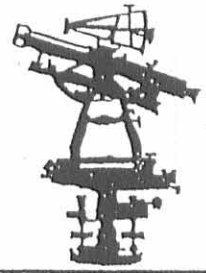




REC'D 7-2-04 8M 012

EDWARDS SURVEYING
110 SOUTH MAIN STREET
URBANA, OHIO 43078
(937) 653-6508



LEGAL DESCRIPTION FOR SMITH'S 24.431 ACRE TRACT

Being situate in the State of Ohio, Salem Township of Champaign County, Monroe Township of Logan County, and being a part of Virginia Military Survey 5042, and being more particularly described as follows:

Beginning at a railroad spike found at the intersection of the centerlines of Mount Tabor Road (County Highway 108) (60' right-of-way) and Township Road 169 (60' right-of-way);

thence with the centerline of Mount Tabor Road S-74°00'00"-W, 1237.92' (feet) to a railroad spike set;

thence N-16°20'25"-W, 830.44' (feet) to an iron bar set on the South line of an original 98.10 acre tract conveyed to Betty J. Smith by Deed recorded in Deed Volume 188, Page 1070, of the Champaign County Deed Records and in Deed Volume 294, Page 337, of the Logan County Deed Records, passing for reference an iron bar set on the right-of-way line of Mount Tabor Road AT 30.00'(FEET) and crossing from Champaign County into Logan County at 731.19' (feet);

thence with the South line of said Betty Smith's tract, N-74°18'33"-E, 1335.89' (feet) to a railroad spike set on the centerline of aforementioned Township Road 169, passing for reference an iron bar set on the right-of-way line of Township Road 169 at 1305.72' (feet);

thence with the centerline of Township Road 169 S-9°33'12"-E, 828.45' (feet) to the place of beginning, passing for reference a 5/8" diameter iron bar in a monument box found on the Logan-Champaign County Line at 582.79' (feet).

Containing a total of 24.431 acres, 1.404 acre of which is within the roads rights-of-ways, 10.329 acres of which is within Monroe Township of Logan County and 14.102 acres of which is within Salem Township of Champaign County, but being subject to the rights of all legal highways and all easements of record.

Being a part of a 49.0 acre tract conveyed to Ruby I. Smith by Deed recorded in Official Record 42, Page 924, of the Champaign County Records and recorded in Official Record 95, Page 942, of the Logan County Records.

The foregoing description prepared by and in accordance with a Survey by William D. Edwards, Professional Surveyor No. 7574, June 25, 2004. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 4792 PS 7574". The basis of bearings for the herein described tract is the centerline of Mount Tabor Road per Official Record 42, Page 924, of the Champaign County Records (S-74°00'00"-W).

A handwritten signature in cursive script, appearing to read "W.D. Edwards".

William D. Edwards
Professional Surveyor No. 7574

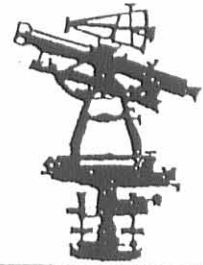


INDEXED ON MAP
9404 1D-1



Book 7 2004 of JTB

EDWARDS SURVEYING
110 SOUTH MAIN STREET
URBANA, OHIO 43078
(937) 653-6508



LEGAL DESCRIPTION FOR SMITH'S 24.430 ACRE TRACT

Being situate in the State of Ohio, Salem Township of Champaign County, Monroe Township of Logan County, and being a part of Virginia Military Survey 5042, and being more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerlines of Mount Tabor Road (County Highway 108) (60' right-of-way) and Township Road 169 (60' right-of-way);

thence with the centerline of said Mount Tabor Road S-74°00'00"-W, 1237.92' (feet) to a railroad spike set at the PRINCIPLE PLACE OF BEGINNING for the tract hereinafter described;

thence continuing with the centerline of Mount Tabor Road, S-74°00'00"-W, 1276.20' (feet) to a railroad spike found at the Southeast corner of a 16.913 acre tract conveyed to Gregory D. Smith by Deed Recorded in Official Record 83, Page 413, of the Champaign County Records and Official Record 151, Page 921, of the Logan County Records;

thence with the East line of said Smith's tract N-16°20'25"-W, 837.33' (feet) to a 5/8" diameter iron bar found at the Southwest corner of an original 98.10 acre tract conveyed to Betty J. Smith by Deed recorded in Deed Volume 188, Page 1070, of the Champaign County Deed Records and Deed Volume 294, Page 337, of the Logan County Deed Records, passing for reference a 5/8" diameter iron bar found at 25.00' (feet) and also passing for reference the right-of-way line of Mount Tabor Road at 30.00' (feet);

