

REC 10-17-03 SMY/ALC

**SURVEY FOR ERNIE LEVAN  
0.425 Acre  
October 13, 2003**

The following described 0.425 acre tract is situated in the State of Ohio, County of Logan, Township of Bokescreek, Village of West Mansfield, V.M.S. 775, being all of Ernest A. LeVan, Trustee's 0.43 acre tract described in Official Record 392, page 84, said 0.425 acre tract being more particularly described as follows:

Beginning for reference at the southwest corner of Edward L. and Judy K. Culp's 0.26 acre tract described in Official Record 150, page 249, said corner being North 14°31'25" West 0.14 feet from a 3/4 inch iron pipe found;

Thence North 14°31'25" West (assumed bearing) 216.05 feet, following the east right of way line of Highland Street, the west line of said 0.26 acre tract, a west line of a 14 feet wide alley, and a west line of Edward L. and Judy K. Culp's 0.178 acre tract described in Official Record 150, page 249, to an iron pin set at the southwest corner of said 0.43 acre tract and marking the **place of beginning**;

Thence **North 14°31'25" West 100.00 feet**, continuing with the east right of way line of Highland Street and following the west line of said 0.43 acre tract, to an iron pin set at the southwest corner of Nancy J. Baker's 0.27 acre tract described in Official Record 86, page 513;

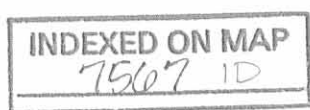
Thence **North 75°15'16" East 185.00 feet**, departing from the east right of way line of Highland Street and following the north line of said 0.43 acre tract and the south line of said 0.27 acre tract, passing at 75 feet the southwest corner of JoAnn Sanford, James Frazier and Eugene Frazier's 0.40 acre tract described in Official Record 118, page 406, thereafter also following the south line of said 0.40 acre tract, to an iron pin set in the west line of JoAnn Sanford, James Frazier and Eugene Frazier's 2/3 acre tract described in Official Record 118, page 406;

Thence **South 14°31'25" East 100.00 feet**, following the east line of said 0.43 acre tract and the west line of said 2/3 acre tract, to an iron pin set in the north line of Wendell D. and Marjorie A. Oliver's 0.925 acre tract described in Official Record 30, page 667, said pin being South 75°15'16" West 66.81 feet from a 5/8 inch iron pin found at the northeast corner of said 0.925 acre tract;

Thence **South 75°15'16" West 185.00 feet**, following the north line of said 0.925 acre tract and passing at 83.83 feet a 5/8 inch iron pin found at the northeast corner of said 0.178 acre tract, thereafter also following the north line of 0.178 acre tract, to the **place of beginning, containing 0.425 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 October 2003. 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



