

REC'D 3-4-98 SM OK ✓



Lee Surveying and Mapping Co., Inc.



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

117 NORTH MADRIVER STREET
BELLEFONTAINE, OHIO 43311

(937) 593-7335
FAX (937) 593-7444

RAUSCH 0.436 ACRE

Lying in Virginia Military Survey 775-6155, Village of West Mansfield, Bokescreek and Perry Townships, Logan County, Ohio.

Being out of the Robert L. Carpenter and Valerie V. Stanley original 0.75 acre tract as deeded and described in Official Record 301, Page 562 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a stone found in a monument box on the center-line of Main Street (County Highway 142) at the southerly line of the Village of West Mansfield Corporation Line.

THENCE, with the center-line of Main Street (60 feet wide), N 10°-00'-00" W, a distance of 1249.50 feet to a railroad spike set at the TRUE POINT OF BEGINNING.

THENCE, continuing with the center-line of Main Street, N 10°-00'-00" W, a distance of 94.50 feet to a MAG nail set.

THENCE, N 84°-55'-07" E, a distance of 200.70 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 30.11 feet.

THENCE, with the westerly line of the West Mansfield Conservation Club original 39.59 acre tract (Vol. 233, Pg. 238, Tract I), S 9°-47'-14" E, a distance of 95.50 feet to a 5/8 inch iron rod set, passing a 1 inch iron rod found at 81.10 feet on the north line of Perry Township.

THENCE, with the north line of the Larry L. Baker 0.48 acre tract, (O.R. 109, Pg. 766), S 85°-12'-43" W, a distance of 200.43 feet to the point of beginning, passing a 5/8 inch iron rod found at 170.31 feet.

Containing 0.436 acre, of which, 0.109 acre is in Perry Township, 0.327 acre is in Bokescreek Township, and 0.065 acre is within the highway right-of-way.

The basis for bearings is the center-line of Main Street, being N 10°-00'-00" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on February 23, 1998.



Description prepared by:

Jeffrey I. Lee
Jeffrey I. Lee
Professional Surveyor 6359
February 26, 1998

L-2617

ORIGINAL STAMP IN GREEN

INDEXED ON MAP
8066 1D-1



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117 NORTH MADRIVER STREET
BELLEFONTAINE, OHIO 43311

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RAUSCH 0.437 ACRE

Lying in Virginia Military Survey 775-6155, Village of West Mansfield, Bokescreek Township, Logan County, Ohio.

Being out of the Robert L. Carpenter and Valerie V. Stanley original 0.75 acre tract as deeded and described in Official Record 301, Page 562 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a stone found in a monument box on the center-line of Main Street (County Highway 142) at the southerly line of the Village of West Mansfield Corporation Line.

THENCE, with the center-line of Main Street (60 feet wide), N 10°-00'-00" W, a distance of 1344.00 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE, continuing with the center-line of Main Street, N 10°-00'-00" W, a distance of 94.50 feet to a MAG nail set.

THENCE, with the south line of the Robert L. Carpenter 0.23 acre tract, (O.R. 301, Pg 560), N 84°-37'-34" E, a distance of 200.97 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 30.10 feet.

THENCE, with the westerly line of the West Mansfield Conservation Club original 39.59 acre tract, (Vol. 233, Pg. 238, Tract I), S 9°-47'-14" E, a distance of 95.50 feet to a 5/8 inch iron rod set.

THENCE, S 84°-55'-07" W, a distance of 200.70 feet to the point of beginning, passing a 5/8 inch iron rod set at 170.59 feet.

Containing 0.437 acre, of which 0.065 acre is within the highway right-of-way.

The basis for bearings is the center-line of Main Street, being N 10°-00'-00" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on February 23, 1998.

