



Lee Surveying and Mapping Co.



Farm Surveys . Lot Surveys . Topography . Subdivisions . Construction Layout

143 EAST COLUMBUS AVENUE BELLEFONTAINE, OHIO 43311 (513) 593-7335

JEFFREY I. LEE, P.S.

FLORA MARIE KERNS 1.262 ACRES

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

Being all of the Flora Marie Kerns 1.26 acre tract as deeded and described in Official Record 89, Page 90 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a PK nail found at the intersection of center-lines of Keller Street and County Highway 8 (60 feet wide).

THENCE, with the center-line of County Highway 8 (East Street) S 66°-31'-30" W, a distance of 189.92 feet to a 3/4 inch iron bar found at THE TRUE POINT OF BEGINNING.

THENCE, with the westerly line of a 15 feet wide alley, S 23°-27'-50" E, a distance of 549.62 feet to a 5/8 inch iron rod set at the southwest corner of the said 15 feet wide alley and a 10 feet wide alley.

THENCE, with the northerly line of the William C. Branan, Jr. 1.00 acre tract (O.R. 166, Pg. 127), S 66°-33'-12" W, a distance of 100.00 feet to a 5/8 inch iron rod set.

THENCE, with the easterly line of the Gail S. Armentrout 32.55 acre tract (Vol. 295, Pg. 559), N 23°-27'-50" W, a distance of 549.53 feet to a railroad spike set.

THENCE, with the center-line of County Highway 8, N 66°-30'-00" E, a distance of 100.00 feet to the point of beginning.

Containing 1.262 acres of which 0.010 acre is within the Village of West Mansfield and 0.069 acre is within the right-of-way of County Highway 8.

The basis for bearings is based upon the center-line of County Highway 8 being S 66°-30'-00" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Company on October 25, 1993.

Description prepared by:

Jeffrey 1. Lee

Professional Surveyor 6359

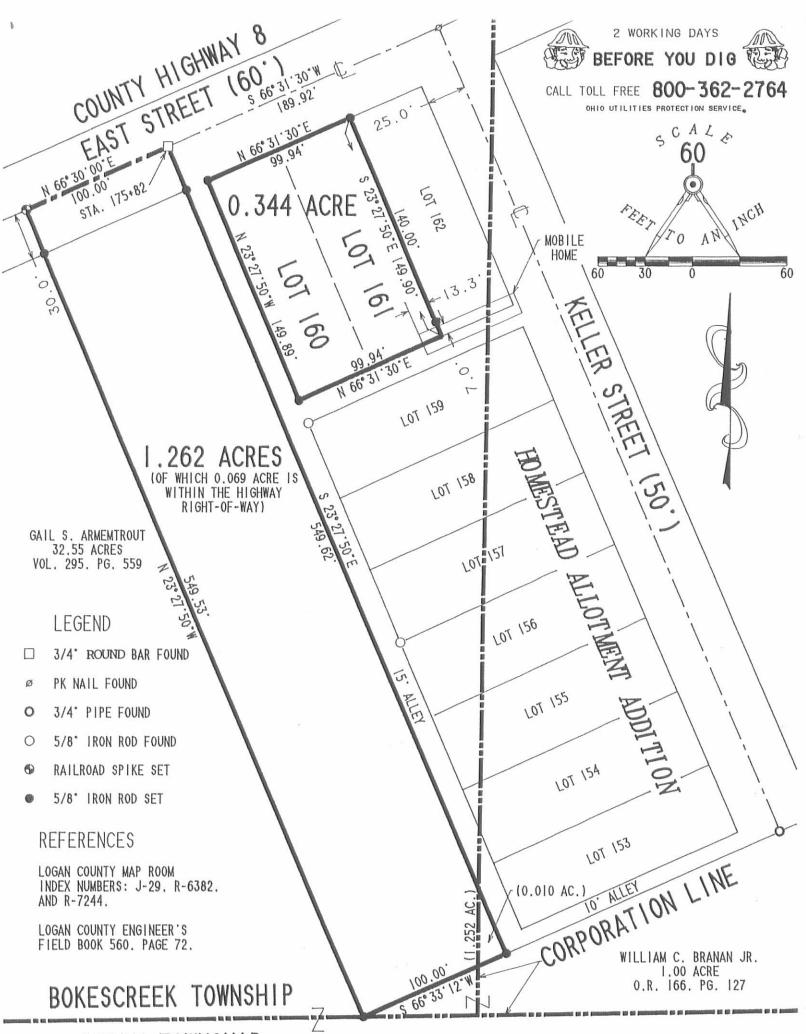
October 29, 1993

L 2140

INDEXED ON MAP 8852 (D

ORIGINAL STAMP IN GREEN

LEE



PERRY TOWNSHIP

SURVEY OF 1.262 ACRES IN THE NAME OF FLORA MARIE KERNS, OFFICIAL RECORD 89, PAGE 90

AND LOTS 160 AND 161
HOMESTEAD ALLOTMENT ADDITION
VIRGINIA MILITARY SURVEY 775-6155
VILLAGE OF WEST MANSFIELD AND

BOKESCREEK TOWNSHIP LOGAN COUNTY. OHIO

> INDEXED ON MAP 8852 IP

SURVEYED BY:

JEFFREY 1. LEE PROFESSIONAL SURVEYOR 6359 OCTOBER 25. 1993

LEE SURVEYING & MAPPING CO. 143 East Columbus Avenue BELLEFONTAINE, OHIO 43311 (513) 593-7335

D226 TKERNS

L-2140

RQ.D 7-24-08 SNy OK

Lee Surveying and Mapping Co., Inc.

Land Surveys · Topography · Subdivisions · Construction Layout

117 N. Madriver St. Bellefontaine OH 43311



Phone: (937) 593-7335 Fax: (937) 593-7444

ARMENTROUT 29.736 ACRES

Lying in Virginia Military Survey 775-6155, Bokescreek and Perry Township, Logan County, Ohio.

Being out of the Norma J. Armentrout 30.55 acre tract as deeded and described in Official Record 294, Page 111 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a 3/4 inch iron pipe found on the center-line of County Highway 8 at center-line Station 175+82 (Logan County Engineer's Field Book 560, Page 72).

THENCE, with the center-line of County Highway 8 (60 feet wide), S 66°-30'-00"W, a distance of 100.00 feet to a railroad spike found at the TRUE POINT OF BEGINNING.

THENCE, with the westerly line of the Terry D. Kerns 1.26 acre tract (O.R. 312, Pg. 21), S 23°-27'-20"E, a distance of 549.49 feet to a 5/8 inch iron rod found on the south line of Bokescreek Township and the north line of Perry Township, passing a 5/8 inch iron rod found at 29.57 feet.

THENCE, with the south line of Bokescreek Township and the north line of Perry Township, a south line extended and the south line of the Village of West Mansfield Corporation Line and the south lines of the Janet Franz 1.00 acre tract (O.R. 836, Pg. 569) and the Brett M. DeHaven 0.9776 acre tract (O.R. 844, Pg. 775), N 89°-29'-36"E, a distance of 619.41 feet to a 1 inch iron pipe found.

THENCE, with a west line of the Village of West Mansfield Corporation Line and said line extended and the west lines of the John D. Crevison 5 acre tract (Vol. 355, Pg. 376) and the Ruth E. Rausch and Arthur J. Rausch, Trustees 16.00 acre tract (O.R. 357, Pg. 113), S 08°-28'-49"W, a distance of 1005.52 feet to a 5/8 inch iron rod set in the remains of a wood fence corner post.

THENCE, with the north line of the Clifford A. Cronkleton 53.46 acre tract (Vol. 361, Pg. 67), N 81°-58'-23"W, a distance of 1229.00 feet to a 5/8 inch iron rod set.

THENCE, with the east line of the Sanford E. Waugh 11.627 acre tract (Vol. 338, Pg. 679), N 08°-29'-19"E, a distance of 849.18 feet to a 5/8 inch iron rod found.

THENCE, S 87°-56'-08"E, a distance of 143.25 feet to a 5/8 inch iron rod found.

