



Tim McVety
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March 15, 2022

Parcel "B"
LEGAL DESCRIPTION

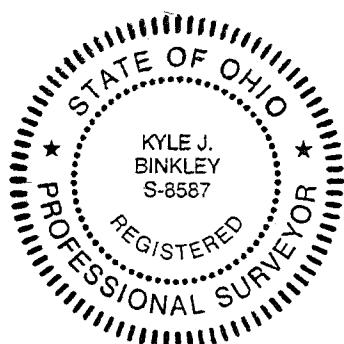
Being a part of a 32.50 acre tract in the name of Alan Boogher (O.R. 293, Pg. 291, Tract II) and being a part of the SW $\frac{1}{4}$ of Section 30, Town 6 South, Range 8 East, Stokes Township, Logan County, Ohio, more particularly described as follows:

Commencing at an existing Monument Box at the intersection of County Road 17 and State Route 720 at Sta. 270+34 (Logan County Field Book 559, Page 35); thence S 62°-01'-28" E with the centerline of State Route 720, 422.90' to a Mag Nail set at the NE corner of a 0.406 acre tract in the name of Brad Anthony & Sara Jo Oakley (O.R. 1392, Pg. 2303), the NW corner of said 32.50 acre tract and being the POINT OF BEGINNING; thence the following courses:

1. Continuing S 62°-01'-28" E with the centerline of State Route 720, 0.89' to an existing Monument Box at Sta. 266+10 (Logan County Field Book 559, Page 33);
2. S 59°-48'-02" E with the centerline of State Route 720, 134.97' to a set Mag Nail;
3. S 00°-11'-48" W, 125.22' to a set #5 Rebar, passing a set #5 Rebar at 34.64';
4. N 89°-48'-12" W, 363.22' to a #5 Rebar set on the E line of a 0.50 acre tract in the name of Trustees of the to the Local Church of Christ in Christian Union (D.B. 84, Pg. 508) and the W line of said 32.50 acre tract;
5. N 00°-38'-27" E with the E line of said 0.50 acre tract and the W line of said 32.50 acre tract, 100.66' to a #5 Rebar set at the SW corner of a 0.400 acre tract in the name of Tim McVety (O.R. 1397, Pg. 156) and the NW corner of said 32.50 acre tract;
6. S 87°-04'-41" E with the S line said 0.400 acre tract, the S line of a 0.09 acre tract in the name of Kathy McVety, Erica Oakley, & Jenna McVety-Kite (O.R. 1391, Pg. 1333), the S line of said 0.406 acre tract and the N line of said 32.50 acre tract, 240.37' to a set #5 Rebar, passing a set #5 Rebar at 107.45';
7. N 02°-46'-22" E with the E line of said 0.406 acre tract and the W line of said 32.50 acre tract, 104.00' to the POINT OF BEGINNING, passing a set #5 Rebar at 70.24'.

The above described parcel contains 0.969 acres, more or less, of which 0.094 acres are occupied by road right-of-way, subject to all legal highways and easements of record.

The system of bearings for this legal description is based on the Ohio State Plane-North Coordinate System NAD83 (2011). This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Kyle J. Binkley, P.S. #8587 on March 15, 2022. All markers called for above are in place.






Tim McVety
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Parcel "A + B"
LEGAL DESCRIPTION

Being all of a 0.400 acre tract in the name of Tim McVety (O.R. 1397, Pg. 156) and a 0.09 acre tract in the name of Kathy McVety, Erica Oakley, & Jenna McVety-Kite (O.R. 1391, Pg. 1333) and a part of a 32.50 acre tract in the name of Alan Boogher (O.R. 293, Pg. 291, Tract II) and being a part of the SW ¼ of Section 30, Town 6 South, Range 8 East, Stokes Township, Logan County, Ohio, more particularly described as follows:

Commencing at an existing Monument Box at the intersection of County Road 17 and State Route 720 at Sta. 270+34 (Logan County Field Book 559, Page 35); thence S 62°-01'-28" E with the centerline of State Route 720, 148.17' to a Mag Nail set at the NE corner of a 0.293 acre tract in the name of Boogher Investments, LLC (O.R. 1012, Pg. 213) and the NW corner of said 0.400 acre tract and being the POINT OF BEGINNING; thence the following courses:

1. Continuing S 62°-01'-28" E with the centerline of State Route 720, 131.30' to a Mag Nail set at the NE corner of said 0.09 acre tract and the NW corner of a 0.406 acre tract in the name of Brad Anthony & Sara Jo Oakley (O.R. 1392, Pg. 2303);
2. S 03°-51'-57" W with the E line of said 0.09 acre tract and the W line of said 0.406 acre tract, 164.76' to a #5 Rebar set on the N line of said 32.50 acre tract, passing a set #5 Rebar at 32.87';
3. S 87°-04'-41" E with the N line of said 32.50 acre tract and the S line of said 0.406 acre tract, 132.92' to a set #5 Rebar;
4. N 02°-46'-22" E with the E line of said 0.406 acre tract and the W line of said 32.50 acre tract, 104.00' to a Mag Nail set at the centerline of State Route 720, passing a set #5 Rebar at 70.24';
5. S 62°-01'-28" E with the centerline of State Route 720, 0.89' to an existing Monument Box at Sta. 266+10 (Logan County Field Book 559, Page 33);
6. S 59°-48'-02" E with the centerline of State Route 720, 134.97' to a set Mag Nail;
7. S 00°-11'-48" W, 125.22' to a set #5 Rebar, passing a set #5 Rebar at 34.64';
8. N 89°-48'-12" W, 363.22' to a #5 Rebar set on the E line of a 0.50 acre tract in the name of Trustees of the to the Local Church of Christ in Christian Union (D.B. 84, Pg. 508) and the W line of said 32.50 acre tract;
9. N 00°-38'-27" E with the E line of said 0.50 acre tract, the E line of a 0.04 acre tract in the name of Trustees of Grace Chapel Christian Union (D.B. 373, Pg. 500) and a 0.25 acre tract (D.B. 381, Pg. 32) in the name of Board of Trustees of Grace Chapel Christian Union Church of Santa Fe, Ohio, the E line of said 0.293 acre tract, the W line of said 32.50 acre tract and the W line of said 0.400 acre tract, 321.17' to the POINT OF BEGINNING, passing a set #5 Rebar at 100.66', an existing ½" Iron Pipe at 260.66' and an existing #5 Rebar at 289.06'.

Tim McVety
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The above described parcel contains 1.468 acres, more or less, of which 0.184 acres are occupied by road right-of-way, subject to all legal highways and easements of record.

The system of bearings for this legal description is based on the Ohio State Plane-North Coordinate System NAD83 (2011). This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Kyle J. Binkley, P.S. #8587 on March 15, 2022. All markers called for above are in place.



A handwritten signature in black ink, appearing to read "K. Binkley", written over a horizontal line.

INDEXED ON MAP
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4-18-2022

APPROVED

Survey of Parcel #43-015-14-01-005-000, 43-015-14-01-004-000, & a part of Parcel #43-015-00-00-031-000 and being a part of the SW 1/4 of Section 30, Town 6 South, Range 8 East, Stokes Township, Logan County, Ohio.

(Prior Deeds Referenced in O.R. 293, Pg. 291; O.R. 1391, Pg. 1333; & O.R. 1397, Pg. 156)

Parcel "A + B"
Total - 1.468 acres of which
0.184 acres are Road R/W

Parcel "A"
Tim McVety
O.R. 1397, Pg. 156
(0.400 acres)

Brad Anthony &
Sara Jo Oakley
O.R. 1392, Pg. 2303
(0.406 acres)

Parcel "B"
Alan Boogher
O.R. 293, Pg. 291, Tract II
0.969 acres of which 0.094
acres are Road R/W

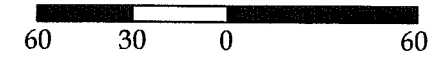
Alan Boogher
O.R. 293, Pg. 291, Tract II
(32.50 acres)

Surveyor's Note: The centerline of State Route 720 was established by the physical monumentation and the stationing as shown in the Logan County Field Book 559, as recorded in file R-1367, Pages 32-35.

Legend

- A = Existing Monument Box at the intersection of the centerlines of County Road 17 and State Route 720
- B = Existing Monument Box at the SE corner of Section 25, Town 6 South, Range 8 East, Clay Township, Auglaize County
- C = Existing Monument Box
- D = Existing Concrete Monument
- E = Existing 1/2" Iron Pipe
- F = Existing #5 Rebar
- G = Set Mag Spike
- H = Set Mag Nail
- I = Set #5 Rebar

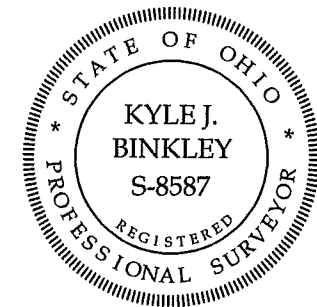
SCALE: 1" = 60'



GRAPHIC SCALE

Line Data

L - 1 = S 02°-46'-22" W ~ 104.00' (R & M)



This plat and the accompanying legal descriptions represent an actual boundary survey completed under my direct supervision on March 15, 2022.

Property Information

① Trustees of Grace Chapel Christian Union
D.B. 373, Pg. 500
(0.04 acres)

② Kathy McVety, Erica Oakley & Jenna McVety-Kite
O.R. 1391, Pg. 1333
(0.09 acres)

NOTE: All distances on this plat are measured unless otherwise noted.

BASIS OF BEARINGS: The system of bearings for this plat and legal description is based on the Ohio State Plane - North Coordinate System NAD83 (2011).

Kyle J. Binkley
Kyle J. Binkley, P.S. #8587



121 W. Auglaize Street
Wapakoneta, Ohio 45895
(419) 236-3768

CLIENT: Tim McVety			
SURVEYED BY: T.J.S./T.E.W.	DATE: 03-15-2022	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 60'	PAGE OF PAGES 1 OF 4		

INDEXED ON MAP

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