

REC'D 7-6-07 SMY OK

SURVEY FOR DAVID LEVAN

0.162 Acre

June 14, 2007

The following described 0.162 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 A+ Property Management, LLC's 0.16 acre tract described in Official Record 876, page 872, and said 0.162 acre tract being more particularly described as follows:

Beginning for reference at a 5/8 inch iron pin found in a 3 inch diameter concrete base at the intersection of the south line of State Street (40 feet wide) with the east line of South Dean Street (40 feet wide);

Thence South 15°28'43" East (assumed bearing) 283.69 feet, following the east line of South Dean Street, to an iron pin set at the southwest corner of Lisa Schertzer's 0.16 acre tract described in Official Record 405, page 867, and at the northwest corner of said A+ Property Management, LLC's 0.16 acre tract, said iron pin marking the **place of beginning**;

Thence **North 74°31'48" East 105.34 feet**, departing from the east line of South Dean Street, following the south line of said Schertzer's 0.16 acre tract and the north line of said A+ Property Management, LLC's 0.16 acre tract, to an iron pin set at the southwest corner of the Board of Trustee's of Bokescreek Township's 0.16 acre tract described in Official Record 391, page 306 and at the northwest corner of the Board of Trustees of Bokescreek Township of Logan County, Ohio's 0.16 acre tract described in Deed Record 348, page 243;

Thence **South 15°23'32" East 67.22 feet**, following the east line of said A+ Property Management, LLC's 0.16 acre tract and the west line of the said Board of Trustees of Bokescreek Township's 0.16 acre tract described in Deed Record 348, page 243, to a 5/8 inch iron pin found at the northwest corner of the Board of Trustees of Bokescreek Township, Logan County, Ohio's 0.16 acre tract described in Deed Record 348, page 245, and at the northeast corner of the Board of Trustee's of Bokescreek Township's 0.16 acre tract described in Official Record 356, page 489;

Thence **South 74°31'14" West 105.24 feet**, following the south line of said A+ Property Management, LLC's 0.16 acre tract and the north line of the Board of Trustee's of Bokescreek Township's 0.16 acre tract described in Official Record 356, page 489, to a 5/8 inch iron pin found in the east line of South Dean Street;

Thence **North 15°28'43" West 67.24 feet**, following the west line of said A+ Property Management, LLC's 0.16 acre tract and the east line of South Dean Street, to the **place of beginning, containing 0.162 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 June 2007. Bearings indicated herein are based on an assumed meridian with all others based on angles turned. 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 Rd., Marysville, Ohio 43040
(937) 747-2599

