

TOTAL AREA = 0.166 ACRES

GEORGE P. STELZER PROPERTY
 AND STATE LAND
 V.M.S. No. 9925-9946-10121
 HEDGES ALLOTMENT AREA
 WASHINGTON TOWNSHIP
 LOGAN COUNTY, OHIO
 JULY, 1975

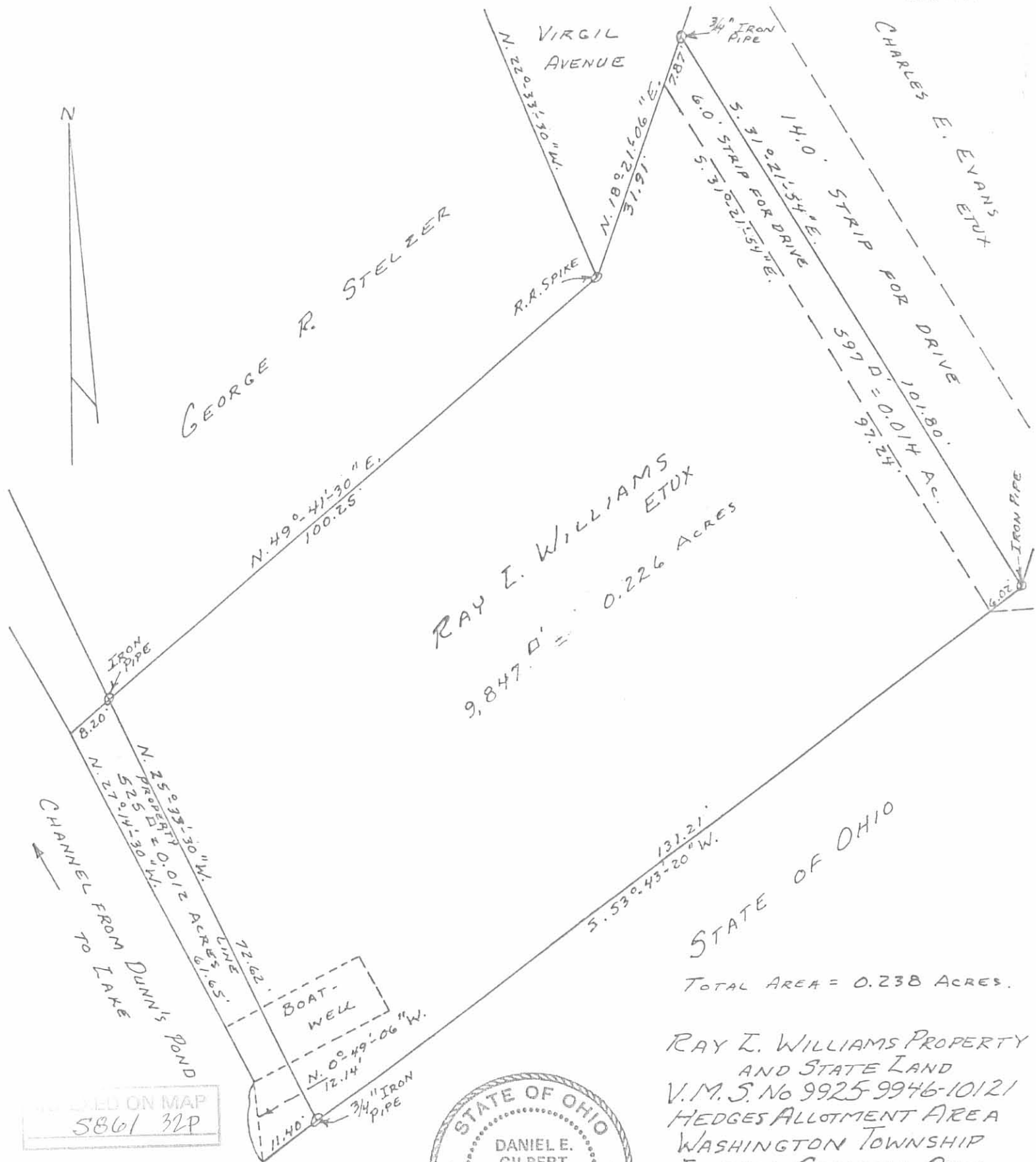
SCALE: 1" = 20'

INDEXED ON MAP
 5861 31P

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



Lot No. 20



RAY L. WILLIAMS
ET UX
9,847.0' = 0.226 ACRES

STATE OF OHIO
TOTAL AREA = 0.238 ACRES.

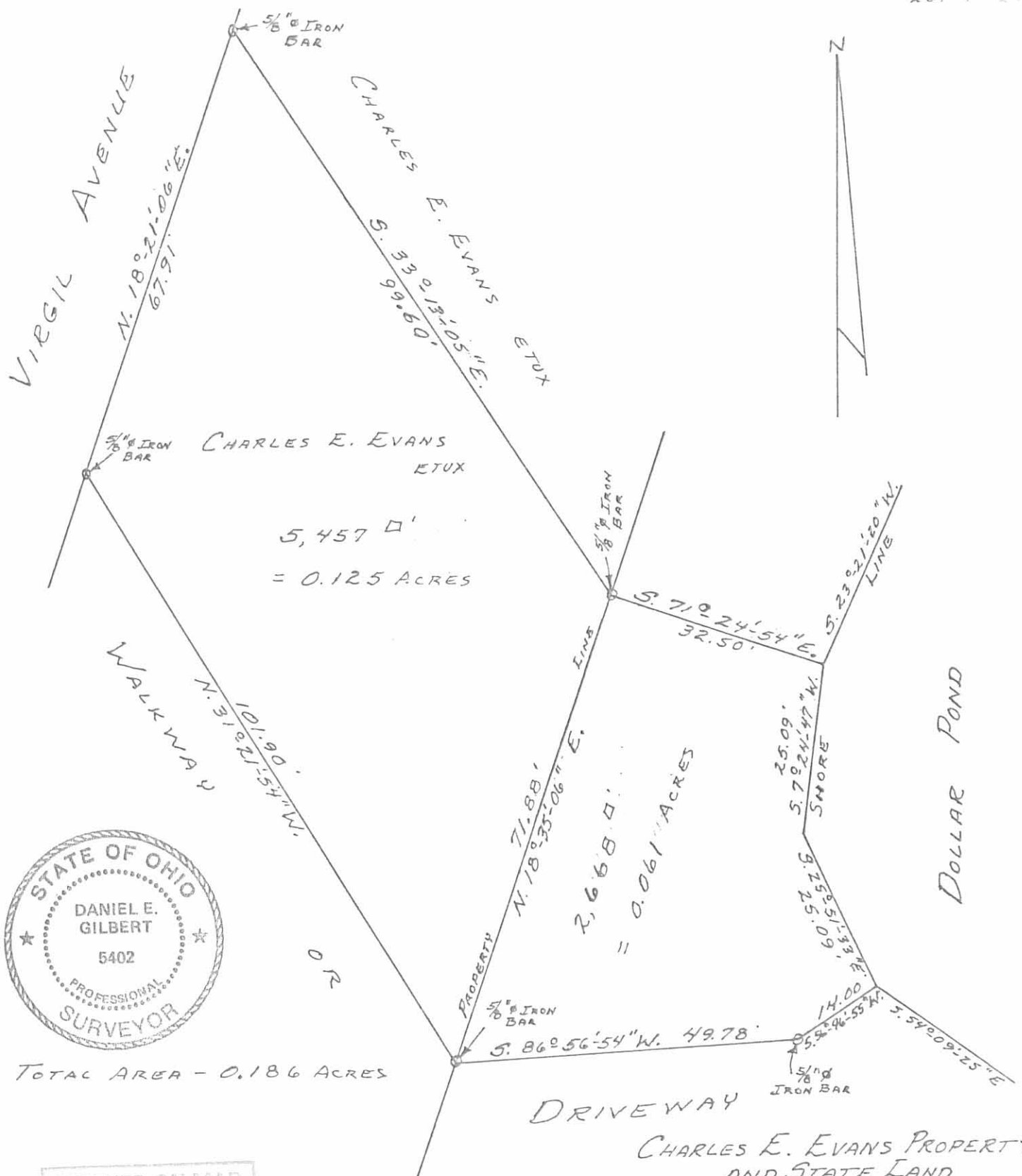
RAY L. WILLIAMS PROPERTY
AND STATE LAND
V.M.S. No 9925-9946-10/21
HEDGES ALLOTMENT AREA
WASHINGTON TOWNSHIP
LOGAN COUNTY, OHIO
JULY, 1975

SCALE: 1" = 20'



RECORDED ON MAP
5861 32P

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

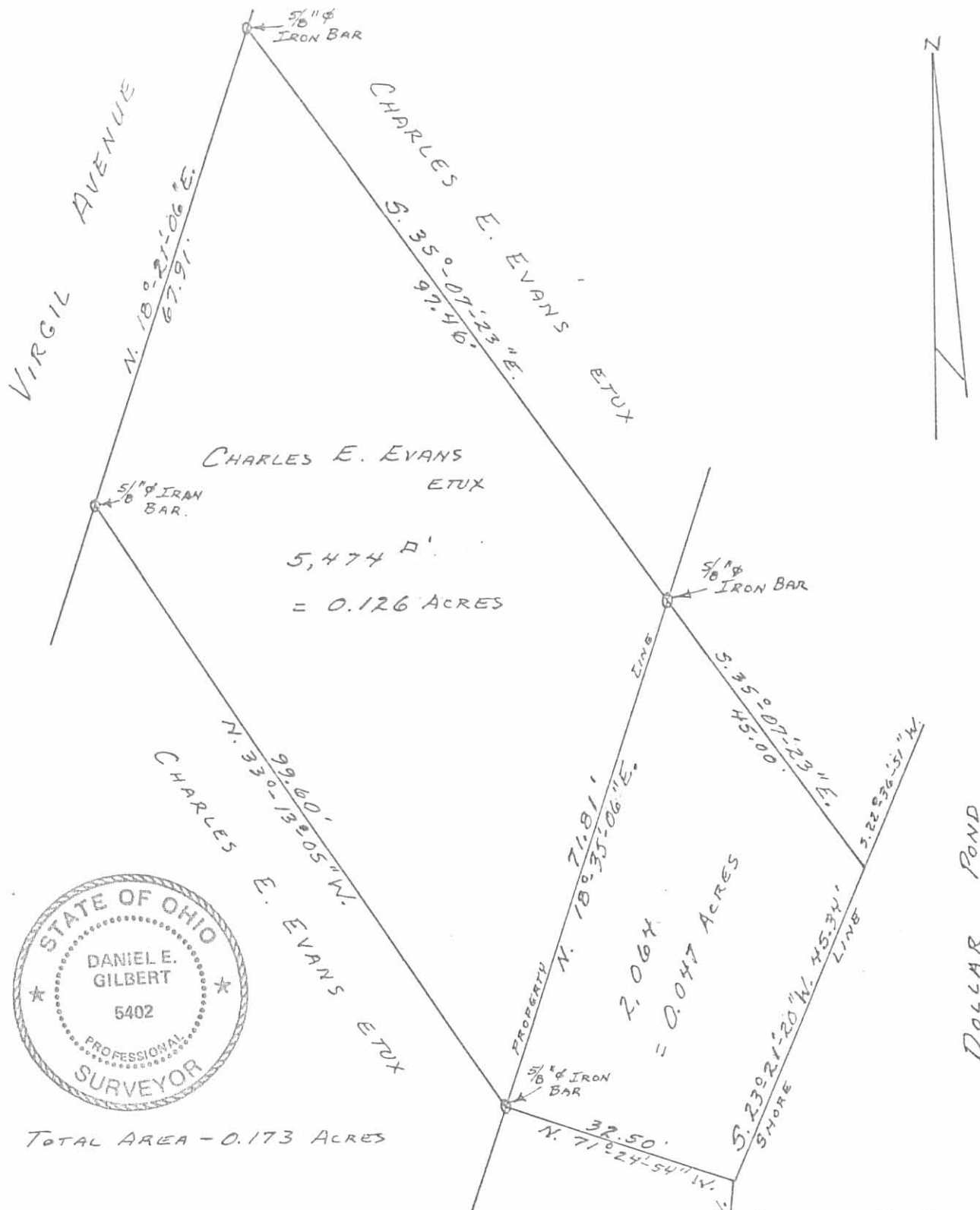


INDEXED ON MAP
 5861 33P

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

CHARLES E. EVANS PROPERTY
 AND STATE LAND
 V.M.S. No. 9925-9946-10121
 HEDGES ALLOTMENT AREA
 WASHINGTON TOWNSHIP
 LOGAN COUNTY, OHIO
 JULY, 1975