Description prepared by:

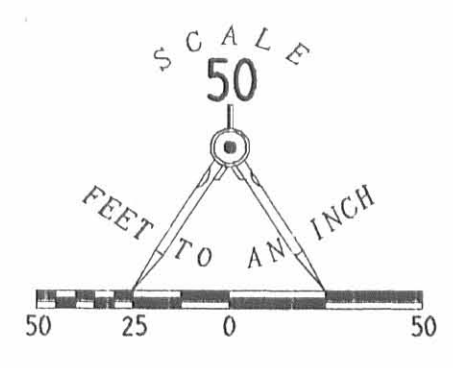
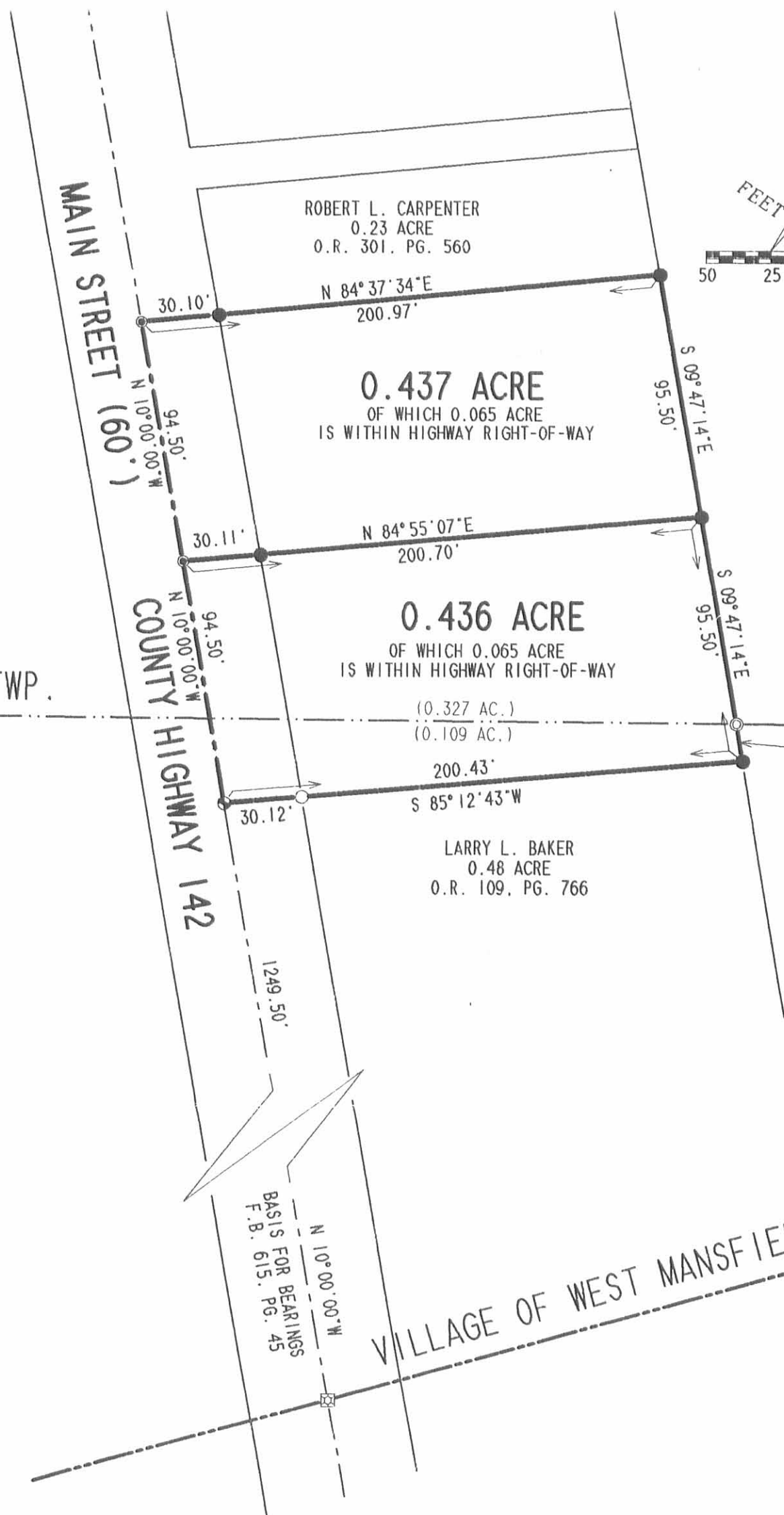


