

SMITH SURVEY
WEST MANSFIELD

November 2, 1963

The following described real estate situated in the Village of West Mansfield, Perry Township, Logan County, Ohio and being part of Virginia Military Survey 775-6155 and more particularly described as follow:

Beginning at an iron pin in the center of Main Street at the northeast corner of Harvey S. Shonkwiler's 0.17 acre tract, said pin being N. $10^{\circ}17'$ W., 50.0 feet from a stone in the south line of said V.M.S. 775-6155, as shown in Logan County Engineer's field book 667, page 74; thence with the centerline of Main Street N. $10^{\circ}17'$ W. 200.0 feet to an iron pin; thence S. $74^{\circ}00'$ W. 200.0 feet to a stake; thence S. $10^{\circ}17'$ E. 200.0 feet to a stake; thence N. $74^{\circ}00'$ E. 200.0 feet to the place of beginning.

Containing 0.91 of an acre more or less.

3661 ID-1

INDEXED ON MAP

VANCLEVE TO SHONKWILER
WEST MANSFIELD

November 2, 1963

The following described real estate situated in the Village of West Mansfield, Perry Township, Logan County, Ohio and being part of Virginia Military Survey 775-6155 and more particularly described as follows:

Commencing at a stone in the center of Main Street and in the south line of said V.M.S. 775-6155 as shown in Logan County Engineer's field book 667, page 74; thence with said Survey line, S. 74°00' W. 150.0 feet to an iron pipe at the southwest corner of H. S. Shonkwiler's 0.17 acre tract; said pipe being the beginning point of this description; thence continuing with said survey line S. 74°00' W. 50.0 feet to a stake; thence N. 10°17' W. 50.0 feet to a stake, thence N. 74°00' E. 50.0 feet to the northwest corner of said 0.17 acre tract; thence with the west line of said tract, S. 10°17' E. 50.0 feet to the place of beginning.

Containing 0.06 of an acre more or less.

1D-2

3661

INDEXED ON MAP



SMITH SURVEY
 WEST MANSFIELD, O.
 SCALE 1" = 50'
 NOVEMBER 2, 1963

REFERENCE:
 Co. Eng. F.B. 667, pg. 74
 □ = 2" x 2" x 18" Hub Set
 ○ = Pipe Found
 • = Spike Found

ON PLAT BOOK
 3-30-64
 D.E.G.

3661 IP

INDEXED ON MAP

Dan L. Dodson
 Dan L. Dodson
 Reg. Surveyor 4270
 Bellefontaine, Ohio

R.

SUE ELLEN CARPENTER SURVEY
66.987 ACRES
April 9, 2008

The following described 66.987 acre tract of land is situated in Virginia Military Survey 775 - 6155, the Village of West Mansfield, Perry Township, Logan County, Ohio and being all of the remainder of Virginia Smith, Hansel Smith, and Sue Ellen Carpenter, Trustees under the irrevocable "VAN CLEVE TRUST" original 40.0 acre tract, original 20.0 acre tract, and all of a 11.50 acre tract, described in Official Record Volume 115, page 351 and all of Virginia Smith and Sue Ellen Carpenter Trustees and Richard W. Smith alternate Trustee under the irrevocable "VAN CLEVE TRUST" 0.84 acre tract described in Official Record Volume 192, page 796, said 66.987 acre tract more particularly described as follows:

Beginning for reference at a stone found in a monument box at the intersection of the centerline of Main Street (C.R. 142, 60 feet wide) with the south line of V.M.S. 775 - 6155 and the south Corporation Line for the Village of West Mansfield, said stone marking the southeast corner of Scott E. Coy's 0.17 acre, Tract I, described in Official Record Volume 823, page 75 and the northeast corner of Robert Feucht and Tami Feucht's 11.12 acre tract described in Official Record Volume 840, page 584;

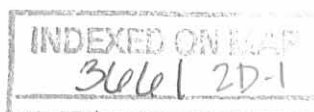
Thence North 10°17'00" West 65.00 feet, entering V.M.S. 775 - 6155 and the Village of West Mansfield, following the centerline of Main Street, the east line of said 0.17 acre tract, and the east line of Scott E. Coy's 0.07 acre, Tract III, described in Official Record Volume 823, page 75, to a magnetic nail set at the southeast corner of said 0.84 acre tract, said magnetic nail marking the **place of beginning**;

