

BEARD SURVEY

V.M.S. 9925-9946-10121

Washington Township

January 7, 1956

The following described real estate situated in Washington Township, Logan County, Ohio and being part of Virginia Military Survey No. 9925-9946-10121 and more particularly described as follows:

Beginning at an iron pin in the center of County Highway No. 95 at the Southeast corner of Frank Leidner's 0.80 acre tract, at Sta. 96+95.6 as shown on page 69 of the Logan County Engineer's field book No. 574; thence with said center line S. 7° - $30'$ E. 150.0 feet to an iron pin; thence S. 81° - $53'$ W. 267.7 feet to an iron pin; thence N. 7° - $30'$ W. 150.0 feet to a steel post at the Southwest corner of said Leidner's 0.80 acre tract; thence with the South line of said tract N. 81° - $53'$ E. 267.7 feet to the place of beginning.

Containing 0.92 of an acre.

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BEARD SURVEY
V.M.S. 9925-9946-10121
Richland Township
April 27, 1968

The following described real estate situated in Richland Township,
Logan County, Ohio and being part of Virginia Military Survey
9925-9946-10121 and mor particularly described as follows:

Beginning at an iron pin in the center of Township Road No. 95 at
Station 87+76.5 as shown in Logan County Engineers field book 705
page 59, said pin being $S.5^{\circ} 30'E.$ 768.2 feet from an iron pin at
the southeast corner of Richard M. Beard's 0.92 acre tract; thence
with the centerline of said T.R.95 $S.5^{\circ} 30'E.$ 172.0 feet to an iron
pin; thence $S.84^{\circ} 30'W.$ 253.0 feet to an iron bar, passing an iron
bar at 25.0 feet; thence $N.5^{\circ} 30'W.$ 172.0 feet to an iron bar;
thence $N. 84^{\circ} 30'E.$ 253.0 feet to the place of beginning, passing
an iron bar at 228.0 feet.

Containing 1.00 acre more or less.

The above described tract being part of Richard M. Beard's
7.83 acre tract.

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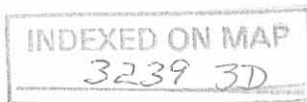
BEARD SURVEY
V.M.S. 9946-9925-10121
Richland Twp. - Washington Twp.

