

Wagner to Lyon
February 1978

The following described real estate situated in the Township of Perry, County of Logan, State of Ohio and being a part of Virginia Military Survey No. 3164 and being more particularly described as follows:

Beginning at an iron pipe at the southwest corner to Jerry C. Lyon's present 5.78 Acre tract as described in Deed Vol. 345 Page 915 and a corner to Glenn ^{L.} Wagner's present 11.436 Acre tract as described in Deed Vol. 356 Page 872 and being in the north line of the old Bellefontaine and Delaware Railroad Bed (T. & O. C. RR.);

Thence with Wagner's west line, S. 31° 41' E. 74.67 feet to an iron bar in the south line of said old Railroad Bed and Wagner's south line and the north line of Fifth Third Bank, Trustee's present 34.13 Acre tract;

Thence with said Fifth Third Bank, Trustee's north line, N. 86° 12' E. 601.41 feet to a point;

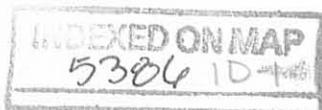
Thence N. 12° 30' W. 66.77 feet to a point in Jerry C. Lyon's south line;

Thence with Lyon's south line, S. 86° 12' W. 626.23 feet to the place of beginning, containing 40,516.335 square feet or 0.930 Acres, more or less.

The above described tract being surveyed off the south side of Glenn ^{L.} Wagner's present 11.436 Acre tract as described in Deed Vol. 356 Page 872 of the Deed Records of Logan County, Ohio.

I hereby certify that this is a true and accurate description as prepared by me on February 15, 1978.

Daniel E. Gilbert
Daniel E. Gilbert, P.S.
Reg. Sur. No. 5402
1041 N. Main St.
Bellefontaine, Ohio 43311



LYON TO WAGNER
February 1978

The following described real estate situated in the Township of Perry, County of Logan, State of Ohio and being a part of Virginia Military Survey No. 3164 and being more particularly described as follows:

Beginning at a P. K. Nail in the centerline of S. H. No. 235 (S. R. No. 347) at the northeast corner to Jerry C. Lyon's present 5.78 Acre tract as described in Deed Vol. 345 Page 915 and being Station No. 570 + 60 of said S. H. No. 235(S.R. No. 347);

Thence with the centerline of S. H. No. 235 (S. R. No. 347), S. 77° 30' W. 66.00 feet to a point;

Thence S. 12° 30' E. 387.90 feet to a point in the south line of Lyon's tract and in the north line of the old Bellefontaine and Delaware Railroad Bed (T. & O. C. RR.);

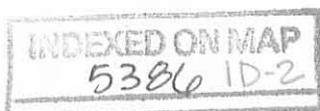
Thence with the north line of said railroad bed, N. 86° 12' E. 66.77 feet to an iron bar at the southeast corner to said Lyon's tract;

