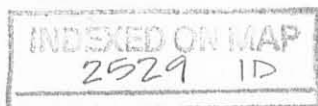
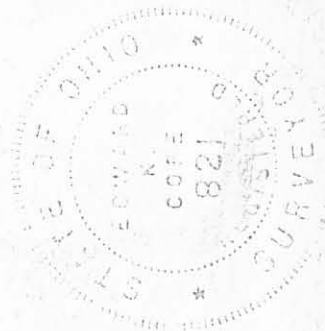


TALLMAN DESCRIPTION

Being situated in the Village of West Mansfield, Logan County,  
Ohio and being a part of V. M. S. #6155<sup>#755</sup> and being more particularly described as follows:

Beginning at a point in the South West corner of the right-of-way of the intersection of Center Street and Highland Street; thence S. 14°-30' E. 164.0 feet to an iron in the West right-of-way of Highland Street, said iron is the beginning point for this description; thence following the West right-of-way of Highland Street S. 14°-30' E. 115.7 feet to an iron; thence S. 75°-25' W. 282.0 feet to a point; thence S. 74°-12' W. 94.7 feet to a corner fence post which is in the East side of a 16 foot alley; thence following the East side of said alley N. 15°-13' W. 58.0 feet to a hub; thence N. 75°-25' E. 110.0 feet to a corner fence post; thence N. 15°-13' W. 60.0 feet to a corner fence post thence N. 75°-26' E. 267.8 feet to the place of beginning.

Containing 0.85 of an acre more or less.

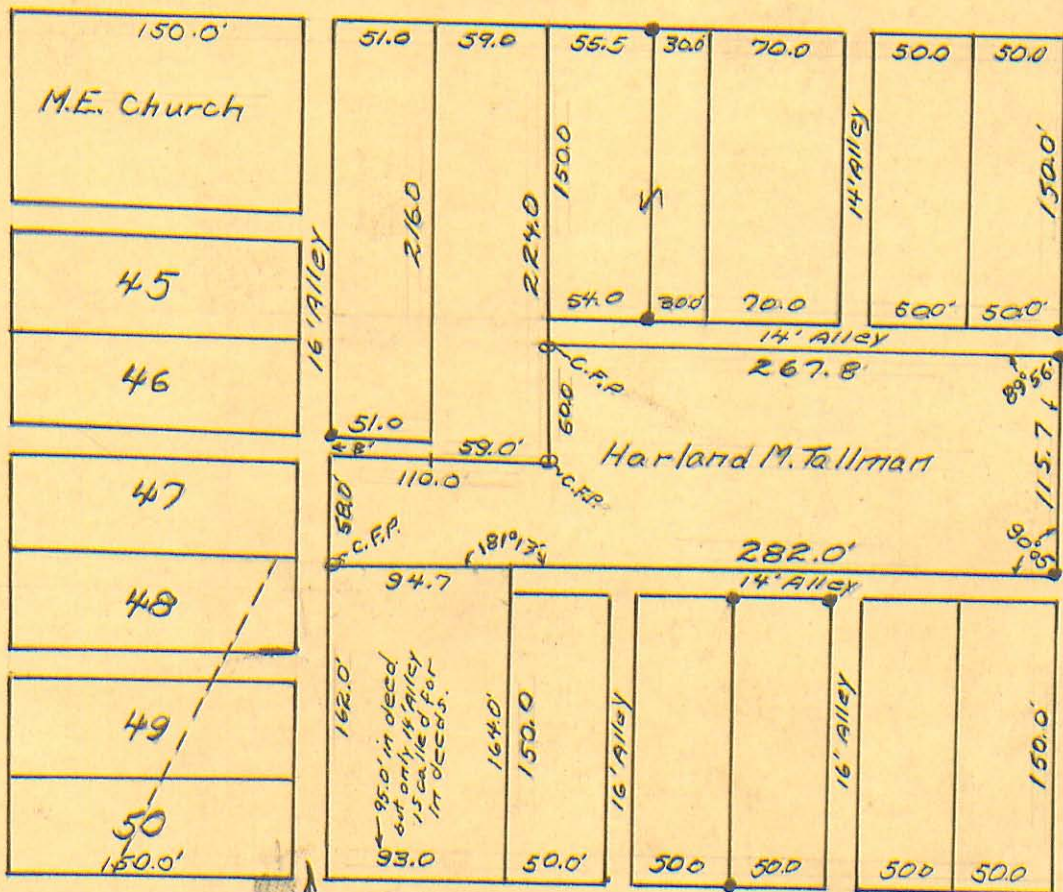


This survey made for H.M. Tallman; June, 55  
 WEST MANSFIELD  
 • = irons found

Center 60'

There appears to be about a  
 4' error on Vance St & at present  
 the error seems to be all in 48, 49, & 50.

