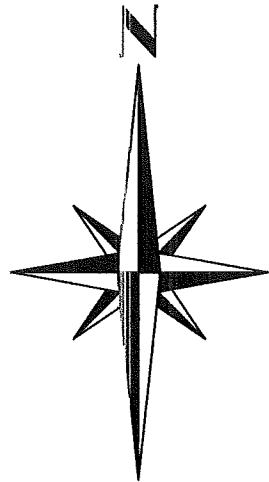


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5-4-2020

APPROVED

PLAT OF SURVEY IN VIRGINIA MILITARY SURVEY 4658 - 4678 ZANE TOWNSHIP, LOGAN COUNTY, OHIO



LEGEND

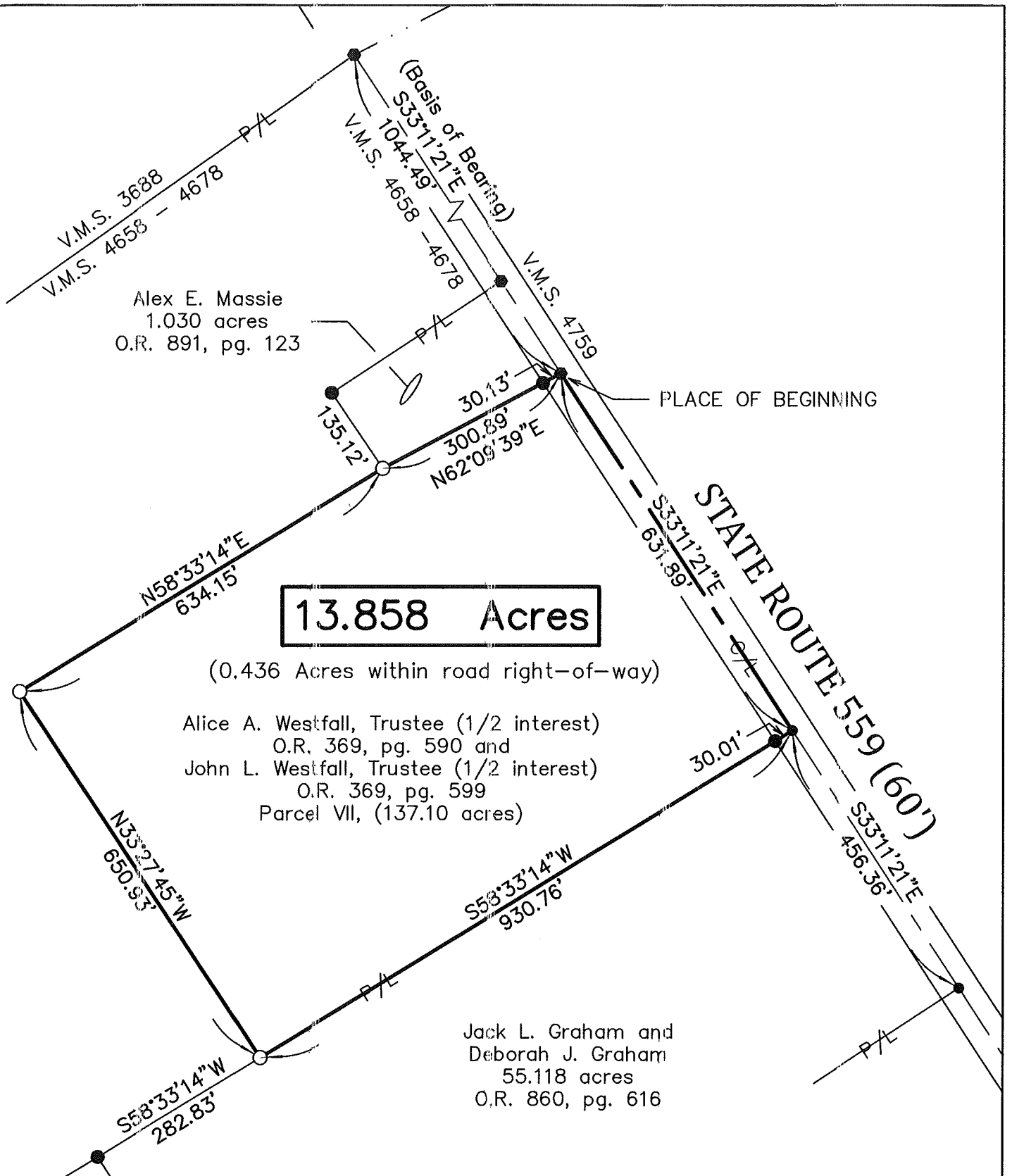
- Magnetic Nail found
- Railroad spike found
- 5/8" Iron bar found
- 5/8" Iron bar set

NOTE:

The 13.858 acre tract shown hereon is split out around an existing residence and several outbuildings.

