

Received 12-17-91

OF 12-18-91

LESLIE H. GEESLIN
REGISTERED SURVEYOR NO 5248
P. O. BOX 274
RUSHSVLVANIA, OHIO 43347

TELEPHONE: (513) 468-2793

CRABTREE SURVEY

December, 1991

The following described real estate situated in the State of Ohio, County of Logan, Township of Bokescreek, being part of Virginia Military Surveys 775-6155 in the Village of West Mansfield and more particularly described as follows:

Beginning at a 5/8 inch iron bar set in the west line of a 16 foot alley and the north line of Center Street.

Thence with the north line of Center Street S. 80° 00' 00" W. 50.00 feet to a 5/8 inch iron bar set in the east line of Richard Pugh's 0.22 acre tract as described in O. R. Vol. 80 Page 862.

Thence with said Pugh's east line N. 9° 13' 24" W. 150.00 feet to a 5/8 inch iron bar set in the south line of a 16 foot alley.

Thence with said south line N. 80° 00' 00" E. 50.00 feet to a 3/4 inch iron pipe found.

Thence with the west line of a 16 foot alley S. 9° 13' 24" E. 150.00 feet to the place of beginning.

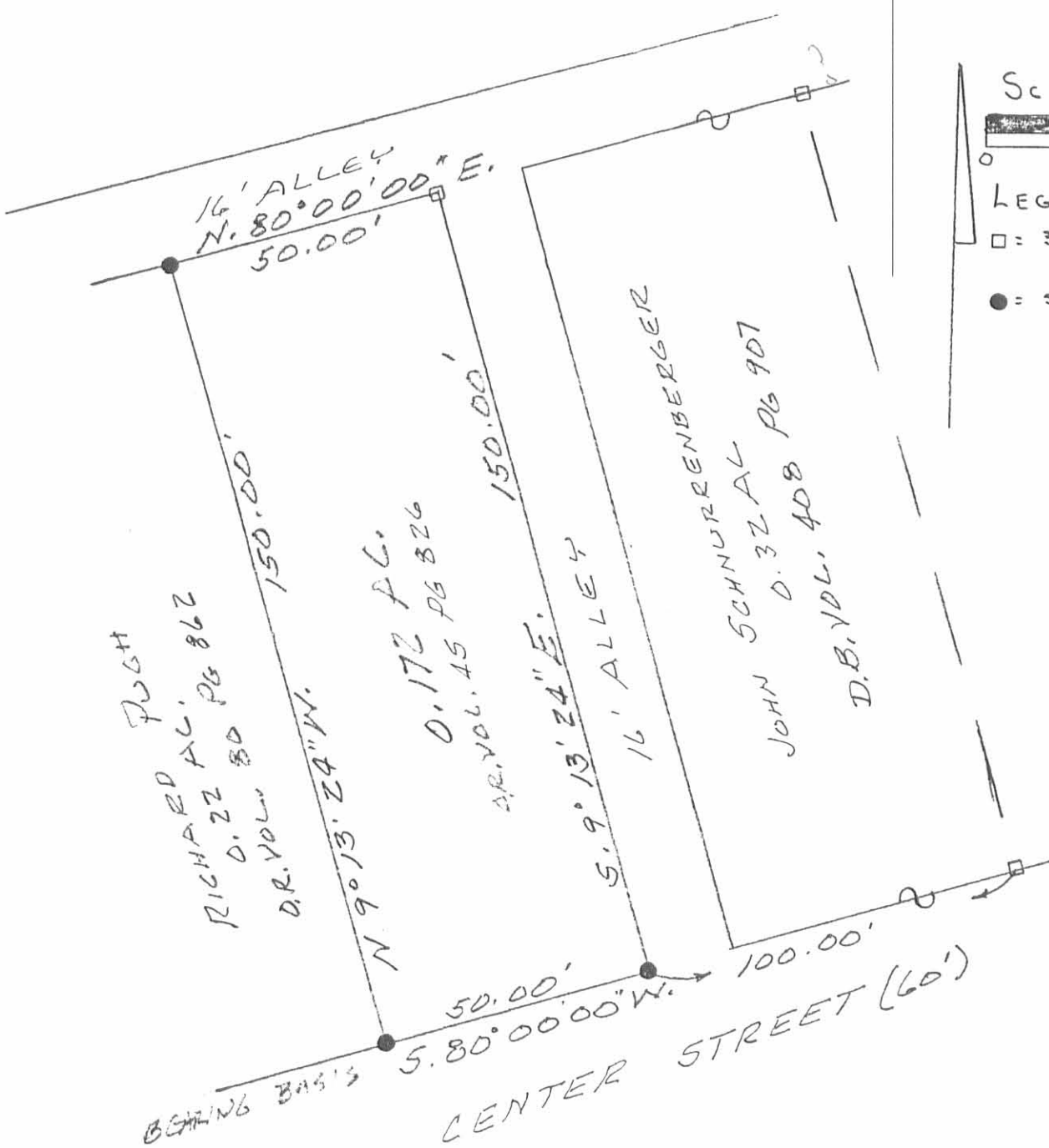
Containing 0.172 acre more or less and being a new survey of parcel 07-083-08-01-013 and described in O. R. Vol. 45 Page 826.

