

BEARD SURVEY

V.M.S. 9925-9946-10121

Washington Township

January 7, 1956

The following described real estate situated in Washington Township, Logan County, Ohio and being part of Virginia Military Survey No. 9925-9946-10121 and more particularly described as follows:

Beginning at an iron pin in the center of County Highway No. 95 at the Southeast corner of Frank Leidner's 0.80 acre tract, at Sta. 96+95.6 as shown on page 69 of the Logan County Engineer's field book No. 574; thence with said center line S.  $7^{\circ}$  -  $30'$  E. 150.0 feet to an iron pin; thence S.  $81^{\circ}$  -  $53'$  W. 267.7 feet to an iron pin; thence N.  $7^{\circ}$  -  $30'$  W. 150.0 feet to a steel post at the Southwest corner of said Leidner's 0.80 acre tract; thence with the South line of said tract N.  $81^{\circ}$  -  $53'$  E. 267.7 feet to the place of beginning.

Containing 0.92 of an acre.

INDEXED ON MAP  
3239 1D

BEARD SURVEY  
V.M.S. 9925-9946-10121  
Richland Township  
April 27, 1968

The following described real estate situated in Richland Township,  
Logan County, Ohio and being part of Virginia Military Survey  
9925-9946-10121 and mor particularly described as follows:

Beginning at an iron pin in the center of Township Road No. 95 at  
Station 87+76.5 as shown in Logan County Engineers field book 705  
page 59, said pin being  $S.5^{\circ} 30'E.$  768.2 feet from an iron pin at  
the southeast corner of Richard M. Beard's 0.92 acre tract; thence  
with the centerline of said T.R.95  $S.5^{\circ} 30'E.$  172.0 feet to an iron  
pin; thence  $S.84^{\circ} 30'W.$  253.0 feet to an iron bar, passing an iron  
bar at 25.0 feet; thence  $N.5^{\circ} 30'W.$  172.0 feet to an iron bar;  
thence  $N. 84^{\circ} 30'E.$  253.0 feet to the place of beginning, passing  
an iron bar at 228.0 feet.

Containing 1.00 acre more or less.

The above described tract being part of Richard M. Beard's  
7.83 acre tract.

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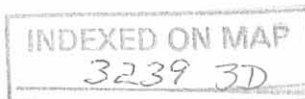
BEARD SURVEY  
V.M.S. 9946-9925-10121  
Richland Twp. - Washington Twp.

