

## DESCRIPTION

The following described real estate situated in Bokescreek Township, Logan County, Ohio and being in Virginia Military Survey

No. 775  
6155

Beginning at a point in the north line of V.M.S. 775 6155 and in the center of County Highway No. 142; thence with the center of said County Highway south <sup>S. 15°-01' W. 7.65'</sup> 30.60 poles, thence continuing with said County Highway S. <sup>1-01' 1.7435'</sup> 2°-30' E. 56.96 poles to an iron pin in the center of said County Highway No. 142; thence N. <sup>69°</sup> 80°-15' W. 46.90 poles; thence S. <sup>69°</sup> 9°-00' W. 24.88 poles; thence N. <sup>3.2'</sup> 81°-00' W. 3.64 poles; thence S. <sup>3.2'</sup> 9°-00' W. 13.33 poles to the center of S.H. No. 236 (State Route 47); thence with said S.H. No. 236 N. 81°-00' W. 58.96 poles to a stone southeast corner to Chas. P. Maris, et ux 35.75 acre  
*Thence with the east side of said Maris tract*  
tract, N. 6°-30' E. 57.15 poles to Maris's northeast corner; thence with Maris's north line N. 81°-30' W. 36.48 poles to a stone; thence N. <sup>16.82'</sup> 6°-30' E. 67.28 poles to a stone in the north line of V.M.S. 775; 6155  
thence with said survey line S. <sup>33.75'</sup> 81°-00' E. 135.44 poles to the place of beginning containing 84.64 acres.

Excepting therefrom a tract of land conveyed to the T. & O.C. R.R. Co. by Chas. C. Wilgus, et ux by deed dated March 28, 1893 and recorded in Volume 81 at page 263 of the Logan County Recorders Deed Records.

Said tract being a strip of land 66 feet in width and 411 feet long and being 33 feet on each side of the center line of said railway, and being more particularly described as bounded on the north by lands of the Bates heirs, on the east and south by a line 33 feet from and parallel to the center line of said railway and by County

(over)

2780 17D-1  
INDEXED ON MAP

Highway No. 142 and on the west by a line 33 feet from and parallel to said center line containing .64 acres.

The net area of the tract herein described is 84.00 acres.

*Respectfully, my sincere regards,*

1D-2

4-10-2025



APPROVED

DESCRIPTION OF SURVEY FOR  
JERRY REGULA  
2.109 ACRES  
March 31, 2025

The following described 2.109 acre tract of land is situated in Virginia Military Survey 775 – 6155, Bokescreek Township, Logan County, Ohio and being part of Jerry Regula's Exhibit "A", Tract II (70.25 acres) described in Official Record Volume 120, page 146, said 2.109 acre tract of land more particularly described as follows:

Commencing at a  $\frac{3}{4}$  inch iron bar found at the intersection of the centerline of County Road 125 (40 feet wide) with the north line of V.M.S. 775 – 6155;

Thence South  $12^{\circ}07'14''$  West 330.00 feet, following the centerline of County Road 125, to a magnetic nail set at the southeast corner of Jessica Kennedy's Exhibit "A" (3 acres) described in Official Record Volume 1285, page 1 and at a northeast corner of said 70.25 acre tract, said magnetic nail marking the **place of beginning**;

Thence **South  $12^{\circ}07'14''$  West 232.00 feet**, following the centerline of County Road 125 and the east line of said 70.25 acre tract, to a magnetic nail set;

Thence **North  $77^{\circ}30'30''$  West 396.00 feet**, departing from the centerline of County Road 125 and entering said 70.25 acre tract, passing an iron bar set at 20.01 feet, to an iron bar set;

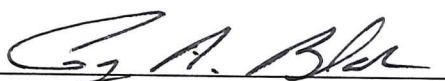
Thence **North  $12^{\circ}07'14''$  East 232.00 feet** to an iron bar set at the southwest corner of said 3 acre tract and at a northwest corner of said 70.25 acre tract;

Thence **South  $77^{\circ}30'30''$  East 396.00 feet**, following the south line of said 3 acre tract and a north line of said 70.25 acre tract, passing an iron bar set at 375.99 feet, to the **place of beginning, containing 2.109 acres** more or less and subject to all valid easements and restrictions of record.

The road right-of-way of County Road 125 (40 feet wide) contains 0.107 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 March 2025. 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 125 (40 feet wide) bearing South  $12^{\circ}07'14''$  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, RS # 7873  
6879 State Route 287  
West Liberty, Ohio 43357  
(937) 465-0424

