

REC'D 10-24-96 by OK ✓



# Lee Surveying and Mapping Co., Inc.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

117 North Madriver Street  
Bellefontaine, Ohio 43311

Phone (937) 593-7335  
Fax (937) 593-7444

## PHILLIPS 1.435 ACRES

Lying in Virginia Military Survey 12276, Stokes Township, Logan County, Ohio.

Being out of the Randall L. and Mary Phillips, original 41.84 acre tract as deeded and described in Official Record 109, Page 635 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike found at the intersection of center-lines of State Route 235 and Township Road 266 (40 feet wide).

THENCE, with the center-line of Township Road 266, S 09°-30'-00" E, a distance of 435.00 feet to a railroad spike set at the TRUE POINT OF BEGINNING.

THENCE, continuing with the center-line of Township Road 266, S 09°-30'-00" E, a distance of 250.00 feet to a railroad spike set.

THENCE, S 80°-30'-00" W, a distance of 250.00 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 20.00 feet at the road right-of-way.

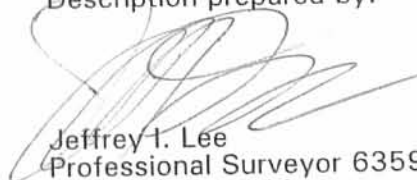
THENCE, N 09°-30'-00" W, a distance of 250.00 feet to a 5/8 inch iron rod set.

THENCE, N 80°-30'-00" E, a distance of 250.00 feet to the point of beginning. passing a 5/8 inch iron rod set at 230.00 feet at the road right-of-way.

Containing 1.435 acres of which 0.115 acre is within the highway right-of-way.

The basis for bearings is the center-line of Township Road 266 at the intersection of State Route 235 being S 09°-30'-00" E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on October 15, 1996.

Description prepared by:

  
Jeffrey I. Lee  
Professional Surveyor 6359  
October 22, 1996



L-1856

ORIGINAL STAMP IN GREEN

INDEXED ON MAP  
9/03

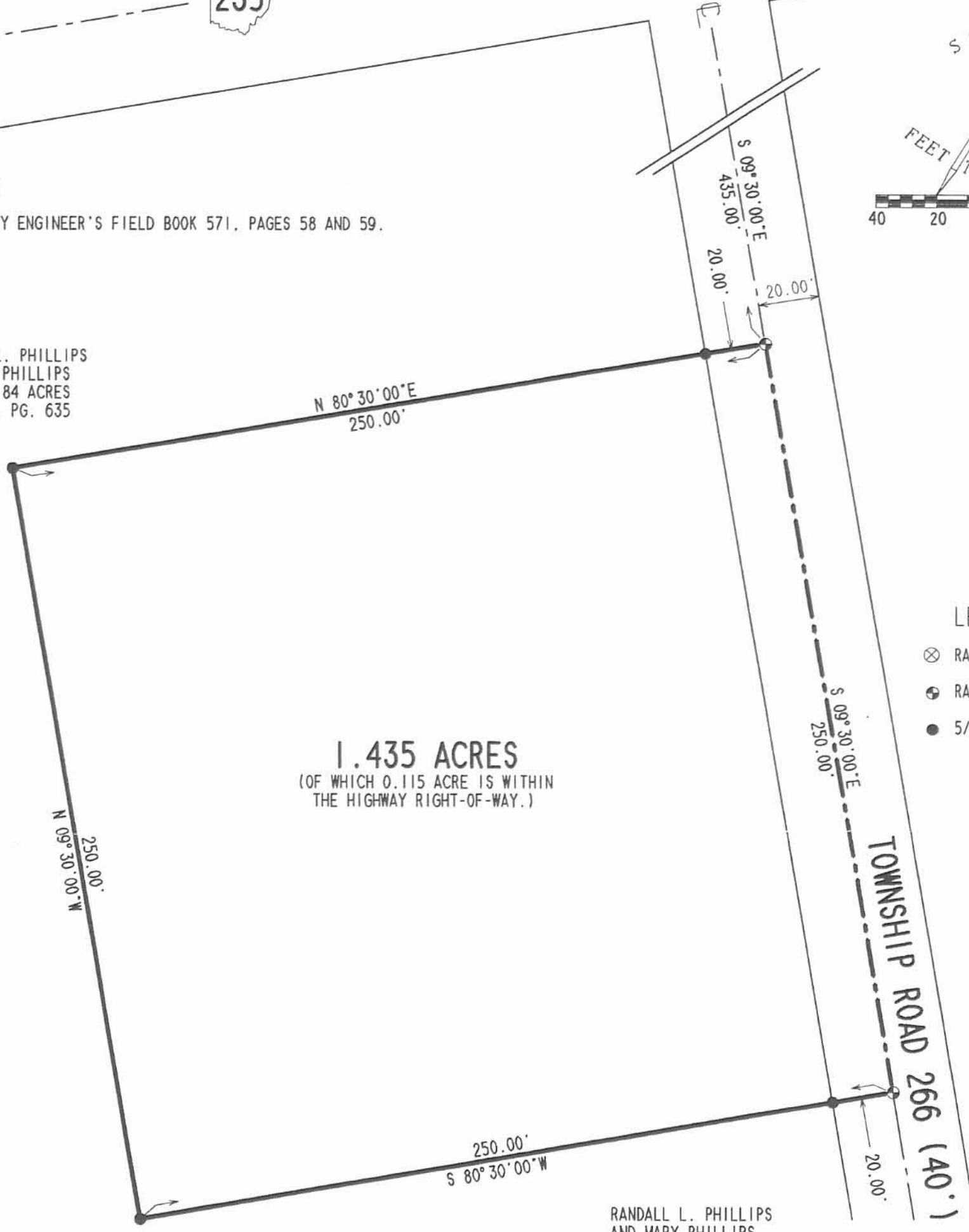
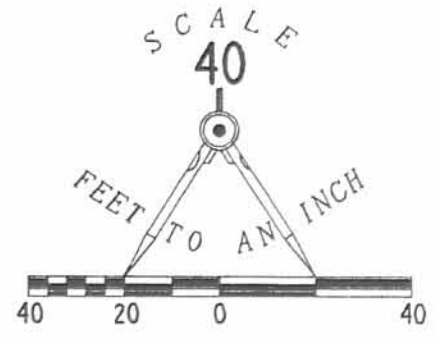
ID

235

REFERENCES:

LOGAN COUNTY ENGINEER'S FIELD BOOK 571, PAGES 58 AND 59.