INDEXED ON MAP
4676 ID

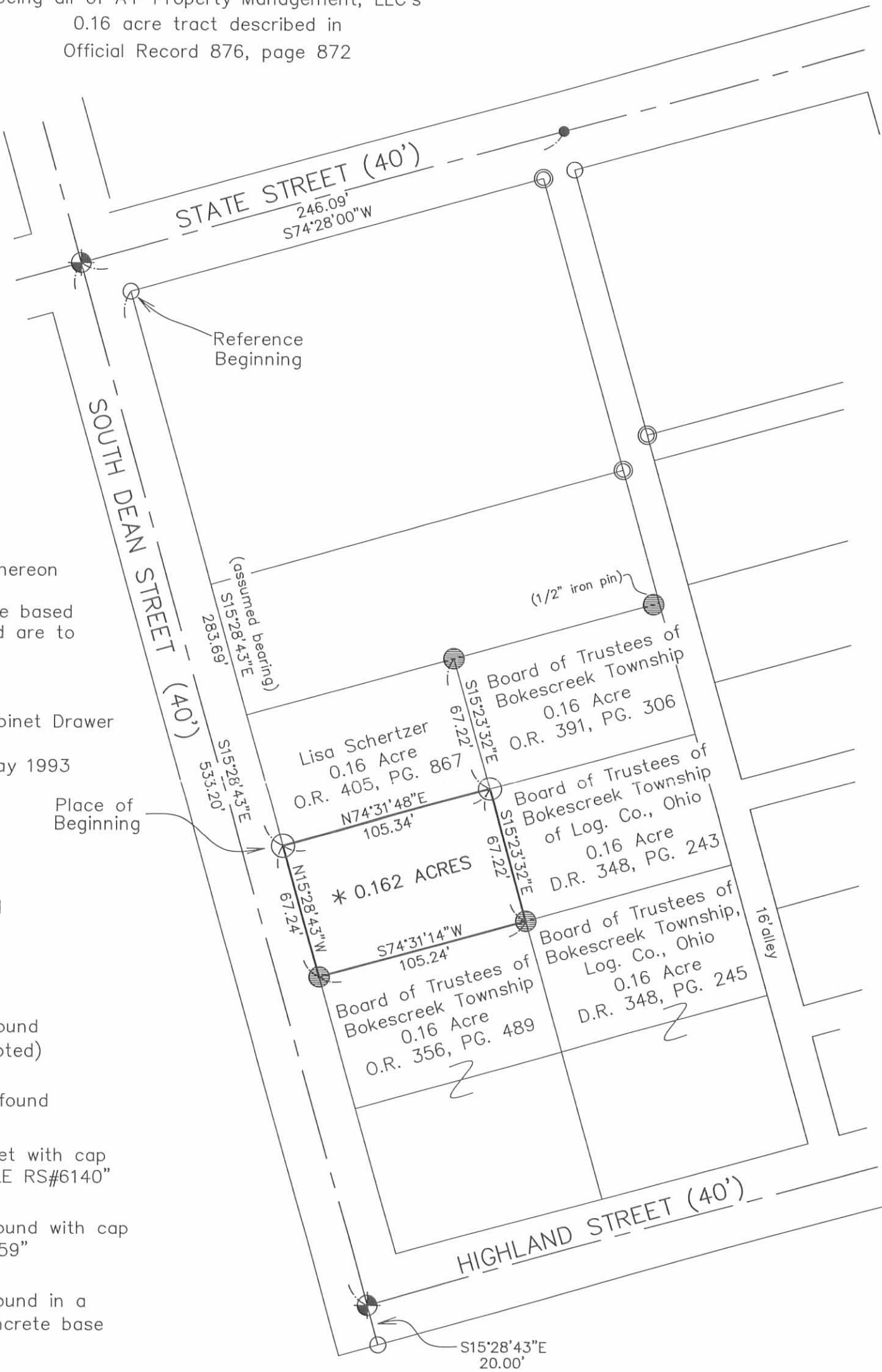


REC'D 7-6-07 SWY OK

SURVEY FOR DAVID LEVAN

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

* Being all of A+ Property Management, LLC's
0.16 acre tract described in
Official Record 876, page 872



Note:








Reference deeds are shown hereon

Bearings indicated hereon are based on an assumed meridian and are to denote angles only.

Reference Surveys:

Village of West Mansfield Cabinet Drawer Survey File 6459
Lee Surveying & Mapping—May 1993

LEGEND:

-  Railroad spike found
-  PK nail found
-  5/8 inch iron pin found (unless otherwise noted)
-  3/4 inch iron pipe found
-  5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"
-  5/8 inch iron pin found with cap marked "LEE PS 6359"
-  5/8 inch iron pin found in a 3 inch diameter concrete base



I hereby certify that this plat was prepared from an actual field survey made under my supervision and that monuments were placed as shown 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
Paul R. Clapsaddle, P.E., P.S.

Date: June 14, 2007
Scale: 1"=60'
Filename: LevanDeanStJune07
Project: LevanDeanSt606

INDEXED ON MAP
4676 1P



Legal Description
1.010 acres

The following described tract of land is situated in the State of Ohio, County of Logan, Township of Bokescreek, VMS 775-6155, Village of West Mansfield, being all of The Board of Trustees of Bokescreek Township 0.16 acre tract described in O.R. 391, page 306, Board of Trustees of Bokescreek Township of Logan County, Ohio's 0.16 acre tract described in D.V. 348, page 243, Board of Trustees of Bokescreek Township of Logan County, Ohio's 0.16 acre tract described in D.V. 348, page 245, Bokescreek Township Trustees' 0.18 acre tract described in O.R. 221, page 747, Board of Trustees of Bokescreek Township's 0.16 acre tract described in O.R., 356, page 489, and all Board of Trustees of Bokescreek Township 0.18 acre tract described in O.R. 385, page 541, above tracts herein after collectively referred to as "1.00 acre tract" and being more particularly described as follows:

Beginning at a 5/8" iron pin found at the intersection of the north right of way line of W. Highland St. (40 feet wide) with the east right of way line of Dean St. (40 feet wide);

thence North 15°30'00" West 142.22 feet, following the east right of way line of Dean St., passing at 74.92 feet a 5/8" iron pin found, to a 5/8" iron pin found at the southwest corner of Roy and Beverly Ann Jackson's 0.16 acre tract described in O.R. 65, page 84;

thence North 74°31'22" East 105.10 feet, following a north line of said 1.00 acre tract and the south line of said Jackson's 0.16 acre tract, to a 5/8" iron pin found;

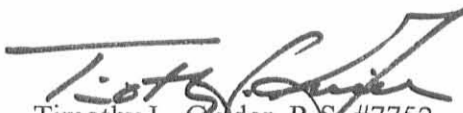
thence North 15°25'48" West 134.44 feet, following the west line of said 1.00 acre tract, the east line of said Jackson's 0.16 acre tract and the east line of Linda M. Harshfield's 0.16 acre tract described in deed volume 393, page 594, passing at 67.15 feet a 5/8" iron pin found, to a 5/8" iron pin found in the south line of Bernard Morris's 0.32 acre tract described in O.R. 247, page 365 and O.R. 27, page 709;

thence North 74°33'18" East 104.87 feet, following the north line of said 1.00 acre tract and the south line of said 0.32 acre tract, to a PK nail set in the west line of an Alley (16 feet wide);

thence South 15°32'18" East 276.53 feet, following the west line of said Alley and the east line of said 1.00 acre tract, to a 5/8" iron pin found in the north line of W. Highland St.;

thence South 74°30'13" West 210.32 feet, following the north line of W. Highland St. and the south line of said 1.00 acre tract, passing at 105.10 feet an iron pin set, to the point of beginning, containing 1.010 acre, more or less. Acreage breakdown: O.R. 391, page 306, contains 0.162 acre; D.V. 348, page 243 contains 0.162 acre; D.V. 348, page 245 contains 0.162 acre; O.R. 221, page 747 contains 0.181 acre; O.R. 385, page 541 contains 0.181 acre; O.R. 356, page 489 contains 0.162 acre. the above described 1.010 acre tract is 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 September, 1998 and that monuments were placed as indicated herein. Iron pins set are 5/8" x 30" reinforcing rods with caps marked "GUIDER S 7752." Basis of bearing: east line of Dean St. from O.R. 356, page 489 - N15°30'W.