SCALE: 1" = 20'



CHARLES E. EVANS ETUX

5,474 sq. ft.
= 0.126 ACRES

CHARLES E. EVANS ETUX



TOTAL AREA - 0.173 ACRES

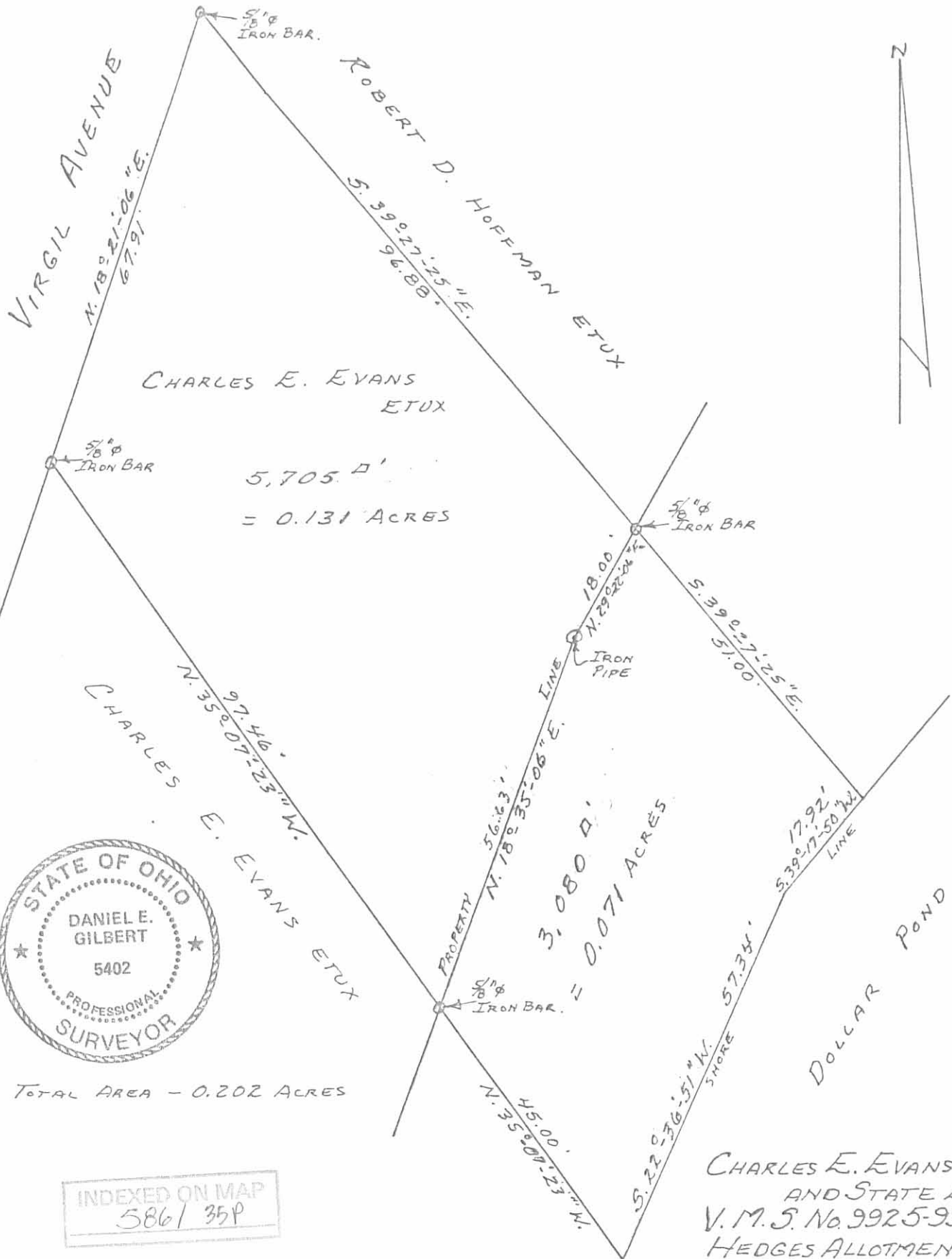
DOLLAR POND

INDEXED ON MAP
5861 34P

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

CHARLES E. EVANS PROPERTY
 AND STATE LAND
 V.M.S. No 9925-9946-10/21
 HEDGES ALLOTMENT AREA
 WASHINGTON TOWNSHIP
 LOGAN COUNTY, OHIO
 JULY, 1975

SCALE: 1" = 20'



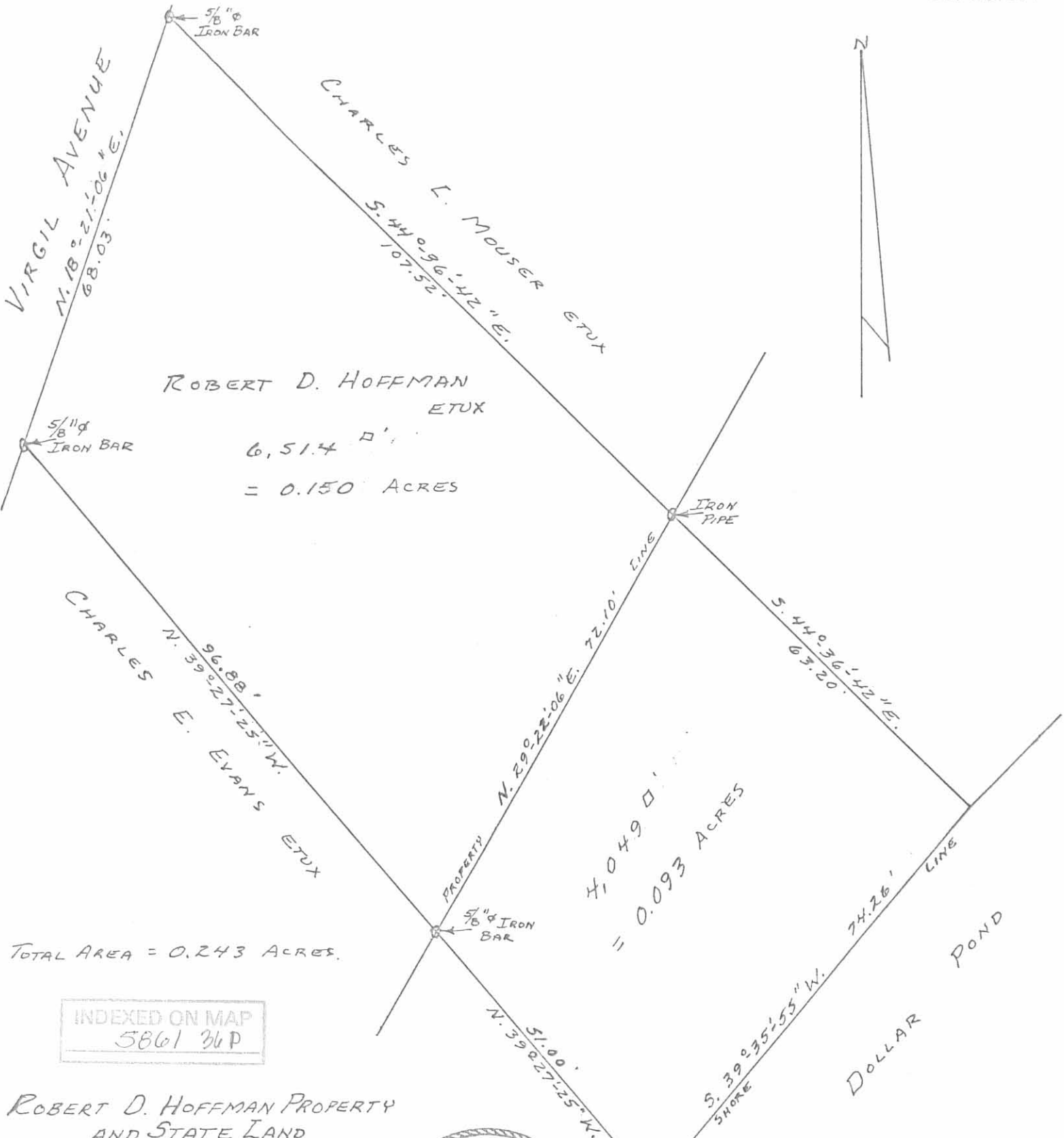
TOTAL AREA - 0.202 ACRES

INDEXED ON MAP
 5861 35P

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

CHARLES E. EVANS PROPERTY
 AND STATE LAND
 V.M.S. No. 9925-9946-10/21
 HEDGES ALLOTMENT AREA
 WASHINGTON TOWNSHIP
 LOGAN COUNTY, OHIO
 JULY, 1975

SCALE: 1" = 20'



INDEXED ON MAP
5861 36P

ROBERT D. HOFFMAN PROPERTY
AND STATE LAND
V. M. S. No. 9925-9946-10121
HEDGES ALLOTMENT AREA
WASHINGTON TOWNSHIP
LOGAN COUNTY, OHIO
JULY, 1975

SCALE: 1"=20'

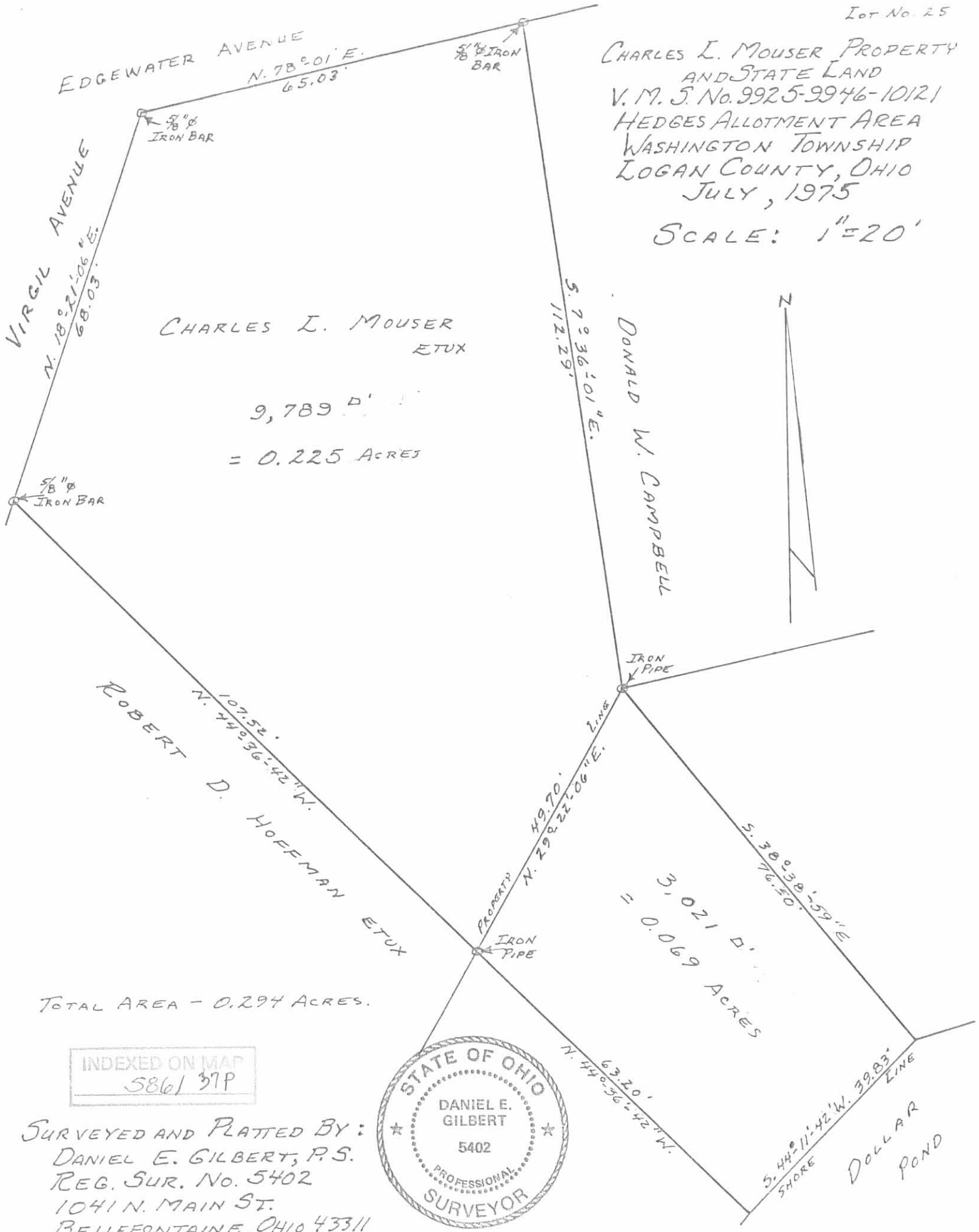


SURVEYED AND PLATTED BY:
DANIEL E. GILBERT, P.S.
REG. SUR. NO. 5402
1041 N. MAIN ST.
BELLEFONTAINE, OHIO 43311

Lot No. 25

CHARLES L. MOUSER PROPERTY
AND STATE LAND
V. M. S. No. 9925-9946-10121
HEDGES ALLOTMENT AREA
WASHINGTON TOWNSHIP
LOGAN COUNTY, OHIO
JULY, 1975

