

Thomas Survey Monroe Township August 1959 0.10 Acre

The following described land in Monroe Township, Logan County, Ohio and being in V.M.S. 322I

Beginning in the center of County Road Number 28 and the center of County Road Number 29 and also being station I43 plus 10 of the Survey of Road Number 29 as shown in Logan County Engineer's Book 573 Page 28 and said point being the center line of said two roads in the Unincorporated Village of Pickrelltown

Thence with the center line of said Road Number 29 S. 81 - 30 W. 239.80 feet to an iron said iron being the beginning point of this survey

Thence S. 12 - 05 E. 157.30 feet to a square wood post in the north line of William H. Woodroff's 1.13 acre tract the last described line being the west line of John Thomas's 0.18 acre tract and the last described line passing an iron at the south side of said road number 29 at 25.00 feet

Thence with the north line of said Woodroff's 1.13 acre tract S. 81 - 30 W. 28.8 feet to an iron

Thence with the east line of Burnetta Ayers 0.33 acre tract N. 11 - 49 W. 157.40 feet to an iron in the center of said Road Number 29 the last described line passing a square wood post at 2.00 feet and also passing an iron at the south side of the road at 132.40 feet

Thence with the center of said road Number 29 N. 81 - 30 E. 28.00 feet to the place of beginning

said described tract containing 0.10 of one acre.

cc
Logan County Engineer

on Plot Book

3151

10

INDEXED ON 100

**M. JANE SMITH SURVEY
0.625 ACRE
March 24, 2009**

The following described 0.625 acre tract of land is situated in the Village of Pickrelltown, Virginia Military Survey 3221, Monroe Township, Logan County, Ohio and being all of M. Jane Smith and Richard Dale Smith's 0.33 acre, Tract I and 0.28 acre, Tract II described in Official Record Volume 270, page 68, said 0.625 acre tract more particularly described as follows:

Beginning at a 3/4 inch iron pin found in the centerline of County Road 29 (50 feet wide) at centerline Station 138 + 91 as referenced in Logan County Engineer's field book 573, page 19, said iron pin also in the northwest line of said 0.28 acre tract;

Thence **North 71°30'26" East 110.63 feet**, following the centerline of County Road 29, the northwest line of said 0.28 acre tract, and the northwest line of said 0.33 acre tract, to a 1/2 inch iron pin found at centerline Station 140 + 02 as referenced on page 20 of said field book 573;

Thence **North 65°01'14" East 40.33 feet**, continuing along the centerline of County Road 29 and the northwest line of said 0.33 acre tract, to a railroad spike found at the westernmost corner of William H. Woodruff's 0.10 acre tract described in Official Record Volume 521, page 591;

Thence **South 28°17'08" East 157.40 feet**, departing from the centerline of County Road 29, following the southwest line of said 0.10 acre tract and the northeast line of said 0.33 acre tract, passing a 1/2 inch iron pipe found at 24.84 feet, to an iron pin set in the northwest line of William H. Woodruff's 1.13 acre tract described in Official Record Volume 521, page 591;

Thence **South 65°58'24" West 162.75 feet**, following the northwest line of said 1.13 acre tract, the southeast line of said 0.33 acre tract, and the southeast line of said 0.28 acre tract, to an iron pin set in the northeast line of David L. Scales and Destinie M. Scales 2.30 acre tract described in Official Record Volume 274, page 847;

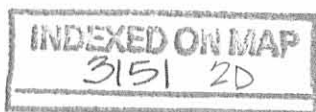
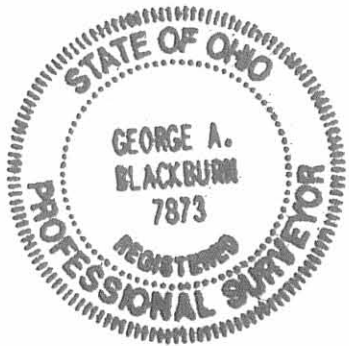
Thence **North 32°08'25" West 176.04 feet**, following the northeast line of said 2.30 acre tract and the southwest line of said 0.28 acre tract, passing an iron pin set at 148.64 feet, to a magnetic nail set in the centerline of County Road 29;

Thence **North 82°00'00" East 26.50 feet**, following the centerline of County Road 29 and the northwest line of said 0.28 acre tract, to the **place of beginning, containing 0.625 acre**, more or less, and subject to all valid easements and restrictions of record.

