

Hone to Goodwin Description

June, 1965

Being situated in Rushcreek Township, Logan County, Ohio, and being a part of V.M.S. #9933.

Beginning at the intersection of State Route #68 and County Road #113. Thence with the center of County Road #133 N  $84^{\circ}$  -  $15^{\circ}$  E 1094.4 feet to an iron, said iron being the point of beginning for this description.

Thence N  $0^{\circ}$  -  $01^{\circ}$  E 199.3 feet to an iron.

Thence N  $46^{\circ}$  -  $35^{\circ}$  E 227.4 feet to an iron.

Thence S  $85^{\circ}$  -  $13^{\circ}$  E 260.3 feet to an iron.

Thence S  $5^{\circ}$  -  $14^{\circ}$  E 289.6 feet to an iron in the center of County Road #113.

Thence with the center of County Road #113 S  $84^{\circ}$  -  $15^{\circ}$  W 453.3 feet to the place of beginning.

Containing 3.00 acres more or less.

Surveyed from a 31.26 acre tract.

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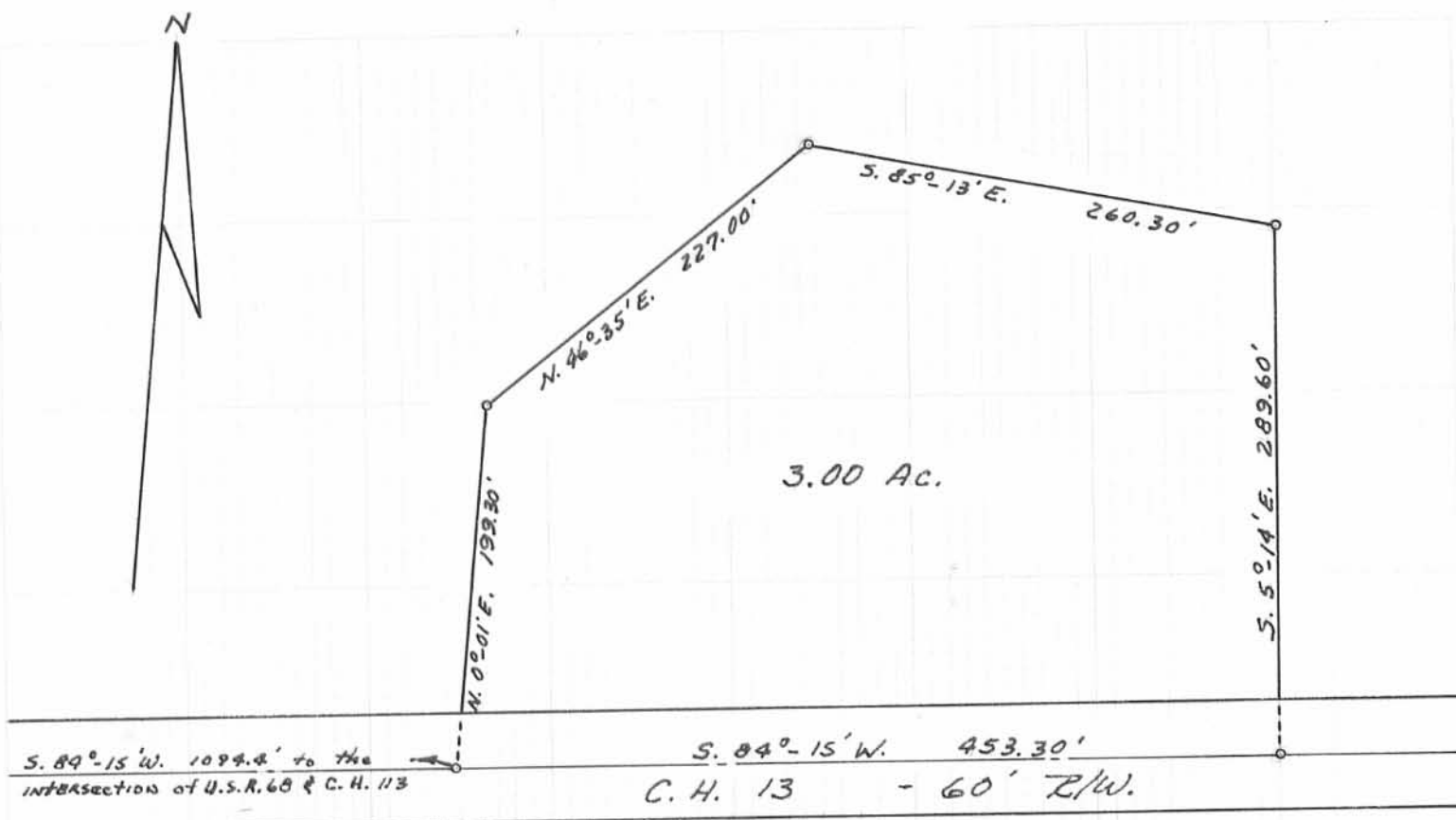
Owen K. Shirk  
Surveyor 4172

