

12-23-2020

APPROVED

**DESCRIPTION OF SURVEY FOR
DOUGLAS A. LININGER AND PAUL H. LININGER
59.174 ACRES
December 16, 2020**

The following described 59.174 acre tract of land is situated in Virginia Military Survey 4658 – 4678, the Village of North Lewisburg, Rush Township, Champaign County and Zane Township, Logan County, Ohio and being all of Douglas A. Lininger's and Paul H. Lininger's Parcel III (62.157 acres) described in Logan County Official Record Volume 1393, page 2686 and in Champaign County Official Record Volume 574, page 4269, said 59.174 acre tract more particularly described as follows:

Beginning at a railroad spike found at the intersection of the centerline of Mingo – Lewisburg Road (C.R. 111) (60 feet wide) with the west Corporation line of the Village of North Lewisburg (Rush Township, Champaign County), said railroad spike also at the westernmost point in the centerline of Elm Street (60 feet wide) and in the south line of said 62.157 acre tract;

Thence **South 68°16'34" West 374.76 feet**, following the centerline of Mingo – Lewisburg Road and the south line of said 62.157 acre tract, to a railroad spike found at the southeast corner of Rebecca Teets' 3.133 acre tract described in Champaign County Official Record Volume 60, page 466;

Thence **North 21°27'20" West 325.73 feet**, departing from the centerline of Mingo – Lewisburg Road, following the east line of said 3.133 acre tract and a west line of said 62.157 acre tract, passing an iron bar set at 30.00 feet, to a 5/8 inch iron bar found;

Thence **South 68°36'36" West 453.62 feet**, following the north line of said 3.133 acre tract and a south line of said 62.157 acre tract, to a 5/8 inch iron bar found in the east line of Jonathan D. Heizer's and Melissa D. Heizer's 7.194 acre tract described in Champaign County Official Record Volume 443, page 2911;

Thence **North 35°01'48" West 276.54 feet**, following the east line of said 7.194 acre tract and a west line of said 62.157 acre tract, to a 3/4 inch iron pipe found at the southeast corner of James P. Reid's and Carolyn J. Reid's Tract I (32.01 acres) described in Champaign County Deed Volume 245, page 399;

Thence **North 34°34'42" West 2055.20 feet**, following the east line of said 32.01 acre tract and the west line of said 62.157 acre tract, leaving Rush Township, Champaign County and entering Zane Township, Logan County, to an iron bar set in the south line of J.D. Westfall and Sherri L.

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Crowder, successor co-trustees Tract IV (119.353 acres) described in Logan County Official Record Volume 1387, pages 132 and 144 and in Champaign County Official Record Volume 571, page 4346;

Thence **North 58°31'53" East 1081.58 feet**, following the south line of said 119.353 acre tract and the north line of said 62.157 acre tract, to a stone found at the northwest 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 30°45'34" East 2815.81 feet**, departing from the south line of said 119.353 acre tract, following the west line of said 82.13 acre tract and the east line of said 62.157 acre tract, leaving Zane Township, Logan County and re-entering Rush Township, Champaign County, entering the Village of North Lewisburg and following the east line of Lot 267 (said Lot 267 being shown and designated on the revised plat for the Village of North Lewisburg and recorded in Plat Cabinet 1 on Slide 504), passing an iron bar set at 2785.53 feet, to a magnetic spike set in the centerline of Elm Street;

Thence **South 67°04'16" West 160.50 feet**, following the centerline of Elm Street and the south line of said 62.157 acre tract, to the **place of beginning, containing 59.174 acres** more or less and subject to all valid easements and restrictions of record.

The 59.174 acre tract of land described herein has 10.887 acres within Zane Township, Logan County and 48.287 acres within Rush Township, Champaign County. Of the 48.287 acres within Rush Township, Champaign County, 0.759 acres are within the Village of North Lewisburg.

