

THE EMORY V. HOWER DESCRIPTION

Being situated in Jefferson Township, Logan County, Ohio, and being a part of O. V. M. S. #4498, and more particularly described as follows:

Commencing for the point of beginning of this description at an iron at the intersection of the centerlines of C. H. #179 and C. H. #181 as shown in the Logan County Engineer's Field Book #607, page 49; thence following the centerline of C. H. #181 N. 85°-25' W. 652.4 feet to a point; thence N. 5°-59' E. 95.0 feet to a hub; thence N. 80°-40' E. 224.5 feet to a hub; thence N. 57°-49' E. 180.6 feet to a hub; thence N. 38°-15' E. 100.3 feet to a hub; thence N. 69°-33' E. 221.8 feet to a hub; thence S. 85°-15' E. 26.0 feet to the center of C. H. #179; thence following the center of C. H. #179 S. 4°-00' W. 434.3 feet to the point of beginning.

Containing 3.74 acres more or less.

Surveyed from a 63.5 acre tract.

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1D

1-30-2023



APPROVED

EDWARDS SURVEYING

110 South Main Street  
Urbana, Ohio 43078  
(937) 653-6508



**LEGAL DESCRIPTION FOR LYON'S 58.201 ACRE TRACT**

Being situate in the State of Ohio, County of Logan, Township of Jefferson, and being a part of Virginia Military Survey 4498, and being more particularly described as follows:

Beginning for reference at a 1" diameter iron bar found at the intersection of the centerlines of Township Road 181 (40' right-of-way) and Township Road 179 (40' right-of-way), to the North, from which a Mag Nail found on the East line of V.M.S. 4498 bears S-83°45'22"-E, 15.05'(feet);

Thence with the centerline of Township Road 181, N-83°45'22"-W, 652.40'(feet) to a Mag Nail set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, also being at the Southwest corner of a 3.74 acre tract conveyed to Craig D. Thompson by deed recorded in Official Record 306, Page 292;

Thence with the centerline of Township Road 181, N-83°45'22"-W, 965.88'(feet) to a 1" diameter iron bar found;

Thence continuing with the centerline of Township Road 181, N-5°09'56"-E, 320.00'(feet) to a ¾" diameter iron bar found at the Southwest corner of a 1.530 acre tract conveyed to Michael F. & Laura J. Lyon by deed recorded in Deed Volume 338, Page 904;

Thence S-84°47'07"-E, 170.00'(feet) to a ¾" diameter iron bar found at the Southeast corner of the 1.530 acre tract, passing for reference an iron bar set at 15.00'(feet) and the right-of-way line of Township Road 181 at 20.00'(feet);

Thence with East line of the 1.530 acre tract, N-5°10'18"-E, 389.70'(feet) to a ¾" diameter iron bar found;

Thence with the North line of the 1.530 acre tract and with the North line of a 0.17 acre tract conveyed to Michael F. & Laura J. Lyon by deed recorded in Official Record 823, Page 567, N-83°11'39"-W, 190.10'(feet) to an iron bar set on the East line of a 1.396 acre tract conveyed to Eric W. & Kelly D. Kite by deed recorded in Official Record 1181, Page 971, Tract II, passing for reference a 5/8" diameter iron bar found at 170.10'(feet);

Thence with the East line of the 1.396 acre tract and with an East line of a 43.320 acre tract conveyed to Clayton M. & Sherry L. Barger, Trustees, by deed recorded in Official Record 1143, Page 332, Tract I, N-5°12'54"-E, 999.59'(feet) to a 5/8" diameter iron bar found, passing for reference a 5/8" diameter iron bar found at 203.25'(feet);

thence with a South line of the 43.320 acre tract, the South line of a 16.029 acre tract conveyed to Tyler T. & Stephanie H. Rader by deed recorded in Official Record 577, Page 846, and with the South line of a 2.157 acre tract conveyed to Martin W. & Virginia A. Goings by deed recorded in Official Record 264, Page 462, S-82°53'12"-E, 1507.25'(feet) to an iron bar set at the Northwest corner of a 0.80 acre tract conveyed to Luke E. Worrell by deed recorded in Official Record 1318, Page 725, passing for reference 5/8" diameter iron bars found at 215.56'(feet) and 1035.10'(feet);