SCALE: 1"=20'



9,789 D.
= 0.225 ACRES

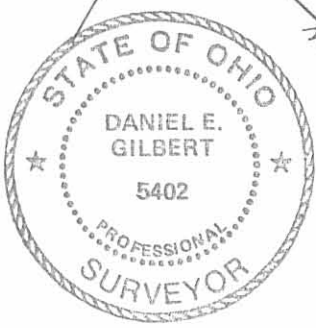
DONALD W. CAMPBELL

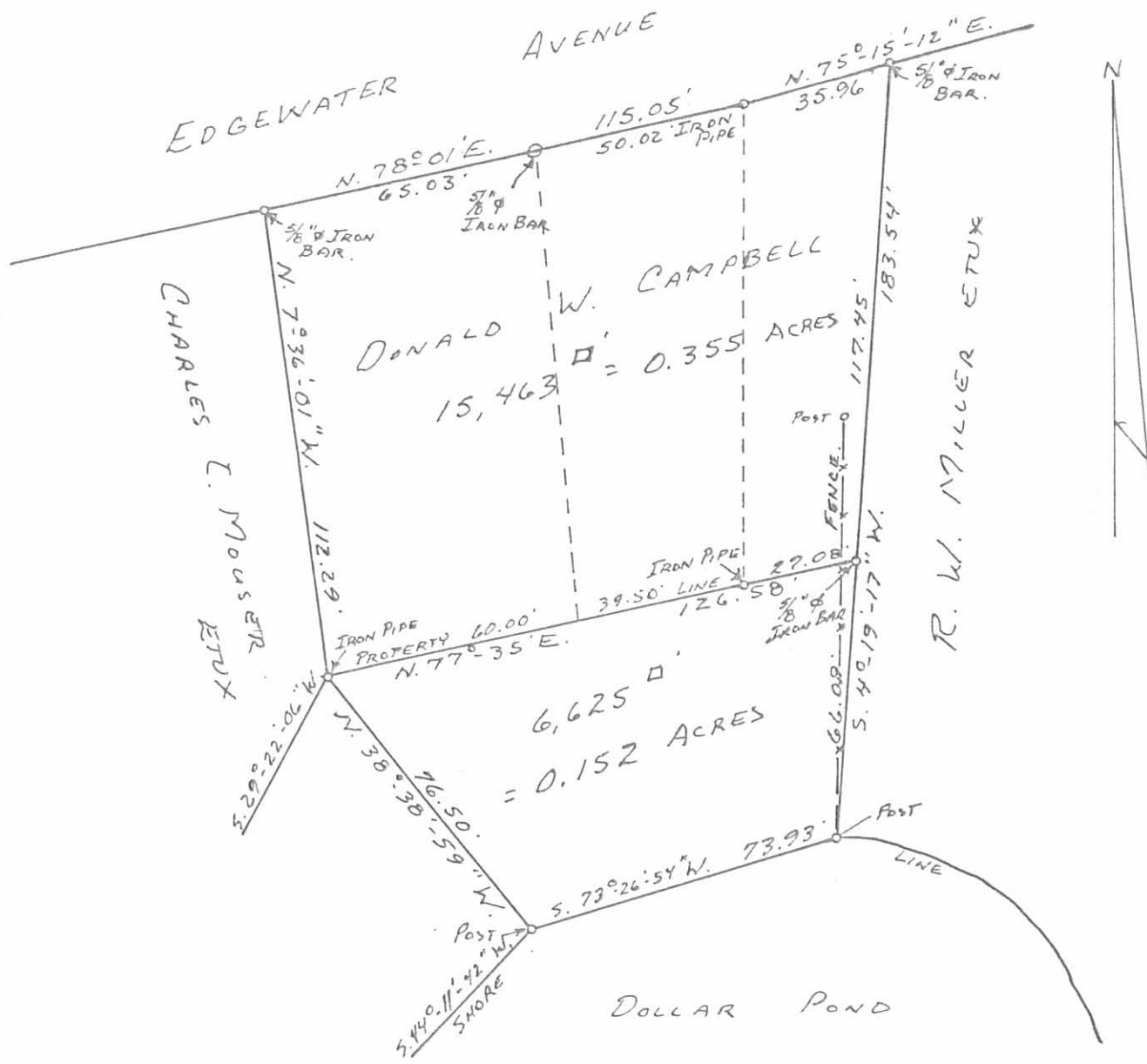
ROBERT D. HOFFMAN ETUX

TOTAL AREA - 0.294 ACRES.

INDEXED ON MAP
5861 37P

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DANIEL E. GILBERT, P.S.
REG. SUR. No. 5402
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BELLEFONTAINE, OHIO 43311





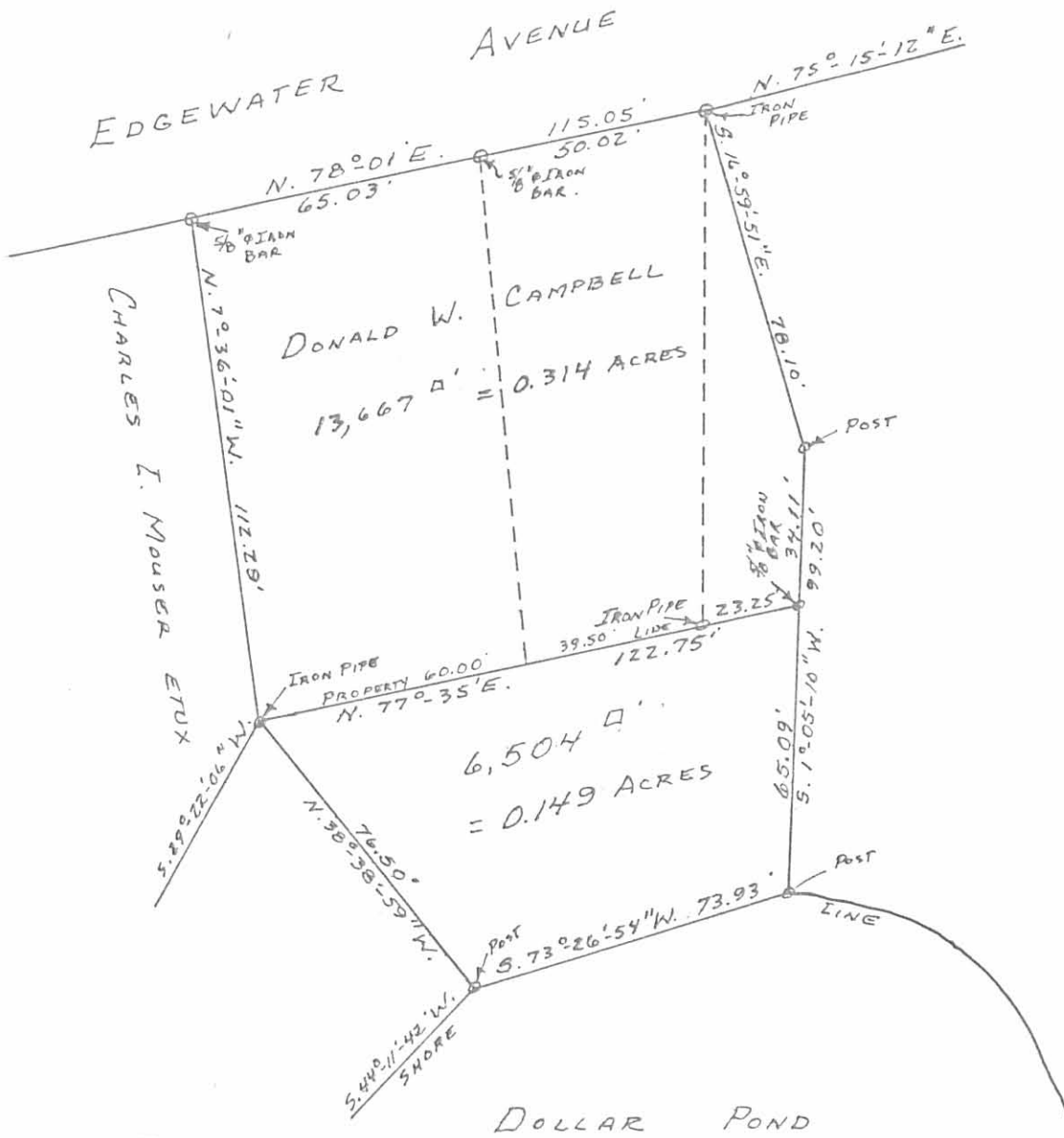
TOTAL AREA - 0.507 ACRES.



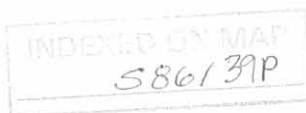
SURVEYED AND PLATTED BY:
DANIEL E. GILBERT, P.S.
REG. SUR. NO. 5402
1041 N. MAIN ST.
BELLEFONTAINE, OHIO 43311

INDEXED ON MAP
586/30P

DONALD W. CAMPBELL PROPERTY
AND STATE LAND
V.M.S. No. 9925-9946-10/21
HEDGES ALLOTMENT AREA
WASHINGTON TOWNSHIP
LOGAN COUNTY, OHIO
JULY, 1975
SCALE: 1"=40'



