

LEGAL DESCRIPTION DECEMBER 10, 1970

1
LEROY H. REAMES & IOLA M. REAMES

SITUATED IN THE COUNTY OF LOGAN, STATE OF OHIO, TOWNSHIP OF JEFF-
ERSON, VIRGINIA MILITARY SURVEY 3322 AND MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

COMMENCING AT A TAIL ROAD SPIKE ON THE CENTERLINE OF THE RUSHSYLVANIA
PIKE, SIXTY FEET WIDE, AT THE INTERSECTION OF THE CENTERLINE OF
TOWNSHIP ROAD #219; THENCE WITH THE CENTERLINE OF THE RUSHSYLVANIA
PIKE N. 35 DEGREES 38 MINUTES E. 188.30 FEET TO A POINT ON THE EAST
LINE OF JENNIE L. MEREDITH'S 131.0 ACRE TRACT WHICH IS THE TRUE
BEGINNING POINT OF THIS DESCRIPTION; THENCE WITH THE CENTERLINE OF
THE RUSHSYLVANIA PIKE N. 35 DEGREES 38 MINUTES E. 31.91 FEET TO A
POINT; THENCE S. 67 DEGREES 30 MINUTES E. 218.43 FEET (PASSING AN
IRON RIGHT OF WAY PIN AT 30.89 FEET) TO AN IRON PIN; THENCE S.
32 DEGREES 30 MINUTES W. 82.35 FEET TO AN IRON PIN IN THE SOUTH
LINE OF V.M.S. 3322; THENCE S. 85 DEGREES 08 MINUTES W. 160.53
FEET TO A CORNER POST SET IN CONCRETE AT THE SOUTH EAST CORNER OF
JENNIE L. MEREDITH'S 131.0 ACRE TRACT; THENCE N. 6 DEGREES 34
MINUTES W. 141.65 FEET ALONG THE EAST LINE OF SAID MEREDITH'S 131.0
ACRE TRACT TO THE POINT OF BEGINNING, CONTAINING 0.544 ACRES OUT OF
A 7.50 ACRE TRACT CONVEYED TO LEROY H. & IOLA M. REAMES AS DESCRIBED
IN DEED RECORD VOL. 324, PAGE 767, LOGAN COUNTY RECORDER'S OFFICE,
BELLEFONTAINE, OHIO.

SUBJECT TO A 30.00 FOOT WIDE LEGAL ROAD EASEMENT.

Bernard B. Hurst, Jr.

SURVEYED BY BERNARD B. HURST, JR.
REGISTERED SURVEYOR #4868

Tax Duplicate

12-9-70

4819 1D-1

INDEXED ON MAP

LEGAL DESCRIPTION DECEMBER 10, 1970

JENNIE L. MEREDITH

SITUATED IN THE COUNTY OF LOGAN, STATE OF OHIO, TOWNSHIP OF JEFFERSON, VIRGINIA MILITARY SURVEY 3322, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A RAILROAD SPIKE ON THE CENTERLINE OF THE RUSHSYLVANIA PIKE, SIXTY FEET WIDE, LOGAN COUNTY HIGHWAY 9, STATION 36+28.80 ON THE SOUTH LINE OF V.M.S. 3322 AND AT THE INTERSECTION OF THE CENTERLINE OF TOWNSHIP ROAD 219; THENCE WITH THE CENTERLINE OF SAID RUSHSYLVANIA PIKE N. 35 DEGREES 38 MINUTES E. 188.30 FEET TO A POINT ON THE EAST LINE OF JENNIE L. MEREDITH'S 131.00 ACRE TRACT; THENCE WITH MEREDITH'S EAST LINE S. 6 DEGREES 34 MINUTES E. 141.65 FEET TO A CORNER POST SET IN CONCRETE ON THE SOUTH LINE OF V.M.S. 3322; THENCE WITH THE SOUTH LINE OF SAID MEREDITH'S TRACT AND THE SOUTH LINE OF SAID V.M.S. 3322 S. 84 DEGREES 17 MINUTES W. 126.50 FEET (PASSING AN IRON RIGHT OF WAY PIN AT 86.35 FEET) TO THE POINT OF BEGINNING CONTAINING 0.206 ACRES MORE OR LESS OUT OF A 131.00 ACRE TRACT CONVEYED TO JENNIE L. MEREDITH AS DESCRIBED IN DEED RECORD VOLUME 277, PAGE 48, LOGAN COUNTY RECORDER'S OFFICE, BELLEFONTAINE, OHIO.

