

11-16-18

GUIDER SURVEYING, INC.



APPROVED



Legal Description  
11.126 acres

The following described tract of land is situated in the State of Ohio, Logan County, Bokescreek Township, VMS 6251, being part of James D. and Shari A. Rice, Trustee's 34.30 acre tract described in Official Record 357, page 319, and being more particularly described as follows:

**Commencing** at a MAG nail found at the intersection of the centerline of Township Road 131 (60') with the centerline of State Route 47 (85');

Thence South 07°06'41" West 654.62 feet, following the centerline of Township Road 131, to a MAG nail set;

Thence following the centerline of pavement (more or less) of Township Road 131, along a curve to the left having a radius of 571.96 feet, an arc length of 405.22 feet, a delta of 40°35'33" and a chord that bears South 27°24'28" West 396.80 feet, to a MAG nail set marking the **point of beginning**;

Thence **South 83°42'29" East 162.74 feet**, departing from the centerline of Township Road 131, passing at 38.62 feet an iron pin set, to a 5/8" iron pin found in the east line of said 34.30 acre tract, the northwest corner of Joseph D. and Linda D. Cronkleton's 39.584 acre tract (O.R. 1099, page 107) and the southwest corner of James D. and Shari A. Rice, Trustee's 2.859 acre tract Parcel I (O.R. 1099, page 104);

Thence **South 05°59'33" West 705.27 feet**, following the east line of said 34.30 acre tract and the west line of said 39.584 acre tract, to an iron pin set marking the northeast corner of James D. and Shari A. Rice, Trustee's 60 acre tract, Parcel II (O.R. 401, page 189);

Thence **North 83°39'26" West 1105.97 feet**, following the south line of said 34.30 acre tract, the north line of said 60 acre tract, passing at 1076.27 feet an iron post found, to a MAG nail set in the centerline of pavement (more or less) of Township Road 131;

Thence along a curve to the right having a radius of 544.50 feet, an arc length of 345.83 feet, a delta of 36°23'27" and a chord that bears **North 47°17'45" East 340.05 feet**, following the centerline of pavement (more or less) of Township Road 131, to a MAG nail set in the centerline of Township Road 131 (Logan County Survey record 3463);

Thence **North 66°19'26" East 661.64 feet**, following the centerline of Township Road 131, to a MAG nail set;

Thence along a curve to the left having a radius of 571.96 feet, an arc length of 185.88 feet, a delta of 18°37'12" and a chord bearing **North 57°00'53" East 185.06 feet**, following the centerline of pavement (more or less) of Township Road 131, to the **point of beginning**, containing **11.126 acres**, more or less, with 0.822 acres within the road right of way. Subject to all valid easements and restrictions of record.

I, Timothy L. Guider, hereby certify that this description was prepared from an actual field survey made by me during the month of November 2018 and that monuments were set or found as indicated herein. Iron pins set are 1/2" by 30" reinforcing rods with cap marked "GUIDER S 7752". Basis of Bearing: State Plane Coordinate System, Ohio North Zone, NAD83

*Timothy L. Guider*

Timothy L. Guider R.S. #7752  
19550 Delaware County Line Rd.  
Guder Surveying, Inc.  
Marysville, Ohio 43040  
(740)666-8902



Date: 11/13/18  
Job# 18193

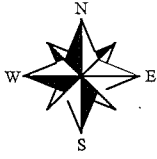
INDEXED ON MAP  
9726

11-14-18

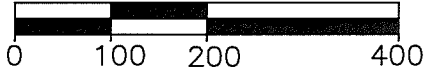
**APPROVED**

# Plat of Survey Guider Surveying, Inc.

## State of Ohio, Logan County Bokescreek Township, VMS 6251



Scale in Feet



SCALE : 1" = 200'

State Route 47(85')

Pnt. of Comm.

| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1    | 571.96' | 405.22'    | 396.80'      | S27°24'28"W   | 40°35'33"   |
| C2    | 571.96' | 185.88'    | 185.06'      | N57°00'53"E   | 18°37'12"   |
| C3    | 544.50' | 345.83'    | 340.05'      | N47°17'45"E   | 36°23'27"   |

### Access Management Information

T.R. 131 is a local road  
 250' Minimum driveway spacing  
 495' Minimum site distance  
 Existing driveway as indicated hereon  
 or placed as instructed by the Logan  
 County Engineer's Office  
 Trees within line of sight must  
 be removed.

