

Received 11-22-94 on 904

LESLIE H. GEESLIN
REGISTERED SURVEYOR 5248
P. O. BOX 274
RUSHSVLVANIA, OHIO 43347
TELEPHONE: (513) 468-2793

CLARK ESTATE SURVEY

Tract 1

November 1, 1994

The following described real estate situated in the State of Ohio, County of Logan, Township of McArthur, being part of Virginia Military Survey 9883 and more particularly described as follows:

Beginning at a cap and nail set in the centerline of County Highway 49 at the southeast corner of Michael D. Brunner's 67.956 acre tract as described in O. R. Vol. 62 Page 50.

Thence with said centerline S. 11° 59' 35" E. 60.00 feet to a cap and nail set.

Thence S. 76° 59' 48" W. 840.23 feet to a 5/8 inch iron bar set.

Thence S. 11° 59' 35" E. 1138.35 feet to a 5/8 inch iron bar set.

Thence S. 77° 19' 09" W. 1814.58 feet to a 5/8 inch iron bar set in the east line of Harold Hover's 54.97 acre tract as described in O. R. Vol. 124 Page 524.

Thence with said Hover's east line N. 12° 41' 40" W. 1187.97 feet to a 5/8 inch iron bar found at the southwest corner of said Michael Brunner's 67.956 acre tract.

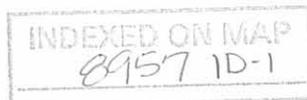
Thence with said Brunner's south line N. 76° 59' 48" E. 2669.51 feet to the place of beginning.

Containing 51.059 acres more or less of which 0.027 acre is in the right of way of County Highway 49.

The above described 51.059 acre tract being part of Robert Paul Clark etal's 120 acre tract as described in O. R. Vol. 123 Page 52, O. R. Vol. 40 Page 570 and D. B. Vol. 374 Page 370.

Bearings are based on an assumed bearing (S. 11° 59' 35" E.) for the centerline of County Highway 49 in this field survey by Leslie H. Geeslin, Reg. Surveyor 5248 on November 1, 1994

MC A:\20\CLARK1.SAM



Leslie H. Geeslin

REC'D 11-28-94 any ok ✓

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CLARK ESTATE SURVEY

Tract 2

November 1, 1994

The following described real estate situated in the State of Ohio, County of Logan, Township of McArthur, being part of Virginia Military Survey 9883 and more particularly described as follows:

Beginning at a cap and nail set in the centerline of County Highway 49 that is S. 11° 59' 35" E. 60.00 feet from a cap and nail set in said centerline at the southeast corner of Michael D. Brunner's 67.956 acre tract as described in O. R. Vol. 62 Page 50.

Thence with said centerline S. 11° 59' 35" E. 285.77 feet to a cap and nail set.

Thence S. 77° 04' 40" W. 840.21 feet to a 5/8 inch iron bar set.

Thence N. 11° 59' 35" W. 284.58 feet to a 5/8 inch iron bar set.

Thence N. 76° 59' 48" E. 840.23 feet to the place of beginning.

Containing 5.500 acres more or less of which 0.131 acre is in the right of way of County Highway 49.

The above described 5.500 acre tract being part of Robert Paul Clark etal's 120 acre tract as described in O. R. Vol. 123 Page 52, O. R. Vol. 40 Page 570 and D. B. Vol. 374 Page 370.

Bearings are based on an assumed bearing (S. 11° 59' 35" E.) for the centerline of County Highway 49 in this field survey by Leslie H. Geeslin, Reg. Surveyor 5248 on November 1, 1994.

MC A:\20\CLARK2.SAM

INDEXED ON MAP
8957 1D-2



Leslie H. Geeslin

REC'D 11-28-94 Amy OK ✓

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CLARK ESTATE SURVEY

Tract 3

November 1, 1994

The following described real estate situated in the State of Ohio, County of Logan, Township of McArthur, being part of Virginia Military Survey 9883 and more particularly described as follows:

Beginning at a cap and nail set in the centerline of County Highway 49 that is S. 11° 59' 35" E. 345.77 feet from a cap and nail set in said centerline at the southeast corner of Michael D. Brunner's 67.956 acre tract as described in O. R. Vol. 62 Page 50.

Thence with said centerline S. 11° 59' 35" E. 285.77 feet to a cap and nail set.

Thence S. 77° 09' 30" W. 840.19 feet to a 5/8 inch iron bar set.

Thence N. 11° 59' 35" W. 284.59 feet to a 5/8 inch iron bar set.

Thence N. 77° 04' 40" E. 840.21 feet to the place of beginning.