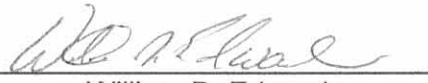
thence with the South line of said Betty Smith's tract, N-74°18'33"-E, 1276.26' (feet) to an iron bar set, crossing from Champaign County into Logan County at 1014.42' (feet);

thence S-16°20'25"-E, 830.44' (feet) to the place of beginning, passing for reference an iron bar set on the right-of-way line of Mount Tabor Road at 800.44' (feet) and also passing from Logan County into Champaign County at 99.25' (feet).

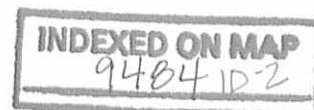
Containing a total of 24.430 acre, 0.879 acre of which is within the road right-of-way, 0.298 acre of which is within Monroe Township of Logan County and 24.132 acre of which is within Salem Township of Champaign County, but being subject to the rights of all legal highways and all easements of record.

Being a part of a 49.0 acre tract conveyed to Ruby I. Smith by Deed recorded in Official Record 42, Page 924, of the Champaign County Records and recorded in Official Record 95, Page 942, of the Logan County Records.

The foregoing description prepared by and in accordance with a Survey by William D. Edwards, Professional Surveyor No. 7574, June 25, 2004. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 4792 PS 7574". The basis of bearings for the herein described tract is the centerline of Mount Tabor Road per Official Record 42, Page 924, of the Champaign County Records (S-74°00'00"-W).



William D. Edwards
Professional Surveyor No. 7574



PLAT OF SURVEY
MONROE TOWNSHIP, LOGAN COUNTY
SALEM TOWNSHIP, CHAMPAIGN COUNTY
STATE OF OHIO
VIRGINIA MILITARY SURVEY 5042

SCALE: 1" = 100'



GREGORY D. SMITH
 16.913 AC.
 O.R. 83, P. 413 (CHAMPAIGN COUNTY)
 O.R. 151, P. 921 (LOGAN COUNTY)
 (8.138 AC. IN LOGAN COUNTY)
 (8.775 AC. IN CHAMPAIGN COUNTY)

BETTY J. SMITH
 398.10 AC.
 D.V. 188, P. 1070 (CHAMPAIGN COUNTY)
 D.V. 294, P. 337 (LOGAN COUNTY)

24.430 AC.
 (0.879 AC. R/W)
 (23.551 AC. NET)

(24.132 AC. IN SALEM TWP., CHAMPAIGN COUNTY)

RUBY I. SMITH
 PT. 49.0 AC.
 PT. O.R. 42, P. 924 (CHAMPAIGN COUNTY RECORDS)
 PT. O.R. 95, P. 942 (LOGAN COUNTY RECORDS)

24.431 AC.
 (1.404 AC. R/W)
 (23.027 AC. NET)

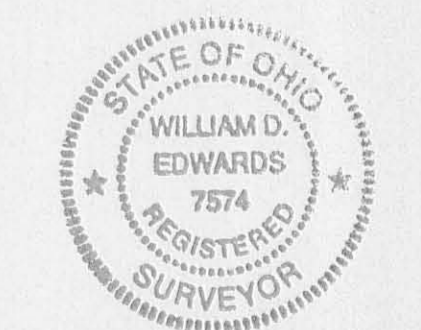
(14.102 AC. IN SALEM TWP., CHAMPAIGN COUNTY)

RUBY I. SMITH
 PT. 49.0 AC.
 PT. O.R. 42, P. 924 (CHAMPAIGN COUNTY RECORDS)
 PT. O.R. 95, P. 942 (LOGAN COUNTY RECORDS)