Alice A. Westfall, Trustee (1/2 interest)
O.R. 369, pg. 590 and
John L. Westfall, Trustee (1/2 interest)
O.R. 369, pg. 599
Parcel VII, (137.10 acres)

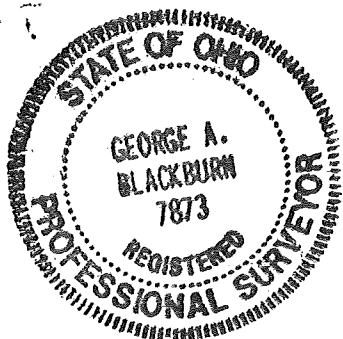
Jack L. Graham and
Deborah J. Graham
55.118 acres
O.R. 860, pg. 616



13.858 Acres

(0.436 Acres within road right-of-way)

Alice A. Westfall, Trustee (1/2 interest)
O.R. 369, pg. 590 and
John L. Westfall, Trustee (1/2 interest)
O.R. 369, pg. 599
Parcel VII, (137.10 acres)



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

George A. Blackburn 4-14-2020
George A. Blackburn, R.S. 7873

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

DATE: 4/14/2020
SCALE: 1" = 200'
FILE: John Westfall 4B-20

PLAT PREPARED FOR
THE JOHN L. WESTFALL ESTATE

INDEXED ON MAP
9245

SHEET
1
OF 1

5-4-2020



APPROVED

**DESCRIPTION OF SURVEY FOR
THE ESTATE OF JOHN L. WESTFALL
119.353 ACRES
April 14, 2020**

The following described 119.353 acre tract of land is situated in Virginia Military Survey 4658 – 4678, Zane Township, Logan County and Rush Township, Champaign County, Ohio and being part of Parcel VII (137.10 acres) conveyed to Alice A. Westfall, Trustee (1/2 interest) in Logan County Official Record Volume 369, page 590 and in Champaign County Official Record Volume 244, page 1060 and to John L. Westfall, Trustee (1/2 interest) in Logan County Official Record Volume 369, page 599 and in Champaign County Official Record Volume 244, page 1051, said 119.353 acre tract more particularly described as follows:

Beginning for reference at a magnetic nail found in the centerline of State Route 559 (60 feet wide) in Zane Township, Logan County and at the easternmost corner of V.M.S. 3688 and at the northernmost corner of V.M.S. 4658 – 4678, said magnetic nail also at the easternmost corner of Jerry L. Simpson's and Harriett J. Simpson's 108.39 acre tract described in Logan County Official Record Volume 81, page 94 and at the northernmost corner of said Parcel VII (137.10 acres);

Thence South 33°11'21" East 80.00 feet, following the centerline of State Route 559, the northeast line of V.M.S. 4658 – 4678 and the northeast line of said Parcel VII (137.10 acres), to a magnetic spike set and marking the **place of beginning**;

Thence **South 33°11'21" East 801.02 feet**, following the centerline of State Route 559, the northeast line of V.M.S. 4658 – 4678 and the northeast line of said Parcel VII (137.10 acres), to a magnetic nail found at the northernmost corner of Alex E. Massie's 1.030 acre tract described in Logan County Official Record Volume 891, page 123;

Thence **South 56°45'00" West 301.81 feet**, departing from the centerline of State Route 559 and entering V.M.S. 4658 – 4678, following the northwest line of said 1.030 acre tract and a southeast line of the remainder of said Parcel VII (137.10 acres), passing a 5/8 inch iron bar found at 30.09 feet, to a 5/8 inch iron bar found;

Thence **South 34°08'13" East 135.12 feet**, following the southwest line of said 1.030 acre tract and a northeast line of the remainder of said Parcel VII (137.10 acres), to an iron bar set;

Thence **South 58°33'14" West 634.15 feet**, entering said Parcel VII (137.10 acres), to an iron bar set;