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thence S-5°29'22"-W, 226.00'(feet) to an iron bar set at the Southwest corner of the 0.80 acre tract;

thence with the South line of the 0.80 acre tract, S-83°59'45"-E, 155.00'(feet) to a Mag Nail set within the right-of-way of aforementioned Township Road 179 on the East line of V.M.S. 4498, also being the West line of V.M.S. 3220, passing for reference an iron bar set on the right-of-way line of Township Road 179 at 120.03'(feet) and the centerline of Township Road 179 at 140.03'(feet);

thence with the East line of V.M.S. 4498 and the West line of V.M.S. 3220, S-5°28'30"-W, 1031.70'(feet) to an iron bar set within the right-of-way of Township Road 179 at the Northeast corner of aforementioned Thompson's 3.74 acre tract;

thence with the bounds of the 3.74 acre tract the following six (6) courses:

1. N-83°20'51"-W, 40.15'(feet) to an iron bar set, passing for reference the centerline of Township Road 179 at 15.03'(feet) and an iron bar set on the right-of-way line of Township Road 179 at 35.03'(feet);
2. S-71°12'38"-W, 221.80'(feet) to an iron bar set;
3. S-39°54'38"-W, 100.30'(feet) to an iron bar set;
4. S-59°28'38"-W, 180.60'(feet) to an iron bar set;
5. S-82°19'38"-W, 224.50'(feet) to an iron bar set;
6. S-7°38'38"-W, 95.00'(feet) to the place of beginning, passing for reference an iron bar set on the right-of-way line of Township Road 181 at 74.99'(feet).

Containing 58.201 acres, 1.410 acres of which is within the Roads rights-of-ways, but being subject to the rights of all legal highways and all easements of record.

Being a more accurate description of a 57.43 acre tract conveyed to Jerry C. Lyon by deed recorded in Official Record 1298, Page 722, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D, Edwards, Professional Surveyor No. 7574, January 17, 2023. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on the centerline of Township Road 181 per an assumed bearing of N-83°45'22"-W.



A handwritten signature in cursive script, appearing to read "William D. Edwards", written over a horizontal line.

