

Baggs - Daniels Survey Stokes Township April 1962 3.00 Acres

The following described land in Stokes Township, Logan County, Ohio and being in Section 28 Town 6 South Range 8 East.

Beginning at an iron over a stone in the center of County Road Number 87 known as the Dague and Fender pike and in the center of County Road Number 83 known as the Cummins Road.

Thence with the center of said Road Number 83 S. 1 - 11 E. 435.60 feet to an iron.

Thence S. 88 - 49 W. 300.00 feet to an iron. The last described line passing an iron at the west side of said Road Number 83 at 16.50 feet.

Thence N. 1 - 11 W. 435.60 feet to a small iron in the center of said Road Number 87. The last described line passing an iron at the south side of said Road Number 87 at 415.60 feet.

Thence with the center of said Road Number 87 N. 88 - 49 E. 300.00 feet to the place of beginning.

The above described containing 3.00 acres and being out of the N.E. corner of the present 34.39 acre tract now in the name of Roger C. Baggs.

cc Logan County Engineer.

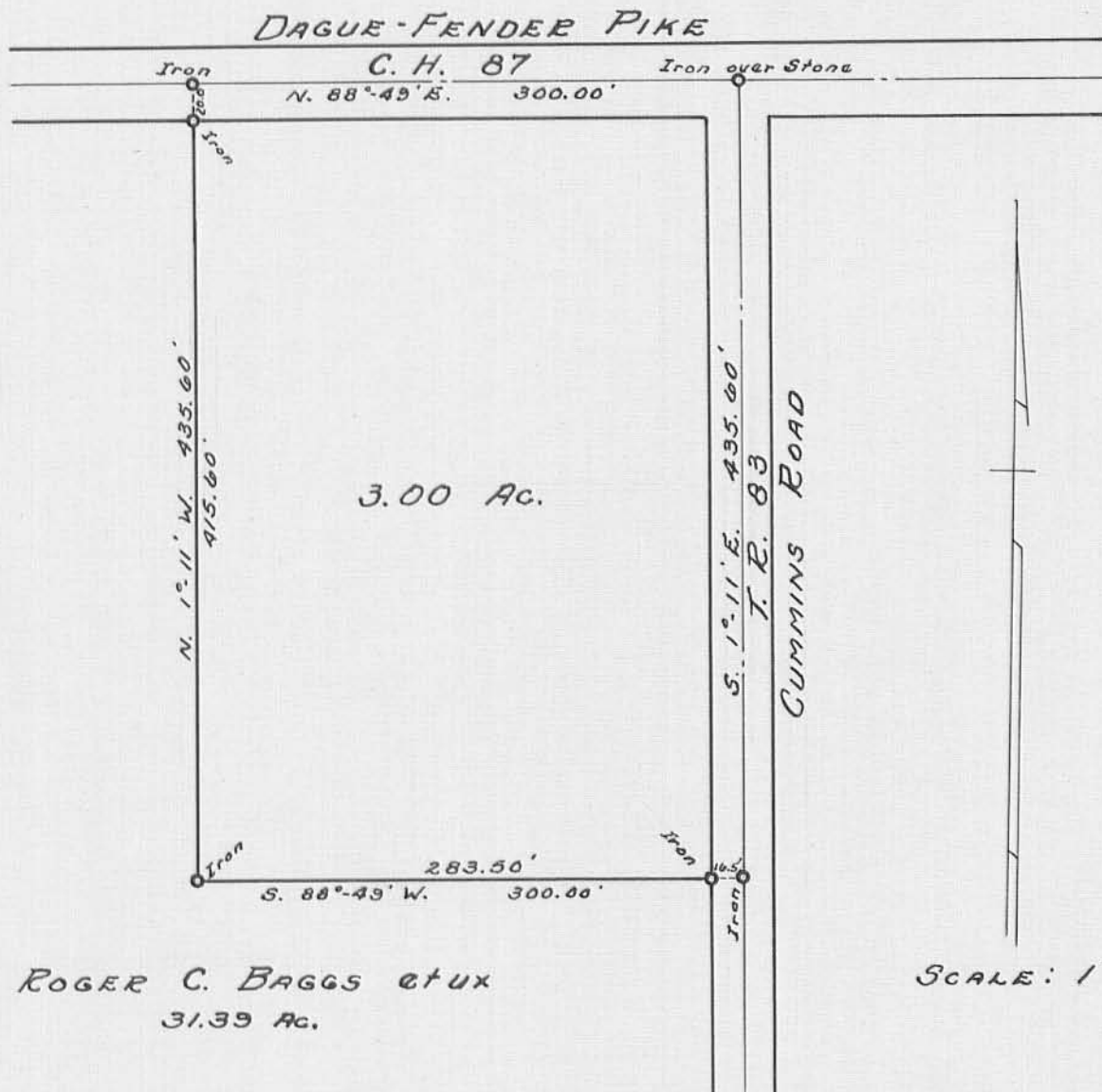


On Plat Book
4116162
D.E.G.

