

8-29-13



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



LEGAL DESCRIPTION FOR SWONGUER'S 2.277 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Washington and being a part Section 35, Town 3, Range 14, and being more particularly described as follows:

Beginning for reference at a PK nail found on the West line of said Section 35, also being on the East line of Section 5, Town 2, Range 14, at the intersection of the centerlines of Township Road 211 (32' right-of-way) and Township Road 207 (40' right-of-way);

thence with the centerline of Township Road 207 S-84°15'45"-E, 2108.76' (feet) to a Mag nail set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described;

thence continuing with the centerline of Township Road 207, S-84°15'45"-E, 300.00' (feet) to a Mag nail set;

thence S-4°50'15"-W, 334.24' (feet) to a point, passing for reference an iron bar set on the right-of-way line of Township Road 207 at 20.00' (feet);

thence N-82°52'50"-W, 300.20 (feet) to an iron bar set, passing for reference an iron bar set at 10.00' (feet);

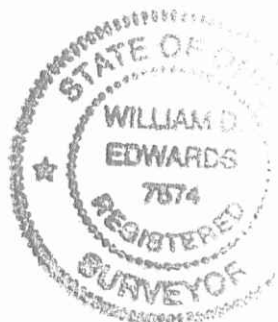
thence N-4°50'15"-E, 327.00' (feet) to the place of beginning, passing for reference an iron bar set on the right-of-way line of Township Road 207 at 307.00' (feet).

Containing 2.277 acres, 0.138 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 72.00 acre conveyed to Michael D. & Vivian L. Swonguer by Deed recorded in Official Record 1086, Page 738, of the Logan County Records.

The foregoing description prepared by and in accordance with a Survey by William D. Edwards, Professional Surveyor No. 7574, August 28, 2013. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 4792 PS 7574". The basis of bearings for the herein described tract is the centerline of Township Road 207 per an assumed bearing of S-84°15'45"-E.