SUBJECT TO A 30.00 FOOT LEGAL ROAD EASEMENT.

Bernard B. Hurst, Jr.

SURVEYED BY BERNARD B. HURST, JR.
REGISTERED SURVEYOR #4868

Tax Duplicates

36.00 A.

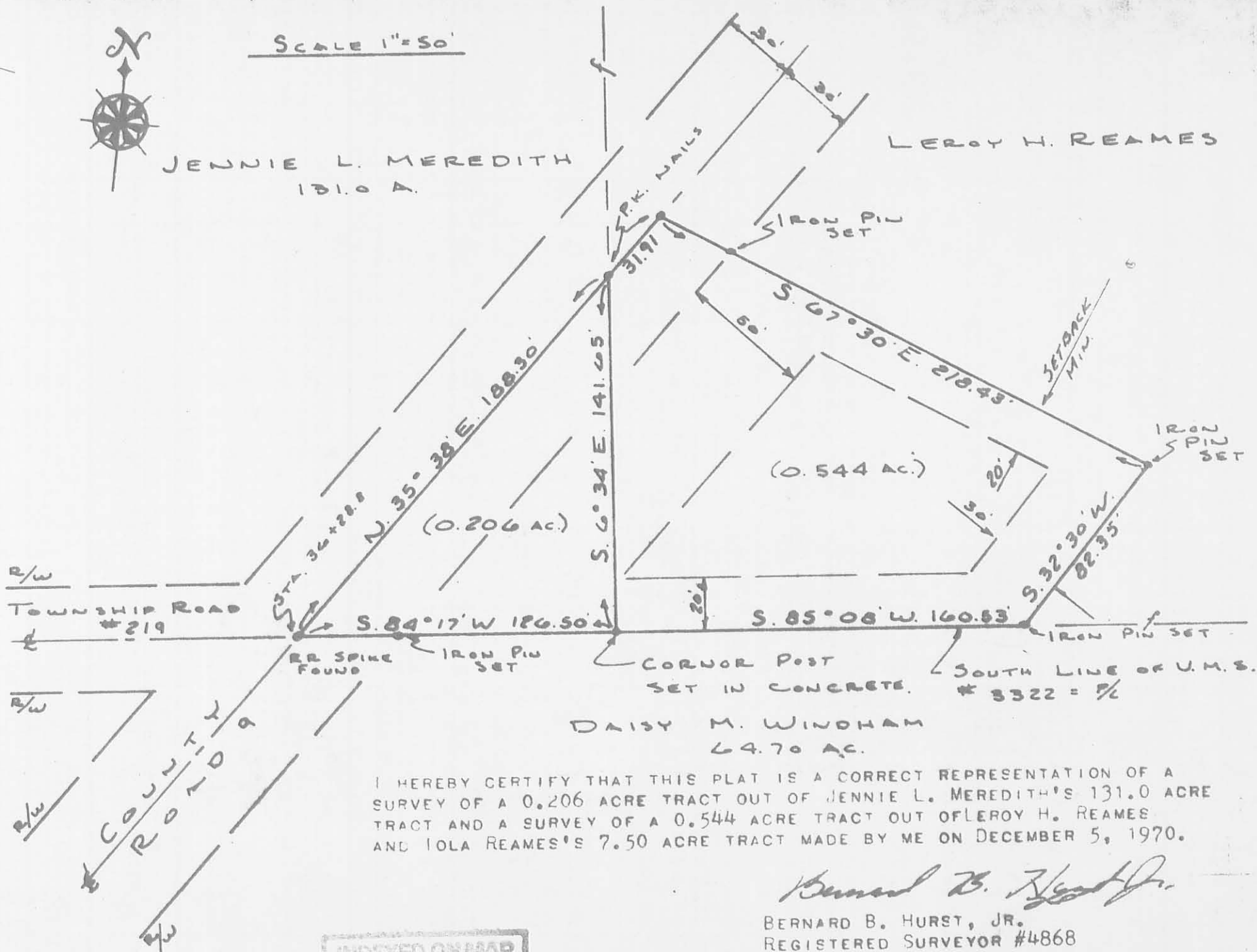
INDEXED ON MAP
4819 1D-2



SCALE 1"=50'

JENNIE L. MEREDITH
131.0 A.

LEROY H. REAMES



DAISY M. WINDHAM
64.70 AC.

I HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF A SURVEY OF A 0.206 ACRE TRACT OUT OF JENNIE L. MEREDITH'S 131.0 ACRE TRACT AND A SURVEY OF A 0.544 ACRE TRACT OUT OF LEROY H. REAMES AND LOLA REAMES'S 7.50 ACRE TRACT MADE BY ME ON DECEMBER 5, 1970.

Bernard B. Hurst, Jr.

BERNARD B. HURST, JR.
REGISTERED SURVEYOR #4868

INDEXED ON MAP
4819 IP

11-4-2024



LEGAL DESCRIPTION FOR LOVETT'S 0.061 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Jefferson Township, and being a part of Virginia Military Survey No. 3322, and being more particularly described as follows:

Beginning for reference at a 1" iron bar in a monument box found at the intersection of the centerline of Township Road 219 (variable width right-of-way), with the centerline of County Road 9 (variable width right-of-way);

Thence with the centerline of said County Road 9, N-35°44'03"-E, 224.87'(feet) to a Mag nail set;

Thence, S-66°09'28"-E, 40.88'(feet) to an iron bar set at the northernmost corner of a 0.56 acre tract conveyed to Charles E. Skidmore, Jr. by deed recorded in Official Record 1422, Page 1365, Tracts I and II at the **PRINCIPLE PLACE OF BEGINNING** for the hereinafter described parcel;

Thence with the southeasterly right-of-way line of said County Road 9, N-35°44'03"-E, 15.33'(feet) to an iron bar set;

Thence, S-66°09'28"-E, 175.87'(feet) to an iron bar set;

Thence, S-33°50'32"-W, 15.23'(feet) to a 5/8" iron bar found at the easternmost corner of said 0.56 acre tract;

Thence with the northeasterly line of said 0.56 acre tract, N-66°09'28"-W, 176.39'(feet) to the place of beginning.

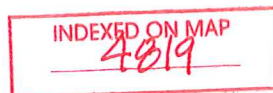
Containing 0.061 acre but being subject to the rights of all legal highways and all easements of record.

Being part of the original 7 1/2 acre tract conveyed to Barbara M. Lovett by deed recorded in Official Record 1417, Page 5091, Tract II of the Logan County records.

The above described 0.061 acre tract is to be attached to an adjoining parcel and is not to be considered as an independent parcel.

The foregoing description prepared by and in accordance with a survey by Terry A. Hoppes, Professional Surveyor No. 6352, October 23, 2024. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on Ohio State Plane Coordinates, NAD 1983, North Zone, resulting in a bearing for the centerline of County Road 9 of N-35°44'03"-E.