- LEGEND**
- RAILROAD SPIKE...FOUND
 - RAILROAD SPIKE...SET of grade
 - IRON BAR...FOUND
 - 5/8" DIA. IRON BAR IN MONUMENT BOX...FOUND
 - 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED EDWARDS PS 4792 PS 7714...SET of grade

NOTE:

- BEARINGS ARE BASED ON THE CENTERLINE OF MT. TABOR ROAD PER O.R. 42, P. 924 OF THE CHAMPAIGN COUNTY RECORDS, (S-74°00'00"-W)
- REFERENCES USED: DEEDS OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, LOGAN AND CHAMPAIGN COUNTY TAX AND AERIAL MAPS, PLATS OF SURVEYS IN THE VICINITY.



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

DATE: JUNE 25, 2004

INDEXED ON MAP
 4484 P

8-26-15

APPROVED



EDWARDS SURVEYING

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



LEGAL DESCRIPTION FOR SMITH'S 10.619 ACRE TRACT

Being situate in the State of Ohio, Monroe Township of Logan County, Salem Township of Champaign County, and being a part of Virginia Military Survey 5042, and being more particularly described as follows:

Beginning for reference at a 5/8" diameter iron bar found at the intersection of the centerlines of Township Road 169 (60' right-of-way) and Mt. Tabor Road (Co. Hwy. 108) (60' right-of-way);

thence with the centerline of Mt. Tabor Road, S-75°15'56"-W, 703.80'(feet) to a Mag Nail set at the PRINCIPLE PLACE OF BEGINNING for the tract hereinafter described;

thence continuing with the centerline of Mt. Tabor Road, S-75°15'56"-W, 534.12'(feet) to a Railroad Spike found at the Southeast corner of a 24.430 acre tract conveyed to Thomas K. Smith by Deed recorded in Official Record 520, Page 2099, of the Champaign County Records, and Official Record 1133, Page 323, Parcel 3, of the Logan County Records;

thence with the East line of said Smith's 24.430 acre tract, N-15°03'53"-W, 830.44'(feet) to a 5/8" diameter iron bar found on the South line of a 104.1 acre tract conveyed to Betty J. Smith by Deed recorded in Deed Volume 294, Page 337, of the Logan County Deed Records and in Deed Volume 174, Page 46 of the Champaign County Deed Records, passing for reference a 5/8" diameter iron bar found on the right-of-way line of Mt. Tabor Road at 30.00'(feet);

thence with the South line of said Smith's 104.1 acre tract, N-75°34'32"-E, 581.95'(feet) to an iron bar set;

thence S-11°45'23"-E, 828.39'(feet) to the place of beginning, passing for reference an iron bar set on the right-of-way line of Mt. Tabor Road at 798.35'(feet).

Containing 10.619 acres, 0.368 acre of which is within the road right-of-way, 7.886 acres of which is in Salem Township of Champaign County, and 2.733 acres of which is in Monroe Township of Logan County, but being subject to the rights of all legal highways and all easements of record.

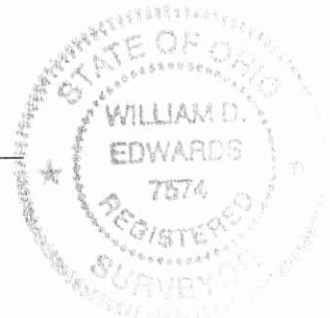
Being a part of a 24.431 acre tract conveyed to James L. Smith by Deed recorded in Official Record 520, Page 2089, of the Champaign County Records, and Official Record 1133, Page 318, Tract 2, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, August 21, 2015. 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 Mt. Tabor Road per an assumed bearing of S-75°15'56"-W.

