

Received 2-27-98 OKG/TH

Legal Description  
0.237 acres

The following described tract of land is situated in the State of Ohio, County of Logan, Township of Liberty, Section 27, Township 5, Range 13, M.R.S., Village of West Liberty, being all of Julie M. Schmidt's, 0.23 acre tract described in O.R. 289, page 344, and being more particularly described as follows:

Commencing at an iron pin set at the intersection of the north line of E. Baird Street (60 feet wide) with the west line of Liberty Street (60 feet wide);

thence South 87°30'00" West 331.02 feet, following the north line of East Baird Street, to an iron pin set in the east line of said 0.23 acre tract and the southwest corner of Barry K. and Nicol M. Zerkle's Lot 238 (0.17 ac.) described in Official Record 327, page 154, said pin marking the point of beginning;

thence South 02°20'52" East 30.00 feet, following the east line of said 0.23 acre tract, to a PK nail set in the centerline of E. Baird Street;


thence South 87°30'00" West 55.00 feet, following the centerline of E. Baird Street and the south line of said 0.23 acre tract, to a PK nail set at the southeast corner of Richard Daniel Cozad's 0.22 acre tract described in Official Record 141, page 493;

thence North 02°20'51" West 187.91 feet, following the west line of said 0.23 acre tract and the east line of said 0.22 acre tract, passing at 30.00 feet a PK nail set, to a PK nail set in the centerline of a 16.5 feet wide alley;

thence North 87°21'27" East 55.00 feet, following the north line of said 0.23 acre tract and the centerline of said alley, to a PK nail found;

thence South 02°20'52" East 158.05 feet, following the east line of said 0.23 acre tract and the west line of said 0.17 acre tract, to the point of beginning, containing 0.237 acres, more or less, and subject to all valid easements and restrictions of record.

I Timothy L. Guider hereby certify that this description was prepared from an actual field survey made by me during the month of February, 1998 and that monuments were placed as indicated herein. Iron pins set are 5/8" x 30" reinforcing rods with caps marked "GUIDER S 7752." Basis of bearing: North line of E. Baird Street from survey by Jeffrey I. Lee dated October 8, 1991~S87°30'00"W.

  
Timothy L. Guider R.S.#7752  
240 West Third Street  
Marysville, Ohio 43040  
(937) 644-2656



