

**R. & B. Mouser Farms, Inc.**  
to  
**Scott Roehler Survey**

The following described real estate situated in the Township of Bokescreek, County of Logan, State of Ohio and being a part of Virginia Military Survey No. 12112 and being out of the northeast corner of a 104.00 Acre tract in the name of R. & B. Mouser Farms, Inc. as recorded in Deed Volume No. 402 Page 697 (12-5-1983) and being more particularly described as follows:

Beginning at a P. K. Nail with Shiner set over a Stone found at the northeast corner to said 104.00 Acre tract and the northwest corner to an original 51.34 Acre tract in the name of Wilma E. Overly as recorded in Deed Book No. 327 Page 356 (3-17-1992), Union County Records and being Station No. 139+51.38 of the centerline survey of C. H. No. 117 (60 feet wide) as recorded in Logan County Engineers Field Book No. 639 Page 28 and being in the north line of said V.M.S. No. 12112 and the south line of V.M.S. No. 9960-10042;

Thence with the line between said 104.00 Acre tract and said 51.34 Acre tract, S. 3°19'00" W. 429.54 feet to a 5/8" x 30" Rebar set, passing through a 5/8" x 30" Rebar set at 30.68 feet;

Thence S. 81°15'13" W. 842.42 feet to a point in the center of Hill Creek, passing through a 5/8" x 30" Rebar set at 818.42 feet;

Thence with the center of said Hill Creek, N. 0°42'02" E. 306.71 feet to an angle point in said creek, (Note: A 5/8" x 30" Rebar set 16.00 feet east of said point);

Thence continuing with the center of said creek, N. 16°50'14" W. 118.63 feet to a R. R. Spike found in the centerline of C. H. No. 117, and the north line of V. M. S. No. 12112 and the south line of V.M.S. No. 9959;

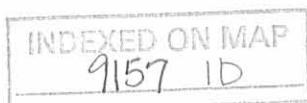
Thence with the centerline of C. H. No. 117 and the line between V.M.S. No. 12112 and V.M.S. No. 9959 and V.M.S. No. 9960-10042, N. 81°15'00" E. 898.53 feet to the place of beginning, passing through a concrete monument with an "+" found at 144.85 feet (being the corner to V.M.S. No. 9959 and V.M.S. No. 9960-10042), (Note: The centerline of C. H. No. 117 is the Basis of Bearing for this survey-N. 81°15'00"E.), containing 357,944.770 square feet or 8.217 Acres, more or less.

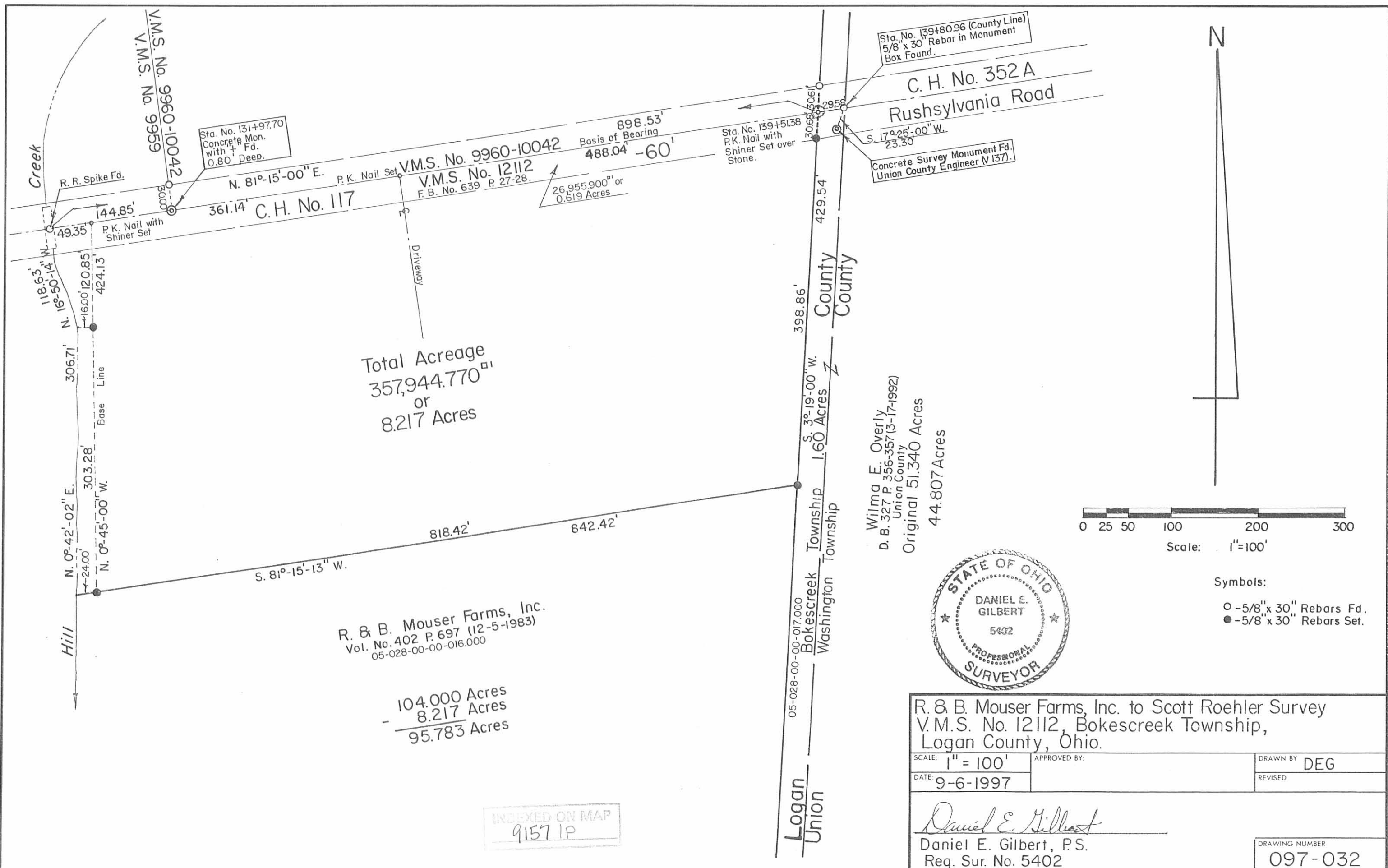
Of the above described tract, there is 26,955.900 square feet or 0.619 Acres in the right of way of C. H. No. 117.