Bearings are based on an assumed bearing (S. 80° 00' 00" W.) for the north line of Center Street in this field survey.

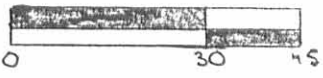


Leslie H. Geeslin

INDEXED ON MAP
8654 1D



SCALE: 1" = 30'



LEGEND:

- = 3/4" IRON PIPE SET
- = 5/8" IRON BAR SET

SURVEY OF 0.172 AC. TRACT IN
V.M.S. 775-6155 IN THE VILLAGE
OF WEST MANSFIELD, BOKES-
CREEK TOWNSHIP, LOGAN
COUNTY, OHIO FOR BRYAN
CRABTREE.

DECEMBER, 1991
SCALE: 1" = 30'



INDEXED ON MAP
8654 1P



Leslie H. Geeslin
LESLIE H. GEESLIN
RUSHSVLVANIA, OHIO
PH 513-468-2793

**SURVEY FOR ROGER MANNASMITH
PARCEL A
0.467 ACRE**

The following described 0.467 acre tract is situated in the State of Ohio, County of Logan, Township of Bokescreek, V.M.S. 775-6155, Village of West Mansfield, being all of Roger D. and Rebecca L. Mannasmith's 0.32 acre Tract I, 0.10 acre Tract II, and 8/100 acre Tract IV, described in Official Record 281, page 243, said 0.467 acre tract being more particularly described as follows:

Beginning at a ½ inch iron pipe found in the north line of Center Street (60 feet wide), in the west line of Dean Street (40 feet wide), and at the southeast corner of said 0.10 acre tract, said pipe marking the **place of beginning**;

Thence **South 72°23'00" West (assumed bearing) 135.30 feet**, following the north line of Center Street, the south line of said 0.10 acre tract, passing at 47.00 feet a ½ inch iron pipe found, thereafter also following the south line of said 0.32 acre tract, to a 5/8 inch iron pin found with cap marked "L. GEESLIN S 5248" in the east line of a 16 feet wide private use alley;

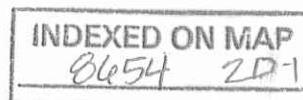
Thence **North 16°57'04" West 150.22 feet**, following the west line of said 0.32 acre tract and the east line of said private use alley, to a PK nail with flasher found in the south line of another 16 feet wide private use alley;

Thence **North 72°21'20" East 135.67 feet**, following the south line of said private use alley, the north line of said 0.32 acre tract, and the north line of said 8/100 acre tract, to an iron pin set in the west line of Dean Street;

Thence **South 16°48'34" East 150.29 feet**, following the west line of Dean Street and the east line of said 8/100 acre tract, passing at 60.22 feet a ½ inch iron pipe found, thereafter also following the east line of said 0.10 acre tract, to the **place of beginning, containing 0.467 acre**, more or less, and being subject to all valid easements and restrictions of record.