REC'D 10-17-03 SMMY OK

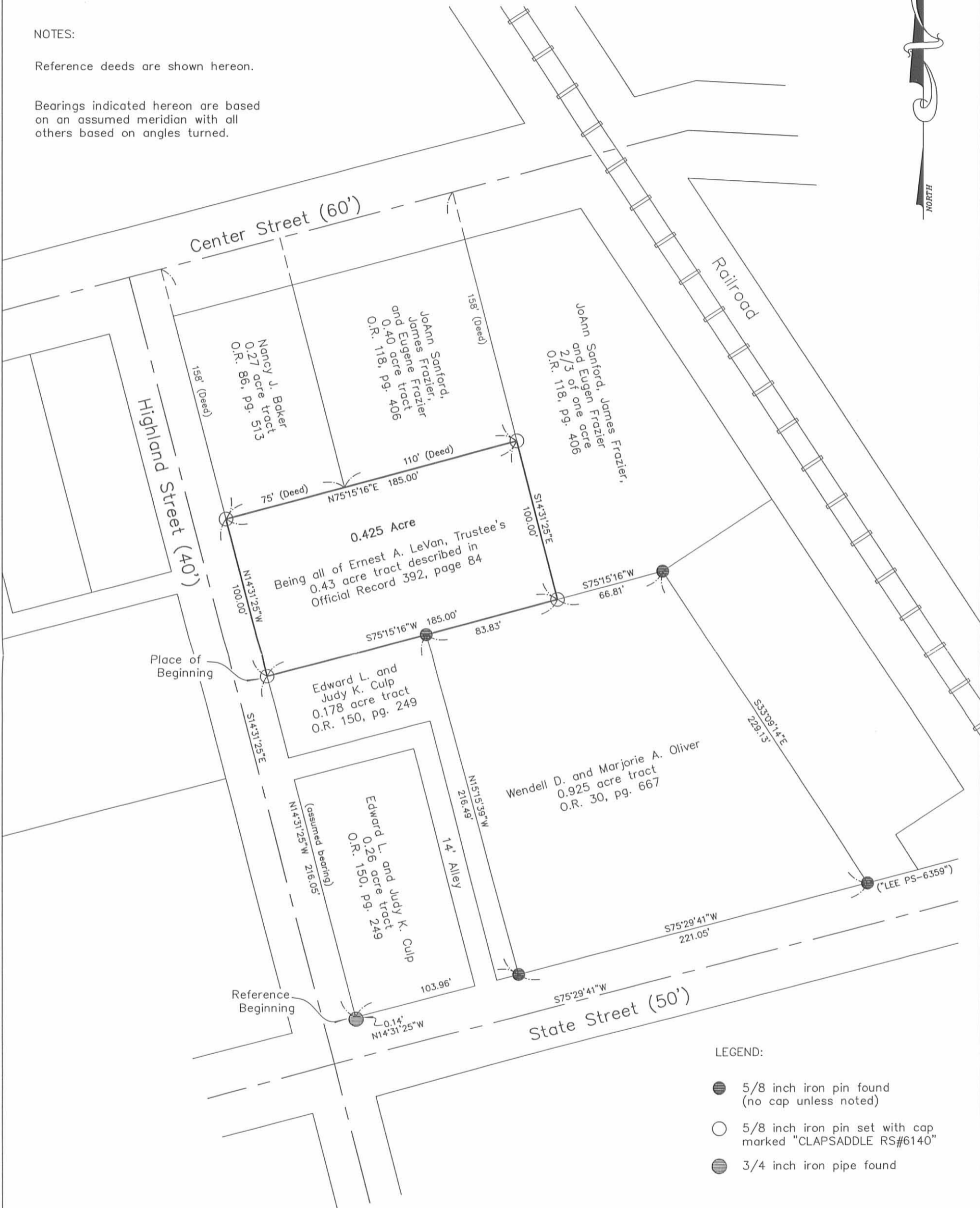
### SURVEY FOR ERNIE LEVAN

State of Ohio, County of Logan, Township of Bokescreek, Village of West Mansfield, V.M.S. 775, being all of Ernest A. LeVan, Trustee's 0.43 acre tract described in Official Record 392, page 84

**NOTES:**

Reference deeds are shown hereon.

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



**LEGEND:**

- 5/8 inch iron pin found (no cap unless noted)
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"
- 3/4 inch iron pipe found



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.

Proj: Levan1003  
Dwg: levan.1003  
Scale: 1" = 60'  
Date: 10/13/03

INDEXED ON MAP  
7567 IP

# Lee Surveying and Mapping Co.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

855 EAST SANDUSKY AVENUE  
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.  
JEFFREY I. LEE, P.S.

## OLIVER SURVEY

Lying in the Village of West Mansfield, V.M.S. 775-6155, Bokescreek Township, Logan County, Ohio.

Being out of the Harvey land as deeded and described in Volume 391, Page 816 of the Logan County Records of Deeds (Incorrectly shown as being 0.89 acre), actually 1.105 acre. Being more particularly described as follows:

Beginning at a 5/8" iron rod set on the north line of State Street (50 feet), a distance of 103.97 feet easterly, along said north street line, from the east line of Highland Avenue (40 feet).

THENCE, parallel to and 13.97 feet easterly from the east line of a 14 foot wide alley, N 15°-16' W, a distance of 216.42 feet to a 5/8" iron rod set on the south line of the E. LeVan land (Volume 307, Page 63) and Frazier (Vol. 183, Pg. 49).

THENCE, with said south line, N 75°-14'-30" E, a distance of 150.64 feet to a 5/8" iron rod set on the northwest corner of the E. Stout 0.46 acre tract (Volume 192, Page 421).

THENCE, with the west line of said 0.46 acre tract, S 33°-09'-20" E, a distance of 229.12 feet to a 5/8" iron rod set on the north line of State Street.

