

BELL DESCRIPTION  
North Tract

The following described real estate situated in the Township of Miami, County of Logan, State of Ohio and being a part of Fractional Section 23, Town 1, Range 8 and being more particularly described as follows:

Beginning at a point in the west line of Section 23 at the southwest corner to Floyd F. Furrow's present 10.00 Acre tract as described in Deed Volume 183 Page 201 (2-15-1945) and being S. 2° 30' E. 326.70 feet from a stone at the northwest corner to Fractional Section 23, Town 1, Range 8, said point also being in the centerline of C. H. No. 35;

Thence with the south line of Furrow's tract and being parallel to the north line of said Section, N. 87° 30' E. 1,340.60 feet to a point in the west line of L. Wayne Clayton's present 80.00 Acre tract and at Floyd F. Furrow's southeast corner;

Thence with Clayton's west line, S. 2° 30' E. 544.50 feet to a point;

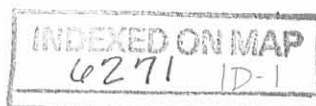
Thence parallel to the north line of said Section, S. 87° 30' W. 1,340.60 feet to a point in the west line of Section 23 and the centerline of C. H. No. 35;

Thence with the west line of Section 23 and the centerline of C. H. No. 35, N. 2° 30' W. 544.50 feet to the place of beginning, containing 16.757 Acres, more or less.

The above described tract being the north one-third of a 50.00 Acre tract as described in Deed Volume 318 Page 325 (1-12-1968) in the name of Stephen A. Bell, Barbara E. Bell and Judith Bell.

I hereby certify that this is a true and accurate description of said tract as prepared by me on March 19, 1979.

*Daniel E. Gilbert*  
Daniel E. Gilbert, P.S.  
Reg. Sur. No. 5402  
1041 N. Main St.  
Bellefontaine, Ohio 43311



BELL DESCRIPTION

Middle Tract  
Buildings

The following described real estate situated in the Township of Miami, County of Logan, State of Ohio and being a part of Fractional Section 23, Town 1, Range 8 and being more particularly described as follows:

Beginning at a point in the west line of Section 23 that is S.  $2^{\circ} 30'$  E. 871.20 feet from a stone at the northwest corner to Fractional Section 23, Town 1, Range 8, said point also being in the centerline of C. H. No. 35;

Thence parallel to the north line of said Section, N.  $87^{\circ} 30'$  E. 1,340.60 feet to a point in the west line of L. Wayne Clayton's present 80.00 Acre tract;

Thence with Clayton's west line, S.  $2^{\circ} 30'$  E. 544.50 feet to a point;

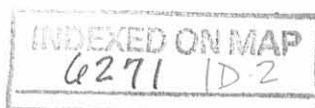
Thence parallel to the north line of said Section, S.  $87^{\circ} 30'$  W. 1,340.60 feet to a point in the west line of Section 23 and the centerline of C. H. No. 35;

Thence with the west line of Section 23 and the centerline of C. H. No. 35, N.  $2^{\circ} 30'$  W. 544.50 feet to the place of beginning, containing 16.758 Acres, more or less.

The above described tract being the middle one-third of a 50.00 Acre tract as described in Deed Volume 318 Page 325 (1-12-1968) in the name of Stephen A. Bell, Barbara E. Bell and Judith Bell.

I hereby certify that this is a true and accurate description of said tract as prepared by me on March 19, 1979.

*Daniel E. Gilbert*  
Daniel E. Gilbert, P.S.  
Reg. Sur. No. 5402  
1041 N. Main St.  
Bellefontaine, Ohio 43311



BELL DESCRIPTION

South Tract

The following described real estate situated in the Township of Miami, County of Logan, State of Ohio and being a part of Fractional Section 23, Town 1, Range 8 and being more particularly described as follows:

Beginning at a point in the west line of Section 23 that is S.  $2^{\circ} 30'$  E. 1,415.70 feet from a stone at the northwest corner to Fractional Section 23, Town 1, Range 8, said point also being in the centerline of C. H. No. 35;

Thence parallel to the north line of said Section, N.  $87^{\circ} 30'$  E. 1,340.60 feet to a point in the west line of L. Wayne Clayton's present 80.00 Acre tract;

