

5-31-2023



APPROVED



EDWARDS SURVEYING

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



LEGAL DESCRIPTION FOR HOYING'S 3.469 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Pleasant, and being a part of Section 16, Town 1, Range 8, and being more particularly described as follows:

BEGINNING at a Railroad Spike found at the intersection of the centerlines of Township Road 23 (60' right-of-way) and County Road 74 (40' right-of-way);

Thence with the centerline of County Road 74, S-89°41'26"-E, 287.07'(feet) to a Mag Nail set;

Thence S-0°27'42"-W, 526.40'(feet) to an iron bar set, passing for reference an iron bar set on the right-of-way line of County Road 74 at 20.00'(feet);

Thence N-89°41'26"-W, 287.07'(feet) to a Mag Nail set on the centerline of aforementioned Township Road 23, also being on the West line of Section 16, passing for reference an iron bar set on the right-of-way line of Township Road 23 at 257.07'(feet);

Thence with the centerline of Township Road 23 and the West line of Section 16, N-0°27'42"-E, 526.40'(feet) to the place of beginning.

Containing 3.469 acres, 0.481 acre of which is within the Roads rights-of-ways, but being subject to the rights of all legal highways and all easements of record.

Being a part of a 40 acre tract conveyed to Anthony & Georgia Hoying by deed recorded in Official Record 1410, Page 4082, 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 23, 2023. 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 23 per an assumed bearing of N-0°27'42"-E.



William D. Edwards

William D. Edwards, P.S. 7574

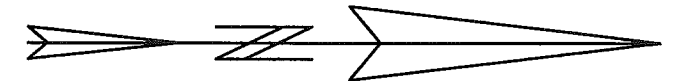
INDEXED ON MAP
9753

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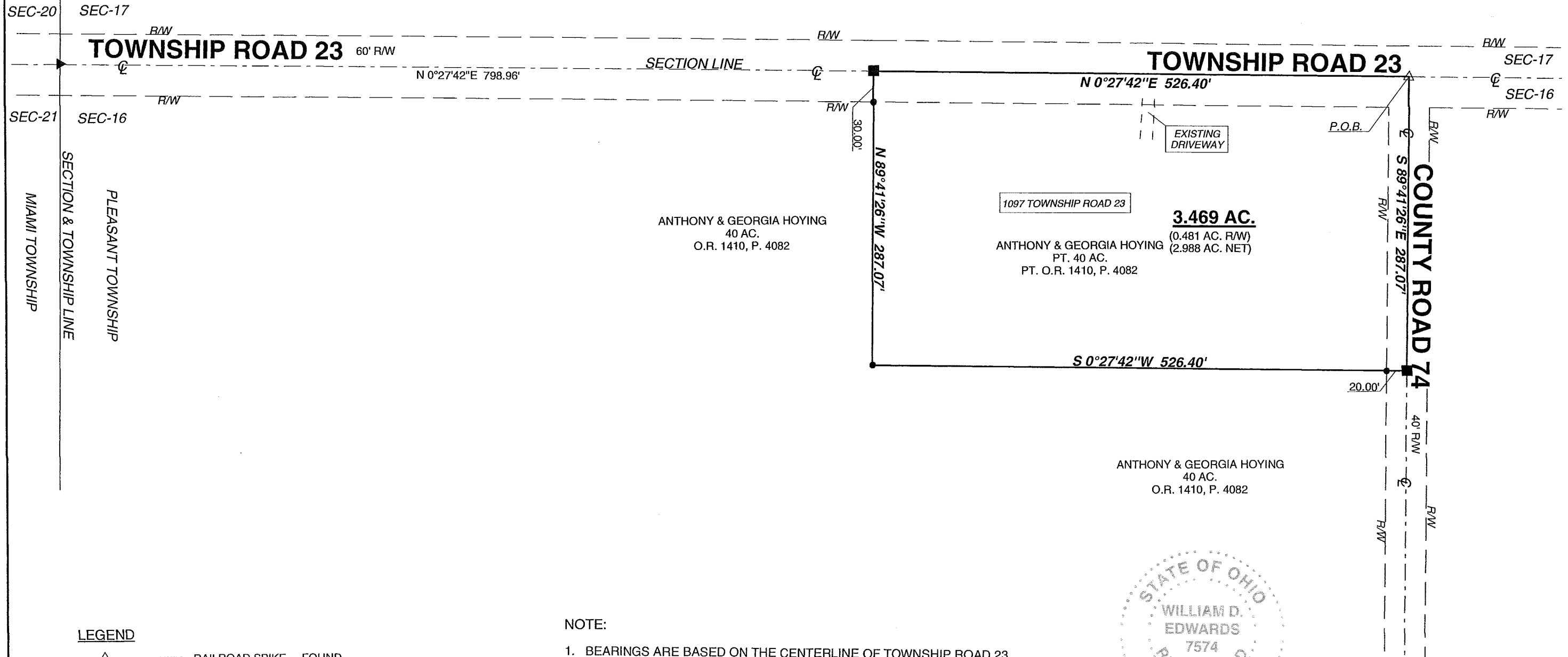
PLAT OF SURVEY

PLEASANT TOWNSHIP, LOGAN COUNTY, OHIO SECTION 16, TOWN 1, RANGE 8



SCALE: 1" = 100'
-50 0 50 100 150

DATE: MAY 23, 2023



ANTHONY & GEORGIA HOYING
40 AC.
O.R. 1410, P. 4082

1097 TOWNSHIP ROAD 23
3.469 AC.
(0.481 AC. R/W)
(2.988 AC. NET)
ANTHONY & GEORGIA HOYING
PT. 40 AC.
PT. O.R. 1410, P. 4082

ANTHONY & GEORGIA HOYING
40 AC.
O.R. 1410, P. 4082



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

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LEGEND

- △ = RAILROAD SPIKE.....FOUND
- = 5/8" DIA. IRON BAR.....FOUND
- ⊘ = 1" DIA. IRON PIPE.....FOUND
- = MAG NAILFOUND
- ▲ = 5/8" DIA. IRON BAR 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 23 ROAD PER AN ASSUMED BEARING OF N-0°27'42"-E.
2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY.
3. THE SUBJECT PARCEL IS SUBJECT TO THE LOGAN COUNTY ACCESS PLAN: TOWNSHIP ROAD 23 IS CLASSIFIED AS A LOCAL ROAD, MINIMUM DRIVE SPACING = 250', MINIMUM INTERSECTION SPACING = 250', MINIMUM SIGHT STOPPING DISTANCE IS > 495'.

INDEXED ON MAP

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