Thence **South 74°09'23" West 200.00 feet**, departing from the centerline of Main Street, following the north line of said 0.07 acre tract and the south line of said 0.84 acre tract, passing an iron pin set at 30.14 feet, to an iron pin set in the east line of the remainder of said original 40.0 acre tract;

Thence **South 10°17'00" East 65.00 feet**, following the west line of said 0.07 acre tract, the west line of Scott E. Coy's 0.06 acre, Tract II, described in Official Record Volume 823, page 75, and the east line of the remainder of said original 40.0 acre tract, to an iron pin set in the south line of V.M.S. 775 - 6155, the south Corporation Line for the Village of West Mansfield, and the north line of said 11.12 acre tract;

Thence **South 74°09'23" West 738.35 feet**, following the south line of V.M.S. 775 - 6155, the south Corporation Line for the Village of West Mansfield, the south line of said original 40.0 acre tract, and the north line of said 11.12 acre tract, to a ¾ inch iron pipe found at the northeast corner of Kurt Lausecker's 18.082 acre, Tract I, described in Official Record Volume 752, page 772;

Thence **South 74°04'49" West 1133.62 feet**, continuing along the south line V.M.S. 775 - 6155, the south Corporation Line for the Village of West Mansfield, the



south line of said original 40.0 acre tract, following the north line of said 18.082 acre tract and the north line of Kurt Lausecker's 14.57 acre, Tract III, described in Official Record Volume 752, page 772, departing from the Corporation Line for the Village of West Mansfield at approximately 594 feet, to a 5/8 inch iron pin found at the northeast corner of Kurt Lausecker's 24.373 acre tract described in Official Record Volume 875, page 912;

Thence **South 74°20'40" West 1280.58 feet**, continuing along the south line of V.M.S. 775 - 6155 and the south line of said original 40.0 acre tract, following the south line of said 11.50 acre tract and the north line of said 24.373 acre tract, to an iron pin set at an angle point in the east line of George W. and Bernadine M. Cronkleton Trustee's Exhibit C, Tract One, 77.22 acres, described in Official Record Volume 184, page 310;

Thence **North 13°40'15" East 1156.72 feet**, departing from the north line of said 24.373 acre tract and entering V.M.S. 775 - 6155, following the west line of said 11.50 acre tract, the west line of said original 20.0 acre tract, the east line of said 77.22 acre tract, and the east line of Clifford A. Cronkleton and Rebecca K. Cronkleton's 53.46 acre tract described in Deed Volume 361, page 67, to an iron pin set at the southwest corner of Ruth E. Rausch and Arthur J. Rausch, Trustees under the Ruth E. Rausch Living Trust's 16.00 acre tract described in Official Record Volume 357, page 113;

Thence **North 74°37'40" East 561.44 feet**, departing from the east line of said 53.46 acre tract, following the north line of said original 20.0 acre tract and the south line of said 16.00 acre tract, entering the Corporation Limits for the Village of West Mansfield at approximately 501 feet, to an iron pin set at the southwest corner of Ruth E. Rausch and Arthur J. Rausch, Trustees under the Ruth E. Rausch Living Trust's 53.56 acre tract described in Official Record Volume 357, page 113;

Thence **North 74°08'48" East 1963.87 feet**, continuing along the north line of said original 20.0 acre tract and following the south line of said 53.56 acre tract, to a 5/8 inch iron pin found at the northwest corner of Jean A. LaRoche's 1.62 acre tract described in Official Record Volume 91, page 700;

Thence **South 10°57'32" East 565.40 feet**, departing from the south line of said 53.56 acre tract, following the east line of the remainder of said original 20.0 acre tract, the east line of the remainder of said original 40.0 acre tract, the west line of said 1.62 acre tract, the west line of Duane E. and Valerie V. Stanley's 1.47 acre tract described in Official Record Volume 110, page 552, and the west line of Duane E. and Valerie V. Stanley's 1.60 acre tract described in Official Record Volume 8, page 439, passing 5/8 inch iron pins found at 199.74 feet and at 365.76 feet, to a 5/8 inch iron pin found;

Thence **North 79°46'19" East 346.90 feet**, continuing along the east line of the remainder of said original 40.0 acre tract and following the south line of said 1.60 acre tract, passing a 5/8 inch iron pin found at 321.81 feet, to a magnetic nail set in the centerline of Main Street;



Thence **South 10°17'00" East 344.66 feet**, following the centerline of Main Street, the east line of the remainder of said original 40.0 acre tract, and the east line of said 0.84 acre tract, passing a one inch iron pipe found at 159.75 feet, to the **place of beginning, containing 66.987 acres**, more or less, and subject to all valid easements and restrictions of record.