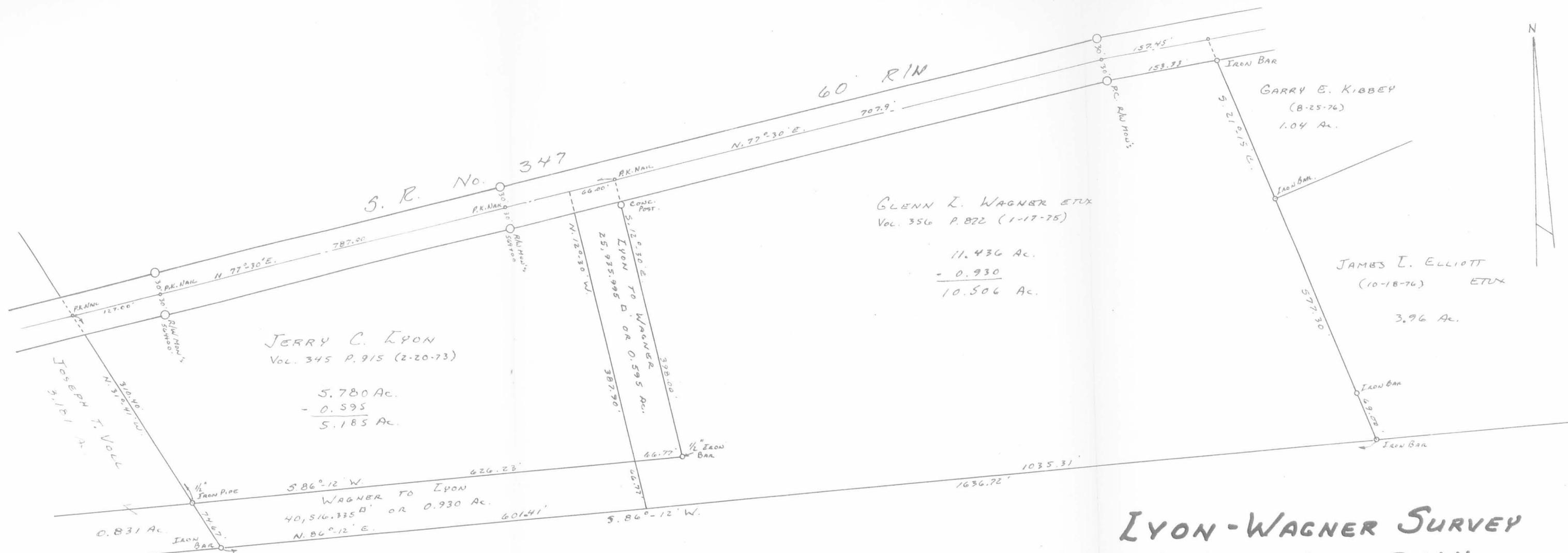
Thence with the east line of Lyon's tract, N. 12° 30' W. 398.00 feet to the place of beginning, passing through a concrete post at the south line of S. H. No. 235 (S. R. No. 347) at 368.00 feet, containing 25,935.995 square feet or 0.595 Acres, more or less.

The above described tract being surveyed off the east side of Jerry C. Lyon's present 5.78 Acre tract as described in Deed Vol. 345 Page 915 of the Deed Records of Logan County, Ohio.

I hereby certify that this is a true and accurate description as prepared by me on February 15, 1978.

Daniel E. Gilbert
Daniel E. Gilbert, P.S.
Reg. Sur. No. 5402
1041 N. Main St.
Bellefontaine, Ohio 43311





JERRY C. LYON
 Vol. 345 P. 915 (2-20-73)
 5.780 Ac.
 - 0.595
 5.185 Ac.

GLENN L. WAGNER ET UX
 Vol. 356 P. 822 (1-17-75)
 11.436 Ac.
 - 0.930
 10.506 Ac.

GARRY E. KIBBEY
 (8-25-76)
 1.04 Ac.