(2736) - 1D

INDEXED ON MAP

BAGGS - DANIELS SURVEY
 SEC. 28 - T.6S. - R.8E.
 STOKES TOWNSHIP
 SURVEYED BY F. F. WRIGHT - APRIL 1962



ROGER C. BAGGS et ux
 31.39 Ac.

SCALE: 1"=100'

2736-1P

INDEXED ON MAP

DRAWN BY D.E.G.
 APRIL 16, 1962



2-28-25
APPROVED

LEGAL DESCRIPTION FOR MATTSON'S 1.346 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Stokes Township, and being a part of Section 28, Town 6, Range 8, Between the Miami Rivers Survey, and being more particularly described as follows:

BEGINNING at a Mag nail set at the intersection of the centerline of County Road 87, 40' Right-of-Way, with the centerline of Township Road 83, 33' Right-of-Way;

Thence with the centerline of said Township Road 83, S-0°51'16"-W, 195.49' (feet), to a Mag Nail found;

Thence, N-89°08'51"-W, 300.00' (feet), to an iron bar set on the east line of a 31.39 acre tract conveyed to Conry Investments LTD. by deed recorded in Official Record 475, Page 524, Tract B, passing for reference an iron bar found on the west right-of-way line of said Township Road 83 at 16.50' (feet);

Thence with the east line of said Conry Investments tract, N-0°51'16"-E, 195.49' (feet) to a Mag nail found on the centerline of said County Road 87, passing for reference an iron pipe found on the south line of said road at 175.49' (feet);

Thence with the centerline of said County Road 87, S-89°08'51"-E, 300.00' (feet), to the place of beginning.

Containing 1.346 acre, of which 0.204 acre is within the road right-of-way, and being subject to the rights of all legal highways and all easements of record.

Being part of a 3.00 acre tract conveyed to Nathan and Emma Mattson by deed recorded in Official Record 1421, Page 3678, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by Terry A. Hoppes, Professional Surveyor No. 6352, February 18, 2025. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on Ohio State Plane Coordinates, NAD 1983, North Zone, resulting in a bearing for the centerline of Township Road 83 of S-0°51'16"-W.



Terry A. Hoppes, P.S. No. 6352





2-28-25
APPROVED

LEGAL DESCRIPTION FOR MATTSON'S 1.654 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Stokes Township, and being a part of Section 28, Town 6, Range 8, Between the Miami Rivers Survey, and being more particularly described as follows:

Beginning for reference at a Mag nail set at the intersection of the centerline of County Road 87, 40' Right-of-Way, with the centerline of Township Road 83, 33' Right-of-Way;

Thence with the centerline of said Township Road 83, S-0°51'16"-W, 195.49' (feet), to a Mag Nail found at the **PRINCIPLE PLACE OF BEGINNING** for the hereinafter described tract;

Thence with the centerline of said Township Road 83, S-0°51'16"-W, 240.11' (feet), to a Mag Nail found at the northeast corner of a 31.39 acre tract conveyed to Conry Investments LTD. by deed recorded in Official Record 475, Page 524, Tract B;

Thence with the north line of said Conry Investments tract, N-89°08'51"-W, 300.00' (feet), to an iron pipe found at a corner of said 31.39 acre tract, passing for reference an iron bar found on the west right-of-way line of said Township Road 83 at 16.50' (feet);

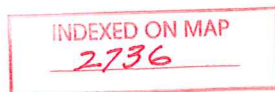
Thence with the east line of said Conry Investments tract, N-0°51'16"-E, 240.11' (feet) to an iron bar set;

Thence, S-89°08'51"-E, 300.00' (feet), to the place of beginning, passing for reference an iron bar found at 283.50' (feet).

Containing 1.654 acre, of which 0.091 acre is within the road right-of-way, and being subject to the rights of all legal highways and all easements of record.

Being part of a 3.00 acre tract conveyed to Nathan and Emma Mattson by deed recorded in Official Record 1421, Page 3678, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by Terry A. Hoppes, Professional Surveyor No. 6352, February 18, 2025. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on Ohio State Plane Coordinates, NAD 1983, North Zone, resulting in a bearing for the centerline of Township Road 83 of S-0°51'16"-W.



