

11-12-2020



APPROVED



EDWARDS SURVEYING

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



LEGAL DESCRIPTION FOR WILEY'S 4.371 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Jefferson, and being a part of Virginia Military Survey 3216, and being more particularly described as follows:

**BEGINNING** at a Mag Nail found at the intersection of the centerlines of Township Road 147 (50' right-of-way) and County Road 153 (60' right-of-way), also being at the Southwest corner of a 42.802 acre tract conveyed to Joel A. & Breanna L. Boysel by deed recorded in Official Record 1374, Page 612;

thence with the centerline of County Road 153 and the centerline thereof projected, N-64°09'38"-W, 804.25'(feet) to an iron bar set on a South right-of-way line of U.S. Route 33 160.00' right of centerline Station 400+86.50, (ODOT Plans LOG-33-21.51) also being at the Southwest corner of a 5.828 acre tract conveyed to the State of Ohio by judgement entry recorded in Official Record 237, Page 697 and Official Record 240, Page 565;

thence with the South line of the 5.828 acre tract & the South line of U.S. Route 33 the following five (5) courses:

1. N-86°40'37"-E, 13.50'(feet) to an iron bar set 160.00'(feet) right of centerline Station 401+00;
2. N-69°58'40"-E, 52.20'(feet) to an iron bar set 145.00'(feet) right of centerline Station 401+50, passing for reference the right-of-way line of County Road 153 at 32.64'(feet);
3. N-86°40'37"-E, 150.00'(feet) to an iron bar set 145.00'(feet) right of centerline Station 403+00;
4. N-84°46'04"-E, 300.17'(feet) to a 5/8" diameter iron bar found 135.00'(feet) right of centerline Station 406+00;
5. N-85°31'52"-E, 374.64'(feet) to a 5/8" diameter iron bar found 127.51'(feet) right of centerline Station 409+74.56, also being at a Northwest corner of aforementioned Boysel's 42.802 acre tract and at the Southwest corner of a 6.748 acre tract conveyed to the State of Ohio by judgement entry recorded in Official Record 246, Page 714;

thence with the West line of the 42.802 acre tract, S-20°18'59"-W, 463.27'(feet) to the place of beginning, passing for reference an iron bar set on the right-of-way line of County Road 153 at 433.13'(feet).

Containing 4.371 acre, 0.540 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 110.912 acre tract conveyed to Matthew T. & Kathryn S. Wiley by deed recorded in Official Record 1392, Page 974, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, November 3, 2020. 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 U.S. Route 33 per O.D.O.T. Plans "LOG-33 - 21.51" (N-86°40'37"-E).



*William D. Edwards*

William D. Edwards, P.S. 7574

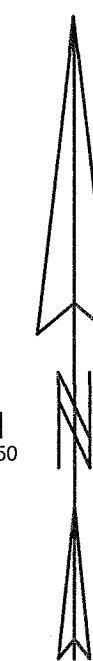
INDEXED ON MAP  
9742

# PLAT OF SURVEY

JEFFERSON TOWNSHIP, LOGAN COUNTY, OHIO  
VIRGINIA MILITARY SURVEY 3216

MATTHEW T. & KATHRYN S. WILEY  
PT. 110.912 AC.  
PT. O.R. 1392, P. 974

SCALE: 1" = 100'  
DATE: NOVEMBER 3, 2020



STATE ROUTE 292  
VARIABLE WIDTH R/W

U.S. ROUTE 33  
VARIABLE WIDTH R/W

COUNTY ROAD 153  
60' R/W

TOWNSHIP ROAD 147  
50' R/W

STATE OF OHIO  
35.602 AC.  
O.R. 251, P. 1

STATE OF OHIO  
5.828 AC.  
O.R. 237, P. 697 &  
O.R. 240, P. 565

4.371 AC.  
(0.540 AC. R/W)  
(3.831 AC. NET)

MATTHEW T. & KATHRYN S. WILEY  
PT. 110.912 AC.  
PT. O.R. 1392, P. 974

JOEL A. & BREANNA L. BOYSEL  
42.802 AC.  
O.R. 1374, P. 612

STATE OF OHIO  
6.748 AC.  
O.R. 246, P. 714

- LEGEND**
- = 8" DIA CONCRETE MONUMENT WITH 1/2" DIA. IRON BAR.....FOUND
  - = RAILROAD SPIKE.....FOUND
  - = 5/8" DIA (UNLESS NOTED) IRON BAR.....FOUND
  - = 1" DIA. IRON PIPE.....FOUND
  - = MAG NAIL.....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

- NOTE:**
1. BEARINGS ARE BASED ON THE CENTERLINE OF U.S. ROUTE 33 PER O.D.O.T. PLANS "LOG-33-21.51" (N-86°40'37"-E).
  2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY, O.D.O.T. CENTERLINE LOCATION & R/W PLANS.
  3. STATEIONS ARE SHOWN PER O.D.O.T. RIGHT-OF-WAY PLANS.



SURVEYED BY: *William D. Edwards*  
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