

DRAWN BY:
DANIEL E. GILBERT, P.S.
REG. SUR. NO. 5402

AERIAL PHOTO DU-26-121

INDEXED ON MAP

SMITH PROPERTY
V.M.S. No. 5042
MONROE TWP. - LOGAN COUNTY
SALEM TWP. - CHAMPAIGN COUNTY
OHIO

SCALE: 1" = 660'
JULY 8, 1974

1-23-19

APPROVED



EDWARDS SURVEYING

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



LEGAL DESCRIPTION FOR SMITH'S 39.958 ACRE TRACT

Being situate in the State of Ohio, Monroe Township of Logan County, Salem Township of Champaign County, and being a part of Virginia Military Survey 5042, and being more particularly described as follows:

Beginning for reference at a 5/8" diameter iron bar found at the intersection of the centerlines of Township Road 169 (60' right-of-way) and Mt. Tabor Road (Champaign Co. Hwy. 108) (60' right-of-way);

thence with the centerline of Township Road 169, N-8°16'39"-W, 828.45'(feet) to a Railroad Spike found at the Northeast corner of a 24.431 acre tract conveyed to James L. Smith by deed recorded in Official Record 520, Page 2089, of the Champaign County Records, and in Official Record 1133, Page 318, Tract 2, of the Logan County Records, passing for reference the Champaign-Logan County line at 245.66'(feet);

thence with the North line of Smith's 24.431 acre tract, the North line of a 10.619 acre tract conveyed to Jay B. Smith by deed recorded in Official Record 539, Page 1369, of the Champaign County Records, and in Official Record 1212, Page 543, of the Logan County Records, and with the North line of a 24.430 acre tract conveyed to Thomas K. & Nancy J. Smith by deed recorded in Official Record 535, Page 1947, of the Champaign County Records, and in Official Record 1198, Page 307, Parcel 3, of the Logan County Records. S-75°34'32"-W, 1389.89'(feet) to an iron bar set, at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, passing for reference a 5/8" diameter iron bar found on the right-of-way line of Township Road 169 at 30.17'(feet) and a 5/8" diameter iron bar found at 1335.89'(feet);

thence continuing with the North line of Smith's 24.430 acre tract, S-75°34'32"-W, 1222.15'(feet) to a 5/8" diameter iron bar found on an East line of a 16.913 acre tract conveyed to Neal D. Hillard by deed recorded in Official Record 1322, Page 571, of the Logan County Records, (this parcel was conveyed to Hillard from Gregory D. Smith who has a deed reference of Official Record 83, Page 413, of the Champaign County Records, and the deed to Hillard was not recorded in Champaign County);

thence with the bounds of the 16.913 acre tract the following four (4) courses:

1. N-16°41'09"-W, 555.03'(feet) to a 5/8" diameter iron bar found;
2. N-56°36'27"-W, 219.16'(feet) to a 5/8" diameter iron bar found;
3. N-14°38'44"-W, 394.94'(feet) to a 5/8" diameter iron bar found;
4. S-75°29'07"-W, 577.67'(feet) to a 5/8" diameter iron bar found at the on the Southeast corner of a 77.88 acre tract conveyed to Stacy M. Kimball, Dixie L. Kopus, & Terry J. Kimball, Co-Trustees, by deed recorded in Official Record 1143, Page 655, of the Logan County Records, and in Official Record 523, Page 2851, of the Champaign County Records;

thence with the East line of the 77.88 acre tract, N-19°09'19"-W, 514.96'(feet) to an iron bar set on the South line of a 203.75 acre tract conveyed to David L. & Phyllis J. Ackley, Trustees, by deed recorded in Official Record 424, Page 49, also being on the South line of V.M.S. 4492 and the North line of V.M.S. 5042;

INDEXED ON MAP
5602

thence with the South line of the 203.75 acre tract, the South line of V.M.S. 4492, and with the North line of V.M.S. 5042, N-75° 14'18"-E, 746.63'(feet) to a 6" diameter wood post found at the Northwest corner of a 19.990 acre tract conveyed to David L. & Phyllis J. Ackley, Trustees, by deed recorded in Official Record 471, Page 558, of the Logan County Records, passing for reference an iron bar set at 741.63'(feet);

thence S-19°02'56"-E, 518.11'(feet) to a 5/8" diameter iron bar found at the Southwest corner of the 19.990 acre tract;

thence with the South line of Ackley's 19.990 acre tract, N-75°25'46"-E, 989.00'(feet) to an iron bar set;

thence S-33°29'04"-E, 407.05'(feet) to an iron bar set;

thence S-30°57'51"-E, 163.14'(feet) to an iron bar set;


thence S-20°00'46"-E, 576.32'(feet) to the place of beginning.