3-31-2025

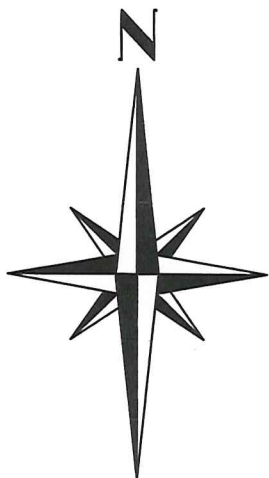




4-10-2025



PLAT OF SURVEY IN  
VIRGINIA MILITARY SURVEY 775-6155  
BOKESCREEK TOWNSHIP  
LOGAN COUNTY, OHIO

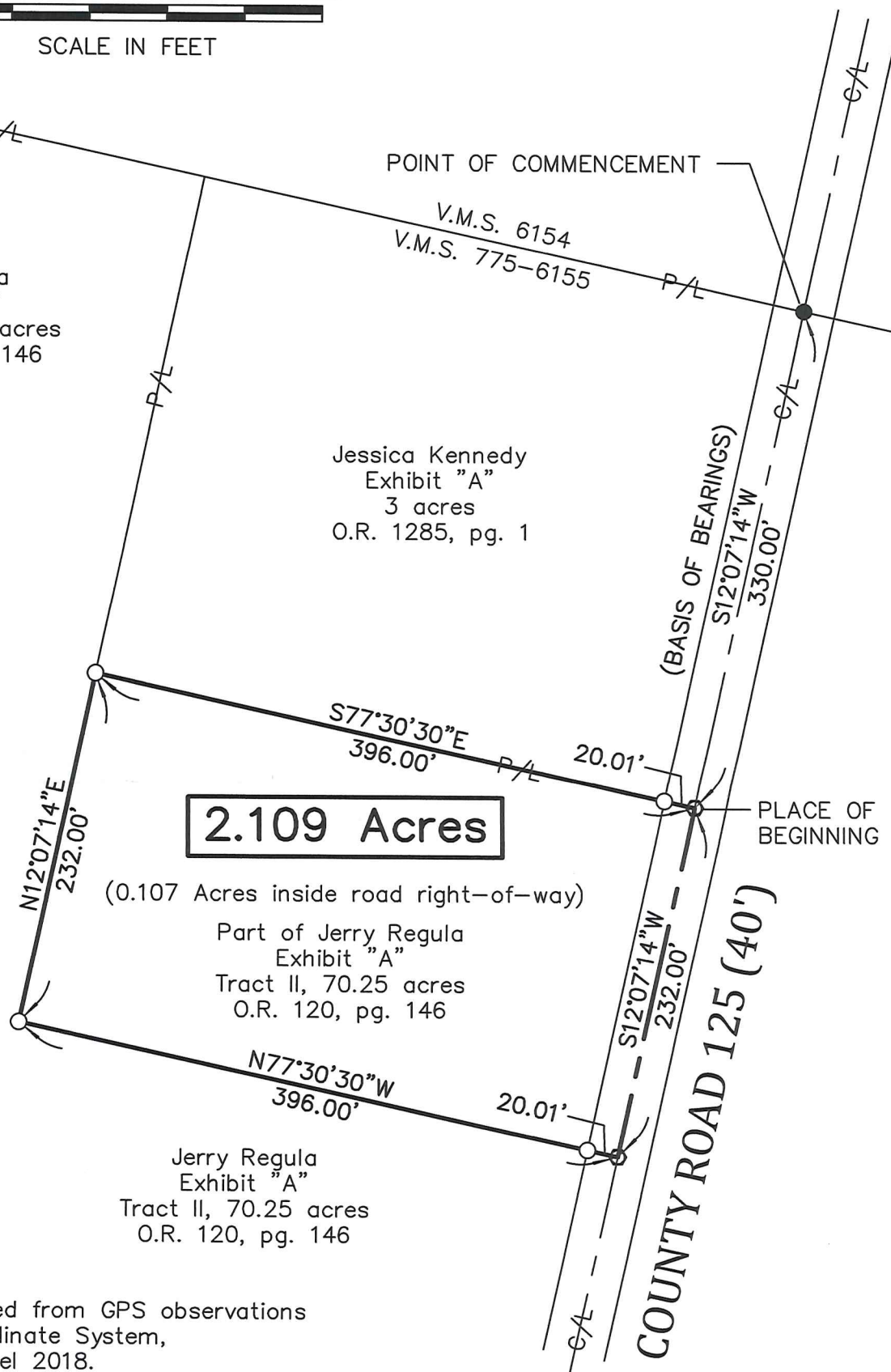


-50 0 100 200  
SCALE IN FEET

Jerry Regula  
Exhibit "A"  
Tract II, 70.25 acres  
O.R. 120, pg. 146

SYMBOL LEGEND

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



NOTE:

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

ACCESS MANAGEMENT REGULATIONS:

County Road 125 is classified as a local road.  
Minimum driveway spacing is  $\geq 250'$ .  
Minimum stopping sight distance is  $\geq 495'$  (55 MPH).  
Driveway not requested at this time.

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

George A. Blackburn 3-31-2025  
GEORGE A. BLACKBURN, R.S. 7873



INDEXED ON MAP  
2780

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

DATE: 3/31/2025  
SCALE: 1" = 100'  
FILE: Jerry Regula 3-25

PLAT PREPARED FOR  
JERRY REGULA

Sheet  
1  
of  
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