INDEXED ON MAP

ID

3821

On Plat Book  
8/18/65  
D.E.G.



O - IRONS

HONE - GOODWIN SURVEY  
 V. M. S. 9933  
 RUSHCREEK TOWNSHIP  
 LOGAN COUNTY, OHIO  
 SURVEYED BY O. K. SHIRK  
 JUNE 1965  
 SCALE: 1" = 100'

DRAWN BY D.E.G.  
 8/25/65

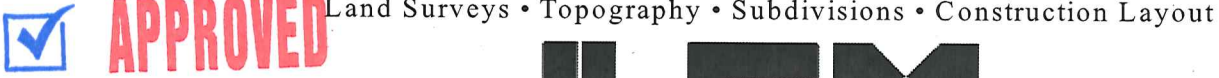
IP

3821

INDEXED ON MAP

# Lee Surveying and Mapping Co., Inc.

4-15-13



117 N. Madriver St.  
Bellefontaine OH 43311



Phone: (937) 593-7335  
Fax: (937) 593-7444  
surveys@lsminc.us

## SELHORST, TRUSTEES 26.837 ACRES

Lying in Virginia Military Surveys 9932 and 9933, Rushcreek Township, Logan County, Ohio.

Being all of the remainder of the Donald Richard Selhorst and Doris Ann Selhorst, Trustees 27.029 acre tract as deeded and described in Official Record 708, Page 739, Tract III of the Logan County Records of Deeds and being more particularly described as follows:

Commencing at a MAG nail found at the intersection of center-lines of County Highway 113 (50 feet wide) and U.S. Route 68 (width varies).

THENCE, with the center-line of U.S. Route 68, N 31°-49'-33"E, a distance of 821.15 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE, with the center-line of U.S. Route 68, N 31°-49'-33"E, a distance of 488.95 feet to a MAG nail set.

THENCE, with the south line of the Troy A. Selhorst and Lisa J. Selhorst 16.205 acre tract (O.R. 700, Pg. 642, Tract I), N 82°-30'-29"E, a distance of 1358.81 feet to a 5/8 inch iron rod found, passing a 5/8 inch iron rod set at 45.24 feet.

THENCE, with the Don K. Miller and Virginia Miller 61.383 acre tract (O.R. 1017, Pg. 142, Tract II), S 07°-26'-18"E, a distance of 1026.06 feet to a railroad spike found, passing a 5/8 inch iron rod found at 996.06 feet.

THENCE, with the center-line of County Highway 113, S 82°-50'-09"W, a distance of 336.03 feet to a MAG nail set.

THENCE, with the lines of the Jeffrey R. Cole and Tonya D. Cole 4.68 acre tract (O.R. 41, Pg. 319), the following eight courses:

N 02°-49'-23"W, a distance of 263.81 feet to a 5/8 inch iron rod found, passing a 5/8 inch iron rod found at 25.76 feet.