Containing 39.958 acres, 35.434 acres of which are in Monroe Township of Logan County and 4.524 acres of which are in Salem Township of Champaign County, but being subject to the rights of all legal highways and all easements of record.

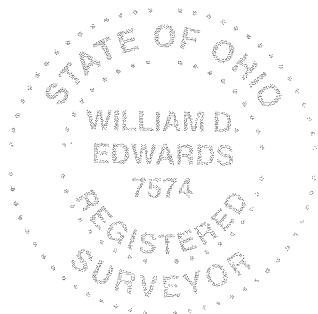
Being a part of a 95.1 acre tract and all of a 9 acre tract conveyed to Betty J. Smith by deed recorded in Deed Volume 294, Page 337, of the Logan County Deed Records, and in Deed Volume 174, Page 46, of the Champaign County Deed Records.

The herein described tract is to be attached to an adjoining parcel and is not to be used as a separate and independent tract.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, January 11, 2019. 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 169 per an assumed bearing of N-8°16'39"-W.



William D. Edwards, P.S. 7574



INDEXED ON MAP
5602

1-23-19

APPROVED



EDWARDS SURVEYING

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



LEGAL DESCRIPTION FOR SMITH'S 39.167 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Monroe, and being a part of Virginia Military Survey 5042, and being more particularly described as follows:

Beginning for reference at a 5/8" diameter iron bar found at the intersection of the centerlines of Township Road 169 (60' right-of-way) and Mt. Tabor Road (Champaign Co. Hwy. 108) (60' right-of-way);

thence with the centerline of Township Road 169, N-8°16'39"-W, 828.45'(feet) to a Railroad Spike found at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, also being at the Northeast corner of a 24.431 acre tract conveyed to James L. Smith by deed recorded in Official Record 520, Page 2089, of the Champaign County Records, and in Official Record 1133, Page 318, Tract 2, of the Logan County Records, passing for reference the Champaign-Logan County line at 245.66'(feet);

thence with the North line of Smith's 24.431 acre tract, the North line of a 10.619 acre tract conveyed to Jay B. Smith by deed recorded in Official Record 539, Page 1369, of the Champaign County Records, and in Official Record 1212, Page 543, of the Logan County Records, and with the North line of a 24.430 acre tract conveyed to Thomas K. & Nancy J. Smith by deed recorded in Official Record 535, Page 1947, of the Champaign County Records, and in Official Record 1198, Page 307, Parcel 3, of the Logan County Records. S-75°34'32"-W, 1389.89'(feet) to an iron bar set, passing for reference a 5/8" diameter iron bar found on the right-of-way line of Township Road 169 at 30.17'(feet) and a 5/8" diameter iron bar found at 1335.89'(feet);

thence N-20°00'46"-W, 576.32'(feet) to an iron bar set;

thence N-30°57'51"-W, 163.14'(feet) to an iron bar set;

thence N-33°29'04"-W, 407.05'(feet) to an iron bar set on the South line of a 19.990 acre tract conveyed to David L. & Phyllis J. Ackley, Trustees, by deed recorded in Official Record 471, Page 558, of the Logan County Records;

thence with the South line of Ackley's 19.990 acre tract and with the South line of a 19.990 acre tract conveyed to Halley D.O. & Loraine M. Ackley, Trustees, by deed recorded in Official Record 1087, Page 743, N-75°25'46"-E, 1959.17'(feet) to a point at the Northwest corner of a 1.027 acre tract conveyed to Sara S. Brenner by deed recorded in Official Record 1191, Page 915, Parcel 1, passing for reference an iron bar set at 1954.17'(feet) and a 5/8" diameter iron bar found at 668.63'(feet);

thence with the West line of Brenner's tract and with the West line of a 0.972 acre tract conveyed to Carol M. Campbell by deed recorded in Official Record 446, Page 534, S-18°56'23"-W, 237.27'(feet) to a 5/8" diameter iron bar found on the North line of a 2.013 acre tract conveyed to Jerry Lynn Smith by deed recorded in Official Record 1278, Page 708, passing for reference a 5/8" diameter iron bar found at 78.46'(feet);

