

Hayes to Winder Survey

April, 1977

Being situated in M^cArthur Township, Logan County, Ohio; and being a part of V.M.S. 9904.

TRACT I :

Beginning at a stone in the center of State Route 274 that is shown as Station 19 + 80 in the County Engineer's Field Book 598, page 34. Said stone is also the northwest corner of Hayes 10.68 acre tract.

Thence with the center of State Route 274 N 84^o-18' E 394.4 feet to an iron. Said iron is the true place of beginning for this description.

Thence S 0^o-38' W 193.7 feet to an iron, passing thru an iron at 40.0 feet.

Thence S 89^o-22' E 218.3 feet to an iron.

Thence N 0^o-38' E 5.0 feet to a point in the south line of Lot 34 of the Village of Cherokee.

Thence with the south line of Lots 34, 35, and 36 of the Village of Cherokee N 89^o-22' W 162.2 feet to a point.

Thence with the west line of the Village of Cherokee N 0^o-38' E 200.0 feet to an iron in the center of State Route 274.

Thence with the center of State Route 274 S 84^o-18' W 56.6 feet to the place of beginning.

Containing 0.26 of an acre more or less. Being surveyed from a 10.68 acre tract.

TRACT II :

Being the west 35.7 feet of Lot 34, and all of Lot 35 and Lot 36 of the Village of Cherokee.

It is the intention of this survey to give 1.00 acre of land to meet the zoning requirements of M^cArthur Township, and Logan County.

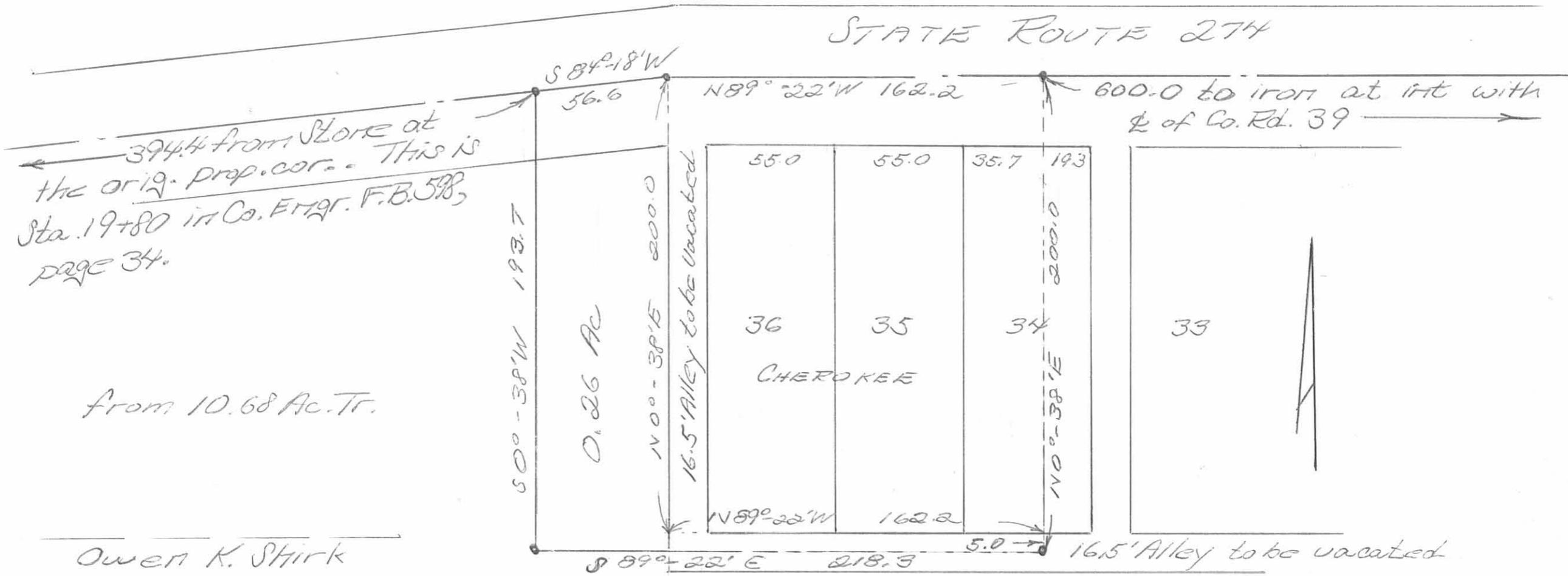
Owen K. Shirk
Surveyor 4271

ID

6025

INDEXED ON MAP

HAYES TO WINDER SURVEY
 McARTHUR TWP., LOGAN CO., OHIO
 V.M.S. 9904 - 1" = 50'



from 10.68 Ac. Tr.

