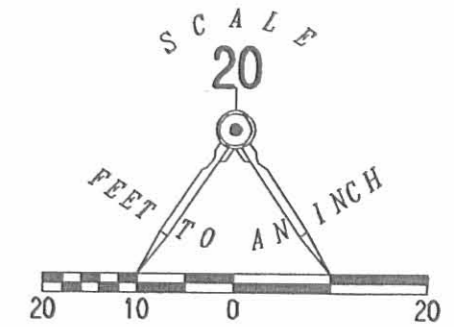


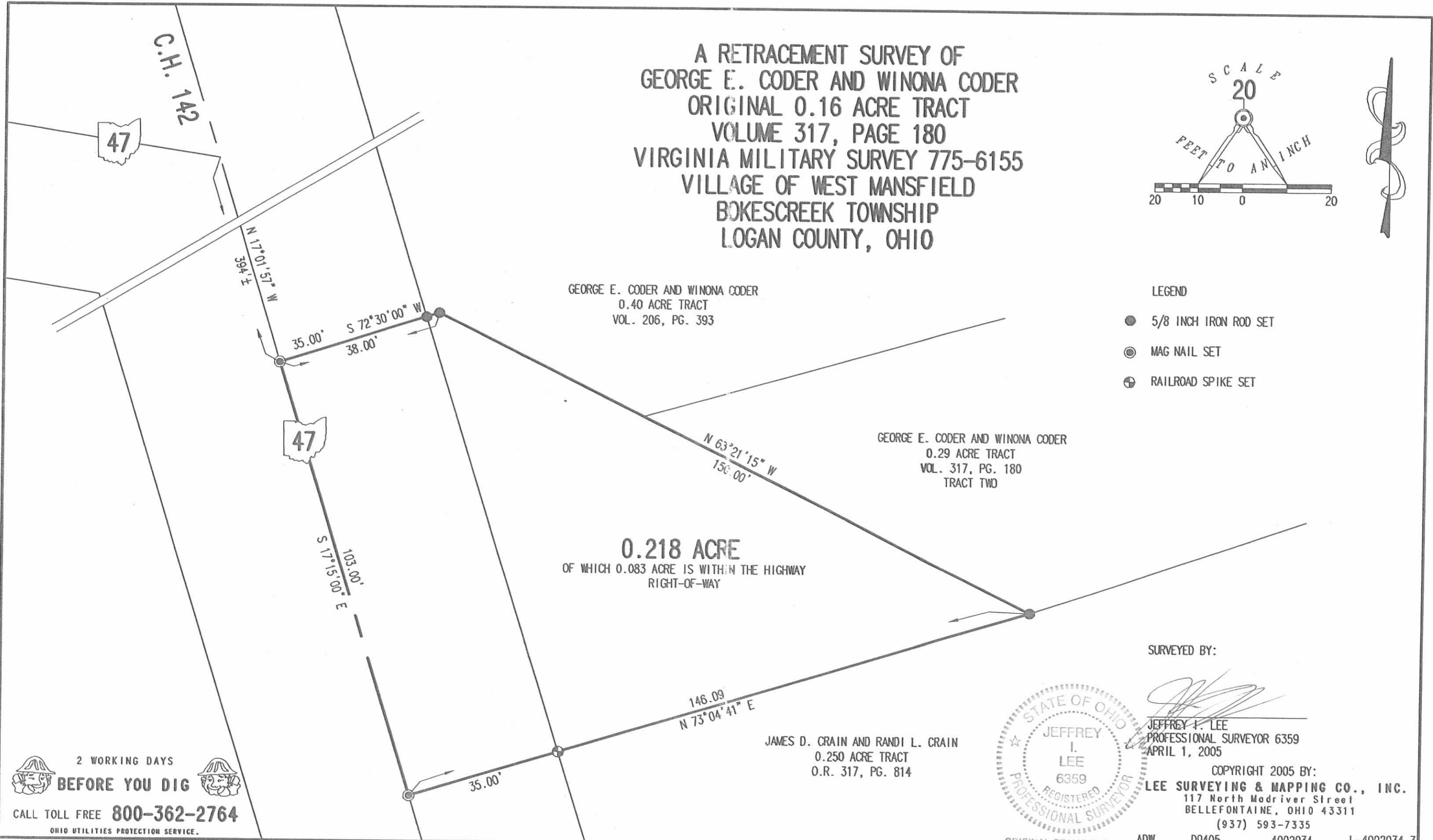
REC'D 4-14-05 SML OK

A RETRACEMENT SURVEY OF
GEORGE E. CODER AND WINONA CODER
ORIGINAL 0.16 ACRE TRACT
VOLUME 317, PAGE 180
VIRGINIA MILITARY SURVEY 775-6155
VILLAGE OF WEST MANSFIELD
BOKESCREEK TOWNSHIP
LOGAN COUNTY, OHIO