THENCE, with said north line, S 75°-30' W, a distance of 221.03 feet to the point of beginning.

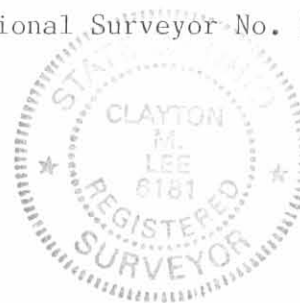
Containing 0.925 acre.

Prepared by:

*Clayton M. Lee*

Clayton M. Lee  
Registered Professional Surveyor No. 6181  
October 7, 1986

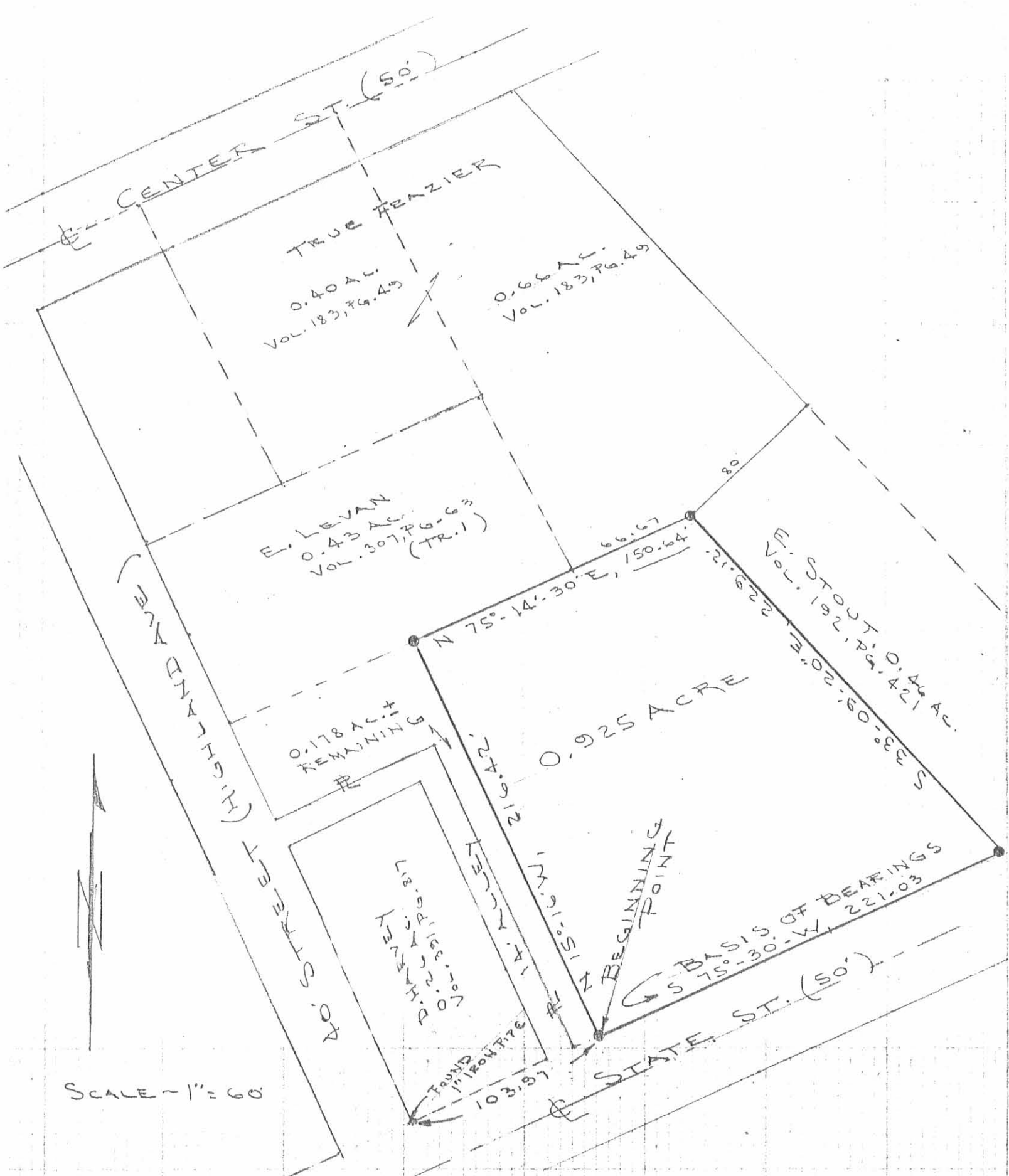
This description prepared from an actual field survey.