The above description was prepared from an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140 during the month of May 2005. Iron pins set are 5/8" by 30" reinforcing rods with caps marked "CLAPSADDLE RS #6140." Bearings indicated hereon are based on an assumed meridian and are to denote angles only.

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



**SURVEY FOR ROGER MANNASMITH
PARCEL B
0.172 ACRE**

The following described 0.172 acre tract is situated in the State of Ohio, County of Logan, Township of Bokescreek, V.M.S. 775-6155, Village of West Mansfield, being all of Roger D. and Rebecca L. Mannasmith's 0.12 acre Tract V described in Official Record 281, page 243, and said 0.172 acre tract being more particularly described as follows:

Beginning for reference at a 1/2 inch iron pipe found in the north line of Center Street (60 feet wide) and in the west line of Dean Street (40 feet wide);

Thence North 16°48'34" West (assumed bearing) 166.30 feet, following the west line of Dean Street, passing at 150.29 feet an iron pin set at the southeast corner of a 16 feet private use alley, to an iron pin set at the northeast corner of said private use alley and at the southeast corner of said 0.12 acre tract, said iron pin marking the **place of beginning**;

Thence **South 72°21'20" West 149.91 feet**, following the north line of said 16 feet private use alley, the north line of a 16 feet wide strip of ground not platted as an alley but described in Roger D. and Rebeca L. Mannasmith's 6/100 acre Tract III described in Official Record 281, page 243 as an alley (ownership of 16 feet wide strip undetermined), and the south line of said 0.12 acre tract, to a 1/2 inch iron pipe found at the southeast corner of said 6/100 acre tract;

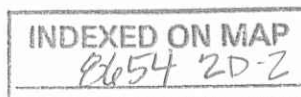
Thence **North 16°54'15" West 49.99 feet**, following the west line of said 0.12 acre tract and the east line of said 6/100 acre tract, to a 1/2 inch iron pipe found at the southeast corner of Melanie Jayne Barnes' 1.66 acre Tract II described in Official Record 127, page 590 and at the southwest corner of Michael S. Trout's 28/100 acre tract described in Official Record 498, page 796;

Thence **North 72°21'29" East 150.00 feet**, following the north line of said 0.12 acre tract and the south line of said 28/100 acre tract, to an iron pin set in the west line of Dean Street;

Thence **South 16°48'34" East 49.98 feet**, following the east line of said 0.12 acre tract and the west line of Dean Street, to the **place of beginning, containing 0.172 acre**, more or less, and being subject to all valid easements and restrictions of record.

The above description was prepared from an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140 during the month of May 2005. Iron pins set are 5/8" by 30" reinforcing rods with caps marked "CLAPSADDLE RS #6140." Bearings indicated hereon are based on an assumed meridian and are to denote angles only.

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



**SURVEY FOR ROGER MANNASMITH
PARCEL C
0.052 ACRE**

The following described 0.052 acre tract is situated in the State of Ohio, County of Logan, Township of Bokescreek, V.M.S. 775-6155, Village of West Mansfield, being all of Roger D. and Rebecca L. Mannasmith's 6/100 acre Tract III, described in Official Record 281, page 243, and being more particularly described as follows:

Beginning for reference at a 1/2 inch iron pipe found in the north line of Center Street (60 feet wide), in the west line of Dean Street (40 feet wide);

Thence North 16°48'34" West (assumed bearing) 216.28 feet, following the west line of Dean Street, passing at 150.29 feet an iron pin set at the southeast corner of a 16 feet private use alley, passing at 166.30 feet an iron pin set at the northeast corner of said private use alley, and at the southeast corner of Roger D. and Rebecca L. Mannasmith's 0.12 acre Tract V described in Official Record 281, page 243, thereafter continuing with the west line of Dean Street and following the east line of said 0.12 acre tract, to an iron pin set at the southeast corner of Michael S. Trout's 28/100 acre tract described in Official Record 498, page 796;

