

REC'D 4-11-06 SAMOK

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

1975-2005 - 30 YEARS OF EXCELLENCE

**DALLY
88.772 ACRES**

Lying in Virginia Military Surveys 13068, 775 - 6155, Bokescreek Township, Logan County, Ohio.

Being out of the Mona B. Dally original 117.50 acre tract, 40 acre tract and 20 acre tract as deeded and described in Official Record 346, Page 833, Tract II of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a MAG nail set on the west line of Virginia Military Survey 13068 on the center-line of Ohio Route 47.

THENCE, with the the center-line of Ohio Route 47 (variable widths), the following two courses:

S 60°-24'-55"E, a distance of 579.10 feet to a 5/8 inch iron rod found.

S 83°-18'-00"E, passing into Virginia Military Survey 775 - 6155, a distance of 888.28 feet to a MAG nail set.

THENCE, S 0°-43'-14"E, a distance of 2803.23 feet to a MAG nail set on the center-line of County Highway 8, passing 5/8 inch iron rods set at 40.34 feet and 2770.22 feet.

THENCE, with the center-line of County Highway 8 (60 feet wide), S 64°-37'-26"W, a distance of 335.72 feet to a MAG nail set.

THENCE, with the lines of the Carol J. Culp, Trustee 13.75 acre tract (O.R. 526, Pg. 304, Tract I), the following two courses:

N 14°-17'-46"W, a distance of 433.91 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 30.57 feet.

S 80°-14'-03"W, passing into Virginia Military Survey 13068, a distance of 986.11 feet to a 5/8 inch iron rod set.

THENCE, with the west line of Virginia Military Survey 13068 and the east lines of the Carol J. Culp, Trustee 49.12 acre tract and 96.267 acre tract (O.R. 526, Pg. 304, Tracts III and II), N 0°-43'-14"W, a distance of 3083.47 feet to the point of beginning, passing a 5/8 inch iron rod set at 3034.89 feet.


Containing 88.772 acres, of which 1.696 acres are within the highway rights of way. There are 27.241 acres in Virginia Military Survey 13068 and 61.531 acres in Virginia Military Survey 775 - 6155.

The basis for bearings is the center-line of Ohio Route 47 in Virginia Military Survey 775 - 6155, being S 83°-18'-00"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on April 5, 2006.



ORIGINAL STAMP IN GREEN

Description prepared by:


Jeffrey I. Lee
Professional Surveyor 6359
April 7, 2006

4205036



REV'D 4-11-06 SUM/ALC

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Phone: (937) 593-7335
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1975-2005 - 30 YEARS OF EXCELLENCE

**DALLY
88.848 ACRES**

Lying in Virginia Military Survey 775 - 6155, in the Village of West Mansfield and Bokescreeek Township, Logan County, Ohio.

Being out of the Mona B. Dally original 117.50 acre tract as deeded and described in Official Record 346, Page 833, Tract II of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a MAG nail set on the west line of Virginia Military Survey 13068 on the center-line of Ohio Route 47.

THENCE, with the the center-line of Ohio Route 47 (variable widths), the following two courses:

S 60°-24'-55"E, a distance of 579.10 feet to a 5/8 inch iron rod found.

S 83°-18'-00"E, passing into Virginia Military Surveys 775 and 6155, a distance of 888.28 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE, with the center-line of Ohio Route 47 (Lake Street), the following two courses:

S 83°-18'-00"E, passing the Village of West Mansfield west Corporation Line, a distance of 1501.41 feet to a MAG nail set (Station 645+00).

S 83°-17'-24"E, a distance of 74.53 feet to a railroad spike found.

THENCE, with the west line of the Houston C. Brown 2.891 acre tract (Vol. 360, Pg. 959), S 17°-19'-55"E, a distance of 32.85 feet to a 5/8 inch iron rod set.

THENCE, with the lines of the Joshua D. Orahod 0.250 acre tract (O.R. 598, Pg. 513), the following three courses:

N 83°-18'-00"W, a distance of 109.49 feet to a 5/8 inch iron rod set.

S 17°-19'-55"E, a distance of 155.00 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 10.93 feet.

N 83°-45'-06"E, a distance of 101.90 feet to a 5/8 inch iron rod set.