Jeffrey I. Lee
Jeffrey I. Lee
Professional Surveyor 6359
February 26, 1998

L-2617

ORIGINAL STAMP IN GREEN

INDEXED
8066 1D2



- LEGEND**
- 5/8" IRON ROD SET
 - 5/8" IRON ROD FOUND
 - ⊕ RAILROAD SPIKE SET
 - ⊙ MAG NAIL SET
 - ⊙ 1" IRON ROD FOUND
 - ⊠ STONE FOUND IN A MONUMENT BOX

WEST MANSFIELD
CONSERVATION CLUB
ORIG. 39.59 ACRES
VOL. 233, PG. 238
TRACT I

**SURVEY OF TWO TRACTS OUT OF THE
 ROBERT L. CARPENTER AND VALERIE V. STANLEY
 ORIGINAL 0.75 ACRE TRACT,
 OFFICIAL RECORD 301, PAGE 562
 VIRGINIA MILITARY SURVEY 775-6155
 BOKESCREEK TOWNSHIP AND PERRY TOWNSHIP
 VILLAGE OF WEST MANSFIELD
 LOGAN COUNTY, OHIO**

REFERENCES
 LOGAN COUNTY ENGINEERS FILES:
 FIELD BOOK 667, PAGE 74
 FIELD BOOK 615, PG. 45
 R-2141, R-5383 AND R-8066



SURVEYED BY:

 JEFFREY I. LEE
 PROFESSIONAL SURVEYOR 6359
 FEBRUARY 23, 1998

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 117 North Madriver Street
 BELLEFONTAINE, OHIO 43311
 (937) 593-7335

2 WORKING DAYS
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 OHIO UTILITIES PROTECTION SERVICE.

8066 IP

REC'D 3-19-98 OK Amy ✓



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117 NORTH MADRIVER STREET
BELLEFONTAINE, OHIO 43311

(937) 593-7335
FAX (937) 593-7444

CARPENTER 0.390 ACRE

Lying in Virginia Military Survey 775, Bokescreek Township, Village of West Mansfield, Logan County, Ohio.

Being the Robert L. Carpenter and Valerie V. Stanley original 0.41 acre tract as deeded and described in Official Record 301, Page 558, Tracts I and II of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at the stone found in a monument box on the southerly line of Virginia Military Survey 775-6155 and the Village of West Mansfield Corporation Line at the intersection with the center-line of Main Street (County Highway 142) (60 feet wide).

THENCE, with the center-line of Main Street, N 10°-00'-00" W, a distance of 1504.60 feet to a point.

THENCE, N 84°-42'-35" E, a distance of 30.10 feet to a 5/8 inch iron rod set on the easterly right-of-way of Main Street at the TRUE POINT OF BEGINNING.

THENCE, with the easterly right-of-way of Main Street, N 10°-00'-00" W, a distance of 99.92 feet to a 5/8 inch iron rod set on the southerly line of a 16 feet wide alley.

THENCE, with the southerly line of the said 16 feet wide alley, N 84°-53'-23" E, a distance of 171.55 feet to a 5/8 inch iron set on the westerly line of the West Mansfield Conservation Club original 39.59 acre tract, (Vol. 233, Pg. 238, Tract I).

THENCE, with the westerly line of the said 39.59 acre tract, S 09°-47'-14" E, a distance of 99.35 feet to a 5/8 inch iron rod set on the northerly line of a 16 feet wide alley.

THENCE, with the northerly line of the said 16 feet wide alley, S 84°-42'-35" W, a distance of 171.13 feet to the point of beginning.

Containing 0.390 acre.