Containing 5.500 acres more or less of which 0.131 acre is in the right of way of County Highway 49.

The above described 5.500 acre tract being part of Robert Paul Clark etal's 120 acre tract as described in O. R. Vol. 123 Page 52, O. R. Vol. 40 Page 570 and D. B. Vol. 374 Page 370.

Bearings are based on an assumed bearing (S. 11° 59' 35" E.) for the centerline of County Highway 49 in this field survey by Leslie H. Geeslin, Reg. Surveyor 5248 on November 1, 1994.

MC A:\20\CLARK3.SAM

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89571D-3



Leslie H. Geeslin

REC'D 11-28-94 smy ok ✓

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CLARK ESTATE SURVEY

Tract 4

November 1, 1994

The following described real estate situated in the State of Ohio, County of Logan, Township of McArthur, being part of Virginia Military Survey 9883 and more particularly described as follows:

Beginning at a cap and nail set in the centerline of County Highway 49 that is S. 11° 59' 35" E. 631.54 feet from a cap and nail set in said centerline at the southeast corner of Michael D. Brunner's 67.956 acre tract as described in O. R. Vol. 62 Page 50.

Thence with said centerline S. 11° 59' 35" E. 285.77 feet to a cap and nail set.

Thence S. 77° 14' 19" W. 840.17 feet to a 5/8 inch iron bar set.

Thence N. 11° 59' 35" W. 284.59 feet to a 5/8 inch iron bar set.

Thence N. 77° 09' 30" E. 840.19 feet to the place of beginning.

Containing 5.500 acres more or less of which 0.131 acre is in the right of way of County Highway 49.

The above described 5.500 acre tract being part of Robert Paul Clark etal's 120 acre tract as described in O. R. Vol. 123 Page 52, O. R. Vol. 40 Page 570 and D. B. Vol. 374 Page 370.

Bearings are based on an assumed bearing (S. 11° 59' 35" E.) for the centerline of County Highway 49 in this field survey by Leslie H. Geeslin, Reg. Surveyor 5248 on November 1, 1994.

MC A:\20\CLARK4.SAM

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CLARK ESTATE SURVEY

Tract 5

November 1, 1994

The following described real estate situated in the State of Ohio, County of Logan, Township of McArthur, being part of Virginia Military Survey 9883 and more particularly described as follows:

Beginning at a cap and nail set in the centerline of County Highway 49 that is S. 11° 59' 35" E. 917.31 feet from a cap and nail set in said centerline at the southeast corner of Michael D. Brunner's 67.956 acre tract as described in O. R. Vol. 62 Page 50.

Thence with said centerline S. 11° 59' 35" E. 285.77 feet to a cap and nail set.

Thence S. 77° 19' 09" W. 840.16 feet to a 5/8 inch iron bar set.

Thence N. 11° 59' 35" W. 284.59 feet to a 5/8 inch iron bar set.

Thence N. 77° 14' 19" E. 840.17 feet to the place of beginning.

Containing 5.500 acres more or less of which 0.131 acre is in the right of way of County Highway 49.

The above described 5.500 acre tract being part of Robert Paul Clark etal's 120 acre tract as described in O. R. Vol. 123 Page 52, O. R. Vol. 40 Page 570 and D. B. Vol. 374 Page 370.

Bearings are based on an assumed bearing (S. 11° 59' 35" E.) for the centerline of County Highway 49 in this field survey by Leslie H. Geeslin, Reg. Surveyor 5248 on November 1, 1994.

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Leslie H. Geeslin

REC'D 11-28-94 mm OK ✓

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 REGISTERED SURVEYOR 5248
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 RUSHSVLVANIA, OHIO 43347
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CLARK ESTATE SURVEY

Tract 6

November 1, 1994

The following described real estate situated in the State of Ohio, County of Logan, Township of McArthur, being part of Virginia Military Survey 9883 and more particularly described as follows:

Beginning at a cap and nail set in the centerline of County Highway 49 that is N. 11° 59' 35" W. 401.03 feet from a R. R. spike found at the northeast corner of Warren Bible's 2.00 acre tract as described in O. R. Vol. 109 Page 905.

Thence S. 78° 00' 25" W. 264.23 feet to a 5/8 inch iron bar set.

Thence S. 59° 58' 00" W. 493.74 feet to a 5/8 inch iron bar set.

Thence S. 11° 59' 35" E. 256.33 feet to a 5/8 inch iron bar set in the north line of Jocella Burgoon's 108.2 acre tract as described in D. B. Vol. 390 Page 30.