THENCE, with the west lines of the aforesaid 2.891 acre tract, the Anthony R. Fields 4.360 acre tract (O.R. 361, Pg. 577), the Monica S. Fields original 3 acre tract (O.R. 122, Pg. 61) and the Daniel D. Davis 1.94 acre tract (O.R. 630, Pg. 98), S 17°-19'-55"E, a distance of 1120.38 feet to a 5/8 inch iron rod found.

THENCE, with the north lines of the Thomas J. Weiland 0.982 acre tract (O.R. 754, Pg. 318) and the Kathern C. Prince 0.270 acre tract (O.R. 810, Pg. 67, Tract II), S 64°-41'-21"W, a distance of 263.74 feet to a 5/8 inch iron rod found.

THENCE, with the lines of the Village of West Mansfield 2.07 acre tract (Vol. 159, Pg. 534), the following two courses:

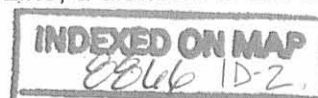
S 63°-49'-12"W, a distance of 317.16 feet to a 2 inch angle iron found in concrete.

S 25°-20'-46"E, a distance of 436.00 feet to a MAG nail set on the center-line of County Highway 8 (West Center Street), passing 5/8 inch iron rods set at 7.00 feet and 406.00 feet.

THENCE, with the center-line of County Highway 8 (60 feet wide), the following three courses:

S 64°-39'-14"W, a distance of 555.15 feet to a PK nail found.

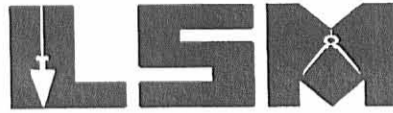
S 64°-35'-37"W, passing the Village of West Mansfield west Corporation Line, a distance of 561.03 feet to a 3/4 inch iron rod found.



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S 64°-37'-26"W, a distance of 627.92 feet to a MAG nail set.

THENCE, N 0°-43'-14W, a distance of 2803.23 feet to the point of beginning, passing 5/8 inch iron rods set at 33.01 feet and 2762.89 feet.

Containing 88.848 acres, of which 2.628 acres are within the highway rights of way. There are 55.812 acres in Virginia Military Surveys 775 and 6155 and 33.036 acres in the Village of West Mansfield.

The basis for bearings is the center-line of Ohio Route 47 in Virginia Military Survey 775 - 6155, being S 83°-18'-00"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on April 5, 2006.



ORIGINAL STAMP IN GREEN

Description prepared by:

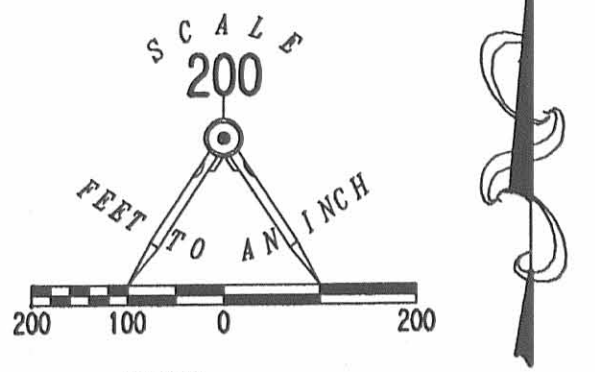
A handwritten signature in black ink, appearing to read 'J. Lee'.