The basis for bearings is the center-line of Main Street, being N 10°-00'-00" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on March 9, 1998.

Description prepared by:

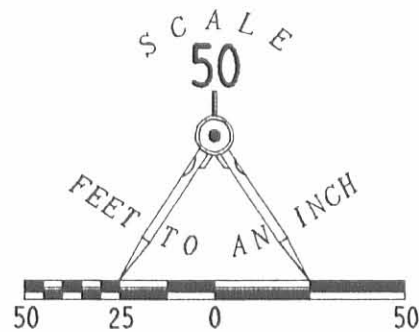
Jeffrey I. Lee
Professional Surveyor 6359
March 15, 1998



L-2617

ORIGINAL STAMP IN GREEN

INDEXED ON MAP
2006 2D



- LEGEND
- 5/8" IRON ROD SET
 - 5/8" IRON ROD FOUND
 - ☒ STONE FOUND IN A MONUMENT BOX
 - 1/2" SQUARE IRON BAR FOUND

REFERENCES

LOGAN COUNTY ENGINEERS FILES:
FIELD BOOK 667, PAGE 74
FIELD BOOK 615, PG. 45
R-2141, R-5383 AND R-8066

MAIN STREET (60')

COUNTY HIGHWAY 142

BASIS FOR BEARINGS
F.B. 615, PG. 45

ROBERT L. LAUMER
0.443 ACRE
O.R. 202, PG. 968

ROBERT L. CARPENTER
0.41 ACRE
O.R. 301, PG. 558

0.390 ACRE

ROBERT L. CARPENTER
0.23 ACRE
O.R. 301, PG. 560

0.437 ACRE

0.436 ACRE

WEST MANSFIELD
CONSERVATION CLUB
ORIG. 39.59 ACRES
VOL. 233, PG. 238
TRACT I

BOKESCREEK TWP.

PERRY TWP.

VIRGINIA MILITARY SURVEY 775-6155
VILLAGE OF WEST MANSFIELD CORPORATION LINE
VIRGINIA MILITARY SURVEY 5092

RETRACEMENT SURVEY OF THE
ROBERT L. CARPENTER AND VALERIE V. STANLEY
ORIGINAL 0.41 ACRE TRACT
0.390 ACRE BY THIS SURVEY
OFFICIAL RECORD 301, PAGE 558
TRACTS I AND II
VIRGINIA MILITARY SURVEY 775-6155
BOKESCREEK TOWNSHIP
VILLAGE OF WEST MANSFIELD
LOGAN COUNTY, OHIO

SURVEYED BY:

JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
MARCH 9, 1998

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2006 2P



ORIGINAL STAMP IN GREEN

D 323

CARPNT

L-2617-3

Received 8/14/90 OK/JS

LEGAL DEED DESCRIPTION

Christopher L. Davis

0.443 Acre

Real estate situated in the Village of West Mansfield, Bokescreek Township of Logan County, Ohio; in the Virginia Military Survey Number 775-6155; being a more particular description of the 0.39 acre tract of Christopher L. Davis (Deed Record 378, page 90); and being further bounded and described as follows:

Beginning for reference at a 3/4 inch diameter iron pipe found on the southwest corner of the alley that runs west to east in back of Lots Numbered 175 through 182 in said Village, and being on the southeast corner of an 0.28 acre tract owned by Richard G. and Arlene H. Bechtel (Deed Record 309, page 148) and being on a north line of a 10.20 acre tract owned by West Mansfield Conservation Club (Deed Record 233, page 238);

thence South 76 degrees 41 minutes 23 seconds West, 74.49 feet on said north line of West Mansfield Conservation Club 10.20 acre tract to a four (4) inch square wood corner post found on the northwest corner thereof and the point of beginning of the land to be described, said point being on the southeast corner of a 0.31 acre tract owned by David L. and Linda G. Baker (Official Deed Record 35, page 974) said point bears South 11 degrees 14 minutes 15 seconds East, 78.02 feet from a one (1) inch diameter iron pipe found on the northeast corner of said Baker tract;