Vance 40'



Highland 40'

State 50'

This 16' Alley is not  
 used & is included in land owner  
 descriptions as part of the  
 property, but I could find no  
 record of it being vacated.

INDEXED ON MAP  
 2529 IP

REC'D 6-10-10 SML/ck

# 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  
surveys@lsminc.us

## KERNS, TRUSTEE 0.478 ACRE

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

Being out of the Mary Lou Kerns, Trustee, 0.85 acre tract as deeded and described in Official Record 258, Page 834 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a MAG nail found on the intersection of the center-lines of Center Street and Highland Avenue.

THENCE, with the center-line of Highland Avenue (40 feet wide), S 14°-30'-00"E, a distance of 192.81 feet to a MAG nail set.

THENCE, with the south right-of-way extended and the south right-of-way of a 14 feet wide alley, S 75°-26'-00"W, a distance of 159.45 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING, passing a 5/8 inch iron rod found on the intersection of the west right-of-way of Highland Avenue and the south right-of-way of the said 14 feet wide alley at 20.00 feet.

THENCE, S 13°-26'-34"E, a distance of 115.68 feet to a 5/8 inch iron rod set on the north right-of-way of a 14 feet wide alley.

THENCE, with the north right-of-way of said 14 feet wide alley, S 75°-25'-00"W, a distance of 140.41 feet to a 5/8 inch iron rod set.

THENCE, with the north line of the James G. Carr 0.47 acre tract (O.R. 872, Pg. 800, Tract II), S 73°-32'-24"W, a distance of 94.80 feet to a 5/8 inch iron rod found on the east right-of-way of a 16 feet wide alley.

THENCE, with the east right-of-way of said 16 feet wide alley, N 15°-14'-35"W, a distance of 57.56 feet to a 5/8 inch iron rod set.

THENCE, with the south lines of the Rachel Ann Cook 0.01 acre tract (Vol. 280, Pg. 127, Tract No. Two) and the Gerald D. Hobart 0.30 acre tract (O.R. 610, Pg. 831, Ella Christine Cremeans, Life Estate), N 75°-25'-00"E, a distance of 110.46 feet to a 5/8 inch iron rod set.

THENCE, with the east line of the said 0.30 acre tract, N 15°-13'-00"W, a distance of 61.24 feet to a 5/8 inch iron rod set on the south right-of-way of the first aforesaid 14 feet wide alley.

THENCE, with the south right-of-way of said 14 feet wide alley, N 75°-26'-00"E, a distance of 128.35 feet to the point of beginning.

Containing 0.478 acre.

Property is subject to any and all previous easements and rights-of-way of record.

The basis for bearings is the west right-of-way of Highland Avenue, being S 14°-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 June 7, 2010.



Description prepared by:

*William K. Bruce*

William K. Bruce  
Professional Surveyor 7437  
June 8, 2010



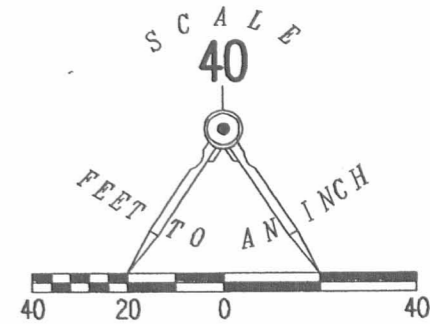
4968510



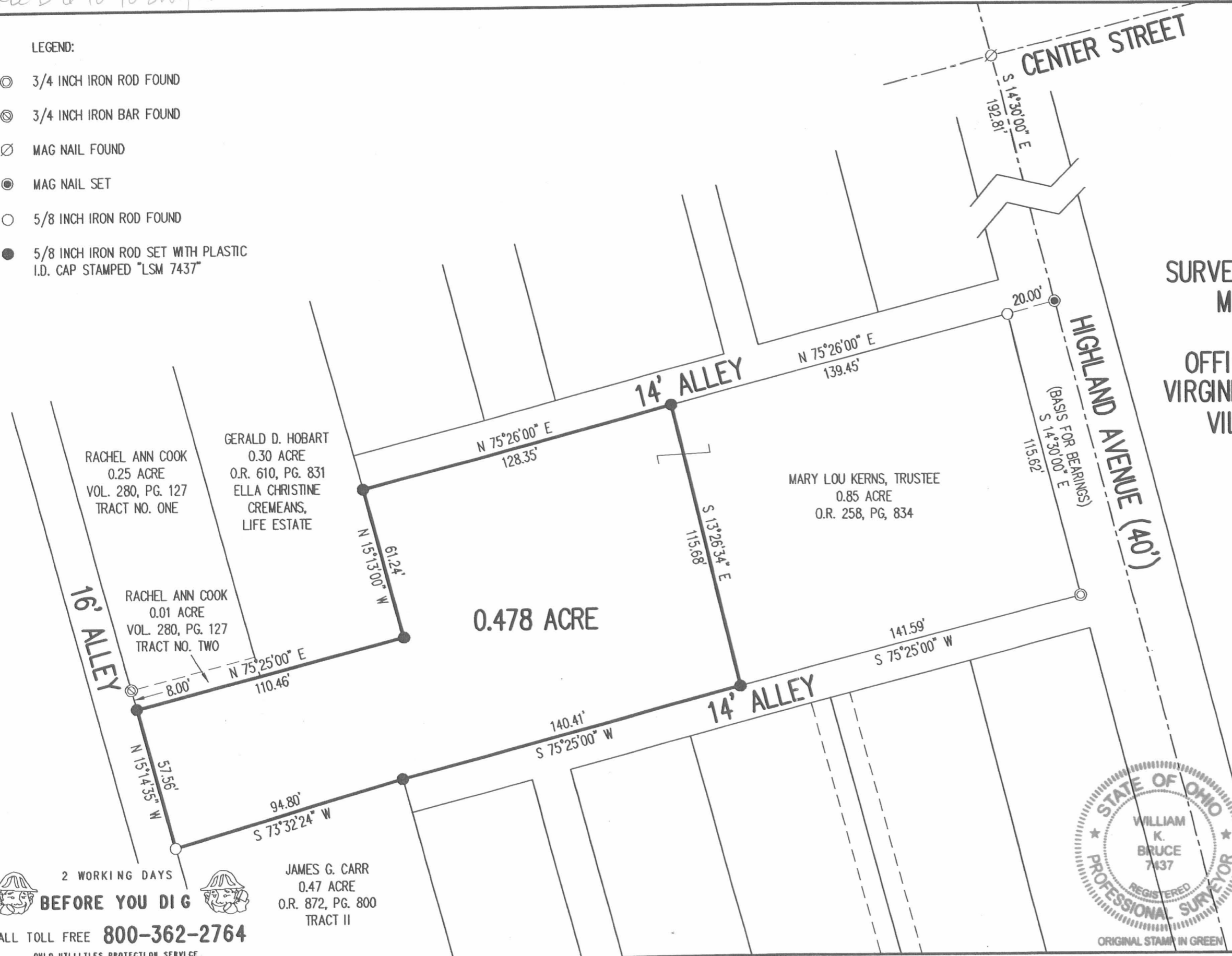
REC'D 6-10-10 SMM/ak

LEGEND:

- ⊙ 3/4 INCH IRON ROD FOUND
- ⊙ 3/4 INCH IRON BAR FOUND
- ⊗ MAG NAIL FOUND
- MAG NAIL SET
- 5/8 INCH IRON ROD FOUND
- 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM 7437"



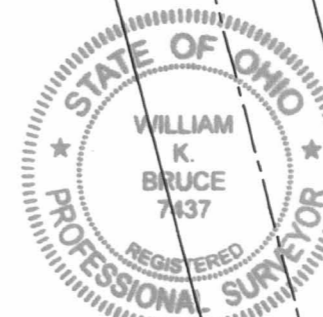
SURVEY OF 0.478 ACRE OUT OF THE  
MARY LOU KERNS, TRUSTEE  
0.85 ACRE TRACT  
OFFICIAL RECORD 258, PAGE 834  
VIRGINIA MILITARY SURVEY 775-6155  
VILLAGE OF WEST MANSFIELD  
BOKESCREEK TOWNSHIP  
LOGAN COUNTY, OHIO