Jeffrey I. Lee
Professional Surveyor 6359
April 7, 2006

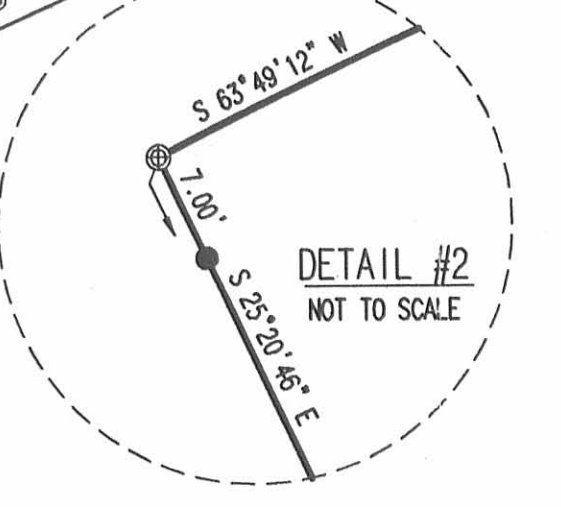
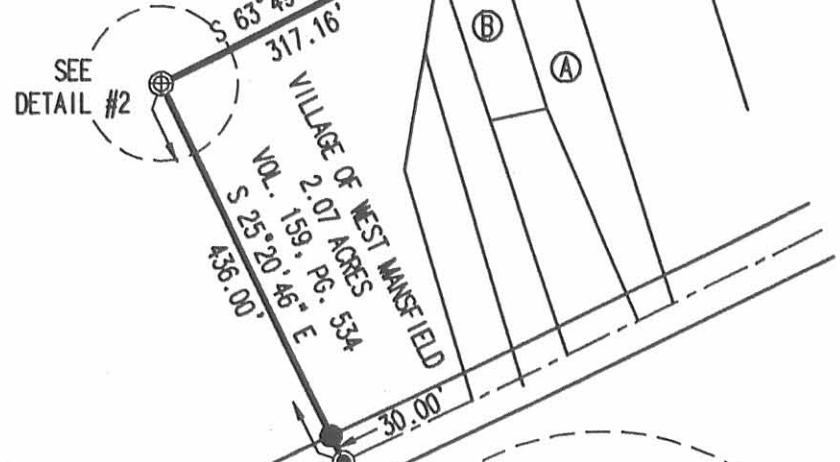
