

Case - Pummell Survey Bokescreek Township May 1965 1.50 Acres.

The following described land in Bokescreek Township, Logan County, Ohio and being in V.M.S. 13068.

Beginning at a small iron in the center of State Route Number 47 ( Being the State Route from Bellefontaine to West Mansfield ) at the S.W. corner of 35.00 acre tract in the name of N.P. McCulloch and also being the S.E. corner of Donald L. Pummell's one acre tract.

Thence with the center of State Route Number 47 N. 85° - 00' W. 250.00 feet to a small iron said iron being the true beginning point of this survey. Said beginning point also being the S.W. corner of said Pummell one acre tract.

Thence with the west side of said Pummell one acre tract N. 5° - 00' E. ~~174.50~~ 174.50 feet to an iron at the N.W. corner of the Pummell one acre tract. The last described line passing an iron at the north side of the State Highway at 40.00 feet.

Thence with the north side of the Pummell one acre tract S. 85° - 00' E. 249.25 feet to an iron in the west side of said McCulloch 35.00 acre tract.

Thence with the west side of said 35.00 acre tract N. 4° - 45' E. 128.70 feet to an iron.

Thence N. 85° - 00' W. ~~385.00~~ <sup>388.00</sup> feet to an iron.

Thence S. 5° - 00' W. 303.20 feet to the center of State Route Number 47. The last described line passing an iron at the north side of State Route Number 47 at 263.20 feet.

Thence with the center of State Route Number 47 S. 85° - 00' E. 110.00 feet to the place of beginning.

The above described tract contains 1.50 acres.

cc  
Logan County Engineer.

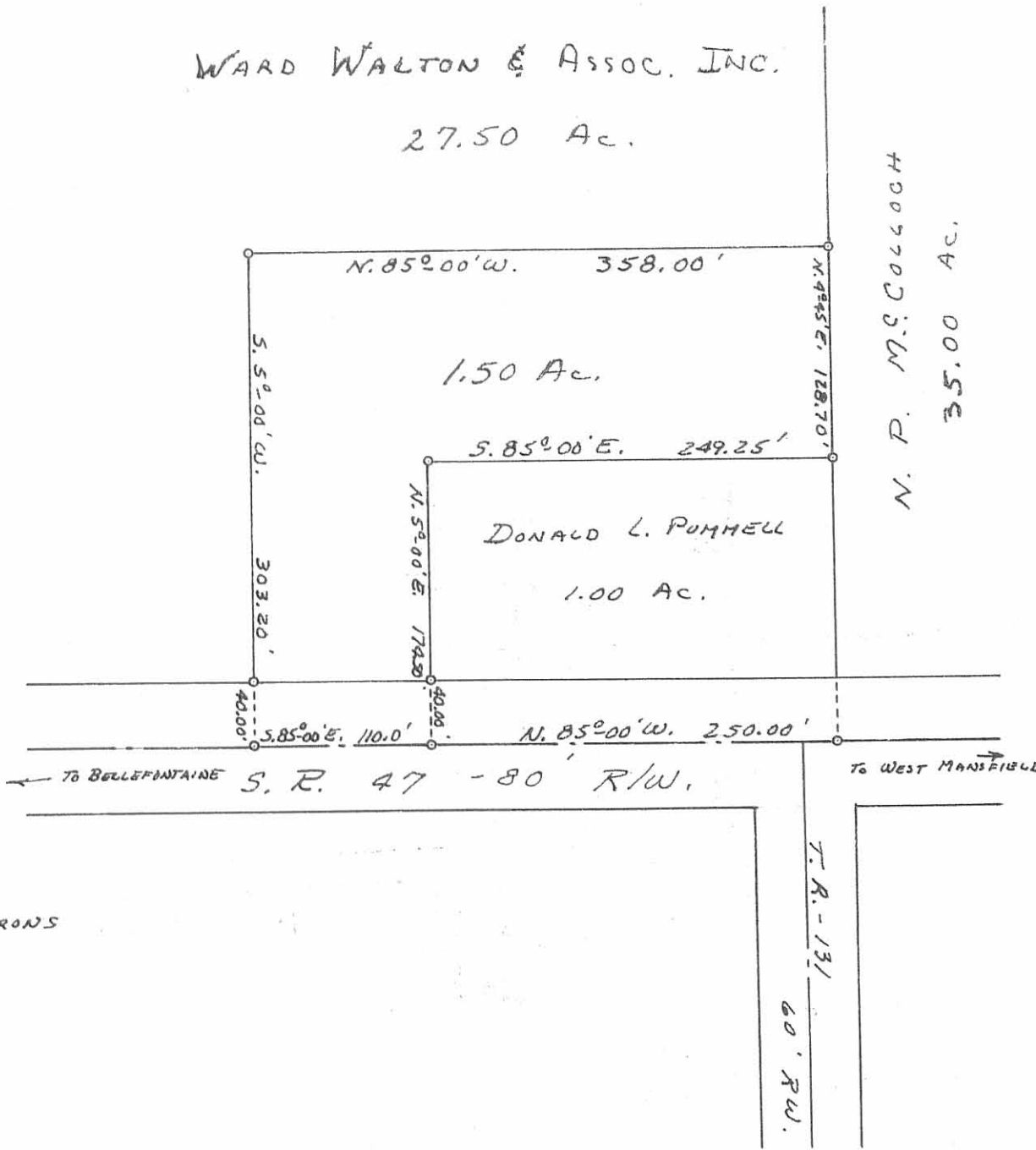


3784 11

INDEXED ON MAP

WARD WALTON & ASSOC. INC.

