

11-28-2022

APPROVED



EDWARDS SURVEYING

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



LEGAL DESCRIPTIONS FOR CLINEHENS' 2.542 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Bloomfield, and being a part of the Southwest Quarter of Section 30, Town 7-S, Range 8-E, and being more particularly described as follows:

Beginning for Reference at a Mag Nail set at the intersection of the centerline of Township Road 34 (40' right-of-way) and the South line of Section 30, Town 7-S, Range 8-E, also being the North line of Section 31, Town 7-S, Range 8-E, and being at centerline Station 16+63 per County Engineer's Field Book 596, Page 11;

Thence with the centerline of Township Road 34, N-6°35'32"-W, 242.89'(feet) to a Mag Nail set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described;

Thence N-85°50'26"-W, 243.05'(feet) to an iron bar set, passing for reference an iron bar set on the right-of-way line of Township Road 34 at 20.36'(feet);

Thence N-8°16'49"-W, 439.47'(feet) to an iron bar set;

Thence N-87°42'15"-E, 251.52'(feet) to a Mag Nail set on the centerline of aforementioned Township Road 34, passing for reference an iron bar set on the right-of-way line of Township Road 34 at 231.44'(feet);

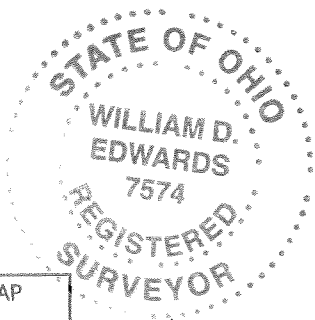
Thence with the centerline of Township Road 34, S-7°19'35"-E, 71.68'(feet) to a 3/4" diameter iron bar found at centerline Station 23+00;

Thence continuing with the centerline of Township Road 34, S-6°35'32"-E, 394.11'(feet) to the place of beginning.

Containing 2.542 acres, 0.213 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 60 acre tract conveyed to Gertrude Clinehens, Trustee, by deed recorded in Official Record 986, Page 176, Tract I, 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, November 14, 2022. 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 34 per an assumed bearing of N-6°35'32"-W.



William D. Edwards

William D. Edwards, P.S. 7574

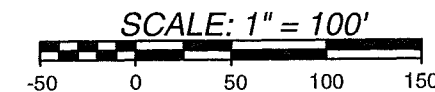
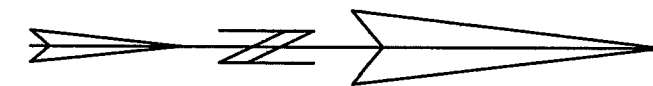
INDEXED ON MAP
9751

11-28-2022

APPROVED

PLAT OF SURVEY

S.W. 1/4, SECTION 30, TOWN 7-S, RANGE 8-E BLOOMFIELD TOWNSHIP, LOGAN COUNTY, OHIO



DATE: NOVEMBER 14, 2022

GERTRUDE CLINEHENS, TRUSTEE
60 AC.
O.R. 986, P. 176
TRACT I, PARCEL II

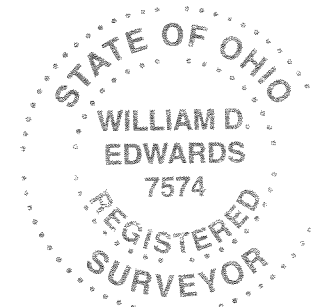
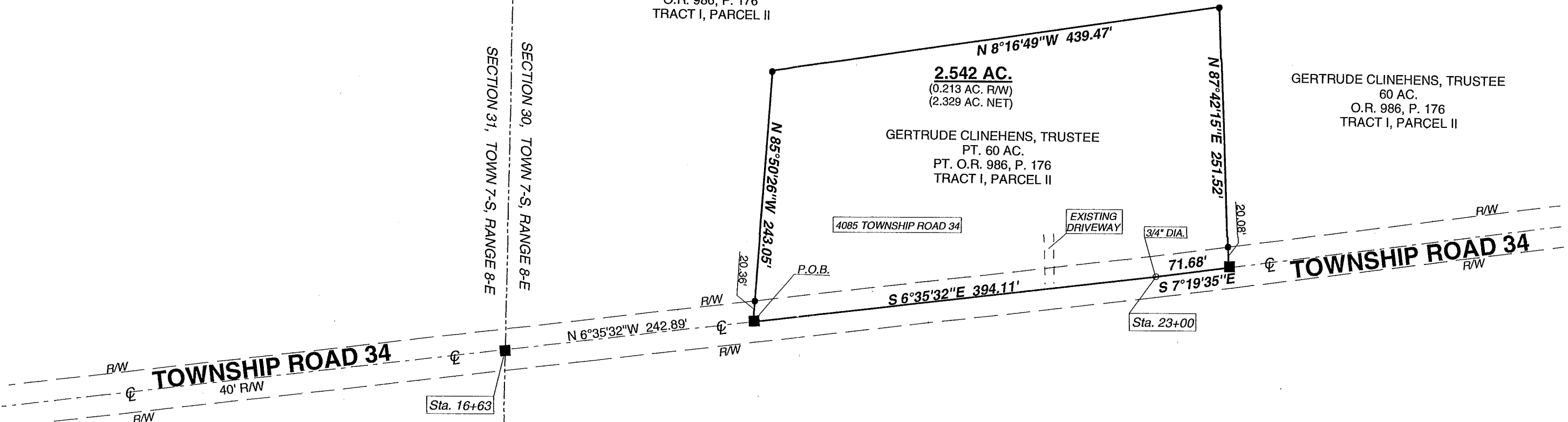
GERTRUDE CLINEHENS, TRUSTEE
60 AC.
O.R. 986, P. 176
TRACT I, PARCEL II

2.542 AC.
(0.213 AC. R/W)
(2.329 AC. NET)

GERTRUDE CLINEHENS, TRUSTEE
PT. 60 AC.
PT. O.R. 986, P. 176
TRACT I, PARCEL II

SECTION 30, TOWN 7-S, RANGE 8-E
SECTION 31, TOWN 7-S, RANGE 8-E

SECTION LINE



NOTE:

- BEARINGS ARE BASED ON THE CENTERLINE OF TOWNSHIP ROAD 34 ROAD PER AN ASSUMED BEARING OF N-6°35'32"-W.
- REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY, COUNTY ENGINEER'S F.B. 596.
- THE SUBJECT PARCEL IS SUBJECT TO THE LOGAN COUNTY ACCESS PLAN: TOWNSHIP ROAD 34 IS CLASSIFIED AS A LOCAL ROAD, MINIMUM DRIVE SPACING = 250', MINIMUM INTERSECTION SPACING = 250', MINIMUM SIGHT STOPPING DISTANCE IS > 495'.
- THE SUBJECT PARCEL CONTAINS AN EXISTING HOUSE & OUT-BUILDINGS, WITH AN EXISTING WELL & SEPTIC SYSTEM & DRIVEWAY. NO NEW DRIVEWAY ACCESS IS REQUESTED.

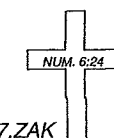
LEGEND

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

SURVEYED BY:

William D. Edwards

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



7177.ZAK

INDEXED ON MAP
9751