INDEXED ON MAP

5602

thence N-71°00'37"-W, 319.23'(feet) to a 5/8" diameter iron bar found at the Northwest corner of Smith's 2.013 acre tract;

thence with the West line of the 2.013 acre tract and with the West line of a 2.00 acre tract conveyed to James F. & Patricia S. Heater by deed recorded in Official Record 1115, Page 592, S-18°54'47"-W, 300.79'(feet) to a 5/8" diameter iron bar found, passing for reference a 5/8" diameter iron bar found at 150.79'(feet);

thence with the South line of Heater's tract, S-71°05'51"-E, 580.61'(feet) to a Railroad Spike found on the centerline of aforementioned Township Road 169, passing for reference a 5/8" diameter iron bar found on the right-of-way line of Township Road 169 at 550.61'(feet);

thence with the centerline of Township Road 169, S-18°54'47"-W, 434.93'(feet) to a 5/8" diameter iron bar found;

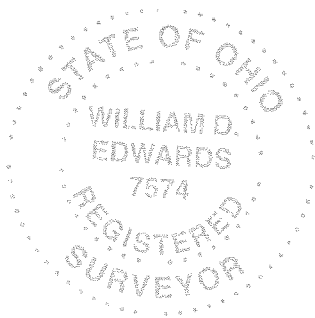
thence continuing with the centerline of Township Road 169, S-8°16'39"-E, 164.63'(feet) to the place of beginning.

Containing 39.167 acres, 0.419 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 95.1 acre tract conveyed to Betty J. Smith by deed recorded in Deed Volume 294, Page 337, of the Logan County Deed Records, and in Deed Volume 174, Page 46, of the Champaign County Deed Records.

The herein described tract is to be attached to an adjoining parcel and is not to be used as a separate and independent tract.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, January 11, 2019. 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 169 per an assumed bearing of N-8°16'39"-W.



A handwritten signature in cursive script, appearing to read "W.D. Edwards", written over a horizontal line.

William D. Edwards, P.S. 7574

INDEXED ON MAP
5602

PLAT OF SURVEY

SALEM TOWNSHIP, CHAMPAIGN COUNTY, OHIO
MONROE TOWNSHIP, LOGAN COUNTY, OHIO
VIRGINIA MILITARY SURVEY 5042

SCALE: 1" = 180'
DATE: JANUARY 11, 2019



- NOTE:
1. BEARINGS ARE BASED ON THE CENTERLINE OF TOWNSHIP ROAD 169 PER AN ASSUMED BEARING OF N-8°16'39"-W.
 2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY.
 3. THE 39.167 ACRE AND THE 39.958 ACRE TRACTS SHOWN HEREON, ARE TO EACH BE ATTACHED TO AN ADJOINING PARCEL.

- LEGEND
- COUNTY LINE STONE MONUMENT.....FOUND
 - △ RAILROAD SPIKE.....FOUND
 - 5/8" DIA. IRON BAR.....FOUND
 - 1" DIA. IRON PIPE.....FOUND
 - MAG NAIL.....FOUND
 - ▲ 6" DIA. WOOD POST.....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

4-20-2021



APPROVED



EDWARDS SURVEYING

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



LEGAL DESCRIPTION FOR SMITH'S 10.564 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Monroe, and being a part of Virginia Military Survey 5042, and being more particularly described as follows:

Beginning for reference at a 5/8" diameter iron bar found at the intersection of the centerlines of Township Road 454 (Champaign County) (60' right-of-way) (aka Township Road 169 in Logan County) and Mt. Tabor Road (Co. Hwy. 108) (60' right-of-way);

thence with the centerline of Mt. Tabor Road, S-75°15'56"-W, 2315.29'(feet) to a Mag Nail found at the Southeast corner of a 0.508 acre tract conveyed to Neal D. Hillard by deed recorded in Official Record 571, Page 3163, of the Champaign County Records, passing for reference a Mag Nail found at 703.80'(feet), a Railroad Spike found at 1237.92'(feet), and a Mag Nail set at 1405.86'(feet);

thence N-17°25'38"-W, 107.24'(feet) to a 5/8" diameter iron bar found at the Northeast corner of the 0.508 acre tract, passing for reference a 5/8" diameter iron bar found on the right-of-way line of Mt. Tabor Road at 30.03'(feet);

thence with the North line of the 0.508 acre tract, S-78°30'05"-W, 194.76'(feet) to a 5/8" diameter iron bar found on the East line of a 16.913 acre tract conveyed to Neal D. Hillard by deed recorded in Official Record 564, Page 987 of the Champaign County Records and in Official Record 1322, Page 571 of the Logan County Records, also being on the West line of an original 24.430 acre tract conveyed to Thomas K. & Nancy J. Smith as recorded in Official Record 535, Page 1947 of the Champaign County Records and in Official Record 1198, Page 307, Parcel 3, of the Logan County Records;

thence with an East line of the 16.913 acre tract, N-15°03'26"-W, 719.22'(feet) to a 5/8" diameter iron bar found at the Northwest corner of Smith's original 24.430 acre tract;

thence continuing with the East line of the 16.913 acre tract, N-16°41'09"-W, 555.03'(feet) to a 5/8" diameter iron bar found at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, passing for reference the Logan-Champaign County line at 388.89'(feet);

thence continuing with the bounds of the 16.913 acre tract the following three (3) courses:

1. N-56°36'27"-W, 219.16'(feet) to a 5/8" diameter iron bar found;
2. N-14°38'44"-W, 394.94'(feet) to a 5/8" diameter iron bar found;
3. S-75°29'07"-W, 577.67'(feet) to a 5/8" diameter iron bar found at the Southeast corner of a 77.88 acre tract conveyed to Stacy M. Kimball, Dixie L. Kopus, & Terry J. Kimball, Trustees, by deed recorded in Official Record 1143, Page 655;

INDEXED ON MAP

5602

thence with the East line of the 77.88 acre tract, N-19°09'19"-W, 514.96'(feet) to a 5/8" diameter iron bar found on the South line of a 203.75 acre tract conveyed to David L & Phyllis J. Ackley, Trustees, by deed recorded in Official Record 424, Page 49, also being on the North line of V.M.S. 5042 and the South line of V.M.S. 4492;

thence with the South line of the 203.75 acre tract and the V.M.S. line, N-75°14'18"-E, 746.63'(feet) to a 6" diameter wood post found at the Northwest corner of a 19.990 acre tract conveyed to David L. & Phyllis J. Ackley, Trustees, by deed recorded in Official Record 471, Page 558, passing for reference a 5/8" diameter iron bar found at 741.63'(feet);

thence S-19°02'56"-E, 518.11'(feet) to a 5/8" diameter iron bar found at the Southwest corner of the 19.990 acre tract;

thence S-12°24'55"-E, 557.94'(feet) to the place of beginning.

Containing 10.564 but being subject to the rights of all legal highways and all easements of record.

Being a part of a 39.958 acre tract conveyed to Thomas K. & Nancy J. Smith by deed recorded in Official Record 565, Page 250, of the Champaign County Records, and in Official Record 1332, Page 88, of the Logan County Records.

The herein described tract is to be attached to an adjoining parcel and is not to be used as a separate and independent tract.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, April 12 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 Mt. Tabor Road per an assumed bearing of S-75°15'56"-W.