LEGEND

- 5/8 INCH IRON ROD SET
- ⊙ MAG NAIL SET
- ⊕ RAILROAD SPIKE SET



GEORGE E. CODER AND WINONA CODER
0.40 ACRE TRACT
VOL. 206, PG. 393

GEORGE E. CODER AND WINONA CODER
0.29 ACRE TRACT
VOL. 317, PG. 180
TRACT TWO

0.218 ACRE
OF WHICH 0.083 ACRE IS WITHIN THE HIGHWAY
RIGHT-OF-WAY

JAMES D. CRAIN AND RANDI L. CRAIN
0.250 ACRE TRACT
O.R. 317, PG. 814

SURVEYED BY:

Jeffrey I. Lee
JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
APRIL 1, 2005



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OHIO UTILITIES PROTECTION SERVICE.

INDEXED ON MAP
9507 IP

ORIGINAL STAMP IN GREEN ADW D0405 4002034 L-4002034-3

10-11-17



GEORGE CODER ESTATE SURVEY

1.190 Acres

September 21, 2017

The following described 1.190 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 the remainder of George E. and Winona Coder's original 1 acre tract and part of the remainder of their original 4/10 acre tract, both described in Deed Record 206 page 393, part of their 0.29 acre Tract Two described in Deed Record 317, page 180, and part of their 1/4 acre tract described in Official Record 942, page 383, and said 1.190 acre tract being more particularly described as follows:

Beginning for reference at a 1 1/2 inch iron pipe found at an angle point in the centerline of Main Street (72 feet wide), referenced as Station 5+79 in Logan County Engineer's Field Book 497, page 60;

Thence South 14°11'23" East (assumed bearing) 877.63 feet, following the centerline of Main Street, to a point;

Thence North 75°49'34" East 36.00 feet, departing from the centerline of Main Street, to an iron pin set in the east right of way line of Main Street, at a northwest corner of the remainder of said original 1 acre tract and at the southwest corner of George E. and Winona L. Coder's 50 feet by 135 feet tract described in Deed Record 375 page 254, said iron pin marking the *place of beginning*;

Thence *North 75°49'34" East 135.00 feet*, following a north line of the remainder of said original 1 acre tract and the south line of said 50 feet by 135 feet tract, to an iron pin set;

Thence *North 14°11'23" West 50.00 feet*, following a west line of the remainder of said original 1 acre tract and the east line of said 50 feet by 135 feet tract, to an iron pin set in the south line of Jamie L. Beeney and Gina R. Beeney's 0.494 acre tract described in Official Record 1243, page 801;

Thence *North 75°49'34" East 113.25 feet*, following a north line of said original 1 acre tract and the south line of said 0.494 acre tract, passing at 107.68 feet a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS 6140" at an angle point in the west line of Derrick Scott Detrick and Sharalyn Rose Detrick's 9.029 acre tract described in Official Record 1240, page 75, thereafter following a segment of the west line of said 9.029 acre tract, to a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS 6140";

Thence *South 13°49'45" East 301.50 feet*, following the east line of said original 1 acre tract, the east line of said 0.29 acre tract, and a west line of said 9.029 acre tract, to a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS 6140" in a north line of Raleigh Oliver's 1.63 acre Tract II described in Official Record 1161 page 376;

Thence *North 78°21'49" West 10.00 feet*, following a south line of said 0.29 acre tract and a north line of said 1.63 acre tract, to a 1/2 inch by 2 inch iron bar found at a northeast corner of Kathy Levan's 0.45 acre tract described in Official Record 195, page 203;

INDEXED ON MAP
9507 2

Thence *South 75°26'44" West 56.36 feet*, following a south line of said 0.29 acre tract and a north line of said 0.45 acre tract, to an iron pin set;

Thence *North 61°31'36" West 227.05 feet*, entering and crossing said 0.29 acre tract, also crossing the northeast corner of said ¼ acre tract and also crossing another part of said 0.29 acre tract, entering the remainder of said original 4/10 acre tract, to an iron pin set;

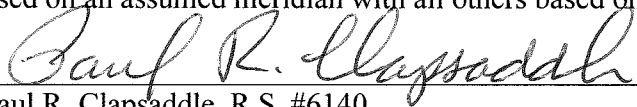
Thence *South 75°16'15" West 14.03 feet*, continuing through said original 4/10 acre tract and following the northwest line of George E. and Winona Coder's 0.16 acre Tract One described in Deed Record 317, page 180, to a point in a concrete culvert in the east right of way line of Main Street;

Thence *North 14°11'23" West 93.83 feet*, following the east right of way line of Main Street, the west line of said original 4/10 acre tract, and a west line of said original 1 acre tract, to the *place of beginning, containing 1.190 acres*, more or less, and being subject to all valid easements and restrictions of record.