27.50 AC.



O - IRONS

CASE - PUMMELL SURVEY  
V.M.S. 13068

BOKESCREEK TOWNSHIP  
LOGAN COUNTY, OHIO  
SURVEYED BY F.F. WRIGHT

MAY 1965  
SCALE: 1" = 100'

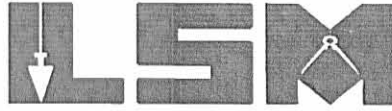
DRAWN BY D.E.G.  
9/2/65

REC'D 3-5-02 SMJ OK

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117 N. Madriver St.  
Bellefontaine OH 43311



Phone: (937) 593-7335  
Fax: (937) 593-7444

## HAYS 27.610 ACRES

Lying in Virginia Military Survey 13068, Bokescreek Township, Logan County, Ohio.

Being all of the Peggy J. Hays and Donald D. Hays, Trustees 27.50 acre tract as deeded and described in Official Record 267, Page 511, Tract I of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 1 inch iron rod found on the south line of Virginia Military Survey 13068 at the intersection of the center-lines of Ohio Route 47 and Township Road 131.

THENCE, with the south line of Virginia Military Survey 13068 and the center-line of Ohio Route 47 (85 feet wide), N 86°-15'-00" W, a distance of 79.55 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE, with the south line of Virginia Military Survey 13068 and the center-line of Ohio Route 47, N 86°-15'-00" W, a distance of 189.28 feet to a MAG nail set.

THENCE, with the east line of the Huntington National Bank of Columbus, Trustee 43.9 acre tract (Vol. 384, Pg. 183), N 3°-01'-14" E, a distance of 2391.75 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 42.50 feet.

THENCE, with the north line of Virginia Military Survey 13068 and the south line of the Peggy J. Hays, Trustee 1427.109 acre tract (O.R. 267, Pg. 511, Tract II), S 86°-15'-53" E, a distance of 547.50 feet to a 5/8 inch iron rod set.

THENCE, with the west line of the Huntington National Bank of Columbus, Trustee 35.0 acre tract (Vol. 384, Pg. 183), S 2°-58'-41" W, a distance of 2088.72 feet to a 5/8 inch iron rod set.

THENCE, with the north line of Joseph K. Mathys 2.50 acre tract (O.R. 3, Pg. 509), N 86°-15'-00" W, a distance of 358.00 feet to a 5/8 inch iron rod set.

THENCE, with the west line of the said 2.50 acre tract, S 3°-21'-22" W, a distance of 303.18 feet to the point of beginning, passing a 5/8 inch iron rod set at 260.68 feet.

Containing 27.610 acres, of which 0.185 acre is within the highway right-of-way.

The basis for bearings is the south line of Virginia Military Survey 13068, being N 86°-15'-00" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on February 28, 2002.

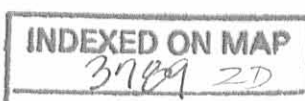
Description prepared by:



Jeffrey I. Lee  
Professional Surveyor 6359  
March 3, 2002



ORIGINAL STAMP IN GREEN-3316



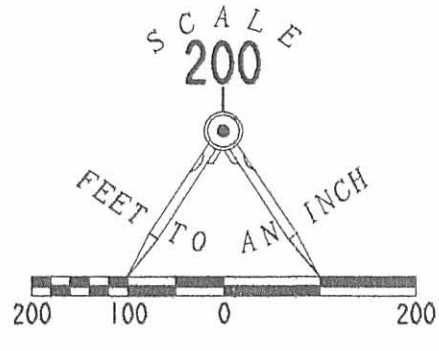
REC'D 3-5-02 SM AK

V.M.S. 7995  
V.M.S. 13068

PEGGY J. HAYS AND  
DONALD D. HAYS, TRUSTEES  
1427.109 ACRES  
O.R. 267, PG. 511, TRACT II

THE HUNTINGTON NATIONAL  
BANK OF COLUMBUS, TRUSTEE  
43.9 ACRES  
VOL. 384, PG. 183

PEGGY J. HAYS AND  
DONALD D. HAYS, TRUSTEES  
27.50 ACRES  
O.R. 267, PG. 511, TRACT I



LEGEND

- 5/8 INCH IRON ROD SET
- 1 INCH IRON ROD FOUND
- ⊙ MAG NAIL SET

27.610 ACRES  
OF WHICH 0.185 ACRE IS IN THE  
HIGHWAY RIGHT-OF-WAY

THE HUNTINGTON NATIONAL  
BANK OF COLUMBUS, TRUSTEE  
35.0 ACRES  
VOL. 384, PG. 183

N 03° 01' 14" E  
2391.75'

2088.72'  
S 02° 58' 41" W

V.M.S. 13068

47

(85' WIDE)

189.28'

N 86° 15' 00" W

V.M.S. 6251

(BASIS FOR BEARINGS)

TOWNSHIP ROAD 131

358.00'  
N 86° 15' 00" W  
JOSEPH K. MATHYS AND  
SANDRA J. MATHYS  
2.50 ACRES  
O.R. 3, PG. 509  
303.18'  
S 03° 21' 22" W  
42.50'  
79.55'

RETRACEMENT SURVEY OF THE  
PEGGY J. HAYS AND  
DONALD D. HAYS, TRUSTEES  
27.50 ACRE TRACT  
OFFICIAL RECORD 267, PAGE 511  
TRACT I  
VIRGINIA MILITARY SURVEY 13068  
BOKESCREEK TOWNSHIP  
LOGAN COUNTY, OHIO



ORIGINAL STAMP IN GREEN

SURVEYED BY:  
*Jeffrey I. Lee*  
JEFFREY I. LEE  
PROFESSIONAL SURVEYOR 6359  
FEBRUARY 20, 2002

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INDEXED ON MAP  
3789 ZP

9-25-12 SMJ DLK

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## HAYS 27.610 ACRES

Lying in Virginia Military Survey 13068, Bokescreek Township, Logan County, Ohio.