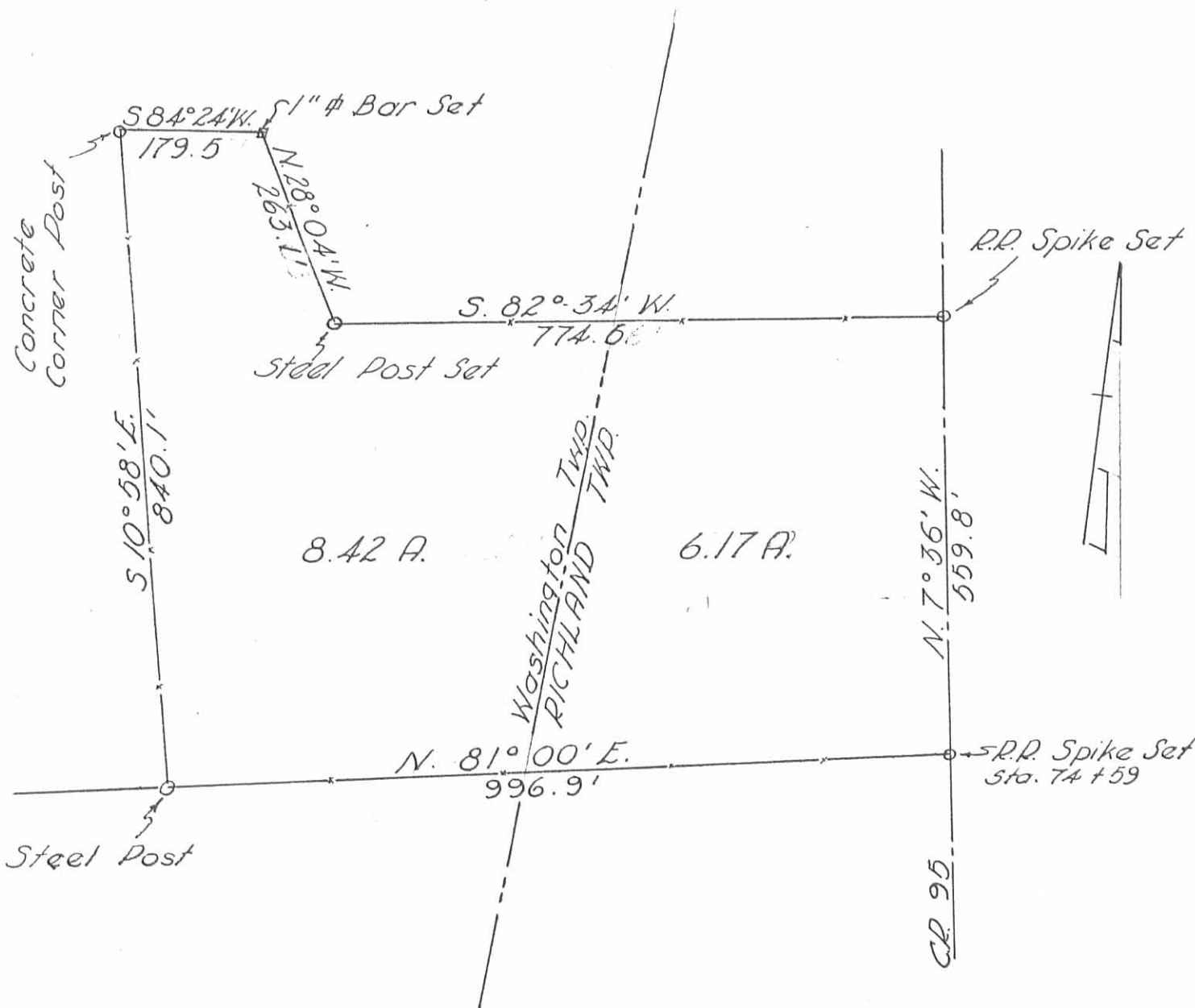
May 29, 1965

The following described real estate situated in Richland and Washington townships, Logan County, Ohio and being part of Virginia Military Survey 9946-9925-10121 and more particularly described as follows:

Beginning at an iron pin in the center of Richland Township Road No. 95 at the northeast corner of Edith H. Tracy's 48.48 acre tract, said iron pin being Sta. 74+59 as shown in Logan County Engineer's field book No. 574, page 67; thence with said Tracy's north line, S. 81°00'W., 996.9 feet to a steel post; thence N. 10°58' W., 840.1 feet to a concrete corner post; thence N. 84°24'E., 179.5 feet to an iron bar, crossing the center of Cherokee Mans Run at 50 feet; thence S. 28°04'E., 263.1 feet to a steel post driven in the center of said Cherokee Mans Run; thence N. 82°34'E., 774.6 feet to an iron pin in the center of said Township Road No. 95; thence with the centerline of said road S. 7°36'E., 559.8 feet to the place of beginning.


Containing 14.59 acres more or less of which 8.42 acres are in Washington Township and 6.17 acres are in Richland Township.





Beard Survey  
 V.M.S. 9946 - 9925-10121  
 RICHLAND - WASHINGTON TWIPS.  
 Logan County, Ohio  
 May 29, 1965  
 Scale 1" = 200'

INDEXED ON MAP  
 3239 3P

  
 Dan L. Dodson  
 Reg. Surveyor A270  
 Bellefontaine, Ohio

3239

BEARD SURVEY  
V.M.S. 9925-9946-10121  
Washington Township  
June 16, 1979

The following described real estate situated in Washington Township, Logan County, Ohio and being part of Virginia Military Survey 9925-9946-10121 and more particularly described as follows:

Beginning at a steel corner post in the north line of Edith H. Tracey's 42.20 acre tract at the southwest corner of lot 7 of Cherokee Heights Subdivision No.1 as shown in Logan County Recorders Plat Book F, Volume 6, page 4; thence with said Tracey's north line S.80°52'W. 978.2 feet to a steel corner post in the east line of Charles L. Howard's 232.17 acre tract; thence with said Howard's east line N.9°44'W. 227.4 feet; thence N.81°00'E. 973.3 feet to an iron bar at the northwest corner of said lot 7; thence with the west line of said lot S.10°58'E. 225.1 feet to the place of beginning.