thence South 10 degrees 57 minutes 00 seconds East, (reference bearing) 100.00 feet on the west line of said West Mansfield Conservation Club 10.20 acre tract to a one-half (1/2) inch square iron bar found on the northeast corner of a sixteen (16) foot wide public alley, said point bears North 10 degrees 57 minutes 00 seconds West, 357.90 feet from a one (1) inch diameter pipe found on the township line between Perry Township and said Bokescreek Township;

thence South 83 degrees 43 minutes 18 seconds West, 193.58 feet (170 feet, Davis deed) to a P-K nail set (passing over a one-half (1/2) inch square iron bar found at 171.69 feet on the east marginal line of South Main Street;

thence North 11 degrees 00 minutes 56 seconds West, 99.92 feet (100 feet, Davis deed) to a one-half (1/2) inch diameter iron rod found on the southwest corner of said Baker 0.31 acre tract;

thence North 83 degrees 41 minutes 47 seconds East, 193.69 feet (170 feet, Davis deed) on the south line of said Baker 0.31 acre tract to the point of beginning (passing over an iron pipe set at 22.17 feet on said east marginal line of South Main Street.

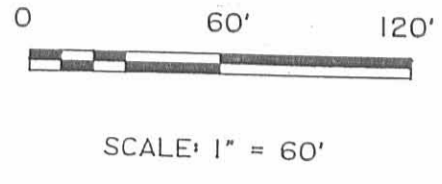
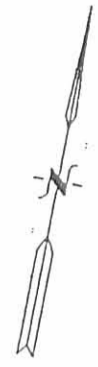
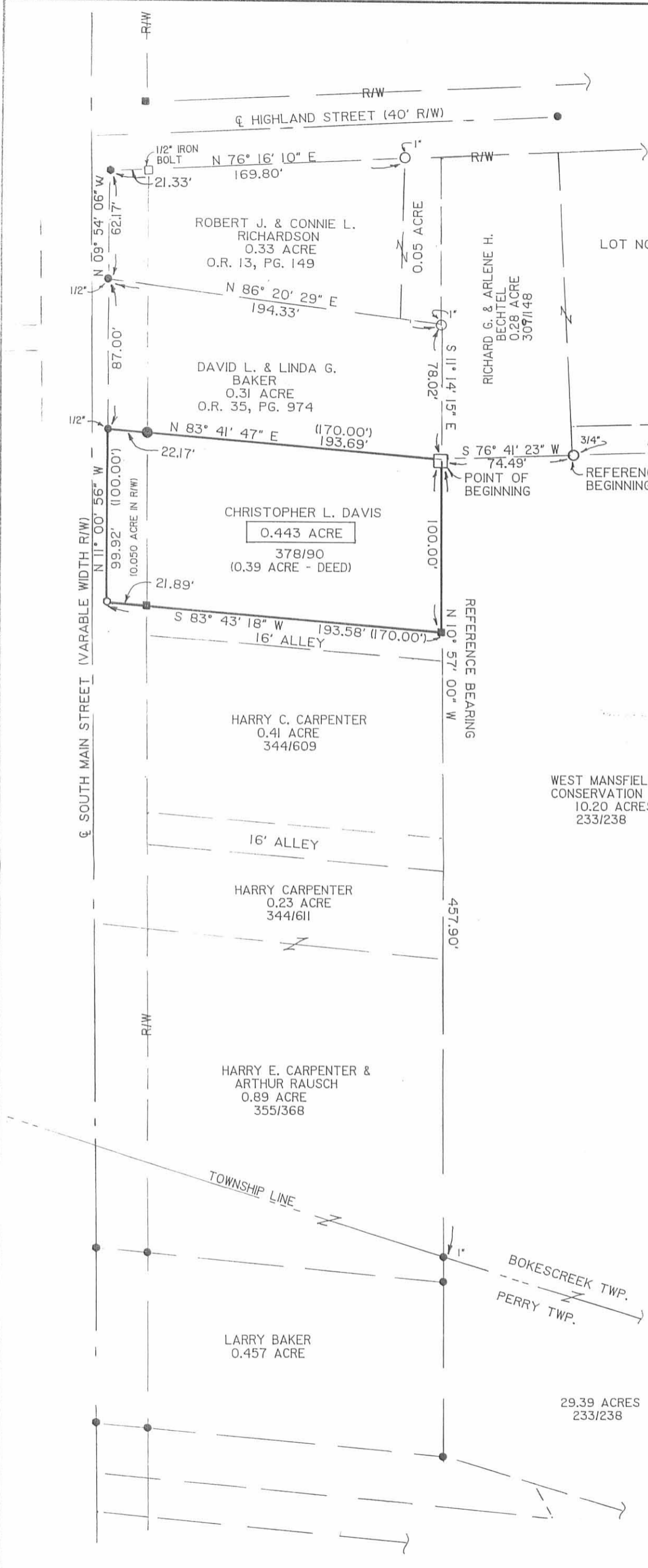
Bearing South 10 degrees 57 minutes 00 seconds West assumed from adjacent survey (Deed Record 233, page 238).

