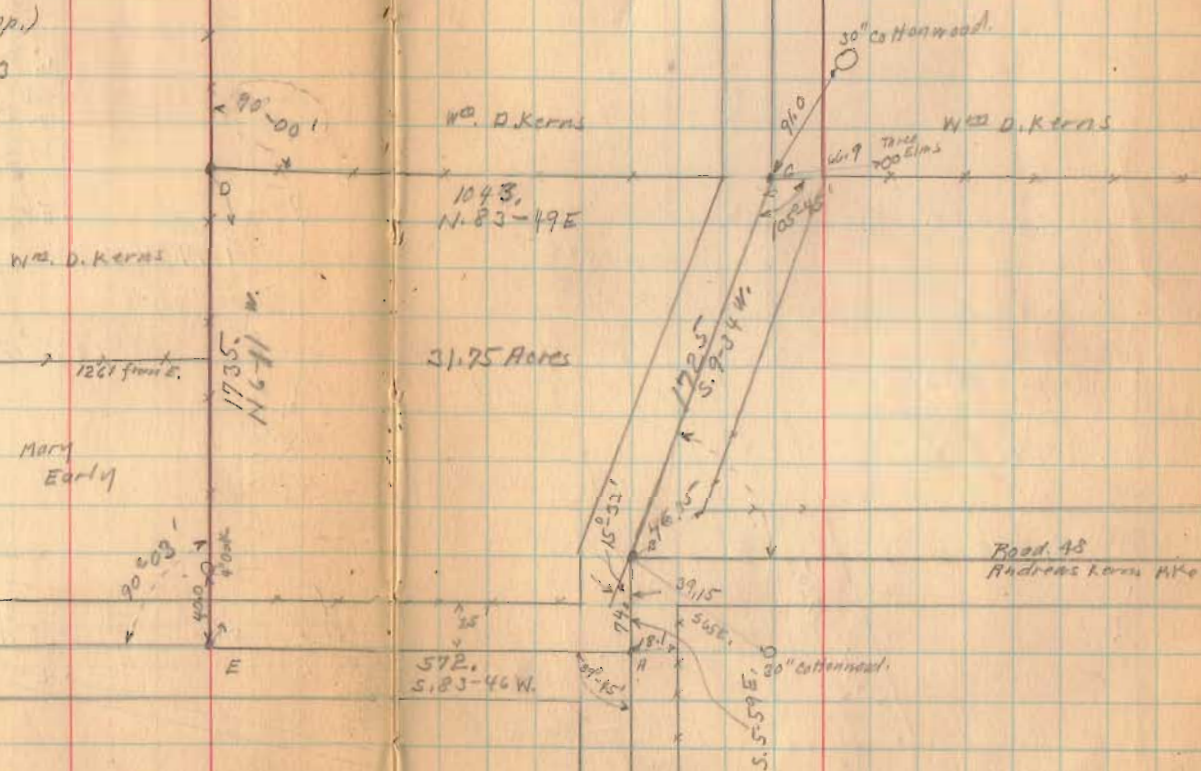


Stevenson Form Survey
 Bokas Creek Twp.
 V.M.S., 12112

- A - stake
- B - stone found (Had Iron on top.)
see Book 323 Page 13
- C - Iron
- D - Stone found
- E - Iron



Nov. 5, 1934
 Rain
 F. Wright
 C. Richardson

1621

Stenerson Farm survey

Original Survey Book
Recorder's Office

- 12112 - Page 241
- 7161 - Page 155
- 10060 - Page 220
- 9914 - Page 213
- 9915 - Page 183

1864 Map. Indicates south line of 10060
and 12112 as a straight line.
12112 - Page 241 shows south line straight.
However this corner has always
been carried as part of
12112 and part of Stenerson
farm. I have continued to
carry all of farm in 12112

1621

INDEXED ON MAP

Survey for
Evans, DeVore & Co,
Crawfordsville Ind.

C.H. Renner
110 East First St.
Springfield, Ohio
Phone Main 8981

1934

Stevenson Farm Survey (268.45 acres).