I hereby certify that this description is the result of a field survey made by me on September 6, 1997.



*Daniel E. Gilbert*  
 DANIEL E. GILBERT, P.S.  
 REG. SUR. NO. 5402  
 400 N. PARK ST.  
 BELLEFONTAINE, OHIO 43311  
 TELEPHONE: 1 (513) 593-1428





Sta. No. 131+97.70  
Concrete Mon.  
with + Fd.  
0.80' Deep.

V.M.S. No. 9960-10042  
V.M.S. No. 9959

N. 81°-15'-00" E.  
361.14' C.H. No. 117

V.M.S. No. 9960-10042  
V.M.S. No. 12112  
F.B. No. 639 P. 27-28.

898.53'  
Basis of Bearing  
488.04' -60'

26,955,900"² or  
0.619 Acres

Sta. No. 139+51.38  
P.K. Nail with  
Shiner Set over  
Stone.

Sta. No. 139+80.96 (County Line)  
5/8" x 30" Rebar in Monument  
Box Found.

C.H. No. 352 A  
Rushsylvania Road

Concrete Survey Monument Fd.  
Union County Engineer (V 137).

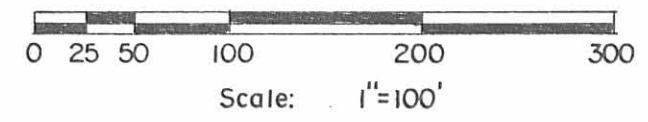
Total Acreage  
357,944.770"²  
or  
8.217 Acres

R. & B. Mouser Farms, Inc.  
Vol. No. 402 P. 697 (12-5-1983)  
05-028-00-00-016.000

104.000 Acres  
- 8.217 Acres  
-----  
95.783 Acres

INDEXED ON MAP  
91571P

Wilma E. Overly  
D. B. 327 P. 356-357 (3-17-1992)  
Union County  
Original 51.340 Acres  
44.807 Acres



Symbols:  
○ - 5/8" x 30" Rebars Fd.  
● - 5/8" x 30" Rebars Set.

R. & B. Mouser Farms, Inc. to Scott Roehler Survey V.M.S. No. 12112, Bokescreek Township, Logan County, Ohio.		
SCALE: 1" = 100'	APPROVED BY:	DRAWN BY: DEG
DATE: 9-6-1997		REVISED:
 Daniel E. Gilbert, P.S. Reg. Sur. No. 5402		DRAWING NUMBER: 097-032

SURVEY FOR R & B MOUSER FARMS, INC.

2.160 Acres

June 21, 2012

The following described 2.160 acre tract is situated in the State of Ohio, County of Logan, Township of Bokescreek, V.M.S. 12112, being part of R & B. Mouser Farms, Inc.'s 104 acre tract described in Deed Record 402, page 697, and said 2.160 acre tract being more particularly described as follows:

Beginning for reference at a 1/4 inch iron pin found at the intersection of the centerline of County Road 117 with the north terminus point of the centerline of Township Road 138 (50 feet wide), said iron pin being in the north line of V.M.S. 12112 and in the south line of V.M.S. 9959;

Thence South 09°30'00" East (assumed bearing) 1393.22 feet, entering V.M.S. 12112 and following the centerline of Township Road 138, to a magnetic nail set in the west line of said 104 acre tract and over the center of a creek, said nail marking the *place of beginning*;