Thence with said Burgoon's north line S. 77° 22' 03" W. 1458.60 feet to a R. R. tie post found.

Thence S. 77° 38' 30" W. 452.26 feet to a 5/8 inch iron bar set.

Thence N. 12° 41' 40" W. 797.61 feet to a 5/8 inch iron bar set.

Thence N. 77° 19' 09" E. 2654.74 feet to a cap and nail set in said centerline of CR 49.

Thence with said centerline S. 11° 59' 35" E. 401.03 feet to the place of beginning.

Containing 42.708 acres more or less of which 0.184 acre is in the right of way of County Highway 49.

The above described 42.708 acre tract being part of Robert Paul Clark etal's 120 acre tract as described in O. R. Vol. 123 Page 52, O. R. Vol. 40 Page 570 and D. B. Vol. 374 Page 370.

Bearings are based on an assumed bearing (S. 11° 59' 35" E.) for the centerline of County Highway 49 in this field survey by Leslie H. Geeslin, Reg. Surveyor 5248 on November 1, 1994.

MC A:\20\CLARK6.SAM

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8957 1D-6

Leslie H. Geeslin

STATE OF OHIO
 LESLIE H. GEESLIN
 5248
 REGISTERED SURVEYOR

LESLIE H. GEESLIN
REGISTERED SURVEYOR 5248
P. O. BOX 274
RUSHSVLVANIA, OHIO 43347
TELEPHONE: (513) 468-2793

CLARK ESTATE SURVEY

Tract 7

November 1, 1994

The following described real estate situated in the State of Ohio, County of Logan, Township of McArthur, being part of Virginia Military Survey 9883 and more particularly described as follows:

Beginning at a R. R. spike found in the centerline of County Highway 49 at the northeast corner of Warren Bible's 2.00 acre tract as described in O. R. Vol. 109 Page 905.

Thence with said Bible's north line and the north line of his 1.00 acre tract as described in O. R. Vol. 213 Page 667 and the north line of Jocella Burgoon's 108.2 acre tract as described in D. B. Vol. 390 Page 30 S. 77° 22' 03" W. 733.72 feet to a 5/8 inch iron bar set.

Thence N. 11° 59' 35" W. 256.33 feet to a 5/8 inch iron bar set.

Thence N. 59° 58' 00" E. 493.74 feet to a 5/8 inch iron bar set.

Thence N. 78° 00' 25" E. 264.23 feet to a cap and nail set in the centerline of said C. H. 49.

Thence with said centerline S. 11° 59' 35" E. 401.03 feet to the place of beginning.

Containing 6.000 acres more or less of which 0.184 acre is in the right of way of County Highway 49.

The above described 6.000 acre tract being part of Robert Paul Clark etal's 120 acre tract as described in O. R. Vol. 123 Page 52, O. R. Vol. 40 Page 570 and D. B. Vol. 374 Page 370.

Bearings are based on an assumed bearing (S. 11° 59' 35" E.) for the centerline of County Highway 49 in this field survey by Leslie H. Geeslin, Reg. Surveyor 5248 on November 1, 1994.

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Leslie H. Geeslin

2-12-2025



APPROVED

**DESCRIPTION OF SURVEY FOR
MICHAEL K. DURNELL
42.692 ACRES
February 7, 2025**

The following described 42.692 acre tract of land is situated in Virginia Military Survey 9883, McArthur Township, Logan County, Ohio and being all of DV3 LLC's Exhibit "A" (42.708 acres) described in Official Record Volume 1422, page 5940, said 42.692 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 57 (60 feet wide) with the centerline of County Road 49 (40 feet wide);

Thence North $6^{\circ}24'57''$ West 2376.66 feet, following the centerline of County Road 49 and the east line of V.M.S. 9883, to a railroad spike found at the southeast corner of Rodney E. Wallace's and Bettina R. Wallace's 6.000 acre tract described in Official Record Volume 398, page 271;

Thence North $6^{\circ}25'52''$ West 400.98 feet, following the centerline of County Road 49, the east line of V.M.S. 9883 and the east line of said 6.000 acre tract, to a magnetic nail set at the southeast corner of said 42.708 acre tract, said nail marking the **place of beginning**;

Thence **South $83^{\circ}34'08''$ West 264.23 feet**, departing from the centerline of County Road 49, entering V.M.S. 9883, following the north line of said 6.000 acre tract and the south line of said 42.708 acre tract, passing an iron bar set at 20.00 feet, to an iron bar set;

Thence **South $65^{\circ}32'04''$ West 493.72 feet**, following the north line of said 6.000 acre tract and the south line of said 42.708 acre tract, to an iron bar set;