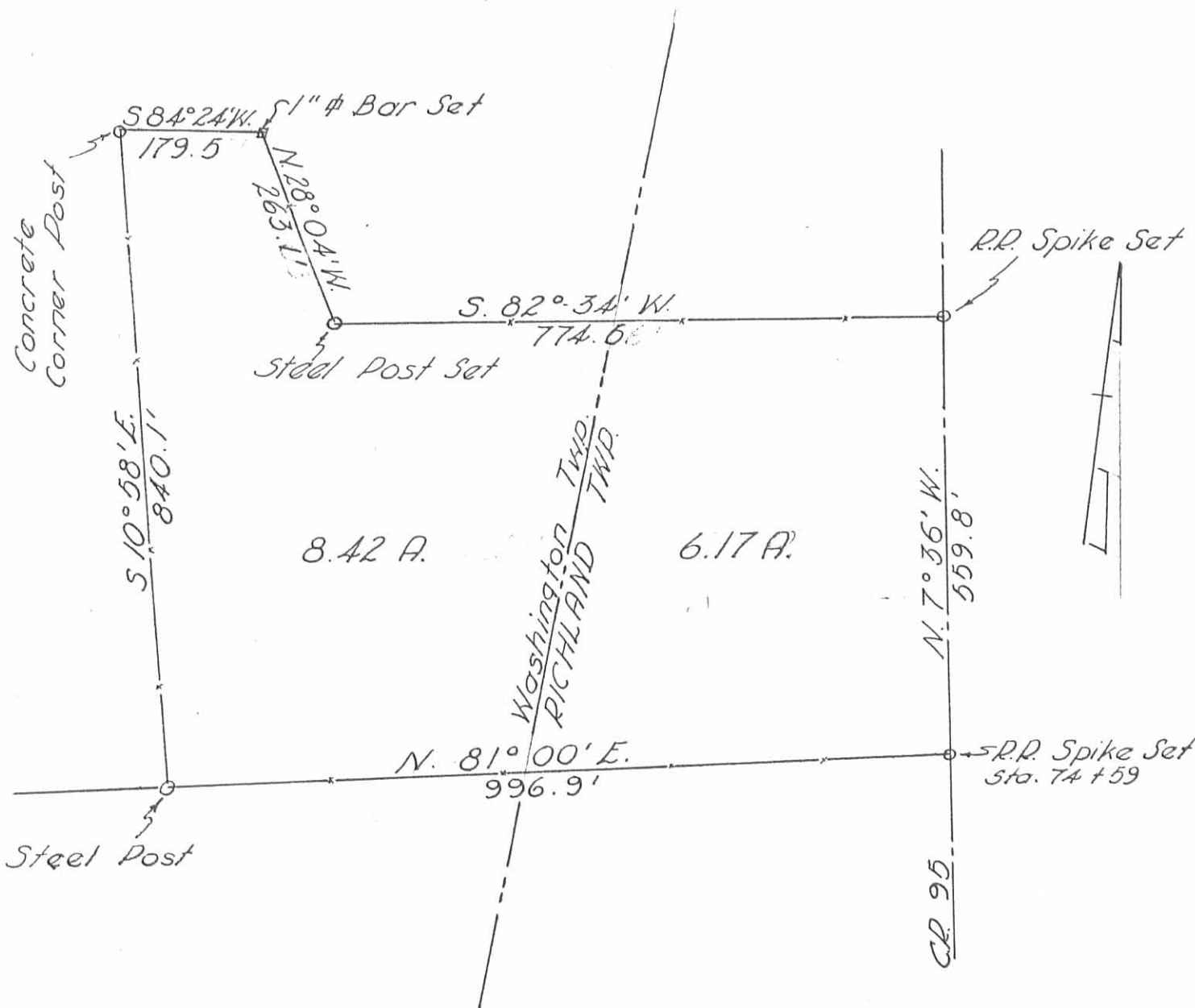
May 29, 1965

The following described real estate situated in Richland and Washington townships, Logan County, Ohio and being part of Virginia Military Survey 9946-9925-10121 and more particularly described as follows:

Beginning at an iron pin in the center of Richland Township Road No. 95 at the northeast corner of Edith H. Tracy's 48.48 acre tract, said iron pin being Sta. 74+59 as shown in Logan County Engineer's field book No. 574, page 67; thence with said Tracy's north line, S. 81°00'W., 996.9 feet to a steel post; thence N. 10°58' W., 840.1 feet to a concrete corner post; thence N. 84°24'E., 179.5 feet to an iron bar, crossing the center of Cherokee Mans Run at 50 feet; thence S. 28°04'E., 263.1 feet to a steel post driven in the center of said Cherokee Mans Run; thence N. 82°34'E., 774.6 feet to an iron pin in the center of said Township Road No. 95; thence with the centerline of said road S. 7°36'E., 559.8 feet to the place of beginning.

Containing 14.59 acres more or less of which 8.42 acres are in Washington Township and 6.17 acres are in Richland Township.





Beard Survey
 V.M.S. 9946 - 9925-10121
 RICHLAND - WASHINGTON TWIPS.
 Logan County, Ohio
 May 29, 1965
 Scale 1" = 200'

Dan L. Dodson

Dan L. Dodson
 Reg. Surveyor A270
 Bellefontaine, Ohio

INDEXED ON MAP
 3239 3P

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BEARD SURVEY
V.M.S. 9925-9946-10121
Washington Township
June 16, 1979

The following described real estate situated in Washington Township, Logan County, Ohio and being part of Virginia Military Survey 9925-9946-10121 and more particularly described as follows:

Beginning at a steel corner post in the north line of Edith H. Tracey's 42.20 acre tract at the southwest corner of lot 7 of Cherokee Heights Subdivision No.1 as shown in Logan County Recorders Plat Book F, Volume 6, page 4; thence with said Tracey's north line S.80°52'W. 978.2 feet to a steel corner post in the east line of Charles L. Howard's 232.17 acre tract; thence with said Howard's east line N.9°44'W. 227.4 feet; thence N.81°00'E. 973.3 feet to an iron bar at the northwest corner of said lot 7; thence with the west line of said lot S.10°58'E. 225.1 feet to the place of beginning.

