

Received 10-22-88

OK-10-28-88 C.R

LESLIE H. GEESLIN
REGISTERED SURVEYOR NO. 5248
P. O. BOX 274
RUSHSVLVANIA, OHIO 43347

TELEPHONE: (513) 468-2793

BOW SURVEY
October, 1988

The following described real estate situated in the State of Ohio, County of Logan, Township of Harrison, being part of the northeast $\frac{1}{4}$ of Section 30, Town 3, Range 14, M. R. S. and more particularly described as follows:

Beginning at a 0.625 inch iron bar found at the northeast corner of Mary K. Bow's 0.92 acre tract as described in D. B. Vol. 389 Page 642, in the centerline of Township Road 31 and the east line of Section 30.

Thence with said Bow's north line and said line projected N. $84^{\circ} 45' 00''$ W. 289.40 feet to a 0.625 inch iron bar set, passing a 0.625 inch iron bar found at 200.00 feet.

Thence N. $5^{\circ} 01' E.$ (this bearing is assumed and all other bearings are from angles and distances measured in this field survey) 151.34 feet to a 0.625 inch iron bar set.

Thence S. $84^{\circ} 45' 00'' E.$ 289.40 feet to a railroad spike set in the centerline of said T. R. 31, passing a 0.625 inch iron bar set at 264.40 feet.

Thence with said centerline and the east line of Section 30 S. $5^{\circ} 01' W.$ 151.34 feet to the place of beginning.

Containing 1.005 acres more or less.

The above described 1.005 acre tract being in the southeast corner of Michael Bow's 12.24 acre tract as described in D. B. Vol. 392 Page 296.