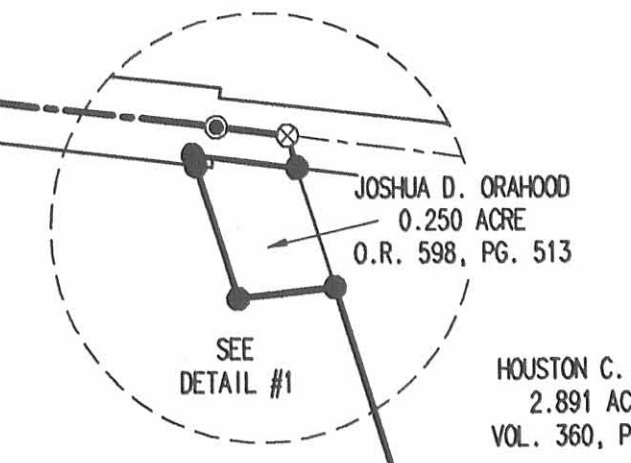
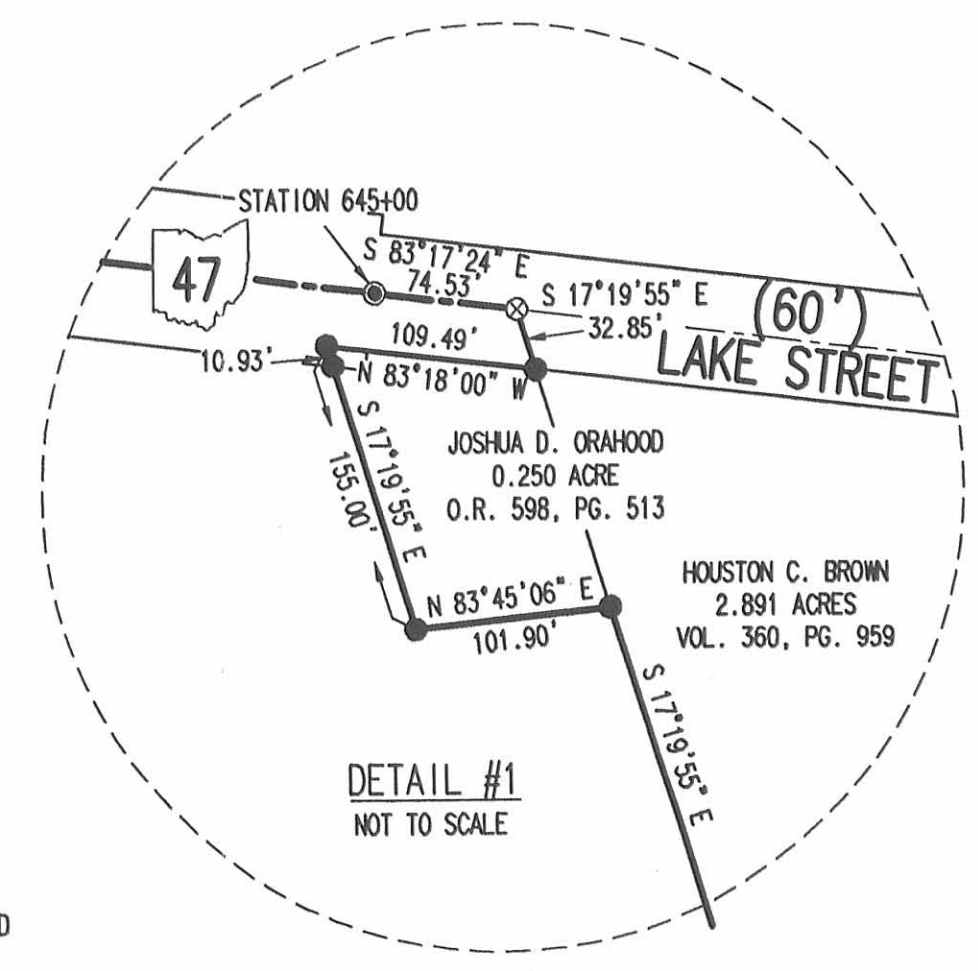
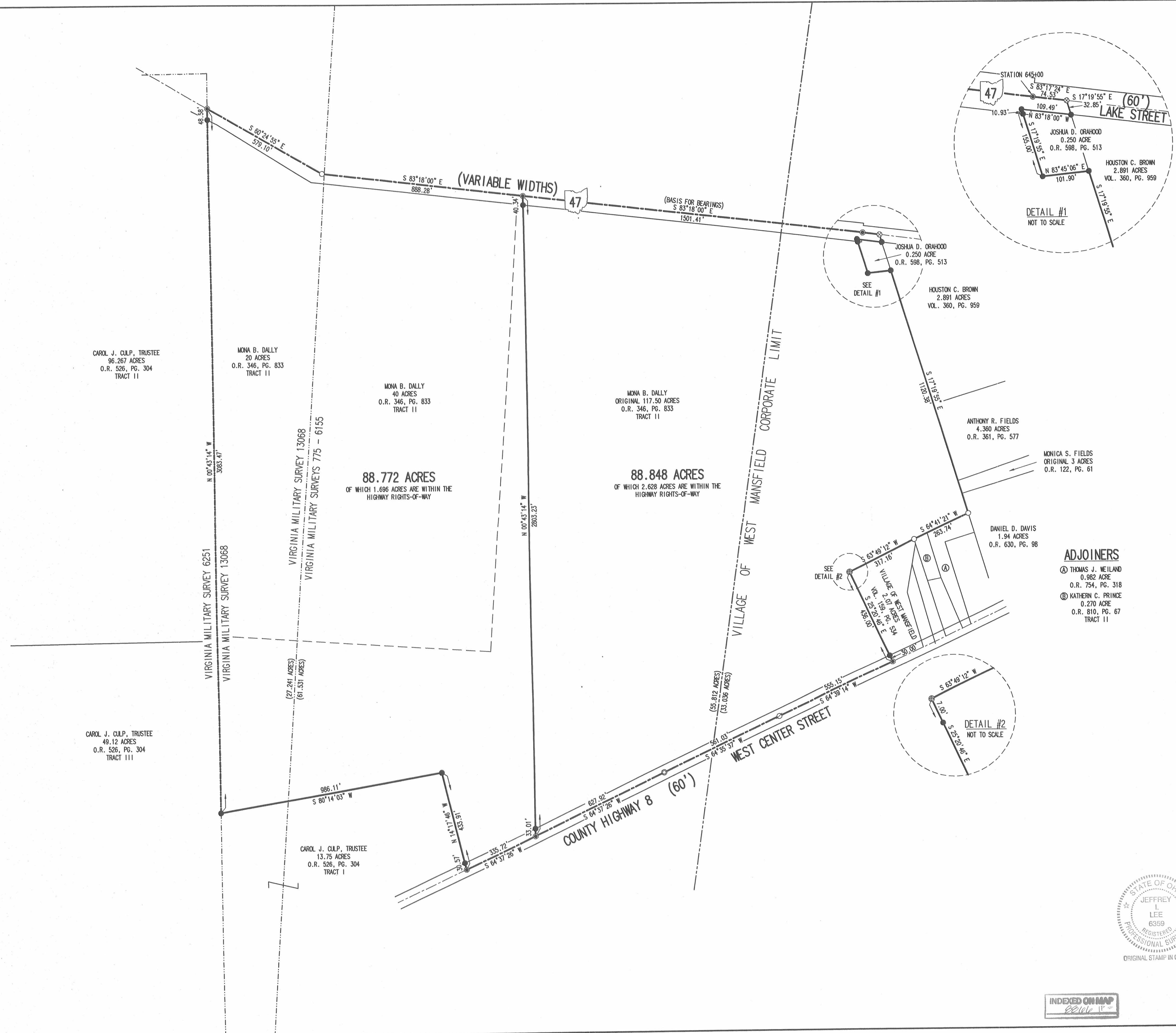
4205036