RANDALL L. PHILLIPS  
AND MARY PHILLIPS  
ORIG. 41.84 ACRES  
O.R. 109, PG. 635



**1.435 ACRES**  
(OF WHICH 0.115 ACRE IS WITHIN  
THE HIGHWAY RIGHT-OF-WAY.)

LEGEND

- ⊗ RAILROAD SPIKE FOUND
- ⊙ RAILROAD SPIKE SET
- 5/8" IRON ROD SET

RANDALL L. PHILLIPS  
AND MARY PHILLIPS  
ORIG. 41.84 ACRES  
O.R. 109, PG. 635

**SURVEY OF 1.435 ACRES OUT OF THE  
RANDALL L. PHILLIPS AND MARY PHILLIPS  
ORIGINAL 41.84 ACRES  
OFFICIAL RECORD 109, PAGE 635  
VIRGINIA MILITARY SURVEY 12276  
STOKES TOWNSHIP, LOGAN COUNTY, OHIO**

SURVEYED BY:  
  
JEFFREY I. LEE  
PROFESSIONAL SURVEYOR 6359  
OCTOBER 15, 1996



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**LEE SURVEYING & MAPPING CO., INC.**  
117 North Madriver Street  
BELLEFONTAINE, OHIO 43311  
(937) 593-7335

2 WORKING DAYS  
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OHIO UTILITIES PROTECTION SERVICE.

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9103 ZP

REC'D 11-4-96 Emy OK ✓



# Lee Surveying and Mapping Co., Inc.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

117 NORTH MADRIVER STREET  
BELLEFONTAINE, OHIO 43311

(937) 593-7335  
FAX (937) 593-7444

## PHILLIPS GAS LINE EASEMENT

Lying in Virginia Military Survey 12276, Stokes Township, Logan County, Ohio.

Being a 5.00 feet wide easement for a gas line through the Randall L. and Mary Phillips, original 41.84 acre tract as deeded and described in Official Record 109, Page 635 of the Logan County Records of Deeds and the center-line being more particularly described as follows:

Beginning at a point at the intersection of the south right-of-way of State Route 235 (60 feet wide) and the west right-of-way of Township Road 266 (40 feet wide).

THENCE, with the south right-of-way of Ohio Route 235 westerly 2.50 feet to the TRUE POINT OF BEGINNING

THENCE, parallel with the center-line of Township Road 266 and 22.5 feet distant, S 09°-30'-00" E, a distance of 405.00 feet to the terminus of this easement on the north line of a proposed 1.435 acre tract.

The basis for bearings is the center-line of Township Road 266 at the intersection of State Route 235 being S 09°-30'-00" E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on October 15, 1996.

Description prepared by:

Jeffrey I. Lee  
Professional Surveyor 6359  
November 4, 1996



L-1856

ORIGINAL STAMP IN GREEN

INDEXED ON MAP  
9103

3D

**SURVEY FOR RANDY PHILLIPS**

**20.363 Acres**

**September 15, 2003**

The following described 20.363 acre tract is situated in the State of Ohio, County of Logan, Township of Stokes, V.M.S. 12276, being part of Randall L. and Mary Phillips' original 41.84 acre tract described in Official Record 109, page 635, said 20.363 acre tract being more particularly described as follows:

Beginning for reference at a magnetic nail set at the intersection of the centerline of State Route #235 (60 feet wide) with the west right of way line of Township Road #266 (40 feet wide), said nail marking the northeast corner of said original 41.84 acre tract and being South  $81^{\circ}54'57''$  West 20.01 feet from a railroad spike found at the intersection of the centerline of State Route #235 with the centerline of Township Road #266, and also being South  $81^{\circ}54'57''$  West 357.09 feet from a railroad spike found at the intersection of the centerline of State Route #235 with the east line of V.M.S. 12276 and the west line of V.M.S. 12277;

Thence South  $06^{\circ}49'52''$  East (assumed bearing) 850.83 feet, following the west right of way line of Township Road #266 and an east line of said original 41.84 acre tract, to an iron pin set and being South  $83^{\circ}09'44''$  West 20.00 feet from a harrow tooth found in the centerline of said Road, said iron pin set marking the **place of beginning**;

Thence **South  $06^{\circ}49'52''$  East 807.59 feet**, continuing with the west right of way line of said Road and an east line of said original 41.84 acre tract, passing at 704.14 feet an angle point in the west right of way line of said Road, thereafter entering said Road, to an iron pin set;

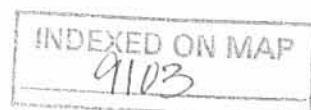
Thence **South  $30^{\circ}29'52''$  West 119.08 feet**, following an east line of said original 41.84 acre tract and passing at 74.33 feet an angle point in the west right of way line of said Road, thereafter also following the west right of way line of said Road, to an iron pin set at the northeast corner of Jeffrey James Seigfried's 0.52 acre tract described in Official Record 335, page 986;

Thence **North  $89^{\circ}30'40''$  West 252.87 feet**, following the north line of said 0.52 acre tract and a south line of said original 41.84 acre tract, passing at 3.48 feet a  $\frac{1}{2}$  inch iron pin found with cap marked "LEE PS-6359", to a  $\frac{5}{8}$  inch iron pin found with cap marked "LEE PS-6359" in the east line of Hall Allotment recorded in Plat Cabinet A, Slide 391;