Being all of the Donald D. Hays, Trustees etal 27.50 acre tract as deeded and described in Official Record 317, Page 396, Tract I of the Logan County Records of Deeds and being more particularly described as follows:

Commencing at a MAG nail set at the intersection of center-lines of Ohio Route 47 (85 feet wide) and Township Road 131 (60 feet wide).

THENCE, with the center-line of Ohio Route 47, N 86°-15'-00"W, a distance of 230.30 feet to a MAG nail found at the TRUE POINT OF BEGINNING.

THENCE, with said center-line, N 86°-15'-00"W, a distance of 189.28 feet to a MAG nail found.

THENCE, with the east line of the Huntington National Bank of Columbus, Trustee 43.9 acre tract (Vol. 384, Pg. 183), N 03°-01'-14"E, a distance of 2391.75 feet to a 5/8 inch iron rod found, passing a 5/8 inch iron rod found at 42.50 feet.

THENCE, with the north line of Virginia Military Survey 13068 and the south line of the Donald D. Hays, trustee etal original 1448.76 acre tract (O.R. 317, Pg. 396, Tract II), S 86°-15'-53"E, a distance of 547.50 feet to a 5/8 inch iron rod found.

THENCE, with the west line of the Huntington National Bank of Columbus, Trustee 35.0 acre tract (Vol. 384, Pg. 183 Tract Two), S 02°-58'-41"W, a distance of 2088.72 feet to a 5/8 inch iron rod found.

THENCE, with the lines of the Timothy D. Tevis 2.50 acre tract (O.R. 956, Pg. 905), the following two courses:

N 86°-15'-00"W, a distance of 358.00 feet to a 5/8 inch iron rod found.

S 03°-21'-22"W, a distance of 303.18 feet to the point of beginning, passing a 5/8 inch iron rod found at 260.68 feet.

Containing 27.610 acres of which 0.185 acre is within the highway right-of-way.

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

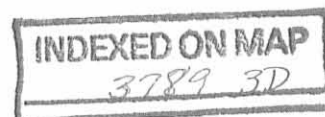
The basis for bearings is the center-line of Ohio Route 47, being N 86°-15'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on February 20, 2002 and September 20, 2012.



Description prepared by:

*William K. Bruce*

William K. Bruce  
Professional Surveyor 7437  
September 20, 2012

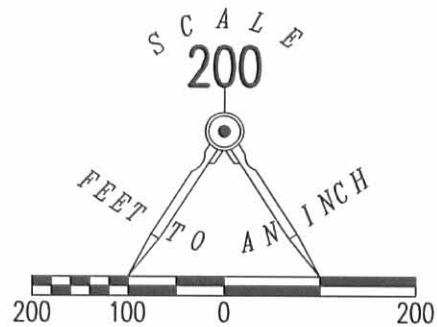


L-3316

9-25-12 SMY 06

DONALD D. HAYS, TRUSTEE ETAL  
ORIGINAL 1448.76 ACRE TRACT  
O.R. 317, PG. 396  
TRACT II

V.M.S. 7995  
V.M.S. 13068



THE HUNTINGTON NATIONAL  
BANK OF COLUMBUS,  
TRUSTEE  
43.9 ACRE TRACT  
VOL. 384, PG. 183

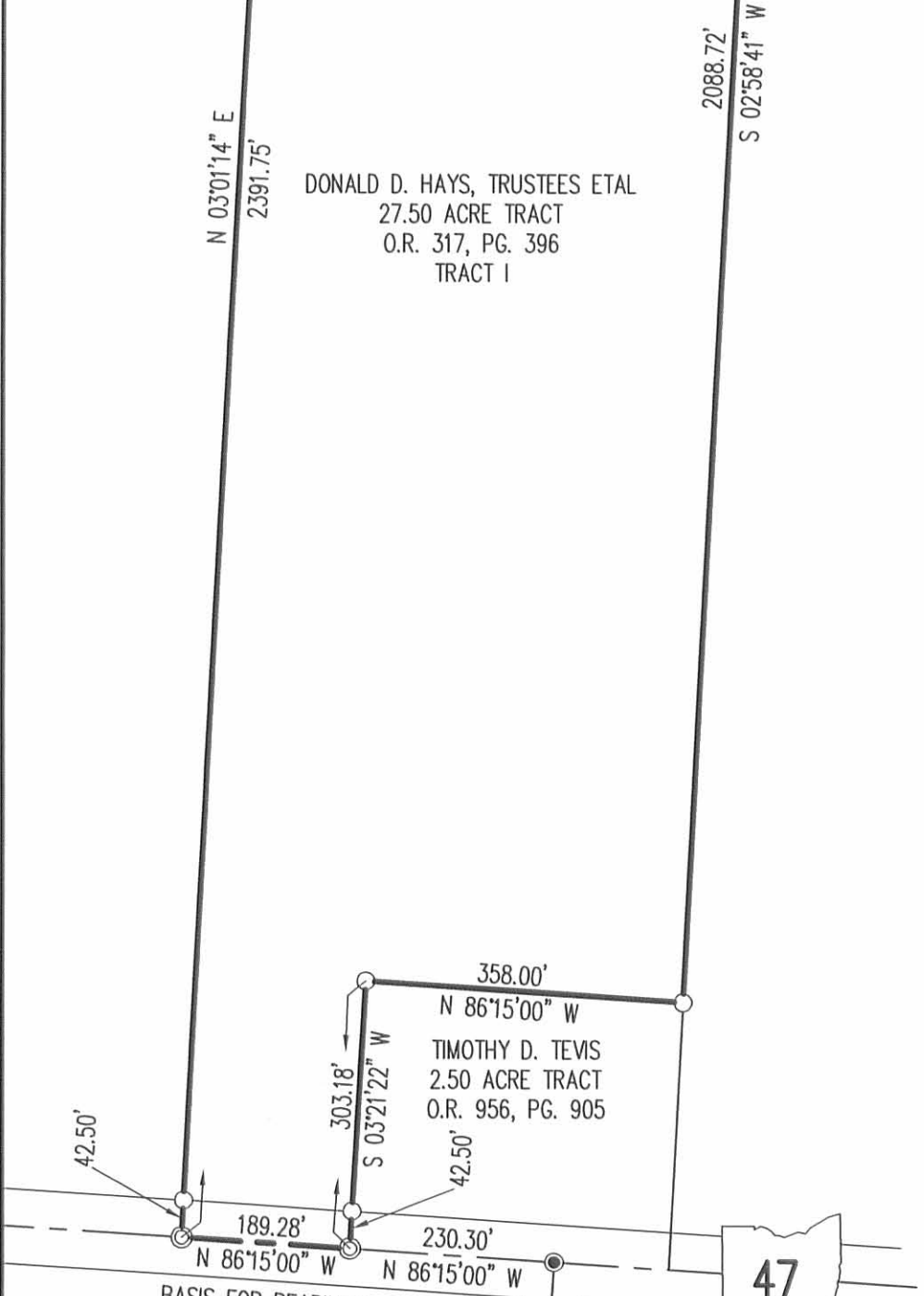
**27.610 ACRES**

0.185 ACRE IS WITHIN THE  
HIGHWAY RIGHT-OF-WAY.

THE HUNTINGTON NATIONAL BANK  
OF COLUMBUS, TRUSTEE  
35.0 ACRE TRACT  
VOL. 384, PG. 183  
TRACT TWO

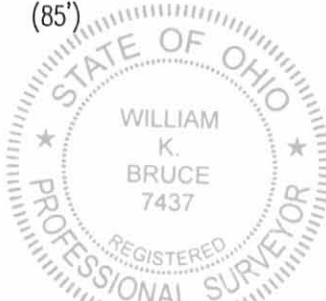
DONALD D. HAYS, TRUSTEES ETAL  
27.50 ACRE TRACT  
O.R. 317, PG. 396  
TRACT I

**RETRACEMENT SURVEY OF THE  
DONALD D. HAYS, TRUSTEES ETAL  
27.50 ACRE TRACT  
OFFICIAL RECORD 317, PAGE 396  
TRACT I  
VIRGINIA MILITARY SURVEY 13068  
BOKESCREEK TOWNSHIP  
LOGAN COUNTY, OHIO**



189.28' N 86°15'00\" W  
230.30' N 86°15'00\" W  
BASIS FOR BEARINGS

TOWNSHIP ROAD 131  
(60')



SURVEYED BY:

*William K. Bruce*  
WILLIAM K. BRUCE  
PROFESSIONAL SURVEYOR 7437  
FEBRUARY 20, 2002  
SEPTEMBER 20, 2012

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ADW Z302 DHAYS-R L-3316-3

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**INDEXED ON MAP**  
3789 3P

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## PROFESSIONAL SURVEYOR'S AFFIDAVIT

William K. Bruce, being first duly sworn, deposes and says that he is a Registered Professional Surveyor under the laws of the State of Ohio, being Professional Surveyor No. 7437 and that he is making this affidavit for the purposes of correcting the description to certain real estate situated in Bokescreek Township, Logan County, Ohio, presently owned by Timothy D. Tevis by virtue of a Warranty Deed recorded in Official Record Volume 956, Page 905 of the Logan County Records of Deeds.

The corrected description being as follows with corrections **underlined**:

Real property situated in the State of Ohio, County of Logan, Township of Bokescreek, being a part of Virginia Military Survey #13068 and more fully described as follows:

Beginning at a small iron in the center of State Route #47 (being the State Route from Bellefontaine to West Mansfield) at the S.W. corner of N. P. McCulloch's 35.00 acre tract and also being the S. E. corner of Ward Walton & Associates, Inc. 30.00 acre tract;

Thence with the West line of said McCulloch 35.00 acre tract and with the East line of said Walton 30.00 acre tract N 4° 45' E, 303.20 feet to an iron. The last described line passing an iron at the North side of the State Highway at 40.00 feet;

Thence N. 85° 00' W, 358.00 feet to an iron;

Thence S. 5° 00' W, 303.20 feet to the center of State Route #47. The last described line passing an iron at the North side of State Route #47 at 263.20 feet;

Thence with the center of State Route #47 S. 85° 00' E, 360.00 feet to the place of beginning.

The above described contains 2.50 acres and is out of the S.E. corner of a 30.00 acre tract in the name of Ward Walton & Associates, Inc.

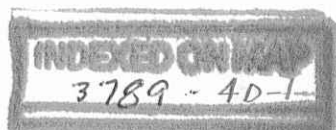
Parcel no. 04-068-00-00-022-000

Also known as 10505 State Route 47 E, West Mansfield, OH 43358

**DESCRIPTION CHECKED**  
**LOGAN CO. ENGINEER**

*W JLB 8-14-14*

MEMBER: AMERICAN CONGRESS ON SURVEYING & MAPPING (ACSM) • NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) PROFESSIONAL LAND SURVEYORS OF OHIO (PLSO)



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This affidavit is made in compliance with Revised Code of Ohio Sec. 5301.252 and particularly to show an affidavit of a professional surveyor to reconcile conflicts and ambiguities in descriptions of land in recorded instruments as stated in paragraph B(5) of Section 5301.252. Under Sec. 5301.252(C) the County Recorder shall receive and cause such affidavit to be recorded as deeds are recorded.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

David L. Smith  
David L. Smith  
R. Craig Sabins  
R. Craig Sabins



William K. Bruce  
William K. Bruce  
Professional Surveyor No. 7437

STATE OF OHIO,  
LOGAN COUNTY, SS:

BE IT REMEMBERED, that on this 20<sup>th</sup> day of MAY, 2014, before me, the subscriber, a Notary Public in and for said County and State, personally came the above named William K. Bruce the maker of the foregoing Affidavit, and acknowledged the signing of the same to be his voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal, on the day and year last aforesaid.