The tract as described from an actual field survey performed on or about August 13, 1990, by registered surveyor Benjamin H. Cartwright (S-5456), contains 0.443 acre, of which 0.050 acre is in the road right-of-way, more or less, subject to all previous easements and rights-of-way of record. All iron pipes set are 3/4" x 30" galvanized pipe with yellow survey caps stamped S-6034/S-5456. The survey is on file in the office of the Logan County Engineer.

Benjamin H. Cartwright, PS
S-5456
August 15, 1990
J N 90-90

Benjamin H. Cartwright 8-16-90





NOTES:

- SCALE: 1" = 60'
- REFERENCE BEARING N 10° 57' 00" W ASSUMED FROM ADJACENT SURVEY (DEED RECORD 233, PG. 238).
- P-K NAIL FOUND ○ SET
- IRON PIPE FOUND ● SET
- 5/8" IRON BAR FOUND
- 1/2" SQUARE BAR FOUND
- 4"x4" WOOD POST FOUND
- 378/90 DENOTES DEED REFERENCE
- ((100.00')) DENOTES DEED DISTANCE
- IRON PIPES SET ARE 3/4" GALVANIZED PIPE WITH YELLOW I.D. CAPS STAMPED S-5456/S-6034.
- 0.443 ACRE AREA OF THIS SURVEY

ISSUED

AUG 16 1990

**PAGE ENGINEERING
INC.**



PLAT OF BOUNDARY SURVEY
CHRISTOPHER L. DAVIS
 VIRGINIA MILITARY SURVEY NO. 775-6155,
 VILLAGE OF WEST MANSFIELD,
 BOKESCREEK TOWNSHIP,
 LOGAN COUNTY, OHIO

INDEXED ON MAP
8066 3P

Benjamin H. Cartwright 8-15-1990

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

BENJAMIN H. CARTWRIGHT S-5456 AUG. 15, 1990

J.N. 90-90

F.B. 132, PG. 4 - 13

Page Engineering, Inc.

112 East Fifth Street • Marysville, Ohio 43040

(513) 644-1272

Baker Survey
West Mansfield

- A = $\frac{5}{8}$ "# Iron set @ walk crossing
 B = " " "
 C = Hedge line
 D = Point - 1' E. of N.S. walk - 0.3 S. of E.W. walk
 found $\frac{1}{4}$ " Iron 2.6 E. of N.S. walk
 & 1' S. of E.W. walk
 E = 1" Pipe found 148.7 E. of Iron found
 @ 'D', 0.9' S. of walk
 F = Bolt found - W. side of Cor. post.
 G = $\frac{5}{8}$ "# Iron set in fence