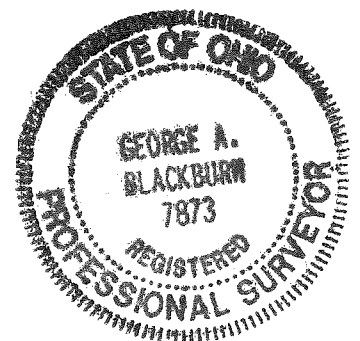
The road right-of-way of Mingo – Lewisburg Road (60 feet wide) and Elm Street (60 feet wide) together contain 0.367 acres.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of December 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 of Mingo – Lewisburg Road bearing South 68°16'34" West.

Description prepared by:

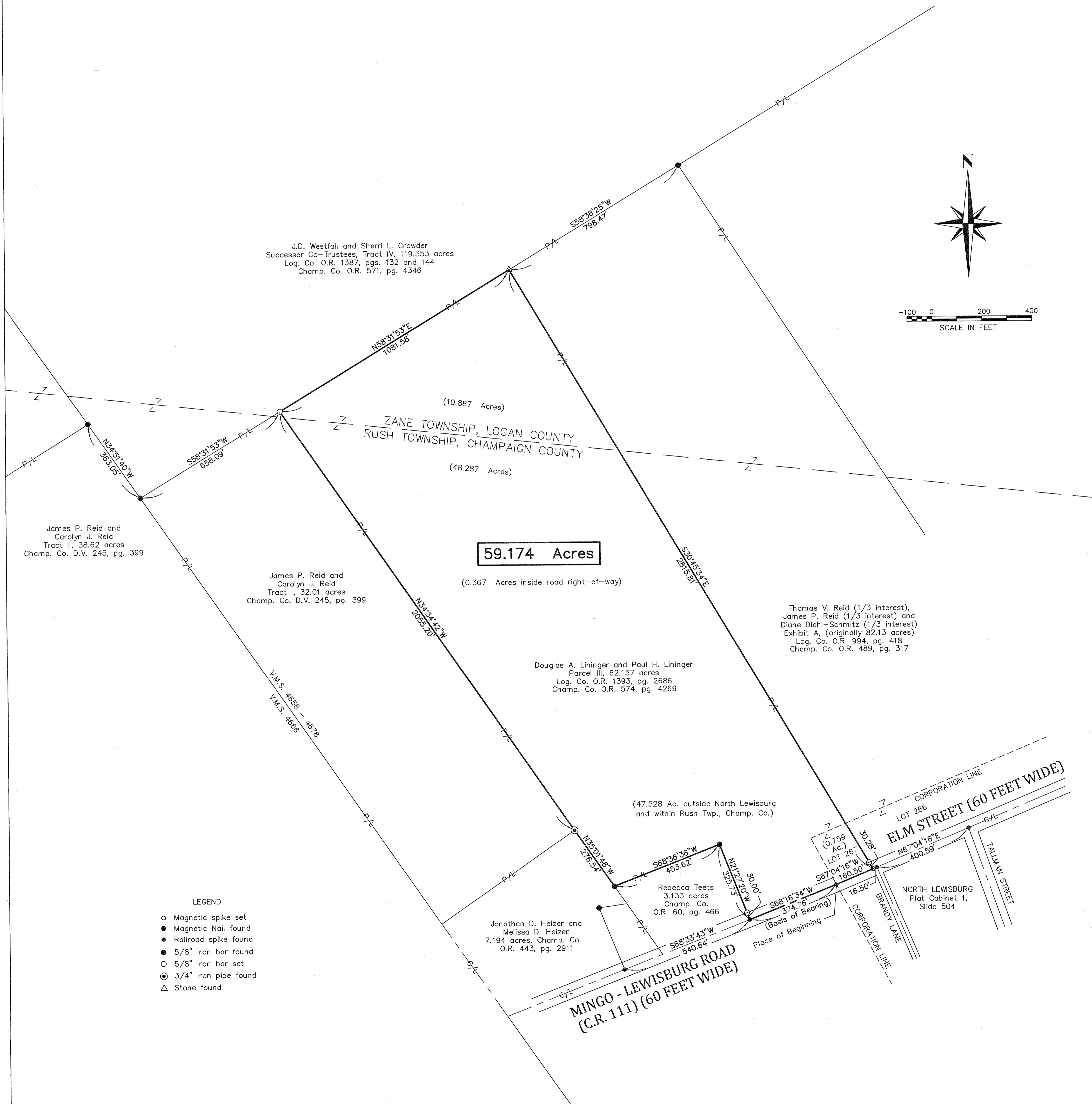
 12-16-2020

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

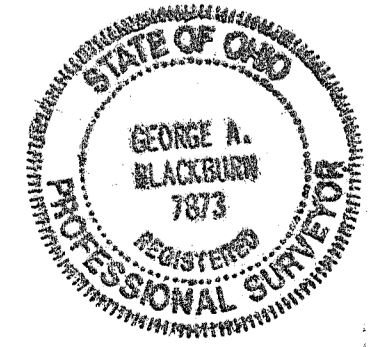


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PLAT OF SURVEY IN VIRGINIA MILITARY SURVEYS 4658 - 4678 ZANE TOWNSHIP, LOGAN COUNTY AND RUSH TOWNSHIP, CHAMPAIGN COUNTY, OHIO



I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND THAT MONUMENTS WERE PLACED AS INDICATED HEREON.
 George A. Blackburn, R.S. 7873 12-16-2020



5-26-2023
 APPROVED

Logan Co.

**DESCRIPTION OF SURVEY FOR
THOMAS V. REID, JAMES P. REID AND DIANE DIEHL-SCHMITZ
81.101 ACRES
May 18, 2023**

The following described 81.101 acre tract of land is situated in the Incorporated Village of North Lewisburg, Virginia Military Survey 4658 – 4678, Zane Township, Logan County and Rush Township, Champaign County, Ohio and being all 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 81.819 acres) described in Logan County Official Record Volume 994, page 418 and in Champaign County Official Record Volume 489, page 317, said 81.101 acre tract of land more particularly described as follows:

Beginning at a railroad spike found at the intersection of the centerline of Elm Street (60 feet wide) with the centerline of Tallman Street (50 feet wide), said railroad spike also in the southeast line of said original 81.819 acre tract and in the southeast line of Lot 266 as shown on the revised plat of the Village of North Lewisburg recorded on slide 504 in Plat Cabinet 1;