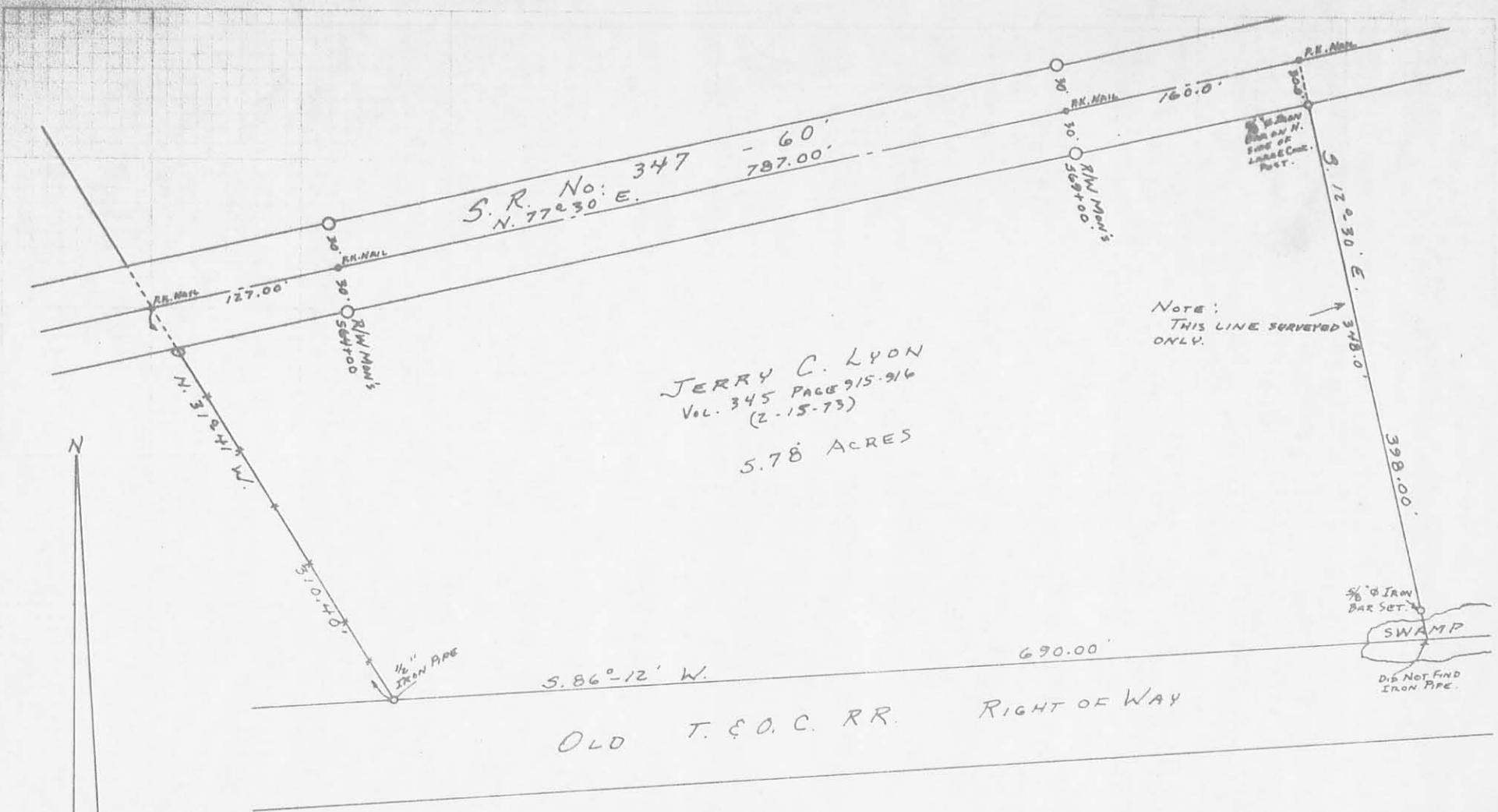
JAMES L. ELLIOTT
 (10-18-76) ET UX
 3.96 Ac.

FIFTH THIRD BANK, TRUSTEE
 (12-27-72)
 34.13 Ac.

LYON-WAGNER SURVEY
 V.M.S. No. 3164
 PERRY TOWNSHIP
 LOGAN COUNTY, OHIO
 FEBRUARY 1978
 SCALE: 1" = 100'

PLATTED BY:
 DANIEL E. GILBERT, P.S.
 REG. SUR. No. 5402
 1041 N. MAIN ST.
 BELLEFONTAINE, OHIO 43311

INDEXED ON MAP
 5386 1P



S. R. No: 347
N. 77° 30' E.

JERRY C. LYON
Vol. 345 PAGE 915-916
(2-15-73)

5.78 ACRES

NOTE:
THIS LINE SURVEYED
ONLY.