Owen K. Shirk
 Surveyor 4271
 April 26, 1977

NOTE: It is the intention of this survey to give 1.00 acre of land to meet zoning requirements.

6025
 1P



**DESCRIPTION OF SURVEY FOR
CHRISTOPHER WINDER AND JANICE WINDER
0.818 ACRES
September 3, 2025**

The following described 0.818 acre tract of land is situated in Virginia Military Survey 9904, McArthur Township, Logan County, Ohio and being part of Monroe Alley (16.5 feet wide) and all of Clay Alley (16.5 feet wide) (both being vacated by Resolution No. 181-77) and part of Janice A. Winder's Tract I (8.954 acres) described in Official Record Volume 979, page 140 and Christopher Gene Winder's and Janice Arlene Winder's part of Tract I (0.26 acres) and all of Tract II described as being the west 35.7 feet of Lot 34, all of Lot 35 and all of Lot 36 of the Village of Cherokee (Plat Cabinet A, Slide 147) described in Deed Volume 370, page 426, said 0.818 acre tract of land more particularly described as follows:

Commencing at a one inch iron bar found at the intersection of the centerline of Fountain Street (S.R. 274) (60 feet wide) with the centerline of Main Street (C.R. 39) (70 feet wide), said iron bar being located within the Village of Cherokee (Plat Cabinet A, Slide 147);

Thence North $88^{\circ}56'57''$ West 599.65 feet, following the centerline of Fountain Street (S.R. 274), passing a railroad spike found at 216.50 feet, to a railroad spike found;

Thence South $1^{\circ}01'55''$ West 30.00 feet, departing from the centerline of Fountain Street (S.R. 274), to a 5/8 inch iron bar found in the north line of Lot 34 at the northeast corner of said tract described as the west 35.7 feet of Lot 34 and at the northwest corner of Janice A. Winder's Tract II (east 19.3 feet of Lot 34) described in Official Record Volume 979, page 140, said iron bar marking the **place of beginning**;

Thence **South $1^{\circ}01'55''$ West 220.21 feet**, crossing Lot 34, following the east line of the west 35.7 feet of Lot 34, the east line of said 0.26 acre tract, the west line of the east 19.3 feet of Lot 34, crossing the vacated part of Monroe Alley and entering said 8.954 acre tract, passing a 5/8 inch iron bar found at 170.04 feet, to an iron bar set;

Thence **North $88^{\circ}52'23''$ West 161.71 feet** to an iron bar set;

Thence **North $0^{\circ}54'07''$ East 220.00 feet**, passing at 50.17 feet an iron bar set in the south line of said 0.26 acre tract and in the west line of the vacated part of Monroe Alley,

crossing part of said 0.26 acre tract, following the west line of the vacated part of Monroe Alley, the west line of vacated Clay Alley and an east line of said 0.26 acre tract, passing an iron bar set at 210.00 feet, to a point in the south line of Fountain Street (S.R. 274);

Thence **South 88°56'57" East 162.21** feet, following the south line of Fountain Street (S.R. 274), the north line of vacated Clay Alley, the north line of Lot 36, Lot 35 and Lot 34, to the **place of beginning, containing 0.818 acres** more or less and subject to all valid easements and restrictions of record.

Of the above described 0.818 acre tract of land, 0.061 acres are part of the vacated part of Monroe Alley (0.018 acres of which are part of said 0.26 acre tract), 0.063 acres are part of vacated Clay Alley, 0.143 acres are part of said 8.954 acre tract and 0.551 acres are part of Lot 34 and all of Lot 35 and Lot 36.

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 August 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 State Route 274 (60 feet wide) bearing North 88°56'57" 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* *9-3-2025*
George A. Blackburn, RS # 7873
6879 State Route 287
West Liberty, Ohio 43357
(937) 465-0424

INDEXED ON MAP
6025





9-11-25
APPROVED

**DESCRIPTION OF SURVEY FOR
CHRISTOPHER WINDER AND JANICE WINDER
1.065 ACRES
September 3, 2025**

The following described 1.065 acre tract of land is situated in Virginia Military Survey 9904, McArthur Township, Logan County, Ohio and being part of Christopher Gene Winder's and Janice Arlene Winder's Tract I (0.26 acres) described in Deed Volume 370, page 426 and part of Janice A. Winder's Tract I (8.954 acres) described in Official Record Volume 979, page 140, said 1.065 acre tract of land more particularly described as follows:

Commencing at a one inch iron bar found at the intersection of the centerline of Fountain Street (S.R. 274) (60 feet wide) with the centerline of Main Street (C.R. 39) (70 feet wide), said iron bar being located within the Village of Cherokee (Plat Cabinet A, Slide 147);