Thence **North  $16^{\circ}23'22''$  West 64.84 feet**, following an east line of Hall Allotment and a west line of said original 41.84 acre tract, to a  $\frac{3}{4}$  inch iron pipe found;

Thence **North  $61^{\circ}41'14''$  West 72.82 feet**, following a northeast line of Hall Allotment and a southwest line of said original 41.84 acre tract, to a  $\frac{1}{2}$  inch iron pin found;

Thence **North  $88^{\circ}26'57''$  West 90.26 feet**, following a north line of Hall Allotment and a south line of said original 41.84 acre tract, to a  $\frac{1}{2}$  inch iron pin found with cap marked "LEE PS-6359";



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Thence **South 75°16'30" West 281.34 feet**, following a north line of Hall Allotment and a south line of said original 41.84 acre tract, to a ½ inch iron pin found with cap marked "LEE PS-6359";

Thence **South 69°53'08" West 90.59 feet**, following a north line of Hall Allotment and a south line of said original 41.84 acre tract, to a point at the southeast corner of Kevin L. and Stephanie J. Everhardt's 0.017 acre tract described in Official Record 454, page 62;

Thence **North 25°43'45" West 4.28 feet**, departing from the north line of Hall Allotment and following the east line of said 0.017 acre tract and a west line of the remainder of said original 41.84 acre tract, to a 5/8 inch iron pin found with cap marked "LEE PS-6359";

Thence **South 76°34'08" West 237.08 feet**, following a south line of the remainder of said original 41.84 acre tract, the north line of said 0.017 acre tract, the north line of William C. and Norma J. Fick's 0.086 acre tract described in Official Record 454, page 60, the north line of Robert A. Bell's 0.060 acre tract described in Official Record 498, page 682, the north line of Robert W., Jr. and Allou Stolzenbach's 0.027 acre tract described in Official Record 454, page 56, and the north line of Jeffrey A. and Judith K. Robey's 0.029 acre tract described in Official Record 454, page 54, to a 5/8 inch iron pin found with cap marked "LEE PS-6359" found in the east line of Avondale Park Allotment No. 3 recorded in Plat Cabinet A, Slide 241;

Thence **North 06°27'27" West 833.59 feet**, following the west line of said original 41.84 acre tract and the east line of Avondale Park Allotment No. 3, to an iron pin set;

Thence **North 83°09'44" East 725.18 feet**, departing from the east line of Avondale Park Allotment No. 3 and entering said original 41.84 acre tract, passing at 0.33 feet a 5/8 inch iron pin found with cap marked "LEE PS-6359", to an iron pin set;

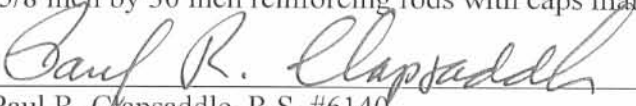
Thence **North 60°13'45" East 110.48 feet** to an iron pin set;

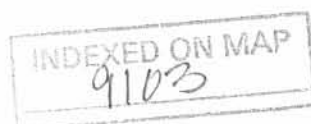
Thence **South 22°05'39" East 44.62 feet** to an iron pin set;

Thence **North 83°09'44" East 242.25 feet**, to the **place of beginning, containing 20.363 acres**, more or less, and being subject to all valid easements and restrictions of record. Of the above described 20.363 acre tract, 0.054 acre is in the right of way of Township Road #266.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of September 2003. Bearings indicated herein are based on an assumed meridian with all others based on angles turned. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS #6140".

ATTEST:

  
Paul R. Clapsaddle, R.S. #6140  
19019 West Darby Road, Marysville, Ohio 43040  
(937) 747-2599



4D-2

**SURVEY FOR RANDY PHILLIPS**  
**17.436 Acres**  
**September 15, 2003**

The following described 17.436 acre tract is situated in the State of Ohio, County of Logan, Township of Stokes, V.M.S. 12276, being part of the remainder of Randall L. and Mary Phillips' original 41.84 acre tract described in Official Record 109, page 635, said 17.436 acre tract being more particularly described as follows:

Beginning at a magnetic nail set at the intersection of the centerline of State Route #235 (60 feet wide) with the west right of way line of Township Road #266 (40 feet wide), said nail being South  $81^{\circ}54'57''$  West 20.01 feet from a railroad spike found at the intersection of the centerline of State Route #235 with the centerline of Township Road #266, and also being South  $81^{\circ}54'57''$  West 357.09 feet from a railroad spike found at the intersection of the centerline of State Route #235 with the east line of V.M.S. 12276 and the west line of V.M.S. 12277, said nail also marking the northeast corner of said original 41.84 acre tract and the **place of beginning**;

Thence **South  $06^{\circ}49'52''$  East (assumed bearing) 434.60 feet**, following the west right of way line of Township Road #266 and an east line of said original 41.84 acre tract, passing at 30.01 feet an iron pin set, to a 5/8 inch iron pin found with cap marked "LEE PS-6359" in the north line of Stephen L. II and Christina P. Runkle's 1.435 acre tract described in Official Record 306, page 201, said pin being South  $83^{\circ}10'08''$  West 20.04 feet from a railroad spike found in the centerline of said Road;;

Thence **South  $83^{\circ}10'08''$  West 230.00 feet**, departing from the west right of way line of said Road and following the north line of said 1.435 acre tract and a south line of the remainder of said original 41.84 acre tract, to a 5/8 inch iron pin found;

Thence **South  $06^{\circ}49'52''$  East 250.00 feet**, following the west line of said 1.435 acre tract and an east line of the remainder of said original 41.84 acre tract, to a 5/8 inch iron pin found with cap marked "LEE PS-6359";

Thence **North  $83^{\circ}10'08''$  East 230.00 feet**, following the south line of said 1.435 acre tract and a north line of the remainder of said original 41.84 acre tract, to a point in the west right of way line of said Road and being South  $83^{\circ}10'08''$  West 0.14 feet from 5/8 inch iron pin found and South  $83^{\circ}10'08''$  West 19.86 feet from a railroad spike found in the centerline of said Road;