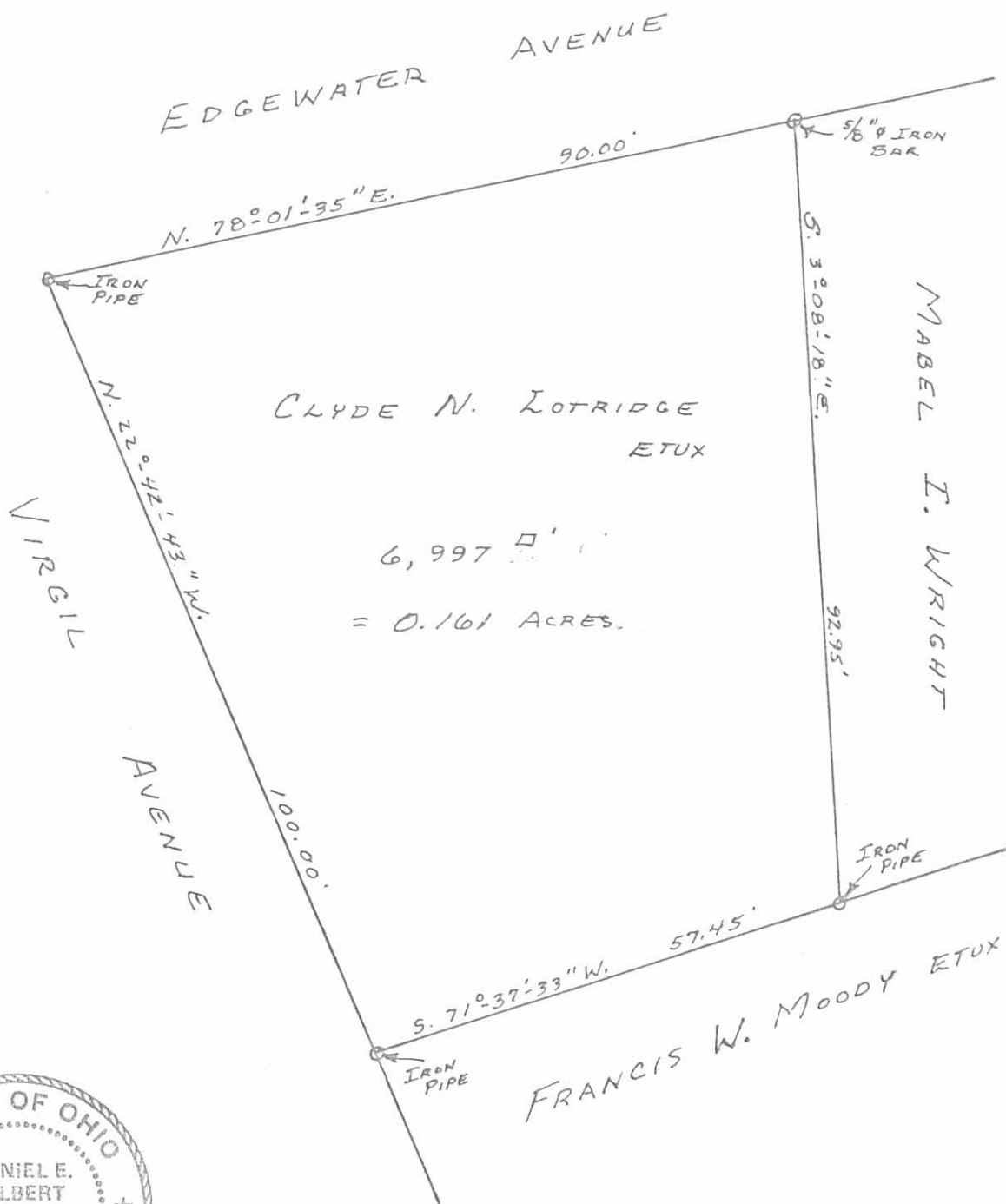
SURVEYED AND PLATTED BY:
 DANIEL E. GILBERT, P.S.
 REG. SUR. NO. 5402
 1041 N. MAIN ST.
 BELLEFONTAINE, OHIO 43311



TOTAL AREA - 0.463 ACRES

DONALD W. CAMPBELL PROPERTY
 AND STATE LAND
 V. M. S. No. 9925-9946-10121
 HEDGES ALLOTMENT AREA
 WASHINGTON TOWNSHIP
 LOGAN COUNTY, OHIO
 JULY, 1975

SCALE: 1" = 40'

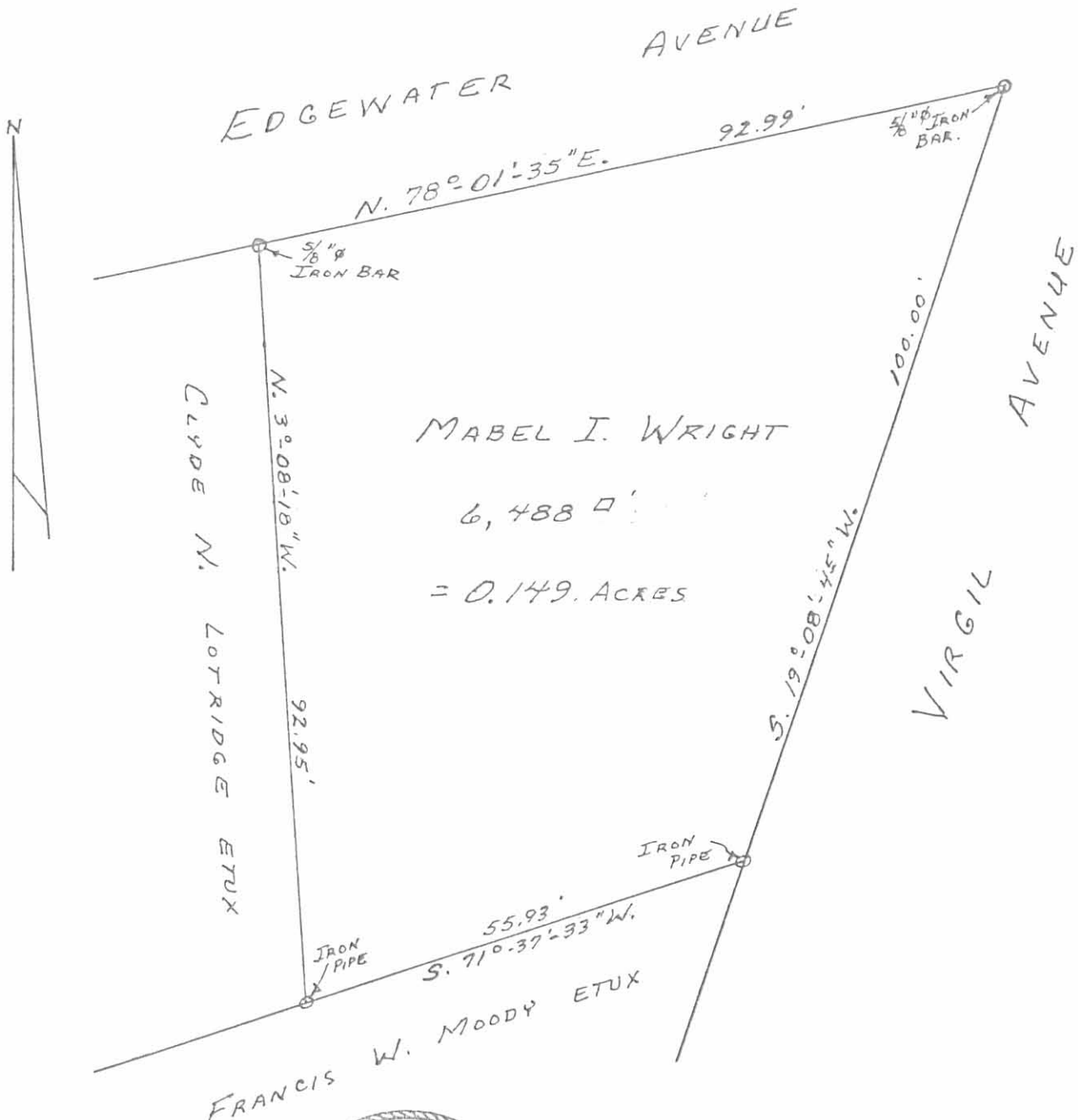


SURVEYED AND PLATTED BY:
 DANIEL E. GILBERT, P.S.
 REG. SUR. NO. 5402
 1041 N. MAIN ST.
 BELLEFONTAINE, OHIO 43311

INDEXED ON MAP
 5861 40P

CLYDE N. LOTRIDGE PROPERTY
 V.M.S. No. 9925-9946-10/21
 HEDGES ALLOTMENT AREA
 WASHINGTON TOWNSHIP
 LOGAN COUNTY, OHIO
 JULY, 1975

SCALE: 1" = 20'



MABEL I. WRIGHT
 6,488 sq. ft.
 = 0.149 ACRES

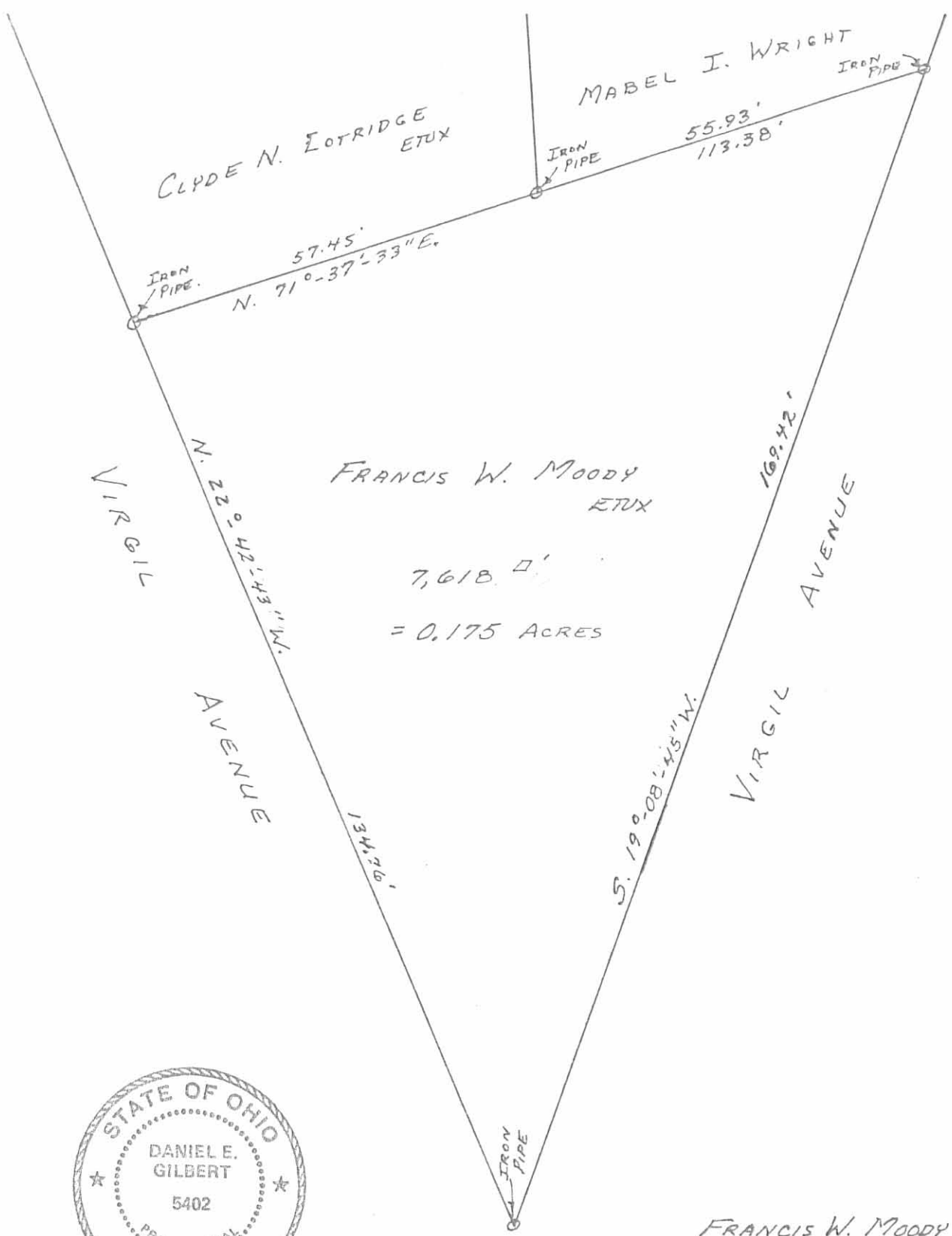


SURVEYED AND PLATTED BY:
 DANIEL E. GILBERT, P.S.
 REG. SUR. NO. 5402
 1041 N. MAIN ST.
 BELLEFONTAINE, OHIO 43311

INDEXED ON MAP
 58614P

MABEL I. WRIGHT PROPERTY
 V.M.S. No. 9925-9946-10121
 HEDGES ALLOTMENT AREA
 WASHINGTON TOWNSHIP
 LOGAN COUNTY, OHIO
 JULY, 1975
 SCALE: 1" = 20'

Lot No. 29



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

INDEXED ON MAP
5861 42P

FRANCIS W. MOODY PROPERTY
V.M.S. No. 9925-9946-10121
HEDGES ALLOTMENT AREA
WASHINGTON TOWNSHIP
LOGAN COUNTY, OHIO
JULY, 1975
SCALE: 1" = 20'