REVISED 4-11-06 SJM/BL



- LEGEND:
- MAG NAIL SET
 - ⊗ PK NAIL FOUND
 - ⊙ RAILROAD SPIKE FOUND
 - 5/8 INCH IRON ROD FOUND
 - 5/8 INCH IRON ROD SET
 - 3/4 INCH IRON ROD FOUND
 - ⊙ 2 INCH ANGLE IRON FOUND IN CONCRETE



88.772 ACRES
OF WHICH 1.696 ACRES ARE WITHIN THE
HIGHWAY RIGHTS-OF-WAY

88.848 ACRES
OF WHICH 2.628 ACRES ARE WITHIN THE
HIGHWAY RIGHTS-OF-WAY

ADJOINERS

- Ⓐ THOMAS J. WELAND
0.982 ACRE
O.R. 754, PG. 318
- Ⓑ KATHERN C. PRINCE
0.270 ACRE
O.R. 810, PG. 67
TRACT II

SURVEY OF TWO TRACTS OUT OF THE
MONA B. DALLY
ORIGINAL 117.50 ACRE TRACT,
40 ACRE TRACT AND 20 ACRE TRACT
OFFICIAL RECORD 346, PAGE 833
TRACT II
VIRGINIA MILITARY SURVEYS
13068, 775 - 6155
VILLAGE OF WEST MANSFIELD
BOKESCREEK TOWNSHIP
LOGAN COUNTY, OHIO



SURVEYED BY:
Jeffrey I. Lee
JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
APRIL 7, 2006

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LEE SURVEYING & MAPPING CO., INC.
117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335



2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE.

Received 12-23-93
OK(CR)

SURVEY FOR JOHN DALLY
35.000 ACRES
DECEMBER 23, 1993

The following described tract of land is situated in the State of Ohio, County of Logan, Township of Bokescreek, V.M.S. 775 and 6155, Village of West Mansfield, being part of John D. and Mona B. Dally's 117.50 acre and 40 acre tracts described in official record 88, page 919, and being more particularly described as follows:

Beginning for reference at a PK nail found at the intersection of the centerline of Dean Street with the centerline of State Route #47;

thence North 83°15'51" West (bearing based on an assumed meridian with all others based on angles turned) 898.88 feet, following the centerline of State Route #47 (reference Logan County S.H. 236 Sec. E (Pt.) C & West Mansfield (Pt.) R/W Plans), to a PK nail found, the right of way width of State Route #47 being 80.00 feet wide from this point west;

thence North 83°18'00" West 36.43 feet, continuing along the centerline of State Route #47, to a railroad spike set in the north line of said 117.50 acre tract and marking the place of beginning;

thence South 17°19'32" East 180.72 feet, crossing the right of way of State Route #47 and passing at 43.79 feet a 5/8" iron pin set, following the west line of Mary W. Clapsaddle's 0.25 acre tract described in deed volume 193, page 569, said 0.25 acre tract formerly part of said 117.50 acre tract, to a 5/8" iron pin set;

thence North 81°57'16" East 103.15 feet, following the south line of said 0.25 acre tract, to a 5/8" iron pin set in the west line of Houston C. and Judy Ann Brown's original 5.00 acre tract described in deed volume 360, page 959;

thence South 17°19'32" East 680.13 feet, following the west line of said 5.00 acre tract, the east line of said 117.50 acre tract, and the west line of Monica S. Fields' 3 acre tract described in official record 122, page 61, to a 5/8" iron pin set;

thence North 83°18'00" West 2197.73 feet, crossing said 117.50 acre tract and entering said 40 acre tract at approximately 1850 feet, to a 5/8" iron pin set;

thence North 6°42'00" East 760.00 feet, passing at 720.00 feet a 5/8" iron pin set, to a railroad spike set in the centerline of State Route #47;

thence South 83°18'00" East 1747.49 feet, following the centerline of State Route #47 and the north line of said 40 acre and 117.50 acre tracts, to the place of beginning,

INDEXED ON MAP
8866 2D-1

containing 35.000 acres, more or less, and subject to all valid easements and restrictions of record.