Thence **South  $06^{\circ}49'52''$  East 166.23 feet**, following the west right of way line of said Road and an east line of said original 41.84 acre tract, to an iron pin set and being South  $83^{\circ}09'44''$  West 20.00 feet from a harrow tooth found in the centerline of said Road;

Thence **South  $83^{\circ}09'44''$  West 242.25 feet**, departing from the west right of way line of said Road and entering said original 41.84 acre tract, to an iron pin set;

Thence **North  $22^{\circ}05'39''$  West 44.62 feet** to an iron pin set;

Thence **South  $60^{\circ}13'45''$  West 110.48 feet** to an iron pin set;



Thence **South 83°09'44" West 725.18 feet**, passing at 724.85 feet a 5/8 inch iron pin found with cap marked "LEE PS-6359", to an iron pin set in the east line of Avondale Park Allotment No. 3 recorded in Plat Cabinet A, Slide 241;

Thence **North 06°27'27" West 827.45 feet**, following the east line of Avondale Park Allotment No. 3 and Avondale Park Allotment No. Four recorded in Plat Cabinet A, Slide 248, and the west line of said original 41.84 acre tract, passing at 799.44 feet an iron pin set, to a magnetic nail set in the centerline of State Route #235;

Thence **North 81°54'57" East 499.74 feet**, following the centerline of State Route #235 and the north line of said original 41.84 acre tract, to a magnetic nail set;

Thence **South 09°33'40" East 402.71 feet**, departing from the centerline of State Route #235 and entering said original 41.84 acre tract, passing at 30.01 feet an iron pin set, to an iron pin set;

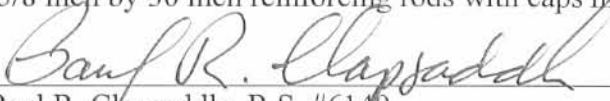
Thence **North 81°27'15" East 202.83 feet** to an iron pin set;

Thence **North 06°51'51" West 401.03 feet**, passing at 371.02 feet an iron pin set, to a magnetic nail set in the centerline of State Route #235 and in the north line of said original 41.84 acre tract;

Thence **North 81°54'57" East 354.30 feet**, following the centerline of State Route #235 and the north line of said original 41.84 acre tract, to the **place of beginning, containing 17.436 acres**, more or less, and being subject to all valid easements and restrictions of record. Of the above described 17.436 acre tract, 0.589 acre is in the right of way of State Route #235.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of September 2003. Bearings indicated herein are based on an assumed meridian with all others based on angles turned. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS #6140".

ATTEST:

  
Paul R. Clapsaddle, R.S. #6140  
19019 West Darby Road, Marysville, Ohio 43040  
(937) 747-2599



INDEXED ON MAP  
9103

AD

**SURVEY FOR RANDY PHILLIPS**

**1.958 Acres**

**September 15, 2003**

The following described 1.958 acre tract is situated in the State of Ohio, County of Logan, Township of Stokes, V.M.S. 12276, being part of the remainder of Randall L. and Mary Phillips' original 41.84 acre tract described in Official Record 109, page 635, said 1.958 acre tract being more particularly described as follows:

Beginning for reference at a magnetic nail set at the intersection of the centerline of State Route #235 (60 feet wide) with the west right of way line of Township Road #266 (40 feet wide), said nail marking the northeast corner of said original 41.84 acre tract and being South 81°54'57" West 20.01 feet from a railroad spike found at the intersection of the centerline of State Route #235 with the centerline of Township Road #266, and also being South 81°54'57" West 357.09 feet from a railroad spike found at the intersection of the centerline of State Route #235 with the east line of V.M.S. 12276 and the west line of V.M.S. 12277;

Thence South 81°54'57" West (assumed bearing) 354.30 feet, following the centerline of State Route #235 and the north line of said original 41.84 acre tract, to a magnetic nail set and marking the **place of beginning**;

Thence **South 06°51'51" East 401.03 feet**, departing from the centerline of State Route #235 and entering said original 41.84 acre tract, passing at 30.01 feet an iron pin set, to an iron pin set;

Thence **South 81°27'15" West 202.83 feet** to an iron pin set;

Thence **North 09°33'40" West 402.71 feet**, passing at 372.70 feet an iron pin set, to a magnetic nail set in the centerline of State Route #235 and in the north line of said original 41.84 acre tract;

Thence **North 81°54'57" East 221.74 feet**, following the centerline of State Route #235 and the north line of said original 41.84 acre tract, to the **place of beginning, containing 1.958 acres**, more or less, and being subject to all valid easements and restrictions of record. Of the above described 1.958 acre tract, 0.152 acre is within the right of way of State Route #235.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of September 2003. Bearings indicated herein are based on an assumed meridian with all others based on angles turned. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS #6140".

ATTEST: Paul R. Clapsaddle  
Paul R. Clapsaddle, R.S. #6140  
19019 West Darby Road, Marysville, Ohio 43040  
(937) 747-2599