Date: 2/14/98  
Job # 9825

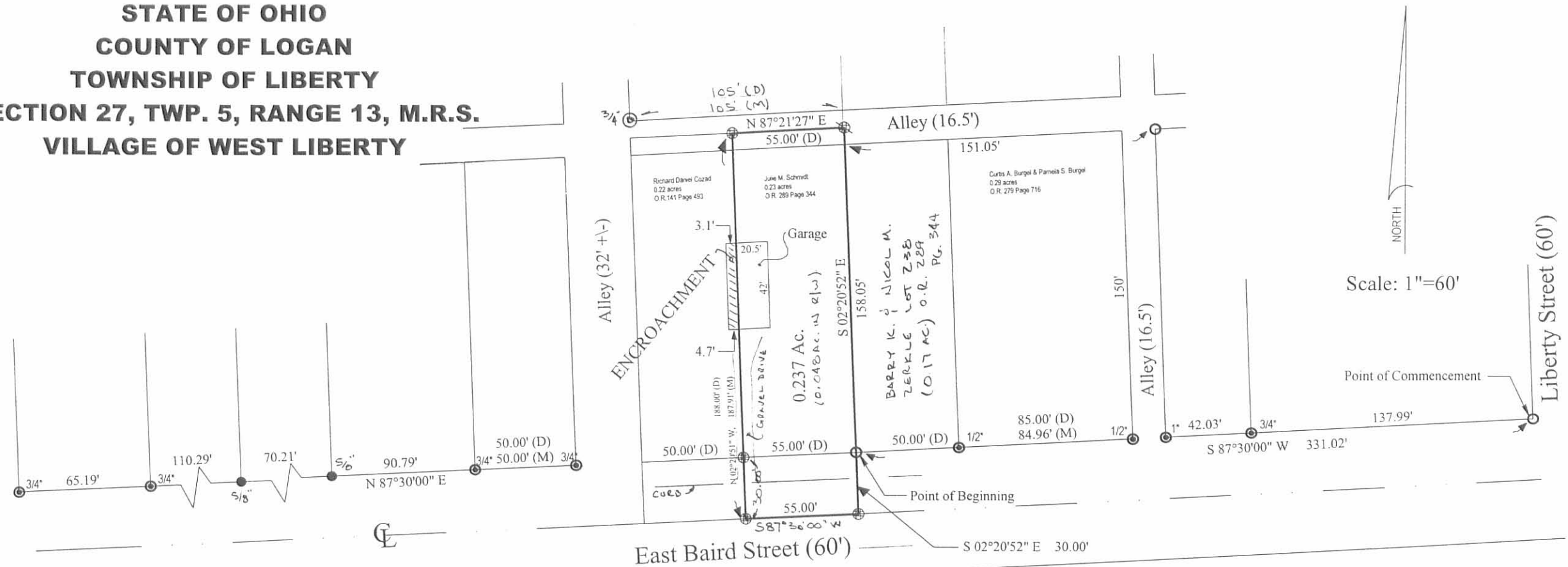
INDEXED ON MAP  
9181 1D

# Plat of Survey

## GUIDER LAND SURVEYING

240 West Third Street Marysville, Ohio 43040 Ph. (937) 644-2656 Fax (937) 644-1162

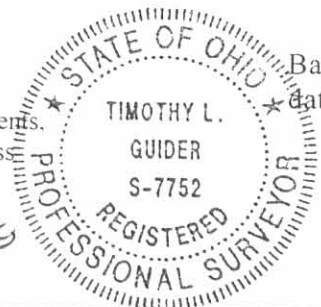
**STATE OF OHIO**  
**COUNTY OF LOGAN**  
**TOWNSHIP OF LIBERTY**  
**SECTION 27, TWP. 5, RANGE 13, M.R.S.**  
**VILLAGE OF WEST LIBERTY**



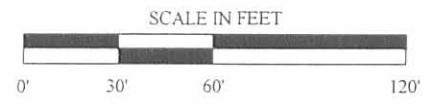
### CERTIFICATION

I hereby certify that this plat is an accurate representation of a field survey made by me during the month of February 1998 and is accurate to the best of my knowledge. Easements, restrictions, and right of ways not shown unless noted.

*Timothy L. Guider* 2/14/98  
 Timothy L. Guider P.S. 7752  
 Job No. 9825



Basis of Bearing: North Line of East Baird Street from the survey by Jeffrey I. Lee dated October 8, 1991 ~ S 87° 30' 00" W



INDEXED MAP  
 9181 1P

### LEGEND

- (M) Measured
- (D) Deed
- ⊕ PK Nail Set
- ⊗ PK Nail Found
- Iron Pin Found (SIZE AS NOTED)
- ⊙ Iron Pipe Found (Size as noted)
- 5/8" Iron Pin Set with Cap marked "Guider S-7752"

8-29-19

✓ APPROVED



EDWARDS SURVEYING

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



**LEGAL DESCRIPTION FOR WARD'S 0.215 ACRE TRACT**

Being situate in the State of Ohio, County of Logan, Village of West Liberty, Liberty Township, and being a part of Section 27, Town 5, Range 13, B.T.M.R.S., and being more particularly described as follows:

Beginning for reference at a 5/8" diameter iron bar found at the intersection of the North line of Baird Street (60' right-of-way) and the West line of Liberty Street (60' right-of way);

thence with the West line of Liberty Street projected, S-1°53'26"-W, 30.00'(feet) to a Mag Nail set on the centerline of Baird Street;

thence with the centerline of Baird Street, N-88°27'01"-W, 356.99'(feet) to a Mag Nail set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, also being at the Southwest corner of a 0.237 acre tract conveyed to Brian Hughes by deed recorded in Official Record 1233, Page 645;

thence continuing with the centerline of Baird Street, N-88°27'01"-W, 50.00'(feet) to a Mag Nail set;

thence with the East line of Maxwell Street (30' right-of-way), N-1°53'26"-E, 187.59'(feet) to a Mag Nail set on the centerline of a 16.5' wide Alley, passing for reference an iron bar set on the North line of Baird Street at 30.00'(feet) and an iron bar set on the South line of the Alley at 179.34'(feet);

thence with the centerline of the Alley, S-88°35'45"-E, 50.00'(feet) to a Mag Nail set at the Northwest corner of aforementioned Hughes 0.237 acre tract;

thence with the West line of Hughes' tract, S-1°53'25"-W, 187.72'(feet) to the place of beginning, passing for reference an iron bar set on the South line of the Alley at 8.25'(feet) and a Railroad Spike found on the North line of Baird Street at 157.72'(feet).

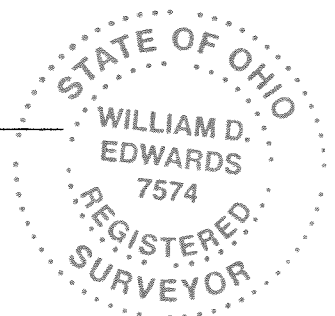
Containing 0.215 acre, 0.034 acre of which is within the Road right-of-way and 0.009 acre of which is within the Alley, but being subject to the rights of all legal highways and all easements of record.

Being a more accurate description of a 0.22 acre tract conveyed to James M. Ward, II, and Jennifer D. Ward by deed recorded in Official Record 376, Page 844, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, August 26, 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 Baird Street per an assumed bearing of N-88°27'01"-W.