N 33°-24'-47"E, a distance of 146.76 feet to a 5/8 inch iron rod found.

N 06°-28'-25"W, a distance of 300.53 feet to a 5/8 inch iron rod found.

S 87°-08'-57"W, a distance of 208.38 feet to a 5/8 inch iron rod found.

S 02°-49'-09"E, a distance of 221.79 feet to a 5/8 inch iron rod found.

S 89°-54'-51"W, a distance of 99.76 feet to a 5/8 inch iron rod set.

S 34°-33'-51"W, a distance of 101.24 feet to a 5/8 inch iron rod set.

S 07°-01'-07"W, a distance of 120.53 feet to a 5/8 inch iron rod found.

THENCE, with the lines of the John Richard Kennedy and Bonnie L. Kennedy 3.000 acre tract (O.R. 567, Pg. 632) the following two courses:

N 86°-36'-46"W, a distance of 260.19 feet to a 5/8 inch iron rod found

S 45°-09'-56"W, a distance of 224.15 feet to a 5/8 inch iron rod found.

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# Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.  
Bellefontaine OH 43311



Phone: (937) 593-7335  
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surveys@lsminc.us

THENCE, with the north line of the G. Bruce Norris and E. Louise Norris 1.996 acre tract (O.R. 331, Pg. 92), S 82°-44'-27"W, a distance of 430.40 feet to a 5/8 inch iron rod found.

THENCE, with the with the lines of the Troy A. Selhorst and Lisa J. Selhorst 5.075 acre tract (O.R. 978, Pg. 618) the following two courses:

N 49°-07'-03"W, a distance of 141.44 feet to a 5/8 inch iron rod found.

N 19°-56'-40"W, a distance of 342.15 feet to the point of beginning, passing a 5/8 inch iron rod set at 279.59 feet.

Containing 26.837 acre of which 0.786 acre is within the highway right-of-way. 4.867 acres is within V.M.S. 9932 and 21.970 acres within V.M.S 9933.

Property is subject to any and all previous easements and rights-of-way of record.

The basis for bearings is the center-line of U.S. Route 68, being N 31°-49'-33"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on April 11, 2013.



Description prepared by:

*William K. Bruce*

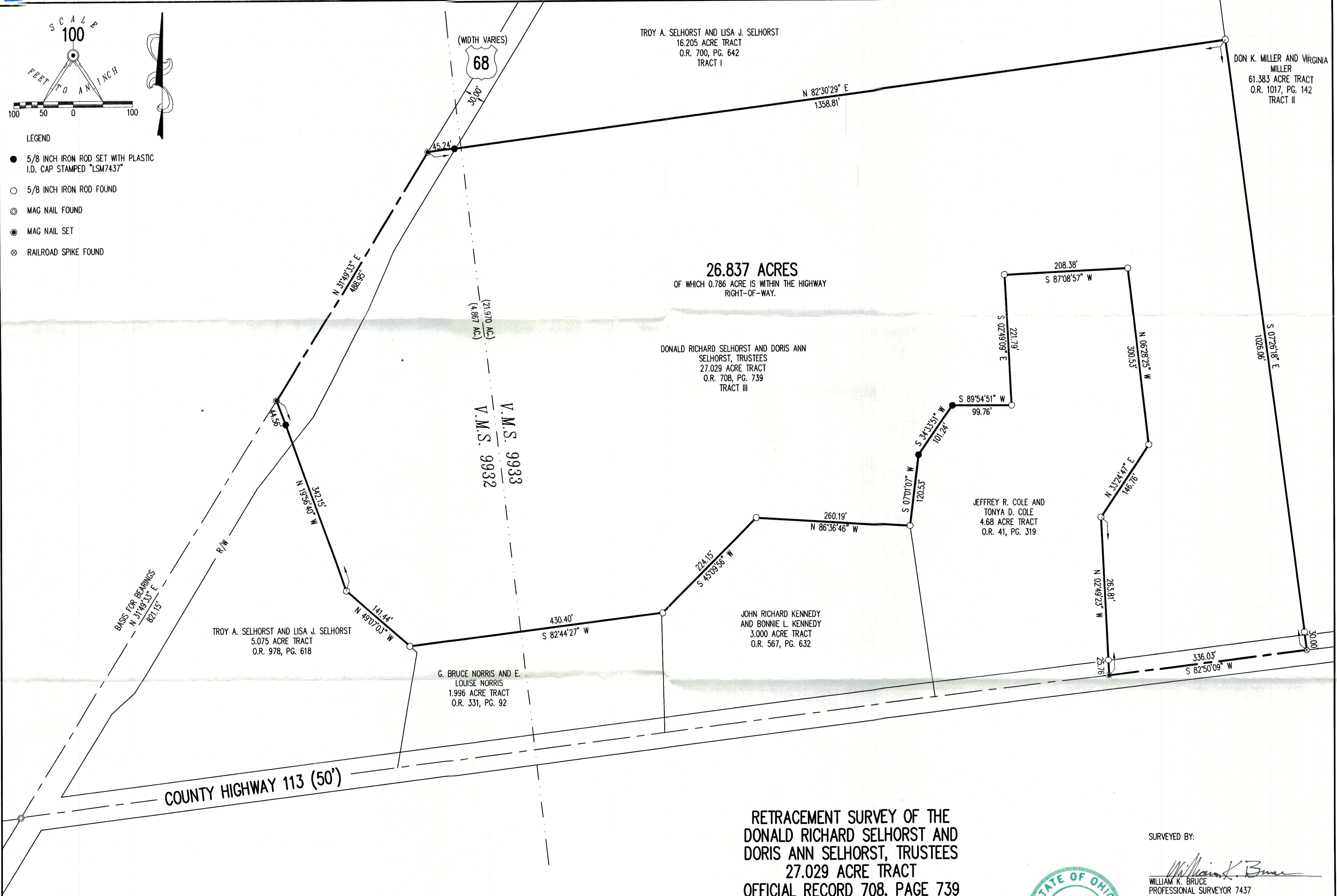
William K. Bruce  
Professional Surveyor 7437  
April 11, 2013

L-5510

INDEXED ON MAP

3821 2D-2





RETRACEMENT SURVEY OF THE  
DONALD RICHARD SELHORST AND  
DORIS ANN SELHORST, TRUSTEES  
27.029 ACRE TRACT  
OFFICIAL RECORD 708, PAGE 739  
TRACT III  
VIRGINIA MILITARY SURVEYS 9932 AND 9933  
RUSHCREEK TOWNSHIP  
LOGAN COUNTY, OHIO



SURVEYED BY:  
*William K. Bruce*  
WILLIAM K. BRUCE  
PROFESSIONAL SURVEYOR 7437  
APRIL 11, 2013

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LEE SURVEYING & MAPPING CO., INC.  
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(937) 593-7335  
WWW.LSMINC.US  
surveys@lsminc.us

ADW D0413 55100313 L-5510-2





212712025  
**APPROVED**

# GW GUIDER WINKLE PARTNERS SURVEYING & ENGINEERING

19541 Delaware County Line Road, Marysville, OH 43040

Phone: 740-666-8902 [www.guiderwinkle.com](http://www.guiderwinkle.com)

## Legal Description

**2.953 acres**

The following described tract of land is situated in the State of Ohio, Logan County, Rushcreek Township, VMS 9933, being part of Joseph A. and Kimberly J. Forsythe and John A. and Aryn E. Forsythe's 26.837 acre tract described in Official Record 1109, page 397 and being more particularly described as follows:

Commencing at a MAG nail found marking the intersection of the centerline of U.S. Route 68 with the centerline of Township Road 113 (60');

Thence North 83°37'28" East 1548.24 feet, following the centerline of Township Road 113, to a railroad spike found marking the southeast corner of Ashley R. Oakley and Derek M. Houchin's 3.00 acre tract (O.R. 1424, page 1505) and marking the southwest corner of Tonya D. Cole's 4.68 acre tract (O.R. 1271, page 481);

