

REC'D 5-9-07 SUMON

SURVEY FOR DAVID LEVAN
0.008 Acre
April 25, 2007

The following described 0.008 acre tract is situated in the State of Ohio, County of Logan, Township of Bokescreek, Village of West Mansfield, V.M.S. 6155-775, being part of Jerry Regula's 2 acre Tract VI described in Official Record 120, page 146, and said 0.008 acre tract being more particularly described as follows:

Beginning for reference at a one and one half inch iron pipe found at an angle point in the centerline of Main Street (70' R/W), referenced as Station 5+79 in Logan County Engineer's Field Book 497, page 60;

Thence South 19°47'43" East (assumed bearing) 445.90 feet, following the centerline of Main Street to a magnetic nail set at the southwest corner of Rochelle L. Goodwin's 0.557 acre Tract I described in Official Record 177, page 186, and at the northwest corner of A+ Property Management, LLC's 0.48 acre tract described in Official Record 867, page 744;

Thence North 74°20'22" East 177.42 feet, departing from the centerline of Main Street, following the south line of said 0.557 acre tract and the north line of said 0.48 acre tract, passing at 36.29 feet a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS #6140", to a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS #6140" at the southeast corner of said 0.557 acre tract, at the northeast corner of said 0.48 acre tract, at the southwest corner of said 2 acre tract, and at a northwest corner of A+ Property Management, LLC's 0.085 acre tract described in Official Record 870, page 15, said iron pin marking the **place of beginning**;

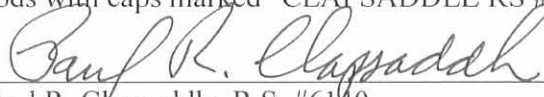
Thence **North 68°40'19" East 37.56 feet**, entering said 2 acre tract, to an iron pin set;

Thence **South 20°33'51" East 19.30 feet**, continuing through said 2 acre tract, to a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS #6140" at the northeast corner of said 0.085 acre tract and at the northwest corner of Helen Elliott's 9.500 acre tract described in Official Record 739, page 94 (Life Estate);

Thence **North 83°58'03" West 42.00 feet**, following the south line of said 2 acre tract and the north line of said 0.085 acre tract, to the **place of beginning, containing 0.008 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 April 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, R.S. #6140
19019 West Darby Rd.
Marysville, Ohio 43040
(937) 747-2599



INDEXED ON MAP
5882 ID

REC'D 59-07 SUM OK

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

NOTES:

Reference deeds are shown hereon

Bearings indicated hereon are based on an assumed meridian with all others based on angles turned

LEGEND:

- 5/8 inch iron pin found with cap marked "CLAPSADDLE RS#6140"
- ⊙ 1-1/2 inch iron pipe found
- Magnetic nail set
- ⊙ 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"

