

3-14-14

APPROVED



EDWARDS SURVEYING

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



LEGAL DESCRIPTION FOR PREDMORE'S 6.445 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Rushcreek, and being a part of Virginia Military Survey 10041, and being more particularly described as follows:

BEGINNING at a stone monument found at the intersection of the centerline of Township Road 110 (50' right-of-way) and the North line of Virginia Military Survey 10014, also being the South line of Virginia Military Survey 9955 and being at the Southwest corner of a 31.087 acre tract conveyed to Gary L. and Rosalie Kennedy, Trustees, by Deed recorded in Official Record 1190, Page 168, Tract 2, of the Logan County Records;

thence with the North line of V.M.S. 10041, the South line of said Kennedy's tract and with the South line of a 19.23 acre tract conveyed to Mark A Robinson by Deed recorded in Official Record 492, Page 393, N-78°08'24"-E, 933.75'(feet) to a 5/8" diameter iron bar found on the centerline of State Route 274 (60' right-of-way), passing for reference an iron bar set at 20.00', the right-of-way line of Township Road 110 at 25.00'(feet), a Railroad Tie post at 649.10'(feet), and an iron bar set on the right-of-way line of State Route 274 at 887.89'(feet);

thence with the centerline of State Route 274, S-37°16'47"-W, 242.30'(feet) to an iron bar found;

thence continuing with the centerline of State Route 274, S-4°18'13"-E, 23.23'(feet) to a Mag Nail set on the North line of the CONRAIL Railroad;

thence with the North line of the CONRAIL Railroad the following three (3) courses:

1. S-51°23'39"-W, 36.32'(feet) to an iron bar set on the right-of-way line of State Route 274;
2. With the right-of-way line of State Route 274, N-4°18'13"-W, 18.16'(feet) to an iron bar set;
3. S-51°23'39"-W, 808.49'(feet) to a Mag Nail set on the centerline of aforementioned Township Road 110, passing for reference an iron bar set on the right-of-way line of Township Road 110 at 780.37'(feet);

thence with the centerline of Township Road 110, N-11°22'35"-W, 543.76'(feet) to the place of beginning.

Containing 6.445 acres, 0.494 acre 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 7 acre tract conveyed to Gerald Lee Predmore, Jr., by Deed recorded in Official Record 694, Page 918, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, March 9, 2016. 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 North line of V.M.S. 10041 per an assumed bearing of N-78°08'24"-E.

