

RICHARD A. BRUCE, P.E., P.S.
Registered Land Surveyor No. 6993

513/465 - 7412

Bruce Land Surveying
4293 Road 171, West Liberty, Ohio 43357



**BREWER SURVEY
WEST MANSFIELD
PERRY TOWNSHIP
LOGAN COUNTY, OHIO**

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

Commencing at a railroad spike over a stone found in the center of Main St. (C.R. 142) in the south line of said V.M.S. 775-6155.

THENCE with the center of Main Street, N.10°17'W. 50.00 feet to a railroad spike found.

THENCE N.74°05'57"E. 30.14 feet to a 5/8 inch iron set in the east line of Main Street, marking the northwest corner of Lewis G. and Gladys M. Neill's 0.22 acre tract, D.B. 324, Page 57, said iron being the true point of beginning of this description.

Thence with the east line of Main Street, N.10°17'W. 99.80 feet to a 5/8 inch iron set in the south line of Sue Ellen Carpenter's 0.47 acre tract, O.R. 8, Page 433.

THENCE with said Carpenter's south line, N.74°05'57"E. 169.86 feet to a 5/8 inch iron set, marking said Carpenter's southeast corner.

THENCE with said Carpenter's east line and the east line of Lynda P. Carpenter's 0.47 acre tract, D.B. 174, Page 287, N.10°17'W. 200.66 feet to a 5/8 inch iron set, marking the southwest corner of the Village of West Mansfield's 1.00 acre tract.

THENCE with said Village's south line, N.74°05'57"E. 23.43 feet to a 5/8 inch iron set.

THENCE S.41°13'15"E, 385.84 feet to a 5/8 inch iron set in the south line of said V.M.S. 775-6155.

THENCE with said V.M.S. Line, S.74°05'57"W. 222.75 feet to a 5/8 inch iron set, marking said Neill's southeast corner.

THENCE with said Neill's east line N.10°17'W. 50.00 feet to a 5/8 inch iron set, marking said Neill's northeast corner.

THENCE with said Neill's north line, S.74°05'57"W. 169.86 feet to the point of beginning.

INDEXED ON MAP
7908 104

RICHARD A. BRUCE, P.E., P.S.
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513/465 - 7412

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4293 Road 171, West Liberty, Ohio 43357



Containing 1.373 acres, more or less.

The above described 1.373 acre tract being Byron R. and Viola H. Kinney's 0.41 acre and 1.00 acre tracts as described in D.B. 341, Page 608. (Parcel No. 33-083-12-01-010)

Basis for bearings: Centerline of Main Street (N.10°17'W.)

This description prepared from an actual field survey.

Prepared by:

Richard A. Bruce

Richard A. Bruce, P.E., P.S.
Reg. Surveyor No. 6993
April 25, 1989



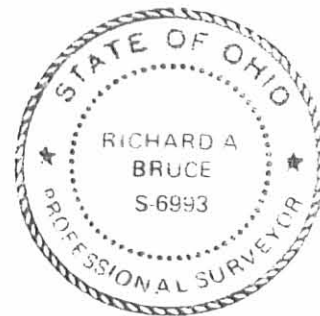
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BREWER SURVEY
 WEST MANSFIELD
 PERRY TOWNSHIP
 LOGAN COUNTY, OHIO