Thence with Clayton's west line, S.  $2^{\circ} 30'$  E. 544.50 feet to a point at the northeast corner to a 20.00 Acre tract in the name of Barbara J. Ellison as described in Deed Volume 380 Page 249 (11-8-1978);

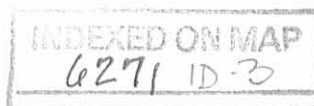
Thence with Ellison's north line, that is parallel to the north line of said Section, S.  $87^{\circ} 30'$  W. 1,340.60 feet to a point in the west line of Section 23 and the centerline of C. H. No. 35, said point is also the northwest corner to Ellison's tract;

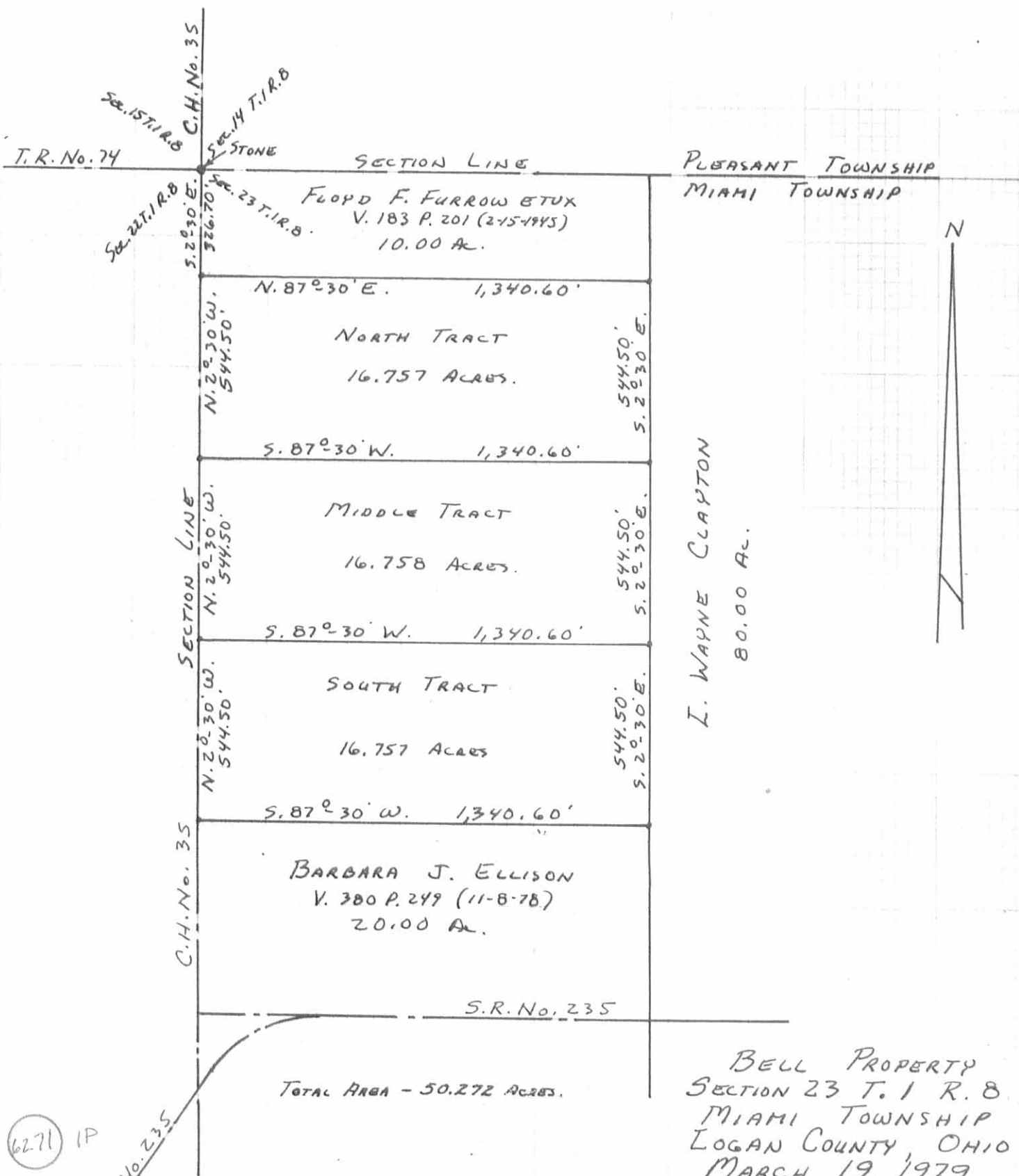
Thence with the west line of Section 23 and the centerline of C. H. No. 35, N.  $2^{\circ} 30'$  W. 544.50 feet to the place of beginning, containing 16.757 Acres, more or less.