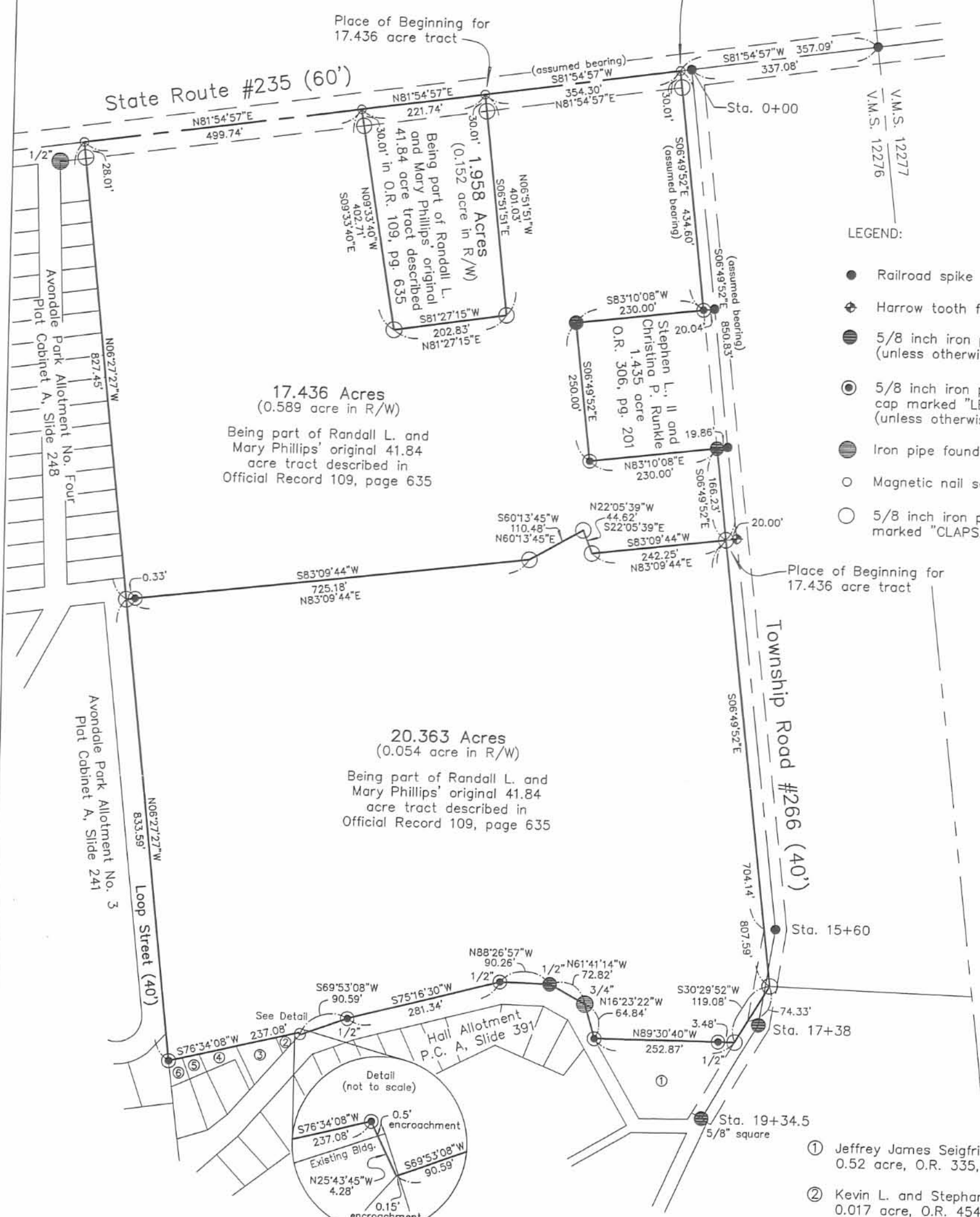
INDEXED ON MAP  
9103 AD-5



# SURVEY FOR RANDY PHILLIPS

State of Ohio, County of Logan, Township of Stokes,  
 V.M.S. 12276, being part of Randall L. and Mary Phillips' original  
 41.84 acre tract described in Official Record 109, page 635

Reference Beginning for  
 1.958 acre tract and  
 20.363 acre tract  
 Place of Beginning for  
 17.436 acre tract



**LEGEND:**

- Railroad spike found
- ⊕ Harrow tooth found
- 5/8 inch iron pin found (unless otherwise noted)
- ⊙ 5/8 inch iron pin found with cap marked "LEE PS-6359" (unless otherwise noted)
- Iron pipe found (size noted)
- Magnetic nail set
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"



**NOTES:**

Reference deeds are shown hereon.  
 Bearings indicated hereon are based on an assumed meridian with all others based on angles turned.  
 Stationing indicated hereon for Township Road #266 is based on Logan County Engineer's Field Book 571, pg. 58-59.

- ① Jeffrey James Seigfried  
0.52 acre, O.R. 335, pg. 986
- ② Kevin L. and Stephanie J. Everhardt  
0.017 acre, O.R. 454, pg. 62
- ③ William C. and Norma J. Fick  
0.086 acre, O.R. 454, pg. 60
- ④ Robert A. Bell  
0.060 acre, O.R. 498, pg. 682
- ⑤ Robert W., Jr. and Allou Stolzenbach  
0.027 acre, O.R. 454, pg. 56
- ⑥ Jeffrey A. and Judith K. Robey  
0.029 acre, O.R. 454, pg. 54



I hereby certify that this plat was prepared from a field survey made under my supervision and that monuments were placed as indicated hereon.

*Paul R. Clapsaddle*  
 Paul R. Clapsaddle, R.S. #6140



**Paul R. Clapsaddle and Associates**  
 REGISTERED ENGINEERS AND SURVEYORS  
 19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040  
 (937) 747-2599

Paul R. Clapsaddle, P.E., P.S.

Proj: phillips903  
 Dwg: phillips.903  
 Scale: 1" = 200'  
 Date: 9/15/03

INDEXED ON MAP  
 9103 4P

11-22-19



**EXHIBIT A  
LEGAL DESCRIPTION**

BEING A 3.465-ACRE TRACT OF LAND OUT OF A 17.436-ACRE TRACT OF LAND OWNED BY KCK LAND WORKS LLC AS DESCRIBED IN OFFICIAL RECORD 1085, PAGE 409 OF THE LOGAN COUNTY RECORDS, SITUATE IN VIRGINIA MILITARY SURVEY 12276, STOKES TOWNSHIP, LOGAN COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a Mag nail found at the Grantor's northeast corner and being at the intersection of the centerline of State Route 235 and the west right-of-way line of Township Road 266;

thence, South 07°-25'-07" East, 434.60 feet, along the west right-of-way line of Township Road 266 to a 5/8" iron pin found on the north line of a 1.435-acre tract of land owned by Christina Lynn Phillips as described in Official Record 1065, Page 390, passing for reference an iron pin with cap set at 30.13 feet;

thence, South 82°-34'-53" West, 230.00 feet, along the north line of said Phillips tract to a 5/8" iron pin found;

thence, North 85°-39'-17" West, 126.64 feet, along a new division line to a 5/8" iron pin found at the southeast corner of a 1.958-acre tract of land owned by Christina Phillips Runkle as described in Official Record 1174, Page 801;

thence, North 07°-27'-06" West, 401.03 feet, along the east line of said Runkle tract to a Mag nail set on the centerline of State Route 235, passing for reference an iron pin with cap set at 370.91 feet;

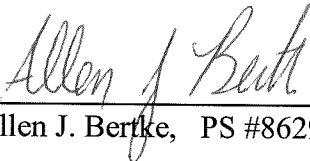
thence, North 81°-19'-42" East, 354.30 feet, along the centerline of State Route 235 to the place of beginning.