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Thence **South 33°27'45" East 650.93 feet** to an iron bar set in the northwest line of Jack L. Graham's and Deborah J. Graham's 55.118 acre tract described in Logan County Official Record Volume 860, page 616;

Thence **South 58°33'14" West 282.83 feet**, following the northwest line of said 55.118 acre tract and a southeast line of said Parcel VII (137.10 acres), to a 5/8 inch iron bar found at the northernmost corner of Thomas V. Reid's (1/3 interest), James P. Reid's (1/3 interest) and Diane Diehl-Schmitz's (1/3 interest) Exhibit A (originally 82.13 acres) described in Logan County Official Record Volume 994, page 418 and in Champaign County Official Record Volume 489, page 317;

Thence **South 58°38'25" West 798.47 feet**, following the northwest line of said 82.13 acre tract and a southeast line of said Parcel VII (137.10 acres), to a stone found at the northernmost corner of Geraldine Lininger, Trustee's Parcel III (62.157 acres) described in Logan County Official Record Volume 428, page 955 and in Champaign County Deed Volume 214, page 237;

Thence **South 58°31'53" West 1739.67 feet**, following the northwest line of said 62.157 acre tract, the northwest line of James P. Reid's and Carolyn J. Reid's Tract I (32.01 acres) described in Champaign County Deed Volume 245, page 399 and a southeast line of said Parcel VII (137.10 acres), leaving Zane Township, Logan County and entering Rush Township, Champaign County, to an iron bar set in the northeast line of V.M.S. 4666, in the southwest line of V.M.S. 4658 – 4678 and in the northeast line of James P. Reid's and Carolyn J. Reid's Tract II (38.62 acres) described in Champaign County Deed Volume 245, page 399;

Thence **North 34°51'40" West 363.05 feet**, following the northeast line of V.M.S. 4666, the southwest line of V.M.S. 4658 – 4678, the northeast line of said 38.62 acre tract and a southwest line of said Parcel VII (137.10 acres), to a 5/8 inch iron bar found at the easternmost corner of Matthew E. Funderburgh's and Lizabeth D. Funderburgh's 50.249 acre tract described in Logan County Official Record Volume 1223, page 520 and in Champaign County Official Record Volume 541, page 2611;

Thence **North 35°03'49" West 1282.72 feet**, following the northeast line of V.M.S. 4666, the southwest line of V.M.S. 4658 – 4678, the northeast line of said 50.249 acre tract and a southwest line of said Parcel VII (137.10 acres), leaving Rush Township, Champaign County and re-entering Zane Township, Logan County, to a one inch iron pipe found in the southeast line of V.M.S. 4859 and in the southeast line of Four Henry LLC's 150.759 acre tract described in Logan County Official Record Volume 993, page 961;

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Thence **North 62°44'08" East 700.29 feet**, following the southeast line of V.M.S. 4859, the southeast line of V.M.S. 3688, the northwest line of V.M.S. 4658 – 4678, the southeast line of said 150.759 acre tract and a northwest line of said Parcel VII (137.10 acres), to an iron bar set next to a 12 inch wood corner post found at the southernmost corner of a Parcel VI (originally 100.72 acres) conveyed to Alice A. Westfall, Trustee (1/2 interest) in Logan County Official Record Volume 369, page 590 and to John L. Westfall, Trustee (1/2 interest) in Logan County Official Record Volume 369, page 599;

Thence **South 41°15'17" East 48.00 feet**, departing from the southeast line of V.M.S. 3688, re-entering V.M.S. 4658 – 4678 and re-entering said Parcel VII (137.10 acres), to an iron bar set;

Thence **North 60°14'11" East 828.23 feet** to an iron bar set;

Thence **North 56°37'11" East 491.24 feet** to an iron bar set;

Thence **South 35°18'15" East 61.26 feet** to an iron bar set;

Thence **North 54°41'45" East 1780.22 feet**, passing an iron bar set at 1750.21 feet, to the **place of beginning, containing 119.353 acres** more or less and subject to all valid easements and restrictions of record.

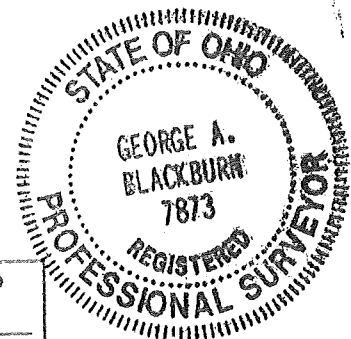
The 119.353 acre tract of land described herein contains 115.768 acres within Zane Township, Logan County and 3.585 acres within Rush Township, Champaign County.