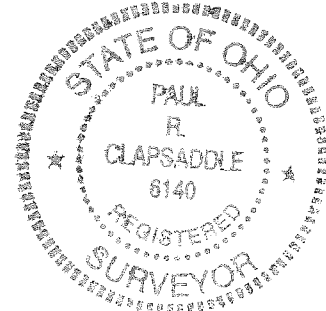
Of the above described 1.190 acre tract, 0.606 acre is all of the remainder of said original 1 acre tract, 0.329 acre is part of said original 4/10 acre tract, 0.250 acre is part of said 0.29 acre tract, and 0.005 acre is part of said 1/4 acre tract.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of September 2017. Bearings indicated herein are based on an assumed meridian with all others based on angles turned.

ATTEST:



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





GEORGE CODER ESTATE SURVEY

0.505 Acre

September 21, 2017

The following described 0.505 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 George E. and Winona Coder's 0.16 acre Tract One and part of their 0.29 acre Tract Two, both being described in Deed Record 317 page 180, part of the remainder of their original 4/10 acre tract described in Deed Record 206, page 393, and part of their ¼ acre tract described in Official Record 942, page 383, and said 0.505 acre tract being more particularly described as follows:

Beginning for reference at a 1 ½ inch iron pipe found at an angle point in the centerline of Main Street (72 feet wide), referenced as Station 5+79 in Logan County Engineer's Field Book 497, page 60;

Thence South 14°11'23" East (assumed bearing) 971.81 feet, following the centerline of Main Street, to a magnetic nail set at the northwest corner of said 0.16 acre tract, said nail marking the *place of beginning*;

Thence *North 75°16'15" East 50.03 feet*, departing from the centerline of Main Street and following the northwest line of said 0.16 acre tract, passing at 36.00 feet the southwest corner of said original 4/10 acre tract, thereafter following a south line of said original 4/10 acre tract and then entering said original 4/10 acre tract, to an iron pin set;

Thence *South 61°31'36" East 227.05 feet*, continuing through said original 4/10 acre tract, crossing part of said 0.29 acre tract, crossing the northeast corner of said ¼ acre tract, and crossing another part of said 0.29 acre tract, to an iron pin set in a north line of Kathy Levan's 0.45 acre tract described in Official Record 195, page 203;

Thence *South 75°26'44" West 31.99 feet*, following a north line of said 0.45 acre tract and the south line of said 0.29 acre tract, to a ½ inch iron pin found in the east line of said ¼ acre tract;

Thence *South 14°11'23" East 7.73 feet*, following the east line of said ¼ acre tract and a west line of said 0.45 acre tract, to a 1 inch bolt found at the northeast corner of Diana L. McCall's ¼ acre tract described in Official Record 1193, page 735;

Thence *South 75°51'53" West 185.00 feet*, following the south line of said Coder's ¼ acre tract and the north line of said McCall's ¼ acre tract, passing at 149.88 feet a ½ inch iron pin found, to a magnetic nail set in the centerline of Main Street;

Thence *North 14°11'23" West 161.15 feet*, following the centerline of Main Street, the west line of said Coder's ¼ acre tract, and the west line of said 0.16 acre tract, to the *place of beginning, containing 0.505 acre*, more or less, and being subject to all valid easements and restrictions of record.

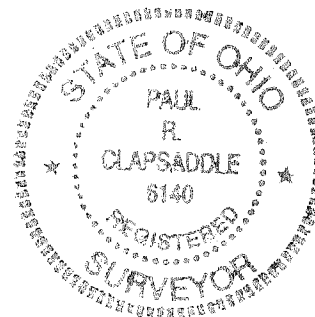
Of the above described 0.505 acre tract, 0.218 acre is all of said 0.16 acre tract, 0.242 acre is part of said Coder's ¼ acre tract, 0.019 acre is part of said original 4/10 acre tract, and 0.026 acre is part of said 0.29 acre tract.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of September 2017. Bearings indicated herein are based on an assumed meridian with all others based on angles turned.