William D. Edwards, P.S. 7574

INDEXED ON MAP  
9/8/19

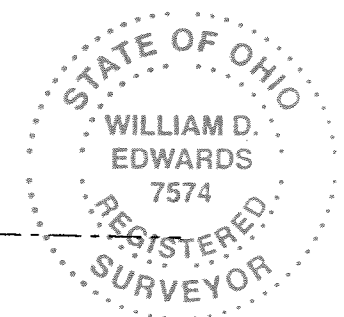
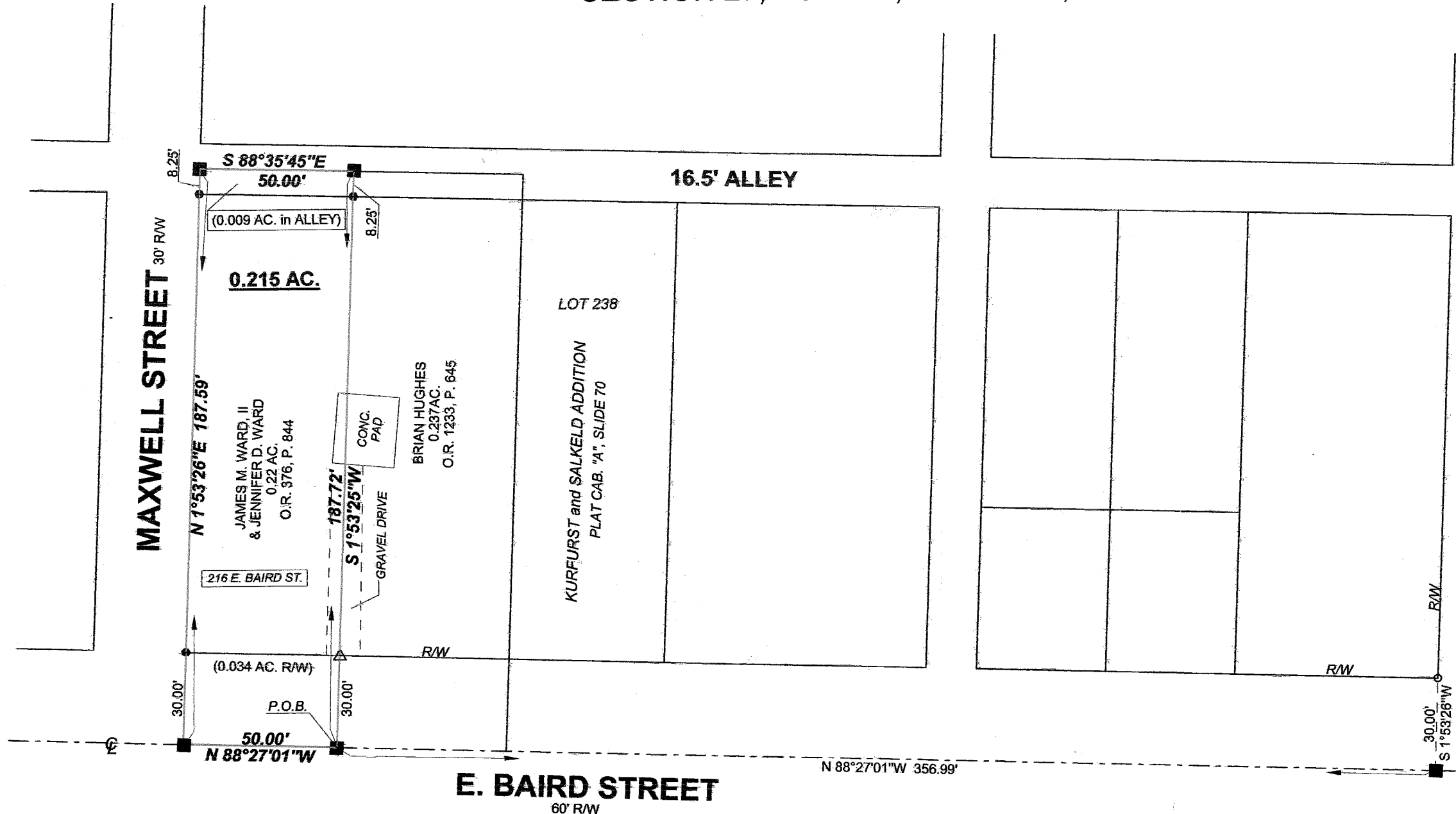
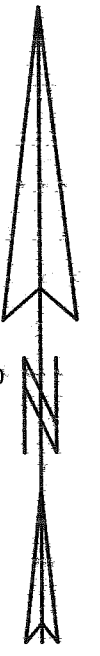


8-29-19

APPROVED

**PLAT OF SURVEY**  
 VILLAGE OF WEST LIBERTY  
 LIBERTY TOWNSHIP, LOGAN COUNTY, OHIO  
 SECTION 27, TOWN 5, RANGE 13, B.T.M.R.S.

SCALE: 1" = 40'  
 DATE: AUGUST 26, 2019



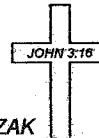
**LEGEND**

- △ = RAILROAD SPIKE.....FOUND
- = 5/8" DIA. (UNLESS NOTED) IRON BAR.....FOUND
- ∅ = 3/4" DIA. (UNLESS NOTED) IRON PIPE.....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 THE CENTERLINE OF BAIRD STREET PER AN ASSUMED BEARING OF N-88°27'01"-W.
2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY, PLAT CAB. "A", SLIDE 70.

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



INDEXED ON MAP  
 9/21

6398.ZAK