Containing 3.465 acres more or less with 0.245 acres more or less being within existing road right-of-way and all being subject to any legal highways and easements of record.

The bearings are based on NAD 83 CORS 2011 adjustment, Ohio North Zone, ODOT VRS CORS Network.

The above description was prepared by Allen J. Bertke, Ohio Professional Surveyor Number 8629, based on a field survey performed under his direct supervision and dated October 29, 2019.

All iron pins set are 5/8" x 30" rebar with caps reading "CHOICE ONE ENGR-AJB PS 8629."

  
Allen J. Bertke, PS #8629



11/20/2019  
Date

INDEXED ON MAP  
9103

11-22-19

APPROVED

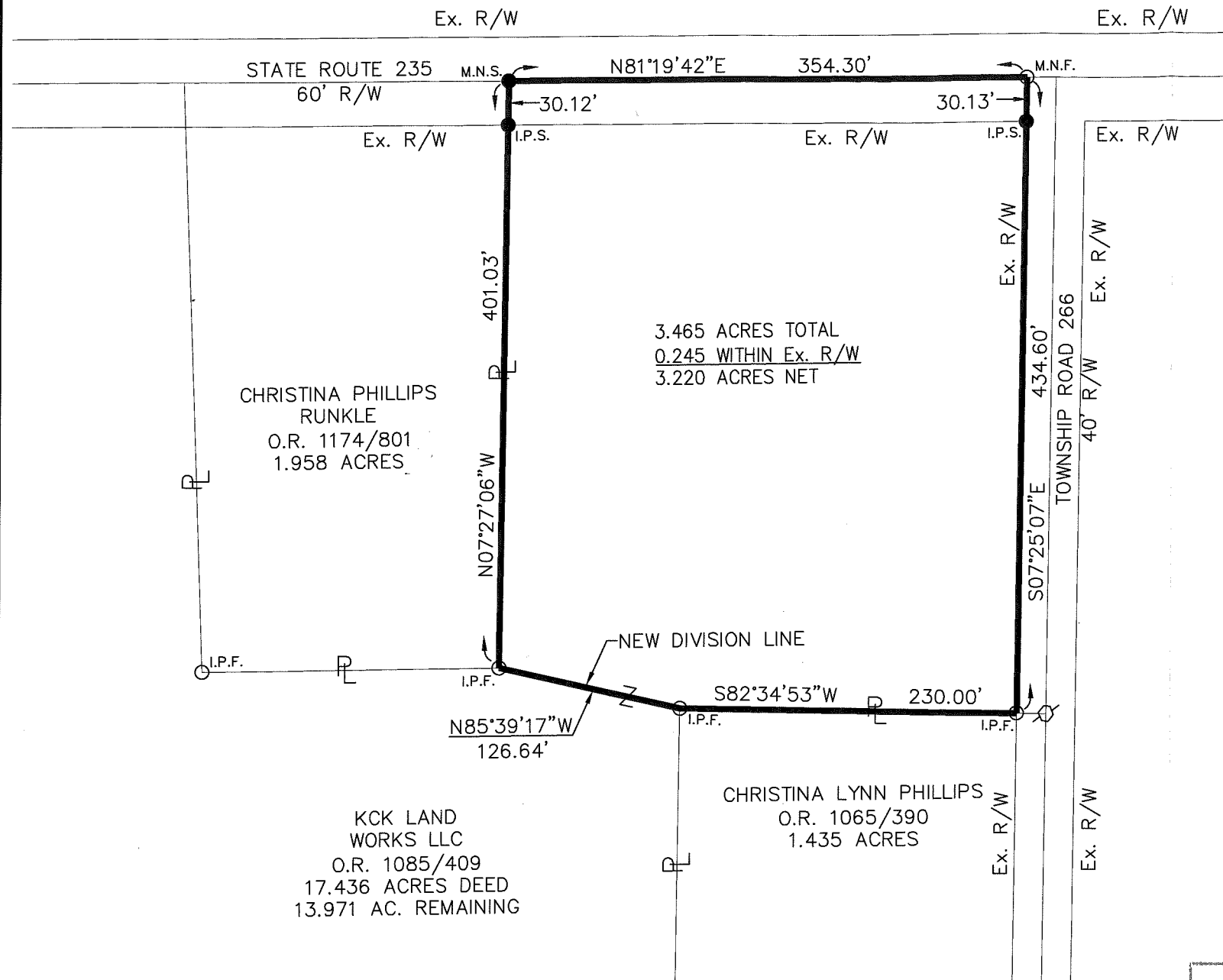
# KCK LAND WORKS SURVEY

3.465  
ACREAGE

12276  
V.M.S.

STOKES  
TOWNSHIP

LOGAN, OHIO  
COUNTY

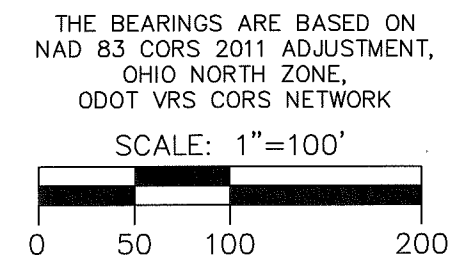


### NOTES:

- THE 3.465 ACRE TRACT WILL BE TRANSFERRED TO AN ADJACENT PROPERTY.
- TOWNSHIP ROAD 266 IS CLASSIFIED AS A LOCAL ROAD.
- MINIMUM DRIVE SPACING IS 250'.
- MINIMUM STOPPING SIGHT DISTANCE IS >495'.
- MINIMUM DISTANCE FROM AN INTERSECTING ROADWAY IS 250'.