Of the above-described 66.987 acre tract of land, 40.137 acres are within the Corporation Limits for the Village of West Mansfield (0.845 acre being all of said 0.84 acre tract, 26.176 acres being part of said original 40.0 acre tract, and 13.116 acres being part of said original 20.0 acre tract) and 26.850 acres are outside the Corporation Limits for the Village of West Mansfield (9.864 acres being part of said original 40.0 acre tract, 5.238 acres being part of said original 20.0 acre tract, and 11.748 acres being all of said 11.50 acre tract).

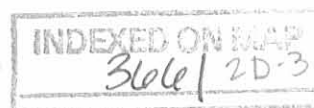
The above-described 66.987 acre tract of land also contains 0.238 acre within the road right-of-way of Main Street (C.R. 142).

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of April 2008. Iron pins set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS #7873." Bearings indicated herein are based on the centerline of Main Street (C.R. 142) (60 feet wide) bearing North 10°17'00" West.

Description prepared by:

George A. Blackburn 4/9/08

George A. Blackburn, R.S. #7873
12125 Green Street
Middleburg, Ohio 43336
(937) 666-5605



PLAT OF SURVEY IN THE VILLAGE OF WEST MANSFIELD VIRGINIA MILITARY SURVEY 775-6155 PERRY TOWNSHIP LOGAN COUNTY, OHIO

Ruth E. Rausch and
Arthur J. Rausch, Trustees
under the Ruth E. Rausch Living Trust
53.56 acres
O.R. 357, pg. 113

Jean A. LaRoche
1.62 acres
O.R. 91, pg. 700

Duane E. and Valerie V. Stanley
1.47 acres
O.R. 110, pg. 552

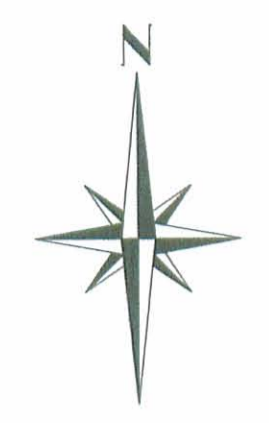
Duane E. and Valerie Stanley
1.60 acres
O.R. 8, pg. 439

Virginia Smith and
Sue Ellen Carpenter
Trustees and
Richard W. Smith
Alternate Trustee
under the irrevocable
"VAN CLEVE TRUST"
0.84 acre
O.R. 192, pg. 796

Robert Feucht and Tami Feucht
11.12 acres
O.R. 840, pg. 584

66.987 Acres

(0.238 acre inside road right-of-way)
(36.040 acres are part of original 40.0 acre tract)



SCALE IN FEET
0 120 240

CORPORATION LINE

VILLAGE OF
WEST MANSFIELD

Ruth E. Rausch and
Arthur J. Rausch, Trustees
under the Ruth E. Rausch Living Trust
16.00 acres
O.R. 357, pg. 113

Ruth E. Rausch and
Arthur J. Rausch, Trustees
under the Ruth E. Rausch Living Trust
53.56 acres
O.R. 357, pg. 113

Virginia Smith, Hansel Smith, and Sue Ellen Carpenter,
Trustees under the irrevocable "VAN CLEVE TRUST"
originally 20.0 acres, O.R. 115, pg. 351

(18.354 acres are part of original 20.0 acre tract)

Ruth E. Rausch and
Arthur J. Rausch, Trustees
under the Ruth E. Rausch Living Trust
16.00 acres
O.R. 357, pg. 113

N74°37'40"E

501' +/-

561.44'

(13.116 acres)
(5.238 acres)

Clifford A. Cronkleton and Rebecca K. Cronkleton
53.46 acres, D.V. 361, pg. 67

(11.748 acres are all of 11.50 acre tract)

Virginia Smith, Hansel Smith, and Sue Ellen Carpenter,
Trustees under the irrevocable "VAN CLEVE TRUST"
11.50 acres, O.R. 115, pg. 351

Virginia Smith, Hansel Smith, and Sue Ellen Carpenter,
Trustees under the irrevocable "VAN CLEVE TRUST"
originally 40.0 acres, O.R. 115, pg. 351

Kurt Lausecker
Tract III, 14.57 acres
O.R. 752, pg. 772

Kurt Lausecker
Tract I, 18.082 acres
O.R. 752, pg. 772

DEED REFERENCES:

- (A) Scott E. Coy, Tract I, 0.17 acre, O.R. 823, pg. 75
- (B) Scott E. Coy, Tract II, 0.06 acre, O.R. 823, pg. 75
- (C) Scott E. Coy, Tract III, 0.07 acre, O.R. 823, pg. 75

LEGEND

- 1" Iron pipe found unless otherwise noted
- 5/8" Iron pin found
- Stone found in monument box
- 5/8" Iron pin set
- Magnetic nail set



INDEXED ON MAP
3/6/11 2P

BLACKBURN SURVEYING
12125 GREEN STREET
MIDDLEBURG, OHIO 43336
(937) 666-5605

DATE: 4/09/08
SCALE: 1" = 120'
FILENAME: Carpenter 4-08.DWG
CHECKED BY: *GAB*

REVISIONS	DATE	BY

**PLAT PREPARED FOR
SUE ELLEN CARPENTER**

I hereby certify that this plat was prepared from an actual field survey and that monuments were placed as indicated hereon.

George A. Blackburn 4/9/08
George A. Blackburn, R.S. 7873

7-9-15

APPROVED

SUE ELLEN CARPENTER SURVEY

1.349 ACRES

June 17, 2015

The following described 1.349 acre tract of land is situated in Virginia Military Survey 775-6155, the Village of West Mansfield, Perry Township, Logan County, Ohio and being part of Sue Ellen Carpenter, Trustee's 66.987 acre tract described in Official Record Volume 924, page 607, said 1.349 acre tract more particularly described as follows:

Beginning for reference at a stone found in a monument box at the intersection of the centerline of Main Street (County Road 142, 60 feet wide) with the south line of V.M.S. 775-6155 and the south corporation line for the Village of West Mansfield;

Thence North 11°40'31" West 249.89 feet, entering V.M.S. 775-6155 and the Village of West Mansfield, following the centerline of Main Street, passing at 65.00 feet a magnetic nail found at the southeast corner of said 66.987 acre tract, following the east line of said 66.987 acre tract thereafter, to a one inch iron pipe found and marking the **place of beginning**;

Thence **South 74°59'01" West 345.42 feet**, departing from the centerline of Main Street and entering said 66.987 acre tract, passing an iron bar set at 30.05 feet, to an iron bar set;

Thence **North 12°22'16" West 180.00 feet** to a 5/8 inch iron bar found at the southwest corner of Joseph W. Becker's and Patricia J. Becker's Parcel One (1.60 acres) described in Official Record Volume 1103, page 83;

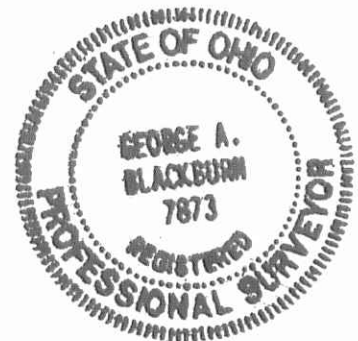
Thence **North 78°21'35" East 347.01 feet**, following the south line of said 1.60 acre tract and the north line of said 66.987 acre tract, passing a 5/8 inch iron bar found at 321.85 feet, to a magnetic nail found in the centerline of Main Street;

Thence **South 11°40'31" East 159.65 feet**, following the centerline of Main Street and the east line of said 66.987 acre tract, to the **place of beginning, containing 1.349 acres**, more or less, and subject to all valid easements and restrictions of record.

The above-described 1.349 acre tract of land contains 0.111 acre within the road right-of-way of Main Street.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of June 2015. Iron bars set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS #7873." Bearings indicated herein are based on the centerline of Main Street (County Road 142, 60 feet wide) bearing North 11°40'31" West.

Description prepared by: George A. Blackburn 6-17-2015
George A. Blackburn, R.S. #7873
6879 State Route 287
West Liberty, Ohio 43357
(937) 465-0424 (937) 666-5605

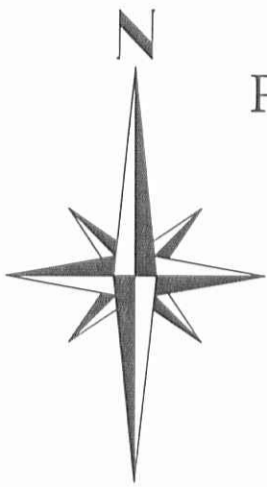


INDEXED ON MAP
3661 37

7-9-15

APPROVED

PLAT OF SURVEY IN THE VILLAGE OF WEST MANSFIELD VIRGINIA MILITARY SURVEY 775-6155 PERRY TOWNSHIP, LOGAN COUNTY, OHIO



Joseph W. Becker and Patricia J. Becker
Parcel One, 1.60 acres
O.R. 1103, pg. 83

1.349 Acres

Part of Sue Ellen Carpenter, Trustee's
66.987 acre tract described
in O.R. 924, pg. 607