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S07°06'41"W | 325.00'  |
| L2   | S66°19'26"W | 325.00'  |

### Basis of Bearing

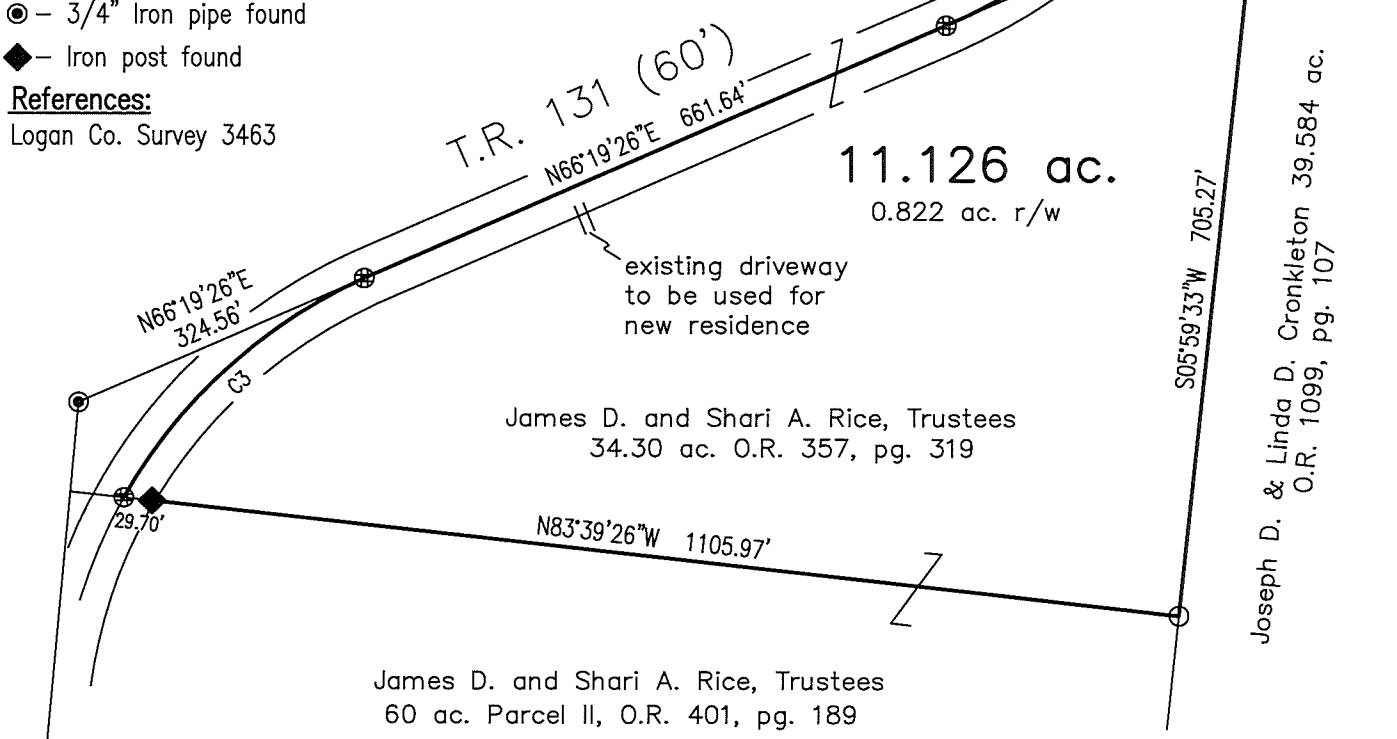
State Plane Coordinate System  
 Ohio North Zone, NAD83

### Legend

- - 5/8" x 30" Iron pin set with cap marked "GUIDER S 7752"
- - 5/8" Iron pin found
- ⊕ - MAG nail set
- ⊗ - MAG nail found
- ⊙ - 3/4" Iron pipe found
- ◆ - Iron post found

### References:

Logan Co. Survey 3463



### Surveyor's Certification

I hereby certify that this plat is an accurate representation of a field survey made by me and is correct to the best of my knowledge.



