

RECEIVED 7-18-94 AL GUY ✓



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.

VIRGINIA HOGAN 1.560 ACRES

Lying in Section 30, Town 7, Range 8, Bloomfield Township, Logan County, Ohio.

Being out of the Virginia E. Hogan 60 acre tract as deeded and described in Volume 335, Page 59, Tract I of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 5/8 inch iron rod (with a Logan County Engineer's cap) found at the northeast corner of said Section 30 and, also, on the center-line of County Highway 35.

THENCE, with the east line of Section 30 and the center-line of County Highway 35, S 0°-02'-20" W, a distance of 2226.05 feet to a railroad spike set at the TRUE POINT OF BEGINNING.

THENCE, with the east line of Section 30 and the center-line of County Highway 35, S 0°-02'-20" W, a distance of 264.28 feet to a railroad spike set. The said railroad spike is N 0°-02'-20" E, a distance of 160.00 feet from a Logan County Engineer's 5/8 inch iron rod found at the southeast corner of the northeast quarter of Section 30.

THENCE, N 83°-32'-03" W, a distance of 287.29 feet to a 5/8 inch iron rod set.

THENCE, N 0°-40'-50" W, a distance of 209.55 feet to a 5/8 inch iron rod set.

THENCE, N 85°-33'-20" E, a distance of 289.00 feet to the point of beginning.

Containing 1.560 acres of which 0.180 acre is within the highway right-of-way.

The basis for bearings is based upon the east line of Section 30 being S 0°-02'-20" W, and all other bearing are from angles and distances measured in a field survey by Lee Surveying and Mapping Company on July 1, 1994.

Description prepared by:

Jeffrey I. Lee
Professional Surveyor 6359
July 17, 1994



L 2202

ORIGINAL STAMP IN GREEN

INDEXED ON MAP
8930 1D

LEGEND

- 5/8" I. ROD FOUND
LOGAN COUNTY ENGINEER
- ⊕ RAILROAD SPIKE SET
- 5/8" I. ROD SET



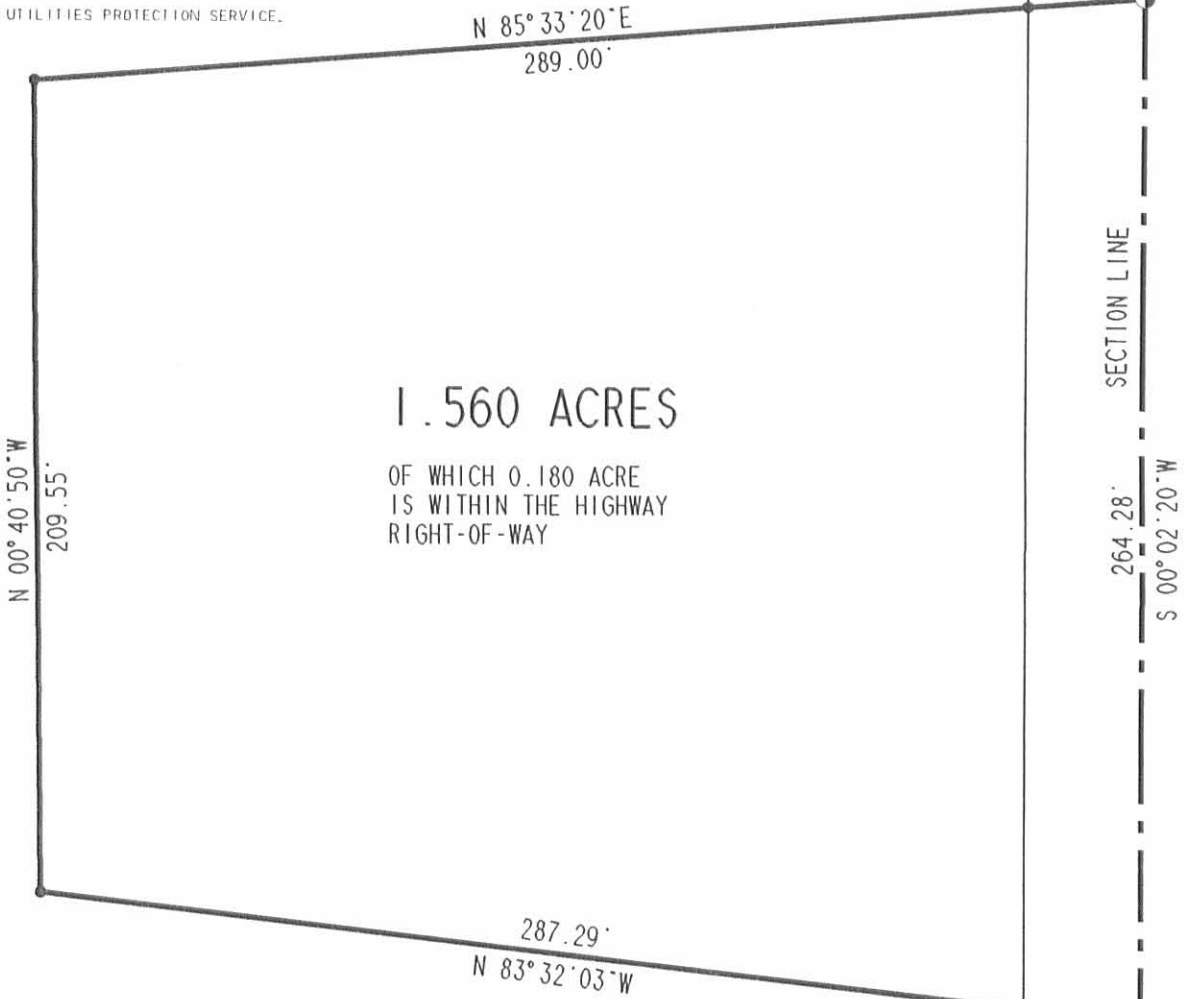
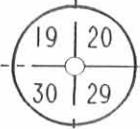
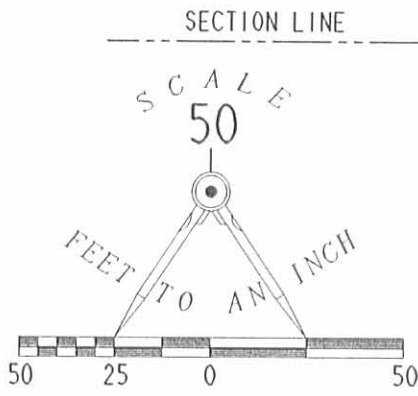
2 WORKING DAYS