INDEXED ON MAP
9484 2D

William D. Edwards

William D. Edwards, P.S. 7574



A-20-2001

APPROVED



EDWARDS SURVEYING

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



LEGAL DESCRIPTION FOR SMITH'S 3.280 ACRE TRACT

Being situate in the State of Ohio, Salem Township in the County of Champaign, Monroe Township in the County of Logan, and being a part of Virginia Military Survey 5042, and being more particularly described as follows:

Beginning for reference at a 5/8" diameter iron bar found at the intersection of the centerlines of Township Road 454 (Champaign County) (60' right-of-way) (aka Township Road 169 in Logan County) and Mt. Tabor Road (Co. Hwy. 108) (60' right-of-way);

thence with the centerline of Mt. Tabor Road, S-75°15'56"-W, 1237.92'(feet) to a Railroad Spike found at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, also being at the Southwest corner of a 10.619 acre tract conveyed to Edward E. Zirkle, Jr., & Tracey L. Blair-Zirkle by deed recorded in Official Record 573, Page 2055, of the Champaign County Records and in Official Record 1390, Page 5775, Tract II, of the Logan County Records, passing for reference a Mag Nail found at 703.80'(feet);

thence continuing with the centerline of Mt. Tabor Road, S-75°15'56"-W, 167.94'(feet) to a Mag Nail set;

thence N-15°14'05"-W, 851.39'(feet) to an iron bar set, passing for reference an iron bar set on the right-of-way line of Mt. Tabor Road at 30.00'(feet) and the Logan-Champaign County line at 796.68'(feet);

thence N-75°37'42"-E, 114.75'(feet) to an iron bar set on the West line of a 39.167 acre tract conveyed to Edward E. Zirkle, Jr. & Tracey L. Blair-Zirkle by deed recorded in Official Record 1390, Page 5775, Tract I, of the Logan County Records;

thence with the West line of the 39.167 acre tract, S-20°00'46"-E, 20.00'(feet) to a 5/8" diameter iron bar found;

thence with the South line of the 39.167 acre tract, N-75°34'32"-E, 54.00'(feet) to a 5/8" diameter iron bar found at the Northwest corner of aforementioned Zirkle's 10.619 acre tract;

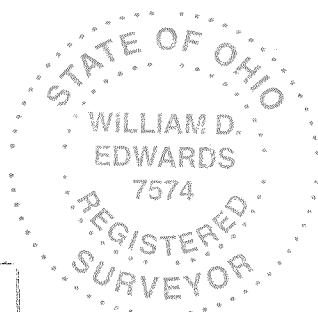
thence with the West line of the 10.619 acre tract, S-15°03'53"-E, 830.44'(feet) to the place of beginning, passing for reference a 5/8" diameter iron bar found on the right-of-way line of Mt. Tabor Road at 800.44'(feet).

Containing 3.280 acres, 0.116 acre of which is within the Road right-of-way, 2.965 acres of which is in Salem Township of Champaign County, and 0.315 acre of which is in Monroe Township of Logan County, but being subject to the rights of all legal highways and all easements of record.

Being 3.227 acres out of an original 24.430 acre tract conveyed to Thomas K. & Nancy J. Smith by deed recorded in Official Record 536, Page 1947 of the Champaign County Records and in Official Record 1198, Page 307, Parcel 3, of the Logan County Records, and 0.053 acre out of a 39.958 acre tract conveyed to Thomas K. & Nancy J. Smith by deed recorded in Official Record 565, Page 250, of the Champaign County Records, and in Official Record 1332, Page 88, of the Logan County Records.

The herein described 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, April 12 2021. 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 Mt. Tabor Road per an assumed bearing of S-75°15'56"-W.