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



Date: 9/17/98
Job #98329

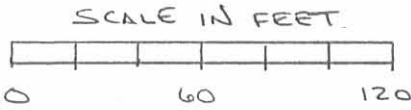
INDEXED ON MAP
4676 2D

Plat of Survey

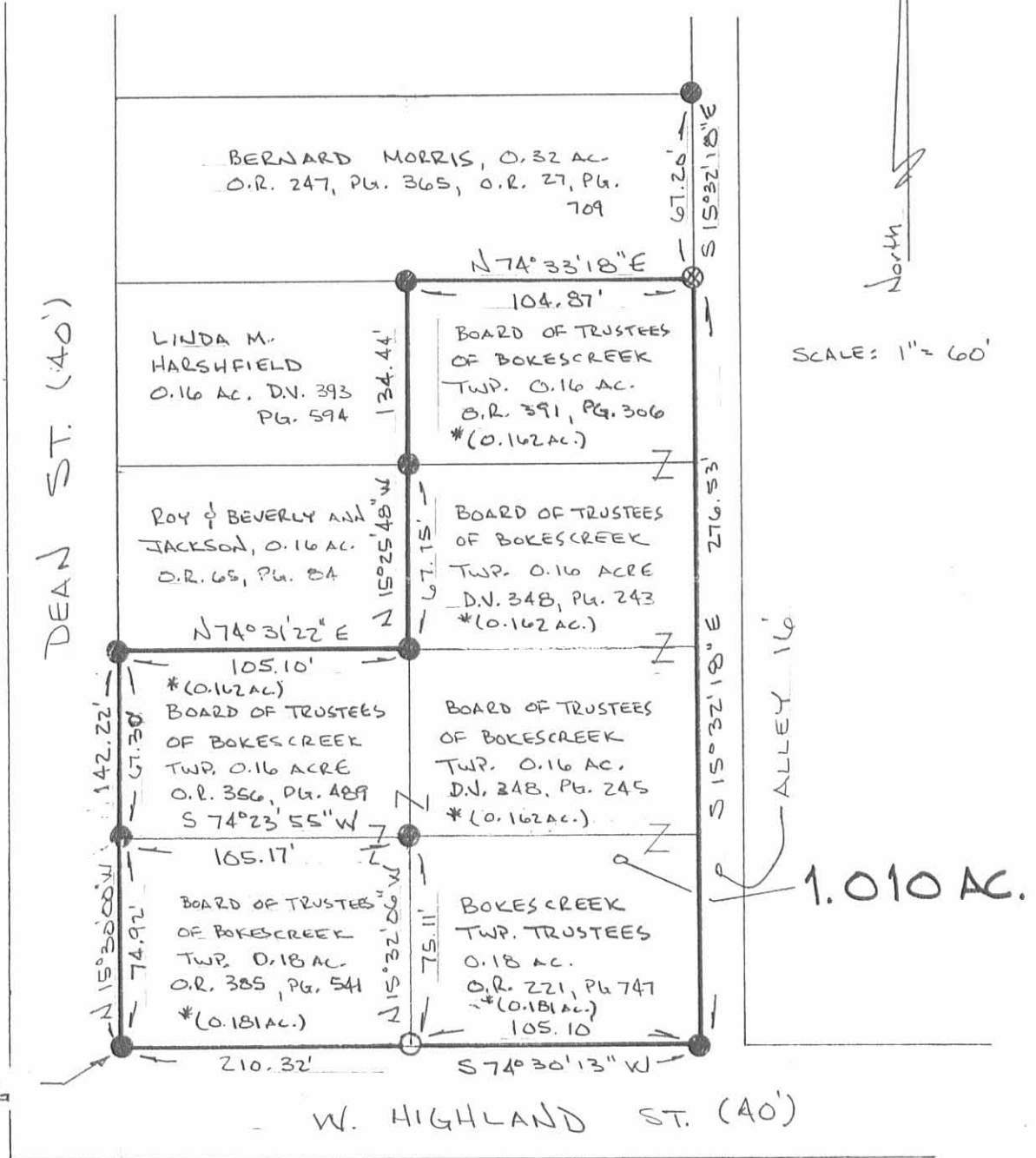
GUIDER SURVEYING

19550 Delaware County Line Road Marysville, Ohio 43040

Ph. (740) 666-8902 Fax: (740) 666-9023



STATE OF OHIO
 COUNTY OF LOGAN
 TOWNSHIP OF BOKESCREEK
 VMS 775-6155
 VILLAGE OF WEST MANSFIELD

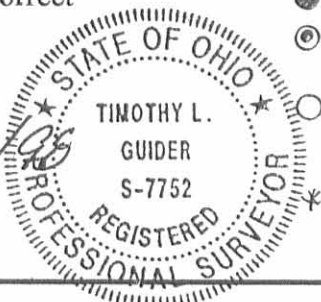


Basis of bearing: east line of Dean St. from O.R. 356, page 489 - N15°30'W

CERTIFICATION:

I hereby certify that this plat is an accurate representation of a field survey made by me during the month of September, 1998 and is correct to the best of my knowledge.

Timothy L. Guider 9/17/98
 Timothy L. Guider P.S. #7752 Date



LEGEND

- ⊕ railroad spike found
- ⊗ PK nail set
- iron pin found (5/8")
- ⊙ iron pipe found
- 5/8" iron pin set with cap marked "GUIDER S-7752"
- ACREAGE BY THIS SURVEY

Job No. 98329

INDEXED ON MAP
 46762P

BALLINGER DESCRIPTION for TRACT # 1

April, 1970

Being situated in the village of West Mansfield, Bokescreek Township, Logan County, Ohio; and being a part of V.M.S. #775.

Beginning at an iron in the east line of Dean Street that bears S $15^{\circ}-30'E$ 418.8 feet from the intersection of State Street (sometimes called Mill Street) and the east line of Dean Street.

Thence N $74^{\circ}-30'E$ 210.2 feet to an iron in the west line of an alley.