ORIGINAL STAMP IN GREEN

INDEXED ON MAP

7567 2D



SCALE - 1" = 60'

SURVEY OF 0.925 ACRE OUT OF THE HARVEY INCORRECTLY SHOWN 0.89 ACRE TRACT (VOL. 391, PG. 816) 1.103 AC. ± ACTUAL V.M.S. 775 & 6155, VILLAGE OF WEST MANFIELD, BOKESCREEK TWP. LOGAN COUNTY, OHIO

By: *Jeffrey I. Lee*  
 JEFFREY I. LEE  
 REG. SURVEYOR 6359  
 SEPT. 23, 1986



INDEXED ON MAP  
 7567 2P

REC'D 2-23-09 SMY OK

**SURVEY FOR THE FRAZIER ESTATE**

**0.424 Acre**

**February 16, 2009**

The following described 0.424 acre tract is situated in the State of Ohio, County of Logan, Township of Bokescreek, Village of West Mansfield, V.M.S. 775 & 6155, being all of JoAnn Sanford, James Frazier, and Eugene Frazier's 22/100 acre Tract I and 20/100 acre Tract II described in Official Record 118, page 403, and said 0.424 acre tract being more particularly described as follows:

Beginning for reference at a magnetic nail set at the intersection of the north terminus point of the centerline of Highland Street (40 feet wide) with the centerline of Center Street (60 feet wide);

Thence North 75°30'00" East (assumed bearing) 269.82 feet, following the centerline of Center Street, to a magnetic nail set in the southwest right of way line of the CSX Railroad (formerly T. & O.C. Railroad, reference Deed Record 82, page 112) and at the northeast corner of Joann Sanford, James Frazier and Eugene Frazier's 2/3 acre tract described in Official Record 118, page 406;

Thence South 33°08'21" East 243.66 feet, departing from the centerline of Center Street, following the northeast line of said 2/3 acre tract and the southwest right of way line of said Railroad, to an iron pin set at the northeast corner of said 20/100 acre tract, said iron pin marking the **place of beginning**;

Thence **South 33°08'21" East 213.70 feet**, following the northeast line of said 20/100 acre tract and a northeast line of said 22/100 acre tract, to an iron pin set at an angle point in the southwest right of way line of said Railroad;

Thence **South 56°51'39" West 49.77 feet**, following a southeast line of said 22/100 acre tract and a northwest line of said railroad property to a 1 1/2 inch iron pipe found;

Thence **South 33°13'34" East 51.63 feet**, following a northeast line of said 22/100 acre tract and a southwest right of way line of said Railroad, passing at 24.73 feet a 1 1/2 inch iron pipe found, to a magnetic nail set in the centerline of State Street (60 feet wide);

Thence **South 75°29'18" West 31.50 feet**, following the centerline of State Street and the south line of said 22/100 acre tract, to a magnetic nail set;

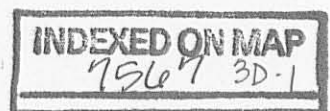
Thence **North 33°15'11" West 255.27 feet**, following the southwest line of said 22/100 acre tract and said 20/100 acre tract, passing at 26.40 feet a 5/8 inch iron pin found with cap marked "LEE PS6359" at the southeast corner of Wendell D. and Marjorie A. Oliver's 0.925 acre tract described in Official Record 30, page 667, thereafter following the northeast line of said 0.925 acre tract, to a 5/8 inch iron pin found at an angle point in the south line of said 2/3 acre tract;

Thence **North 56°51'39" East 80.05 feet**, following a southeast line of said 2/3 acre tract and the northwest line of said 20/100 acre tract, to the **place of beginning, containing 0.424 acre**, more or less, and being subject to all valid easements and restrictions of record.