Thence North $88^{\circ}56'57''$ West 761.93 feet, following the centerline of Fountain Street (S.R. 274), passing railroad spikes found at 216.50 feet and at 599.65 feet, to a 5/8 inch iron bar found at an angle point in the centerline of State Route 274 and at the westernmost point in the centerline of Fountain Street, said iron bar also at the northeast corner of said 0.26 acre tract and marking the **place of beginning**;

Thence **South $0^{\circ}54'07''$ West 250.00 feet**, departing from the centerline of State Route 274, following the west line of the Village of Cherokee, the west line of Clay Alley (16.5 feet wide) (vacated by Resolution No. 181-77) and the east line of said 0.26 acre tract, passing an iron bar set at 40.00 feet and an iron bar set at 199.83 feet in the south line of said 0.26 acre tract, entering said 8.954 acre tract thereafter, to an iron bar set;

Thence **North $88^{\circ}52'23''$ West 180.40 feet** to an iron bar set in the east line of Gary L. Alexander's and Carryl G. Alexander's 2.00 acre tract described in Official Record Volume 1427, page 5016 and in the west line of said 8.954 acre tract;

Thence **North $6^{\circ}02'49''$ West 228.08 feet**, following the east line of said 2.00 acre tract and the west line of said 8.954 acre tract, passing an iron bar set at 198.08 feet, to a magnetic nail set in the centerline of State Route 274;

Thence **North 84°37'24" East 209.25 feet**, following the centerline of State Route 274 and the north line of said 8.954 acre tract, to the **place of beginning, containing 1.065 acres** more or less and subject to all valid easements and restrictions of record.

Of the above described 1.065 acre tract of land, 0.255 acres are part of said 0.26 acre tract and 0.810 acres are part of said 8.954 acre tract.

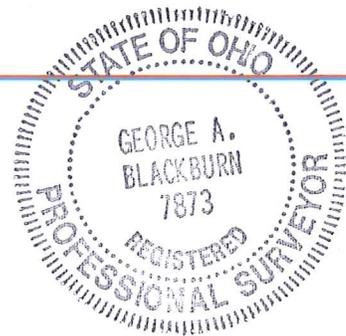
The road right-of-way of State Route 274 (60 feet wide) contains 0.142 acres more or less.

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 August 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 State Route 274 (60 feet wide) bearing North 88°56'57" 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* 9-3-2025

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

INDEXED ON MAP
6025





9-11-25
APPROVED

**DESCRIPTION OF SURVEY FOR
CHRISTOPHER WINDER AND JANICE WINDER
8.855 ACRES
September 3, 2025**

The following described 8.855 acre tract of land is situated in Virginia Military Survey 9904, McArthur Township, Logan County, Ohio and being part of Lot 34, part of Monroe Alley (16.5 feet wide) and part of Sergeant Alley (16.5 feet wide) (both vacated by Resolution No. 181-77) as shown and designated on the plat of said village recorded in Plat Cabinet A, Slide 147 and part of Janice A. Winder's Tract I (8.954 acres) described in Official Record Volume 979, page 140, said 8.855 acre tract of land more particularly described as follows:

Commencing at a one inch iron bar found at the intersection of the centerline of Fountain Street (S.R. 274) (60 feet wide) with the centerline of Main Street (C.R. 39) (70 feet wide), said iron bar being located within the Village of Cherokee (Plat Cabinet A, Slide 147);

Thence North $88^{\circ}56'57''$ West 216.50 feet, following the centerline of Fountain Street (S.R. 274), to a railroad spike found;

Thence South $0^{\circ}54'07''$ West 211.54 feet, departing from Fountain Street (S.R. 274), to an iron bar set at the intersection of the south line of Monroe Alley (16.5 feet wide) with the west line of Washington Alley (16.5 feet wide), said iron bar also at the northeast corner of said 8.954 acre tract and marking the **place of beginning**;

Thence **South $0^{\circ}54'07''$ West 182.97 feet**, following the west line of Washington Alley and the east line of said 8.954 acre tract, to an iron bar set;

Thence **South $1^{\circ}54'41''$ West 342.24 feet**, following the west line of Washington Alley and the west line of Steven L. Terrill's and Debra A. Terrill's Tract I (0.313 acres) described in Official Record Volume 1424, page 3142, to an iron bar set in the north line of Spring Lake Farm LLC's Exhibit "A", Tract II (17.19 acres) described in Official Record Volume 1138, page 446;