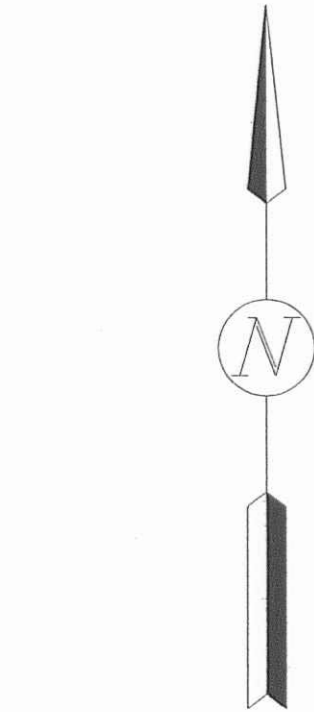
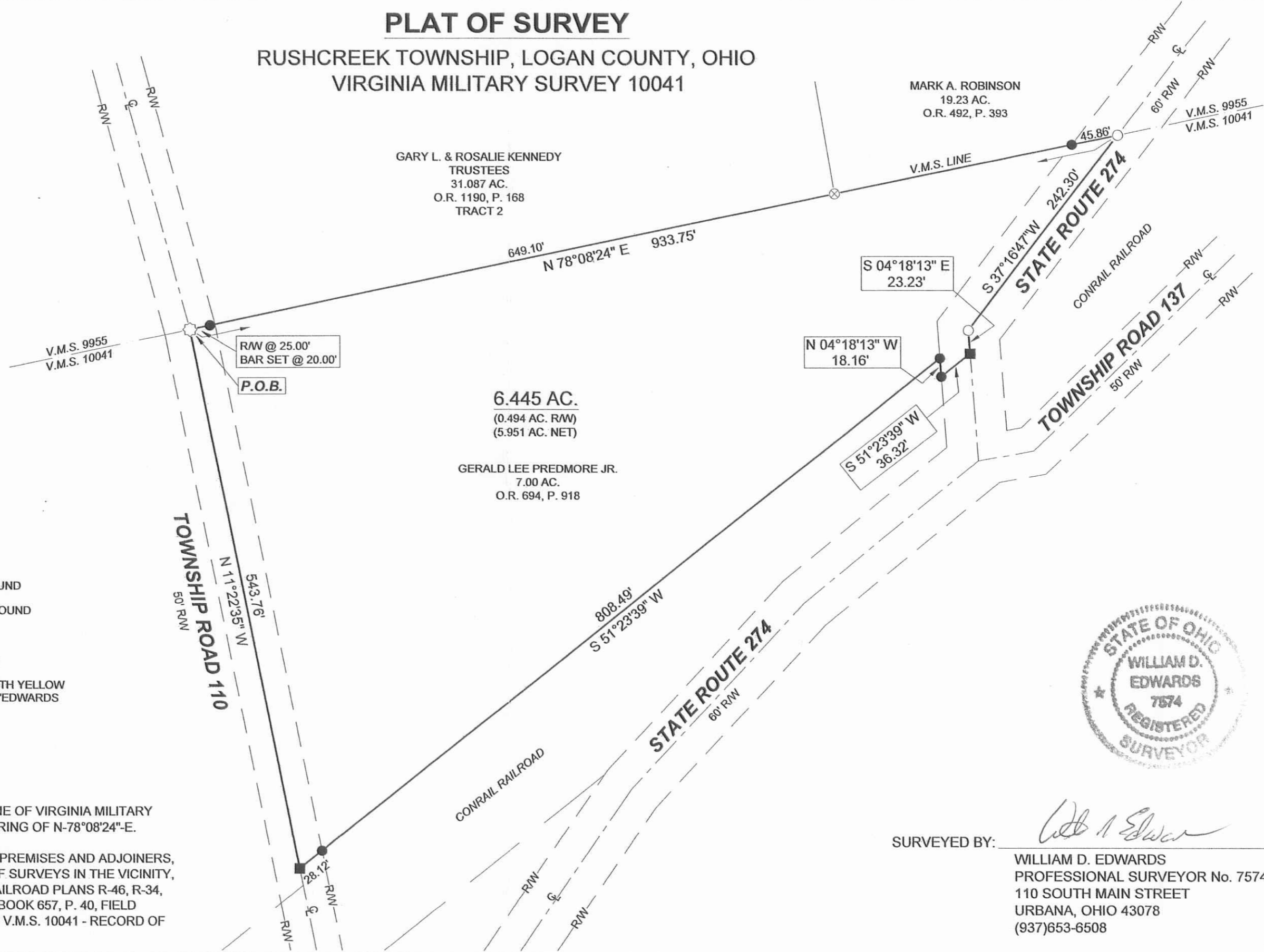
William D. Edwards, P.S. 7574



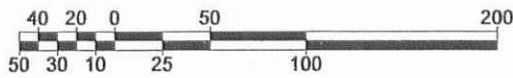
INDEXED ON MAP
9696 1D

PLAT OF SURVEY

RUSHCREEK TOWNSHIP, LOGAN COUNTY, OHIO
 VIRGINIA MILITARY SURVEY 10041








SCALE: 1" = 100'



DATE: MARCH 9, 2016

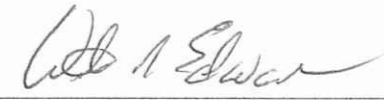
LEGEND

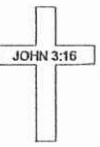
-  = 5/8" DIA. IRON BAR.....FOUND
-  = RAILROAD TIE POST.....FOUND
-  = STONE.....FOUND
-  = MAG NAIL.....SET at grade
-  = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 7574".....SET at grade

NOTES:

1. BEARINGS ARE BASED ON THE NORTH LINE OF VIRGINIA MILITARY SURVEY No. 10041 PER AN ASSUMED BEARING OF N-78°08'24"-E.
2. REFERENCES USED: DEEDS OF SUBJECT PREMISES AND ADJOINERS, COUNTY TAX AND AERIAL MAPS, PLATS OF SURVEYS IN THE VICINITY, LOGAN COUNTY ENGINEER PLANS X-9, RAILROAD PLANS R-46, R-34, R-17, O.K.S. FIELD BOOK 516, P. 40, FIELD BOOK 657, P. 40, FIELD BOOK 578, P. 35-36, SUBDIVISION PLAT OF V.M.S. 10041 - RECORD OF SURVEYS BOOK "C", PAGE 241.



SURVEYED BY: 
 WILLIAM D. EDWARDS
 PROFESSIONAL SURVEYOR No. 7574
 110 SOUTH MAIN STREET
 URBANA, OHIO 43078
 (937)653-6508



5622.DWG

INDEXED ON MAP
 9494 IP