

6-5-15

APPROVED



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



LEGAL DESCRIPTION FOR HOOVER'S 5.701 AC. TRACT

Being situate in the State of Ohio, County of Logan, Township of Monroe, and being a part of Virginia Military Survey 4492, and being more particularly described as follows:

Beginning for reference at a Mag Nail found at the intersection of the centerlines of State Route 245 (60' right-of-way) and Township Road 175 (40' right-of-way) being at centerline station 142+23 of State Route 245;

thence with the centerline of Township Road 175 and the North line of a 110.831 acre tract conveyed to Thomas Keith & Nancy Jean Smith by Deed recorded in Official Record 934, Page 220, N-75°49'02"-E, 1828.00'(feet) to an iron bar set on the East terminus of said Township Road 175 at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, passing for reference a 5/8" diameter iron bar found at the Southeast corner of a 73.999 acre tract conveyed to Julia B. Yoder, Trustee, by Deed recorded in Official Record 920, Page 761, Tract Three, at 1799.27'(feet);

thence with the East terminus of Township Road 175, N-14°10'58"-W, 20.00'(feet) to an iron bar set on the North right-of-way line of Township Road 175;

thence N-75°49'02"-E, 8.75'(feet) to an iron bar set;

thence N-21°23'21"-W, 479.84'(feet) to an iron bar set;

thence N-75°43'32"-E, 500.00'(feet) to an iron bar set;

thence S-21°23'19"-E, 500.00'(feet) to an iron bar set on the aforementioned North line of Smith's 110.831 acre tract;

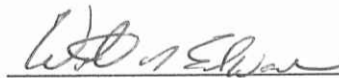
thence with the North line of said Smith's 110.831 acre tract, S-75°42'02"-W, 392.00' to a point from which a 5/8" diameter iron bar found for reference bears S-14°20'52"-E, 15.18'(feet);

thence continuing with the North line of Smith's 110.831 acre tract, S-75°49'02"-W, 119.27'(feet) to the place of beginning.

Containing 5.701 acres but being subject to the rights of all legal highways and all easements of record.

Being a part of a 45.84 acre tract conveyed to Robert L. & Esther H. Hoover by Deed recorded in Official Record 113, Page 789 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 28, 2015. All iron bar set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on Ohio State Plane Coordinates, NAD 1983, North Zone, resulting in a bearing for the centerline of Township Road 175 of N-75°49'02"-E.



William D. Edwards, P.S. 7574



INDEXED ON MAP
9683 ID

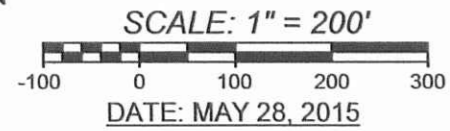
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PLAT OF SURVEY

MONROE TOWNSHIP, LOGAN COUNTY, OHIO

VIRGINIA MILITARY SURVEY 4492

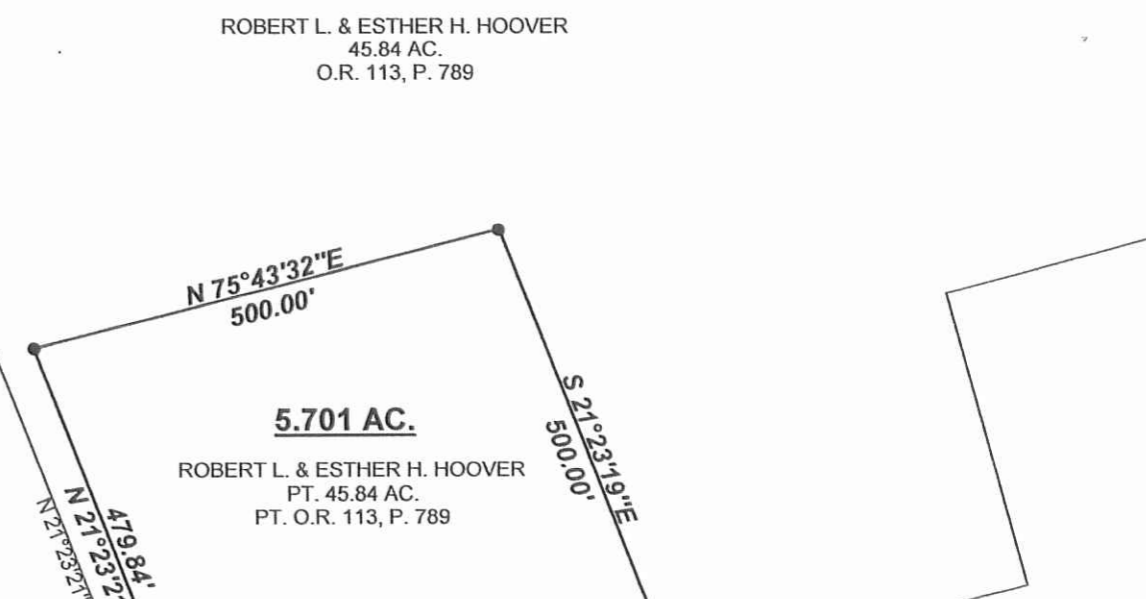
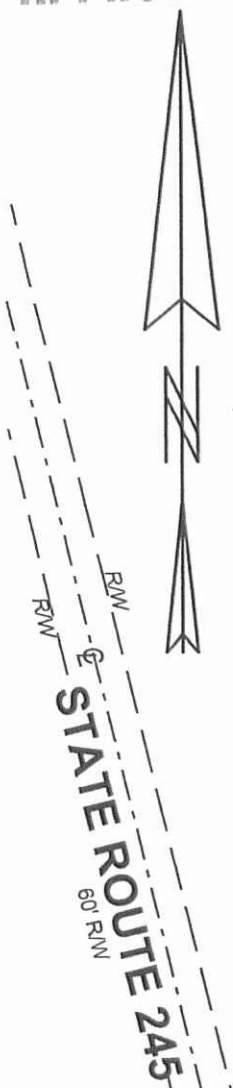