### LEGEND

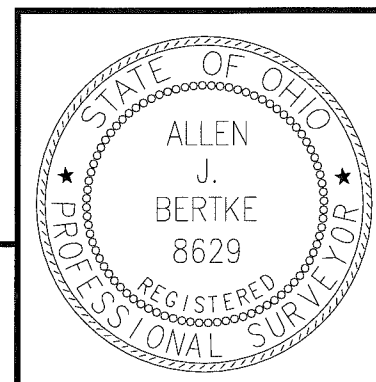
- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. 5/8" IRON PIN FOUND
- M.N.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND
- ⊗ RAILROAD SPIKE FOUND



INDEXED ON MAP  
9103

*Allen J. Bertke*  
ALLEN J. BERTKE, P.S. #8629

11-20-19  
DATE



**ChoiceOne**  
Engineering

SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554

www.CHOICEONEENGINEERING.com

DATE:	10-29-2019
DRAWN BY:	RMF
JOB NUMBER:	LOGST01903
SHEET NUMBER	1 OF 1

6-21-2021

APPROVED



EDWARDS SURVEYING

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



**LEGAL DESCRIPTION FOR OLSON'S 1.182 ACRE TRACT**

Being situate in the State of Ohio, County of Logan, Township of Stokes, and being a part of Virginia Military Survey 12276, and being more particularly described as follows:

Beginning for reference at a Mag Nail found at the intersection of the centerlines of Township Road 266 (40' right-of-way) and State Route 235 (60' right-of-way);

thence with the centerline of State Route 235, S-81°19'28"-W, 250.06'(feet) to a Mag Nail set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, passing for reference a Mag Nail found at 20.01'(feet);

thence S-7°27'15"-E, 429.54'(feet) to a 5/8" diameter iron bar found at the Northwest corner of a 1.435 acre tract conveyed to Christina Phillips Olson by deed recorded in Official Record 1390, Page 2717, passing for reference a iron bar set on the South right-of-way line of State Route 235 at 30.01'(feet);

thence N-85°39'22"-W, 126.50'(feet) to a 5/8" diameter iron bar found at the Southeast corner of a 1.958 acre tract conveyed to Christina Phillips Olson by deed recorded in Official record 1390, Page 2715;

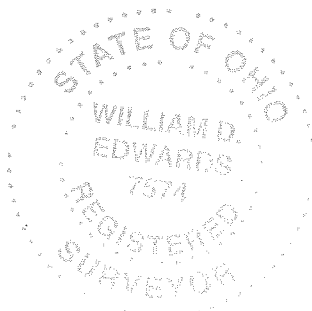
thence with the East line of the 1.958 acre tract, N-7°30'39"-W, 401.02'(feet) to a Mag Nail found on the centerline of aforementioned State Route 235, passing for reference a 5/8" diameter iron bar found on the right-of-way line of State Route 235 at 370.01'(feet);

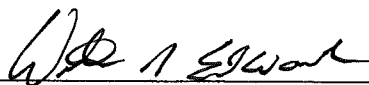
thence with the centerline of State Route 235, N-81°19'28"-E, 124.25'(feet) to the place of beginning.

Containing 1.182 acres, 0.086 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 3.465 acre tract conveyed to Richard L. & Christina Phillips Olson by deed recorded in Official Record 1371, Page 325, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional surveyor No. 7574, June 8, 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 State Route 235 per an assumed bearing of S-81°19'28"-W.





William D. Edwards, P.S. 7574

INDEXED ON MAP

9103



# EDWARDS SURVEYING

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



## LEGAL DESCRIPTION FOR OLSON'S 2.281 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Stokes, and being a part of Virginia Military Survey 12276, and being more particularly described as follows:

Beginning for reference at a Mag Nail found at the intersection of the centerlines of Township Road 266 (40' right-of-way) and State Route 235 (60' right-of-way);

thence with the centerline of State Route 235, S-81°19'28"-W, 20.01'(feet) to a Mag Nail found at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described;

thence with the West line of Township Road 266, S-7°27'15"-E, 434.60'(feet) to a 5/8" diameter iron bar found on the North line of a 1.435 acre tract conveyed to Christina Phillips Olson by deed recorded in Official Record 1390, Page 2717, passing for reference a 5/8" diameter iron bar found on the South right-of-way line of State Route 235 at 30.01'(feet);

thence S-82°35'10"-W, 230.00'(feet) to a 5/8" diameter iron bar found at the Northwest corner of the 1.435 acre tract;

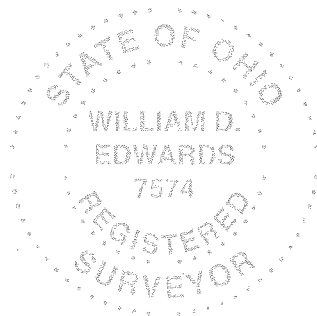
thence N-7°27'15"-W, 429.54'(feet) to a Mag Nail set on the centerline of aforementioned State Route 235, passing for reference an iron bar set on the right-of-way line of State Route 235 at 399.53'(feet);

thence with the centerline of State Route 235, N-81°19'28"-E, 230.05'(feet) to the place of beginning.

Containing 2.281 acres, 0.158 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 3.465 acre tract conveyed to Richard L. & Christina Phillips Olson by deed recorded in Official Record 1371, Page 325, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional surveyor No. 7574, June 8, 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 State Route 235 per an assumed bearing of S-81°19'28"-W.