The above described tract being the south one-third of a 50.00 Acre tract as described in Deed Volume 318 Page 325 (1-12-1968) in the name of Stephen A. Bell, Barbara E. Bell and Judith Bell.

I hereby certify that this is a true and accurate description of said tract as prepared by me on March 19, 1979.

*Daniel E. Gilbert*  
Daniel E. Gilbert, P.S.  
Reg. Sur. No. 5402  
1041 N. Main St.  
Bellefontaine, Ohio 43311





BELL PROPERTY  
SECTION 23 T. 1 R. 8  
MIAMI TOWNSHIP  
LOGAN COUNTY, OHIO  
MARCH 19, 1979  
SCALE: 1" = 400'

CALCULATED AND PLATTED BY:  
DANIEL E. GILBERT, P.S.  
REG. SUR. NO. 5402  
1041 N. MAIN ST.  
BELLEFONTAINE, OHIO 43311

6271 IP

INDEXED ON MAP

S. R. No. 235

6-22-23  
✓ APPROVED

**Description of 17.904 Acres**

**Dated May 18, 2023 for Mark Wolfe (Wilson National)**

Being part of Fractional Section 23, Township 1, Range 8, Congress Lands West of the Miami River, and being the same 20 acre tract, now or formerly owned by Barbara J. Ellison, Deed Volume 380, page 249, and being PN 25-116-00-00-009-000, Miami Township, Logan County, State of Ohio and being more particularly described as follows:

Commencing at a stone found in a monument box found located at the intersection of the centerline of Township Road 74 with the centerline of County Road 35 (50 ft. R/W), said point being the northwest corner of Fractional Section 23;

Thence along the centerline of County Road 35 and the west line of said section South 0 deg. 33 min. 43 sec. West for a distance of 1960.20 feet to a survey nail set, said point being the northwest corner of hereinafter described 17.904 acre tract, and the true point of beginning;

Thence along the common line between grantor's tract and a 16.757 acre tract, now or formerly owned by Linda L. Bell, Official Record 1411, page 979, Tract 1, **South 89 deg. 15 min. 52 sec. East** for a distance of **1340.60 feet** to a stone found (passing over an iron pin set at a distance of 25.00 feet, and passing over an iron pin set at a distance of 1338.60 feet);

Thence along the common line between grantor's tract and a 104.09 acre tract, now or formerly owned by Lyn A Davidson, Official Record 1238, page 485, Parcel Two, **South 0 deg. 33 min. 39 sec. West** for a distance of **580.91 feet** to a survey nail set located on the centerline of State Route 235 (passing over a 3/4 inch dia. iron pin found at a distance of 525.61 feet)

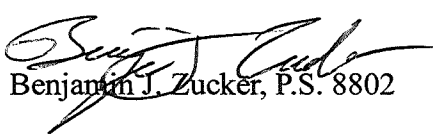
Thence along said centerline, then along the tangent of said centerline **North 89 deg. 20 min. 08 sec. West** for a distance of **1340.61 feet** to a cotton gin spike set located on the west line of Fractional Section 23;

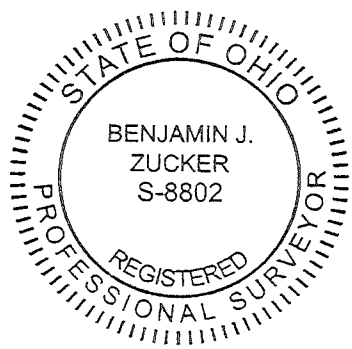
Thence along said section line, and then along the centerline of County Road 35 **North 0 deg. 33 min. 43 sec. East** for a distance of **582.58 feet** to a survey nail set (passing over a monument box found at a distance of 25.90 feet) and the true place of beginning.

