

REC'D 12-10-03 JCB OK

MOUSER 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. 9915 and being out of the north side of a 101.00 Acre tract in the name of Charles R. Mouser et ux as recorded in Deed Volume No. 288 Page 383 (6-7-1963) and now being more particularly described as follows:

Beginning for reference at a 5/8" x 30" Rebar set at the northeast corner to said 101.00 Acre tract and the northwest corner to a 2.29 Acre tract in the name of Joyce K. Wynegar et al as recorded in Official Record No. 18 Page 367 (4-23-1986) and being in the north line of V.M.S. No. 9915 and the south line of V.M.S. No. 12112 and being the centerline of C. H. No. 48 (50 feet wide);

Thence with the V.M.S. line and the centerline of C. H. No. 48, S. 80°45'00" W. 1,278.40 feet to a R. R. Spike set for the true place of beginning, (Note: The centerline of C. H. No. 48 is the Basis of Bearing for this survey - S. 80°45'00" W.);

Thence S. 9°15'00" E. 476.85 feet to a 5/8" x 30" Rebar set, passing through a 5/8" x 30" Rebar set at 25.00 feet;

Thence S. 80°45'00" W. 215.20 feet to a 5/8" x 30" Rebar set;

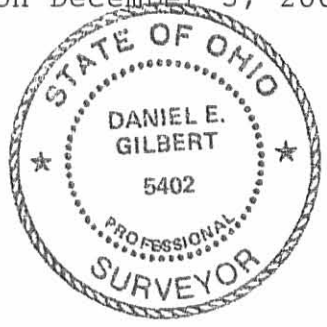
Thence N. 9°15'00" W. 476.85 feet to a R. R. Spike set in the centerline of C. H. No. 48, passing through a 5/8" x 30" Rebar set at 451.85 feet;

Thence with the centerline of C. H. No. 48, N. 80°45'00" E. 215.20 feet to the true place of beginning, passing through a 2 inch Iron Bolt in a Monument Box found at the intersection of the centerline of T. R. No. 138 (50 feet wide) at 32.50 feet, containing 102,618.120 square feet or 2.356 Acres, more or less.

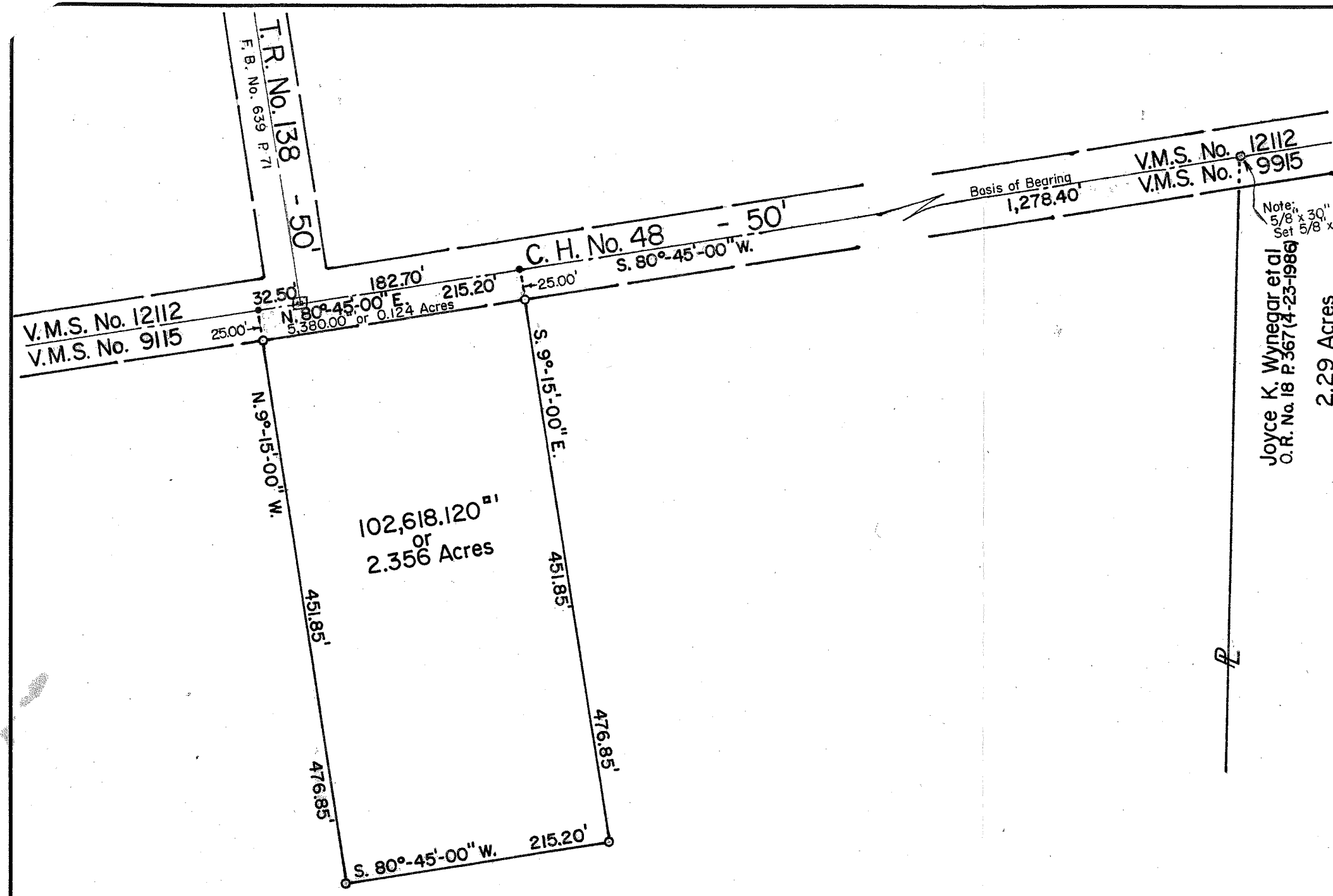
of the above described tract, there is 5,380.00 square feet or 0.124 Acres in the right of way of C. H. No. 48.