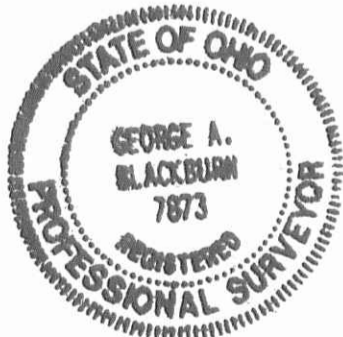
Existing Wood
Frame Building

Existing Wood
Frame Building

Existing Wood
Frame Building

Sue Ellen Carpenter, Trustee
66.987 acres
O.R. 924, pg. 607

- Magnetic nail found
- Stone found in monument box
- 1" Iron pipe found
- 5/8" Iron bar found
- 5/8" Iron bar set



WEST MANSFIELD CORPORATION LIMITS
P/L

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

George A. Blackburn 6-17-2015
GEORGE A. BLACKBURN, R.S. 7873

MAIN STREET (C.R. 142)(60')

(BASIS OF BEARING)
N11°40'31"W

184.89'

S11°40'31"E
159.65'

25.16'

(0.111 Acre inside right-of-way)

345.42'

30.05'

PLACE OF BEGINNING

249.89'
65.00'

V.M.S. 775-6155
V.M.S. 5092

REFERENCE BEGINNING

BLACKBURN SURVEYING
6879 STATE ROUTE 287
WEST LIBERTY, OHIO 43357
(937) 465-0424 (937) 666-5605

DATE: 6/17/2015
SCALE: 1" = 50'
FILE: Carpenter 6-15
F.B. 20, pg. 20

**PLAT PREPARED FOR
SUE ELLEN CARPENTER**

Sheet
1
of
1

INDEXED ON MAP
3661 3P

CARPENTER SURVEY
V.M.S. 775 - 6155
WEST MANSFIELD, OHIO
April 1, 1978

TRACT I

The following described real estate situated in the Village of West Mansfield, Perry Township, Logan County, Ohio and being part of Virginia Military Survey 775 - 6155 and more particularly described as follows:

Commencing at a stone in the center of Main Street and in the south line of said V.M.S. 775 - 6155 as shown in Logan County Engineers field book 667, page 74; thence with the centerline of said Main Street N.10 degrees 17 minutes W. 410.0 feet to a railroad spike, said spike being the beginning point of this description; thence S.79 degrees 43minutes West 347.1 feet to an iron bar; thence N.10 degrees 58 minutes West 200.0 feet to an iron bar; thence N.79 degrees 43 minutes East 349.5 feet to a railroad spike in the center of Main Street; thence with the centerline of said Main Street S.10 degrees 17 minutes East 200.0 feet to the place of beginning.

Containing 1.60 acres more or less.

The above described tract being part of Charles Fredrick VanCleve's 40.0 acre tract as described in deed volume 179, page 225.

INDEXED ON MAP

3661.