Meas. Book

A-G	171.8	
B-F	172.6	
A-B	100.0	100'
B-C	79'	87
C-D	73.6	65 $\frac{1}{2}$ '
B-D	152.6	152 $\frac{1}{2}$ '
D-E	148.7	
F-G	100.0'	

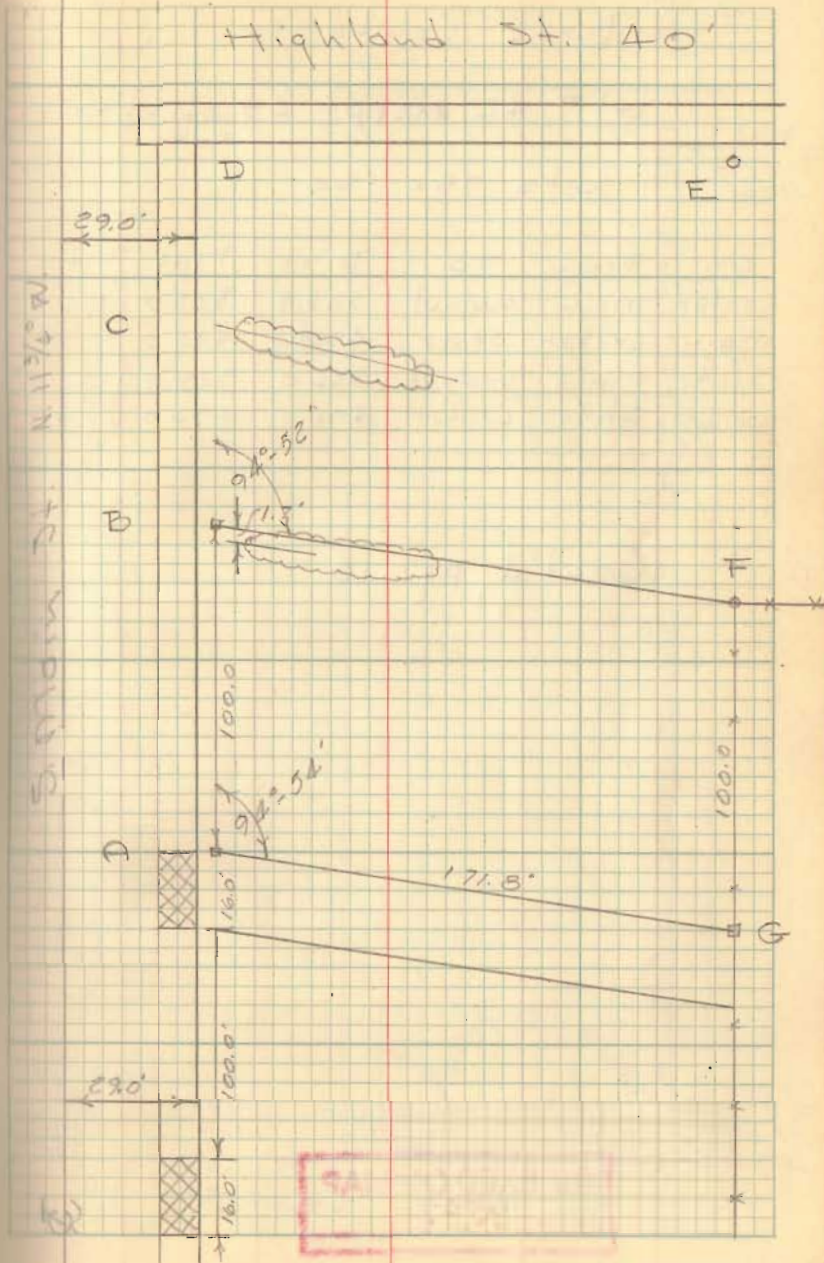
Pins set 30.0' from E Main St.
1.0' E. of walk

INDEXED ON MAP
8066

Dodson
Geoslik

June 21, 1958 14

Highland St. 40'