THENCE, N 02°-00'-08"E, a distance of 380.35 feet to a MAG spike set on the center-line of County Highway 8, passing a 5/8 inch iron rod found at 347.11 feet.

THENCE, with the center-line of County Highway 8, N 66° -30'-00"E, a distance of 267.53 feet to the point of beginning.

Containing 29.736 acres, of which 0.188 acre is within the highway right-of-way. There are 3.973 acres within Bokescreek Township and 25.763 acres within Perry Township.

The basis for bearings is the center-line of County Highway 8, being N 66°-30'-00"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on July 18, 2008.

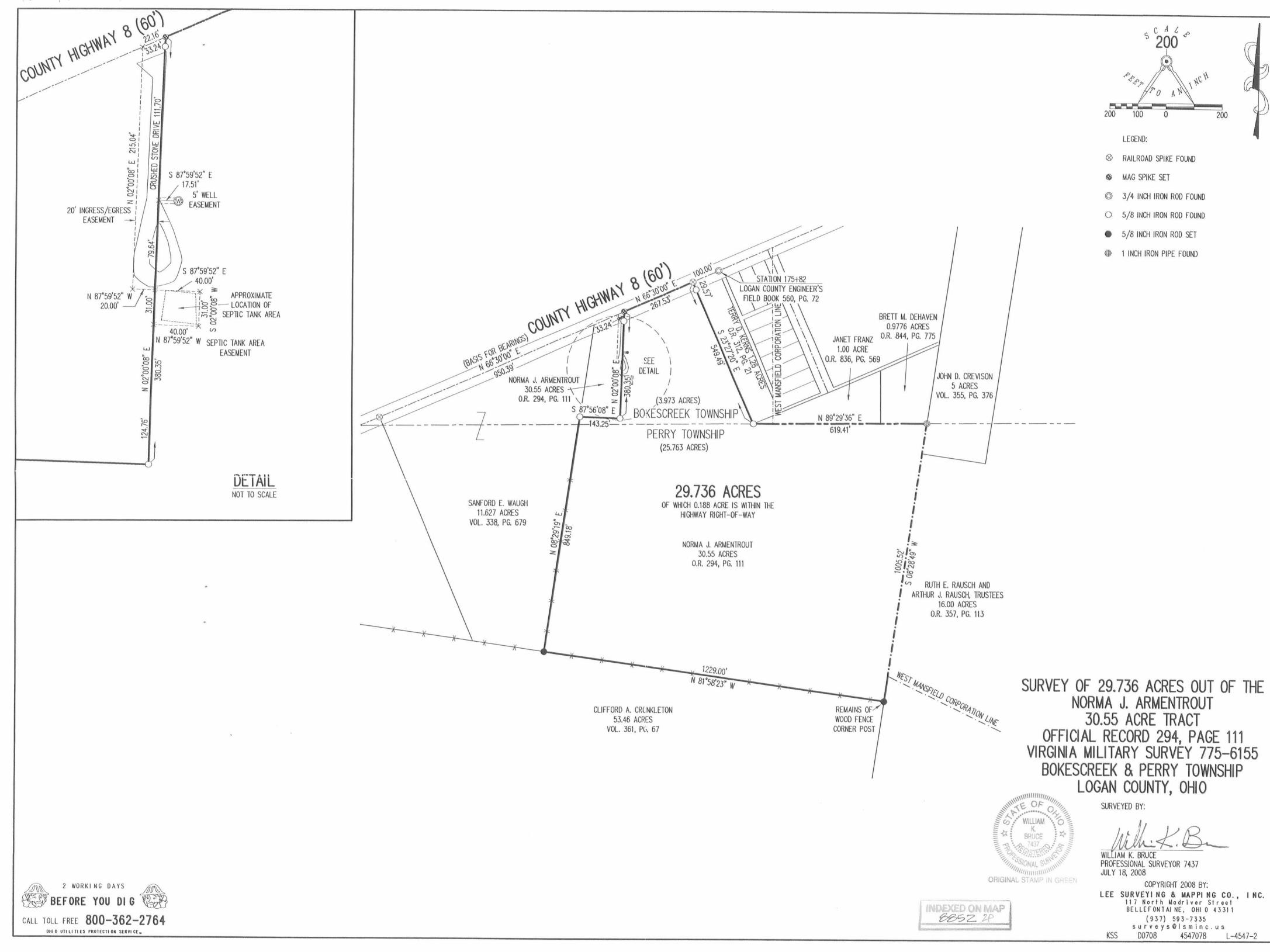
WILLIAM K
BRUCE
7437
7437
ORIGINAL STAMP IN GREEN