BEFORE YOU DIG



CALL TOLL FREE **800-362-2764**

OHIO UTILITIES PROTECTION SERVICE.



1.560 ACRES

OF WHICH 0.180 ACRE
IS WITHIN THE HIGHWAY
RIGHT-OF-WAY

SURVEY OF 1.560 ACRES
OUT OF THE
VIRGINIA E. HOGAN
60 ACRE TRACT
VOLUME 335. PAGE 59
SECTION 30. TOWN 7. RANGE 8
BLOOMFIELD TOWNSHIP
LOGAN COUNTY. OHIO

QUARTER SECTION LINE

REFERENCES:

LOGAN COUNTY ENGINEER'S RECORDS:
FIELD BOOK 601. PP 60 - 63

SURVEYED BY:



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

D 241 VHOGAN

L 2202-4

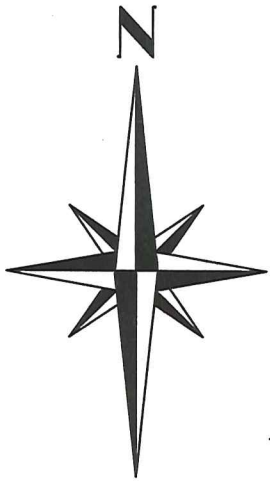
INDEXED ON MAP
8930 1P

ORIGINAL STAMP IN GREEN

7-23-2024

APPROVED

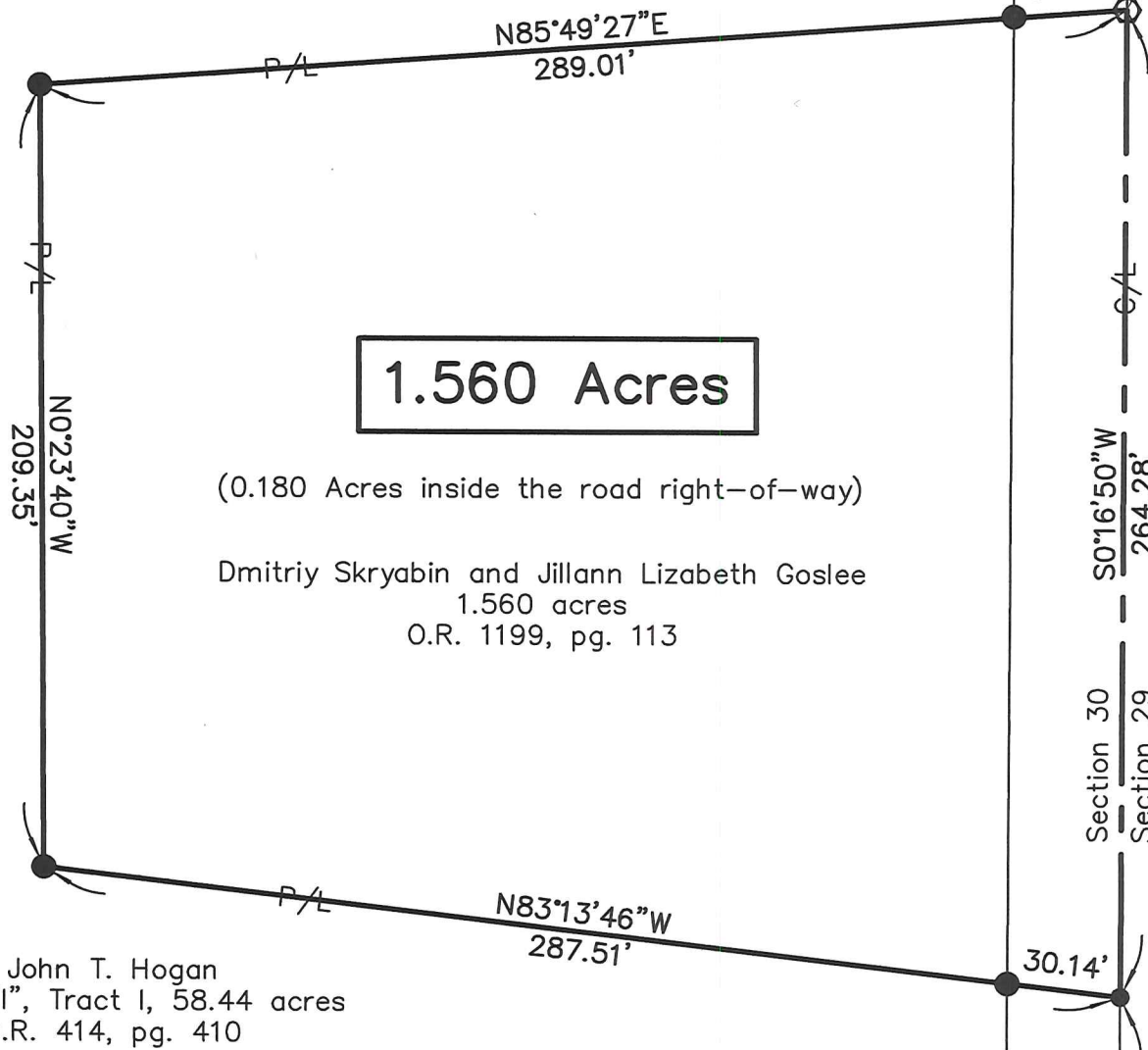
PLAT OF SURVEY IN THE NORTHEAST QUARTER OF SECTION 30, TOWN 7, RANGE 8 BLOOMFIELD TOWNSHIP LOGAN COUNTY, OHIO



LEGEND

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

John T. Hogan
Exhibit "I", Tract I, 58.44 acres
O.R. 414, pg. 410



1.560 Acres

(0.180 Acres inside the road right-of-way)

Dmitriy Skryabin and Jillann Lizabeth Goslee
1.560 acres
O.R. 1199, pg. 113



John T. Hogan
Exhibit "I", Tract I, 58.44 acres
O.R. 414, pg. 410

NOTES:

The bearings shown hereon are derived from GPS observations based on Ohio State Plane Coordinate System, North (NAD 83), Geoid Model 2018.

This survey was prepared from information found in the current instruments of conveyance and without a complete and accurate title search.

County Road 35 is classified as a local road.

Minimum driveway spacing is $\geq 250'$.

Minimum stopping sight distance is $\geq 495'$ (55 MPH).

This is an existing parcel and has an existing residence and existing driveway.