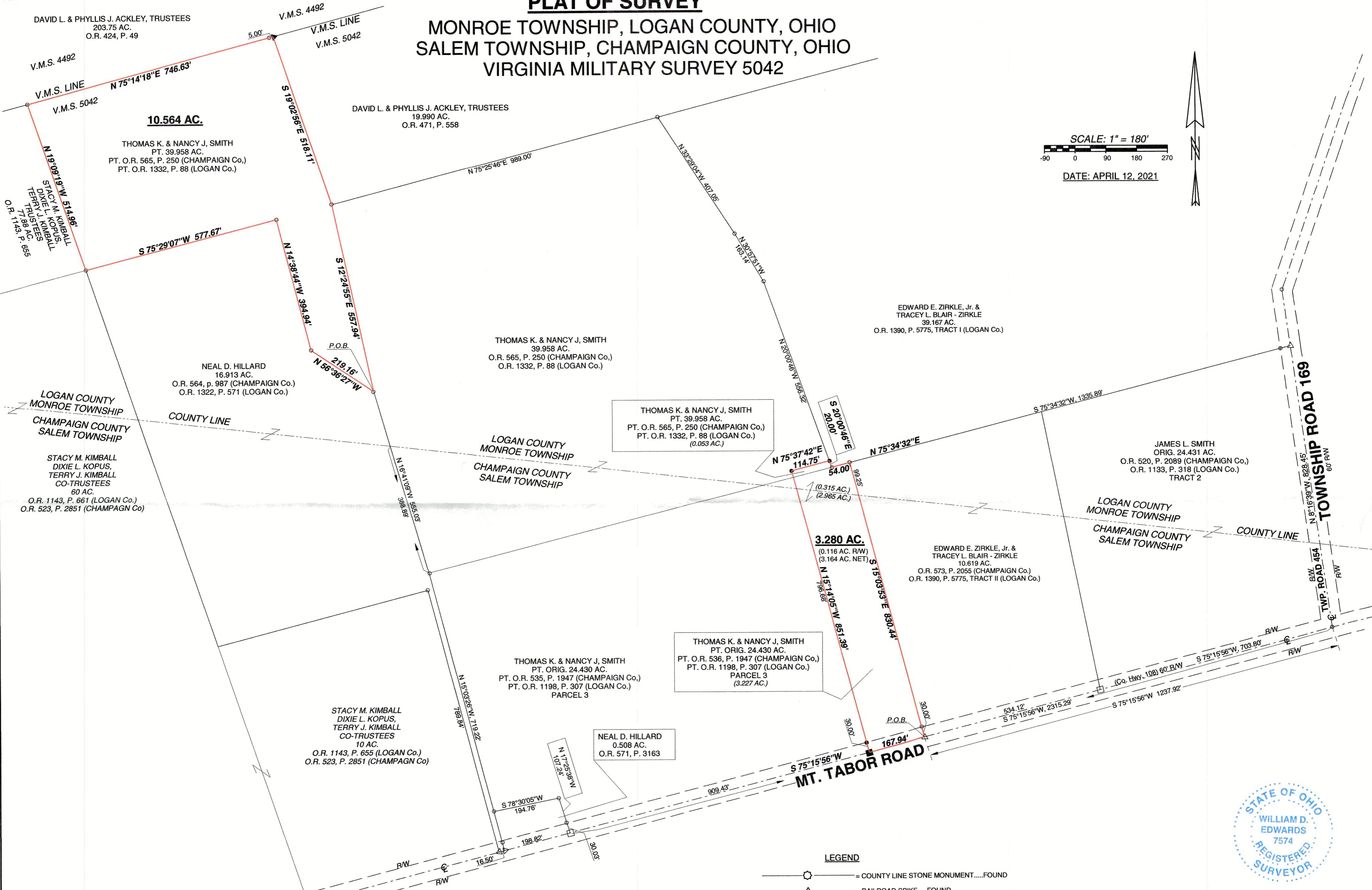
William D. Edwards; P.S. 7574

INDEXED ON MAP



PLAT OF SURVEY MONROE TOWNSHIP, LOGAN COUNTY, OHIO SALEM TOWNSHIP, CHAMPAIGN COUNTY, OHIO VIRGINIA MILITARY SURVEY 5042

SCALE: 1" = 180'
DATE: APRIL 12, 2021



NOTE:
1. BEARINGS ARE BASED ON THE CENTERLINE OF MT. TABOR ROAD PER AN ASSUMED BEARING OF S-75°15'56"-W.
2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY.
3. THE 10.564 ACRE & 3.280 ACRE TRACTS SHOWN HEREON, ARE TO EACH BE ATTACHED TO ADJOINING PARCELS.

LEGEND

	COUNTY LINE STONE MONUMENT.....FOUND
	RAILROAD SPIKE.....FOUND
	5/8" DIA. IRON BAR.....FOUND
	1" DIA. IRON PIPE.....FOUND
	MAG NAIL.....FOUND
	6" DIA. WOOD POST.....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