The following described land in V.M.S. 12112 Bokescreek Township Logan County, Ohio:-

Beginning in the center of Road No. 117 (Early Pike) at the N.W. corner of V.M.S. 12112; thence with the center of said Road No. 117 N.83° 51' E. 2324 feet to an iron in the center of Road No. 138; thence S. 6° 29' E. with the center of said Road No. 138 4998 feet to an iron; thence S.83° 59' W. 1536 feet to the S. side of a 15 inch Ash; thence S.83° 49' W. 822 feet to a stake said stake being the S.E. corner of V.M.S. 7161; thence N.6° 07' W. with the East side of V.M.S. 7161 4995 feet to the place of beginning said tract containing 268.45 acres more or less and being the same tract as surveyed November 1934 as shown in Logan County's-Surveyor's Book 584 Pages 26 and 29.

1
1621 112-1

INDEXED ON MAP

Stevenson Farm Survey (191.17 Acres)

(Insurance Company to Mouser)

The following described land being in V.M.S. 12112 Bokescreek Township Logan County, Ohio.

Beginning in the center of Road No. 48 (Andrew Kearns Pike) on the line between Logan and Union Counties; thence with the center of said Road S. 84° 0' W. approximately 1534 feet to an iron in the center ^{at the south end} of Road No. 138 said iron being the beginning point of this survey; thence S. 84° 0' W. ^{with center of Road No 48} 4403 feet to a stone in the center of Road No. 142 (West Mansfield Extension Pike) thence S. 5° 59' E. 74 feet to a stake; thence S. 83° 46' W. with the center of Road No. 48, 572 feet to an iron at the S.W. corner of V.M.S. 12112 and being the S.E. corner of Mary Early's 40 acre tract; thence N. 6° 11' W. with one of the West lines of V.M.S. 12112, 1735 feet to a stone, at the S.W. corner of V.M.S. 7161 the last described line passing the N.E. corner of said Early's 40 acre tract at 1261 feet; thence with the S. line of V.M.S. 7161 N. 83° 49' E. 3438 feet to the S. side of a 15 inch ash the last described line passing the center of Road No. 142 at 1043 feet, the S.E. corner of W.D. Kerns at 2017 feet, the S.E. corner of Ridgeway Bank Co. land at 2616 feet, the S.E. corner of said Bank Co. land also being the S.E. corner of V.M.S. 7161; thence N. 83° 59' E. 1536 feet to an iron in the center of Road No. 138; thence S. 6° 22' E. 1669 feet to the place of beginning, said tract containing 31.75 acres West of Road No. 142 and 159.42 acres East of Road No. 142 making a total of 191.17 acres more or

10.2
1621
48

less and being the same tract as surveyed November 1934 as
shown in Logan County Survey Book No. 584 Pages 25 to 28.

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LD-3

INDEXED ON MAP



EDWARDS SURVEYING
110 South Main Street
Urbana, Ohio 43078
(937) 653-6508



LEGAL DESCRIPTION FOR MOUSER'S 2.404 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Bokescreek, and being a part of Virginia Military Survey 12112, and being more particularly described as follows:

BEGINNING at a 1/4" diameter iron bar found on the North line of V.M.S. 12112, also being the South line of V.M.S. 9959, at the intersection of the centerlines of County Road 117, (50' right-of-way) and Township Road 138 (50' right-of-way);

thence with the centerline of Township Road 138, S-6°05'01"-E, 156.99'(feet) to a Mag Nail set;

thence S-87°49'22"-W, 222.71'(feet) to an iron bar set, passing for reference an iron bar set on the right-of-way line of Township Road 138 at 25.06'(feet);

thence N-3°22'44"-W, 20.42'(feet) to an iron bar set;

thence S-86°37'16"-W, 160.20'(feet) to an iron bar set;

thence S-3°22'44"-E, 166.90'(feet) to an iron bar set;

thence S-86°37'16"-W, 180.89'(feet) to an iron bar set;

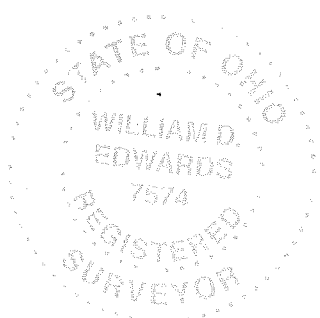
thence N-6°38'05"-W, 275.47'(feet) to a Mag Nail set on the centerline of aforementioned County Road 117, passing for reference an iron bar set on the right-of-way line of County Road 117 at 250.47'(feet);

thence with the centerline of County Road 117, the North line of V.M.S. 12112, and the South line of V.M.S. 9959, N-84°15'30"-E, 572.47'(feet) to the place of beginning.