William D. Edwards

William D. Edwards, P.S. 7574

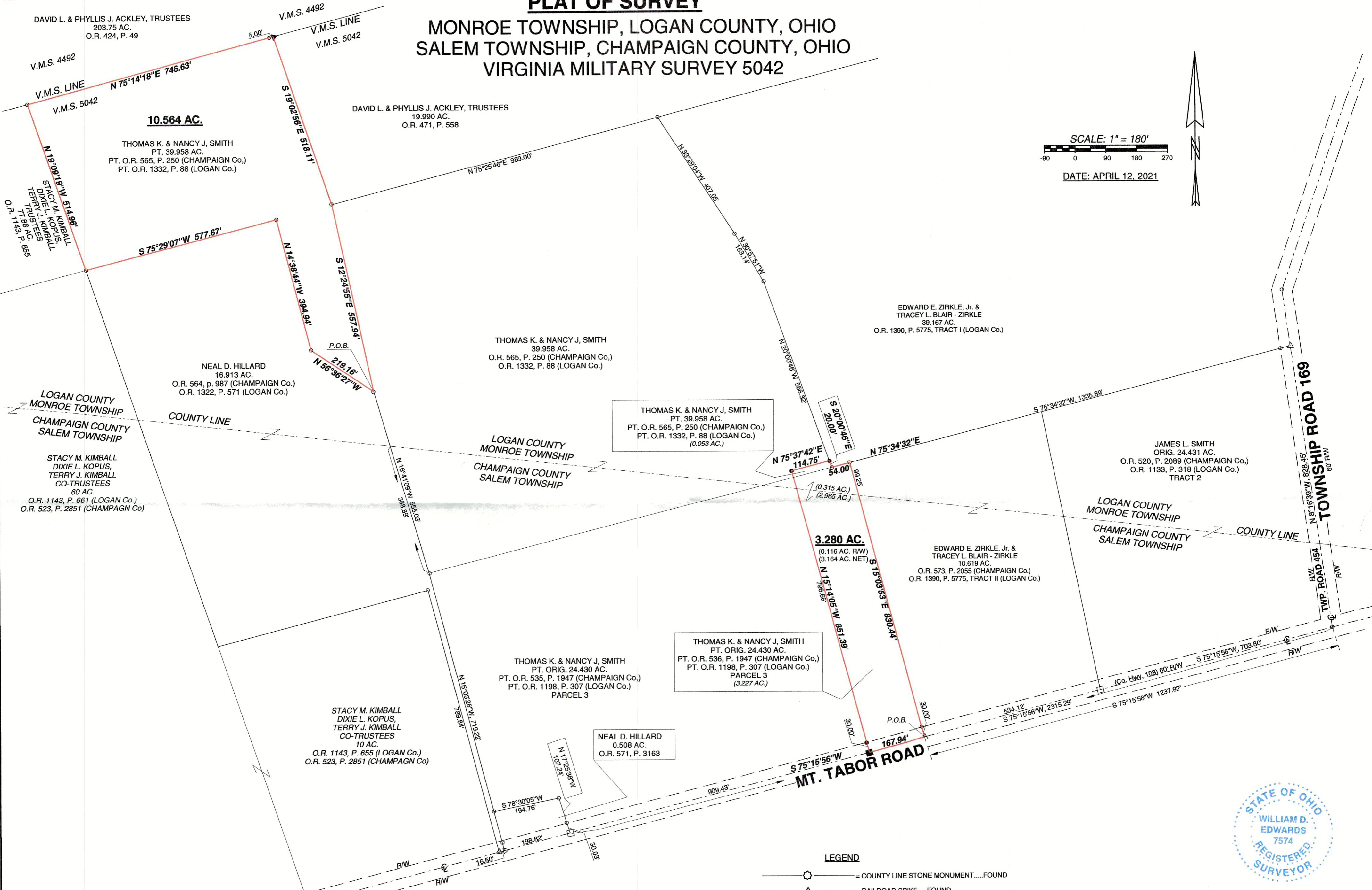
INDEXED ON MAP
9484

~~SAC 5602 for original~~
~~Tract~~



PLAT OF SURVEY MONROE TOWNSHIP, LOGAN COUNTY, OHIO SALEM TOWNSHIP, CHAMPAIGN COUNTY, OHIO VIRGINIA MILITARY SURVEY 5042

SCALE: 1" = 180'
DATE: APRIL 12, 2021



NOTE:
1. BEARINGS ARE BASED ON THE CENTERLINE OF MT. TABOR ROAD PER AN ASSUMED BEARING OF S-75°15'56"-W.
2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY.
3. THE 10.564 ACRE & 3.280 ACRE TRACTS SHOWN HEREON, ARE TO EACH BE ATTACHED TO ADJOINING PARCELS.

LEGEND

	COUNTY LINE STONE MONUMENT.....FOUND
	RAILROAD SPIKE.....FOUND
	5/8" DIA. IRON BAR.....FOUND
	1" DIA. IRON PIPE.....FOUND
	MAG NAIL.....FOUND
	6" DIA. WOOD POST.....FOUND
	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

INDEXED ON MAP
5602 (See 9484 for 3.280 ac)