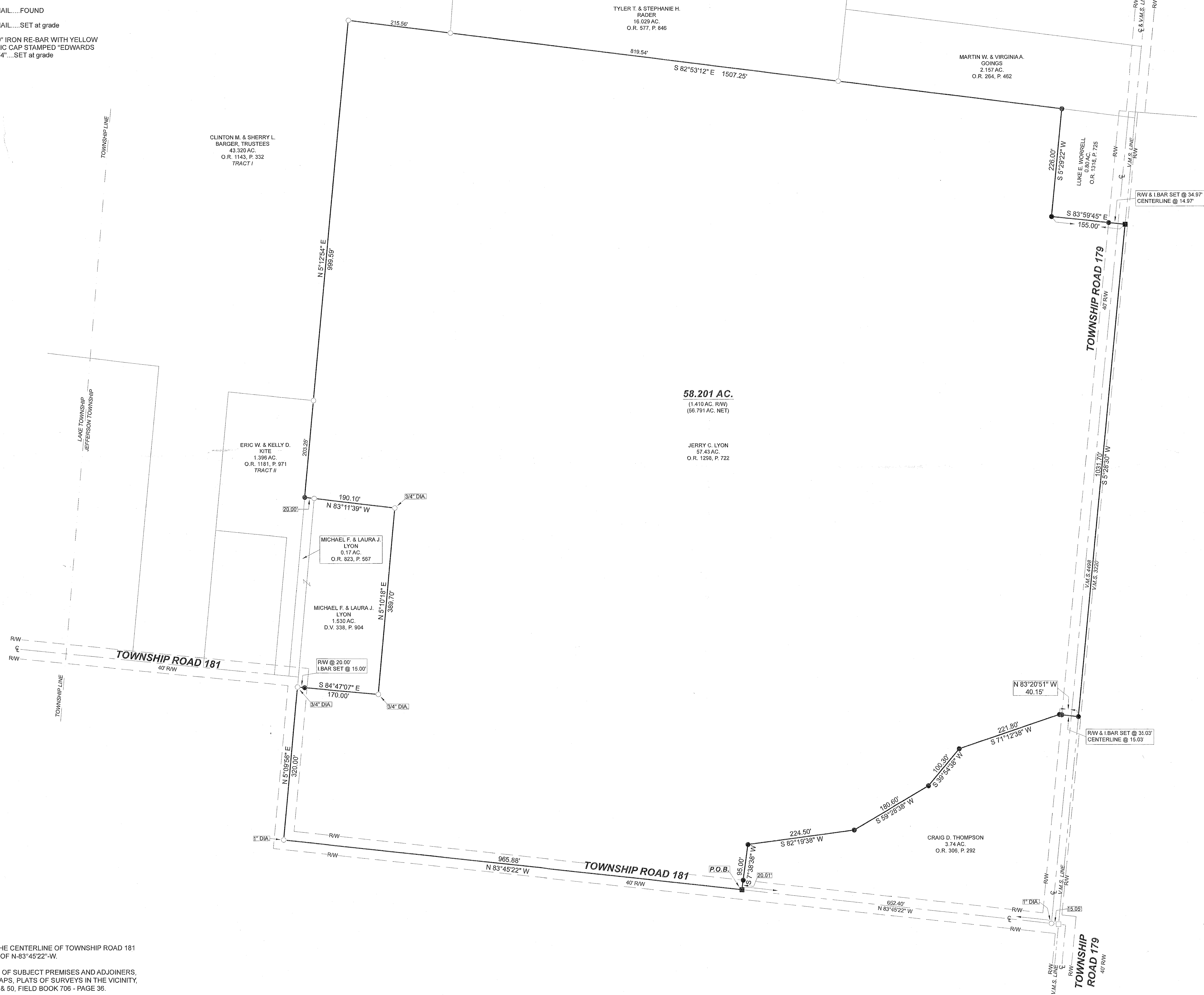
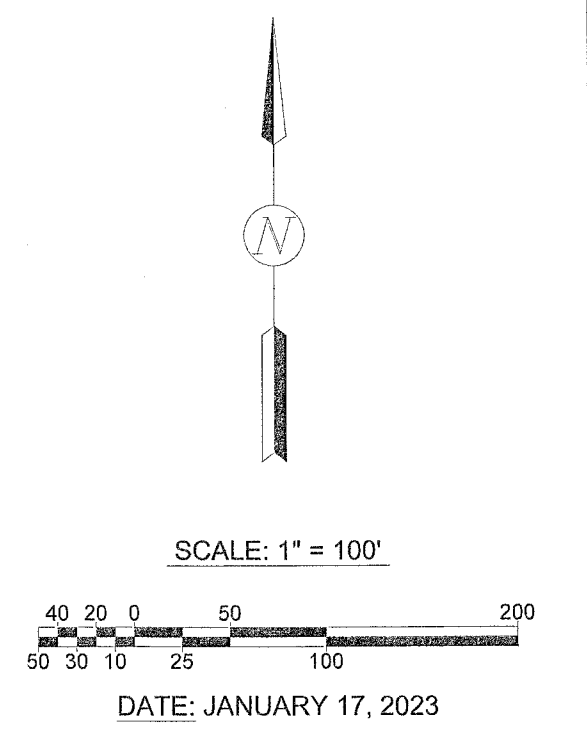
William D. Edwards, P.S. 7574

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### PLAT OF SURVEY

JEFFERSON TOWNSHIP, LOGAN COUNTY, OHIO  
VIRGINIA MILITARY SURVEY 4498

- LEGEND**
- = 5/8" DIA. IRON BAR (UNLESS OTHERWISE NOTED).....FOUND
  - = 1 1/4" DIA. IRON PIPE.....FOUND
  - △ = RAILROAD SPIKE.....FOUND
  - = MAG NAIL.....FOUND
  - = MAG NAIL.....SET at grade
  - = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP-STAMPED "EDWARDS PS 7574".....SET at grade



- NOTES:**
1. BEARINGS ARE BASED ON THE CENTERLINE OF TOWNSHIP ROAD 181 PER AN ASSUMED BEARING OF N-83°45'22"-W.
  2. REFERENCES USED: DEEDS OF SUBJECT PREMISES AND ADJOINERS, COUNTY TAX AND AERIAL MAPS, PLATS OF SURVEYS IN THE VICINITY, FIELD BOOK 607 - PAGES 49 & 50, FIELD BOOK 706 - PAGE 38.



SURVEYED BY: *William D. Edwards*  
 WILLIAM D. EDWARDS  
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