Description prepared by:

William K. Bruce Professional Surveyor 7437 July 21, 2008



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ARMENTROUT **1.004 ACRES**

Lying in Virginia Military Survey 775-6155, Bokescreek Township, Logan County, Ohio.

Being out of the Norma J. Armentrout 30.55 acre tract as deeded and described in Official Record 294, Page 111 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a 3/4 inch iron rod found on the center-line of County Highway 8 at center-line Station 175+82 (Logan County Engineer's Field Book 560, Page 72).

THENCE, with the center-line of County Highway 8 (60 feet wide), S 66°-30'-00"W, a distance of 367.53 feet to a MAG spike set at the TRUE POINT OF BEGINNING.

THENCE, S 02°-00'-08"W, a distance of 380.35 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 33.25 feet.

THENCE, N 87°-56'-08"W, a distance of 143.25 feet to a 5/8 inch iron rod set.

THENCE, with the east line of the Sanford E. Waugh 11.627 acre tract (Vol. 338, Pg. 679), N 08°-29'-19"E, a distance of 331.87 feet to a MAG spike set on the center-line of County Highway 8, passing a 5/8 inch iron rod set at 296.50 feet.

THENCE, with the center-line of County Highway 8, N 66°-30'-00"E, a distance of 117.17 feet to the point of beginning.

Containing 1.004 acres, of which 0.082 acre is within the highway right-of-way.

The basis for bearings is the center-line of County Highway 8, being N 66°-30'-00"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on November 2, 2007 and July 18, 2008.

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ORIGINAL STAMP IN GREEN

Description prepared by:

William K. Bruce Professional Surveyor 7437

July 21, 2008



RECTO 7-24-08 SMI ON Lee Surveying and Mapping Co., Inc.

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ARMENTROUT 5 FEET WIDE WELL EASEMENT

Lying in Virginia Military Survey 775-6155, Bokescreek Township, Logan County, Ohio.

Being a 5 feet wide well easement over the Norma J. Armentrout 30.55 acre tract as deeded and described in Official Record 294, Page 111 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a 3/4 inch iron rod found on the center-line of County Highway 8 at center-line Station 175+82 (Logan County Engineer's Field Book 560, Page 72).

THENCE, with the center-line of County Highway 8 (60 feet wide), S 66°-30'-00"W, a distance of 367.53 feet to a MAG spike set.

THENCE, S 02°-00'-08"W, a distance of 144.95 feet to a point at the TRUE POINT OF BEGINNING, passing a 5/8 inch iron rod set at 33.25 feet.

THENCE, with the center-line of this easement, S 87°-59'-52"E, a distance of 17.51 feet to a point at the terminus of this easement.

The basis for bearings is the center-line of County Highway 8, being N 66°-30'-00"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on November 2, 2007 and July 18. 2008.

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ORIGINAL STAMP IN GREEN

Description prepared by:

Willi K. B.

William K. Bruce

Professional Surveyor 7437

July 21, 2008



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ARMENTROUT SEPTIC TANK AREA EASEMENT

Lying in Virginia Military Survey 775-6155, Bokescreek Township, Logan County, Ohio.

Being a septic tank area easement over the Norma J. Armentrout 30.55 acre tract as deeded and described in Official Record 294, Page 111 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a 3/4 inch iron rod found on the center-line of County Highway 8 at center-line Station 175+82 (Logan County Engineer's Field Book 560, Page 72).

THENCE, with the center-line of County Highway 8 (60 feet wide), S 66°-30'-00"W, a distance of 367.53 feet to a MAG spike set.