CARPENTER SURVEY
V.M.S. 775 - 6155
WEST MANSFIELD, OHIO
April 1, 1978

TRACT 2

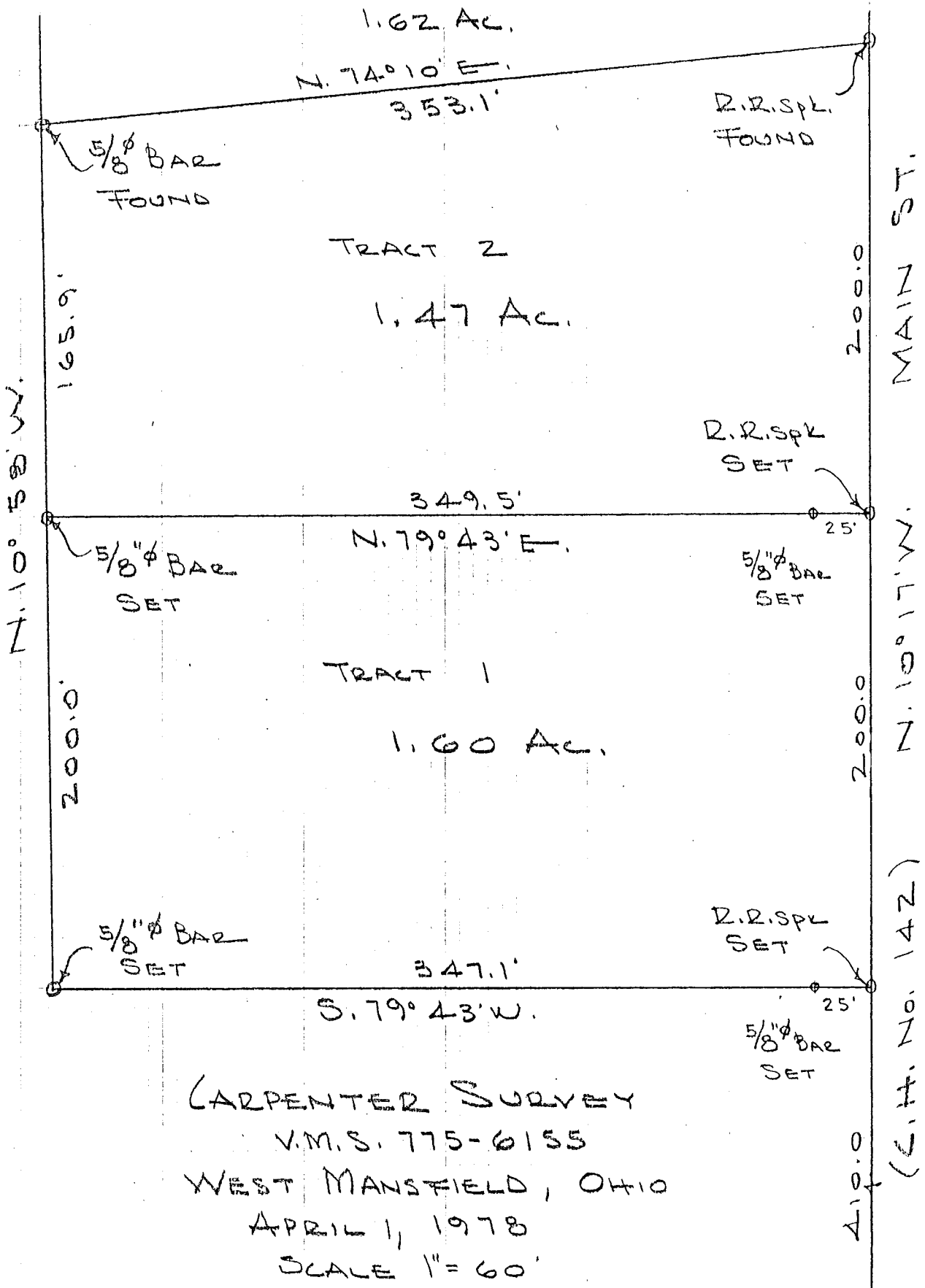
The following described real estate situated in the Village of West Mansfield, Perry Township, Logan County, Ohio and being part of Virginia Military Survey 775 - 6155 and more particularly described as follows:

Commencing at a stone in the center of Main Street and in the south line of V.M.S. 775 - 6155 as shown in Logan County Engineers field book 667, page 74; thence with the centerline of said Main Street North 10 degrees 17 minutes West 610.0 feet to a railroad spike, said spike being the beginning point of this description; thence South 79 degrees 43 minutes West 349.5 feet to an iron bar; thence North 10 degrees 58 minutes West 165.9 feet to an iron bar at the southwest corner of Earl G. Wolstenholmes 1.62 acre tract; thence with the south line of said tract North 74 degrees 10 minutes East 353.1 feet to a railroad spike in the center of Main Street at the southeast corner of said tract; thence with the centerline of said Main Street South 10 degrees 17 minutes East 200.0 feet to the place of beginning.

Containing 1.47 acres more or less.

The above described tract being 0.76 acre out of Charles Fredrick VanCleve's 20.0 acre tract and 0.71 acre out of Charles Fredrick VanCleve's 40.0 acre tract as described in deed volume 179, page 225.

INDEXED ON MAP
3661



CARPENTER SURVEY
 V.M.S. 775-6155
 WEST MANSFIELD, OHIO
 APRIL 1, 1978
 SCALE 1" = 60'

DAN L. DODSON
 REG. SURVEYOR 4270
 BELLEFONTAINE, OHIO

INDEXED ON MAP
 3661

V.M.S. 5092
 STONE FOUND
 775-6155

MAIN ST. (6. ft. Z 0. 142)