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

Paul R. Clapsaddle

Paul R. Clapsaddle, R.S. #6140



**Paul R. Clapsaddle
and Associates**

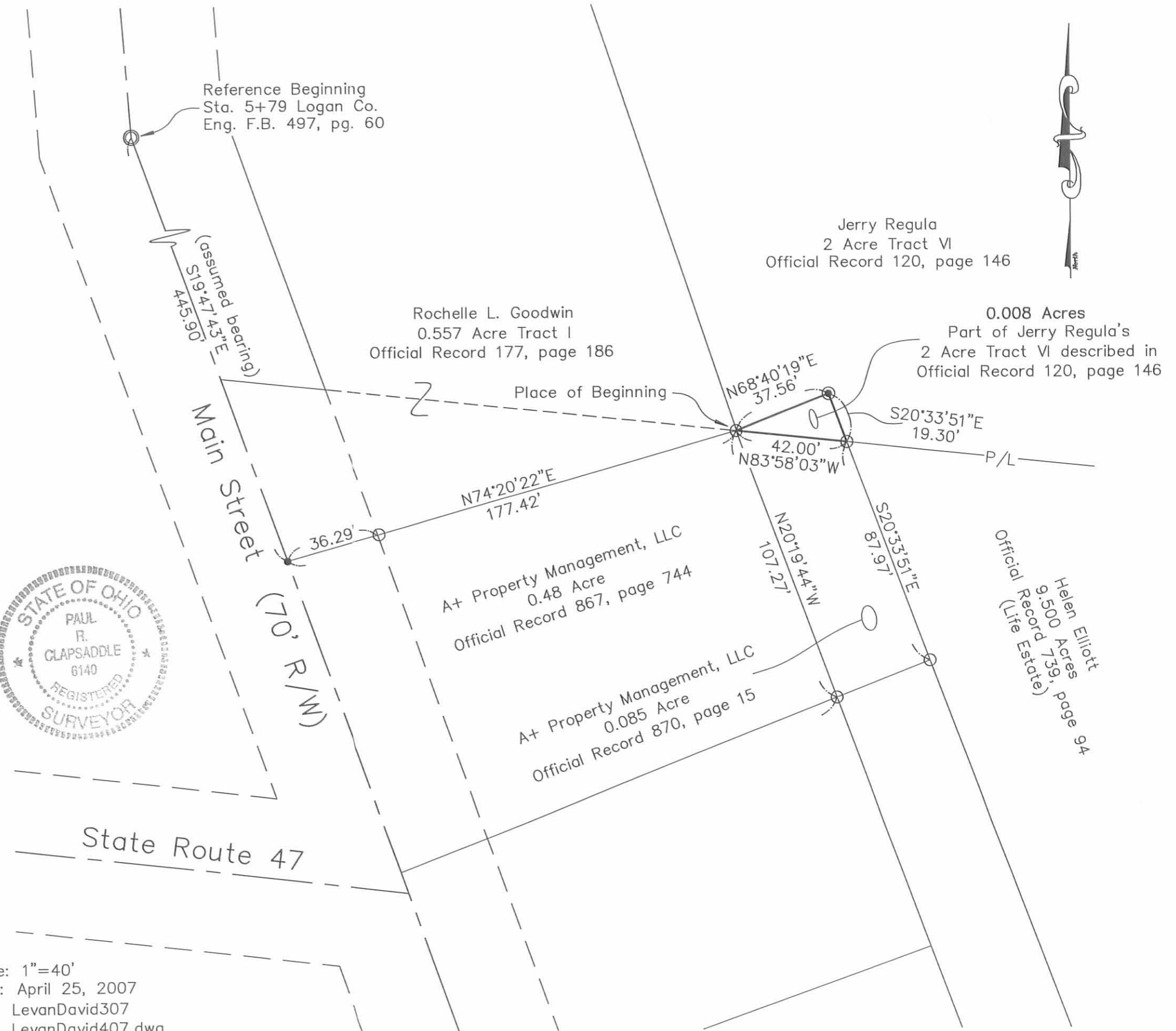
REGISTERED ENGINEERS AND SURVEYORS

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

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

Scale: 1"=40'
Date: April 25, 2007
Proj: LevanDavid307
Dwg: LevanDavid407.dwg

INDEXED ON MAP
5882 1P



Gwilliams Survey
Kerns Description

May, 1970
March, 1976

Being situated in Bokescreek Township, Logan County, Ohio; and being in the Village of West Mansfield; and being a part of V.M.S. 6155 - 755.

Beginning at the intersection of State Route 47 with Main Street.

Thence with the center of Main Street $N 14^{\circ} - 30'W$ 9.8 feet to the true place of beginning for this description. Said point is also the north west corner of a 0.17 acre tract.

Thence continuing with the center of Main Street $N 14^{\circ} - 30'W$ 123.6 feet to a point.

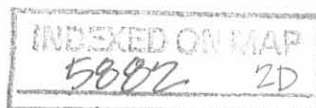
Thence $N 80^{\circ} - 14'E$ 178.6 feet to a iron, passing thru a iron at 37.3 feet.

Thence $S 14^{\circ} - 30^{\circ E} W$ 110.9 feet to a iron.