Lot No. 30

RAY L. WILLIAMS
ETUX

DOLLAR
POND

PROPOSED
WALKWAY OR DRIVEWAY
IRON PIPE

IRREGULAR

STATE OF OHIO

COMPUTER
CALCULATION

61,997 \square'

= 1.423 ACRES



CHANNEL FROM
IRREGULAR
DUNN'S POND TO LAKE

IRREGULAR
DUNN'S POND TO LAKE

SHORELINE

DUNN'S POND

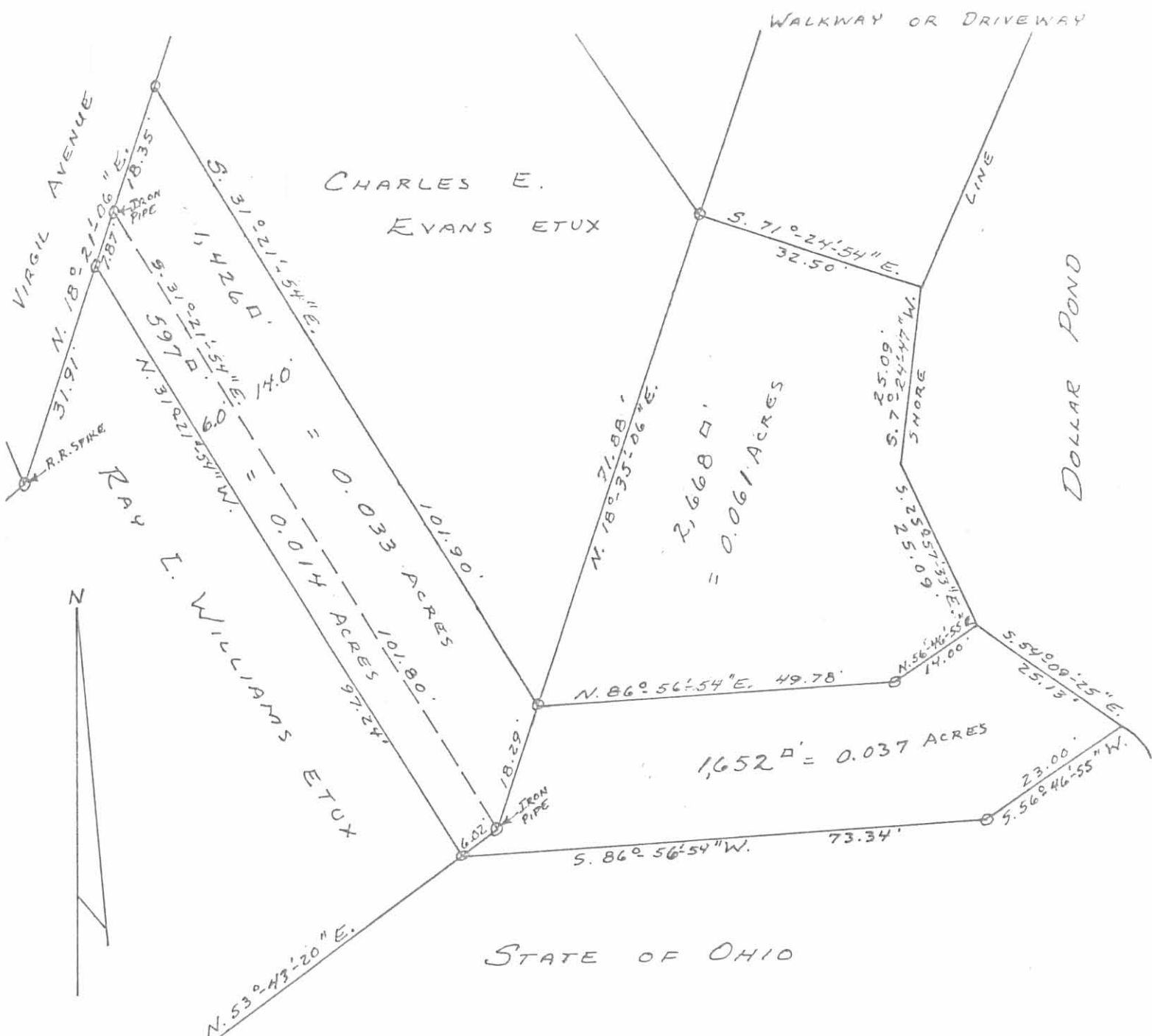
INDEXED ON MAP
5861 43P

STATE OF OHIO PROPERTY
V.M.S. No. 9925-9946-10121
HEDGES ALLOTMENT AREA
WASHINGTON TOWNSHIP
LOGAN COUNTY, OHIO
JULY, 1975

SCALE: 1" = 40'



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



NOTE:
 TOTAL ACREAGE IN PROPOSED
 DRIVEWAY OR WALKWAY
 3,675 ^{sq ft} = 0.084 ACRES

INDEXED ON MAP
 5861 44P

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



PROPOSED DRIVEWAY OR WALKWAY
 V.M.S. No 9925-9946-10121
 HEDGES ALLOTMENT AREA
 WASHINGTON TOWNSHIP
 LOGAN COUNTY, OHIO
 JULY, 1975

SCALE: 1" = 20'

Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



Phone: (937) 593-7335
Fax: (937) 593-7444
surveys@lsminc.us

NOE BUILDING EASEMENT

Lying in Virginia Military Survey 9925, 9946 and 10121, Washington Township, Logan County, Ohio.

Being a building easement over a portion of the Emery Franklin Noe and Geraline Hope Noe 0.10 acre tract as deeded and described in Official Record 5, Page 978 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a 5/8 inch iron rod found on the southwest corner of Lot 1 of Hedges Subdivision (Plat Cabinet A, Slide 357) on the north right-of-way of Edgewater Drive.

THENCE, with the north right-of-way of Edgewater Drive (40 feet wide), S 77°-54'-02"W, a distance of 114.85 feet to a 5/8 inch iron rod found.

THENCE, with the east line of the James R. Delabar and Norma J. Delabar 0.10 acre tract (O.R. 717, Pg. 42 and O.R. 1027, Pg. 29, Tract I), N 11°-59'-45"W, a distance of 43.95 feet to a point at the TRUE POINT OF BEGINNING.

THENCE, with the east line of the said Delabar 0.10 acre tract, N 11°-59'-45"W, a distance of 5.50 feet to a point.

THENCE, N 78°-59'-35"E, a distance of 1.00 feet to a point.

THENCE, S 11°-59'-45"E, a distance of 5.50 feet to a point.

THENCE, S 78°-59'-35"W, a distance of 1.00 feet to the point of beginning.

Property is subject to any and all previous easements and rights-of-way of record.

The basis for bearings is the north right-of-way of Edgewater Drive, being S 77°-54'-02"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on June 6, 2012.

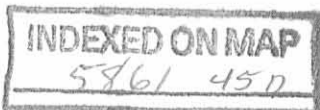


ORIGINAL STAMP IN GREEN

Description prepared by:

William K. Bruce
Professional Surveyor 7437
June 6, 2012

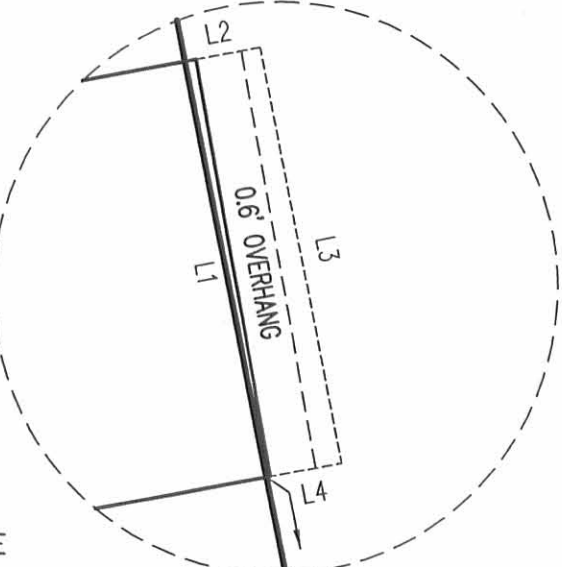
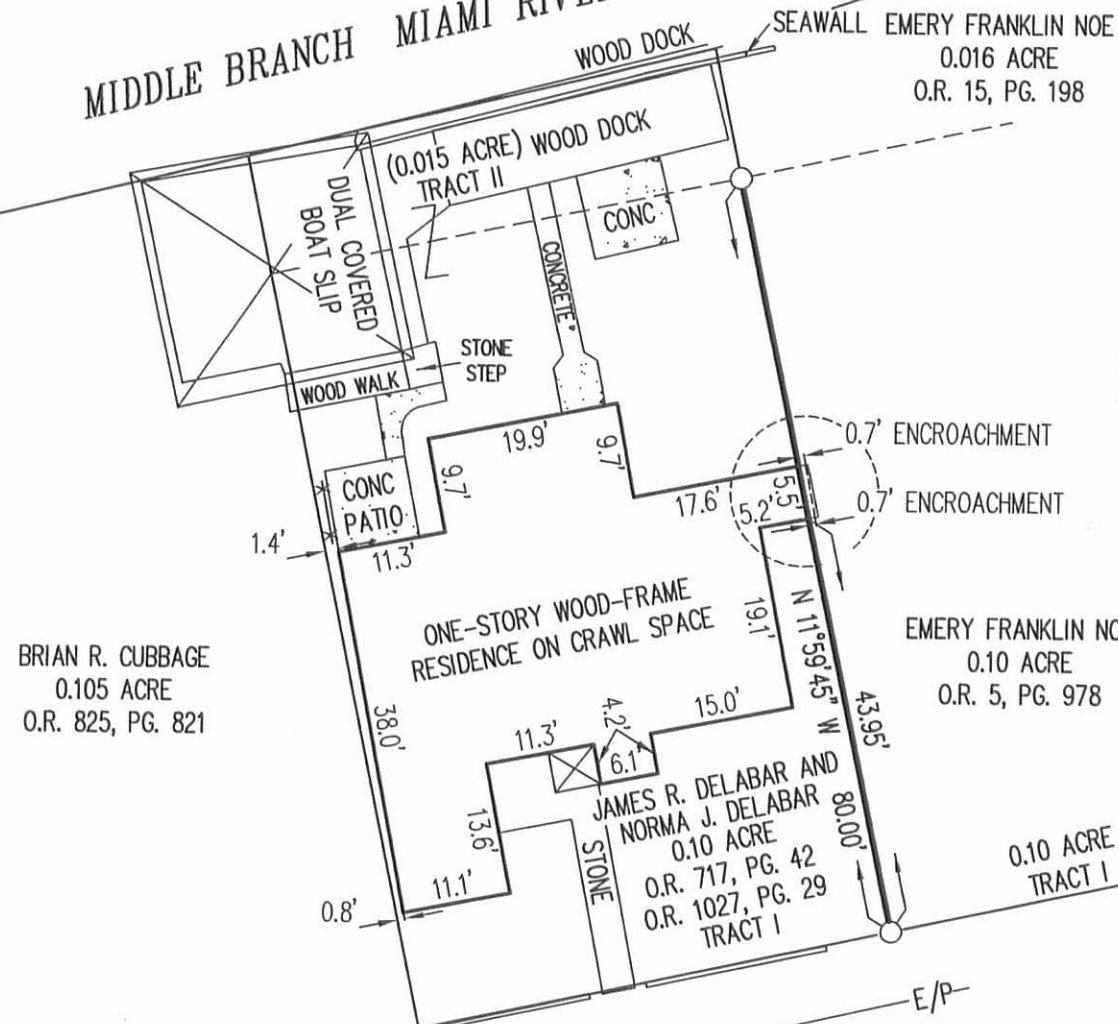
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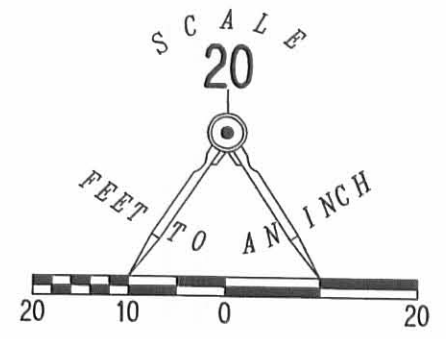
REC'D 6-7-12 SUMOK

LINE	BEARING	DISTANCE
L1	N 11°59'45" W	5.50'
L2	N 78°59'35" E	1.00'
L3	S 11°59'45" E	5.50'
L4	S 78°59'35" W	1.00'

MIDDLE BRANCH MIAMI RIVER



HEDGES SUBDIVISION
PLAT CABINET A, SLIDE 357
LOT 1



**SURVEY OF A BUILDING EASEMENT
OVER A PORTION OF THE
EMERY FRANKLIN NOE AND
GERALINE HOPE NOE
0.10 ACRE TRACT
OFFICIAL RECORD 5, PAGE 978
VIRGINIA MILITARY SURVEY
9925, 9946 AND 10121
WASHINGTON TOWNSHIP
LOGAN COUNTY, OHIO**

SURVEYED BY:

William K. Bruce
WILLIAM K. BRUCE
PROFESSIONAL SURVEYOR 7437
JUNE 6, 2012



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LEE SURVEYING & MAPPING CO., INC.
117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335
WWW.LSMINC.US
surveys@lsminc.us
KSS D0612 53390612 L-5339-3

2 WORKING DAYS
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CALL TOLL FREE **800-362-2764**
OHIO UTILITIES PROTECTION SERVICE.