Containing 5.07 acres more or less.

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~~3878~~ 3239 4D

RICHARD M. BEARD

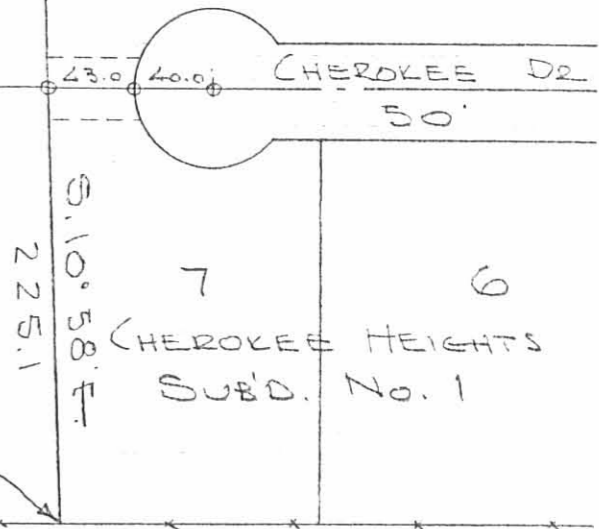
GARTH TALLMAN  
3.15 AC.

N. 81° 00' E. 973.3'

3.07 AC.

S. 80° 52' W. 978.2'

EDITH H. TRACEY 42.20 AC.



STEEL POST

STEEL POST

BEARD SURVEY  
 V.M.S. 9925 - 9946 - 10121  
 WASHINGTON TOWNSHIP  
 LOGAN COUNTY, OHIO  
 SCALE 1" = 100'

○ = IRON BAR

JUNE 16, 1979

DAN L. DOOSON  
 REG. SURVEYOR 4270  
 BILLETFONTAINE, OHIO

CHARLES L. HOWARD  
232.71 AC.

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32393

4P

N. 81° 00' E. 227.4'

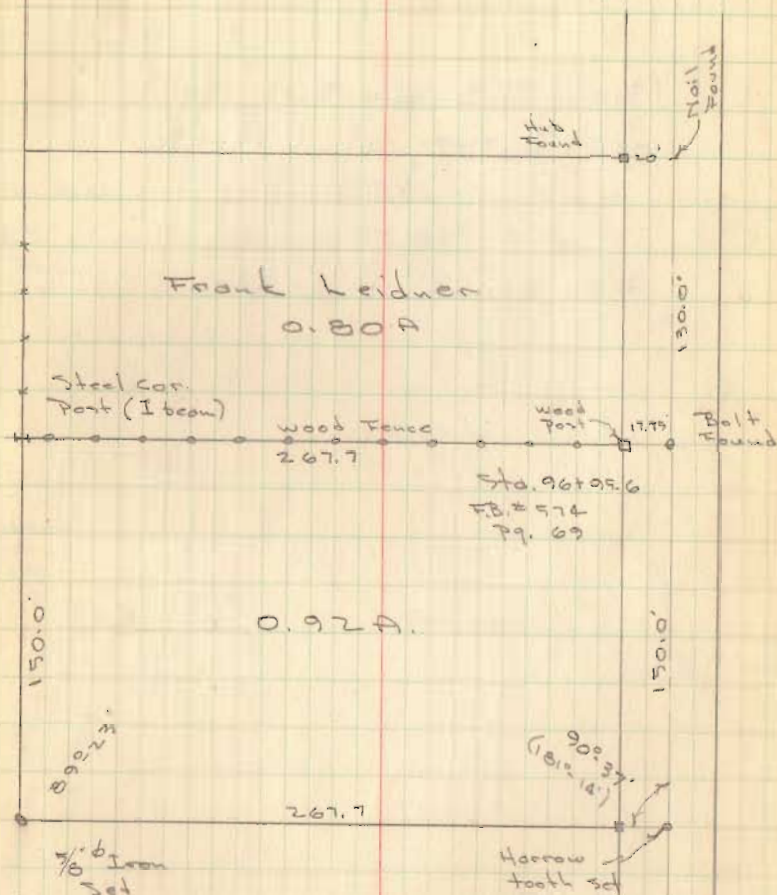
Beard Survey  
Washington Twp.  
V.M.S. 9925-9946-10121

Note: South line of 0.92  
Acre tract, parallel to Leidners  
South line, the bearing on  
Leidners South line, as shown on his  
deed, is incorrect.