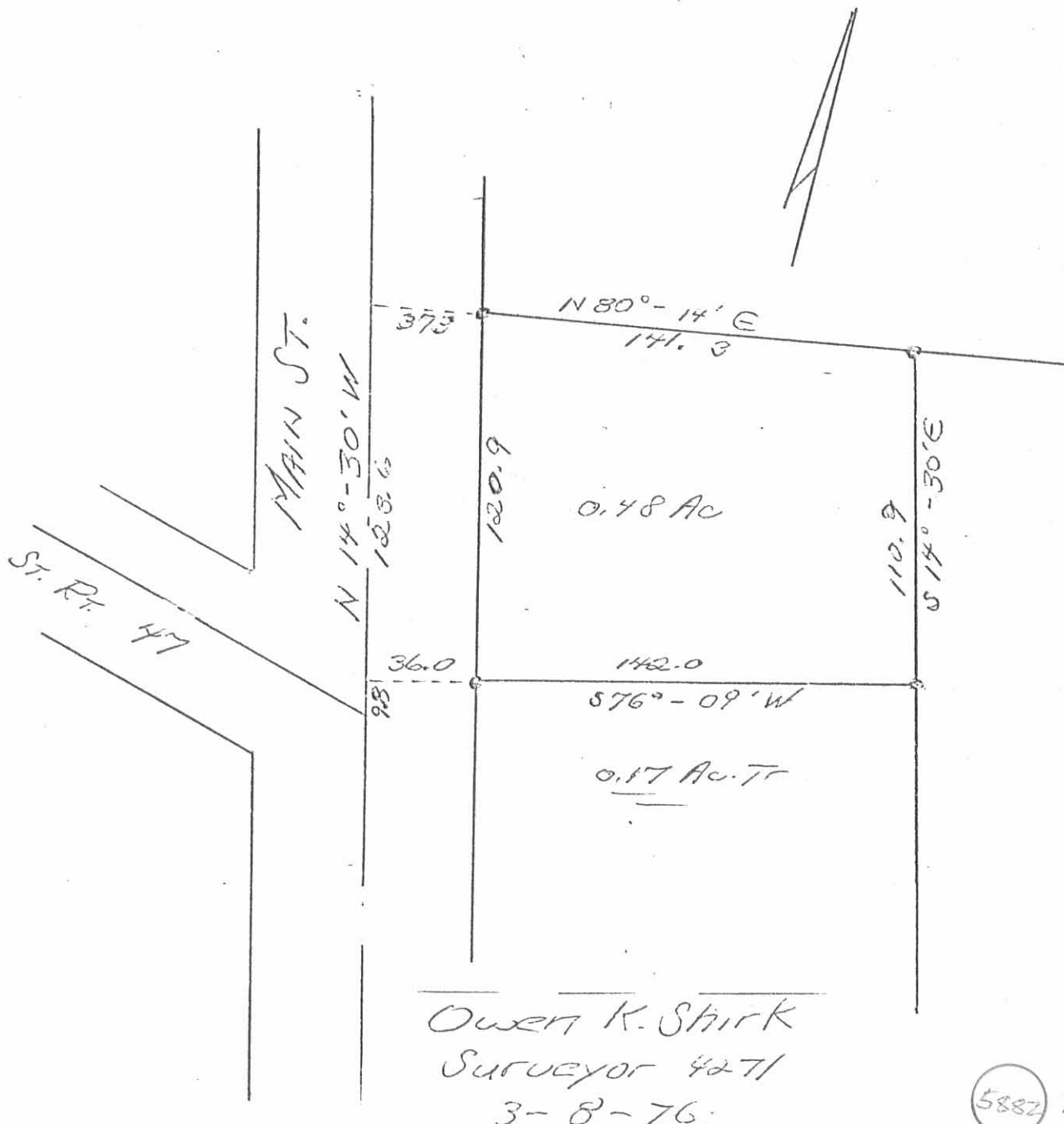
Thence with the north line of said 0.17 acre tract $S 76^{\circ} - 09'W$ 178.0 feet to the place of beginning, passing thru a iron at 142.0 feet.

Containing 0.48 of an acre more or less as recorded in Deed Volume 328, page 276.