The road right-of-way of State Route 559 contains 0.551 acres.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of April 2020. 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 State Route 559 bearing South 33°11'21" East.

Description prepared by: George A. Blackburn 4-14-2020

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





**DESCRIPTION OF SURVEY FOR
DOUGLAS A. LININGER
4.464 ACRES
February 10, 2021**

The following described 4.464 acre tract of land is situated in Virginia Military Survey 4658 – 4678, Zane Township, Logan County, Ohio and being part of Douglas A. Lininger’s and Paul H. Lininger’s Tract I (13.858 acres) described in Official Record Volume 1394, page 4469, said 4.464 acre tract of land being more particularly described as follows:

Beginning for reference at a magnetic nail found in the centerline of State Route 559 (60 feet wide) and at the northernmost corner of V.M.S. 4658 – 4678;

Thence South 33°11’21” East 1044.49 feet, following the centerline of State Route 559 and the northeast line of V.M.S. 4658 – 4678, to a magnetic nail found at the easternmost corner of Alex E. Massie’s 1.030 acre tract described in Official Record Volume 891, page 123 and at a northern corner of said 13.858 acre tract, said magnetic nail marking the **place of beginning**;

Thence **South 33°11’21” East 591.89 feet**, following the centerline of State Route 559, the northeast line of V.M.S. 4658 – 4678 and the northeast line of said 13.858 acre tract, to a magnetic nail set North 33°11’21” West 40.00 feet from a railroad spike found at the easternmost corner of said 13.858 acre tract and at the northernmost corner of Jack Graham and Deborah Graham, Co-Trustee’s Tract 5 (55.118 acres) described in Official Record Volume 1388, page 230;

Thence **South 58°33’14” West 314.95 feet**, departing from the centerline of State Route 559, entering V.M.S. 4658 – 4678 and said 13.858 acre tract, passing an iron bar set at 30.03 feet, to an iron bar set;

Thence **North 39°03’11” West 248.77 feet** to an iron bar set;

Thence **North 26°47’59” West 365.17 feet** to a 5/8 inch iron bar found at the southernmost corner of said 1.030 acre tract and at an eastern corner of Douglas A. Lininger’s and Paul H. Lininger’s Tract II (119.353 acres) described in Official Record Volume 1394, page 4469, said iron bar also in the northwest line of said 13.858 acre tract;

Thence **North 62°09’39” East 300.89 feet**, following the southeast line of said 1.030 acre tract and a northwest line of said 13.858 acre tract, passing a 5/8 inch iron bar found at 270.76 feet, to the **place of beginning, containing 4.464 acres** more or less and subject to all valid easements and restrictions of record.

The road right-of-way of State Route 559 contains 0.408 acres.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of February 2021. 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 State Route 559 bearing South 33°11’21” East.

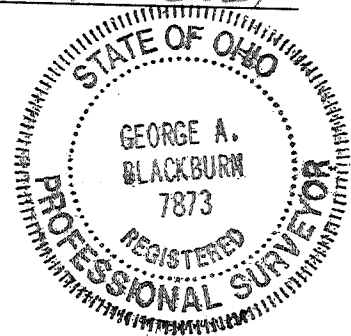
Description prepared by:



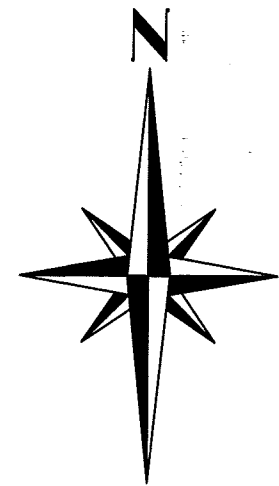
2-10-2021

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9245

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



PLAT OF SURVEY IN VIRGINIA MILITARY SURVEY 4658 - 4678 ZANE TOWNSHIP, LOGAN COUNTY, OHIO



LEGEND

- Magnetic Nail found
- Magnetic Nail set
- Railroad spike found
- 5/8" Iron bar found
- 5/8" Iron bar set

NOTE:

The 4.464 acre tract shown hereon is split out around an existing residence and several outbuildings.



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

George A. Blackburn 2-10-2021
George A. Blackburn, R.S. 7873

