

5-11-2021



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



LEGAL DESCRIPTION FOR SMITH'S 2.702 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Rushcreek, and being a part of Virginia Military Survey 9936, and being more particularly described as follows:

Beginning for reference at a 3/4" diameter iron bar with monument cover found at the intersection of the centerlines of County Road 50 (60' right-of-way) and County Road 12 (48' right-of-way);

thence with the centerline of County Road 12, N-6°18'54"-W, 1227.38'(feet) to a Mag Nail set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described;

thence continuing with the centerline of County Road 12, N-6°18'54"-W, 343.00'(feet) to a Mag Nail set;

thence N-81°10'24"-E, 343.81'(feet) to an iron bar set, passing for reference an iron bar set on the right-of-way line of County Road 12 at 24.02'(feet);

thence S-9°36'37"-E, 275.42'(feet) to an iron bar set;

thence S-49°40'30"-W, 105.79'(feet) to an iron bar set;

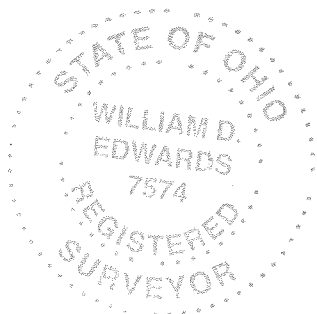
thence S-68°15'10"-W, 70.36'(feet) to an iron bar set;

thence S-82°13'15"-W, 203.87'(feet) to the place of beginning, passing for reference an iron bar set on the right-of-way line of County Road 12 at 179.86'(feet).

Containing 2.702 acres, 0.189 acre of which is within the Road right-of-way, but being subject to the rights of all legal highways and all easements of record.

Being a part of a 94.36 acre tract conveyed to J. MacAlpine Smith, Trustee, by deed recorded in Official Record 1395, Page 2999, Parcel II, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, May 4, 2021. 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 County Road 12 per an assumed bearing of N-6°18'54"-W.



William D. Edwards

William D. Edwards, P.S. 7574

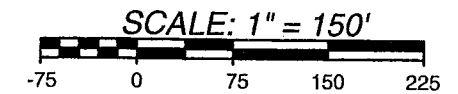
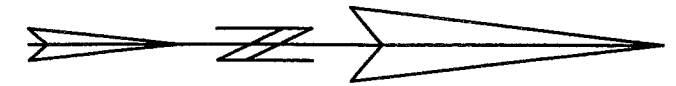


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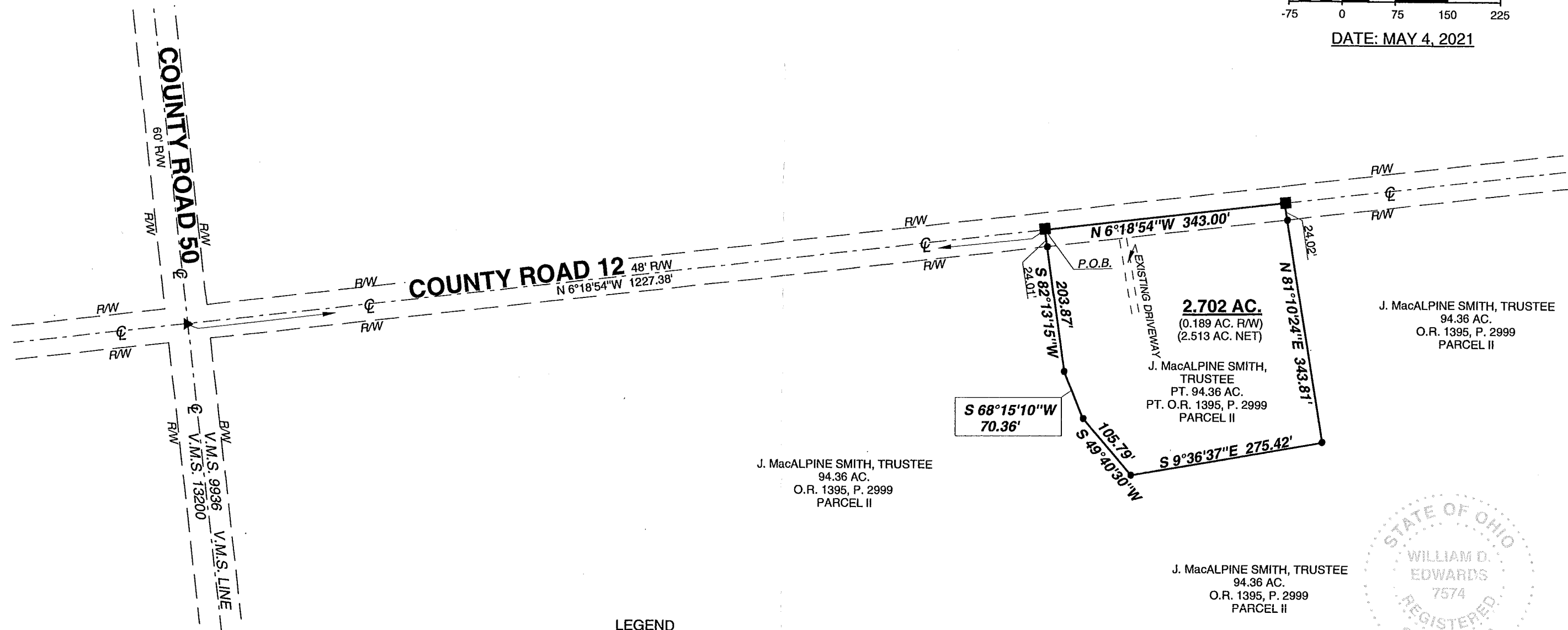
APPROVED

PLAT OF SURVEY

RUSHCREEK TOWNSHIP, LOGAN COUNTY, OHIO VIRGINIA MILITARY SURVEY 9936



DATE: MAY 4, 2021



NOTE:

1. BEARINGS ARE BASED ON THE CENTERLINE OF COUNTY ROAD 12 ROAD PER AN ASSUMED BEARING OF N-6°18'54"-W.
2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY.
3. THE SUBJECT TRACT CONTAINS AN EXISTING HOUSE WITH AN ADDRESS OF 7044 COUNTY ROAD 12.
4. THE SUBJECT PARCEL IS SUBJECT TO THE LOGAN COUNTY ACCESS PLAN: CLASSIFIED AS A LOCAL ROAD, MINIMUM DRIVE SPACING = 250', MINIMUM INTERSECTION SPACING = 250', MINIMUM SIGHT STOPPING DISTANCE IS > 495'.

LEGEND

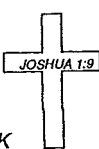
- = STONE MONUMENT.....FOUND
- △— = RAILROAD SPIKE.....FOUND
- = 5/8" DIA. IRON BAR.....FOUND
- ⊙— = 1" DIA. IRON PIPE.....FOUND
- = MAG NAILFOUND
- ▲— = 3/4" DIA. IRON BAR WITH MONUMENT COVER.....FOUND
- = MAG NAIL.....SET at grade
- = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 7574".....SET at grade

J. MacALPINE SMITH, TRUSTEE
94.36 AC.
O.R. 1395, P. 2999
PARCEL II



SURVEYED BY:

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



6768.ZAK

INDEXED ON MAP
9746