I hereby certify that this description is the result of a field survey made by me on December 3, 2003.

INDEXED ON MAP
9461 1D



Daniel E. Gilbert
DANIEL E. GILBERT, P.S.
REG. SUR. NO. 5402
513 N. MADRIVER ST
BELLEFONTAINE, OHIO 43311-2214
TELEPHONE: 1 (937) 593-1428



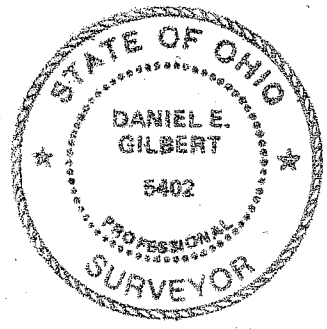
102,618.120^{sq}
or
2.356 Acres

Charles R. Mouser et ux
D. Vol. No. 288 P. 383 (6-7-1963)
05-042-00-00-007.000

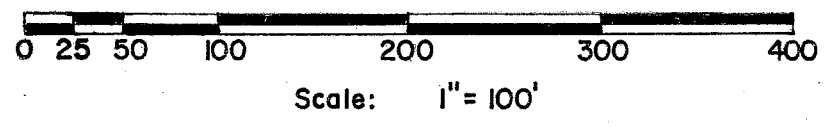
101.000 Acres
- 2.356 Acres Surveyed
98.644 Acres Remaining

INDEXED ON MAP
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S-389



MOUSER SURVEY V. M. S. No. 9915, Bokescreek Township, Logan County, Ohio.		
SCALE: 1" = 100'	APPROVED BY:	DRAWN BY: DEG
DATE: 12-3-2003		REVISED:
 Daniel E. Gilbert, P.S. Reg. Sur. No. 5402		DRAWING NUMBER 2003-025



- SYMBOLS:
- - R. R. Spikes Set.
 - - 5/8" x 30" Rebars Set.
 - ☒ - 2" Iron Bolt in a Monument Box Fd.

3-25-2020



SURVEY FOR BEN EVANS

2.122 Acres

March 19, 2020

The following described 2.122 acre tract is situated in the State of Ohio, County of Logan, Township of Bokescreek, and V.M.S. 9915, being the entire part of Edward C. Evans, Trustee's 38.90 acre Parcel 6, Tract III described in Logan County Official Record 1084, page 841 and Mudsock Two Enterprises, LLC's 38.90 acre Tract III described in Union County Inst. No. 201809200007523 that is in Logan County, and said 2.122 acre tract being more particularly described as follows:

Beginning for reference at a 1 inch iron pin found in a monument box on the east line of Logan County, Bokescreek Township and on the west line of Union County, Washington Township, said iron pin being at the east terminus point of the centerline of Logan County Road 20 and at the west terminus point of the centerline of Union County Road 348 (Heenan Road), said iron pin referenced as Station 431+91.3 in Logan County Engineer field book 702, page 76;

Thence North 05°38'18" East (assumed bearing) 3470.53 feet, departing from the Road centerline and following the east line of Logan County and the west line of Union County, to an iron pin set in the north line of Stephen Kavanagh, etal's 116.40 acre Tract Two described in Union County Official Record 857, page 579 and in Logan County Official Record 1131, page 305, and in the south line of said 38.90 acre tract, said iron pin marking the *place of beginning*;

Thence *South 85°10'14" West 79.59 feet*, entering Logan County and following the south line of said 38.90 acre tract and the north line of said 116.40 acre tract, to an iron pin set at the northeast corner of Todd A. Smith Jr.'s 40 acre tract described in Logan County Official Record 1333, page 292, and at the southeast corner of Charles R. and Anna Beatrice Mouser, Trustee's 98.644 acre tract described in Official Record 913, page 323;

