

Cordrey Survey Jefferson Township 5.00 Acres Sept. 1956

The following described land in Jefferson Township, Logan County, Ohio, and being in V.M.S. 2674.

-Being five acres out of the N.W. corner of Lafayette Cordrey's present 73.35 acre tract and being more fully described as follows : Beginning at an iron in the center of County Road Number 2 sometimes called the North Greenfield Pike and said iron being at the N.E. corner of Delbert Herd's 40.00 acre tract and also being the N.W. corner of Lafayette Cordrey's present 73.35 acre tract thence with the center of said road number 2 N. 67 - 00 E. 320.0 feet to an iron said iron being station 152 plus 00.6 of said road number 2 as shown in Logan County Engineer's Road Survey Book Number 579 Page 58 thence S. 23 - 00 E. 536.8 feet to an iron the last described line passing an iron at the south side of the road at 25.00 feet thence S. 67 - 00 W. 491.6 feet to an iron in the east line of Delbert Herd's 40.00 acre tract thence with the east line of said Herd land N. 5 - 16 W. 563.6 feet to the place of beginning said described tract containing 5.00 acres.

cc
Logan County Engineer

on Plat

2847 1D

INDEXED ON MAP

10-25-24



APPROVED



19541 Delaware County Line Road, Marysville, OH 43040

Phone: 740-666-8902 www.guidewinkle.com

Legal Description

6.015 acres

The following described tract of land is situated in the State of Ohio, Logan County, Jefferson Township, VMS 2674, being part of Gregory A. LeVan's 68.350 acre tract described in O.R. 1389, page 4385, and being more particularly described as follows:

Commencing at a MAG nail set marking the intersection of the centerline of County Road 2 (60') with the east line of VMS 2674 and marking the northeast corner of said 68.350 acre tract;

Thence South 68°32'03" West 306.46 feet, following the centerline of County Road 2 and the north line of said 68.350 acre tract, to a 5/8" iron pin found at Station 159+27 (Logan Co. F.B. 579, page 58);

Thence South 67°27'45" West 456.69 feet, following the centerline of County Road 2 and the north line of said 68.350 acre tract, to a MAG nail set marking the **point of beginning**;

Thence **South 22°32'24" East 570.45 feet**, departing from the centerline of County Road 2, entering said 68.350 acre tract, passing at 30.00 feet an iron pin set, to an iron pin set;

Thence **South 41°13'09" West 267.45 feet**, to an iron pin set;

Thence **South 63°27'10" West 588.17 feet**, to a 5/8" iron pin found marking the southeast corner of James Campell's 7.96 acre tract (O.R. 1209, page 497) and being in the west line of said 68.350 acre tract;

Thence **North 04°30'43" West 202.97 feet**, following the west line of said 68.350 acre tract and the east line of said 7.96 acre tract, to an iron pin set marking the southwest corner of Gary L. and Sandra L. Lockwood's 4.75 acre tract (D.V. 389, page 449);

Thence **North 67°17'08" East 495.64 feet**, following the north line of said 68.350 acre tract and the south line of said 4.75 acre tract, to an 8" treated wood post found;

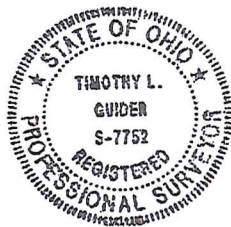
Thence **North 22°39'46" West 535.30 feet**, following the west line of said 68.350 acre tract and the east line of said 4.75 acre tract, passing at 505.30 feet an iron pin set, to a 5/8" iron pin found in the centerline of County Road 2;

Thence **North 67°27'45" East 269.31 feet**, following the centerline of County Road 2 and the north line of said 68.350 acre tract, to the **point of beginning**, containing **6.015 acres**, more or less. 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 or under my supervision during the month of October 2024 and that monuments were set or found as indicated herein. Iron pins set are 5/8" x 30" reinforcing rods with caps marked "GUIDER S 7752". Basis of Bearing: State Plane Coordinate System, Ohio North Zone, NAD83.