1/4" IRON
BAR SET
SWAMP
DIS NOT FIND
IRON PIPE.

REFERENCE:
S. R. No. 347 - PLAN L-24-PAGES 10-11.

SURVEYED AND PLATTED BY:
DANIEL E. GILBERT, P.S.
REG. SUR. NO. 5402
1041 N. MAIN ST.
BELLEFONTAINE, OHIO 43311



5386 2P

INDEXED ON MAP

LYON SURVEY
V.M.S. No. 3164
PERRY TOWNSHIP
LOGAN COUNTY, OHIO
MAY 12, 1973
SCALE: 1" = 100'

MCMURROUGH SURVEY
2.248 ACRES
AUGUST 21, 1990

The following described tract of land is situated in the State of Ohio, County of Logan, Township of Perry, V.M.S. 3164, being part of William D. and Betty J. Mercer's 5.185 acre Tract I and 0.930 acre Tract II, both described in official record 23, page 204, said tract being more particularly described as follows:

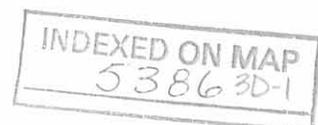
Beginning for reference at a railroad spike found at the intersection of the west end of the centerline of West Foundry Street in the Village of East Liberty with an angle point in the centerline of State Route # 347, said spike being in a $10^{\circ}00'$ curve to the right having a radius of 573.69 feet and a tangent of 202.35 feet;

thence North $82^{\circ}12'18''$ West 749.78 feet, following a tie reference line only, to a railroad spike found midway between concrete highway right of way monuments 60.00 feet apart and in the centerline of State Route # 347, said spike referenced on Logan County Engineer's plan L-24 as a P.C. at station 577+64.7, being the P.C. of a $5^{\circ}00'$ curve to the right having a radius of 1146.28 feet and a tangent of 307.06 feet (this last described curve joining the first described $10^{\circ}00'$ curve to the right at station 583+64.7;

thence South $77^{\circ}30'00''$ West (bearing based on an assumed meridian with all other bearings herein indicated based on angles turned) 771.64 feet, following the centerline of State Route # 347, to a railroad spike set at the northwest corner of Glen L. and Mary E. Wagner's 0.595 acre tract described in deed volume 375, page 829, and at the northeast corner of said 5.185 acre Tract I, said spike marking the place of beginning;

thence South $12^{\circ}30'00''$ East 454.67 feet, following the line common to said 0.595 acre tract and said 5.185 acre Tract I, passing a $5/8''$ iron pin set at 30.00 feet and passing at 387.90 feet the southwest corner of said 0.595 acre tract, the northeast corner of said 0.930 acre Tract II, and an angle point in the west line of Glen L. and Mary E. Wagner's 11.436 acre tract described in deed volume 356, page 872, continuing with the east line of said 0.930 acre Tract II and a segment of the west line of said 11.436 acre tract, to a $5/8''$ iron pin set in the north line of Fifth Third Bank, Trustee's 34.13 acre tract described in official record 116, page 453;

thence South $86^{\circ}12'00''$ West 295.02 feet, following the line common to said 0.930 acre Tract II and said 34.13 acre tract, to a $5/8''$ iron pin set;



thence North $0^{\circ}36'02''$ East 244.59 feet, crossing said 0.930 acre Tract II and passing at 66.20 feet the north line of said 0.930 acre Tract II and south line of said 5.185 acre Tract I, continuing into said 5.185 acre Tract I, to a $5/8''$ iron pin set;

thence North $77^{\circ}30'00''$ East 68.77 feet to a $5/8''$ iron pin set;

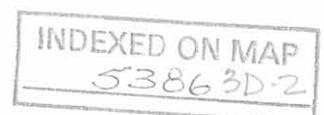
thence North $11^{\circ}35'37''$ West 171.84 feet, passing a $5/8''$ iron pin set at 141.84 feet, to a railroad spike set in the centerline of State Route # 347 and in the north line of said 5.185 acre Tract I;

thence North $77^{\circ}30'00''$ East 164.69 feet, following the centerline of said Road and north line of said 5.185 acre tract, to the place of beginning, containing 2.248 acres, more or less, and subject to all valid easements and restrictions of record.