Containing **17.904 acres**, more or less, of which 0.233 acres, more or less, is contained in the right-of-way of County Road 35, and 1.447 acres is contained in the right-of-way of State Route 235, and subject to legal highways, easements, restrictions and agreements of record. This description prepared from a survey performed by Benjamin J. Zucker, Registered Professional Surveyor 8802, and dated May 18, 2023. All 5/8 inch dia. Iron pins set have a plastic identity cap with the inscription "Fox Surveying Co."

Prior Deed Volume 380, page 249

Basis of bearings, NAD 83 Ohio State Plane Coors. (North Zone), centerline of County Road 35, North 0 deg. 33 min. 43 sec. East

  
Benjamin J. Zucker, P.S. 8802

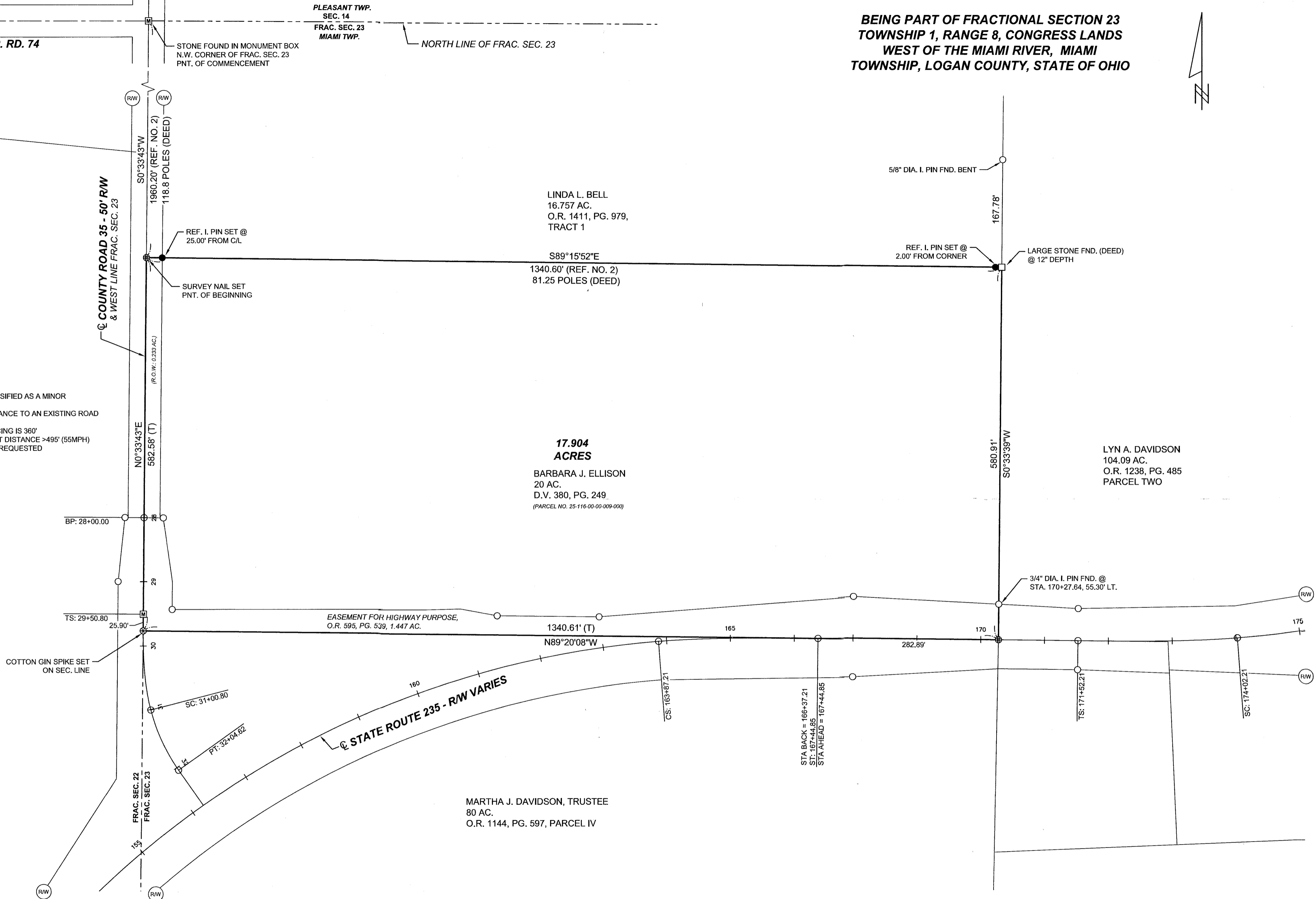


05-18-23  
Date of Survey  
Job No. 23104

INDEXED ON MAP  
6271

APPROVED  
 6-27-23

BEING PART OF FRACTIONAL SECTION 23  
 TOWNSHIP 1, RANGE 8, CONGRESS LANDS  
 WEST OF THE MIAMI RIVER, MIAMI  
 TOWNSHIP, LOGAN COUNTY, STATE OF OHIO



ACCESS MANAGEMENT NOTES:

- COUNTY ROAD 35 IS CLASSIFIED AS A MINOR COLLECTOR ROAD
- MINIMUM DRIVEWAY DISTANCE TO AN EXISTING ROAD INTERSECTION IS 360'
- MINIMUM DRIVEWAY SPACING IS 360'
- MINIMUM STOPPING SIGHT DISTANCE >495' (55MPH)
- NO NEW ACCESS POINTS REQUESTED



PLAT OF SURVEY

THIS SURVEY WAS PERFORMED AT THE REQUEST OF: MARK WOLFE (WILSON NATIONAL)

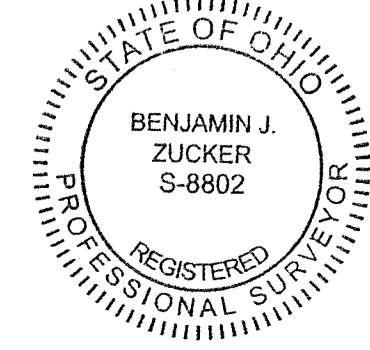
106 S. Elm St. P.O. Box 133,  