LEGEND

- △— = RAILROAD SPIKE.....FOUND
- = 5/8" DIA. IRON BAR.....FOUND
- = MAG NAIL.....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 OHIO STATE PLANE COORDINATES, NAD 1983, NORTH ZONE, RESULTING IN A BEARING FOR THE CENTERLINE LINE OF TOWNSHIP ROAD 175 OF N-75°49'02"-E.
2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, PLATS OF SURVEYS IN THE VICINITY, COUNTY TAX AND AERIAL MAPS, LOGAN COUNTY STATE HIGHWAY 595 PLANS. (L-14)
3. A VARIANCE WAS GRANTED FOR THE FRONTAGE REQUIREMENT BY MONROE TOWNSHIP ON MAY 4, 2015 FOR THE SUBJECT PARCEL.



JULIA B. YODER, TRUSTEE
73.999 AC.
O.R. 920, P. 761
TRACT THREE

ROBERT L. & ESTHER H. HOOVER
PT. 45.84 AC.
PT. O.R. 113, P. 789

THOMAS KEITH & NANCY JEAN SMITH
110.831 AC.
O.R. 934, P. 220

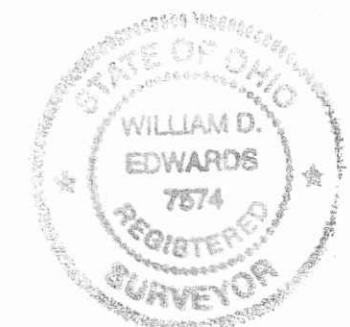
I. BAR FD. BEARS
S-14°20'52"-E, 15.18'
FROM CORNER

S 75°49'02"W
119.27'

S 75°42'02"W, 392.00'



CENTERLINE OF VACATED PORTION
OF TOWNSHIP ROAD 175
(COMMISSIONERS JOURNAL X, P. 499)

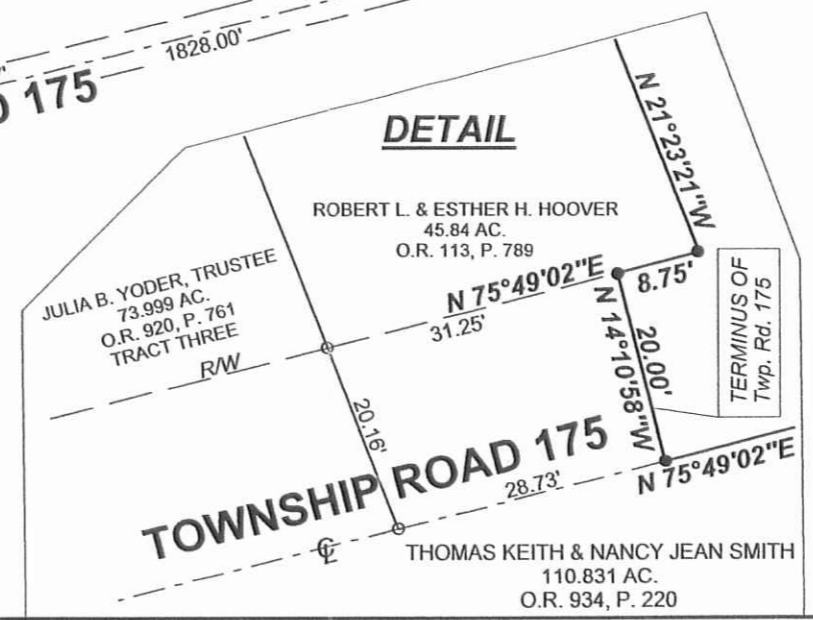


SURVEYED BY: *W.D. Edwards*

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(937)653-6508

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THOMAS KEITH & NANCY JEAN SMITH
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O.R. 934, P. 220



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9683 1P