Thence *North 84°20'39" East 69.07 feet*, departing from the centerline of said Road, entering said 104 acre tract, and generally following the center of a creek, to a point;

Thence *North 68°40'12" East 253.06 feet*, continuing with the center of said creek, to a point;

Thence *South 9°30'00" East 329.35 feet*, departing from the center of said creek and passing at 10.00 feet and iron pin set, to an iron pin set in the south line of said 104 acre tract and in the north line of R & B Mouser Farms, Inc.'s original 90 acre Tract I, Parcel III described in Official Record 50, page 619;

Thence *South 80°52'32" West 316.61 feet*, following the south line of said 104 acre tract and the north line of said 90 acre tract, passing at 291.61 feet an iron set, to a magnetic nail set in the centerline of Township Road 138;

Thence *North 9°30'00" West 280.03 feet*, following the centerline of Township Road 138 and the west line of said 104 acre tract, to the *place of beginning, containing 2.160 acres*, more or less, and being subject to all valid easements and restrictions of record. Of the above described 2.160 acre tract, 0.160 acre is within the right of way of Township Road 138.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of June 2012. 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:

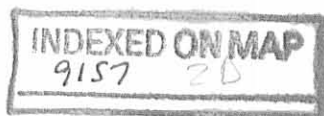
*Paul R. Clapsaddle*

Paul R. Clapsaddle, R.S. #6140

19019 West Darby Road

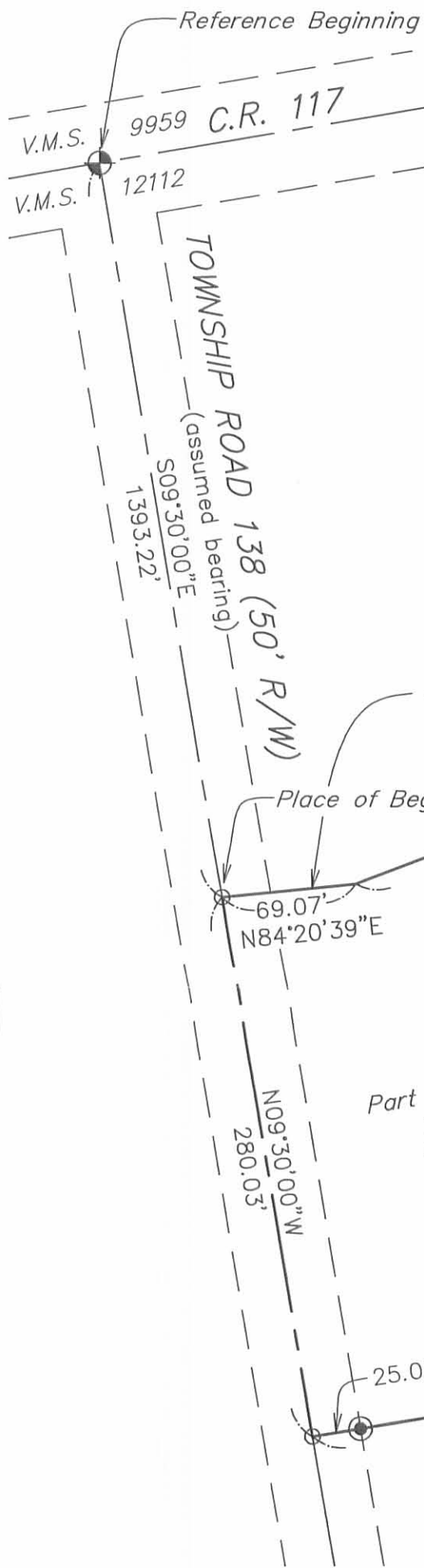
Marysville, Ohio 43040

(937) 747-2599



# SURVEY FOR R & B MOUSER FARMS, INC.

STATE OF OHIO  
COUNTY OF LOGAN  
TOWNSHIP OF BOKESCREEK  
V.M.S. 12112



**LEGEND:**

- Magnetic nail set
- ⊕ 1/4 inch iron pin found in a monument box
- ⊙ 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"
- 12 inch diameter wood post found

**SURVEY REFERENCES:**

Bokescreek Surveys File R 8021  
Bokescreek Surveys File R 3600

R & B Mouser Farms, Inc.'s  
104 Acres  
Deed Record 402, Page 697

2.160 Acres  
Part of R & B Mouser Farms, Inc.'s  
104 acre tract described in  
Deed Record 402, Page 697  
(0.160 acre in Road R/W)

R & B Mouser Farms, Inc.  
original 90 Acres, Tract I, Parcel III  
Official Record 50, Page 619

**NOTES:**

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



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

**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: June 19, 2012  
Scale: 1 inch = 80 feet  
Project: MouserFarmsJune2012  
Drawing: MouserRonJune2012