Containing 2.404 acres, 0.404 acre of which is within the Roads rights-of-ways, but being subject to the rights of all legal highways and all easements of record.

Being a part of a 268.45 acre tract conveyed to R & B Mouser Farms, Inc., by deed recorded in Deed Volume 395, Page 56, of the Logan County Deed Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, January 13, 2022. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on the centerline of Township Road 138 per an assumed bearing of S-6°05'01"-E.





William D. Edwards, P.S. 7574

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1-21-2022

APPROVED



EDWARDS SURVEYING

110 South Main Street
Urbana, Ohio 43078
(937) 653-6508



LEGAL DESCRIPTION FOR MOUSER'S 4.293 ACRE TRACT

Being situate in the State of Ohio, County of Logan, Township of Bokescreek, and being a part of Virginia Military Survey 12112, and being more particularly described as follows:

Beginning for reference at a 1/4" diameter iron bar found on the North line of V.M.S. 12112, also being the South line of V.M.S. 9959, at the intersection of the centerlines of County Road 117, (50' right-of-way) and Township Road 138 (50' right-of-way);

thence with the centerline of Township Road 138, S-6°05'01"-E, 156.99'(feet) to a Mag Nail set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described;

thence continuing with the centerline of Township Road 138, S-6°05'01"-E, 401.00'(feet) to a Mag Nail set;

thence S-89°02'08"-W, 156.53'(feet) to an iron bar set, passing for reference an iron bar set on the right-of-way line of Township Road 138 at 25.10'(feet);

thence N-72°29'08"-W, 105.73'(feet) to an iron bar set;

thence S-89°39'07"-W, 316.69'(feet) to an iron bar set;

thence N-6°38'05"-W, 198.02'(feet) to an iron bar set;

thence N-86°37'16"-E, 180.89'(feet) to an iron bar set;

thence N-3°22'44"-W, 166.90'(feet) to an iron bar set;

thence N-86°37'16"-E, 160.20'(feet) to an iron bar set;

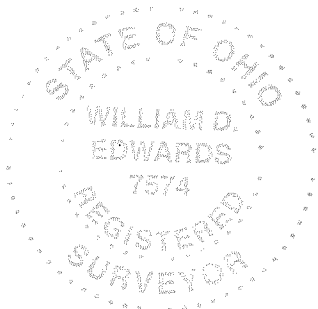
thence S-3°22'44"-E, 20.42'(feet) to an iron bar set;

thence N-87°49'22"-E, 222.71'(feet) to the place of beginning, passing for reference an iron bar set on the right-of-way line of Township Road 138 at 197.65'(feet).

Containing 4.293 acres, 0.230 acre of which is within the Road right-of-way, but being subject to the rights of all legal highways and all easements of record.

Being a part of a 268.45 acre tract conveyed to R & B Mouser Farms, Inc., by deed recorded in Deed Volume 395, Page 56, of the Logan County Deed Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, January 13, 2022. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on the centerline of Township Road 138 per an assumed bearing of S-6°05'01"-E.