THENCE, S 02°-00'-08"W, a distance of 224.59 feet to a point at the TRUE POINT OF BEGINNING, passing a 5/8 inch iron rod set at 33.25 feet.

THENCE, S 87°-59'-52"E, a distance of 40.00 feet to a point.

THENCE, S 02°-00'-08"W, a distance of 31.00 feet to a point.

THENCE, N 87°-59'-52"W, a distance of 40.00 feet to a point.

THENCE, N 02°-00'-08"E, a distance of 31.00 feet to the point of beginning.

The basis for bearings is the center-line of County Highway 8, being N 66°-30'-00"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on November 2, 2007 and July 18, 2008.

BRUCE WILLIAM BRUCE TAST TO STAND THE STAND ORIGINAL STAMP IN GREEN

Description prepared by:

William K. Bruce Professional Surveyor 7437

July 21, 2008



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ORIGINAL STAMP IN GREEN



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ARMENTROUT 20 FEET WIDE INGRESS/EGRESS EASEMENT

Lying in Virginia Military Survey 775-6155, Bokescreek Township, Logan County, Ohio.

Being a 20 feet wide ingress/egress easement over the Norma J. Armentrout 30.55 acre tract as deeded and described in Official Record 294, Page 111 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a 3/4 inch iron rod found on the center-line of County Highway 8 at center-line Station 175+82 (Logan County Engineer's Field Book 560, Page 72).

THENCE, with the center-line of County Highway 8 (60 feet wide), S 66°-30'-00"W, a distance of 367.53 feet to a MAG spike set at the TRUE POINT OF BEGINNING.

THENCE, S 02°-00'-08"W, a distance of 224.59 feet to a point, passing a 5/8 inch iron rod set at 33.25 feet.

THENCE, N 87°-59'-52"W, a distance of 20.00 feet to a point.

THENCE, N 02°-00'-08"E, a distance of 215.04 feet to a point in the center-line of County Highway 8.

THENCE, with the center-line of County Highway 8, N 66°-30'-00"E, a distance of 22.16 feet to the point of beginning.

The basis for bearings is the center-line of County Highway 8, being N 66°-30'-00"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on November 2, 2007 and July 18, 2008. HIMITE OF ONLY

Description prepared by:

William K. Bruce Professional Surveyor 7437

July 21, 2008



REC 10 7-24-08 SMI &K LEGEND: ALE s C 3/4 INCH IRON ROD FOUND RAILROAD SPIKE FOUND MAG SPIKE SET 5/8 INCH IRON ROD SET STATION 175+82 LOGAN COUNTY ENGINEER'S FIELD BOOK 560, PG. 72 (BASIS FOR BEARINGS) COUNTY HIGHWAY 8 (60') 33.25 SURVEY OF 1.004 ACRES OUT OF THE NORMA J. ARMENTROUT 35.37 N 66° 30'00" E 30.55 ACRE TRACT STONE DRIV OFFICIAL RECORD 294, PAGE 111 215.047 VIRGINIA MILITARY SURVEY 775-6155 \otimes ليا CRUSHED **BOKESCREEK TOWNSHIP** 02°00'08" S 87°59'52" E LOGAN COUNTY, OHIO 17.51 5' WELL EASEMENT 20' INGRESS/EGRESS EASEMENT 79.64 N 08"29'19" [NORMA J. ARMENTROUT S 87°59'52" E **30.55 ACRES** O.R. 294, PG. 111 40.00 N 87°59'52" W **APPROXIMATE** APPROXIMATE
LOCATION OF
SEPTIC TANK AREA 20.00' -SANFORD E. WAUGH 11.627 ACRES 40.00' 1.004 ACRES VOL. 338, PG. 679 N 87°59'52" W SEPTIC TANK AREA OF WHICH 0.082 ACRE IS WITHIN EASEMENT THE HIGHWAY RIGHT-OF-WAY 380.35 02,00,08 S 124.76 143.25 BOKESCREEK TOWNSHIP N 87°56'08" W PERRY TOWNSHIP MINIMATE OF CHILL SURVEYED BY: KATE OF BRUCE WILLIAM K. BRUCE 7437 PROFESSIONAL SURVEYOR 7437 NOVEMBER 2, 2007 SONAL SUNIN REVISED JULY 18, 2008 ORIGINAL STAMP IN GREEN COPYRIGHT 2007 BY: 2 WORKING DAYS LEE SURVEYING & MAPPING CO., INC. 117 North Madriver Street BELLEFONTAINE, OHIO 43311 BEFORE YOU DIG INDEXED ON MAP 995231 (937) 593-7335 CALL TOLL FREE 800-362-2764 surveys@lsminc.us OHIO UTILITIES PROTECTION SERVICE. KSS D1107 4547117REV L-4547-3