Owen K. Shirk
Surveyor 4271



GWILLIAMS SURVEY ("1970") - KERN DESC. ("1976")
 VILLAGE OF WEST MANSFIELD
 BOKESCREEK TWP., LOGAN CO., OHIO
 V.M.S 6155-755 1" = 50'



Owen K. Stirk
 Surveyor 4271
 3-8-76

5882 2P

INDEXED ON MAP



SURVEY FOR DAVID LEVAN
0.566 Acre
July 30, 2018

The following described 0.566 acre tract is situated in the State of Ohio, County of Logan, Township of Bokescreek, Village of West Mansfield, V.M.S. 6155-775, being all of A+ Property Management, LLC's 0.48 acre tract described in Official Record 867, page 744, all of their 0.008 acre tract described in Official Record 875, page 944, and all of their 0.085 acre tract described in Official Record 870, page 15, and said 0.566 acre tract being more particularly described as follows:

Beginning for reference at a one and one half inch iron pipe found at an angle point in the centerline of Main Street (72 feet wide), referenced as Station 5+79 in Logan County Engineer's Field Book 497, page 60;

Thence South $14^{\circ}10'13''$ East (assumed bearing) 445.90 feet, following the centerline of Main Street to a magnetic nail found at the northwest corner of said 0.48 acre tract and at the southwest corner of Jason and Amanda Ramsey's 0.557 acre tract described in Official Record 1195, page 566, said nail marking *the place of beginning*;

Thence *North $79^{\circ}57'50''$ East 177.60 feet*, departing from the centerline of Main Street, following the north line of said 0.48 acre tract and the south line of said 0.557 acre tract, passing at 36.29 feet a 5/8 inch iron pin found, to a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS 6140" at a southwest corner of the remainder of Jerry Regula's original 2 acre Tract VI described in Official Record 120, page 146, at the west corner of said 0.008 acre tract, and at the northwest corner of said 0.085 acre tract;

Thence *North $74^{\circ}17'47''$ East 37.56 feet*, following the north line of said 0.008 acre tract and a south line of the remainder of said original 2 acre tract, to a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS 6140";

Thence *South $14^{\circ}50'06''$ East 107.29 feet*, following the east line of said 0.008 acre tract and a west line of the remainder of said original 2 acre tract, passing at 19.43 feet a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS 6149" at the northeast corner of said 0.085 acre tract and at a northwest corner of Derrick Scott Detrick and Sharalyn Rose Detrick's 9.029 acre tract described in Official Record 1240, page 75, thereafter following the east line of said 0.085 acre tract and a west line of said 9.029 acre tract, to a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS 6140" at the northeast corner of Derrick Scott Detrick and Sharalyn Rose Detrick's 0.088 acre tract described in Official Record 1240, page 77;

Thence *South $74^{\circ}17'07''$ West 216.00 feet*, following the south line of said 0.085 acre tract, the south line of said 0.48 acre tract, the north line of said 0.088 acre tract, and the north line of Derrick Scott Detrick and Sharalyn Rose Detrick's 0.329 acre tract described in Official Record 964, page 935, passing at 179.99 feet a $\frac{3}{4}$ inch iron pipe found, to a magnetic nail set in the centerline of Main Street;

Thence *North $14^{\circ}10'13''$ West 124.91 feet*, following the centerline of Main Street and the west line of said 0.48 acre tract, to the *place of beginning*, containing **0.566 acre**, more or less, and being subject to all valid easements and restrictions of record.

Of the above described 0.566 acre tract, 0.473 acre is all of said 0.48 acre tract, 0.008 acre is all of said 0.008 acre tract, and 0.085 acre is all of said 0.085 acre tract. Of the above described 0.566 acre tract, 0.102 acre is within Road right of way.

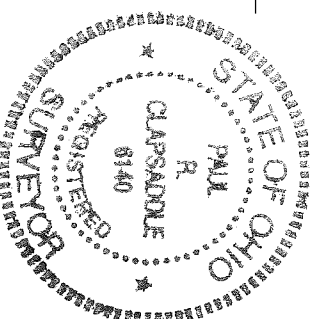
The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor 6140, during the month of July 2018. Bearings indicated herein are based on an assumed meridian with all others based on angles turned.