SURVEYED BY:

*William K. Bruce*

WILLIAM K. BRUCE  
PROFESSIONAL SURVEYOR 7437  
JUNE 7, 2010



ORIGINAL STAMP IN GREEN

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LEE SURVEYING & MAPPING CO., INC.  
117 North Madriver Street  
BELLEFONTAINE, OHIO 43311  
(937) 593-7335  
surveys@lsminc.us  
KSS D0510 4968510 L-4968-3

2 WORKING DAYS  
**BEFORE YOU DIG**  
CALL TOLL FREE **800-362-2764**  
OHIO UTILITIES PROTECTION SERVICE

JAMES G. CARR  
0.47 ACRE  
O.R. 872, PG. 800  
TRACT II

INDEXED ON MAP  
2529 2P

10-3-2022



**SURVEY FOR McNAMEE ESTATE**  
**0.239 Acre**  
**August 16, 2022**

The following described 0.239 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 Linda Hughes and Lorre Culp Successor Trustees' 0.25 acre Parcel 2 described in Official Record 1093, page 529, said 0.239 acre tract being more particularly described as follows:

Beginning for reference at a magnetic found at the intersection of the centerline of Center Street (60') with the centerline of Highland Street (40'),

Thence South 14°17'25" East 30.00 feet, following the centerline of Highland Street, to a point;

Thence South 75°41'31" West 133.95 feet, departing from the centerline of Highland Street and following the south line of Center Street, to an iron pin set at the northeast corner of said 0.25 acre tract and being at the northwest corner of a 14.00 feet wide alley, said iron pin marking the *place of beginning*;

Thence *South 14°16'15" East 148.94 feet*, following the east line of said 0.25 acre tract and following the west line of said 14.00 feet wide alley, to an iron pin set in the north line of a 14.00 feet wide (east-west) alley;

Thence *South 75°38'35" West 70.00 feet*, following the south line of said 0.25 acre tract and the north line of said 14.00 feet wide alley, to an iron pin set at the southeast corner of Kimberly Maxwell's 0.11 acre tract described in Official Record 1371, page 504;

Thence *North 14°16'15" West 149.00 feet*, following the of west line of said 0.25 acre tract and the east line of said 0.11 acre tract, to an iron pin set in the south line of Center Street;

Thence *North 75°41'31" East 70.00 feet*, following the south line of Center Street and the north line of said 0.25 acre tract, to the *place of beginning, containing 0.239 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 August 2022. Bearings indicated herein are based on State Plane Coordinate North Zone, NAD 83 and GPS observations. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS 6140".

ATTEST: Paul R. Clapsaddle  
Paul R. Clapsaddle, R.S. 6140  
19019 West Darby Road  
Marysville, Ohio 43040  
(937) 747-2599