Thence with said alley S $15^{\circ}-30'E$ 75.0 feet to a iron in the north line of a 40.0 foot right of way.

Thence with the north line of said 40.0 foot right of way N $74^{\circ}-30'W$ 210.2 feet to a iron in the east line of Dean Street.

Thence with the east line of Dean Street N $15^{\circ}-30'W$ 75.0 feet to the place of beginning.

Containing 0.36 of an acre more or less.

Owen K. Shirk

Surveyor 4271

4676

3D-1

INDEXED ON MAR

BALLINGER DESCRIPTION for TRACT #2

SEPTEMBER, 1969

Being situated in the village of West Mansfield, Bokes creek Township, Logan County, Ohio, and being a part of V.M.S. #775.

Beginning at a iron in the east line of Dean Street that bears S $15^{\circ}-30'E$ 351.6 feet from the intersection of the south line of State Street (sometimes called Mill Street) and the east line of Dean Street.

Thence N $74^{\circ}-30'E$ 210.2 feet to a iron in the west line of an alley.

Thence with said west line of said alley S $15^{\circ}-30'E$ 67.2 feet to an iron.

Thence S $74^{\circ}-30'W$ 210.2 feet to a iron in the east line of Dean Street.

Thence with said east line of Dean Street N $15^{\circ}-30'W$ 67.2 feet to the place of beginning.

Containing 0.32 of an acre more or less.

OWEN K. SEIRK

SURVEYOR 4271

INDEXED ON MAP



4676 3D-2

BALLINGER DESCRIPTION for TRACT #3

SEPTEMBER, 1969

Being situated in the village of West Mansfield, Bokescreek Township, Logan County, Ohio, and being a part of V.M.S. #775.

Beginning at a iron in the east line of Dean Street that bears S $15^{\circ}-30^{\circ}$ E 284.4 feet from the intersection of the south line of State Street (sometimes called Mill Street) and the east line of Dean Street.

Thence N $74^{\circ}-30^{\circ}$ E 210.2 feet to an iron in the west line of an alley.

Thence with said west line of said alley S $15^{\circ}-30^{\circ}$ E 67.2 feet to an iron.

Thence S $74^{\circ}-30^{\circ}$ W 210.2 feet to a iron in the east line of Dean Street.

Thence with said east line of Dean Street N $15^{\circ}-30^{\circ}$ W 67.2 feet to the place of beginning.

Containing 0.32 of an acre more or less.

OWEN K. SHIRK

SURVEYOR 4271

INDEXED ON MAP

~~4676~~

4676 3D-3

BALLINGER DESCRIPTION for TRACT # 4

April, 1970

Being situated in the village of West Mansfield, Bokescreek Township, Logan County, Ohio; and being a part of V.M.S. # 775.

Beginning at an iron in the east line of Dean Street that bears S 15°-30'E 217.2 feet from the intersection of the south line of State Street (sometimes called Mill Street) and the east line of Dean Street.

Thence N 74°-30'E 210.2 feet to an iron in the west line of an alley.

Thence with said alley S 15°-30'E 67.2 feet to an iron.

Thence S 74°-30'W 210.2 feet to a iron in the east line of Dean Street.

Thence with the east line of Dean Street N 15°-30'W 67.2 feet to the place of beginning.

Containing 0.32 of an acre more or less.

Owen K. Shirk

Surveyor 4271

4676

3D 4

INDEXED ON MAE

BALLINGER DESCRIPTION for TRACT # 5

April, 1970

Being situated in the village of West Mansfield, Bokescreek Township, Logan County, Ohio; and being a part of V.M.S. # 775.

Beginning at a iron in the east line of Dean Street that bears S $15^{\circ}-30'E$ 150.0 feet from the intersection of the south line of State Street (sometimes called Mill Street) and the east line of Dean Street. Said beginning point is also the southwest corner of a 0.65 acre tract.

Thence with the south line of said 0.65 acre tract N $74^{\circ}-33'E$ 210.2 feet to an iron in the west line of an alley.

Thence with the west line of said alley S $15^{\circ}-30'E$ 67.0 feet to an iron.

Thence S $74^{\circ}-30'W$ 210.2 feet to an iron in the east line of Dean Street.