Thence **South 67°04'16" West 417.09 feet**, following the centerline of Elm Street, the southeast line of Lot 266 and the southeast line of said original 81.819 acre tract, passing at 400.59 feet a railroad spike found at the northernmost point in the centerline of Brandy Lane, to a magnetic spike found at the east corner of Douglas A. Lininger's and Paul H. Lininger's 59.174 acre tract described in Logan County Official Record Volume 1395, page 2116 and in Champaign County Official Record Volume 575, page 5656, said magnetic nail also at the east corner of Lot 267;

Thence **North 30°45'34" West 2815.81 feet**, departing from the centerline of Elm Street, following the northeast line of Lot 267, the southwest line of Lot 266, the northeast line of said 59.174 acre tract and the southwest line of said original 81.819 acre tract, leaving the Incorporated Village of North Lewisburg, crossing Rush Township, Champaign County and entering Zane Township, Logan County, passing a 5/8 inch iron bar found at 30.28 feet, to a stone found in the southeast line of Douglas A. Lininger's and Paul H. Lininger's Tract II (119.353 acres) described in Logan County Official Record Volume 1394, page 4469 and in Champaign County Official Record Volume 575, page 5020;

Thence **North 58°38'25" East 798.47 feet**, following the southeast line of said 119.353 acre tract and a northwest line of said original 81.819 acre tract, to a 5/8 inch iron bar found at the west corner of Jack Graham and Deborah Graham, co-trustees Exhibit "A", Tract 5 (55.118 acres) described in Logan County Official Record Volume 1388, page 230 and in Champaign County Official Record Volume 571, page 4670;