Katharine S. Stanford  
Notary Public,

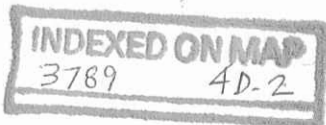


RECORDER:

Please cross reference to Official Record Volume 956, Page 905 in the Abstract of the Deed Records of Logan County, Ohio.

This instrument was prepared by William K. Bruce.

MEMBER: AMERICAN CONGRESS ON SURVEYING & MAPPING (ACSM) • NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) PROFESSIONAL LAND SURVEYORS OF OHIO (PLSO)





7-8-14

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surveys@lsminc.us

## HAYS, TRUSTEES ETAL 0.198 ACRE

Lying in Virginia Military Survey 13068, Bokescreek Township, Logan County, Ohio.

Being out of the Donald D. Hays, Trustees etal 27.50 acre tract as deeded and described in Official Record 317, Page 396, Tract I of the Logan County Records of Deeds and being more particularly described as follows:

Commencing at a MAG nail found at the intersection of center-lines of Ohio Route 47 (85 feet wide) and Township Road 131.

THENCE, with the center-line of Ohio Route 47, N 86°-15'-00"W, a distance of 230.30 feet to a MAG nail found.

THENCE, with the lines of the Timothy D. Tevis 2.50 acre tract (O.R. 956, Pg. 905), the following two courses:

N 03°-21'-22"E, a distance of 303.18 feet to a 5/8 inch iron rod found.

S 86°-14'-58"E, a distance of 120.48 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING.

THENCE, N 46°-17'-52"E, a distance of 36.39 feet to a 5/8 inch iron rod set.

THENCE, N 87°-13'-38"E, a distance of 213.60 feet to a 5/8 inch iron rod set.

THENCE, with the west line of The Huntington National Bank of Columbus, Trustee, 35.0 acre tract (Vol. 384, Pg. 183, Tract Two), S 02°-57'-48"W, a distance of 51.07 feet to a 5/8 inch iron rod found.

THENCE, with the north line of the said 2.50 acre tract, N 86°-15'-01"W, a distance of 237.52 feet to the point of beginning.

Containing 0.198 acre.

This parcel is to be attached to an adjoining tract of land and is not to be used as a separate and independent parcel.

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

The basis for bearings is the center-line of Ohio Route 47, being N 86°-15'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on June 27, 2014.

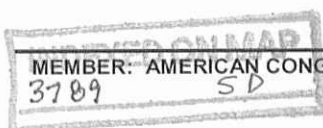
Description prepared by:

William K. Bruce  
Professional Surveyor 7437  
June 27, 2014

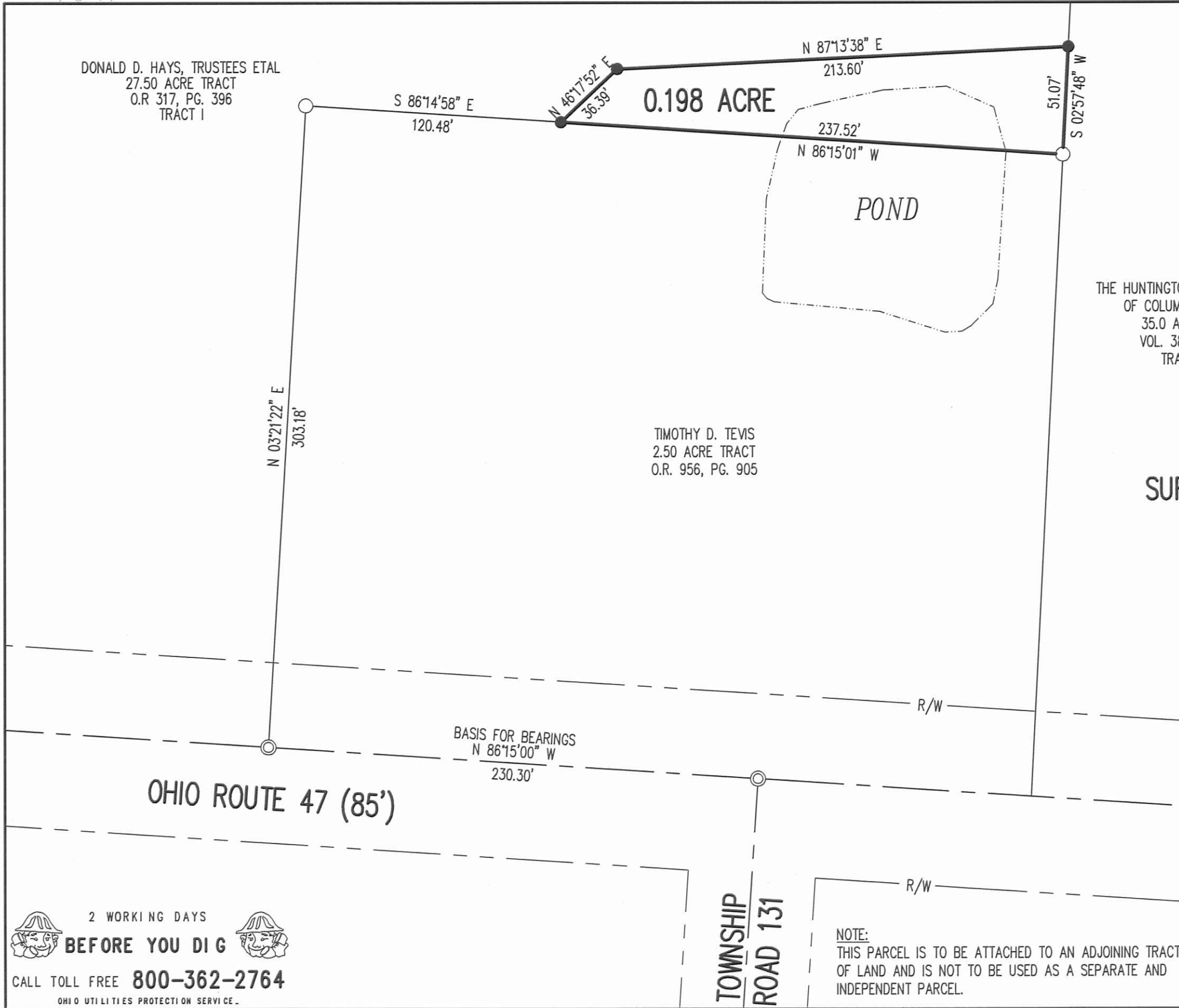
L-33160514



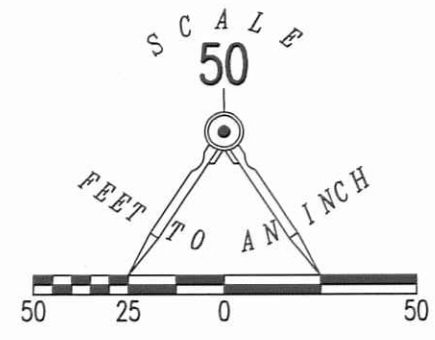
ORIGINAL STAMP IN GREEN



APPROVED  
7-8-14



THE HUNTINGTON NATIONAL BANK  
OF COLUMBUS, TRUSTEE  
35.0 ACRE TRACT  
VOL. 384, PG. 183  
TRACT TWO



- LEGEND
- 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM 7437"
  - 5/8 INCH IRON ROD FOUND
  - ◎ MAG NAIL FOUND

**SURVEY OF A 0.198 ACRE TRACT OUT OF THE DONALD D. HAYS, TRUSTEES ETAL 27.50 ACRE TRACT OFFICIAL RECORD 317, PAGE 396 TRACT I VIRGINIA MILITARY SURVEY 13068 BOKESCREEK TOWNSHIP LOGAN COUNTY, OHIO**

SURVEYED BY:  
*William K. Bruce*  
WILLIAM K. BRUCE  
PROFESSIONAL SURVEYOR 7437  
JUNE 27, 2014



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surveys@lsminc.us  
ADW D0514 33160514 L-3316-3

NOTE:  
THIS PARCEL IS TO BE ATTACHED TO AN ADJOINING TRACT OF LAND AND IS NOT TO BE USED AS A SEPARATE AND INDEPENDENT PARCEL.

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B-20-14

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## RICE 0.771 ACRE

Lying in Virginia Military Survey 13068, Bokescreek Township, Logan County, Ohio.

Being out of the James H. Rice 2.50 acre tract as deeded and described in Official Record 1156, Page 452 and 455 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing at a MAG found at the intersection of center-lines of Ohio Route 47 (85 feet wide) and Township Road 131.

THENCE, with the center-line of Ohio Route 47, N 86°-15'-00"W, a distance of 129.13 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE, with the center-line of Ohio Route 47, N 86°-15'-00"W, a distance of 101.17 feet to a MAG nail found.

THENCE, with the lines of the Donald D. Hays, Trustees etal 27.50 acre tract (O.R. 317, Pg. 396, Tract I), the following two courses:

N 03°-21'-22"E, a distance of 303.18 feet to a 5/8 inch iron rod found, passing a 5/8 inch iron rod found at 42.50 feet.

S 86°-14'-58"E, a distance of 120.48 feet to a 5/8 inch iron rod found.

THENCE, S 07°-00'-06"W, a distance of 303.66 feet to the point of beginning, passing a 5/8 inch iron rod set at 261.10 feet.

Containing 0.771 acre of which 0.094 acre is within the highway right-of-way.

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

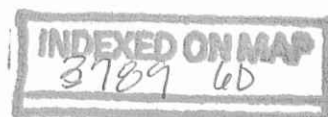
The basis for bearings is the center-line of Ohio Route 47, being N 86°-15'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on August 18, 2014.

Description prepared by:

William K. Bruce  
Professional Surveyor 7437  
August 18, 2014

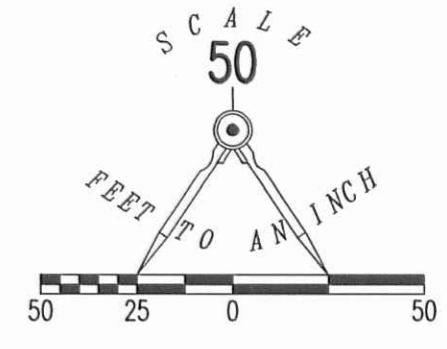
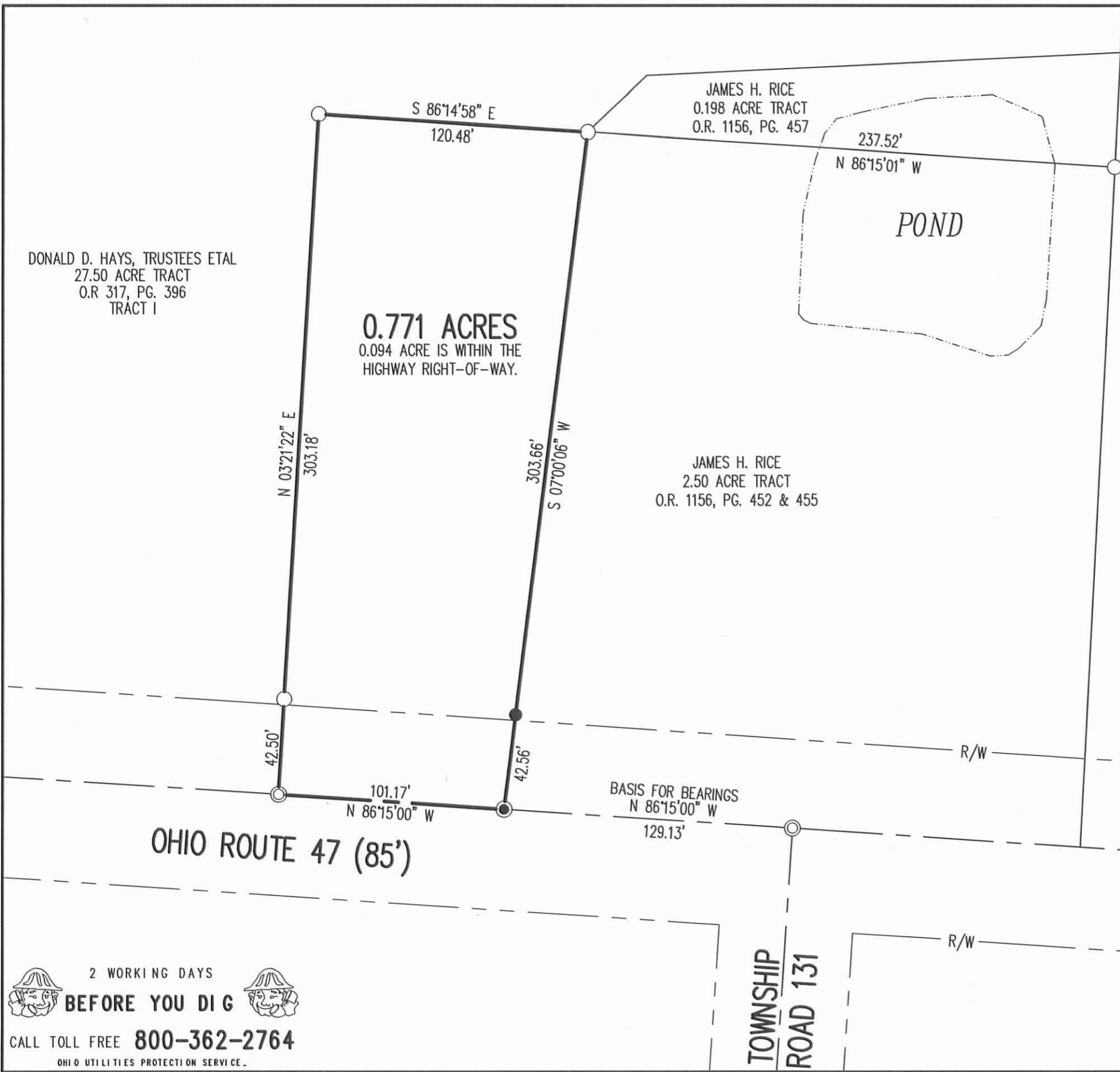


L-33160814



8-20-14

**APPROVED**

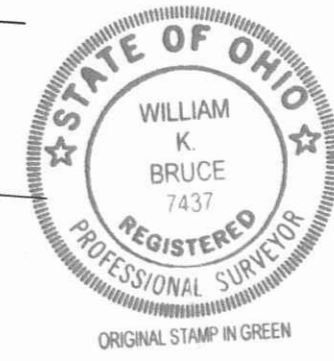


- LEGEND
- 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM 7437"
  - 5/8 INCH IRON ROD FOUND
  - ⊙ MAG NAIL SET
  - ⊙ MAG NAIL FOUND

**SURVEY OF A 0.771 ACRE TRACT OUT OF THE  
 JAMES H. RICE  
 2.50 ACRE TRACT  
 OFFICIAL RECORD 1156, PAGE 452 & 455  
 VIRGINIA MILITARY SURVEY 13068  
 BOKESCREEK TOWNSHIP  
 LOGAN COUNTY, OHIO**

SURVEYED BY:  
*William K. Bruce*

WILLIAM K. BRUCE  
 PROFESSIONAL SURVEYOR 7437  
 AUGUST 18, 2014



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 OHIO UTILITIES PROTECTION SERVICE.

TOWNSHIP  
 ROAD 131

INDEXED ON MAP  
 3789 6P



Legal Description  
**2.004 acres**

The following described tract of land is situated in the State of Ohio, Logan County, Bokescreek Township, V.M.S. 13068, being part of Rice Family Farms, LLC's 43.9 acre Parcel 3 described in Official Record 1291, page 346 and being more particularly described as follows:

Commencing at a MAG nail found marking the intersection of the centerline of State Route 47 (85') with the centerline of Township Road 131;

Thence North 85°20'49" West 954.70 feet, following the centerline of State Route 47, to a MAG nail set in the south line of said 43.9 acre tract and marking the *point of beginning*;


Thence **North 85°20'49" West 249.50 feet**, following the centerline of State Route 47 and the south line of said 43.9 acre tract, to a MAG nail set marking the southwest corner of said 43.9 acre tract and the southeast corner of Rice Family Farms, LLC's 73.78 acre tract Parcels 4, 5 and 6, Tract 2 (O.R. 1291, page 346);

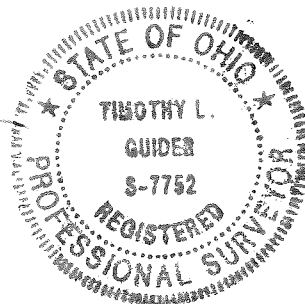
Thence **North 02°54'15" East 350.54 feet**, following the west line of said 43.9 acre tract and the east line of said 73.78 acre tract, passing at 41.59 feet an iron pin set, to an iron pin set;

Thence **South 85°07'20" East 249.50 feet**, entering said 43.90 acre tract, to an iron pin set;

Thence **South 02°53'56" West 349.57 feet**, passing at 309.49 feet an iron pin set, to the *point of beginning*, containing **2.004 acres**, more or less, 0.229 acres within the road right of way. Subject to all valid easements and restrictions of record.