William D. Edwards

William D. Edwards, P.S. 7574

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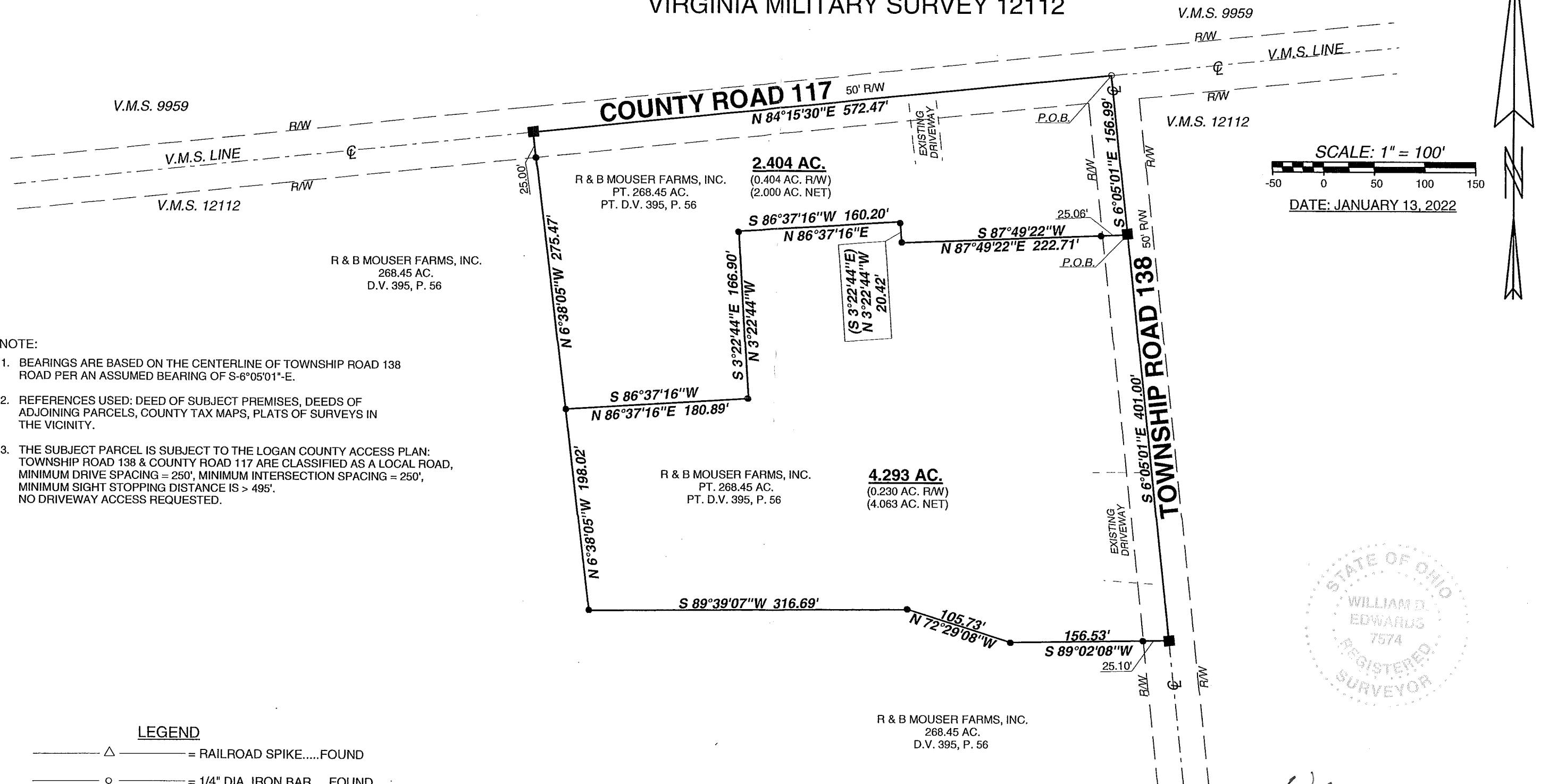
1-21-2022

APPROVED

PLAT OF SURVEY

BOKESCREEK TOWNSHIP, LOGAN COUNTY, OHIO

VIRGINIA MILITARY SURVEY 12112



SCALE: 1" = 100'

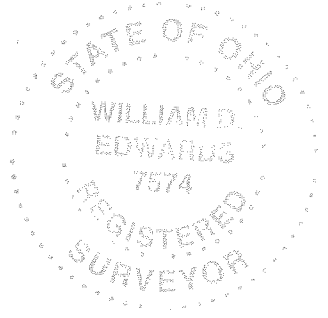
DATE: JANUARY 13, 2022

NOTE:

1. BEARINGS ARE BASED ON THE CENTERLINE OF TOWNSHIP ROAD 138 ROAD PER AN ASSUMED BEARING OF S-6°05'01"-E.
2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY.
3. THE SUBJECT PARCEL IS SUBJECT TO THE LOGAN COUNTY ACCESS PLAN: TOWNSHIP ROAD 138 & COUNTY ROAD 117 ARE CLASSIFIED AS A LOCAL ROAD, MINIMUM DRIVE SPACING = 250', MINIMUM INTERSECTION SPACING = 250', MINIMUM SIGHT STOPPING DISTANCE IS > 495'. NO DRIVEWAY ACCESS REQUESTED.

LEGEND

- △ = RAILROAD SPIKE.....FOUND
- = 1/4" DIA. IRON BAR.....FOUND
- ⊙ = 1" DIA. IRON PIPE.....FOUND
- = MAG NAIL.....SET at grade
- = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 7574".....SET at grade



SURVEYED BY: *William D. Edwards*

WILLIAM D. EDWARDS
 PROFESSIONAL SURVEYOR No. 7574
 110 SOUTH MAIN STREET
 URBANA, OHIO 43078
 (937)653-6508

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