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Don Dodson  
Tom Richardson

Jan. 7, 1956  
30° windy 57



Notes in Co. F.B. # 574 pg. 69

C.H. # 95

Dick Beard

150' front

Jan 7, 1956

Bobson

Richardson

Nail found

130.0

Frank Heidner  
0.80 A.

Nail found

17.75

wood post

267.89'

wood fence

267.7' meas.

Steel post

C.H. # 95

150.0

Harrow look set

90° 37'

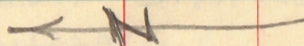
20.0

wood post

267.7'

150.0

5' rear  
rod set



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Richard Beard Survey  
Richland-Washington Twp.

V.M.S. 9946-9925-10121

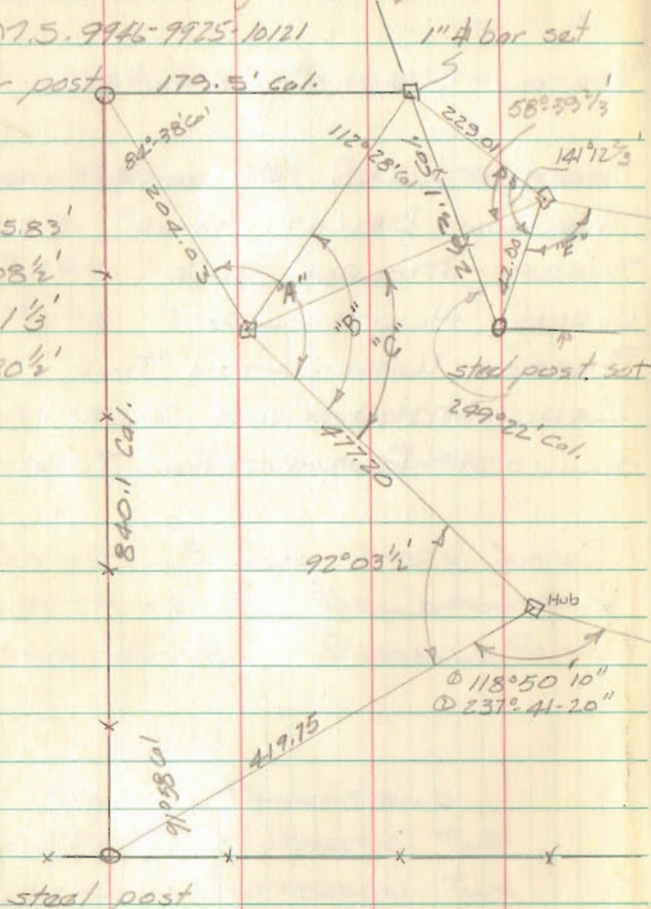
conc cor post 179.5' col.