10-19-15



SURVEY FOR TIM SEELEY 9.446 Acres October 2, 2015

The following described 9.446 acre tract of land is situated in the State of Ohio, County of Logan, Townships of Perry and Bokescreek, and Virginia Military Survey 775-6155, being part Sanford E. Waugh and Gerry Lynne Waugh's 11.627 acre tract described in Deed Record 338, page 679, and said 9.446 acre tract being more particularly described as follows:

Beginning for reference at a railroad spike found in the centerline of County Road 8 (60 feet wide) at Logan County Engineer's Station 175+82 as described in Field Book 560, page 72;

Thence South 70°08'42" West (assumed bearing) 484.53 feet, following the centerline of County Road 8, to a railroad spike found at the northeast corner of said 11.627 acre tract and at the northwest corner of Michael E. Smith and Terri L. Smith's 1.004 acre tract described in Official Record 947, page 652, said spike marking the *place of beginning*;

Thence *South 12°07'52" West 1181.08 feet*, departing from the centerline of County Road 8, following the east line of said 11.627 acre tract, the west line of said 1.004 acre tract and the west line of Nicholas R. Cronkleton and Katherine J. Cronkleton's 29.736 acre tract described in Official Record 1098, page 385, passing at 40.00 feet an iron pin set, departing from Bokescreek Township and entering Perry Township, also passing at 592.30 feet a 16 inch concrete post found, to a 5/8 inch iron pin found with cap marked "LEE PS 6359" in the north line of Clifford A. Cronkleton, Trustee and Rebecca K. Cronkleton, Trustee's 48.342 acre tract described in Official Record 1086, page 418;

Thence *North* 77°57'39" *West* 256.32 feet, following the south line of said 11.627 acre tract and a north line of said 48.342 acre tract, to a 5/8 inch iron pin found with cap marked "LEE PS 6359" at the southeast corner of Ronald A. Ridge and Susan A. Ridge's 2.822 acre tract described in Official Record 356, page 804;

Thence *North 19°11'26" West 866.40 feet*, following the west line of said 11.627 acre tract and the east line said 2.822 acre tract, passing at 836.40 feet a 16 inch concrete post found, to a railroad spike found in the centerline of County Road 8;

Thence *North 70°08'42" East 250.20 feet*, following the centerline of County Road 8 and the north line of said 11.627 acre tract, crossing the north line of Perry Township and entering Bokescreek Township, to a magnetic nail set;

Thence **South 19°14'40" East 298.07 feet**, departing from the centerline of County Road 8 and entering said 11.627 acre tract, crossing the south line of Bokescreek Township and entering Perry Township, and passing an iron pin set at 30.00 feet, to an iron pin set;

Thence North 70°08'42" East 212.43 feet, continuing through said 11.627 acre tract, to an iron pin set;

Thence North 05°33'26" West 26.67 feet, continuing through said 11.627 acre tract, to an iron pin set;

Thence *North 32°17'36" East 129.16 feet*, continuing through said 11.627 acre tract, passing the north line of Perry Township and entering Bokescreek Township, to an iron pin set;

Thence North 19°36'37" East 78.97 feet, continuing through said 11.627 acre tract, to an iron pin set;

INDEXED ON MAP

Thence North 13°10'06" East 78.16 feet, continuing through said 11.627 acre tract, to an iron pin set;