Containing 5.07 acres more or less.

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~~3878~~ 3239 4D

RICHARD M. BEARD

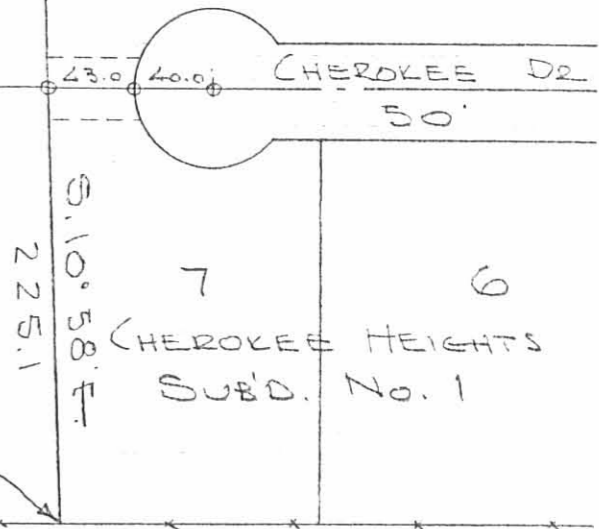
GARTH TALLMAN
3.15 AC.

N. 81° 00' E. 973.3'

3.07 AC.

S. 80° 52' W. 978.2'

EDITH H. TRACEY 42.20 AC.



STEEL POST

STEEL POST

BEARD SURVEY
 V.M.S. 9925 - 9946 - 10121
 WASHINGTON TOWNSHIP
 LOGAN COUNTY, OHIO
 SCALE 1" = 100'

o = IRON BAR

JUNE 16, 1979

DAN L. DOOSON
 REG. SURVEYOR 4270
 BILLETFONTAINE, OHIO

CHARLES L. HOWARD
232.71 AC.

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4P

N. 81° 00' E. 227.4'

Beard Survey
Washington Twp.
V.M.S. 9925-9946-10121

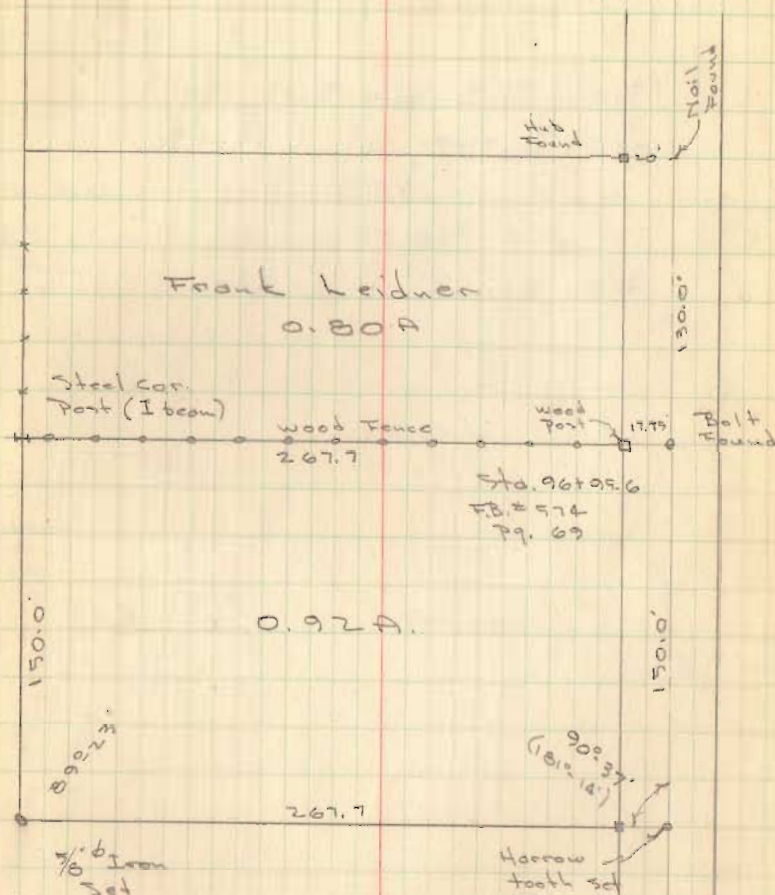
Note: South line of 0.92
Acre tract, parallel to Leidners
South line, the bearing on
Leidners South line, as shown on his
deed, is incorrect.