ATTEST:

Paul R. Clapsaddle

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



INDEXED ON MAP

9507 2

10-11-17
✓ APPROVED

GEORGE CODER ESTATE SURVEY
0.155 Acre
September 21, 2017

The following described 0.155 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 George E. and Winona L. Coder's 50 feet by 135 feet tract described in Deed Record 375, page 254, and said 0.155 acre tract being more particularly described as follows:

Beginning for reference at a 1 ½ inch iron pipe found at an angle point in the centerline of Main Street (72 feet wide), referenced as Station 5+79 in Logan County Engineer's Field Book 497, page 60;

Thence South 14°11'23" East (assumed bearing) 827.63 feet, following the centerline of Main Street, to a point;

Thence North 75°49'34" East 36.00 feet, departing from the centerline of Main Street and passing a 1 ½ inch iron pin found at 35.00 feet, to a point in the east right of way line of Main Street, said point being the northwest corner of said 50 feet by 135 feet tract and the southwest corner of Jamie L. Beeney and Gina R. Beeney's 0.494 acre tract described in Official Record 1243 page 801, said point also marking the *place of beginning*;

Thence *North 75°49'34" East 135.00 feet*, following a north line of said 50 feet by 135 feet tract and the south line of said 0.494 acre tract, to an iron pin set at the northwest corner of the remainder of George E. and Winona Coder's original 1 acre tract described in Deed Record 206, page 393;

Thence *South 14°11'23" East 50.00 feet*, following an east line of said 50 feet by 135 feet tract and a west line of the remainder of said original 1 acre tract, to an iron pin set;

Thence *South 75°49'34" West 135.00 feet*, following a south line of said 50 feet by 135 feet tract and a north line of the remainder of said original 1 acre tract, to an iron pin set in the east right of way line of Main Street;

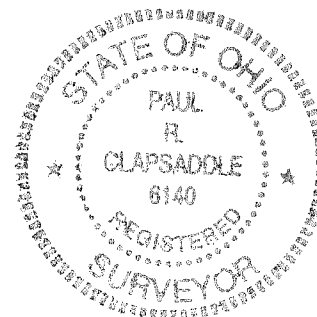
Thence *North 14°11'23" West 50.00 feet*, following the east right of way line of Main Street and the west line of said 50 feet by 135 feet tract, to the *place of beginning, containing 0.155 acre*, more or less, and being subject to all valid easements and restrictions of record.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of September 2017. Bearings indicated herein are based on an assumed meridian with all others based on angles turned.

ATTEST:



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



INDEXED ON MAP

95072

PLAT OF SURVEY FOR GEORGE CODER ESTATE

STATE OF OHIO
 COUNTY OF LOGAN
 TOWNSHIP OF BOKESCREEK
 VILLAGE OF WEST MANSFIELD
 V.M.S. 775-6155

* 0.155 Acre

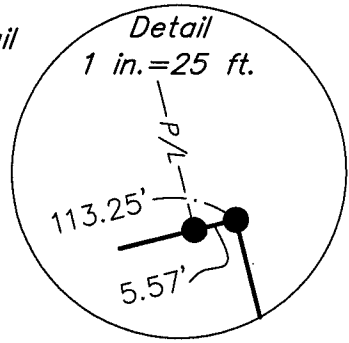
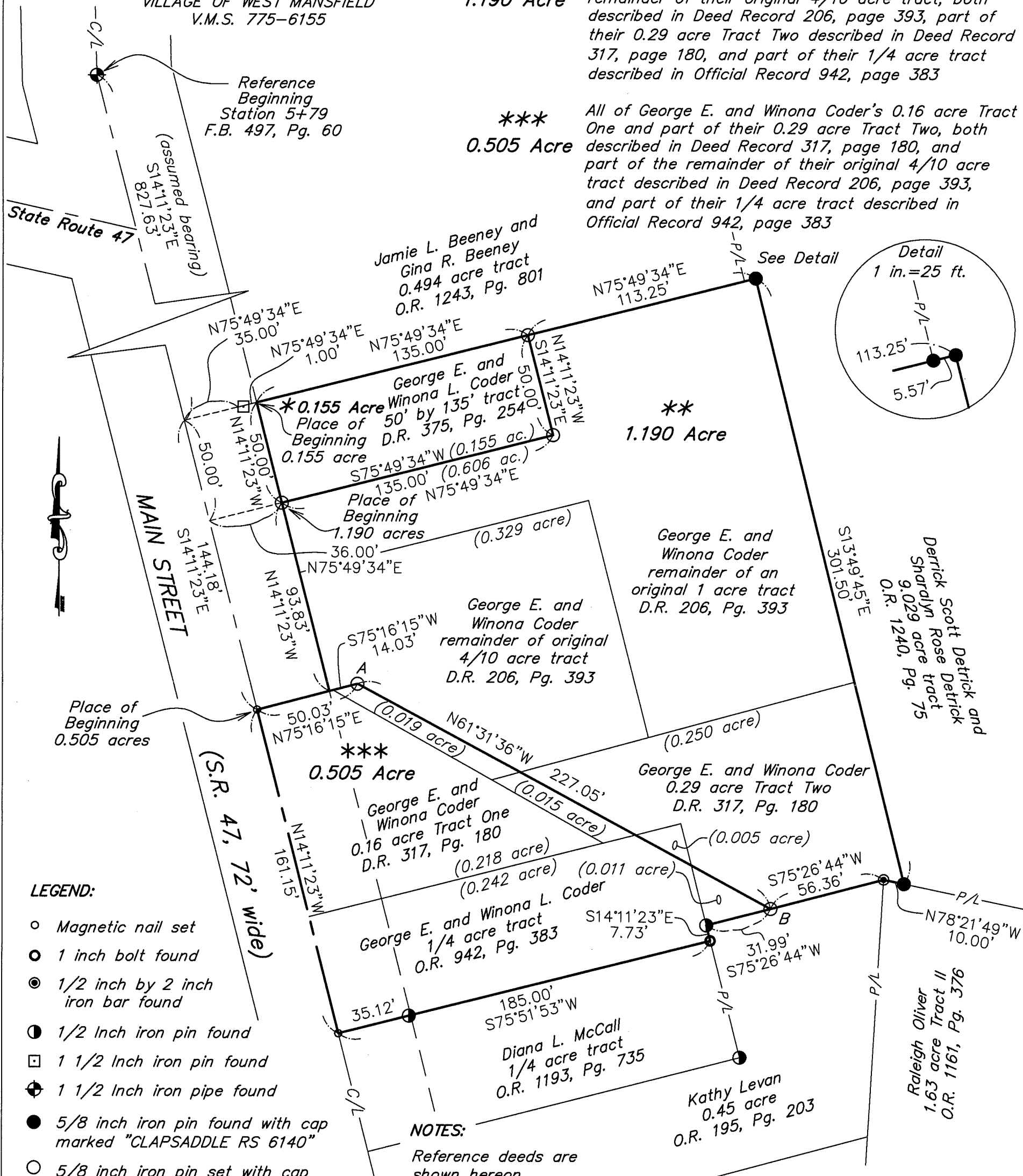
All of George E. and Winona L. Coder's 50' by 135' tract described in Deed Record 375, page 254

** 1.190 Acre

All of the remainder of George E. and Winona Coder's original 1 acre tract and part of the remainder of their original 4/10 acre tract, both described in Deed Record 206, page 393, part of their 0.29 acre Tract Two described in Deed Record 317, page 180, and part of their 1/4 acre tract described in Official Record 942, page 383

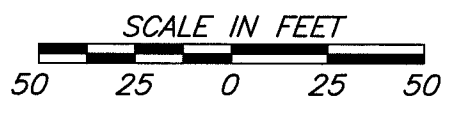
*** 0.505 Acre

All of George E. and Winona Coder's 0.16 acre Tract One and part of their 0.29 acre Tract Two, both described in Deed Record 317, page 180, and part of the remainder of their original 4/10 acre tract described in Deed Record 206, page 393, and part of their 1/4 acre tract described in Official Record 942, page 383



LEGEND:

- Magnetic nail set
- 1 inch bolt found
- ⊙ 1/2 inch by 2 inch iron bar found
- ⦿ 1/2 Inch iron pin found
- ⊠ 1 1/2 Inch iron pin found
- ⊕ 1 1/2 Inch iron pipe found
- 5/8 inch iron pin found with cap marked "CLAPSADDLE RS 6140"
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS 6140"



NOTES:

Reference deeds are shown hereon
 Bearings indicated hereon are based on an assumed meridian with all others based on angles turned
 Center of open ditch from A to B

Date: 8/21/17 Project: CoderGAug17
 Scale: 1"=50' Drawing: CoderGeorgeAug2017

Paul R. Clapsaddle and Associates
 REGISTERED ENGINEERS AND SURVEYORS
 19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040
 (937) 747-2599
 INDEXED ON MAP 95072
 Paul R. Clapsaddle, P.E., P.S.



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