Thence *North 19°51'19" West 66.45 feet*, continuing through said 11.627 acre tract and passing at 36.45 feet an iron pin set, to a magnetic nail set in the centerline of County Road 8 and in the north line of said 11.627 acre tract;

Thence North 70°08'42" East 172.39 feet, following the centerline of County Road 8 and the north line of said 11.627 acre tract, to the place of beginning, containing 9.446 acres, more or less, and being subject to all valid easements and restrictions of record. Of the above described 9.446 acre tract, 1.111 acres are in Bokescreek Township and 8.335 acres are in Perry Township. Of the above described 9.446 acre tract, 0.284 acre is within the right of way of County Road 8.

The above description was prepared based on an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of October 2015. Iron pins set are 5/8" by 30" reinforcing rods with caps marked "CLAPSADDLE RS #6140". Bearings indicated herein are based on an assumed meridian and are to denote angles only.

ATTEST:

Paul R. Clapsaddle, R.S. #6140

19019 West Darby Road Marysville, Ohio 43040

(937) 747-2599

INDEXED ON MAP



SURVEY FOR TIM SEELEY **2.315** Acres October 2, 2015

The following described 2.315 acre tract of land is situated in the State of Ohio, County of Logan, Townships of Perry and Bokescreek, Virginia Military Survey 775-6155, being part Sanford E. Waugh and Gerry Lynne Waugh's 11.627 acre tract described in Deed Record 338, page 679, and said 2.315 acre tract being more particularly described as follows:

Beginning for reference at a railroad spike found in the centerline of County Road 8 (60 feet wide) at Logan County Engineer's Station 175+82 as described in Field Book 560, page 72;

Thence South 70°08'42" West (assumed bearing) 656.92 feet, following the centerline of County Road 8 and passing at 484.53 feet a railroad spike found at the northeast corner of said 11.627 acre tract, thereafter following the north line of said 11.627 acre tract, to a magnetic nail set and marking the place of beginning;

Thence South 19°51'19" East 66.45 feet, departing from the centerline of County Road 8 and entering said 11.627 acre tract, passing at 30.00 feet an iron pin set, to an iron pin set;

Thence South 13°10'06" West 78.16 feet, continuing through said 11.627 acre tract, to an iron pin set;

Thence South 19°36'37" West 78.97 feet, continuing through said 11.627 acre tract, to an iron pin set;

Thence South 32°17'36" West 129.16 feet, continuing through said 11.627 acre tract, passing the south line of Bokescreek Township and entering Perry Township, to an iron pin set;

Thence South 05°33'26" East 26.67 feet, continuing through said 11.627 acre tract, to an iron pin set;

Thence South 70°08'42" West 212.43 feet, continuing through said 11.627 acre tract, to an iron pin set;

Thence North 19°14'40" West 298.07 feet, continuing through said 11.627 acre tract, passing the north line of Perry Township and entering Bokescreek Township, and passing at 268.07 feet an iron pin set, to a magnetic nail set in the centerline of County Road 8;

Thence North 70°08'42" East 410.62 feet, following the centerline of County Road 8 and the north line of said 11.627 acre tract, to the place of beginning, containing 2.315 acres, more or less, and being subject to all valid easements and restrictions of record. Of the above described 2.315 acre tract, 1.528 acres are in Bokescreek Township and 0.787 acre is in Perry Township. Also, of the above described 2.315 acre tract, 0.283 acre is within the right of way of County Road 8.

The above description was prepared based on an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of October 2015. Iron pins set are 5/8" by 30" reinforcing rods with caps marked "CLAPSADDLE RS #6140". Bearings indicated herein are based on an assumed meridian and are to denote angles only.