Thence **South 33°11'22" East 2070.95 feet**, departing from the southeast line of said 119.353 acre tract, following the southwest line of said 55.118 acre tract and the northeast line of said original 81.819 acre tract, leaving Zane Township, Logan County and re-entering Rush Township, Champaign County, to a stone found;

Thence **North 57°06'36" East 1213.51 feet**, following the southeast line of said 55.118 acre tract, the southeast line of Jack Graham and Deborah Graham, co-trustees Exhibit "A", Tract 1 (1.063 acres) described in Logan County Official Record Volume 1388, page 230 and a northwest line of said original 81.819 acre tract, leaving Rush Township, Champaign County and

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re-entering Zane Township, Logan County, passing 5/8 inch iron bars found at 992.48 feet and at 1183.48 feet, to a railroad spike found in the centerline of State Route 559 (60 feet wide) and in the northeast line of V.M.S. 4658 -4678;

Thence **South 33°13'01" East 476.71 feet**, following the centerline of State Route 559, the northeast line of V.M.S. 4658 – 4678 and the northeast line of said original 81.819 acre tract, leaving Zane Township, Logan County and re-entering Rush Township, Champaign County, to an iron bar set;

Thence **South 08°26'13" East 248.15 feet**, following the centerline of State Route 559 (Winder Street, 50 feet wide) and an east line of said original 81.819 acre tract, re-entering V.M.S. 4658 – 4678 and the Incorporated Village of North Lewisburg, to a magnetic nail found at the north corner of a 0.735 acre tract conveyed by Land Installment Contract to Matthew P. Reid as Exhibit "A" described in Champaign County Official Record Volume 489, page 1287, said 0.735 acre tract formerly part of said original 81.819 acre tract;

Thence **South 64°20'09" West 198.74 feet**, departing from the centerline of Winder Street, entering Lot 263, following the north line of said 0.735 acre tract and a south line of the remainder of said original 81.819 acre tract, passing a 5/8 inch iron bar found at 26.12 feet, to a 5/8 inch iron bar found;

Thence **South 26°37' 31" East 166.01 feet**, following the west line of said 0.735 acre tract and an east line of the remainder of said original 81.819 acre tract, to a 5/8 inch iron bar found at the northwest corner of Penny J. Miller's Exhibit "A" (0.311 acres) described in Champaign County Official Record Volume 555, page 470;

Thence **South 09°34'15" East 108.18 feet**, following the west line of said 0.311 acre tract and an east line of said original 81.819 acre tract, to a 5/8 inch iron bar found in the south line of Lot 263, in the north line of Lot 264 and in the north line of St. Raphaels Church lot (no deed reference found);

Thence **South 77°14'45" West 113.25 feet**, following the south line of Lot 263, the north line of Lot 264, the north line of said Church lot and a south line of said original 81.819 acre tract, to an iron bar set in the east line of Lot 265;

Thence **South 18°00'15" East 115.85 feet**, following the west line of Lot 264, the east line of Lot 265, the west line of said Church lot and an east line of said original 81.819 acre tract, passing an iron bar set at 85.77 feet, to a magnetic nail set in the centerline of Elm Street;

Thence **South 67°55'17" West 417.78 feet**, following the centerline of Elm Street and the south line of said original 81.819 acre tract, to a magnetic nail set;

Thence **South 67°09'34" West 629.37 feet**, following the centerline of Elm Street and the south line of said original 81.819 acre tract, to a magnetic nail set;

Thence **South 66°51'06" West 194.94 feet**, following the centerline of Elm Street and the south line of said original 81.819 acre tract, to the **place of beginning, containing 81.101 acres** more or less and subject to all valid easements and restrictions of record.

Of the above-described 81.101 acre tract of land, 9.722 acres are within the Corporation limits of the Village of North Lewisburg (all being within Lots 263, 265 and 266), 56.396 acres are within Rush Township, Champaign County and 24.705 acres are within Zane Township, Logan County.