Timothy L. Guider

Timothy L. Guider R.S. #7752



Date: 10/21/24 Job# 24147-6.015

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2847

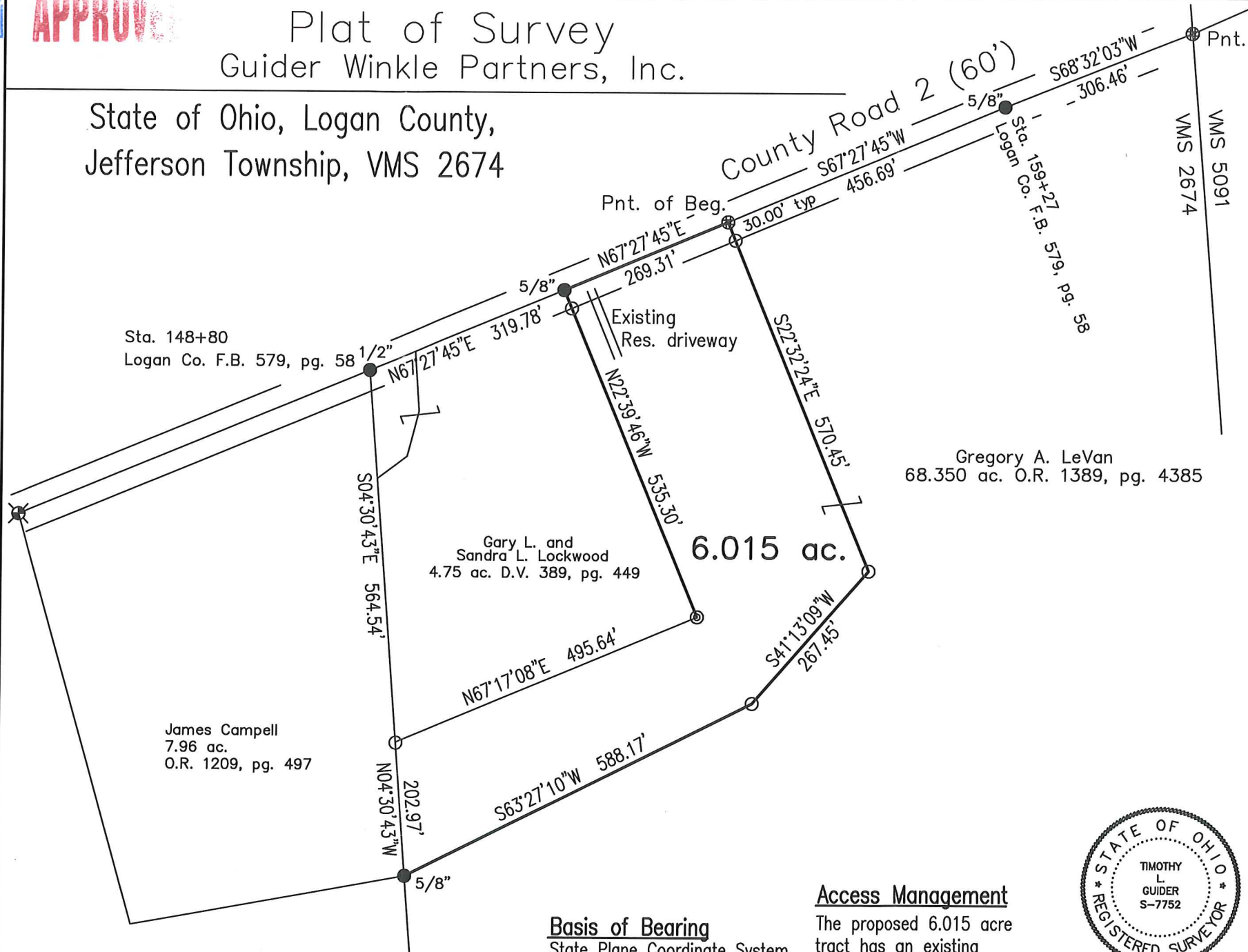
10-25-24

APPROVED

Plat of Survey

Guider Winkle Partners, Inc.

State of Ohio, Logan County,
Jefferson Township, VMS 2674



Sta. 148+80
Logan Co. F.B. 579, pg. 58

Gary L. and
Sandra L. Lockwood
4.75 ac. D.V. 389, pg. 449

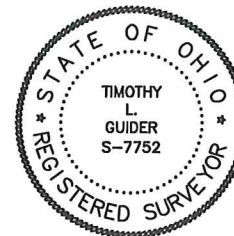
James Campell
7.96 ac.
O.R. 1209, pg. 497

Gregory A. LeVan
68.350 ac. O.R. 1389, pg. 4385

6.015 ac.

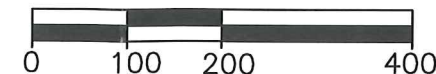
Basis of Bearing
State Plane Coordinate System
Ohio North Zone, NAD83

Access Management
The proposed 6.015 acre
tract has an existing
residential driveway as shown.



SCALE : 1" = 200'

Scale in Feet



Legend

- ⊙ - 8" Treated wood post found
- ⊕ - MAG nail set
- ⊗ - MAG nail found
- ⊗ - Railroad spike found
- - Iron pin found. Size as noted.
- ⊙ - 3/4" Iron pipe found
- - 5/8" x 30" Iron pin set with cap marked "GUIDER S 7752"

Surveyor's Certification

I hereby certify that this plat is an accurate representation of a field survey made by me and is correct to the best of my knowledge.

Timothy L. Guider

Timothy L. Guider R.S. #7752
Guider Winkle Partners, Inc.
19541 Delaware County Line Road
Marysville, Ohio 43040
(740)-666-8902

10/21/24
Date

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