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Don Dodson
Tom Richardson

Jan. 7, 1956

30° windy 57



Notes in Co. F.B. # 574 pg. 69

C.H. # 95

Dick Beard

150' front

Jan 7, 1956

Bobson

Richardson

Nail
found

130.0

Frank Heidner
0.80 A.

Nail
found

17.75

wood
post

267.89'

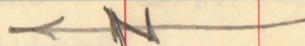
wood
Fence

267.7' meas.

Steel post

C.H. # 95

150.0



Harrow look
set

90° 37'

20.0

wood
post

267.7'

150.0

90° 23'

5' rear
rod set

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BEARD SURVEY
WASHINGTON TWP

$$\begin{array}{r} 884.00 \\ 23.5 \\ \hline 8776.5 \\ 8004.5 \\ \hline 172.0 \end{array}$$

See F.B. 705 pg 59 for
A Survey of T.R. 95

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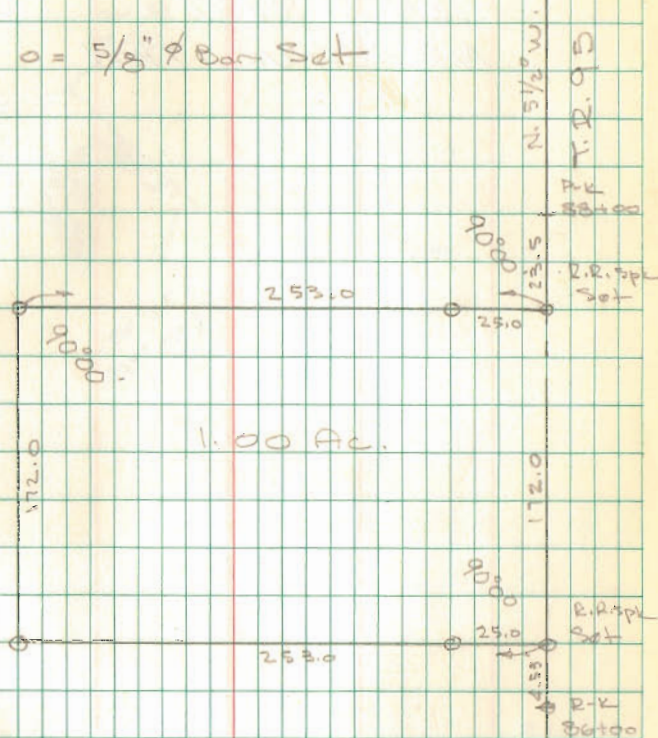
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Dodson
Nichols

4/27/68
70°

70

o = 5/8" ϕ Bar Set



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APPROVED

8-2-17



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



LEGAL DESCRIPTION FOR BEARD'S 0.968 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Townships of Richland and Washington, and being a part of Virginia Military Survey 9925-9946-10121, and being more particularly described as follows:

Beginning for reference at a P.K. Nail found at the intersection of the centerlines of State Route 366 (60' right-of-way) and Township Road 95 (variable width right-of-way) (33' original right-of-way);

thence with the centerline of Township Road 95, S-6°07'11"-E, 494.03'(feet) to a Harrow Tooth found at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, also being at the Southeast corner of a 0.92 acre tract conveyed to Ruth L. Beard by Deed recorded in Official Record 1233, Page 952, Tract III, passing for reference Railroad Spikes found at 213.96'(feet) and 344.03'(feet);

thence continuing with the centerline of Township Road 95, S-6°07'11"-E, 143.44'(feet) to a Mag Nail set; thence S-88°56'35"-W, 440.08'(feet) to an iron bar set on the South line of an 18.26 acre tract conveyed to Welcome RV Campground, LLC, by Deed recorded in Official Record 1014, Page 735, Tract I, passing for reference an iron bar set on the right-of-way line of Township Road 95 at 16.56'(feet);

thence with the bounds of said 18.26 acre tract the following two (2) courses:

1. N-61°22'46"-E, 184.96'(feet) to a 7/8" diameter iron pipe found;
2. N-6°06'34"-W, 31.09'(feet) to an iron bar set at the Southwest corner of aforementioned Beard's 0.92 acre tract;

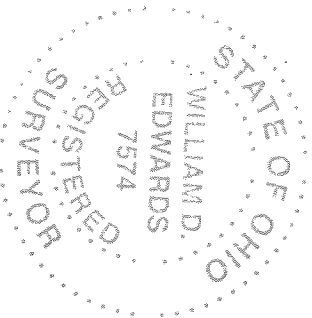
thence with the South line of said Beard's 0.92 acre tract, N-83°17'44"-E, 267.49'(feet) to the place of beginning, passing for reference an iron bar set on the right-of-way line of Township Road 95 at 250.99'(feet).

Containing 0.968 acre, 0.054 acre of which is within the Road right-of-way, 0.402 acre of which is a part of Richland Township, and 0.566 acre of which is a part of Washington Township, but being subject to the rights of all legal highways and all easements of record.

Being a part of a 40.469 acre tract conveyed to Ruth L. Beard by Deed recorded in Official Record 1233, Page 952, Tract I, of the Logan County Records.

The herein described 0.968 acre 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, July 17, 2017. 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 95 per an assumed bearing of S-6°07'11"-E.



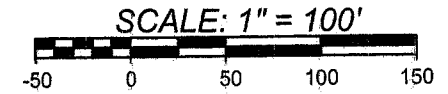
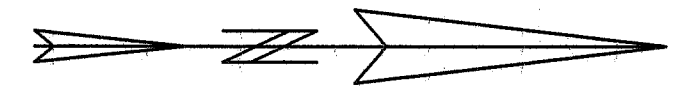
William D. Edwards