Thence **South $6^{\circ}26'11''$ East 256.27 feet**, following the west line of said 6.000 acre tract and an east line of said 42.708 acre tract, to an iron bar set in the north line of Donald M. Griffith's and M. Jean Griffith's, Co-Trustees Exhibit "A" (72.080 acres) described in Official Record Volume 1069, page 807;

Thence **South $82^{\circ}55'57''$ West 1458.71 feet**, following the north line of said 72.080 acre tract and the south line of said 42.708 acre tract, passing a $\frac{5}{8}$ inch iron bar found at 1457.80 feet, to a railroad tie corner post found at the northeast corner of Robert Maier's and Carol Maier's Exhibit "A", Tract II (98.219 acres) described in Official Record Volume 1405, page 3727;

Thence **South $83^{\circ}18'06''$ West 451.98 feet**, following the north line of said 98.219 acre tract and the south line of said 42.708 acre tract, to a $\frac{5}{8}$ inch iron bar found at the southeast corner of Sprangoare LLC's Exhibit "A", Parcel 2 (51.248 acres) described in Official Record Volume 1417, page 1802;

Thence **North $7^{\circ}10'33''$ West 797.25 feet**, departing from the north line of said 98.219 acre tract, following the east line of said 51.248 acre tract and the west line of said

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42.708 acre tract, to a 5/8 inch iron bar found at the southwest corner of Dwayne A. Dawson and Patricia A. Dawson, Trustee's 51.059 acre tract described in Official Record Volume 1337, page 855;

Thence **North 82°54'50" East 1813.98 feet**, departing from the east line of said 51.248 acre tract, following the south line of said 51.059 acre tract and the north line of said 42.708 acre tract, to a 5/8 inch iron bar found at the southwest corner of David J. Coburn's 5.500 acre tract described in Official Record Volume 300, page 442;

Thence **North 82°51'13" East 840.83 feet**, following the south line of said 5.500 acre tract and the north line of said 42.708 acre tract, passing a 5/8 inch iron bar found at 820.83 feet, to a magnetic nail set in the centerline of County Road 49 and in the east line of V.M.S. 9883;

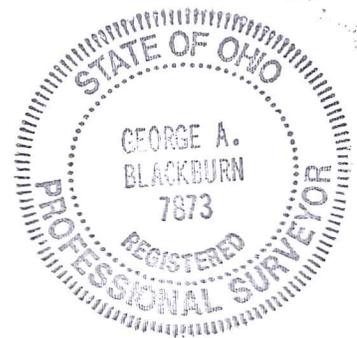
Thence **South 6°25'52" East 400.99 feet**, following the centerline of County Road 49, the east line of V.M.S. 9883 and the east line of said 42.708 acre tract, to the **place of beginning, containing 42.692 acres** more or less and subject to all valid easements and restrictions of record.

The road right-of-way of County Road 49 (40 feet wide) contains 0.184 acres.

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 February 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 49 (40 feet wide) bearing North 6°24'57" West and derived from GPS observations based on Ohio State Plane Coordinate System, North Zone (NAD83), Geoid Model 2018.

Description prepared by:

 2-7-2025
George A. Blackburn, RS # 7873
6879 State Route 287
West Liberty, Ohio 43357
(937) 465-0424

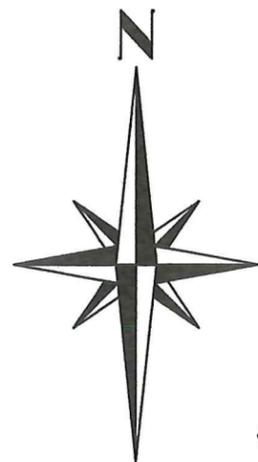


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2-12-2025

APPROVED

PLAT OF SURVEY IN VIRGINIA MILITARY SURVEY 9883 McARTHUR TOWNSHIP LOGAN COUNTY, OHIO



LEGEND

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

Sprangoare LLC
Exhibit "A"
Parcel 2, 51.248 acres
O.R. 1417, pg. 1802

NOTES:

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

County Road 49 is classified as a local road.

Minimum Driveway Spacing is $\geq 250'$.

Minimum Stopping Sight Distance is $\geq 495'$ (55 MPH).

I hereby certify that this plat was prepared from and actual field survey and that monuments were placed as indicated hereon.

