

6-29-2020

✓ APPROVED



EDWARDS SURVEYING

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



**LEGAL DESCRIPTION FOR SHEPARD'S 5.000 ACRE TRACT**

Being situate in the State of Ohio, County of Logan, Township of Stokes, and being a part of Virginia Military Survey 12276, and being more particularly described as follows:

Beginning for reference at a Mag Nail found at the intersection of the centerlines of Township Road 266 (40' right-of-way) and State Route 235 (60' right-of-way);

thence with the centerline of State Route 235, S-81°16'01"-W, 1758.68'(feet) to a Mag Nail set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, passing for reference Mag Nails found at 258.60'(feet) and 1347.61'(feet);

thence continuing with the centerline of State Route 235, S-81°16'01"-W, 381.33'(feet) to a Mag Nail set;

thence N-7°45'44"-W, 563.97'(feet) to an iron bar set, passing for reference an iron bar set on the right-of-way line of State Route 235 at 30.00'(feet);

thence N-83°43'34"-E, 402.93'(feet) to an iron bar set;

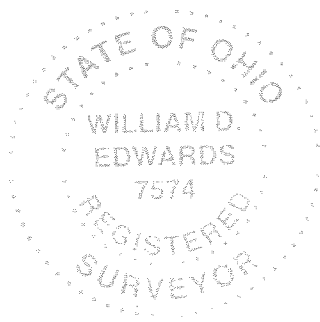
thence S-5°30'35"-E, 547.46'(feet) to the place of beginning, passing for reference an iron bar set on the right-of-way line of State Route 235 at 517.41'(feet).

Containing 5.000 acres, 0.263 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 59 acre tract conveyed to William L. & Cynthia L. Shepard by deed recorded in Official Record 388, Page 780, 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 23, 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 State Route 235 per an assumed bearing of S-81°16'01"-W.

William D. Edwards, P.S. 7574



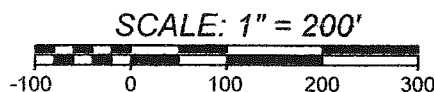
INDEXED ON MAP  
9738

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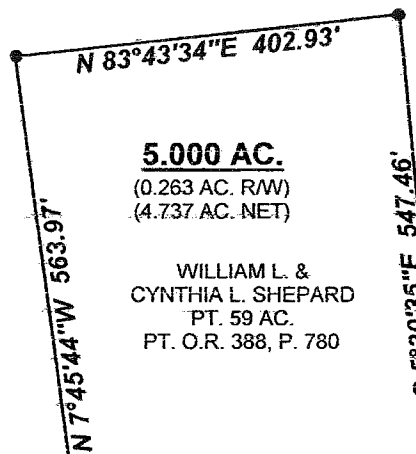
# PLAT OF SURVEY

## STOKES TOWNSHIP, LOGAN COUNTY, OHIO VIRGINIA MILITARY SURVEY 12276

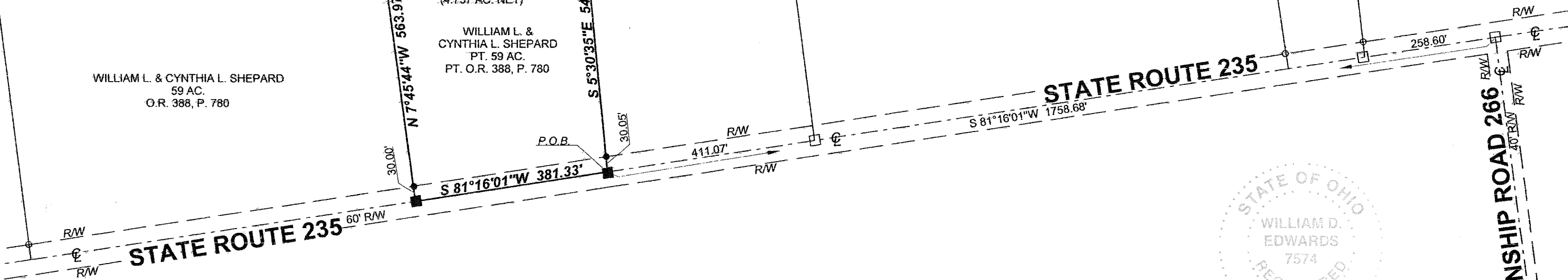


DATE: JUNE 23, 2020

WILLIAM L. & CYNTHIA L. SHEPARD  
59 AC.  
O.R. 388, P. 780



WILLIAM L. & CYNTHIA L. SHEPARD  
59 AC.  
O.R. 388, P. 780



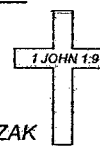
### NOTE:

1. BEARINGS ARE BASED ON THE CENTERLINE OF STATE ROUTE 235 PER AN ASSUMED BEARING OF S-81°16'01"-W.
2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY.
3. THE 5.000 ACRE TRACT SHOWN HEREON CONTAINS AN EXISTING HOUSE AND OUT-BUILDINGS WITH AN ADDRESS OF 11485 STATE RT. 235.

### LEGEND

- Δ — = RAILROAD SPIKE.....FOUND
- o — = 5/8" DIA. IRON BAR.....FOUND
- □ — = MAG NAIL.....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



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