Thence **South $83^{\circ}43'40''$ West 655.29 feet**, following the north line of said 17.19 acre tract and the south line of said 8.954 acre tract, to a 5/8 inch iron bar found at the

southeast corner of Gary L. Alexander, Sr.'s Exhibit "A" (2.436 acres) described in Official Record Volume 573, page 848;

Thence **North 6°06'49" West 77.48 feet**, departing from the north line of said 17.19 acre tract, following the east line of said 2.436 acre tract and the west line of said 8.954 acre tract, to a 5/8 inch iron bar found at the southeast corner of Gary L. Alexander's and Carryl G. Alexander's 2.00 acre tract described in Official Record Volume 1427, page 5016;

Thence **North 6°02'49" West 497.37 feet**, following the east line of said 2.00 acre tract and the west line of said 8.954 acre tract, to an iron bar set;

Thence **South 88°52'23" East 342.11 feet**, departing from the east line of said 2.00 acre tract and entering said 8.954 acre tract, passing an iron bar set at 180.40 feet, to an iron bar set;

Thence **North 1°01'55" East 50.17 feet**, leaving said 8.954 acre tract and entering the vacated part of Monroe Alley, to a 5/8 inch iron bar found;

Thence **North 1°01'55" East 170.04 feet**, leaving the vacated part of Monroe Alley and crossing Lot 34, to a 5/8 inch iron bar found in the south line of Fountain Street (S.R. 274);

Thence **South 88°56'57" East 27.86 feet**, following the south line of Fountain Street (S.R. 274), the north line of Lot 34 and the north line of vacated Sergeant Alley, to an iron bar set in the centerline of said Sergeant Alley;

Thence **South 0°54'07" West 173.25 feet**, departing from the south line of Fountain Street (S.R. 274) and following the centerline of vacated Sergeant Alley, to an iron bar set in the centerline of the vacated part of Monroe Alley;

Thence **South 88°56'57" East 63.36 feet**, following the centerline of the vacated part of Monroe Alley, to an iron bar set;

Thence **South 0°54'07" West 8.25 feet** to an iron bar set in the south line of the vacated part of Monroe Alley and in the north line of said 8.954 acre tract;

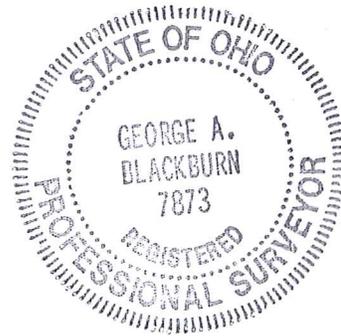
Thence **South 88°56'57" East 292.00 feet**, following the south line of Monroe Alley and the north line of said 8.954 acre tract, to the **place of beginning, containing 8.855 acres** more or less and subject to all valid easements and restrictions of record.

Of the above described 8.855 acre tract of land, 0.023 acres are part of the vacated part of Monroe Alley, 0.031 acres are part of vacated Sergeant Alley and 8.801 acres are part of said 8.954 acre tract.

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 August 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 State Route 274 (60 feet wide) bearing North 88°56'57" 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* *9-3-2025*
George A. Blackburn, RS # 7873
6879 State Route 287
West Liberty, Ohio 43357
(937) 465-0424

INDEXED ON MAP
6025



9-11-25

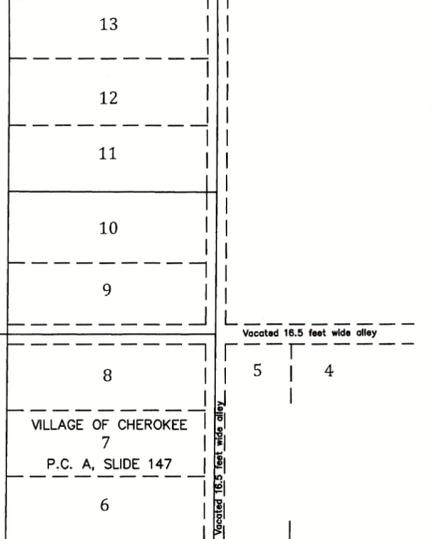
APPROVED



PLAT OF SURVEY IN THE VILLAGE OF CHEROKEE VIRGINIA MILITARY SURVEY 9904 McARTHUR TOWNSHIP LOGAN COUNTY, OHIO

STATE ROUTE 274 (60')
FOUNTAIN STREET

MAIN STREET (C.R. 39) (70')



SYMBOL LEGEND

- MAGNETIC NAIL FOUND
- MAGNETIC NAIL SET
- RAILROAD SPIKE FOUND
- 5/8" IRON BAR FOUND UNLESS OTHERWISE NOTED
- 5/8" IRON BAR SET
- P.O.B. PLACE OF BEGINNING
- X- WOVEN WIRE FENCE
- ▨ 16.5' ALLEYS (VACATED)