William D. Edwards, P.S. 7574

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PLAT OF SURVEY

RICHLAND & WASHINGTON TOWNSHIPS, LOGAN COUNTY, OHIO
 VIRGINIA MILITARY SURVEY 9925-9946-10121



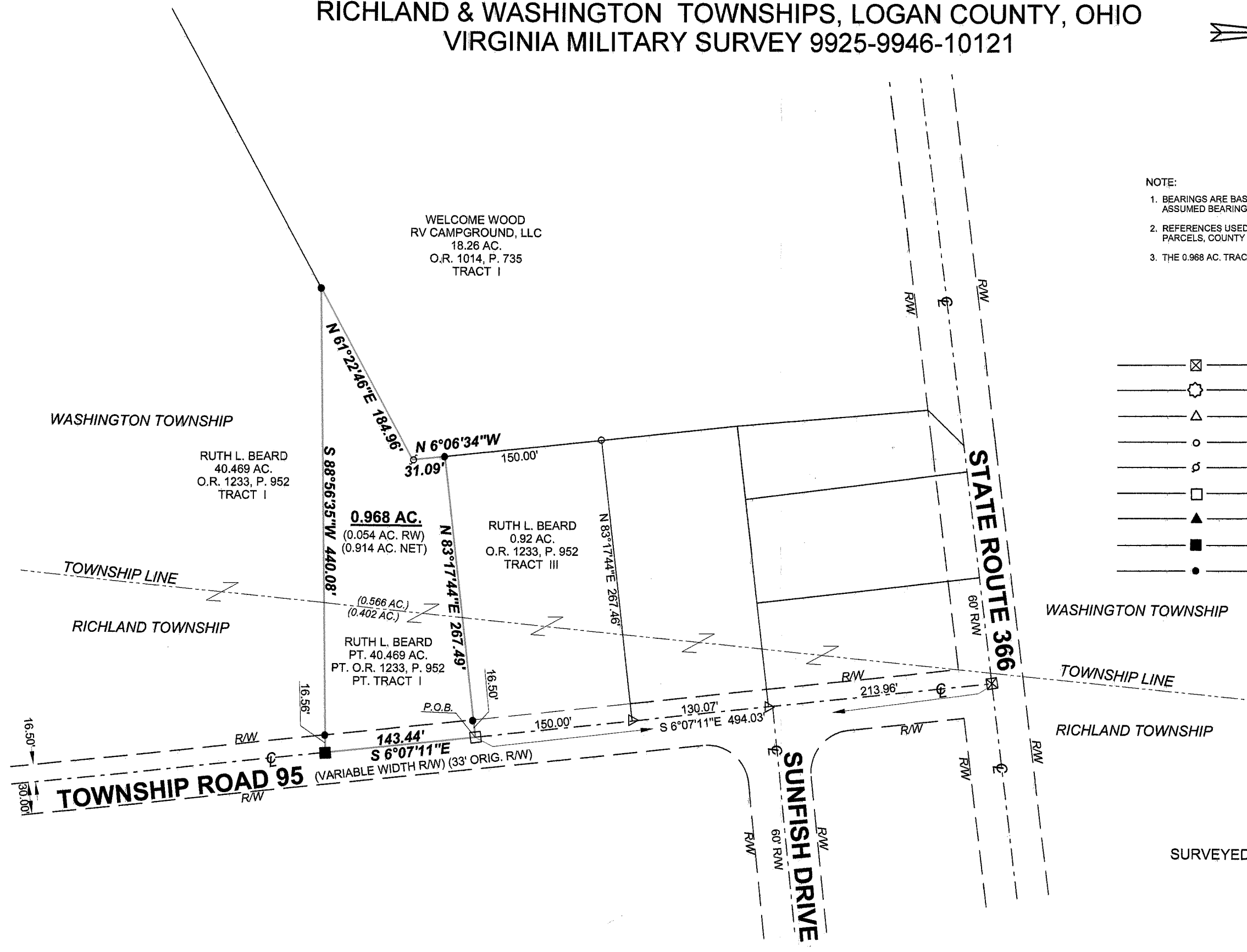
DATE: JULY 17, 2017

NOTE:

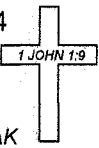
1. BEARINGS ARE BASED ON THE CENTERLINE OF TOWNSHIP ROAD 95 PER AN ASSUMED BEARING OF S-6°07'11"E.
2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX AND AERIAL MAPS, PLATS OF SURVEYS IN THE VICINITY.
3. THE 0.968 AC. TRACT, SHOWN HEREON, IS TO BE ATTACHED TO AN ADJOINING PARCEL.

LEGEND

- ⊠ — = P.K. NAIL.....FOUND
- ⊗ — = 6" DIA. CONC. RIGHT-OF-WAY MONUMENT.....FOUND
- △ — = RAILROAD SPIKE.....FOUND
- ○ — = 5/8" DIA. IRON BAR.....FOUND
- ∅ — = 7/8" DIA. IRON PIPE.....FOUND
- □ — = HARROW TOOTH.....FOUND
- ▲ — = RAILROAD SPIKE.....SET
- ■ — = 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



5908.ZAK

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