*Timothy L. Guider*

Timothy L. Guider R.S. #7752  
 Guider Surveying, Inc.  
 19550 Delaware County Line Road  
 Marysville, Ohio 43040  
 (740)-666-8902

11/13/18  
Date

Job#18193

INDEXED ON MAP  
9726

1-21-20

GUIDER SURVEYING, INC.



APPROVED



Legal Description  
18.598 acres

The following described tract of land is situated in the State of Ohio, Logan County, Bokecreek Township, VMS 6251, being part of James D. and Shari A. Rice Trustee's 60 acre Parcel II described in Official Record 401, page 189 and being more particularly described as follows:

Commencing at a 5/8" iron pin found marking the intersection of the centerline of County Road 8 with the centerline of Township Road 131 (60');

Thence North 05°33'56" East 3261.49 feet, following the centerline of Township Road 131, to a 1" iron bar found marking the southwest corner of said 60 acre Parcel II and the **point of beginning**;

Thence **North 05°12'05" East 1466.34 feet**, following the centerline of Township Road 131 and the west line of said 60 acre Parcel II, to a MAG nail set;

Thence following the centerline of Township Road 131 along a curve to the right having a radius of 624.04 feet, an arc length of 308.77 feet, a delta angle of 28°20'59" and a chord that bears **North 15°48'23" East 305.63 feet**, to a MAG nail found in the north line of said 60 acre Parcel II and the south line of James D. and Shari A. Rice, Trustees 34.30 acre tract (O.R. 357, page 319);

Thence **South 83°39'26" East 388.80 feet**, following the north line of said 60 acre Parcel II and the south line of said 34.30 acre tract, to an iron pin set;

Thence **South 04°04'33" West 1757.88 feet**, crossing said 60 acre Parcel II, to an iron pin set in the south line of said 60 acre Parcel II and the north line of James D. and Shari A. Rice, Trustee's 143.540 acre tract (O.R. 496, page 963);

Thence **North 84°58'29" West 479.50 feet**, following the south line of said 60 acre Parcel II and the north line of said 143.540 acre tract, passing at 448.50 feet a 5/8" iron pin found, to the **point of beginning**, containing **18.598 acres**, more or less, 1.322 acres within the road right of way. Subject to all valid easements and restrictions of record.

I, Timothy L. Guider, hereby certify that this description was prepared from an actual field survey made by me during the month of January 2020 and that monuments were set or found as indicated herein. Iron pins set are 5/8" x 30" reinforcing rods with caps marked "GUIDER S 7752". Basis of Bearing: State Plane Coordinate System, Ohio North Zone, NAD83.

Timothy L. Guider R.S. #7752  
Guider Surveying, Inc.  
19550 Delaware County Line Rd.  
Marysville, Ohio 43040  
(740)666-8902