Thence North 05°54'55" West 289.72 feet, following the east line of said 3.00 acre tract and the west line of said 4.68 acre tract, to a ¾" iron pipe found marking a corner of said 26.837 acre tract, the northeast corner of said 3.00 acre tract and the **point of beginning**;

Thence **North 85°49'42" West 260.17 feet**, following the south line of said 26.837 acre tract and the north line of said 3.00 acre tract, to a ¾" iron pipe found;

Thence **North 12°36'18" East 392.67 feet**, entering said 26.837 acre tract, to an iron pin set;

Thence **North 86°37'21" East 341.32 feet**, to a 5/8" iron pin found marking the northwest corner of said 4.68 acre tract;

Thence following an east line of said 26.837 acre tract and the west line of said 4.68 acre tract the following courses:

**South 02°01'21" East 221.79 feet**, to a 5/8" iron pin found;

**South 87°48'36" West 100.00 feet**, to a 5/8" iron pin found;

**South 35°11'23" West 100.89 feet**, to a 5/8" iron pin found;

Thence **South 08°18'41" West 115.52 feet**, following an east line of said 26.837 acre tract and the west line of said 4.68 acre tract, to the **point of beginning**, containing **2.953 acres**, more or less. Subject to all valid easements and restrictions of record.

The above described 2.953 acre tract is not an individual building site and may only be transferred to an adjoining property owner.

INDEXED ON MAP  
**3821**



2/27/2025  
**APPROVED**

I, Timothy L. Guider, hereby certify that this description was prepared from an actual field survey made by me during the month of February 2025 and that monuments were set or found as indicated herein. Iron pins set are 5/8" x 30" reinforcing rods with caps marked "GUIDER S 7752". Basis of Bearing: State Plane Coordinate System, Ohio North Zone, NAD83.

*Timothy L. Guider*

Timothy L. Guider R.S. #7752



Date: 2/26/25  
Job #25010-2.953

INDEXED ON MAP  
**3821**

2/27/2025



APPROVED

# Plat of Survey Guider Winkle Partners, Inc.

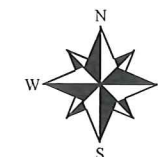
State of Ohio, Logan County  
Rushcreek Township, VMS 9933

Joseph A. & Kimberly J. Forsythe  
and John A. & Aryn E. Forsythe  
26.837 ac. O.R. 1109, pg. 397

2.953 ac.

Tonya D. Cole  
4.68 ac.  
O.R. 1271, pg. 481

Ashley R. Oakley &  
Derek M. Houchin  
3.00 ac.  
O.R. 1424, pg. 1505



SCALE : 1" = 200'

U.S. Route 68

Pnt. of Comm.

## Note:

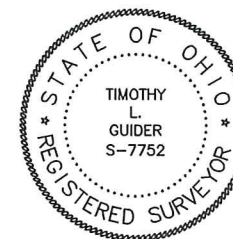
The 2.953 acre tract is not an individual building site and may only be transferred to an adjoining property owner.

## Basis of Bearing

State Plane Coordinate System  
Ohio North Zone, NAD83

## Legend

- ⊕ - MAG nail set
- ⊗ - MAG nail found
- ⊗ - Railroad spike found
- - 5/8" Iron pin found
- ⊙ - 3/4" Iron pipe found
- - 5/8" x 30" Iron pin set with cap marked "GUIDER S 7752"



## Surveyor's Certification

I hereby certify that this plat is an accurate representation of a field survey made by me and is correct to the best of my knowledge.

*Timothy L. Guider*

Timothy L. Guider R.S. #7752  
Guider Winkle Partners, Inc.  
19541 Delaware County Line Road  
Marysville, Ohio 43040  
(740)-666-8902

2/26/25  
Date

INDEXED ON MAP  
3821

Job#25010

Scale in Feet