Of the above-described 0.625 acre tract of land, 0.309 acre is all of said 0.33 acre tract and 0.316 acre is all of said 0.28 acre tract. The road right-of-way of County Road 29 (50 feet wide) contains 0.101 acre.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of March 2009. Iron pins set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS #7873." Bearings indicated herein are based on the centerline of County Road 29 (50 feet wide) bearing North 82°00'00" East.

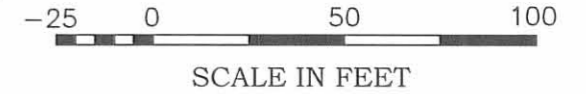
Description prepared by: George A. Blackburn 3/24/09
George A. Blackburn, R.S. #7873
12125 Green Street
Middleburg, Ohio 43336
(937) 666-5605



REC'D 3-24-09 SMJ OK

PLAT OF SURVEY IN
THE VILLAGE OF PICKRELLTOWN
VIRGINIA MILITARY SURVEY 3221
MONROE TOWNSHIP
LOGAN COUNTY, OHIO

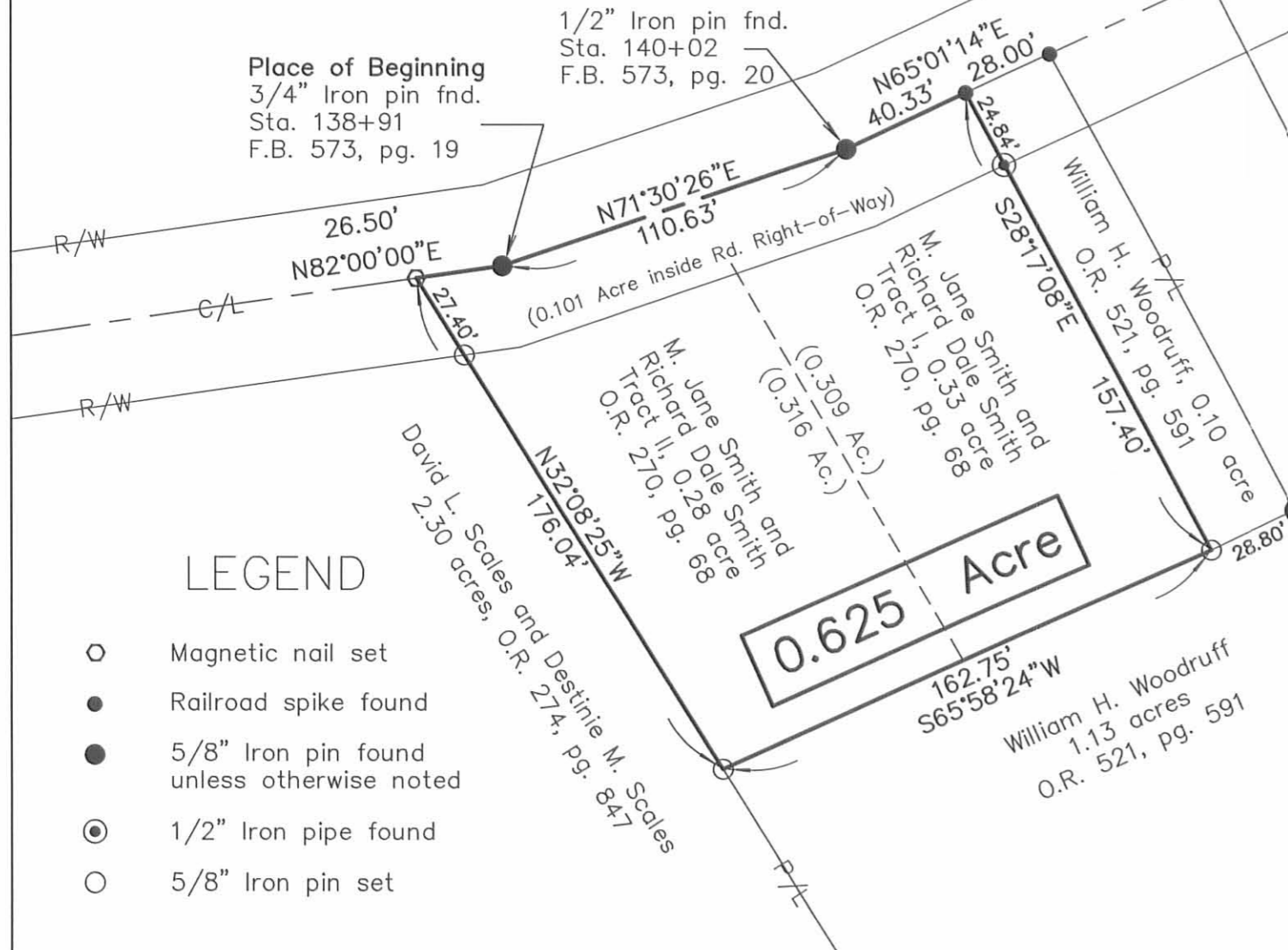
COUNTY ROAD 29 (50')
(Logan Co. Eng. F.B. 573, pgs. 18 thru 22)