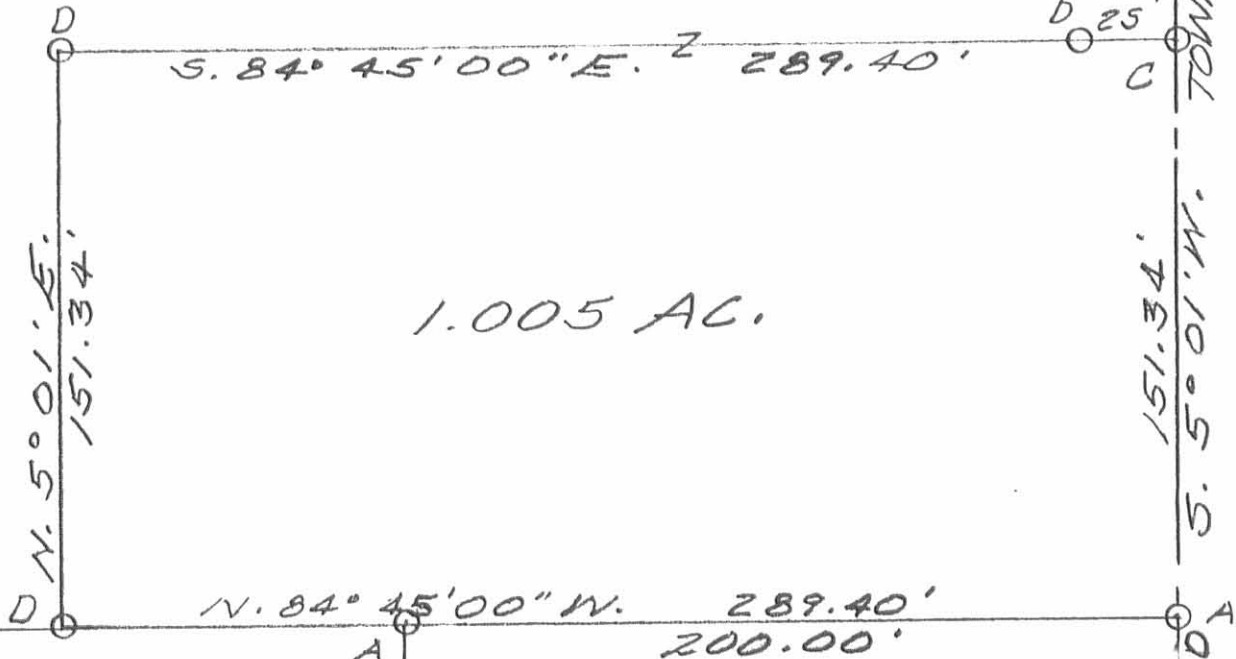
INDEXED ON MAP
7851 ID



Leslie H. Geeslin

N

MICHAEL W. BOW
12.24 AC.
DB VOL 392 PG 296



1.005 AC.

M.W. BOW
9.24 AC.
DB VOL 392 PG 296

MARY K. BOW
0.92 AC.
DB VOL 389 PG 642

LEGEND:

- A = 5/8" ϕ FD.
- B = HARROW TOOTH FD.
- C = RR SPK SET
- D = 5/8" ϕ SET

SURVEY OF 1.005 AC. TRACT
IN N.E. QUARTER OF SECTION 30,
TOWN 3, RANGE 14, B.M.R.S.,
HARRISON TOWNSHIP, LOGAN
COUNTY, OHIO FOR MICHAEL
BOW.

OCTOBER, 1988
SCALE: 1" = 50'

INDEXED ON MAP
7851 IP



Leslie H. Geeslin
LESLIE H. GEESLIN
RUSHSVLVANIA, OHIO

11-22-2022



APPROVED



EDWARDS SURVEYING

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



LEGAL DESCRIPTION FOR BOW'S 18.119 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Harrison, and being a part of Section 30, Town 3, Range 14, B.T.M.R.S., and being more particularly described as follows:

Beginning for reference at a stone in a monument box found at the intersection of the centerlines of County Road 13 (60' right-of-way) and Township Road 31 (60' right-of-way);

Thence with the centerline of Township Road 31 and the East line of Section 30, also being the West line of Section 24, N-5°11'23"-E, 1423.27'(feet) to a Mag Nail set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, also being at the Northeast corner of a 1.005 acre tract conveyed to Kim J. and Lori J. Hoyles by deed recorded in Official Record 74, Page 809, passing for reference a Mag Nail found at 76.58'(feet);

Thence with the bounds of the 1.005 acre tract the following three (3) courses:

1. N-84°36'49"-W, 289.40'(feet) to an iron bar set, passing for reference a 5/8" diameter iron bar found at 24.65'(feet) and the right-of-way line of Township Road 31 at 30.00'(feet);
2. S-5°11'23"-W, 151.34'(feet) to an iron bar set;
3. S-84°36'49"-E, 89.40'(feet) to an iron bar set at the Northwest corner of a 0.92 acre tract conveyed to Blaine & Mary E. Mahon by deed recorded in Official Record 549, Page 490;

Thence with the West line of the 0.92 acre tract, S-5°02'16"-W, 200.03'(feet) to a 5/8" diameter iron bar found at the Northwest corner of a 1.795 acre tract conveyed to Joe L. Teague, Jr., & Vicki Teague by deed recorded in Official Record 1033, Page 478;

Thence with the bounds of the 1.795 acre tract the following three (3) courses:

1. S-5°05'55"-W, 274.34'(feet) to a 5/8" diameter iron bar found;
2. N-85°28'19"-W, 3.00'(feet) to a 5/8" diameter iron bar found;
3. S-5°02'29"-W, 117.20'(feet) to a 5/8" diameter iron bar found on the North line of a 0.052 acre tract conveyed to Ashlee R Butler and Joshua B. Sweeney by deed recorded in Official Record 1114, Page 848, Tract II;

Thence N-84°36'22"-W, 26.27'(feet) to an iron bar set at the Northwest corner of the 0.052 acre tract;

Thence with the West line of the 0.052 acre tract, S-5°11'23"-W, 10.00'(feet) to an iron bar set on the North line of McMorrans First Addition as recorded in Plat Cabinet "A", Slide 142, of the Logan County Plat Records;