George A. Blackburn 2-7-2025
George A. Blackburn, R.S. 7873

Dwayne A. Dawson and Patricia A. Dawson, Trustees
51.059 acres
O.R. 1337, pg. 855

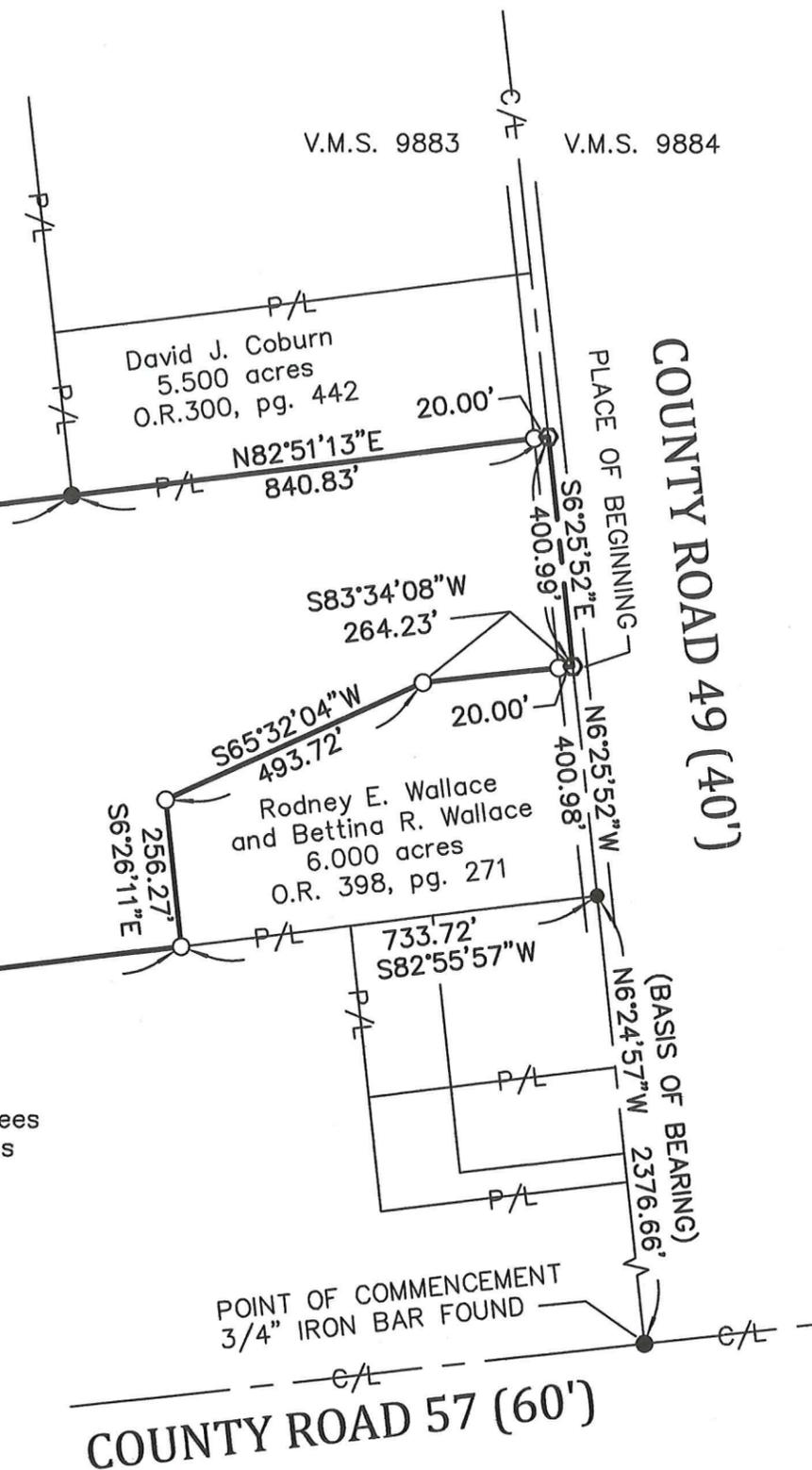
42.692 Acres

(0.184 Acres inside road right-of-way)

DV3 LLC
Exhibit "A", 42.708 acres
O.R. 1422, pg. 5940

Robert Maier and
Carol Maier
Exhibit "A", Tract II
98.219 acres
O.R. 1405, pg. 3727

Donald M. Griffith and
M. Jean Griffith, Co-Trustees
Exhibit "A", 72.080 acres
O.R. 1069, pg. 807



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

DATE: 2/7/2025
SCALE: 1" = 300'
FILE: Mike Durnell 12-24

REVISIONS	DATE	BY

PLAT PREPARED FOR MIKE DURNELL

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SHEET
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