Of the above described 2.248 acre tract, 1.812 acres is part of said 5.185 acre Tract I and 0.436 acre is part of said 0.930 acre Tract II. Also, of the above described 2.248 acre tract, 0.114 acre is within the right of way line of State Route # 347.

The above description was prepared from a field survey completed in August of 1990 by Paul R. Clapsaddle, Registered Surveyor # 6140. Iron pins set are $5/8''$ by 30" reinforcing rod with caps marked "CLAPSADDLE, R.S. # 6140."

ATTEST: Paul R. Clapsaddle R.S. #6140
Paul R. Clapsaddle, Registered Surveyor # 6140
19019 West Darby Road
Marysville, Ohio 43040
(513) 747-2599

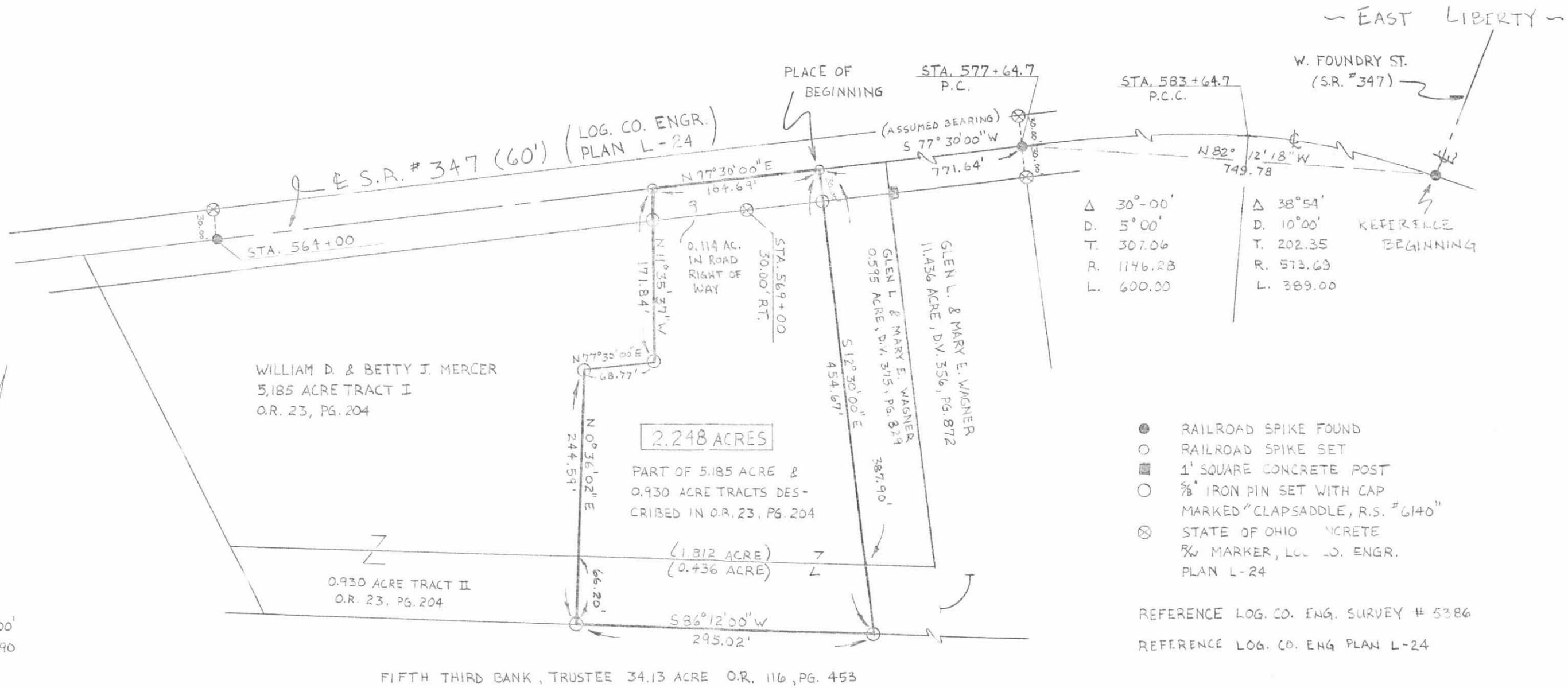


SCALE 1" = 100'
DATE 8-21-90

REFERENCE DEEDS SHOWN
ON PLAT

BEARINGS SHOWN HEREON ARE
BASED ON AN ASSUMED
MERIDIAN AND ARE USED
TO DENOTE ANGLES
TURNED.

INDEXED ON MAP
5386 3P



SURVEY FOR BILL McMURROUGH

STATE OF OHIO, COUNTY OF LOGAN
TOWNSHIP OF PERRY, V.M.S. # 3164
BEING PART OF WILLIAM D. & BETTY J.
MERCER'S 5.185 ACRE AND 0.930 ACRE
TRACTS DESCRIBED IN O.R. 23, PG. 204

I HEREBY CERTIFY THAT THE HEREON PLATTED
PROPERTY WAS MEASURED TO ACCEPTABLE
SURVEY STANDARDS.

Paul R. Clapsaddle R.S. #6140
PAUL R. CLAPSADDLE, R.S. #6140
19019 W. DARBY RD.
MARYSVILLE, OHIO 43040
(513) 747-2599



11-21-2023



LEGAL DEED DESCRIPTION
MERCER
0.156 ACRE

Real estate situated in Perry Township of Logan County, Ohio; in the Virginia Military Survey number 3164; being part of the 3.373 acre Tract I of W. Douglas Mercer and Charlotte Mercer (Official Record 743, page 287); and being further bounded and described as follows:

Beginning for reference at a mag nail found in the centerline of State Route 292 (60' R/W) at station 577+64.7 P.C. (Logan County Plan L-24).

Thence South 77 deg.-42'-37" West, 936.31 feet along said centerline of State Route 292 to a mag nail set at the northwest corner of the 2.248 acre tract of Thomas D. Erdy (Official Record 1416, page 722). Also being the northeast corner of said 3.373 acre tract and the TRUE POINT OF BEGINNING.

Thence with two consecutive courses common to said 2.248 acre and 3.373 acre tracts:

- 1) South 11 deg.-22'-57" East, 171.84 feet to a 5/8" iron rod found.
- 2) South 77 deg.-42'-37" West, 60.98 feet to an iron rod set.

Thence North 02 deg.-32'-52" East, 177.75 feet on a new property line (passing over an iron rod set at 127.01 feet) to a mag nail set in said centerline of State Route 292.

Thence North 77 deg.-42'-37" East, 18.19 feet along said centerline to the TRUE POINT OF BEGINNING.

Bearings are based on the State Plane Coordinate System, North zone, Nad 1983. The tract as described from an actual field survey performed on or about November 05, 2023, by Registered Surveyor, Joseph P. Priday (S-7277), contains **0.156 acre**, more or less, subject to all previous easements and rights-of-way of record. All iron rods set are 5/8" x 30" with plastic I.D. caps stamped "Priday". The plat of survey is on file in the Map Room of the Logan County Engineer.