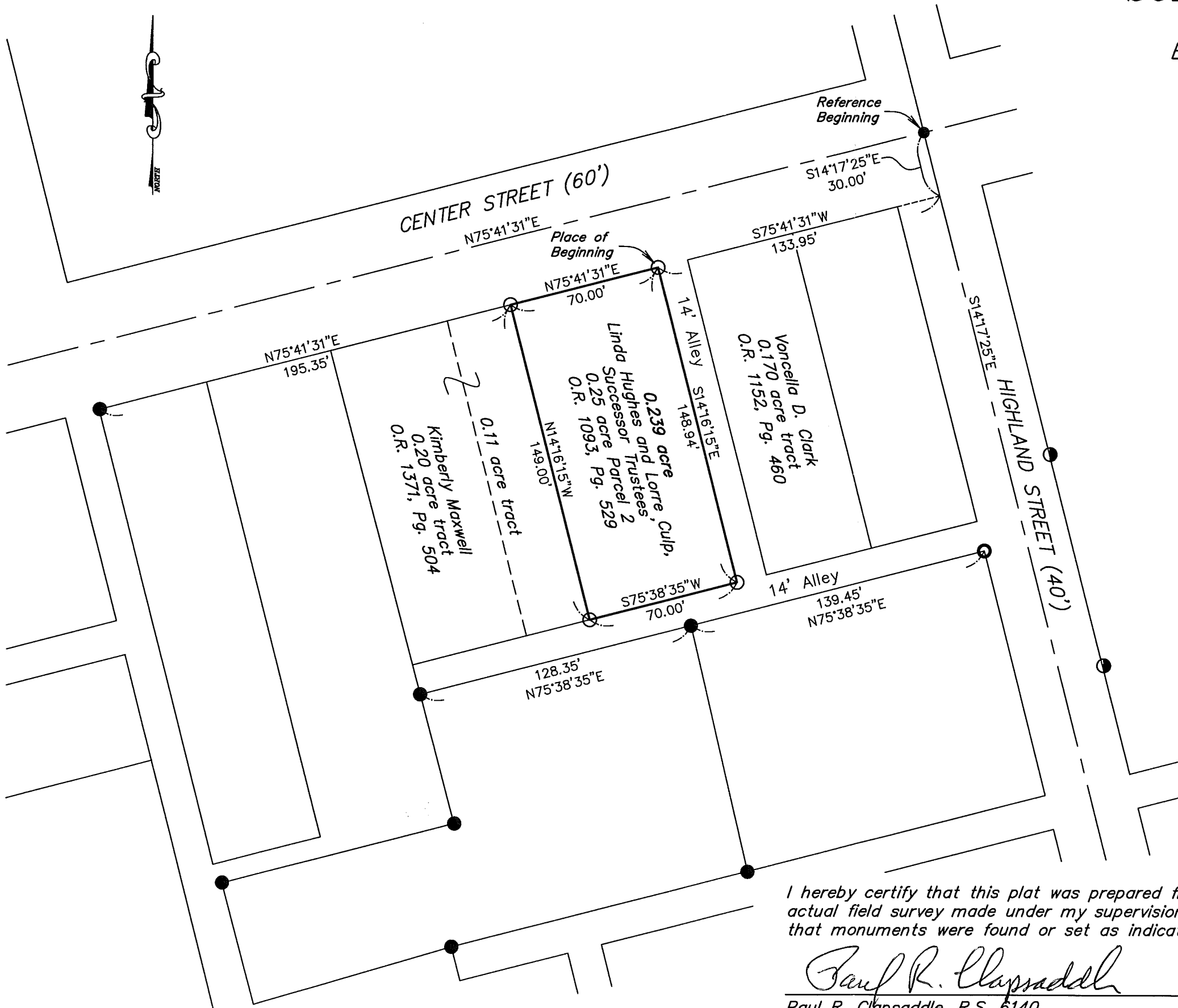
INDEXED ON MAP  
2529

10-3-2022

APPROVED

# SURVEY FOR McNAMEE ESTATE

State of Ohio, Logan County  
Bokescreek Township, V.M.S. 775-6155  
Village of West Mansfield

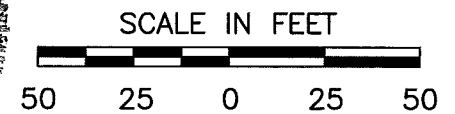
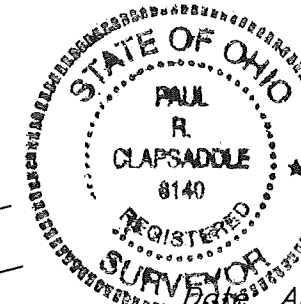


### NOTES:

Reference deeds are shown hereon  
Bearings indicated hereon are based on State Plane Coordinate North Zone, NAD 83, and GPS observations

### LEGEND:

- Magnetic nail found
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS 6140"
- 5/8 inch iron pin found
- 5/8 inch iron pin found with cap marked "CLAPSADDLE RS 6140"
- 3/4 inch iron pipe found (unless otherwise noted)



Date: August 17, 2022 Project: McNameeAug22  
Scale: 1"=50' Dwg: McNameeAug22

I hereby certify that this plat was prepared from an actual field survey made under my supervision and that monuments were found or set as indicated hereon.

*Paul R. Clapsaddle*  
Paul R. Clapsaddle, R.S. 6140

**Paul R. Clapsaddle and Associates**

REGISTERED ENGINEERS AND SURVEYORS  
19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040  
(937) 747-2599

INDEXED ON MAP  
2529

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