INDEXED ON MAP
5861 45P

ORIGINAL STAMP IN GREEN

3-18-15

APPROVED

SURVEY FOR KRABACHERS

**0.506 Acre
October 7, 2014**

The following described 0.506 acre tract is situated in the State of Ohio, County of Logan, Township of Washington, V.M.S. 9925-9946-10121, being all of Lot 2 and Lot 3 of Hedges Subdivision as shown in Plat Cabinet A, slide 358, and being all of Bradley N. Jennings and Alexandra R. Jennings, Co-Trustees' Lot 2 and Lot 3 Parcel 1, and 0.152 acre Parcel 2, described in Official Record 972, page 787, and said 0.506 acre tract being more particularly described as follows:

Beginning for reference at the easterly intersection of the west line of Virgil Avenue (40 feet wide) with the south line of Edgewater Avenue (40 feet wide);

Thence North $81^{\circ}18'05''$ East 107.03 feet, crossing Virgil Avenue, passing at 42.00 feet the northwest corner of Donald F. Krabacher and Beverly K. Krabacher's 0.294 acre tract described in Official Record 1129, page 112, thereafter following the north line of said 0.294 acre tract and the south line of Edgewater Avenue, to a 5/8 inch iron pin found at the northwest corner of said Lot 3, said iron pin marking the *place of beginning*;

Thence North $81^{\circ}18'05''$ East 150.29 feet, following the south line of Edgewater Avenue, the north line of said Lot 3, said Lot 2, and said 0.152 acre tract, to a 5/8 inch iron pin found at the northwest corner of Kathleen J. Hadley, Trustee's 1.845 acre, Parcel I described in Official Record 874, page 108;

Thence South $08^{\circ}03'04''$ West 181.82 feet, departing from the south line of Edgewater Avenue, following the east line of said 0.152 acre tract and a west line of said 1.845 acre tract, passing iron pins found at 115.79 feet and at 178.00 feet, to a point in a concrete walkway;

Thence South $77^{\circ}06'26''$ West 72.27 feet, following the south line of said 0.152 acre tract, to a 3 inch diameter metal post 4 feet tall found at the southeast corner of said 0.294 acre tract;

Thence North $37^{\circ}14'24''$ West 76.98 feet, following the southwest line of said 0.152 acre tract and the northeast line of said 0.294 acre tract, to an iron pin set at the southwest corner of said Lot 3;

Thence North $03^{\circ}05'31''$ West 112.31 feet, following a west line of said Lot 3 and the east line of said 0.294 acre tract, to the *place of beginning, containing 0.506 acre*, more or less, and being subject to all valid easements and restrictions of record. Of the above described 0.506 acre tract, 0.160 acre is all of said Lot 3, 0.112 acre is all of said Lot 2, and 0.234 acre is all of said 0.152 acre tract;

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of October 2014. Bearings indicated herein are based on an assumed meridian with all others based on angles turned. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS #6140".

ATTEST: 

Paul R. Clapsaddle, R.S. #6140
19019 West Darby Road
Marysville Ohio 43040
(937) 747-2599



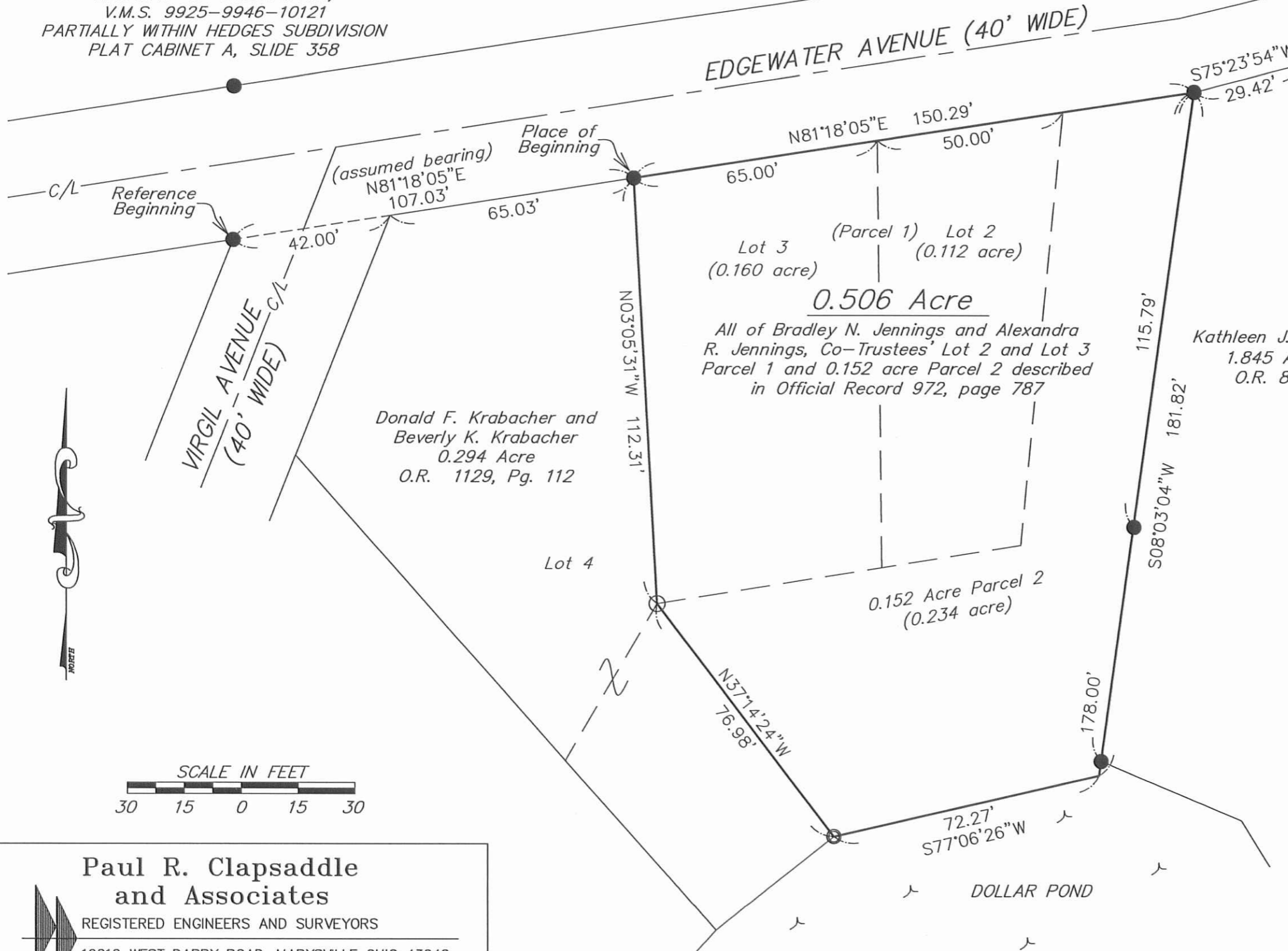
INDEXED ON MAP
5861 46D

3-18-15

APPROVED

SURVEY FOR KRABACHER

STATE OF OHIO, COUNTY OF LOGAN
TOWNSHIP OF WASHINGTON,
V.M.S. 9925-9946-10121
PARTIALLY WITHIN HEDGES SUBDIVISION
PLAT CABINET A, SLIDE 358



NOTES:

Reference deeds are shown hereon

Bearings indicated hereon are based on an assumed meridian with all others based on angles turned

LEGEND:

- 5/8 inch iron pin found
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"
- ⊙ 3 inch diameter metal post 4 feet tall



I hereby certify that this plat was prepared from a field survey made under my supervision and that monuments were placed as indicated hereon.

Paul R. Clapsaddle
Paul R. Clapsaddle, R.S. #6140

INDEXED ON MAP
5861 46P



Paul R. Clapsaddle and Associates
REGISTERED ENGINEERS AND SURVEYORS
19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040
(937) 747-2599

Paul R. Clapsaddle, P.E., P.S.

Date: October 7, 2014
Scale: 1"=30'
Project: KrabacherJim914
Drawing: KrabacherJim914



APPROVED

LEGEND

- 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM7437"
- 5/8 INCH IRON ROD FOUND

REFERENCES:

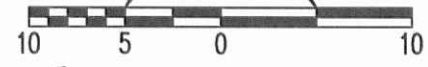
LOGAN COUNTY ENGINEER'S
 WASHINGTON TOWNSHIP TAX BOOK PAGE 30-A (1977)
 FILE R-5861-18P

INDIAN LAKE

SCALE

10

F E E T T O A N I N C H



TREVOR S. McGLONE AND
 LINDSEY A. FRYMYER
 0.015 ACRE
 O.R. 1069, PG. 775
 TRACT II

TERRY L. POWELL
 0.011 ACRE
 O.R. 929, PG. 907
 TRACT II

CONCRETE SEAWALL

N 76°34'05" E 49.96'

CONC.

(0.014 AC.)
 (0.10 AC.)