Joseph P. Priday
Priday Surveying, Inc.
P.O. Box 192
Marysville, Ohio 43040



INDEXED ON MAP
5304

11-21-2023



LEGAL DEED DESCRIPTION
THOMAS D. ERDY
0.021 ACRE

Real estate situated in Perry Township of Logan County, Ohio; in the Virginia Military Survey number 3164; being part of the 2.248 acre tract of Thomas D. Erdy (Official Record 1416, page 722); and being further bounded and described as follows:

Beginning for reference at a mag nail found in the centerline of State Route 292 (60' R/W) at station 577+64.7 P.C. (Logan County Plan L-24).

Thence South 77 deg.-42'-37" West, 936.31 feet along said centerline of State Route 292 to a mag nail set at the northeast corner of the 3.373 acre Tract I of W. Douglas Mercer and Charlotte Mercer (Official Record 743, page 287). Also being the northwest corner of said 2.248 acre tract.

Thence with two consecutive courses common to said 2.248 acre and 3.373 acre tracts:

- 1) South 11 deg.-22'-57" East, 171.84 feet to a 5/8" iron rod found.
- 2) South 77 deg.-42'-37" West, 60.98 feet to an iron rod set, being the TRUE POINT OF BEGINNING.

Thence South 02 deg.-32'-52" West, 246.57 feet on a new property line to a 5/8" iron rod found on the north line of the 9.557 acre tract of William Blair Connell, Trustee (Official Record 624, page 984), at the southeast corner of the 0.494 acre Tract II also of W. Douglas Mercer and Charlotte Mercer (also Official Record 743, page 287).

Thence with two consecutive courses of said 0.494 acre and 3.373 acre tracts:

- 1) North 00 deg.-47'-05" East, 244.69 feet to a 5/8" iron rod found.
- 2) North 77 deg.-42'-37" East, 7.79 feet to the TRUE POINT OF BEGINNING.

Bearings are based on the State Plane Coordinate System, North zone, Nad 1983. The tract as described from an actual field survey performed on or about November 05, 2023, by Registered Surveyor, Joseph P. Priday (S-7277), contains **0.021 acre**, more or less, subject to all previous easements and rights-of-way of record. All iron rods set are 5/8" x 30" with plastic I.D. caps stamped "Priday". The plat of survey is on file in the Map Room of the Logan County Engineer.

Joseph P. Priday
Priday Surveying, Inc.
P.O. Box 192
Marysville, Ohio 43040



INDEXED ON MAP
5386

11-21-2023
 APPROVED

- L-1= S 11 deg-22'-57" E, 171.84'
- L-2= S 77 deg-42'-37" W, 60.98'
- L-3= N 02 deg-32'-52" E, 177.75'
- L-4= S 02 deg-32'-52" W, 246.57'
- L-5= N 00 deg-47'-05" E, 244.69'
- L-6= N 77 deg-42'-37" E, 7.79'
- L-7= N 77 deg-42'-37" E, 18.19'

(FORMERLY S.R. 347)
 C/L STATE ROUTE 292 (60' R/W)

S 77 deg-42'-37" W 936.31'

577+64.7 P.C.
 LOGAN CO.
 PLAN L-24
 REF. BEGIN.

PLAT OF SURVEY FOR:
 THOMAS D. ERDY &
 W. DOUGLAS MERCER
 PERRY TOWNSHIP
 V.M.S. 3164
 LOGAN COUNTY, OHIO

LEGEND:

- 1) MAG NAIL FOUND
- 2) MAG NAIL SET
- 3) IRON ROD FOUND 5/8"
- 4) R/W MONUMENT FOUND
- 5) 5/8" X 30" IRON ROD SET WITH PLASTIC I.D.CAP STAMPED "PRIDAY"
- 6) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983