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

George A. Blackburn 7-17-2024
GEORGE A. BLACKBURN, R.S. 7873

3/4" Iron bar found
S.E. corner of the
N.E. quarter of Section 30
Half Section Line

INDEXED ON MAP
8930

COUNTY ROAD 35 (60 FEET WIDE)

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

DATE: 7/17/2024
SCALE: 1" = 50'
FILE: Jill Goslee 7-24

PLAT PREPARED FOR
DMITRIY SKRYABIN AND
JILLANN LIZABETH GOSLEE

Sheet
1
of
1



10-23-24
APPROVED

**DESCRIPTION OF SURVEY FOR
BEATTY FARMS, INC.
2.103 ACRES
October 21, 2024**

The following described 2.103 acre tract of land is situated in the Southeast Quarter of Section 30, Town 7, Range 8, Bloomfield Township, Logan County, Ohio and being part of Beatty Farms, Inc.'s Parcel II, Tract Two 81.160 acres (also being the fourth tract of 50 acres) described in Official Record Volume 1418, page 5164, said 2.103 acre tract of land more particularly described as follows:

Beginning for reference at a $\frac{3}{4}$ inch iron bar found at the northeast corner of the southeast quarter of Section 30, said iron bar also in the centerline of County Road 35 (60 feet wide) and at the northeast corner of said 81.160 acre tract;

Thence South $0^{\circ}05'06''$ West 399.93 feet, departing from the east line of Section 30 and following the centerline of County Road 35 and the east line of said 81.160 acre tract, to a magnetic nail set and marking the **place of beginning**;

Thence **South $0^{\circ}05'06''$ West 150.00 feet**, continuing along the centerline of County Road 35 and the east line of said 81.160 acre tract, to a magnetic nail set at the northeast corner of Charles Robert Staley, Trustee's 105.581 acre tract (also being the third tract of 21.34 acres) described in Official Record Volume 1099, page 78;

Thence **North $88^{\circ}46'25''$ West 534.99 feet**, departing from the centerline of County Road 35, following the south line of said 81.160 acre tract and the north line of said 105.581 acre tract, passing an iron bar set at 30.00 feet, to an iron bar set;

Thence **North $0^{\circ}05'06''$ East 176.99 feet**, departing from the north line of said 105.581 acre tract and entering said 81.160 acre tract, to an iron bar set;

Thence **North $89^{\circ}48'22''$ East 361.82 feet** to an iron bar set;

Thence **South $0^{\circ}05'06''$ West 35.96 feet** to an iron bar set;

Thence **South 88°46'25" East 173.10 feet**, passing an iron bar set at 131.10 feet, to the **place of beginning, containing 2.103 acres** more or less and subject to all valid easements and restrictions of record.

The road right-of-way of County Road 35 contains 0.103 acres more or less.

The above description was prepared from an actual field survey conducted by Blackburn Surveying, LLC, George A. Blackburn, Registered Surveyor # 7873, during the month of October 2024. 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 35 (60 feet wide) bearing South 0°05'06" West and derived from GPS observations based on Ohio State Plane Coordinate System, North Zone (NAD83), Geoid Model 2018.

Description prepared by: *George A. Blackburn* *10-21-2024*
George A. Blackburn, RS # 7873

6879 State Route 287
West Liberty, Ohio 43357
(937) 465-0424

INDEXED ON MAP
8930



**DESCRIPTION OF SURVEY FOR
BEATTY FARMS, INC.
INGRESS – EGRESS EASEMENT
October 21, 2024**

The following described Ingress - Egress easement is situated in the Southeast Quarter of Section 30, Town 7, Range 8, Bloomfield Township, Logan County, Ohio and being over Beatty Farms, Inc.'s Parcel II, Tract Two 81.160 acres (also being the fourth tract of 50 acres) described in Official Record Volume 1418, page 5164, said easement more particularly described as follows:

Beginning for reference at a 3/4 inch iron bar found at the northeast corner of the southeast quarter of Section 30, said iron bar also in the centerline of County Road 35 (60 feet wide) and at the northeast corner of said 81.160 acre tract;

Thence South 0°05'06" West 399.93 feet, departing from the east line of Section 30 and following the centerline of County Road 35 and the east line of said 81.160 acre tract, to a magnetic nail set and marking the **place of beginning**;


Thence **South 0°05'06" West 38.00 feet**, continuing along the centerline of County Road 35 and the east line of said 81.160 acre tract, to a magnetic nail set;

Thence **North 47°09'01" West 57.20 feet**, departing from the centerline of County Road 35 and entering said 81.160 acre tract, to an iron bar set;

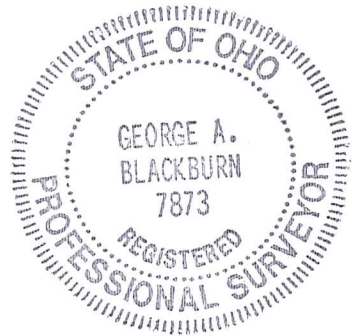
Thence **South 88°46'25" East 42.00 feet** to the **place of beginning** and subject to all valid easements and restrictions of record.