LA =  $370^{\circ}25.83'$

LB =  $110^{\circ}08\frac{1}{2}'$

LC =  $46^{\circ}01\frac{1}{3}'$

LF =  $99^{\circ}20\frac{1}{2}'$

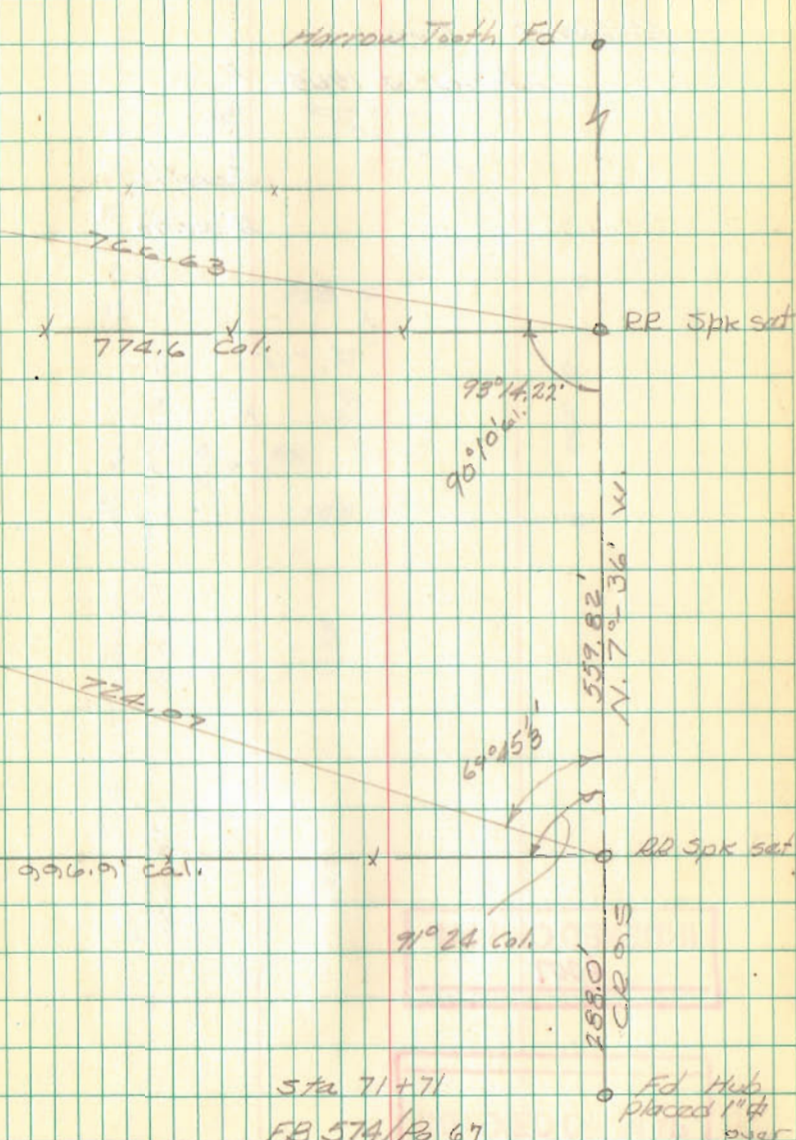


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May 29, 1965

L. Casslin  
Whitlow

1



Sta 71+71  
FB 574/B 67

Fd Hub  
placed 1\"/>

BEARD SURVEY  
WASHINGTON TWP

$$\begin{array}{r} 884.00 \\ - 23.5 \\ \hline 8776.5 \\ - 8004.5 \\ \hline 172.0 \end{array}$$

See F.B. 705 of 59 for  
A Survey of T.R. 95

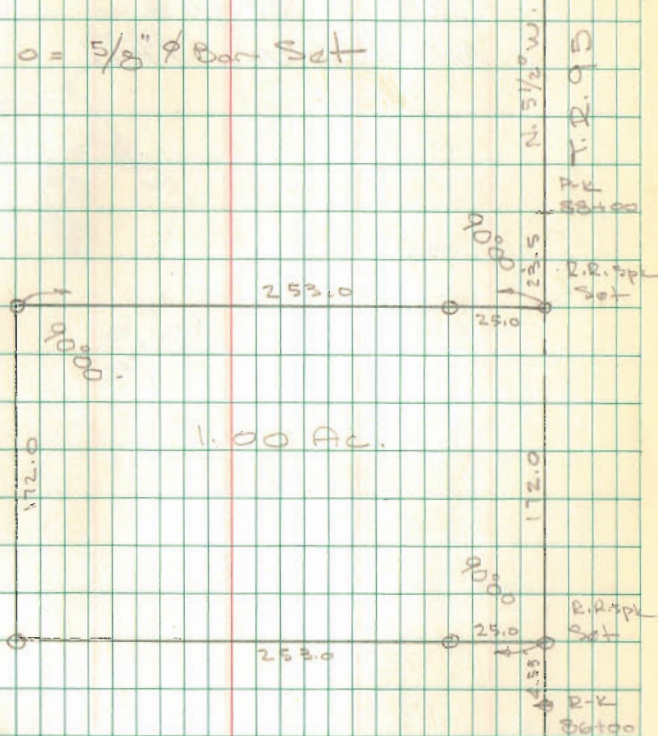
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Dodson  
Nichols