 Prospect, Ohio, 43342  
 office@foxsurveyingohio.com  
 Ph: (740)-494-2028

INDEXED ON MAP  
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REFERENCE MATERIALS

- ① LOG-235-2.86 C/L PLAT & R/W PLAN (R-9420)
- ② R-6271
- ③ R-6338
- ④ R-5810
- ⑤ R-9099

Deed Volume: 580, page 249  
 Basis of Bearing: NAD83 OH. ST. PLANE COORS. (N. ZONE)  
 C/L OF C.R. 35 - N 0°33'43\"/>



CERTIFICATION  
 I hereby certify that this plat is a true and correct representation of a survey performed under my responsible direction and supervision and is correct to the best of my knowledge.

*Benjamin J. Zucker*  
 Benjamin J. Zucker, Reg. P.S. No. 8802 Date of Survey 05-18-2023

LEGEND

- Scale 1" = 100 feet
- R.R spike fnd.
  - 3/4" dia. iron pin fnd. (unless noted)
  - ⊕ Survey nail set
  - Stone found
  - State hwy R/W monument fnd.
  - 5/8" dia. iron pin set with a plastic cap stamped "FOX SURVEYING CO"
  - ⊗ Cotton gin spike set
  - Ⓜ Monument Box found



9-6-2024



**DESCRIPTION OF SURVEY FOR  
THE ESTATE OF LINDA L. BELL  
1.233 ACRES  
September 5, 2024**

The following described 1.233 acre tract of land is situated in the northwest quarter of Section 23, Town 1 North, Range 8 East, Miami Township, Logan County, Ohio and being part of Linda L. Bell's Tract IV (16.758 acres) described in Official Record Volume 1411, page 979, said 1.233 acre tract of land more particularly described as follows:

Beginning at a stone found inside a monument box at the intersection of the centerline of County Road 35 (50 feet wide) with the centerline of Township Road 74 (40 feet wide), said stone also at the northeast corner of Section 22 and at the northwest corner of Section 23 and in the north line of Miami Township and in the south line of Pleasant Township;

Thence South 0°33'45" West 1166.70 feet, following the centerline of County Road 35, the east line of Section 22 and the west line of Section 23, entering Miami Township, to a magnetic nail set in the west line of said 16.758 acre tract, said magnetic nail marking the **place of beginning**;

Thence **South 89°26'15" East 340.00 feet**, departing from the centerline of County Road 35 and the east line of Section 22, entering Section 23 and said 16.758 acre tract, passing an iron bar set at 25.00 feet, to an iron bar set;

Thence **South 0°33'45" West 158.00 feet** to an iron bar set;

Thence **North 89°26'15" West 340.00 feet**, passing an iron bar set at 315.00 feet, to a magnetic nail set in the centerline of County Road 35, in the east line of Section 22, in the west line of Section 23 and in the west line of said 16.758 acre tract;

Thence **North 0°33'45" East 158.00 feet**, following the centerline of County Road 35, the east line of Section 22, the west line of Section 23 and the west line of said 16.758 acre tract, to the **place of beginning, containing 1.233 acres** more or less and subject to all valid easements and restrictions of record.

The road right-of-way of County Road 35 (50 feet wide) contains 0.091 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 September 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 (50 feet wide) bearing South 0°33'45" West and derived from GPS observations based on Ohio State Plane Coordinate System, North Zone (NAD83), Geoid Model 2018.

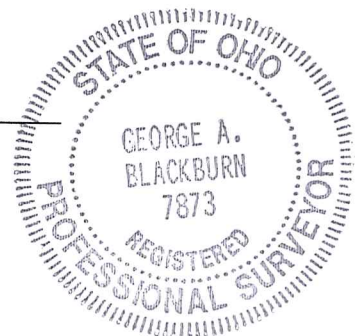
Description prepared by:

*George A. Blackburn* 9-5-2024

George A. Blackburn, RS # 7873

6879 State Route 287

West Liberty, Ohio 43357 (937) 465-0424

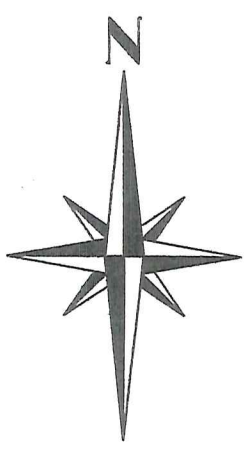




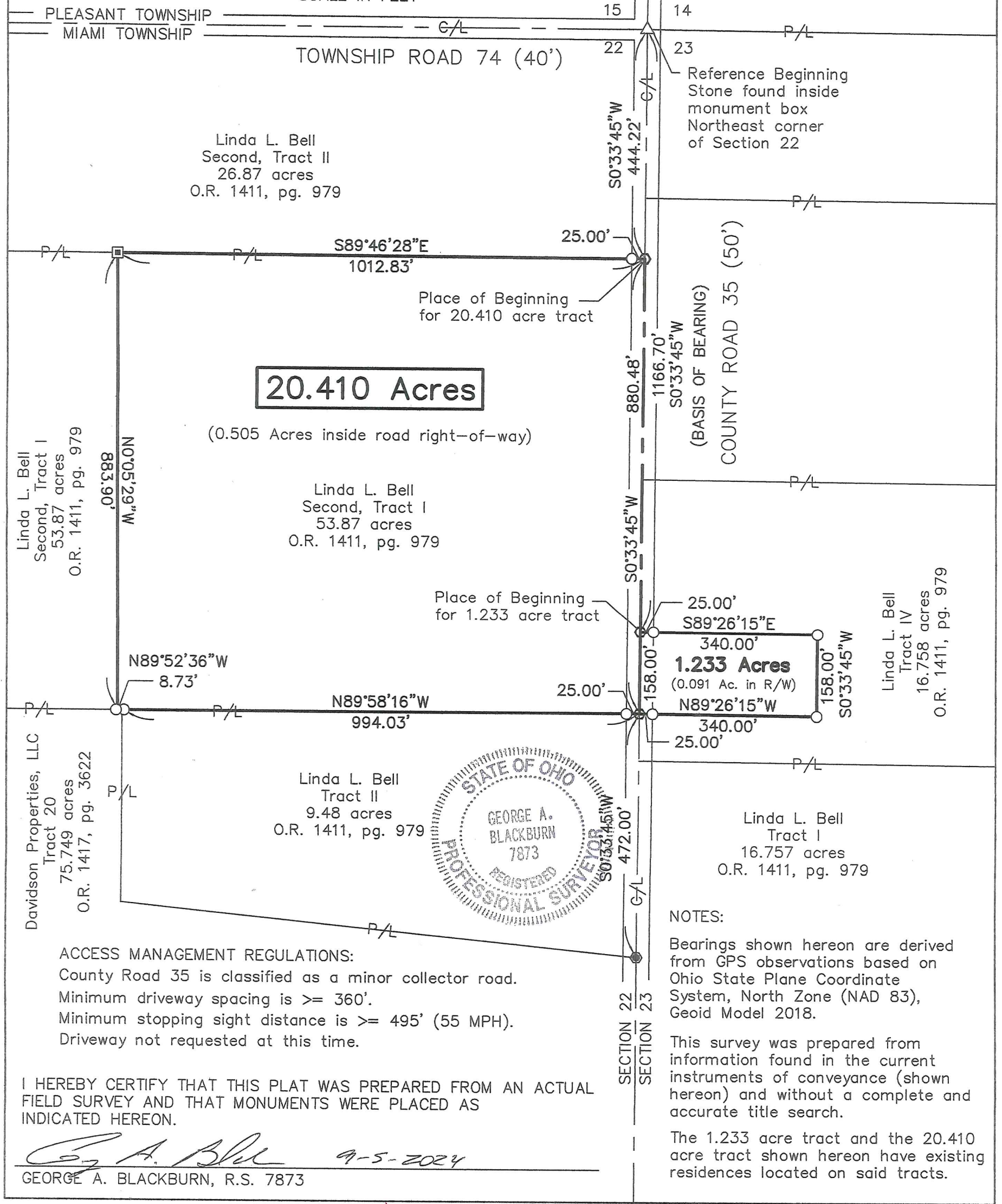
9-6-2024

**APPROVED**

# PLAT OF SURVEY IN SECTION 22 AND SECTION 23, TOWN 1 N, RANGE 8 E. MIAMI TOWNSHIP LOGAN COUNTY, OHIO



- LEGEND**
- Magnetic nail found
  - Magnetic nail set
  - 5/8" Iron bar set
  - △ Stone found
  - 18" Concrete post found

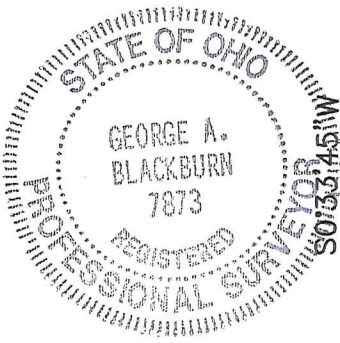


**20.410 Acres**

Reference Beginning Stone found inside monument box Northeast corner of Section 22

Linda L. Bell Second, Tract I 53.87 acres O.R. 1411, pg. 979

**1.233 Acres**  
(0.091 Ac. in R/W)  
Linda L. Bell Tract IV 16.758 acres O.R. 1411, pg. 979



**ACCESS MANAGEMENT REGULATIONS:**  
 County Road 35 is classified as a minor collector road.  
 Minimum driveway spacing is  $\geq 360'$ .  
 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* 9-5-2024  
GEORGE A. BLACKBURN, R.S. 7873

**NOTES:**  
 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 from information found in the current instruments of conveyance (shown hereon) and without a complete and accurate title search.  
 The 1.233 acre tract and the 20.410 acre tract shown hereon have existing residences located on said tracts.

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

DATE: 9/3/2024  
SCALE: 1" = 200'  
FILE: Linda Bell 8-24

PLAT PREPARED FOR THE  
ESTATE OF LINDA L. BELL

Sheet  
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of  
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INDEXED ON MAP  
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