Terry A. Hoppes, P.S. 6352



11-4-2024

APPROVED

LEGEND

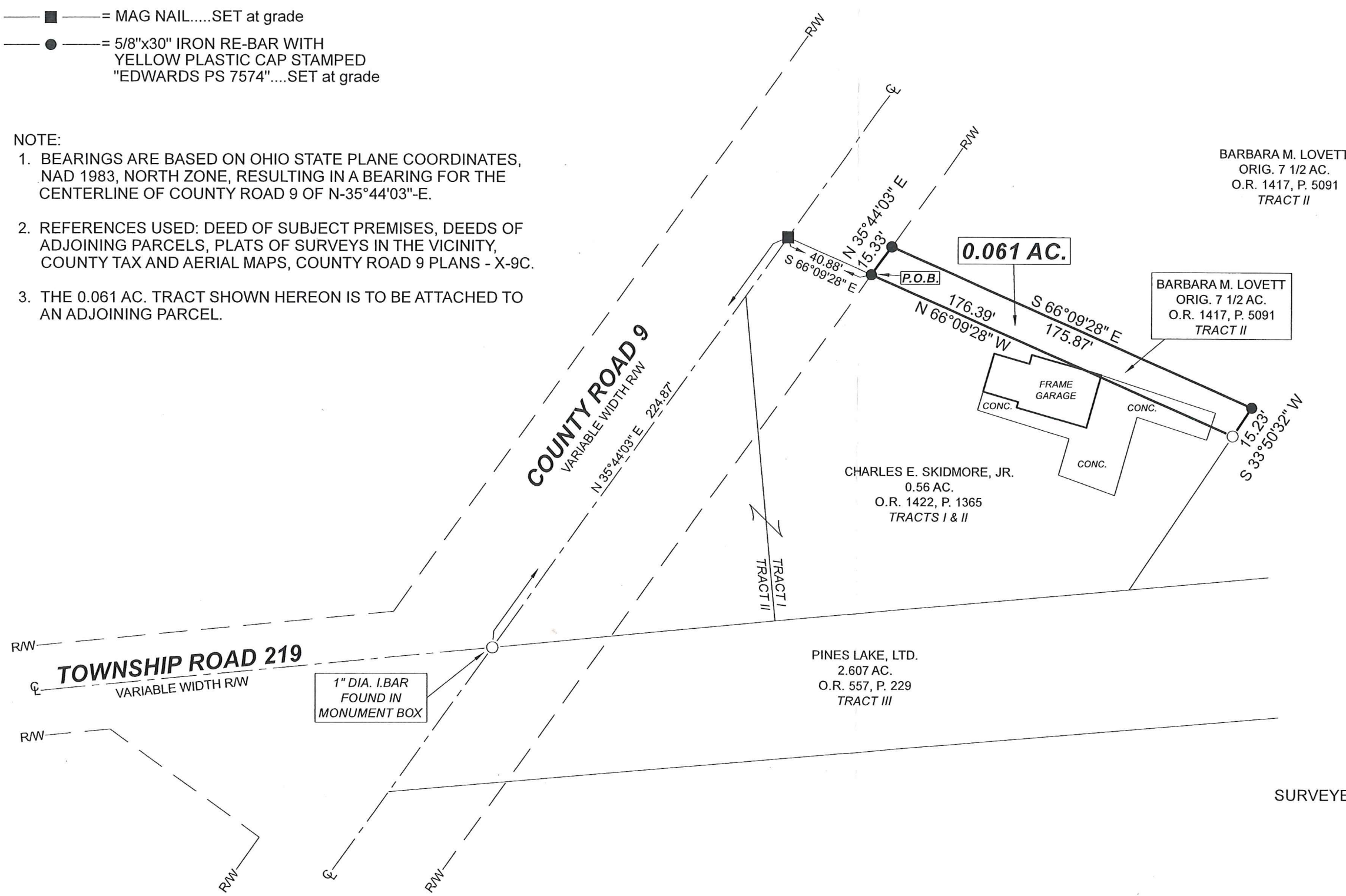
- △ — = RAILROAD SPIKE.....FOUND
- ○ — = 5/8" IRON BAR (UNLESS NOTED).....FOUND
- □ — = MAG NAIL.....FOUND
- ■ — = MAG NAIL.....SET at grade
- ● — = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 7574".....SET at grade

NOTE:

1. BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATES, NAD 1983, NORTH ZONE, RESULTING IN A BEARING FOR THE CENTERLINE OF COUNTY ROAD 9 OF N-35°44'03"-E.
2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, PLATS OF SURVEYS IN THE VICINITY, COUNTY TAX AND AERIAL MAPS, COUNTY ROAD 9 PLANS - X-9C.
3. THE 0.061 AC. TRACT SHOWN HEREON IS TO BE ATTACHED TO AN ADJOINING PARCEL.

PLAT OF SURVEY

JEFFERSON TOWNSHIP, LOGAN COUNTY, OHIO VIRGINIA MILITARY SURVEY 3322

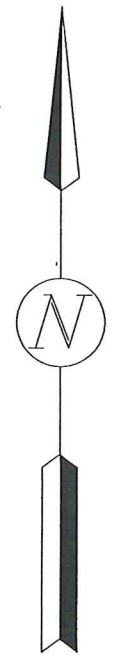


BARBARA M. LOVETT
ORIG. 7 1/2 AC.
O.R. 1417, P. 5091
TRACT II

BARBARA M. LOVETT
ORIG. 7 1/2 AC.
O.R. 1417, P. 5091
TRACT II

CHARLES E. SKIDMORE, JR.
0.56 AC.
O.R. 1422, P. 1365
TRACTS I & II

PINES LAKE, LTD.
2.607 AC.
O.R. 557, P. 229
TRACT III




SCALE: 1" = 50'

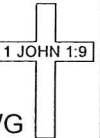


DATE: OCTOBER 23, 2024



SURVEYED BY: 

TERRY A. HOPPES
PROFESSIONAL SURVEYOR No. 6352
B. EDWARDS SURVEYING, LLC
110 SOUTH MAIN STREET
URBANA, OHIO 43078
(937)653-6508



7562.DWG

INDEXED ON MAP
4019