ATTEST:

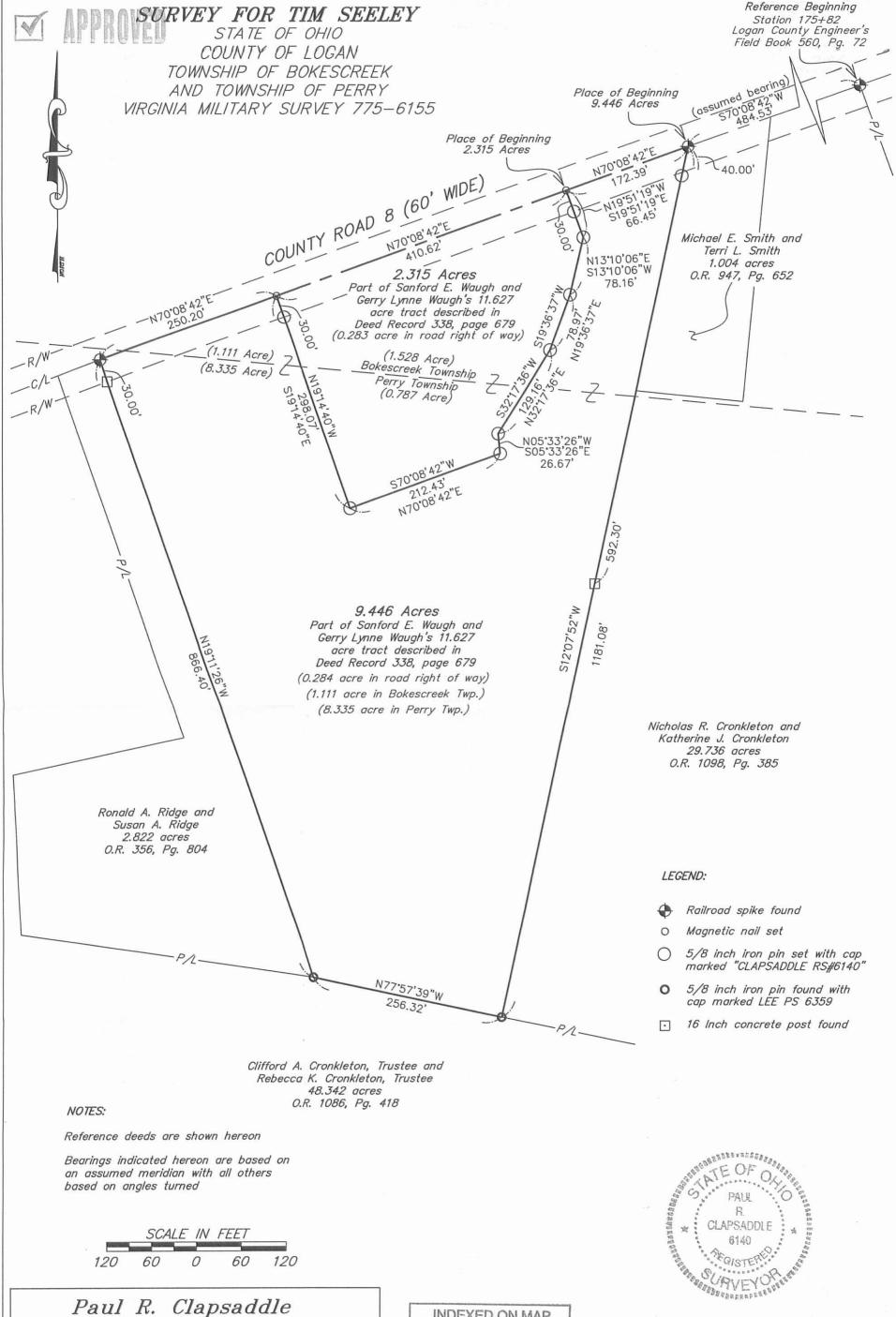
Paul R. Clapsaddle, R.S. #6140
19019 West Darby P

Marysville, Ohio 43040

(937) 747-2599



INDEXED ON MAP





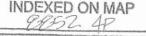
REGISTERED ENGINEERS AND SURVEYORS

19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040 (937) 747—2599

Paul R. Clapsaddle, P.E., P.S.

Date: October 2, 2015 Scale: 1"=120'

Drawing: SeeleyTim915
Project: seeleytim915



I hereby certify that this plat was prepared from a field survey made under my supervision and that monuments were placed as indicated hereon.