William D. Edwards, P.S. 7574

INDEXED ON MAP  
9103

6-21-2021

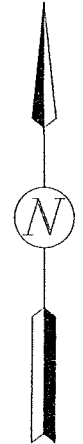
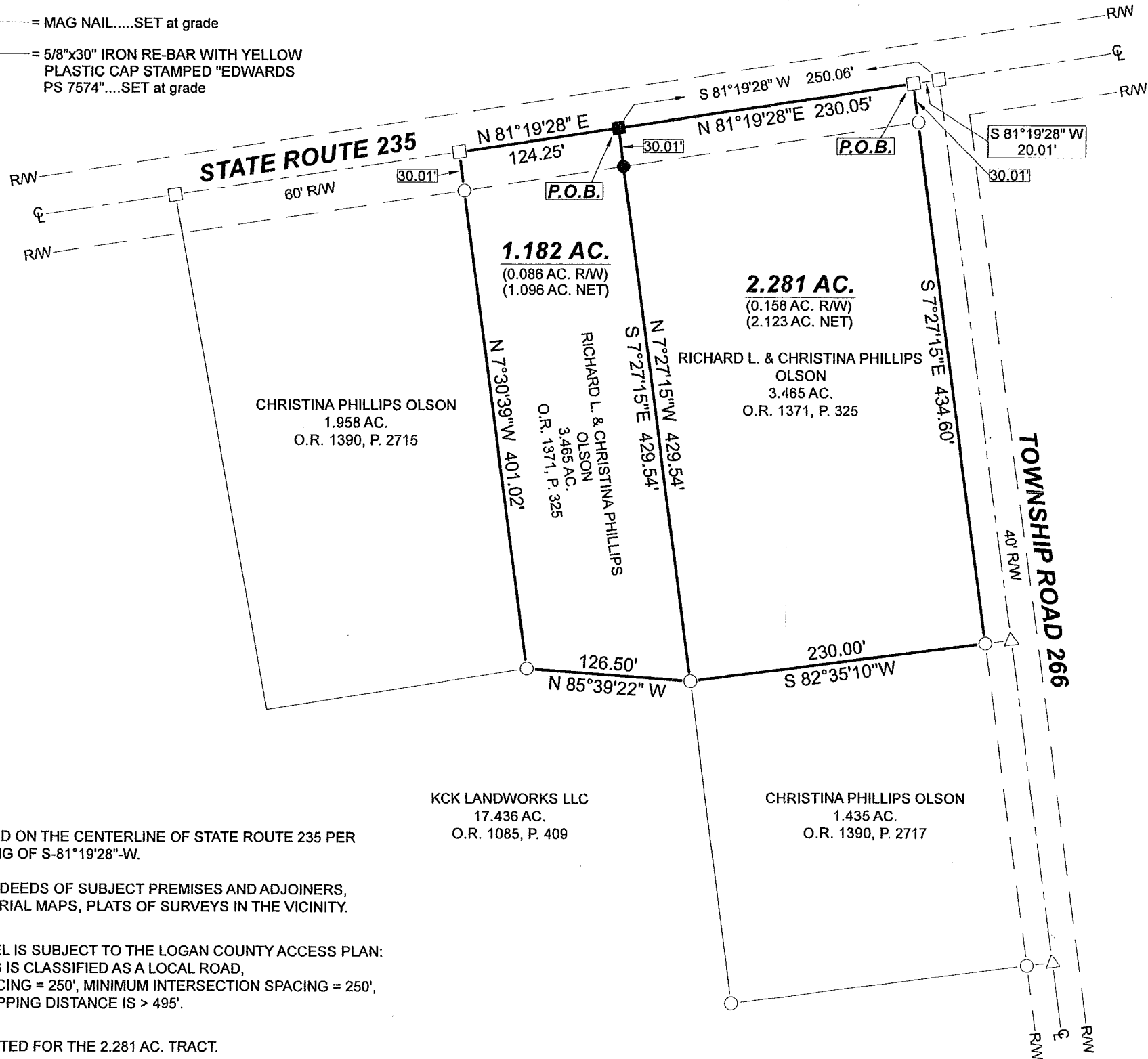
**APPROVED**

**LEGEND**

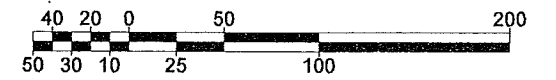
- △ = RAILROAD SPIKE.....FOUND
- = 5/8" DIA. IRON BAR.....FOUND
- = MAG NAIL.....FOUND
- = MAG NAIL.....SET at grade
- = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 7574".....SET at grade

**PLAT OF SURVEY**

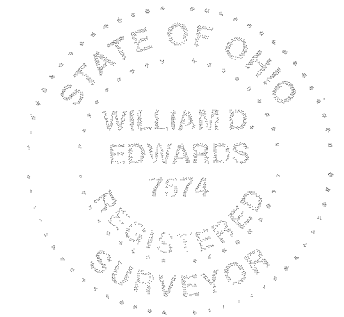
STOKES TOWNSHIP, LOGAN COUNTY, OHIO  
VIRGINIA MILITARY SURVEY No. 12276



SCALE: 1" = 100'



DATE: JUNE 8, 2021



**NOTES:**

1. BEARINGS ARE BASED ON THE CENTERLINE OF STATE ROUTE 235 PER AN ASSUMED BEARING OF S-81°19'28"-W.
2. REFERENCES USED: DEEDS OF SUBJECT PREMISES AND ADJOINERS, COUNTY TAX AND AERIAL MAPS, PLATS OF SURVEYS IN THE VICINITY.
3. THE SUBJECT PARCEL IS SUBJECT TO THE LOGAN COUNTY ACCESS PLAN: TOWNSHIP ROAD 266 IS CLASSIFIED AS A LOCAL ROAD, MINIMUM DRIVE SPACING = 250', MINIMUM INTERSECTION SPACING = 250', MINIMUM SIGHT STOPPING DISTANCE IS > 495'.
4. NO ACCESS REQUESTED FOR THE 2.281 AC. TRACT.

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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