William D. Edwards
Professional Surveyor No. 7574



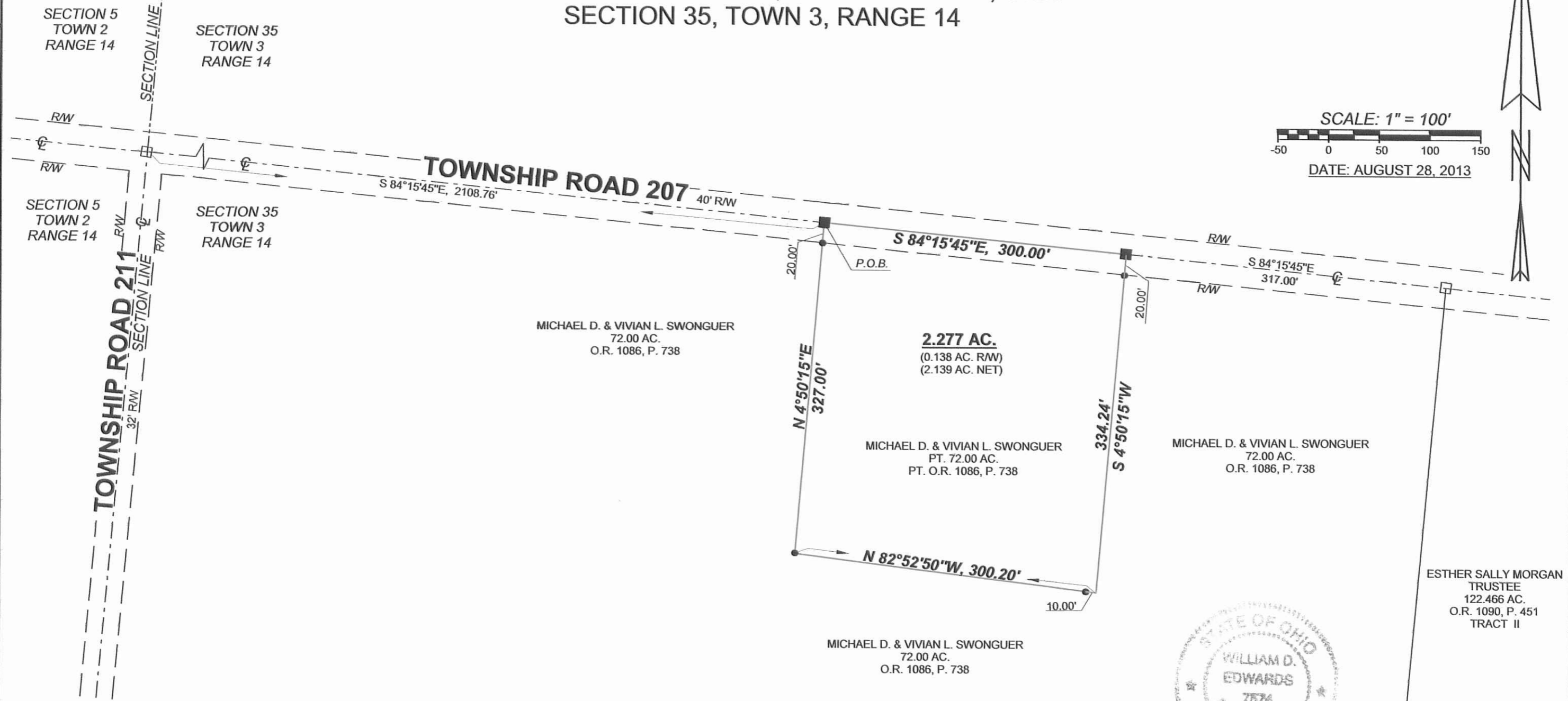
INDEXED ON MAP
9665 1D

APPROVED

8-29-13

PLAT OF SURVEY

WASHINGTON TOWNSHIP, LOGAN COUNTY, OHIO SECTION 35, TOWN 3, RANGE 14



SCALE: 1" = 100'
 -50 0 50 100 150
 DATE: AUGUST 28, 2013



MICHAEL D. & VIVIAN L. SWONGUER
 72.00 AC.
 O.R. 1086, P. 738

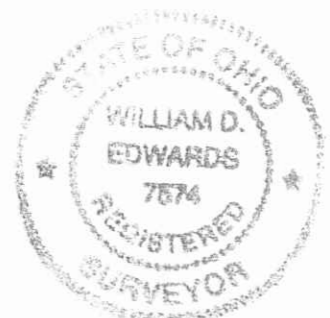
2.277 AC.
 (0.138 AC. R/W)
 (2.139 AC. NET)

MICHAEL D. & VIVIAN L. SWONGUER
 PT. 72.00 AC.
 PT. O.R. 1086, P. 738

MICHAEL D. & VIVIAN L. SWONGUER
 72.00 AC.
 O.R. 1086, P. 738

ESTHER SALLY MORGAN
 TRUSTEE
 122.466 AC.
 O.R. 1090, P. 451
 TRACT II

MICHAEL D. & VIVIAN L. SWONGUER
 72.00 AC.
 O.R. 1086, P. 738



LEGEND

- △ = RAILROAD SPIKE.....FOUND
- = 5/8" DIA. IRON BAR.....FOUND
- ∅ = 1" DIA. IRON PIPE.....FOUND
- = P.K. NAILFOUND
- = MAG NAIL.....SET at grade
- = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 4792 PS 7574".....SET at grade

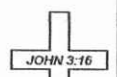
NOTE:

1. BEARINGS ARE BASED ON THE CENTERLINE OF TOWNSHIP ROAD 207 PER AN ASSUMED BEARING OF S-84°15'45"-E.
2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, PLATS OF SURVEYS IN THE VICINITY, COUNTY TAX AND AERIAL MAPS.

PREPARED BY:

William D. Edwards

WILLIAM D. EDWARDS
 PROFESSIONAL SURVEYOR No. 7574
 110 SOUTH MAIN STREET
 URBANA, OHIO 43078
 (937)653-6508



5062A.ZAK

INDEXED ON MAP
 9665 JP

7-11-2022



LEGAL DEED DESCRIPTION
2.000 ACRES

Real estate situated in the southwest quarter of Section 35, Town 3, Range 14, Washington Township of Logan County, Ohio; being part of the 69.723 acre tract of Michael and Vivian Swonguer (Official Record 1390, page 1020); and being further bounded and described as follows:

Beginning for reference at a P.K. nail found at the centerline intersection of Township Road 207 (40' R/W) and Township Road 211. Also being the northwest corner of said southwest quarter of Section 35.

Thence South 84 deg.-15'-48" East, 1518.62 feet along said centerline of Township Road 207 to a mag nail set, being the TRUE POINT OF BEGINNING.

Thence South 84 deg.-15'-48" East, 300.00 feet continuing along said centerline of Township Road 207 to a mag nail set.

Thence South 05 deg.-44'-12" West, 290.40 feet (passing over an iron rod set at 20.00 feet) to an iron rod set.