The above description was prepared from an actual field survey conducted by Blackburn Surveying, LLC, George A. Blackburn, Registered Surveyor # 7873, during the month of October 2024. 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 35 (60 feet wide) bearing South 0°05'06" West and derived from GPS observations based on Ohio State Plane Coordinate System, North Zone (NAD83), Geoid Model 2018.

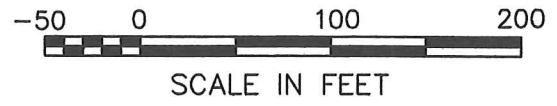
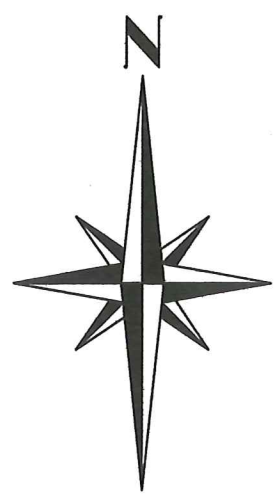
Description prepared by:

 10-21-2024
George A. Blackburn, RS # 7873
6879 State Route 287
West Liberty, Ohio 43357
(937) 465-0424

INDEXED ON MAP
8930



PLAT OF SURVEY IN THE SOUTHEAST QUARTER OF SECTION 30, TOWN 7, RANGE 8 BLOOMFIELD TOWNSHIP LOGAN COUNTY, OHIO



NOTES:

The bearings shown hereon are derived from GPS observations based on Ohio State Plane Coordinate System, North Zone NAD (83), Geoid Model 2018.

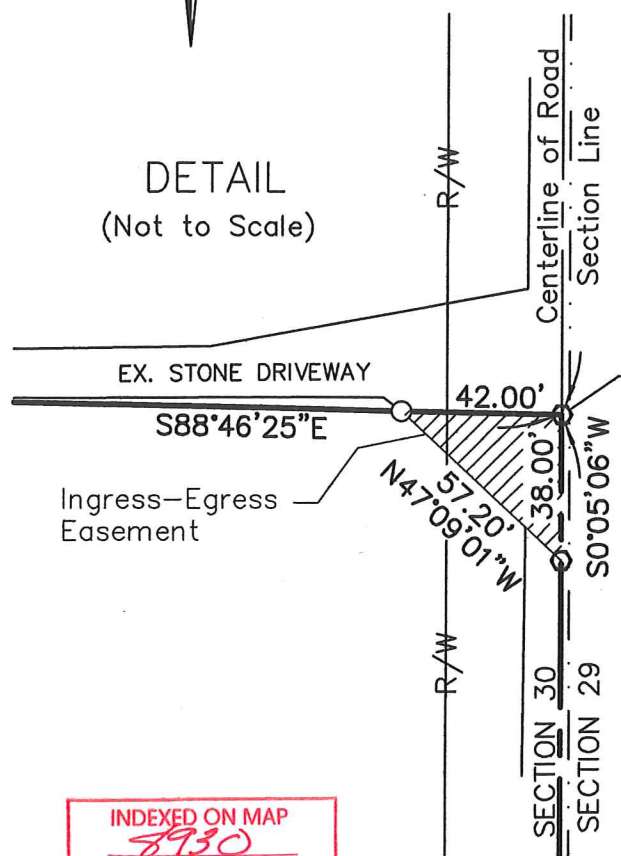
This survey was prepared using the information found in the current instruments of conveyance (shown hereon) and without a complete and accurate title search.

LEGEND

- RAILROAD SPIKE FOUND
- MAGNETIC NAIL SET
- 3/4" IRON BAR FOUND
- 5/8" IRON BAR SET

Reference Beginning
Northeast corner of
the S.E. Quarter of
Section 30

DETAIL
(Not to Scale)



Place of Beginning
for 2.103 acre tract
and Ingress-Egress
Easement

ACCESS MANAGEMENT REGULATIONS:

County Road 35 is classified as a local road.
Minimum driveway spacing is $\geq 250'$.
Minimum stopping sight distance is $\geq 495'$ (55 MPH).
The 2.103 acre tract of land shown hereon has an existing residence and driveway.