Thence with the said east line of Dean Street N $15^{\circ}-30'W$ 67.2 feet to the place of beginning.

Containing 0.32 of an acre more or less.

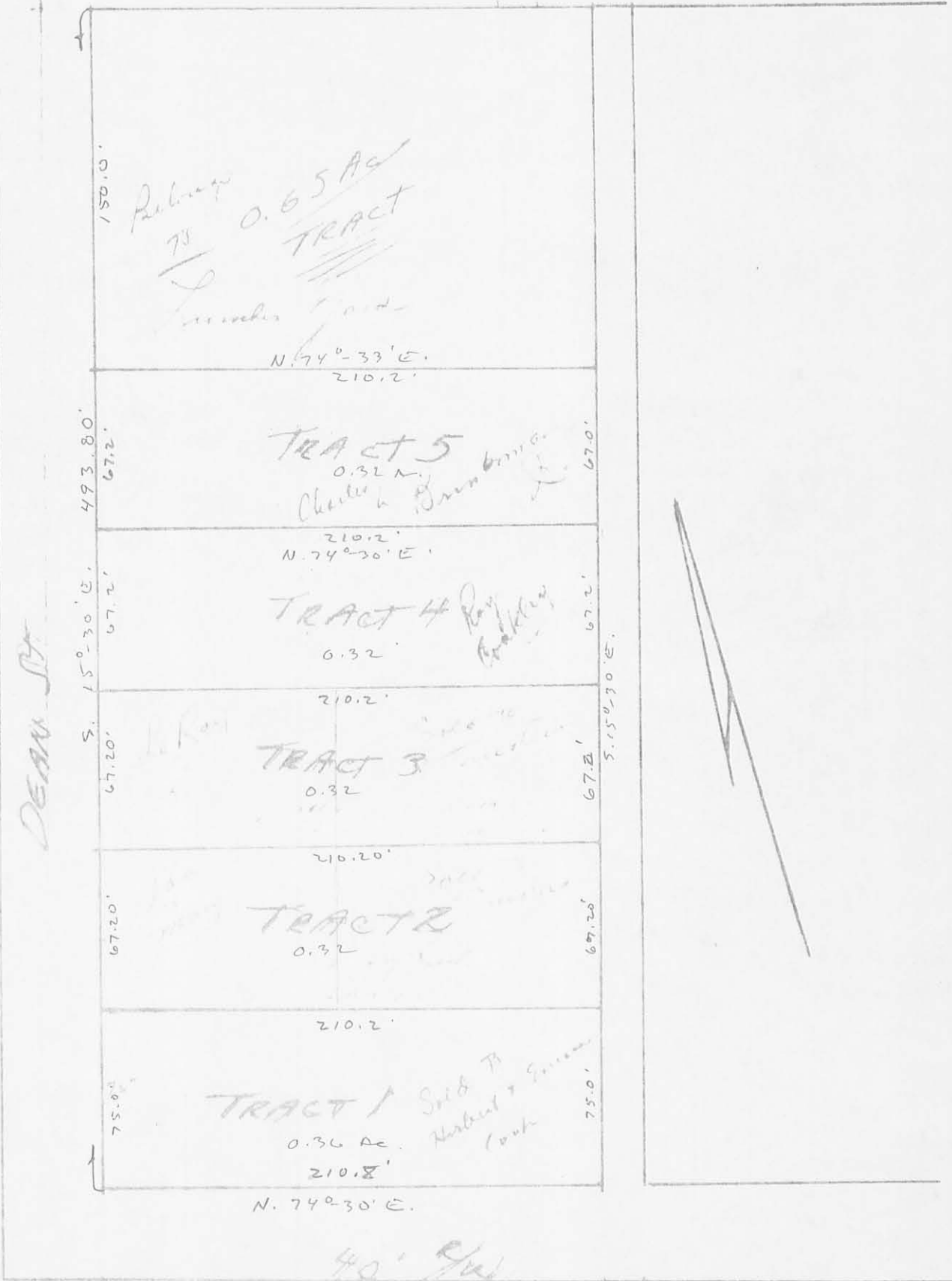
Owen K. Shirk

Surveyor 4271

4676
3D-5

INDEXED ON MAP

STATE ST. (Mill)



INDEXED ON MAP
4076 3P