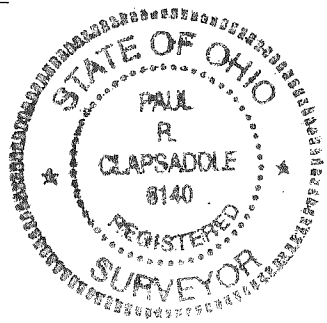
Thence *North 05°40'53" East 1188.00 feet*, following the west line of said 38.90 acre tract and the east line of said 98.644 acre tract, to an iron pin set at the southwest corner of Ronald Mouser and Charles Mouser's 47.71 acre tract described in Logan County Official Record 418, page 176 and in Union County Official Record 191, page 709;

Thence *North 85°22'15" East 78.63 feet*, following the north line of said 38.90 acre tract and the south line of said 47.71 acre tract, to an iron pin set in the east line of Logan County and in the west line of Union County;

Thence *South 05°38'18" West 1187.55 feet*, crossing said 38.90 acre tract and following the east line of Logan County and the west line of Union County, to the *place of beginning, containing 2.122 acres*, more or less, and being subject to all valid easements and restrictions of record.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor 6140, during the month of December 2019. 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

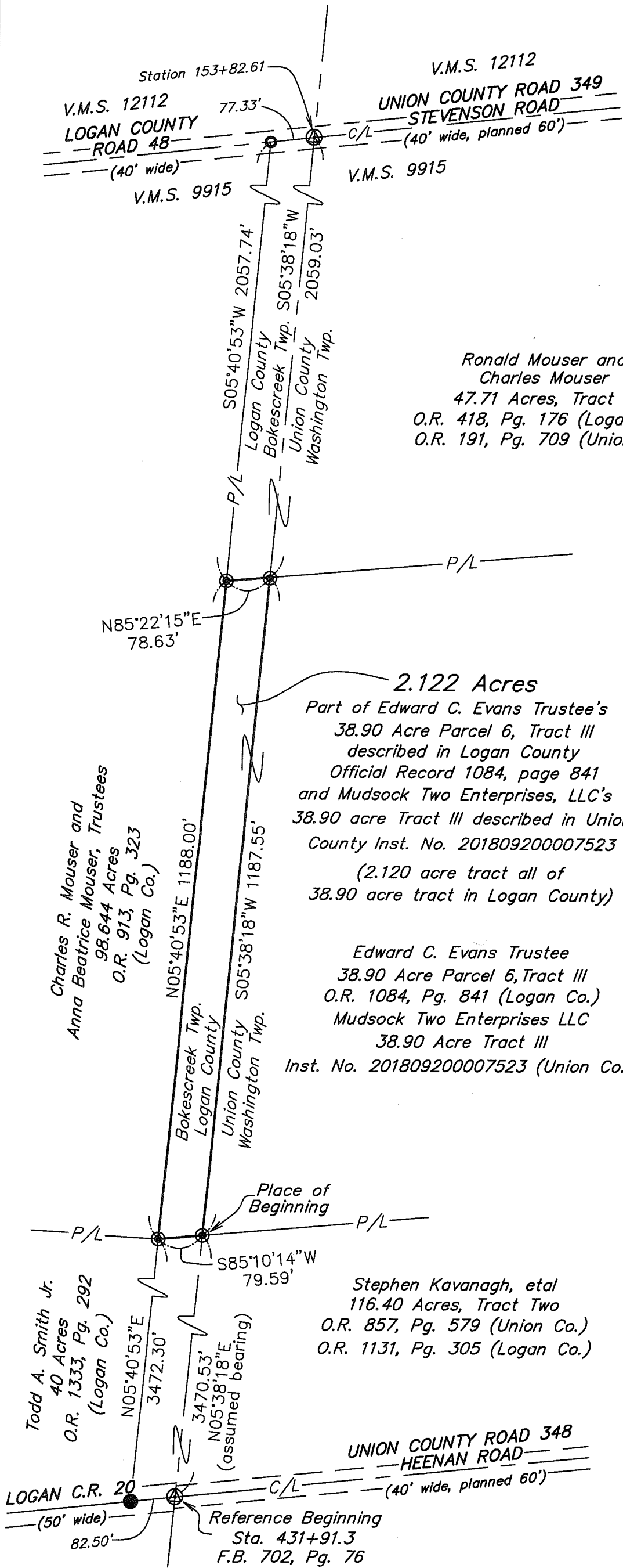


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APPROVED

Survey for Mudsock Two Enterprises

STATE OF OHIO
LOGAN COUNTY
BOKESCREEK TOWNSHIP
V.M.S. 9915



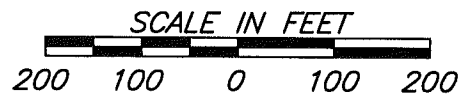
NOTES:

Reference deeds are shown hereon

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

LEGEND:

- ◆ 3 inch angle iron post found
- ⊙ 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"
- 5/8 inch iron pin found with cap marked "GEESLIN S 5248"
- ⊕ 5/8 inch iron pin with cap marked "Logan County Engineer" found inside monument box
- 5/8 inch iron pin found



I hereby certify that this plat was prepared from 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.

Scale: 1"=200'
Date: 3/19/20
Proj: EvansBenFeb15
Dwg: EvansBenMar2020

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9461