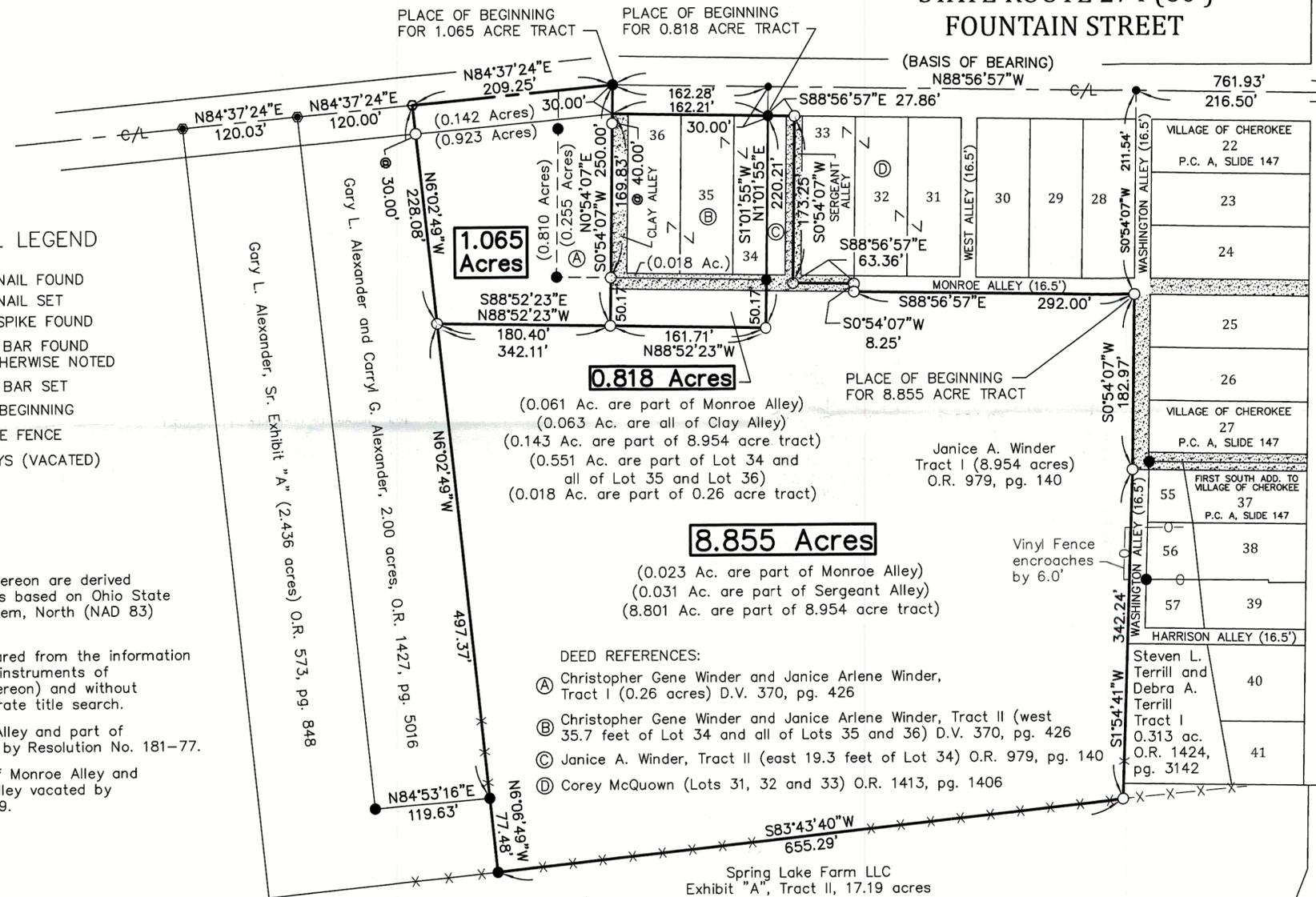
NOTES:

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

Clay Alley, Sergeant Alley and part of Monroe Alley vacated by Resolution No. 181-77.

Jackson Alley, part of Monroe Alley and part of Washington Alley vacated by Resolution No. 361-79.



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

George A. Blackburn 9-3-2025
GEORGE A. BLACKBURN, R.S. 7873

INDEXED ON MAP
6023

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

DATE: 8/29/2025
SCALE: 1" = 100'

FILE: Winder 8-25

PLAT PREPARED FOR CHRISTOPHER WINDER AND JANICE WINDER

Sheet
1
of
1