Date: 1/13/20  
Job#: 20013

INDEXED ON MAP  
9726

1-24-20

**APPROVED**



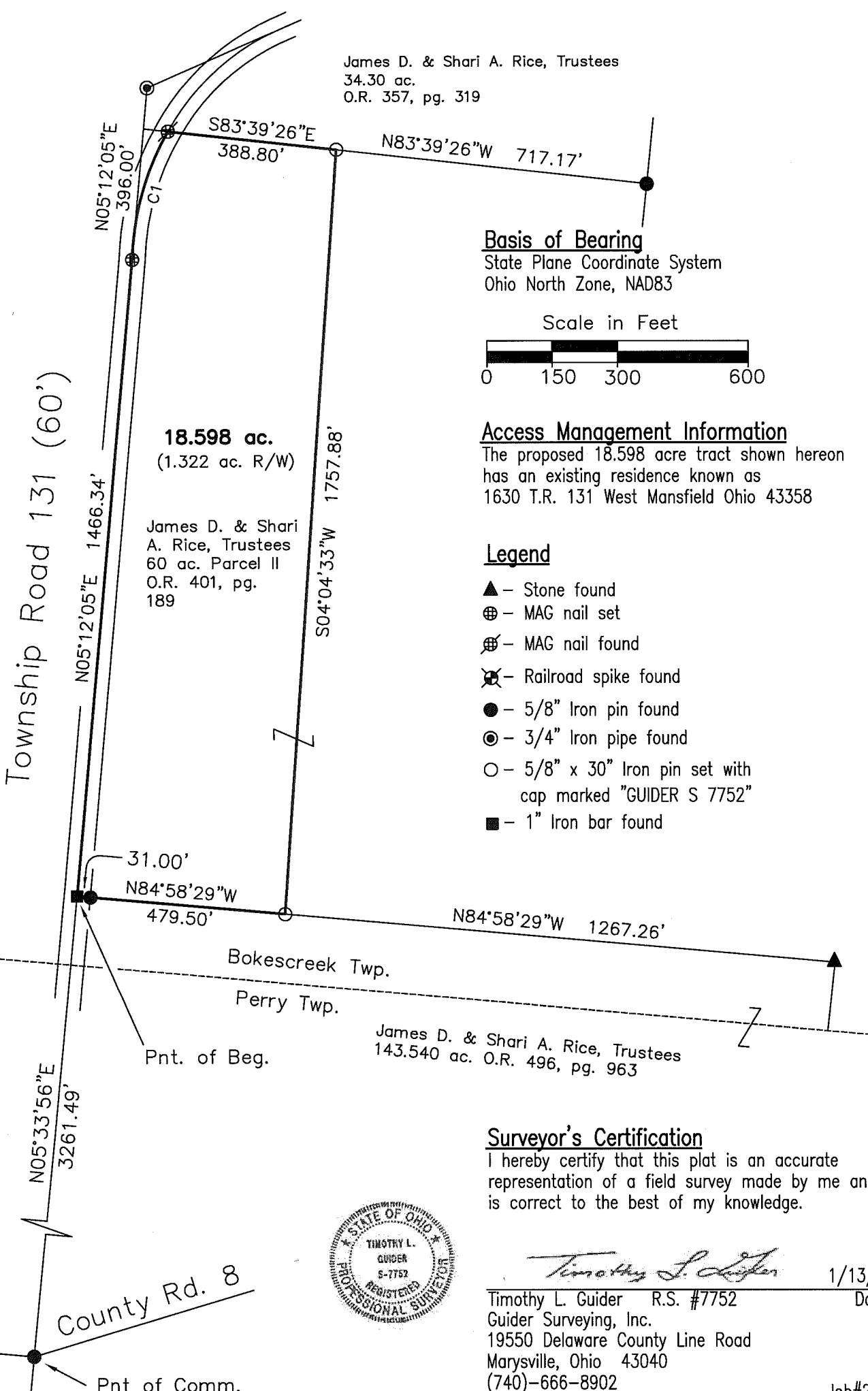
# Plat of Survey Guider Surveying, Inc.

## State of Ohio, Logan County Bokescreek Township, VMS 6251

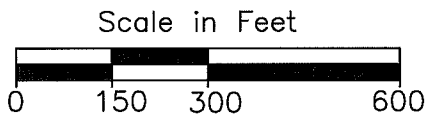
SCALE : 1" = 300'

| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1    | 624.04' | 308.77'    | 305.63'      | N15°48'23"E   | 28°20'59"   |

James D. & Shari A. Rice, Trustees  
34.30 ac.  
O.R. 357, pg. 319



**Basis of Bearing**  
State Plane Coordinate System  
Ohio North Zone, NAD83



**Access Management Information**  
The proposed 18.598 acre tract shown hereon has an existing residence known as 1630 T.R. 131 West Mansfield Ohio 43358

- Legend**
- ▲ - Stone found
  - ⊕ - MAG nail set
  - ⊗ - MAG nail found
  - ⊗ - Railroad spike found
  - - 5/8" Iron pin found
  - ⊙ - 3/4" Iron pipe found
  - - 5/8" x 30" Iron pin set with cap marked "GUIDER S 7752"
  - - 1" Iron bar found

James D. & Shari A. Rice, Trustees  
60 ac. Parcel II  
O.R. 401, pg. 189

James D. & Shari A. Rice, Trustees  
143.540 ac. O.R. 496, pg. 963

**Surveyor's Certification**  
I hereby certify that this plat is an accurate representation of a field survey made by me and is correct to the best of my knowledge.



*Timothy L. Guider* 1/13/20  
 Timothy L. Guider R.S. #7752 Date  
 Guider Surveying, Inc.  
 19550 Delaware County Line Road  
 Marysville, Ohio 43040  
 (740)-666-8902

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