4/27/68  
70°

76

0 = 5/8"  $\phi$  Bar Set



INDEXED ON MAP  
3239



APPROVED

8-2-17



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



LEGAL DESCRIPTION FOR BEARD'S 0.968 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Townships of Richland and Washington, and being a part of Virginia Military Survey 9925-9946-10121, and being more particularly described as follows:

Beginning for reference at a P.K. Nail found at the intersection of the centerlines of State Route 366 (60' right-of-way) and Township Road 95 (variable width right-of-way) (33' original right-of-way);

thence with the centerline of Township Road 95, S-6°07'11"-E, 494.03'(feet) to a Harrow Tooth found at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, also being at the Southeast corner of a 0.92 acre tract conveyed to Ruth L. Beard by Deed recorded in Official Record 1233, Page 952, Tract III, passing for reference Railroad Spikes found at 213.96'(feet) and 344.03'(feet);

thence continuing with the centerline of Township Road 95, S-6°07'11"-E, 143.44'(feet) to a Mag Nail set; thence S-88°56'35"-W, 440.08'(feet) to an iron bar set on the South line of an 18.26 acre tract conveyed to Welcome RV Campground, LLC, by Deed recorded in Official Record 1014, Page 735, Tract I, passing for reference an iron bar set on the right-of-way line of Township Road 95 at 16.56'(feet);

thence with the bounds of said 18.26 acre tract the following two (2) courses:

1. N-61°22'46"-E, 184.96'(feet) to a 7/8" diameter iron pipe found;
2. N-6°06'34"-W, 31.09'(feet) to an iron bar set at the Southwest corner of aforementioned Beard's 0.92 acre tract;

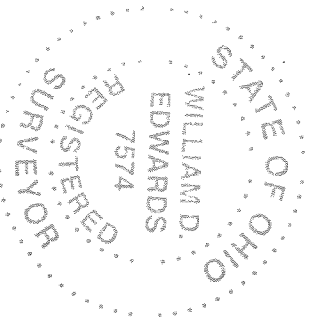
thence with the South line of said Beard's 0.92 acre tract, N-83°17'44"-E, 267.49'(feet) to the place of beginning, passing for reference an iron bar set on the right-of-way line of Township Road 95 at 250.99'(feet).

Containing 0.968 acre, 0.054 acre of which is within the Road right-of-way, 0.402 acre of which is a part of Richland Township, and 0.566 acre of which is a part of Washington Township, but being subject to the rights of all legal highways and all easements of record.

Being a part of a 40.469 acre tract conveyed to Ruth L. Beard by Deed recorded in Official Record 1233, Page 952, Tract I, of the Logan County Records.

The herein described 0.968 acre 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, July 17, 2017. 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 Township Road 95 per an assumed bearing of S-6°07'11"-E.



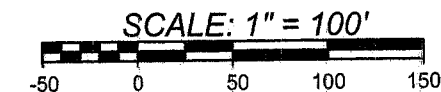
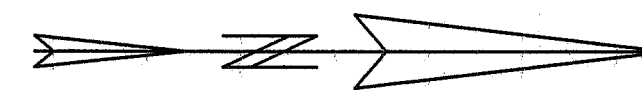
*William D. Edwards*