COUNTY ROAD 28 (50')

Place of Beginning
3/4" Iron pin fnd.
Sta. 138+91
F.B. 573, pg. 19

1/2" Iron pin fnd.
Sta. 140+02
F.B. 573, pg. 20



LEGEND

- Magnetic nail set
- Railroad spike found
- 5/8" Iron pin found unless otherwise noted
- ⊙ 1/2" Iron pipe found
- 5/8" Iron pin set

0.625 Acre



CERTIFICATION:

I hereby certify that this plat was prepared from an actual field survey and that monuments were placed as indicated hereon.

George A. Blackburn 3/24/09
George A. Blackburn, R.S. 7873

BLACKBURN SURVEYING
12125 GREEN STREET, MIDDLEBURG, OHIO 43336
(937) 666-5605

DATE : 3/24/09
SCALE : 1" = 50'
Filename: Smith 3-09
F.B. 17, pg. 17

PLAT PREPARED FOR
M. JANE SMITH

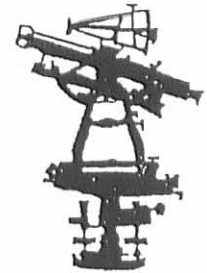
SHEET
1
OF 1

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REVID 5-27-10 smy ac

EDWARDS SURVEYING
110 SOUTH MAIN STREET
URBANA, OHIO 43078
(937) 653-6508



LEGAL DESCRIPTION FOR WOODRUFF'S 1.607 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Monroe and being a part of Virginia Military Survey 3221, and being more particularly described as follows:

Beginning for reference at a 1" diameter iron pipe found on the centerline of County Road 28 (60' right-of-way) at centerline station 144+17.24;

thence with the centerline of County Road 28 N-16°16'12"-W, 112.04' (feet) to a 1" diameter iron bar found at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, said iron bar found also being at the Northeast corner of a 5.010 acre tract conveyed to William G. Woodruff by Deed recorded in Official Record 840, Page 442, of the Logan County Records;

thence with a North line of said Woodruff's 5.010 acre tract, S-67°31'21"-W, 166.16' (feet) to a 5/8" diameter iron bar found, passing for reference a 5/8" diameter iron bar found on the right-of-way line of County Road 28 at 30.18' (feet);

thence with an East line of said Woodruff's 5.010 acre tract and with the East line of an original 31.64 acre tract conveyed to William H. Woodruff by Deed recorded in Official Record 521, Page 591, N-15°33'25"-W, 441.42' (feet) to an iron bar set on the South line of a 1.325 acre tract also conveyed to William H. Woodruff by Deed recorded in Official Record 521, Page 591, passing for reference a 5/8" diameter iron bar found at a Northeast corner of said Woodruff's 5.010 acre tract at 14.54' (feet);