Thence with the North line of McMorrans First Addition, the North line of a 0.88 acre tract conveyed to John P. & Carol L. Stout by deed recorded in Deed Volume 372, Page 424, second tract, and with the North line of a 0.254 acre tract conveyed to John P. & Carol L. Stout by deed recorded in Official Record 1101, Page 27, N-

84°29'28"-W, 379.50'(feet) to a 5/8" diameter iron bar found on the Northeasterly line of a 2.890 acre tract conveyed to Gregory R. & Patricia L. Miller by deed recorded in Official Record 1110, Page 506, passing for reference a 5/8" diameter iron bar found at 322.12'(feet);

Thence with the Northeasterly line of the 2.890 acre tract, N-40°19'29"-W, 1011.77'(feet) to a 5/8" diameter iron bar found at the Southeast corner of a 17.00 acre tract conveyed to Lorrinda Cushwa, Trustee, by deed recorded in Official Record 1372, Page 856;

Thence with the East line of the 17.00 acre tract, N-4°58'16"-E, 207.79'(feet) to a 2" diameter iron pipe found at the Southwest corner of a 31.63 acre tract conveyed to Robert Roach by deed recorded in Deed Volume 354, Page 31, Tract II;

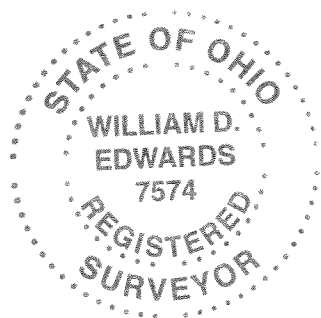
Thence with the South line of the 31.63 acre tract, S-84°08'53"-E, 1330.20'(feet) to a Mag Nail found on the centerline of aforementioned Township Road 31, also being on the East line of Section 30, passing for reference an iron bar set on the right-of-way line of Township Road 31 at 1300.20'(feet);

Thence with the centerline of Township Road 31 and the East line of Section 30, S-5°11'23"-W, 151.34'(feet) to the place of beginning.

Containing 18.119 acres, 0.104 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 more accurate description of all of an 8.268 acre tract conveyed to Kathleen Ann Bow by deed recorded in Official Record 1033, Page 496, Tract 1, and all of an 11.235 acre tract conveyed to Kathleen Ann Bow by deed recorded in Official Record 1033, age 496, Tract 2, 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 18, 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 31 per an assumed bearing of N-5°11'23"-E.





William D. Edwards, P.S. 7574

INDEXED ON MAP
7851

PLAT OF SURVEY

SECTION 30, TOWN 3, RANGE 14, B.T.M.R.S.
HARRISON TOWNSHIP, LOGAN COUNTY, OHIO



SCALE: 1" = 120'
-60 0 60 120 180

DATE: NOVEMBER 18, 2022

LEGEND

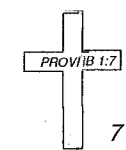
- △ = RAILROAD SPIKE.....FOUND
- = 5/8" DIA. (UNLESS NOTED) IRON BAR.....FOUND
- ⊕ = 2" DIA. IRON PIPE.....FOUND
- = MAG NAILFOUND
- ▲ = STONE IN MONUMENT BOX.....FOUND
- = MAG NAIL.....SET at grade
- = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 7574".....SET at grade

NOTE:

1. BEARINGS ARE BASED ON THE CENTERLINE OF TOWNSHIP ROAD 31 ROAD PER AN ASSUMED BEARING OF N-5°11'23"-E.
2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY, PLAT CABINET "A", SLIDE 142.
3. THE SUBJECT PARCEL IS SUBJECT TO THE LOGAN COUNTY ACCESS PLAN: TOWNSHIP ROAD 31 IS CLASSIFIED AS A LOCAL ROAD, MINIMUM DRIVE SPACING = 250', MINIMUM INTERSECTION SPACING = 250', MINIMUM SIGHT STOPPING DISTANCE IS > 495'.



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



7178.ZAK

INDEXED ON MAP
7857