William D. Edwards, P.S. 7574

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# PLAT OF SURVEY

RICHLAND & WASHINGTON TOWNSHIPS, LOGAN COUNTY, OHIO  
 VIRGINIA MILITARY SURVEY 9925-9946-10121



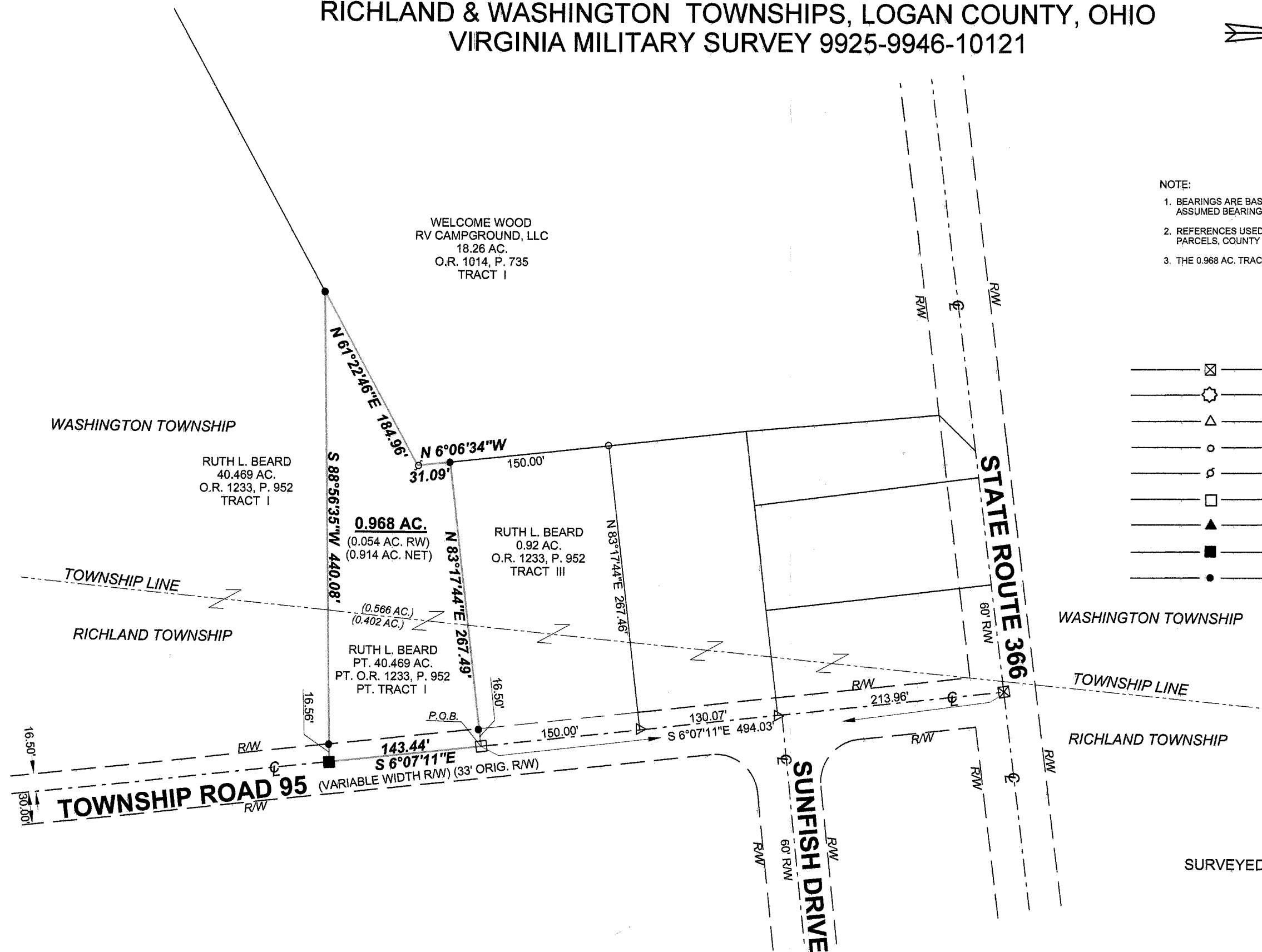
DATE: JULY 17, 2017

**NOTE:**

1. BEARINGS ARE BASED ON THE CENTERLINE OF TOWNSHIP ROAD 95 PER AN ASSUMED BEARING OF S-6°07'11"E.
2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX AND AERIAL MAPS, PLATS OF SURVEYS IN THE VICINITY.
3. THE 0.968 AC. TRACT, SHOWN HEREON, IS TO BE ATTACHED TO AN ADJOINING PARCEL.

**LEGEND**

- ⊠ — = P.K. NAIL.....FOUND
- ⊗ — = 6" DIA. CONC. RIGHT-OF-WAY MONUMENT.....FOUND
- △ — = RAILROAD SPIKE.....FOUND
- ○ — = 5/8" DIA. IRON BAR.....FOUND
- ∅ — = 7/8" DIA. IRON PIPE.....FOUND
- □ — = HARROW TOOTH.....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



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