I, Timothy L. Guider, hereby certify that this description was prepared from an actual field survey made by me during the month of September 2018 and that monuments were set or found as indicated herein. Iron pins set are 5/8" x 30" reinforcing rods with caps marked "GUIDER S 7752". Basis of Bearing: State Plane Coordinate System, Ohio North Zone, NAD83.

  
 Timothy L. Guider R.S. #7752  
 Guider Surveying, Inc.  
 19550 Delaware County Line Rd.  
 Marysville, Ohio 43040  
 (740)666-8902



Date: 9/21/18  
 Job# 18171

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9-27-18

APPROVED

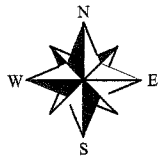
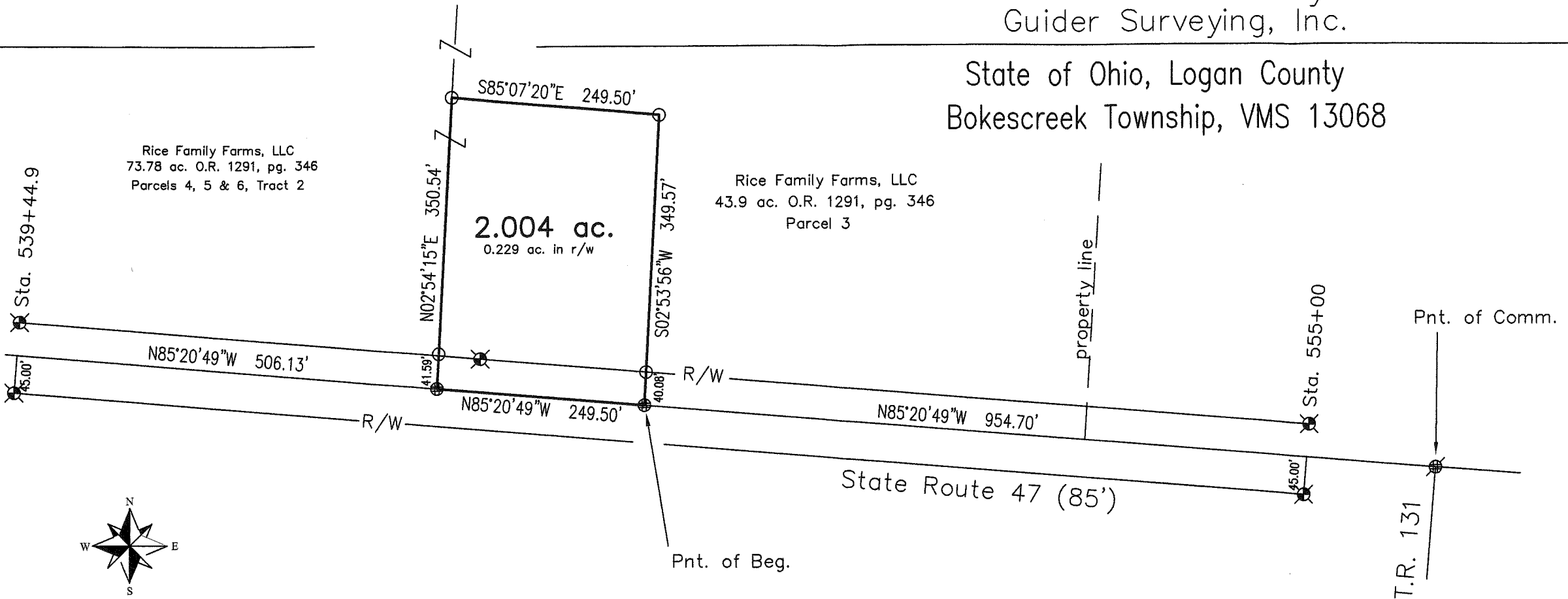
# Plat of Survey Guider Surveying, Inc.

State of Ohio, Logan County  
Bokescreek Township, VMS 13068

Rice Family Farms, LLC  
73.78 ac. O.R. 1291, pg. 346  
Parcels 4, 5 & 6, Tract 2

Rice Family Farms, LLC  
43.9 ac. O.R. 1291, pg. 346  
Parcel 3

2.004 ac.  
0.229 ac. in r/w

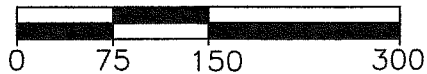


SCALE : 1" = 200'

### Basis of Bearing

State Plane Coordinate System  
Ohio North Zone, NAD83

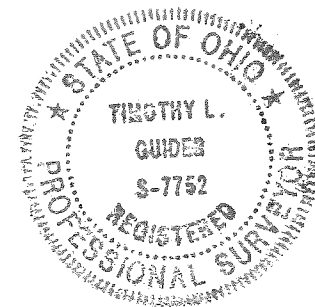
Scale in Feet



### Legend

- - 5/8" x 30" Iron pin set with cap marked "GUIDER S 7752"
- ⊕ - MAG nail set
- ⊗ - MAG nail found
- ⊗ - R/W Monument found

INDEXED ON MAP  
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### Surveyor's Certification

I hereby certify that this plat is an accurate representation of a field survey made by me and is correct to the best of my knowledge.

*Timothy L. Guider*  
 Timothy L. Guider R.S. #7752  
 Guider Surveying, Inc.  
 19550 Delaware County Line Road  
 Marysville, Ohio 43040  
 (740)-666-8902

9/21/18  
Date

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