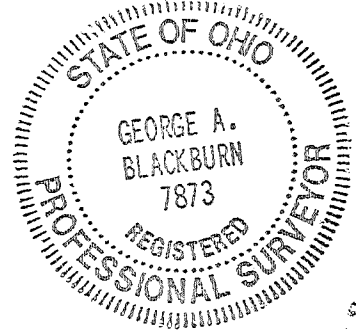
The road right-of-way of Elm Street (60 feet wide), Winder Street (50 feet wide) and State Route 559 (60 feet wide) contain a total of 1.615 acres. Of which 0.281 acres are within Logan County and 1.334 acres are within Champaign County.

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 May 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 Elm Street (60 feet wide) bearing South 67°04'16" West.

Description prepared by:

 5-18-2023

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

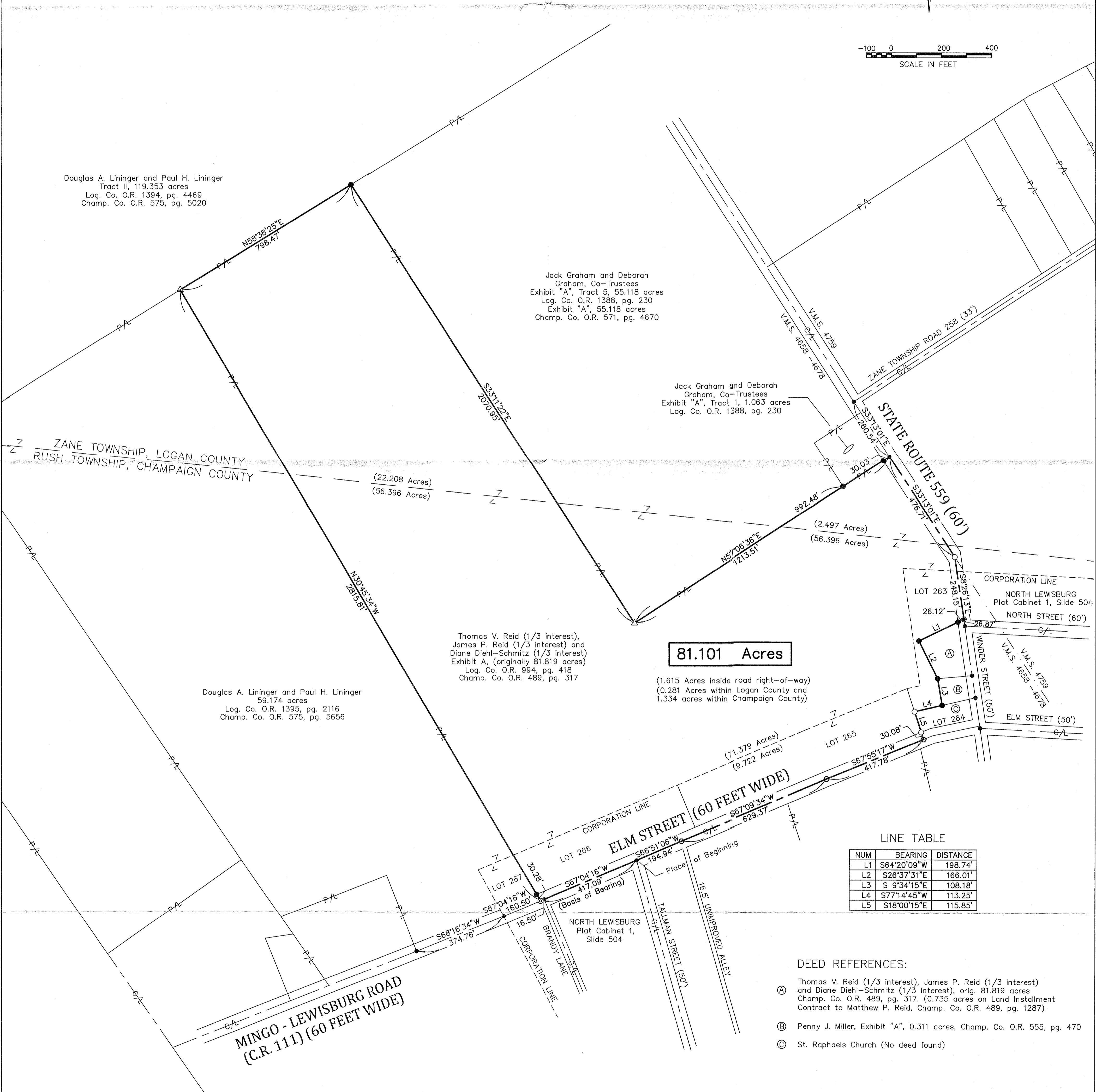
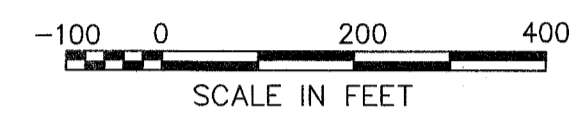
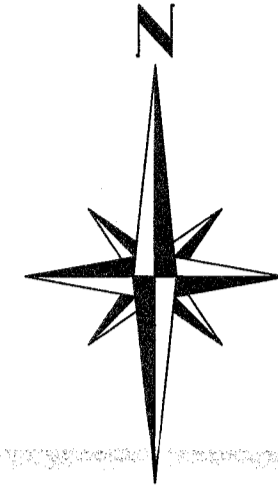