ROOFED BOAT SLIP

CONCRETE SEAWALL

0.105 ACRE

TREVOR S. McGLONE AND
 LINDSEY A. FRYMYER
 0.10 ACRE
 O.R. 1069, PG. 775
 TRACT I

DANIEL J. MILES, SR. AND TERESA L.
 McGINNIS-MILES
 0.105 ACRE TRACT (TOTAL)
 O.R. 1130, PG. 902

TERRY L. POWELL
 0.10 ACRE
 O.R. 929, PG. 907
 TRACT I

N 11°53'16" W 91.25'

S 11°54'29" E 92.50'

49.97'
 S 78°00'06" W
 BASIS FOR BEARINGS

EDGEWATER AVENUE (40')

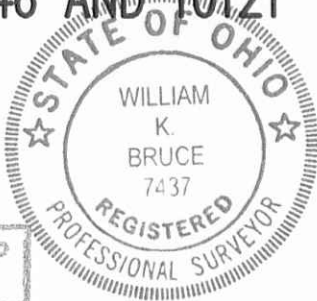
**RETRACEMENT SURVEY OF THE
 DANIEL J. MILES, SR. AND TERESA L. McGINNIS-MILES
 0.105 ACRE TRACT (TOTAL)
 OFFICIAL RECORD 1130, PAGE 902
 VIRGINIA MILITARY SURVEY 9925, 9946 AND 10121
 WASHINGTON TOWNSHIP
 LOGAN COUNTY, OHIO**

SURVEYED BY:

William K. Bruce

WILLIAM K. BRUCE
 PROFESSIONAL SURVEYOR 7437
 APRIL 24, 2015

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 117 North Madriver Street
 BELLEFONTAINE, OHIO 43311
 (937) 593-7335
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 surveys@lsminc.us



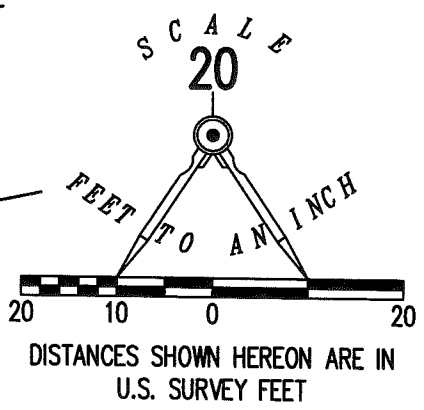
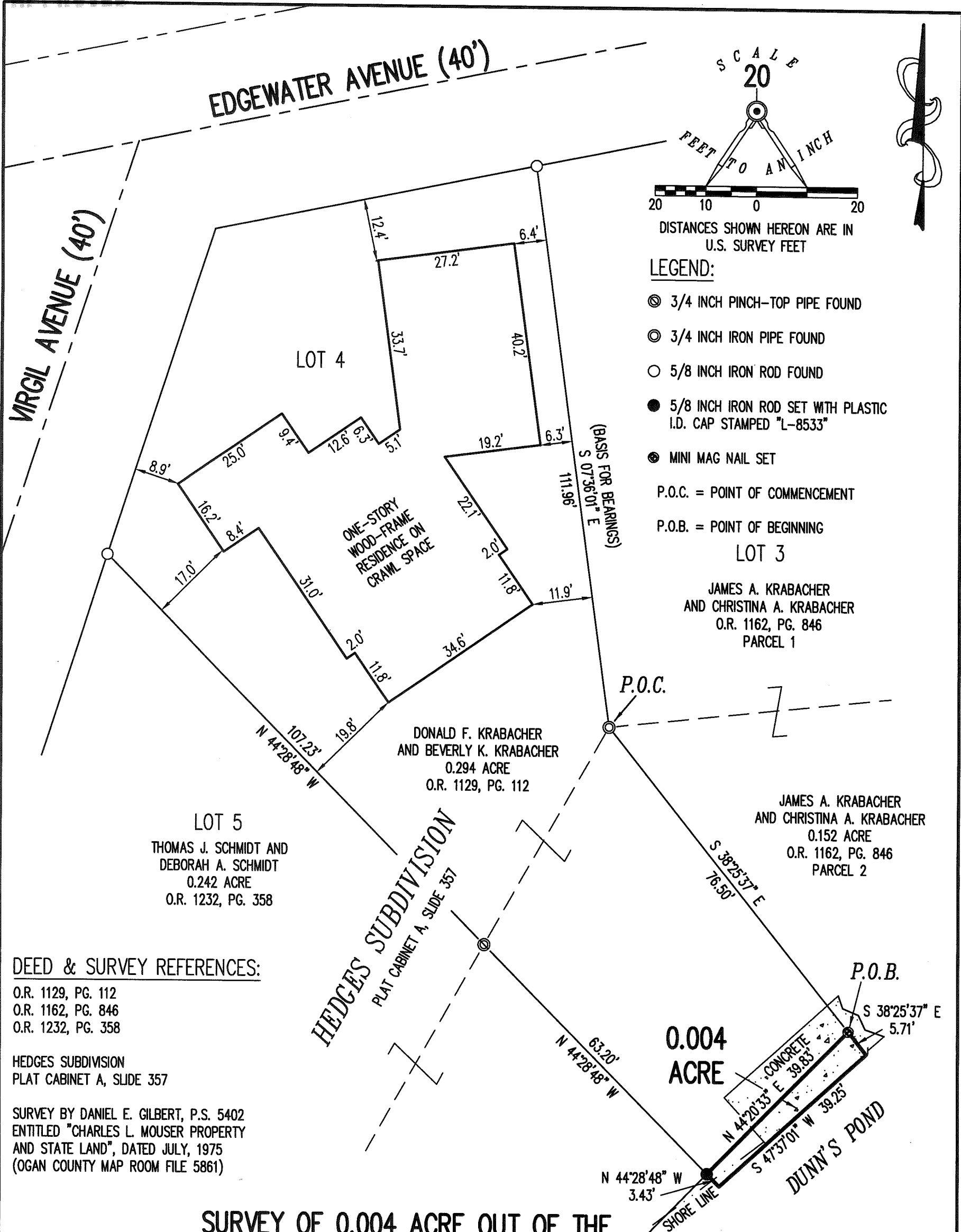
ORIGINAL STAMP IN GREEN

2 WORKING DAYS
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 CALL TOLL FREE **800-362-2764**
 OHIO UTILITIES PROTECTION SERVICE.

INDEXED ON MAP
 5861 47P

ADW D0415 56770415 L-5677-3

APPROVED



- LEGEND:**
- ⊙ 3/4 INCH PINCH-TOP PIPE FOUND
 - ⊙ 3/4 INCH IRON PIPE FOUND
 - 5/8 INCH IRON ROD FOUND
 - 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "L-8533"
 - ⊙ MINI MAG NAIL SET
- P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
- LOT 3**
- JAMES A. KRABACHER
AND CHRISTINA A. KRABACHER
O.R. 1162, PG. 846
PARCEL 1

LOT 5
THOMAS J. SCHMIDT AND
DEBORAH A. SCHMIDT
0.242 ACRE
O.R. 1232, PG. 358

DONALD F. KRABACHER
AND BEVERLY K. KRABACHER
0.294 ACRE
O.R. 1129, PG. 112

JAMES A. KRABACHER
AND CHRISTINA A. KRABACHER
0.152 ACRE
O.R. 1162, PG. 846
PARCEL 2

DEED & SURVEY REFERENCES:

O.R. 1129, PG. 112
O.R. 1162, PG. 846
O.R. 1232, PG. 358

HEDGES SUBDIVISION
PLAT CABINET A, SLIDE 357

SURVEY BY DANIEL E. GILBERT, P.S. 5402
ENTITLED "CHARLES L. MOUSER PROPERTY
AND STATE LAND", DATED JULY, 1975
(OGAN COUNTY MAP ROOM FILE 5861)

**SURVEY OF 0.004 ACRE OUT OF THE
STATE OF OHIO
INDIAN LAKE RESERVOIR LANDS
VIRGINIA MILITARY SURVEY 9925-9946-10121
WASHINGTON TOWNSHIP
LOGAN COUNTY, OHIO**

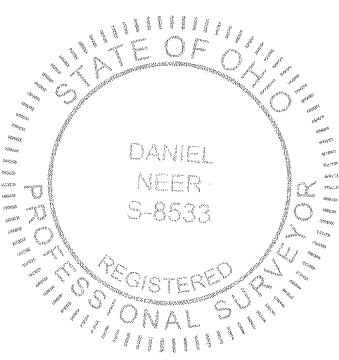
BASIS FOR BEARINGS:
THE BASIS FOR BEARINGS, SHOWN HEREON,
IS THE EAST LINE OF LOT 4 OF HEDGES SUBDIVISION
BEING S 07°-36'-01" E.

THIS SURVEY WAS PREPARED IN THE ABSENCE OF
A COMPLETE AND ACCURATE TITLE SEARCH AND
DOES NOT GUARANTEE TITLE.

SURVEYED BY:

Daniel A. Neer

DANIEL A. NEER
PROFESSIONAL SURVEYOR NO. 8533
MARCH 29, 2018



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117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335
WWW.LSMINC.US
surveys@lsminc.us

KSS D0318 63600318 L-6360-3

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OHIO UTILITIES PROTECTION SERVICE

INDEXED ON MAP 5861

4-13-18

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Bellefontaine OH 43311



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Fax: (937) 593-7444
surveys@lsminc.us

STATE OF OHIO INDIAN LAKE RESERVOIR LANDS 0.004 ACRE

Lying in Virginia Military Survey 9925-9946-10121, Washington Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the State of Ohio Indian Lake Reservoir Lands and being more particularly described as follows:

COMMENCING at a 3/4 inch iron pipe found at the common southerly corner to Lots 3 and 4 of Hedges Subdivision, Plat Cabinet A, Slide 357, said Lot 4 being a part of a 0.294 acre tract as deeded and described to Donald F. Krabacher and Beverly K. Krabacher in Official Record 1129, Page 112 and said Lot 3 being deeded and described to James A. Krabacher and Christina A. Krabacher in Official Record 1162, Page 846, Parcel 1;

THENCE, S 38°-25'-37" E, along a common line to said 0.294 acre tract and a 0.152 acre tract as deeded and described to James A. Krabacher and Christina A. Krabacher in Official Record 1162, Page 846, Parcel 2, a distance of 76.50 feet to a min MAG nail set in concrete on a northwesterly line of Dunn's Pond of said State of Ohio Indian Lake Reservoir Lands and being the **TRUE POINT OF BEGINNING**;

THENCE, through said State of Ohio Indian Lake Reservoir Lands, the following three (3) courses:

- 1) S 38°-25'-37" E, a distance of 5.71 feet to a point on the southerly edge of a concrete seawall;
- 2) S 47°-37'-01" W, partly along said concrete seawall, a distance of 39.25 feet to a point in said Dunn's Pond; and
- 3) N 44°-28'-48" W, a distance of 3.43 feet to a 5/8 inch iron rod set at the common southerly corner to said 0.294 acre tract and a 0.242 acre tract of land as deeded and described to Thomas J. Schmidt and Deborah A. Schmidt in Official Record 1232, Page 358;

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THENCE, N 44°-20'-33" E, along a common line to the southerly line of said 0.294 acre tract and said northwesterly line of the State of Ohio Indian Lake Reservoir Lands, a distance of 39.83 feet to the **POINT OF BEGINNING**.

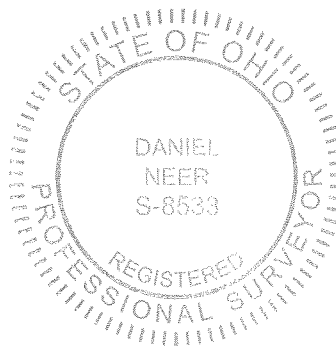
Containing 0.004 acre, more or less.

Iron rods set, where indicated, are 30 inches in length, 5/8 inch in diameter with an orange plastic I.D. cap stamped "L-8533".

Property is subject to any and all previous easements and rights-of-way of record.

The basis for bearings, described herein, is the east line of Lot 4 of Hedges Subdivision, being S 07°-36'-01" E. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by Lee Surveying and Mapping Co. on March 29, 2018

Description prepared by:



D. A. Neer
Daniel A. Neer
Professional Surveyor No. 8533
April 10, 2018

63600318

6-22-19

APPROVED



EDWARDS SURVEYING

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



LEGAL DESCRIPTION FOR FLICKINGER'S 0.194 ACRE TRACT

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

Beginning for reference at a 3/4" diameter iron pipe found at the West terminus of Edgewater Ave. (40' right-of-way) also being at the intersection of the North line of Edgewater Ave. and the West line of Virgil Ave. (40' right-of-way), and being at a Northwest corner of Hedges Subdivision as recorded in Plat Cabinet "A", Slide 358, of the Logan County Plat Records;

thence with the North line of Edgewater Ave., N-81°20'17"-E, 129.83'(feet) to a 5/8" diameter iron bar found at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, also being at the Southeast corner of a 0.10 acre tract conveyed to James & Mary Caprella by deed recorded in Official Record 1318, Page 59, Tract 1, passing for reference a 3/4" diameter iron pipe found at 64.98'(feet);

thence with the East line of Caprella's tract, N-8°33'44"-W, 79.86'(feet) to an iron bar set;

thence N-81°18'54"-E, 49.95'(feet) to a point at the Southwest corner of a 0.011 acre tract conveyed to William T. Flickinger by deed recorded in Official Record 1313, Page 334, Tract 2, of which is a part of the herein described parcel, from which a 5/8" diameter iron bar found for reference bears S-8°33'44"-E, 9.75'(feet);

thence N-8°33'44"-W, 9.04'(feet) to a drill hole in concrete set;

thence N-80°20'20"-E, 49.90'(feet) to a drill hole in concrete set;

thence with the West line of a 0.105 acre tract conveyed to Daniel J. Miles, Sr., & Teresa L. McGinnis-Miles, Co-Trustees, by deed recorded in Official Record 1345, Page 925, and the West line thereof projected North, S-8°35'53"-E, 89.79'(feet) to a 5/8" diameter iron bar found on the North line of aforementioned Edgewater Ave, passing for reference a 5/8" diameter iron bar found at 19.81'(feet);

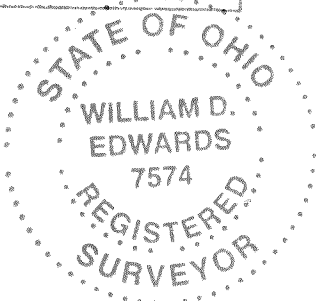
thence with the North line of Edgewater Ave. S-81°20'17"-W, 99.90'(feet) to the place of beginning, passing for reference a 5/8" diameter iron bar found at 49.95'(feet).