Terry A. Hoppes, P.S. No. 6352



LEGEND

- = 5/8" IRON BAR.....FOUND
- ⊗ = 7/8" IRON PIPE.....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

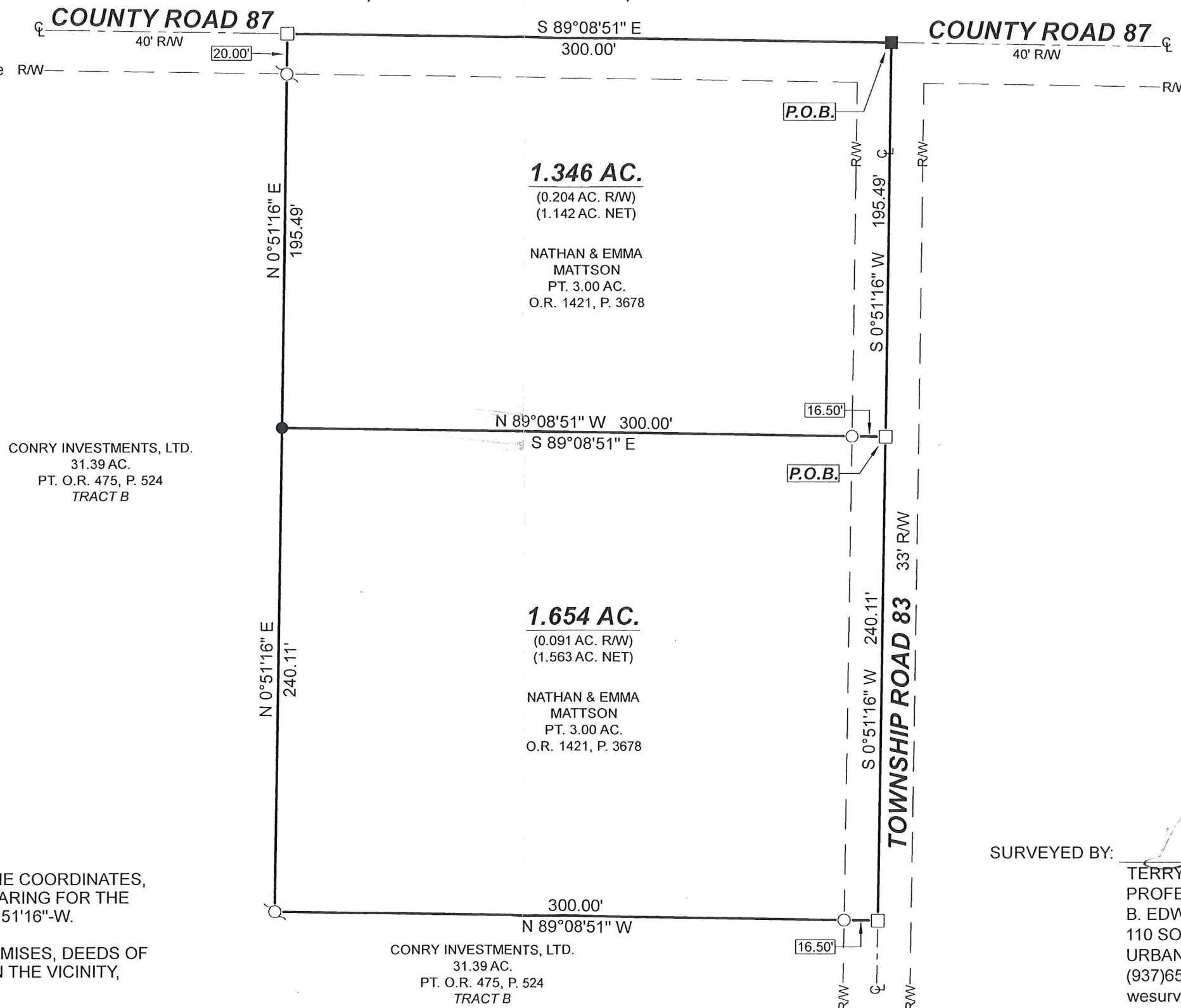
PLAT OF SURVEY

STOKES TOWNSHIP, LOGAN COUNTY, OHIO
SECTION 28, TOWN 6 SOUTH, RANGE 8 EAST

SCALE: 1" = 60'



DATE: FEBRUARY 18, 2025



NOTE:

- BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATES, NAD 1983, NORTH ZONE, RESULTING IN A BEARING FOR THE CENTERLINE OF TOWNSHIP ROAD 83 OF S-0°51'16"-W.
- REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, PLATS OF SURVEYS IN THE VICINITY, COUNTY TAX AND AERIAL MAPS.



SURVEYED BY:



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