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PLAT OF SURVEY IN THE INCORPORATED VILLAGE OF NORTH LEWISBURG VIRGINIA MILITARY SURVEY 4658 - 4678 ZANE TOWNSHIP, LOGAN COUNTY AND RUSH TOWNSHIP, CHAMPAIGN COUNTY, OHIO

LEGEND

- ⊙ Magnetic spike found
- Magnetic nail set
- Magnetic Nail found
- Railroad spike found
- 5/8" Iron bar found
- 5/8" Iron bar set
- △ Stone found



Douglas A. Lininger and Paul H. Lininger
 Tract II, 119.353 acres
 Log. Co. O.R. 1394, pg. 4469
 Champ. Co. O.R. 575, pg. 5020

Jack Graham and Deborah
 Graham, Co-Trustees
 Exhibit "A", Tract 5, 55.118 acres
 Log. Co. O.R. 1388, pg. 230
 Exhibit "A", 55.118 acres
 Champ. Co. O.R. 571, pg. 4670

Jack Graham and Deborah
 Graham, Co-Trustees
 Exhibit "A", Tract 1, 1.063 acres
 Log. Co. O.R. 1388, pg. 230

Thomas V. Reid (1/3 interest),
 James P. Reid (1/3 interest) and
 Diane Diehl-Schmitz (1/3 interest)
 Exhibit A, (originally 81.819 acres)
 Log. Co. O.R. 994, pg. 418
 Champ. Co. O.R. 489, pg. 317

Douglas A. Lininger and Paul H. Lininger
 59.174 acres
 Log. Co. O.R. 1395, pg. 2116
 Champ. Co. O.R. 575, pg. 5656

81.101 Acres

 (1.615 Acres inside road right-of-way)
 (0.281 Acres within Logan County and
 1.334 acres within Champaign County)

LINE TABLE

NUM	BEARING	DISTANCE
L1	S64°20'09"W	198.74'
L2	S26°37'31"E	166.01'
L3	S 9°34'15"E	108.18'
L4	S77°14'45"W	113.25'
L5	S18°00'15"E	115.85'

DEED REFERENCES:

- Ⓐ Thomas V. Reid (1/3 interest), James P. Reid (1/3 interest) and Diane Diehl-Schmitz (1/3 interest), orig. 81.819 acres Champ. Co. O.R. 489, pg. 317. (0.735 acres on Land Installment Contract to Matthew P. Reid, Champ. Co. O.R. 489, pg. 1287)
- Ⓑ Penny J. Miller, Exhibit "A", 0.311 acres, Champ. Co. O.R. 555, pg. 470
- Ⓒ St. Raphaels Church (No deed 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, R.S. 7873