Of the above described 0.424 acre tract, 0.018 acre is within the right of way of State Street. Of the above described 0.424 acre tract, 0.222 acre is all of said 22/100 acre tract and 0.202 acre is all of said 20/100 acre tract.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of February 2009. Bearing 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 Rd.  
Marysville, Ohio 43040  
(937) 747-2599





SURVEY FOR THE FRAZIER ESTATE

1.007 Acre

February 16, 2009

The following described 1.007 acre tract is situated in the State of Ohio, County of Logan, Township of Bokescreek, Village of West Mansfield, V.M.S. 775 & 6155, being all of JoAnn Sanford, James Frazier, and Eugene Frazier's 40/100 acre and 2/3 acre tracts described in Official Record 118, page 406, and said 1.007 acre tract being more particularly described as follows:

Beginning for reference at a magnetic nail set at the intersection of the north terminus point of the centerline of Highland Street (40 feet wide) with the centerline of Center Street (60 feet wide);

Thence North 75°30'00" East (assumed bearing) 95.00 feet, following the centerline of Center Street, to a magnetic nail set at the northwest corner of said 40/100 acre tract and at the northeast corner of Douglas N. Johann's 27/100 acre tract described in Official Record 885, page 668, said magnetic nail marking the **place of beginning**;

Thence **North 75°30'00" East 174.82 feet**, following the centerline of Center Street, the north line of said 40/100 acre tract, and the north line of said 2/3 acre tract, to a magnetic nail set in the southwest right of way of the CSX Railroad (formerly T.&O.C. Railroad, reference Deed Record 82, page 112);

Thence **South 33°08'21" East 243.66 feet**, following the northeast line of said 2/3 acre tract and the southwest right of way line of said Railroad, passing an iron pin set at 31.66 feet, to an iron pin set at the north corner of JoAnn Sanford, James Frazier and Eugene Frazier's 20/100 acre Tract II described in Official Record 118, page 403;

Thence **South 56°51'39" West 80.05 feet**, following a southeast line of said 2/3 acre tract and the northwest line of said 20/100 acre tract, to a 5/8 inch iron pin found at the northeast corner of Wendell D. and Marjorie A. Oliver's 0.925 acre tract described in Official Record 30, page 667;

Thence **South 75°18'23" West 66.63 feet**, following a south line of said 2/3 acre tract and the north line of said 0.925 acre tract, to a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS #6140" at the southeast corner of David A. Levan, Successor Trustee's 0.43 acre tract described in Official Record 856, page 737;

Thence **North 14°32'55" West 100.25 feet**, following the west line of said 2/3 acre tract and the east line of said 0.43 acre tract, to an iron pin set at the southeast corner of said 40/100 acre tract;

Thence **South 75°13'44" West 110.00 feet**, following the south line of said 40/100 acre tract and the north line of said 0.43 acre tract, to an iron pin set at the southeast corner of said 27/100 acre tract;

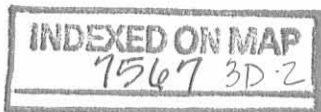
Thence **North 14°32'55" West 156.96 feet**, following the west line of said 40/100 acre tract and the east line of said 27/100 acre tract, passing at 126.96 feet an iron pin set, to the **place of beginning, containing 1.007 acre**, more or less, and being subject to all valid easements and restrictions of record.

Of the above described 1.007 acre tract, 0.124 acre is within the right of way of Center Street. Of the above described 1.007 acre tract, 0.396 acre is all of said 40/100 acre tract and 0.611 acre is all of said 2/3 acre tract.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of February 2009. Bearing 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".