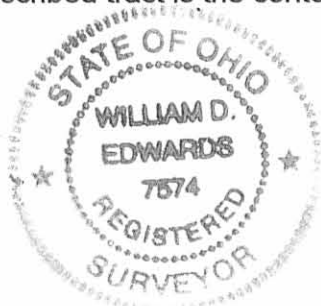
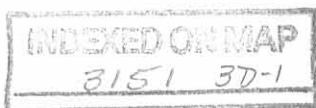
thence with the South line of said Woodruff's 1.325 acre tract, N-74°41'19"-E, 159.71' (feet) to a Mag nail set on the aforementioned centerline of County Road 28, passing for reference an iron bar set on the right-of-way line of County Road 28 at 127.71' (feet);

thence with the centerline of County Road 28 S-16°16'12"-E, 420.75' (feet) to the place of beginning.

Containing 1.607 acres, 0.291 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 a 1.275 acre tract conveyed to William H. Woodruff by Deed recorded in Official Record 521, Page 591, 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 12, 2010. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 4792 PS 7574". The basis of bearings for the herein described tract is the centerline of County Road 28 per an assumed bearing of S-16°16'12"-E.



William D. Edwards

William D. Edwards
Professional Surveyor No. 7574



EDWARDS SURVEYING
110 SOUTH MAIN STREET
URBANA, OHIO 43078
(937) 653-6508



LEGAL DESCRIPTION FOR WOODRUFF'S 2.754 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Monroe, Village of Pickrelltown, and being a part of Virginia Military Survey 3221, and being more particularly described as follows:

Beginning for reference at a 1" diameter iron pipe found on the centerline of County Road 28 (60' right-of-way) at centerline station 144+17.24;

thence with the centerline of County Road 28 N-16°16'12"-W, 532.79' (feet) to a Mag nail set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, passing for reference a 1" diameter iron bar found at the Northeast corner of a 5.010 acre tract conveyed to William G. Woodruff by Deed recorded in Official Record 840, Page 442, at 112.04' (feet), said Mag nail set also being at the Northeast corner of a 1.275 acre tract conveyed to William H. Woodruff by Deed recorded in Official Record 521, Page 591, of the Logan County Records;

thence with a North line of said Woodruff's 1.275 acre tract and with the North line of the remaining area of an original 31.64 acre tract also conveyed to William H. Woodruff by Deed recorded in Official Record 521, Page 591, S-74°41'19"-W, 442.38' (feet) to an iron bar set at the Southeast corner of a 2.30 acre tract conveyed to David L. Scales by Deed recorded in Official Record 958, Page 678, of the Logan County Records, passing for reference an iron bar set on the right-of-way line of County Road 28 at 30.00' (feet) and also passing for reference an iron bar set at the Northwest corner of said Woodruff's 1.275 acre tract at 159.71' (feet);

thence with the East line of said Scales' 2.30 acre tract, N-15°39'39"-W, 291.41' (feet) to a 5/8" diameter iron bar found at the Southwest corner of a 0.625 acre tract conveyed to Amie M. Blair by Deed recorded in Official Record 956, Page 290, of the Logan County Records;

thence with the bounds of said Blair's 0.625 tract the following two (2) courses:

1. N-82°27'10"-E, 162.75' (feet) to a 5/8" diameter iron bar found;
2. N-11°48'22"-W, 157.40' (feet) to a railroad spike found on the centerline of County Road 29 (50' right-of-way), passing for reference a 7/8" diameter iron pipe found on the right-of-way line of County Road 29 at 132.36' (feet);

thence with the centerline of County Road 29 N-81°30'00"-E, 28.00' (feet) to a railroad spike found at the Northwest corner of a 0.18 acre tract conveyed to Alan King, et ux., by Deed recorded in Official Record 267, Page 976, of the Logan County Records;

thence with the bounds of said King's 0.18 acre tract the following two (2) courses:

1. S-12°05'00"-E, 157.30' (feet) to a 5/8" diameter iron bar found, passing for reference a 5/8" diameter iron bar found on the right-of-way line of County Road 29 at 25.05' (feet);
2. N-82°59'46"-E, 51.25' (feet) to a 5/8" diameter iron bar found at the Southwest corner of a 0.33 acre tract conveyed to Regina L. Nicely by Deed recorded in Deed Volume 405, Page 34, of the Logan County Deed Records;

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thence N-81°52'34"-E, 88.69' (feet) to a 5/8" diameter iron bar found at the Southeast corner of said Nicely's tract, also being the Southwest corner of a 0.43 acre tract conveyed to Alan D. King, etux., by Deed recorded in Official Record 277, Page 861, of the Logan County Records;

thence with the South line of said King's 0.43 acre tract, N-82°11'07"-E, 112.69' (feet) to a Mag nail set on the aforementioned centerline of County Road 28, passing for reference a 5/8" diameter iron bar found on the right-of-way line of County Road 28 at 82.36' (feet);

thence with the centerline of County Road 28 S-16°16'12"-E, 232.98' (feet) to the place of beginning.

Containing 2.754 acres, 0.178 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 and a combination of a 1.325 acre tract, a 1.13 acre tract, and a 0.10 acre tract all conveyed to William H. Woodruff by Deed recorded in Official Record 521, Page 591, 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 12, 2010. All iron bars set are 5/8"x30" iron rebar with a yellow plastic cap stamped "EDWARDS PS 4792 PS 7574". The basis of bearings for the herein described tract is the centerline of County Road 28 per an assumed bearing of S-16°16'12"-E.





William D. Edwards
Professional Surveyor No. 7574

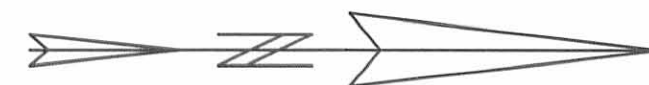
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3151 3D-3

REV'D 5-27-10 S.M.Y. REC

PLAT OF SURVEY

VILLAGE OF PICKRELLTOWN (UN-INCORPORATED) MONROE TOWNSHIP, LOGAN COUNTY, OHIO VIRGINIA MILITARY SURVEY 3221



SCALE: 1" = 60'
-30 0 30 60 90

DATE: MAY 12, 2010

NOTE:

1. BEARINGS ARE BASED ON THE CENTERLINE OF COUNTY ROAD 28 PER AN ASSUMED BEARING OF S-16°16'12"E.
2. THE 2.754 AC. TRACT SHOWN HEREON COMBINES WOODRUFF'S 0.10 AC., 1.13 AC. AND 1.325 AC. TRACTS INTO ONE PARCEL.
3. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY, LOGAN COUNTY ENGINEER'S FIELD BOOK 706, P. 42-44, FIELD BOOK 682, P. 74-76, FIELD BOOK 573, P. 16-22.



LEGEND

- = STONE MONUMENT.....FOUND
- △ = RAILROAD SPIKE.....FOUND
- = 5/8" DIA. (UNLESS OTHERWISE NOTED) IRON BAR.....FOUND
- ⊕ = IRON PIPE.....FOUND
- = MAG NAIL.....FOUND
- ▲ = RAILROAD SPIKE.....SET
- = MAG NAIL.....SET at grade
- = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 4792 PS 7574".....SET at grade



SURVEYED BY: *William D. Edwards*
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