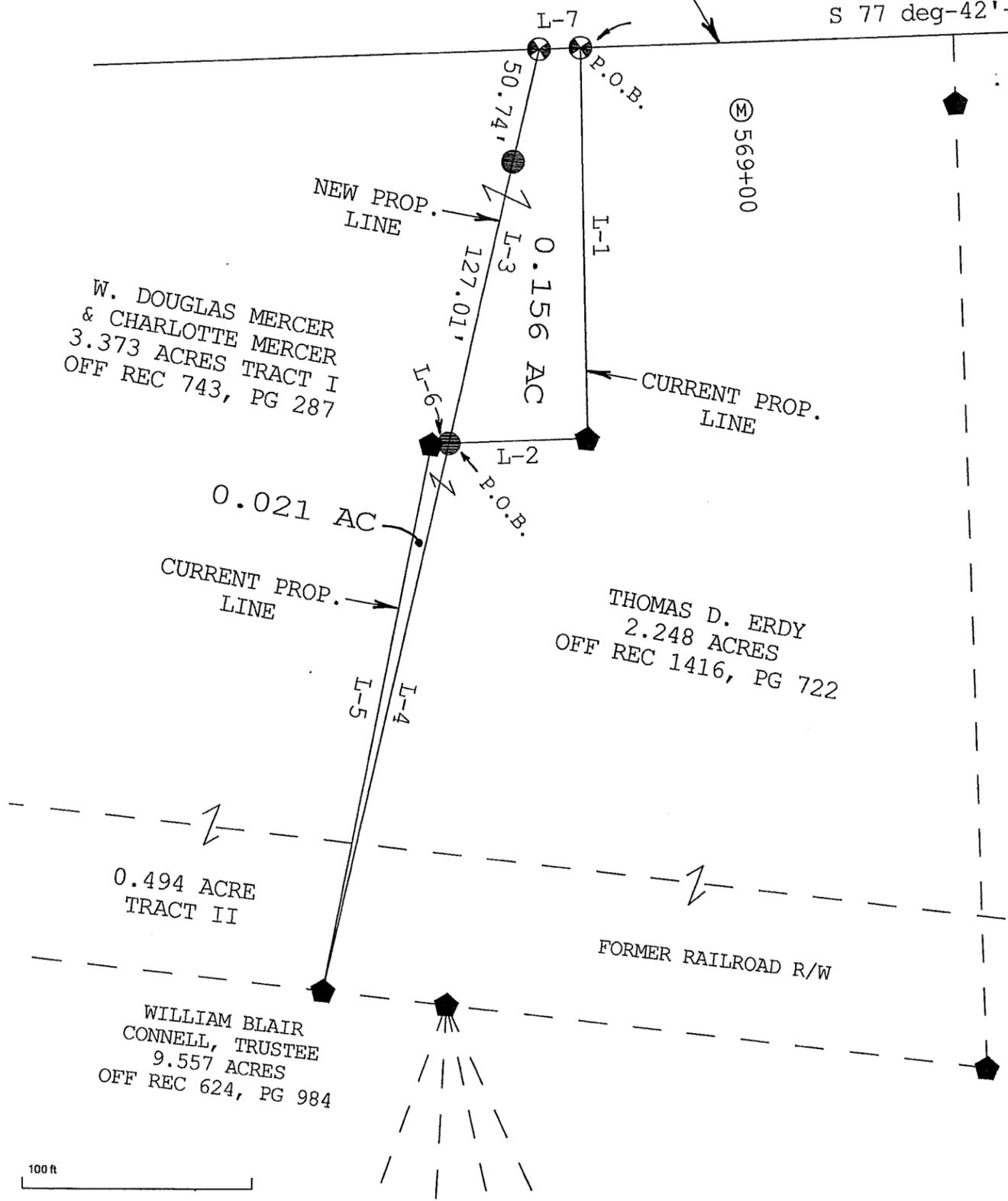


J.P.P.
 JOSEPH P. PRIDAY (S-7277)
 NOV 05, 2023 JN 23-20

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND MONUMENTS WERE SET AS INDICATED.

PRIDAY SURVEYING INC
 P.O. BOX 192
 MARYSVILLE, OHIO 43040
 937-642-3400

INDEXED ON MAP
 5306



100 ft