INDEXED ON MAP
8930

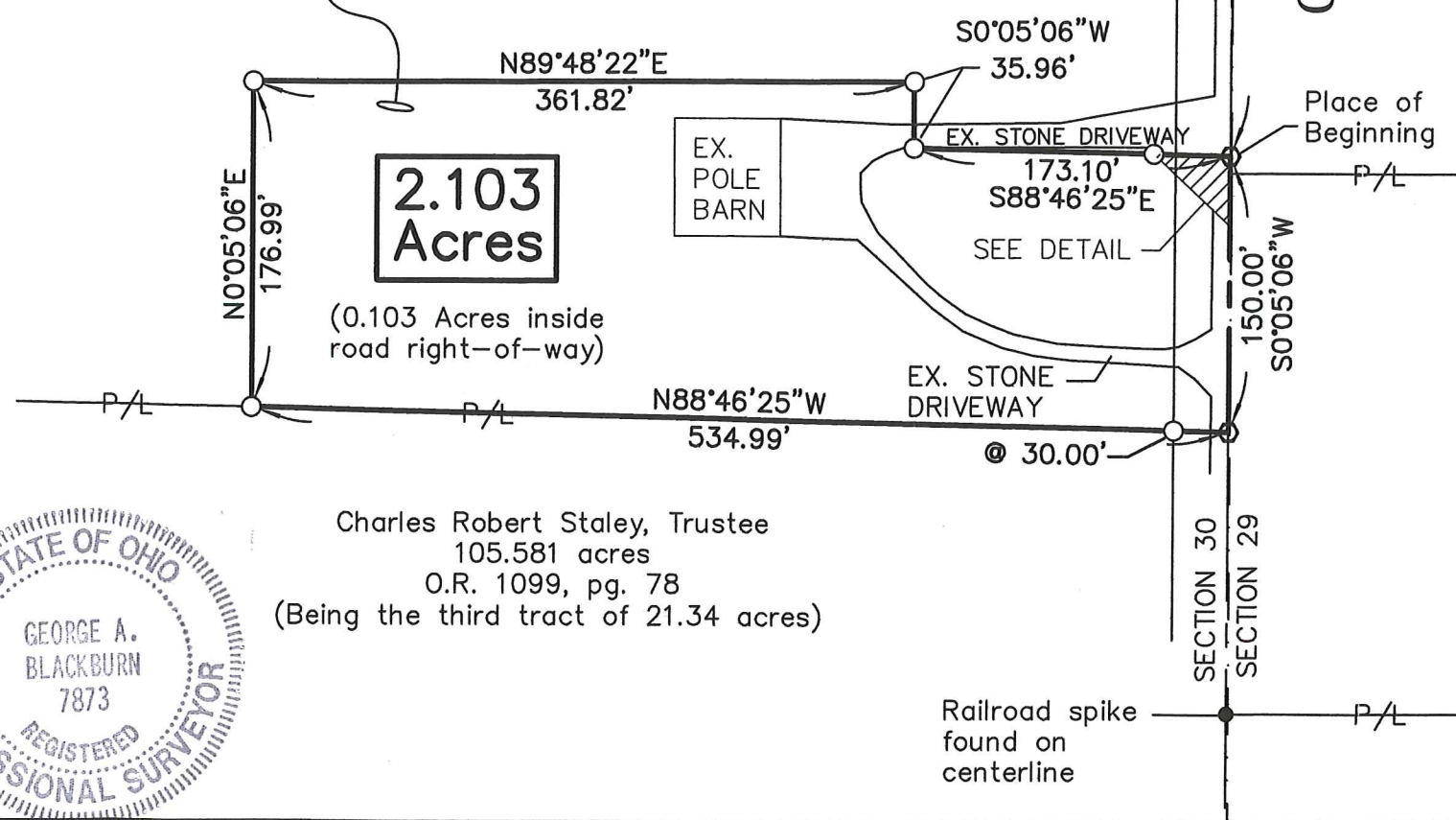
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND THAT MONUMENTS WERE PLACED AS INDICATED HEREON.

George A. Blackburn 10-21-2024

GEORGE A. BLACKBURN, R.S. 7873



Beatty Farms, Inc.
Parcel II, Tract Two,
81.160 acres
O.R. 1418, pg. 5164
(Being the fourth tract of 50 acres)



Charles Robert Staley, Trustee
105.581 acres
O.R. 1099, pg. 78
(Being the third tract of 21.34 acres)

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

DATE : 10/21/2024
SCALE : 1" = 100'
FILE: Kevin Beatty 10-24

REVISIONS	DATE	BY

PLAT PREPARED FOR BEATTY FARMS, INC.

SHEET
1
OF 1