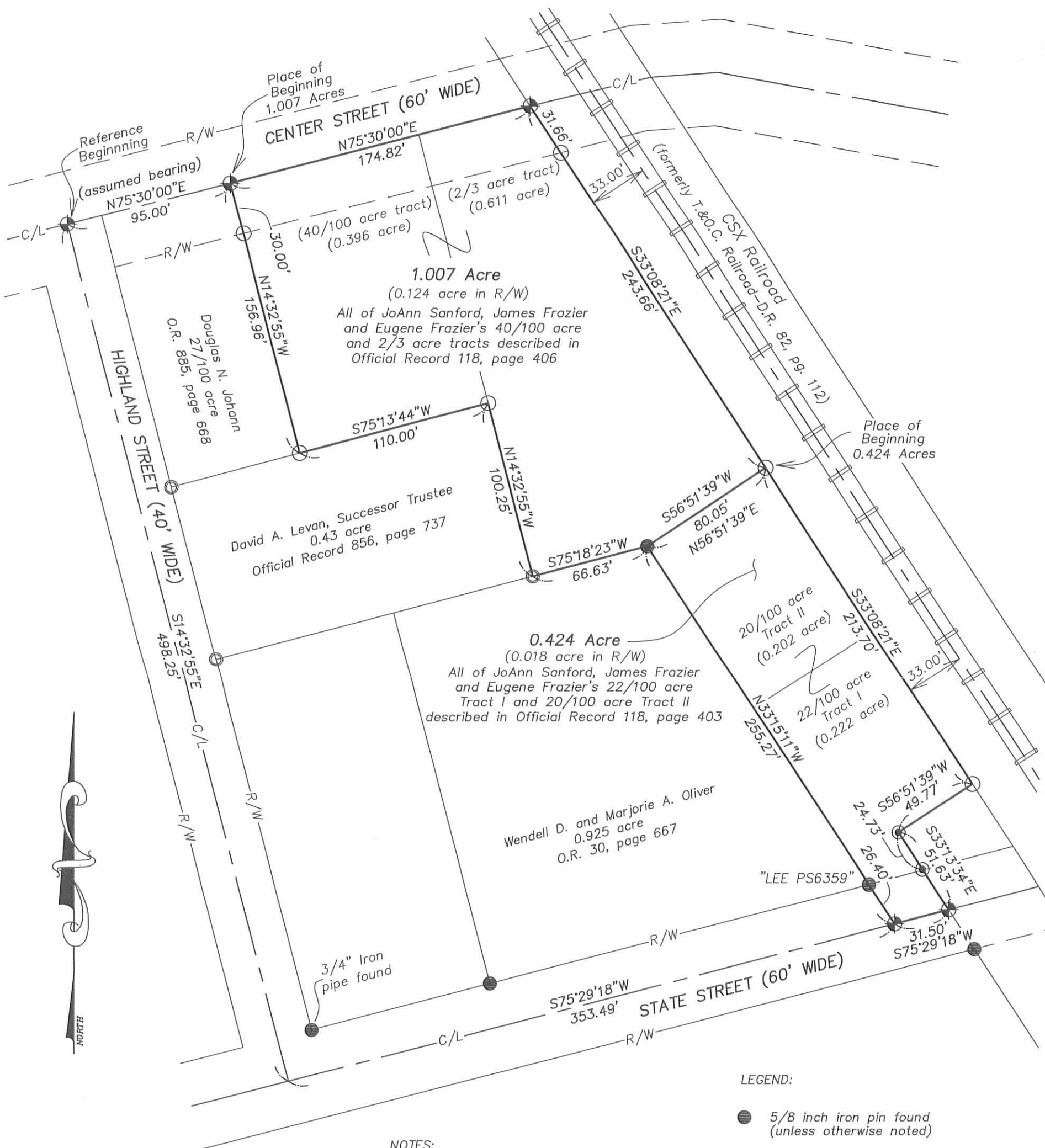
ATTEST:

Paul R. Clapsaddle  
Paul R. Clapsaddle, R.S. #6140  
19019 West Darby Rd.  
Marysville, Ohio 43040  
(937) 747-2599



## PLAT OF SURVEY FOR THE FRAZIER ESTATE

State of Ohio, County of Logan, Township of Bokescreek, Village of West Mansfield, V.M.S. 775-6155, being all of JoAnn Sanford, James Frazier, and Eugene Frazier's 40/100 and 2/3 acre tracts described in Official Record 118, page 406 and their 22/100 acre Tract I and 20/100 acre Tract II described in Official Record 118, page 403



**NOTES:**

Reference deeds are shown hereon.

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

**LEGEND:**

- 5/8 inch iron pin found (unless otherwise noted)
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"
- ⊕ Magnetic nail set
- ⦿ 1 1/2 inch iron pipe found
- ⊙ 5/8 inch iron pin found with cap marked "CLAPSADDLE RS#6140"



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



Proj: BoyselJ109  
Dwg: BoyselJ109.dwg  
Scale: 1" = 60'  
Date: February 16, 2009

**Paul R. Clapsaddle and Associates**

REGISTERED ENGINEERS AND SURVEYORS

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