ATTEST:



Paul R. Clapsaddle, R.S. #6140
 19019 West Darby Rd.
 Marysville, Ohio 43040
 (937) 747-2599

INDEXED ON MAP
 5882



8-3-18

APPROVED

SURVEY FOR DAVID LEVAN

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

Reference Beginning
Sta. 5+79 Logan Co.
Eng. F.B. 497, pg. 60

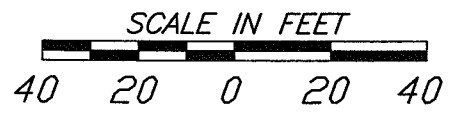
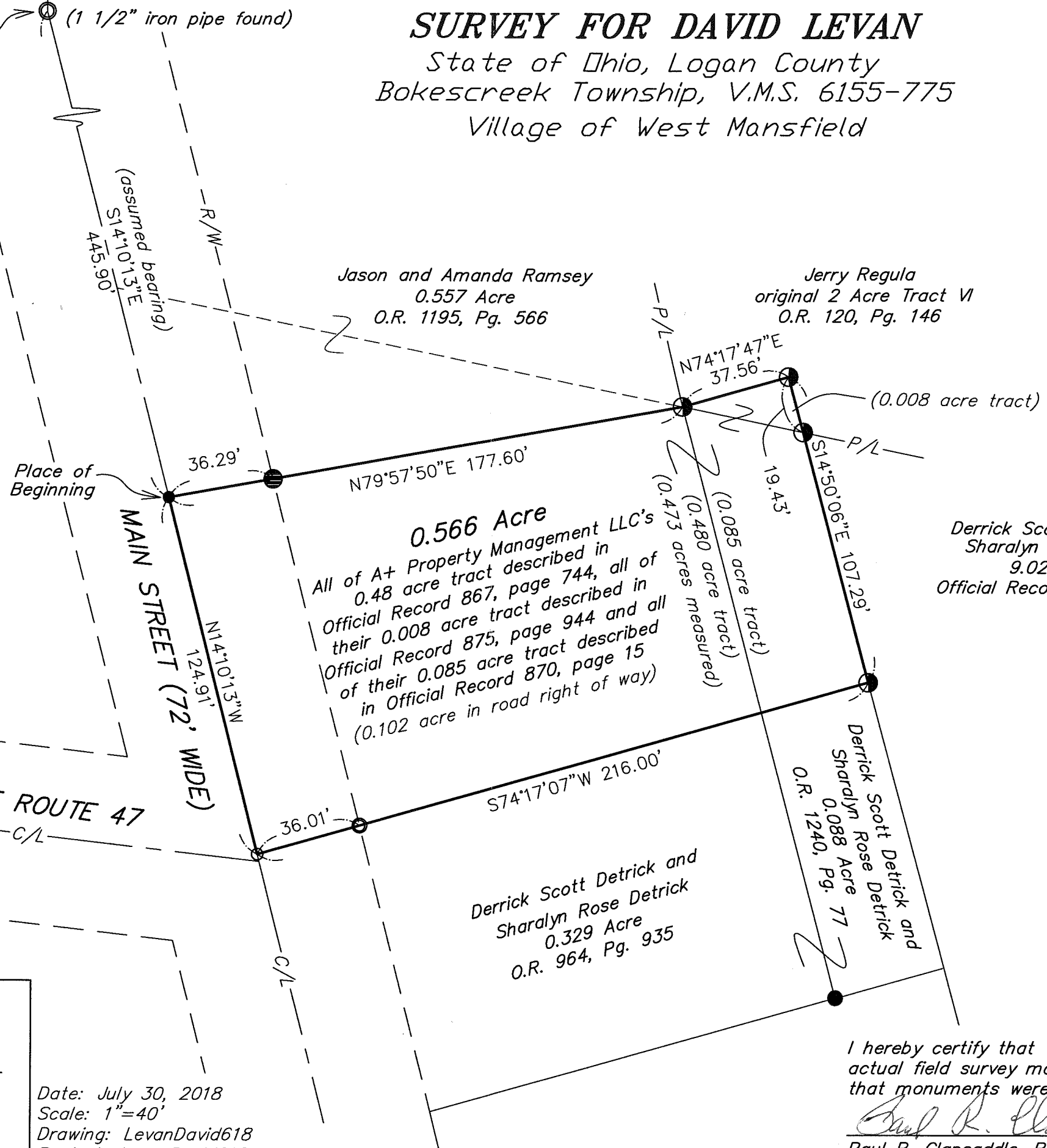
NOTES:

Reference deeds are shown hereon

Bearings indicated hereon are based on an assumed meridian with all others based on angles turned

LEGEND:

- Magnetic nail found
- Magnetic nail set
- 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)



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: July 30, 2018
Scale: 1"=40'
Drawing: LevanDavid618
Project: LevanDavid618

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

INDEXED ON MAP
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