BY: Richard A. Bruce
 RICHARD A. BRUCE
 REG. SURVEYOR NO. 6993
 APRIL 25, 1989

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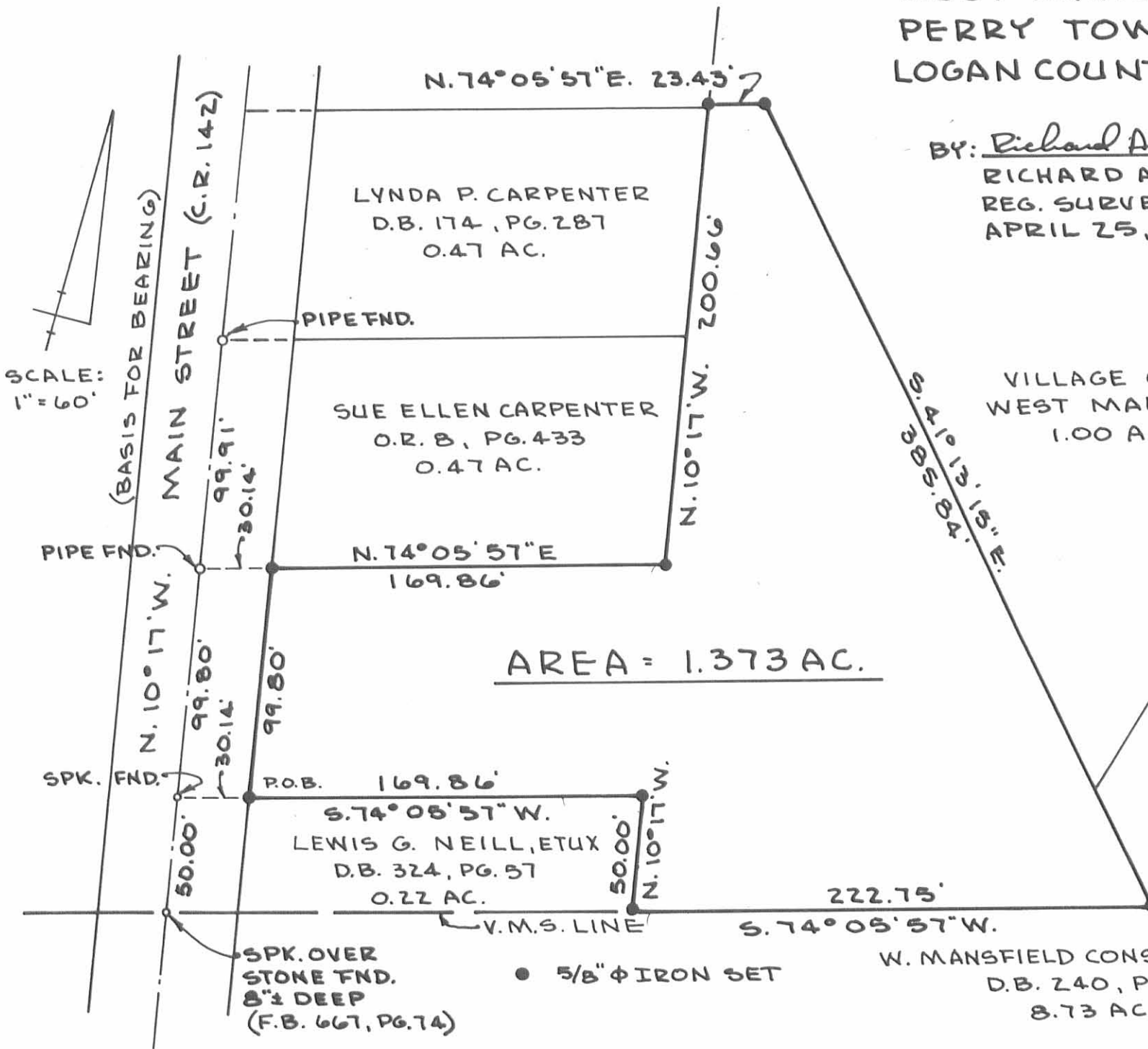
VILLAGE OF
 WEST MANSFIELD
 1.00 AC.



D.B. 233, PG. 238
 39.59 AC.

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

W. MANSFIELD CONSERVATION CLUB
 D.B. 240, PG. 517
 8.73 AC.



1-3-20

APPROVED

**DESCRIPTION OF SURVEY FOR JANE ARNETT MOTTER
0.194 ACRES
December 10, 2019**

The following described 0.194 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 Jane Arnett Motter's 0.22 acre tract described in Official Record Volume 590, page 764, said 0.194 acre tract being more particularly described as follows:

Beginning at a 5/8 inch iron bar found at the intersection of the east line of Main Street (60 feet wide) with the south line of V.M.S. 775-6155 and the north line of V.M.S. 5092, said iron bar being in the north line of West Mansfield Conservation Club's 8.73 acre tract described in Deed Volume 240, page 517 and at the southwest corner of said 0.22 acre tract, said iron bar also bears North 72°41'54" East 30.14 feet from a stone found in a monument box in the centerline of Main Street;