Baker Survey
W. Mansfield

- A = $\frac{5}{8}$ " Φ Iron set @ walk crossing
 B = " " "
 C = Hedge
 D = Point - 1' E. N.S. walk - 0.3 S. E.W.
 found $\frac{1}{4}$ " Iron 2.6' E. of N.S. walk
 & 1' south of E.W. walk.
 E = 1" pipe found 148.7 E of Iron found
 at D, 0.9' S. of walk
 F = bolt found - W. side of Cor. post
 G = $\frac{5}{8}$ " Φ Iron set in fence

AG = 171.8

BF = 172.6'

A-B = 100.0 - Decd. 100'

B-C = 79.1 - " 87'

B-D = 152.6 - " 65 $\frac{1}{2}$ '

- Decd B-D = 152 $\frac{1}{2}$ '

F-G = 100.0

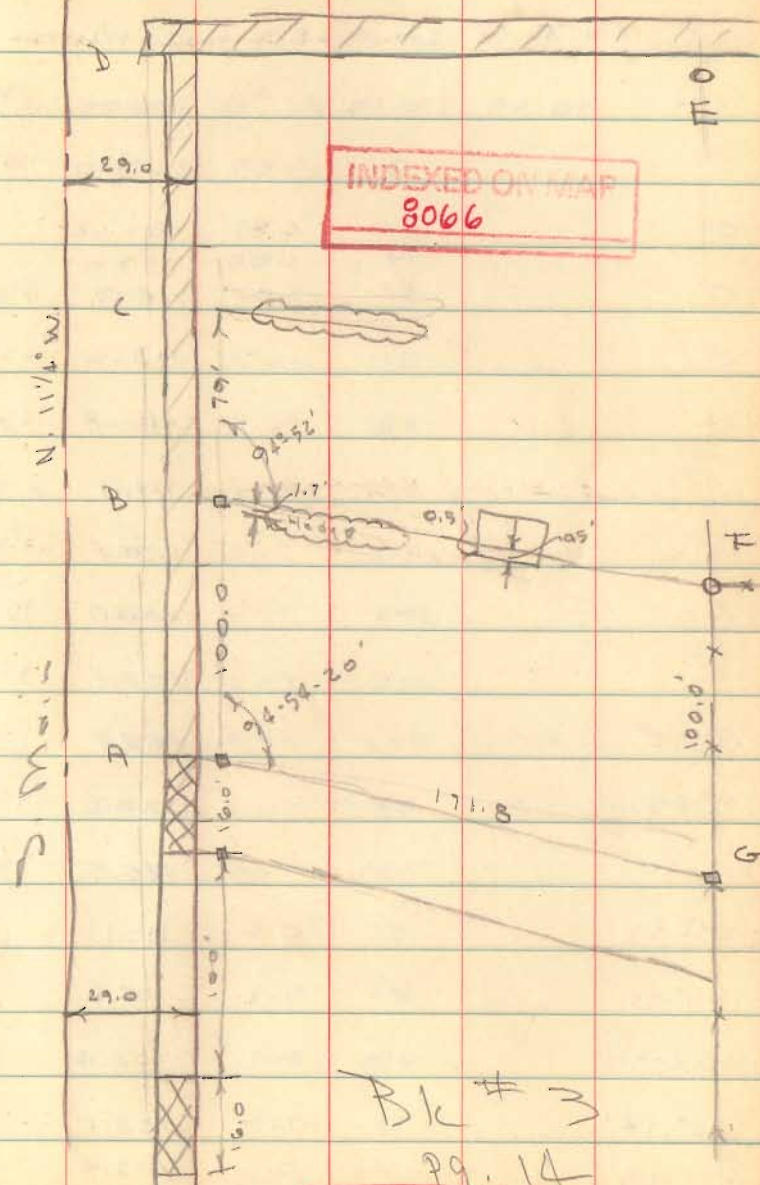
Pins set 30.0 from N Main St.
1.0 feet E. of walk

Robson
Geoslin

June 21, 19 58

57

Highland St. 40'



INDEXED ON MAP
8066

Blk # 3
Pg. 14