Thence North 84 deg.-15'-48" West, 300.00 feet to an iron rod set.

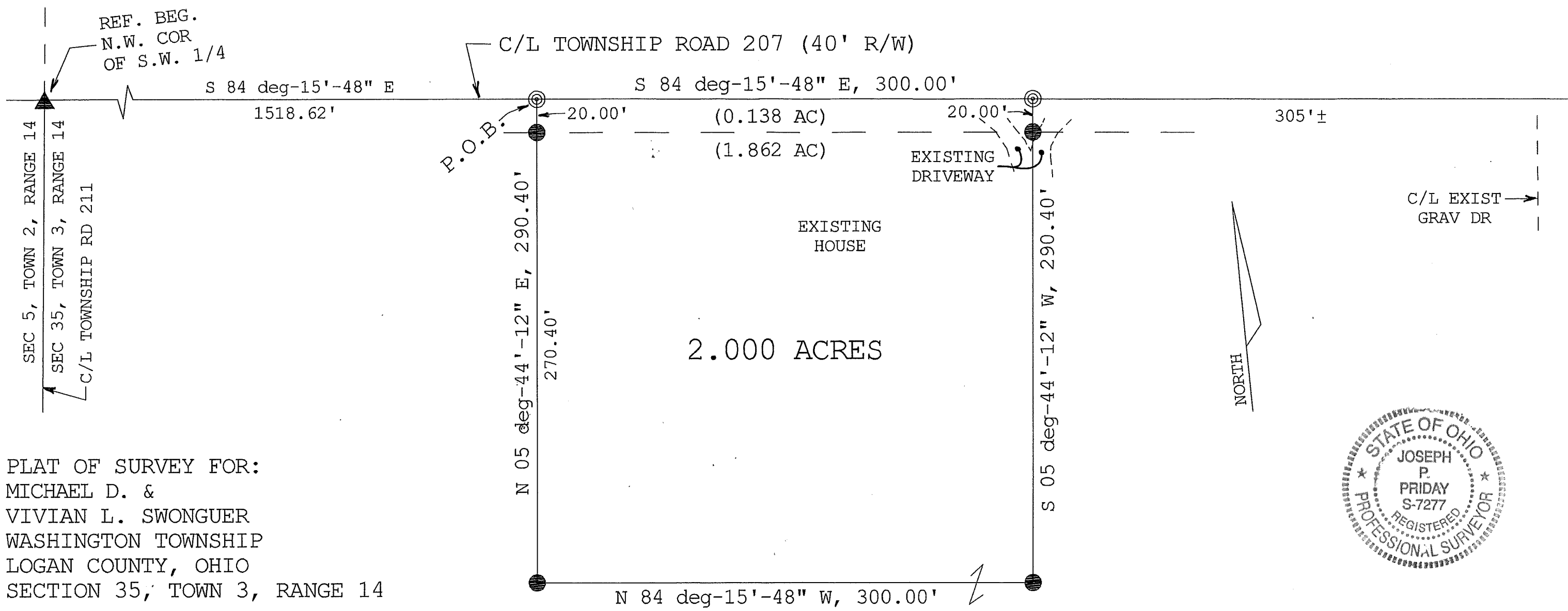
Thence North 05 deg.-44'-12" East, 290.40 feet (passing over an iron rod set at 270.40 feet) to the TRUE POINT OF BEGINNING.

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 July 01, 2022, by Registered Surveyor, Joseph P. Priday (S-7277), contains **2.000 acres**, more or less, (of which approximately 0.138 acre is within the road right-of-way), 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.

INDEXED ON MAP
9665



7-11-2022



PLAT OF SURVEY FOR:
 MICHAEL D. &
 VIVIAN L. SWONGUER
 WASHINGTON TOWNSHIP
 LOGAN COUNTY, OHIO
 SECTION 35, TOWN 3, RANGE 14

MICHAEL & VIVIAN SWONGUER
 69.723 ACRE TRACT
 OFF REC 1390, PG 1020

Access Management Note:
 Township Road 207 is classified as a Local Rd.
 Minimum Drive Spacing is 250'.
 Minimum Intersection Spacing is 250'.
 Minimum Stopping Sight Distance is >495'.
 No new driveways are planned.



Joseph P. Priday

JOSEPH P. PRIDAY (S-7277)
 JULY 01, 2022 JN 22-19

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

100 ft

INDEXED ON MAP
 9665