Thence **North 11°40'39" West 49.99 feet**, departing from the north line of V.M.S. 5092 and the north line of said 8.73 acre tract, entering V.M.S. 775-6155, following the east line of Main Street and the west line of said 0.22 acre tract, to a 5/8 inch iron bar found at a southwest corner of Shawn E. Huffman's and Christy L. Huffman's 1.373 acre tract described in Official Record Volume 1255, page 494;

Thence **North 72°43'30" East 169.78 feet**, departing from the east line of Main Street, following the north line of said 0.22 acre tract and a south line of said 1.373 acre tract, to a 5/8 inch iron bar found;

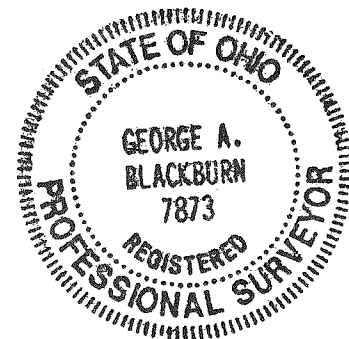
Thence **South 11°40'39" East 49.91 feet**, following the east line of said 0.22 acre tract and a west line of said 1.373 acre tract, to a one inch iron bar found in the south line of V.M.S. 775-6155, in the north line of V.M.S. 5092 and in the north line of said 8.73 acre tract;

Thence **South 72°41'54" West 169.79 feet**, following the south line of V.M.S. 775-6155, the north line of V.M.S. 5092, the south line of said 0.22 acre tract and the north line of said 8.73 acre tract, to the **place of beginning, containing 0.194 acres** more or less and subject to all valid easements and restrictions of record.

The above description was prepared from an actual field survey made by George A. Blackburn, Registered Surveyor #7873, during the month of December 2019. Iron bars set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS #7873." Bearings indicated hereon are based on the south line of V.M.S. 775-6155 bearing South 72°41'54" West.

Description prepared by: George A. Blackburn 12-10-2019

George A. Blackburn, R.S. #7873
6879 State Route 287
West Liberty, Ohio 43357
(937) 465-0424

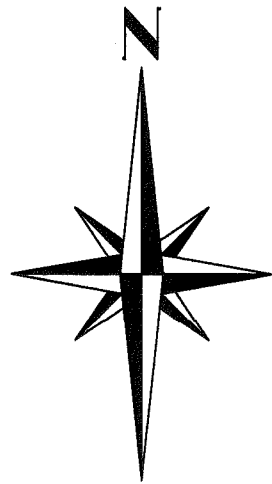


INDEXED ON MAP
7908

1-3-20

APPROVED

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



VILLAGE OF
 WEST MANSFIELD

CA
 MAIN STREET (60')

Shawn E. Huffman and
 Christy L. Huffman
 1.373 acres
 O.R. 1255, pg. 494

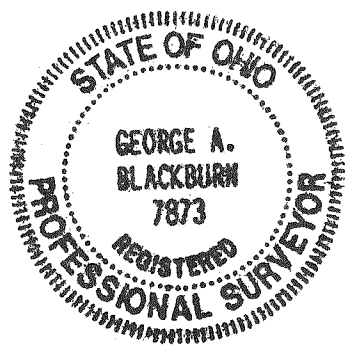
0.194 Acres

Jane Arnett Motter, 0.22 acres
 O.R. 590, pg. 764

S72°41'54"W
 (BASIS OF BEARING)

West Mansfield Conservation Club
 8.73 acres, D.V. 240, pg. 517

VILLAGE OF
 WEST MANSFIELD



LEGEND

- 5/8" Iron bar found unless otherwise noted
- Stone found inside monument box

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

George A. Blackburn 12-10-2019

GEORGE A. BLACKBURN, R.S. 7873

INDEXED ON MAP
 7908

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

DATE: 12/10/2019
 SCALE: 1" = 50'
 FILE: Motter 12-19

PLAT PREPARED FOR
 JANE ARNETT MOTTER

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