Of the above described 35.000 acre tract, 6.074 acres is part of said 40 acre tract and 28.926 acres is part of said 117.50 acre tract. Of the above described 28.926 acre tract, 11.343 acres is within the corporation limits of the Village of West Mansfield and 1.613 acre is within the right of way of State Route #47.

The above description was prepared from an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140 during the month of December, 1993. Iron pins set are 5/8" by 30" reinforcing rods with ID caps marked "CLAPSADDLE, R.S.#6140".

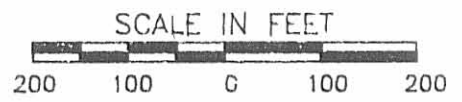
ATTEST: Paul R. Clapsaddle
Paul R. Clapsaddle, Registered Surveyor #6140
19019 West Darby Road
Marysville, Ohio 43040
(513) 747-2599



INDEXED ON MAP
8866 2D-2

DEAN STREET

REFERENCE BEGINNING



REFERENCE: LOGAN COUNTY S.H. 236(NOW S.R. 47) SEC. E (PT.) C,
AND WEST MANSFIELD (PT.) R/W PLANS

(ASSUMED BEARING)
NB3°15'51"W
898.88'

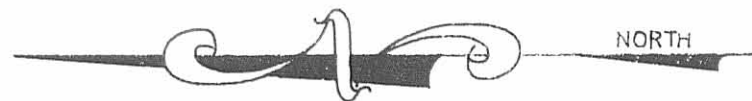
HOUSTON C. AND JUDY ANN BROWN
ORIG. 5 ACRE TRACT, D.V. 360, PG. 959

MONICA S. FIELDS
3 ACRES
O.R. 122, PG. 61

MARY W. CLAPSADDLE
0.25 AC.
193/568

PLACE OF BEGINNING

WEST MANSFIELD



- PK NAIL FOUND
- RAILROAD SPIKE FOUND
- RAILROAD SPIKE SET
- 5/8" IRON PIN FOUND
- 3/4" IRON PIN FOUND
- CORNER POST FOUND
- 5/8" IRON PIN SET WITH CAP MARKED "CLAPSADDLE RS 6140"

REFERENCE DEEDS SHOWN HEREON
BEARINGS INDICATED HEREON ARE
BASED ON AND ASSUMED MERIDIAN
WITH ALL OTHERS BASED ON ANGLES
TURNED.

CORP. LIMITS

STATE ROUTE #47(80')

35.000 ACRES

PART OF JOHN D. AND MONA B. DALLY'S
117.50 ACRE AND 40 ACRE TRACTS
DESCRIBED IN O.R. 88, PG. 919

SURVEY FOR JOHN DALLY

STATE OF OHIO, COUNTY OF LOGAN, TOWNSHIP OF BOKESCREEK
V.M.S. 775 & 6155, VILLAGE OF WEST MANSFIELD, BEING PART OF
JOHN D. AND MONA B. DALLY'S 117.50 ACRE AND 40 ACRE TRACTS
DESCRIBED IN OFFICIAL RECORD 88, PAGE 919.

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM
AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION
AND THAT MONUMENTS WERE PLACED AS INDICATED.

Paul R. Clapsaddle
PAUL R. CLAPSADDLE R.S. #6140

JOHN D. AND MONA B. DALLY
117.50 ACRES, O.R. 88, PG. 919

(28.926 ACRES) SEE NOTE APPROX. LOC.

(6.074 ACRES)

JOHN D. AND MONA B. DALLY
40 ACRES, O.R. 88, PG. 919



N06°42'00"E
760.00'

NOTE:
OF 28.926 ACRES, 11.343 ACRES IS
WITHIN CORP. LIMITS OF THE VILLAGE
OF WEST MANSFIELD.

FILE NAME: DALLYC93
DATE: 12/23/93
SCALE: 1" = 100'
F.B. 12, PG. 32

Paul R. Clapsaddle and Associates
REGISTERED ENGINEERS AND SURVEYORS
19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040
(513) 747-2599
(800) 745-2599
Paul R. Clapsaddle, P.E., P.S.

INDEXED ON MAP
8866 2P