Containing 0.194 acre but being subject to the rights of all legal highways and all easements of record.

Being all of a 0.10 acre tract conveyed to William T. Flickinger by deed recorded in Official Record 1313, Page 334, Tract 1, all of a 0.011 acre tract conveyed to William T. Flickinger by deed recorded in Official Record 1313, Page 334, Tract 2, and all of a 0.10 acre tract conveyed to William T. Flickinger by deed recorded in Official Record 1313, Page 330, Tract 2, of the Logan County Records.

The foregoing description prepared by and in accordance with s survey by William D. Edwards, Professional Surveyor No. 7574, August 14, 2019. 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 North line of Edgewater Ave. per an assumed bearing of N-81°20'17"-E.

INDEXED ON MAP
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William D. Edwards

William D. Edwards, P.S. 7574

PLAT OF SURVEY

WASHINGTON TOWNSHIP, LOGAN COUNTY, OHIO

VIRGINIA MILITARY SURVEY 9925-9946-10121

NOTE:

1. BEARINGS ARE BASED ON THE NORTH LINE OF EDGEWATER DRIVE PER AN ASSUMED BEARING OF N-81°20'17"-E.
2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY, RECORD PLAT OF HEDGES SUBDIVISION.

WILLIAM T. FLICKINGER
 0.011 AC.
 O.R. 1313, P. 334
 TRACT 2

N 8°33'44"W
 9.04'

N 80°20'20"E 49.90'

N 81°18'54"E 49.95'

0.194 AC.

WILLIAM T. FLICKINGER
 0.10 AC.
 O.R. 1313, P. 334
 TRACT 1

DANIEL J. MILES, Sr. &
 TERESA L. MCGINNIS-MILES,
 CO-TRUSTEES
 0.105 AC.
 O.R. 1345, P. 925

WILLIAM T. FLICKINGER
 0.10 AC.
 O.R. 1313, P. 330
 TRACT 2

JAMES & MARY
 CAPRELLA
 0.10 AC.
 O.R. 1318, P. 59
 TRACT 1

N.W. CORNER OF
 HEDGES SUB.

EDGEWATER AVE. 40' R/W

HEDGES SUBDIVISION
 PLAT CAB. "A", SLIDE 358

VIRGIL AVE.
 40' R/W

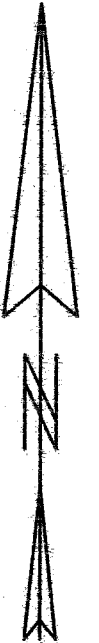
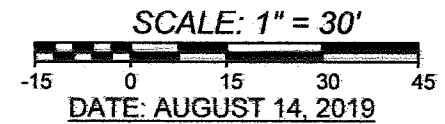
LOT 14

LOT 15






LOT 16

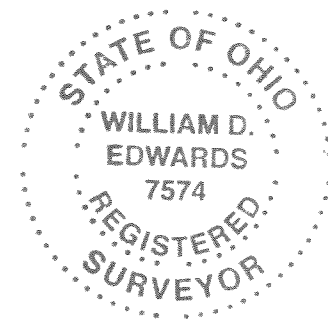
LOT 4


VIRGIL AVE.
 40' R/W



LEGEND

-  = DRILL HOLE IN CONC.....SET
-  = 5/8" DIA. (UNLESS NOTED) IRON BAR.....FOUND
-  = 3/4" DIA. (UNLESS NOTED) IRON PIPE.....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
 PROFESSIONAL SURVEYOR No. 7574
 110 SOUTH MAIN STREET
 URBANA, OHIO 43078
 (937)653-6508



INDEXED ON MAP
 5861

7-17-21

APPROVED

LEGEND:

- MAGNETIC NAIL SET
- 5/8 INCH REBAR FOUND
- 5/8 INCH BY 30 INCH REBAR SET WITH YELLOW I.D. CAP STAMPED "DLZ OHIO INC."

R/W = RIGHT-OF-WAY

C/L = CENTER-LINE

O.R. = OFFICIAL RECORD

PG. = PAGE

DEED & SURVEY REFERENCES:

DEED REFERENCES ARE SHOWN HEREON.

LOGAN COUNTY ENGINEER'S MAP ROOM
FILES: 3476, 5861, S-277


OCCUPATION NOTE:

NO EVIDENCE OF OCCUPATION ALONG BOUNDARY LINES UNLESS OTHERWISE SHOWN.

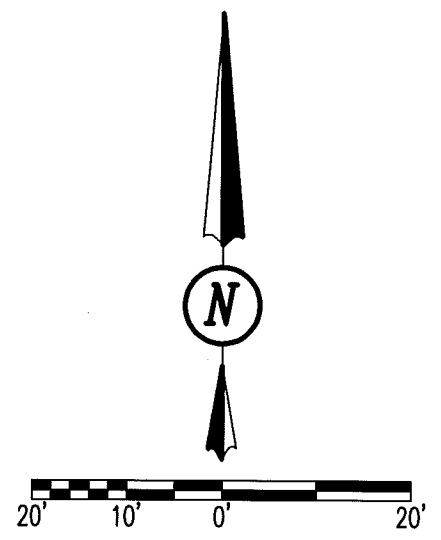
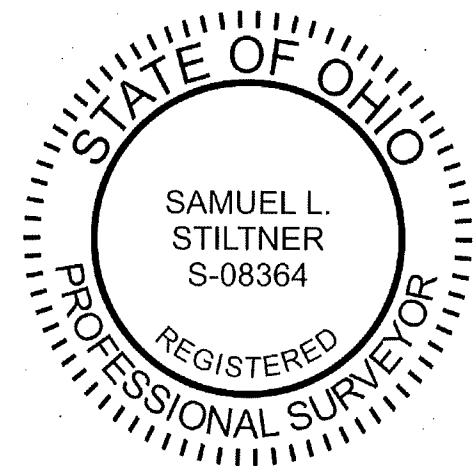
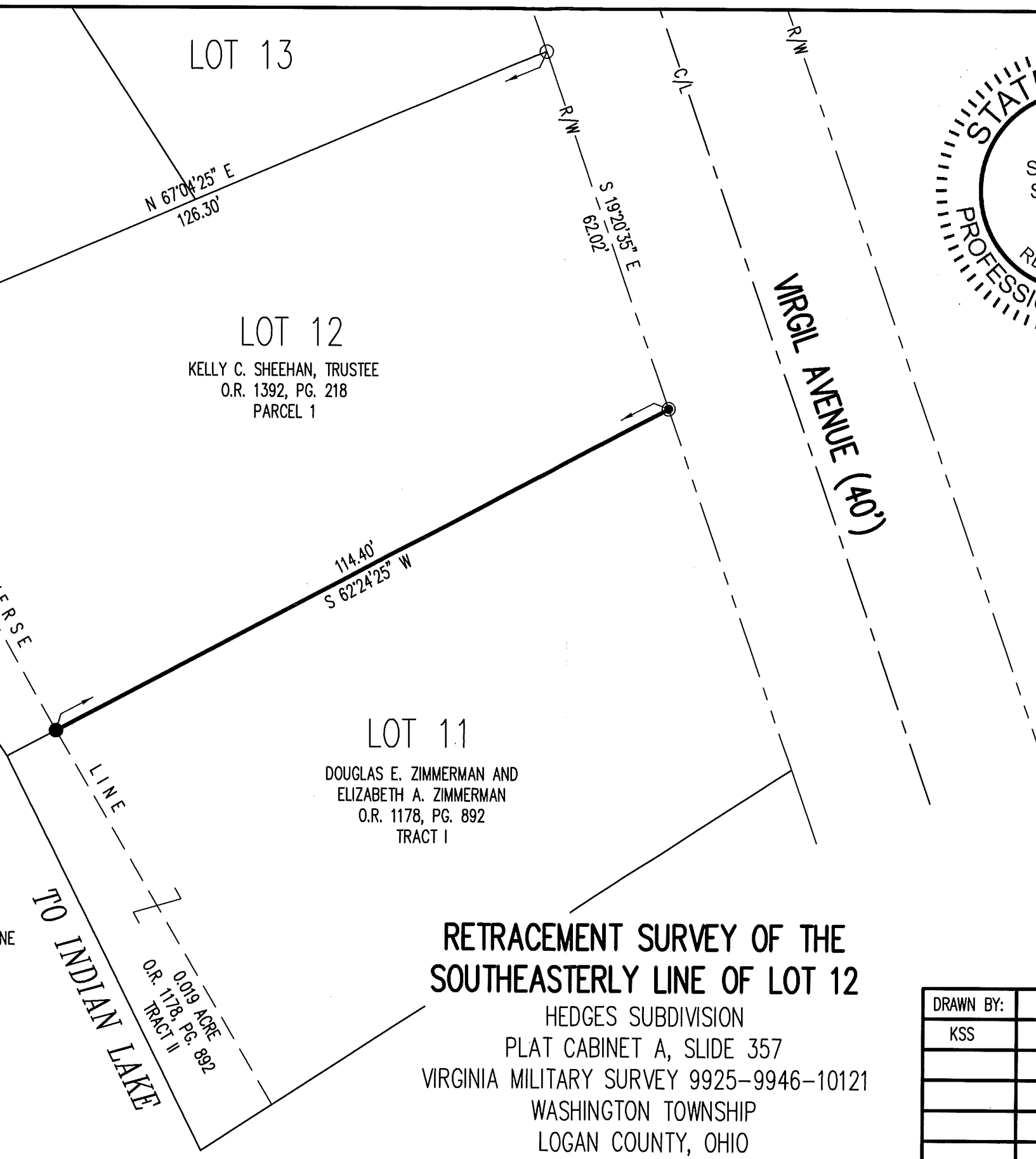
BASIS FOR BEARINGS:

BEARINGS AND DISTANCES, SHOWN HEREON, ARE DERIVED FROM GPS OBSERVATIONS BASED ON GRID NORTH, OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011, EPOCH 2010), WITH THE SOUTH RIGHT-OF-WAY LINE OF VIRGIL AVENUE, HAVING A BEARING OF S 19°20'35" E.

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Project #2121-2109.00



SCALE: 1" = 20'
DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET

CERTIFICATION:

THIS PLAT WAS PREPARED BY DLZ OHIO, INC. AND IS A TRUE AND ACCURATE REPRESENTATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, OF A SURVEY MADE BY THE SAME IN AUGUST, 2021.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE POLICY; ALL OWNERSHIP SHOWN IS BASED UPON RECORD DATA ACQUIRED AT THE TIME OF SURVEY, NO GUARANTEE IS PLACED UPON ACTUAL OWNERSHIP OF ANY PROPERTY.

EASEMENTS MAY EXIST ON SUBJECT PROPERTY THAT WOULD BE REVEALED IN A TITLE EXAMINATION.



SAMUEL L. STILTNER
PROFESSIONAL SURVEYOR NO. 8364

RETRACEMENT SURVEY OF THE SOUTHEASTERLY LINE OF LOT 12

HEDGES SUBDIVISION
PLAT CABINET A, SLIDE 357
VIRGINIA MILITARY SURVEY 9925-9946-10121
WASHINGTON TOWNSHIP
LOGAN COUNTY, OHIO

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
KSS			8/2/2021

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