Thence South 72°21'29" West 150.00 feet, following the north line of said Mannasmith's 0.12 acre tract and the south line of said 28/100 acre tract, to a 1/2 inch iron pipe found at the northeast corner of said 6/100 acre tract and at the southeast corner of Melanie Jayne Barnes' 1.66 acre Tract II, described in Official Record 127, page 590, said iron pipe marking the **place of beginning**;

Thence **South 16°54'15" East 49.99 feet**, following the west line of said Mannasmith's 0.12 acre tract and the east line of said 6/100 acre tract, to a 1/2 inch iron pipe found in the north line of a 16 feet wide strip of ground not platted as an alley but described in said 6/100 acre tract as being an alley (ownership of 16 feet wide strip undetermined);

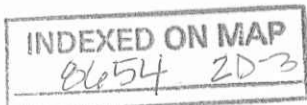
Thence **South 72°21'20" West 45.04 feet**, following the south line of said 6/100 acre tract and the north line of said 16 feet wide strip, to a 1/2 inch iron pipe found with cap marked "LEE PS 6359" at the southeast corner of Darrell W. and Reiko Griffith's 0.12 acre Tract I, described in Official Record 372, page 888;

Thence **North 16°45'00" West 49.99 feet**, following the west line of said 6/100 acre tract and the east line of said Griffith's 0.12 acre tract, to a 1/2 inch iron pipe found with cap marked "LEE PS 6359" in the south line of said 1.66 acre tract;

Thence **North 72°21'29" East 44.90 feet**, following the north line of said 6/100 acre tract and the south line of said 1.66 acre tract, to the **place of beginning, containing 0.052 acre**, more or less, and being subject to all valid easements and restrictions of record.

The above description was prepared from an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140 during the month of May 2005. Iron pins set are 5/8" by 30" reinforcing rods with caps marked "CLAPSADDLE RS #6140." Bearings indicated hereon are based on an assumed meridian and are to denote angles only.

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



REC'D 6-22-05 SWY OK

SURVEY FOR ROGER MANNASMITH

State of Ohio, County of Logan, Township of Bokescreek,
 V.M.S 775-6155, Village of West Mansfield, being all of
 Roger D. and Rebecca L. Mannasmith's 0.32 acre Tract I,
 0.10 acre Tract II, 6/100 acre Tract III, 8/100 acre
 Tract IV, and 0.12 acre Tract V, described in Official
 Record 281, page 243.

NOTES:

Reference deeds are shown hereon

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

Acreage in New Tracts:

Parcel A

0.32 acres old Tract I
 +
 0.10 acres old Tract II
 +
 8/100 acres old Tract IV

Parcel B

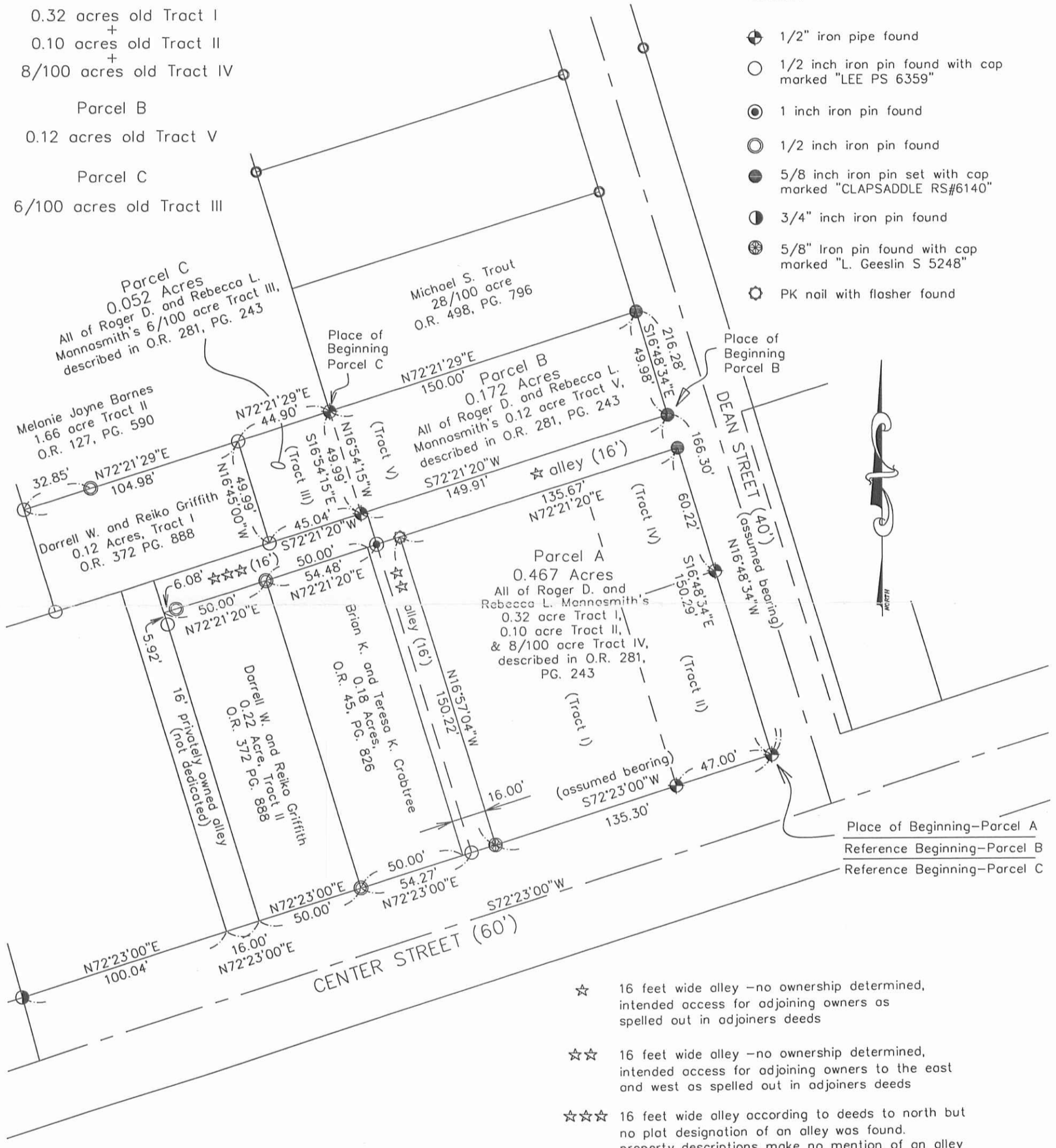
0.12 acres old Tract V

Parcel C

6/100 acres old Tract III

LEGEND:

- ⊕ 1/2" iron pipe found
- 1/2 inch iron pin found with cap marked "LEE PS 6359"
- 1 inch iron pin found
- ⊙ 1/2 inch iron pin found
- ⊖ 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"
- ⦿ 3/4" inch iron pin found
- ⊗ 5/8" Iron pin found with cap marked "L. Geeslin S 5248"
- ⊛ PK nail with flasher found



Place of Beginning-Parcel A
 Reference Beginning-Parcel B
 Reference Beginning-Parcel C

- ☆ 16 feet wide alley -no ownership determined, intended access for adjoining owners as spelled out in adjiners deeds
- ☆☆ 16 feet wide alley -no ownership determined, intended access for adjoining owners to the east and west as spelled out in adjiners deeds
- ☆☆☆ 16 feet wide alley according to deeds to north but no plat designation of an alley was found, property descriptions make no mention of an alley no current deed for this tract



I hereby certify that this plot 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.

Date: May 9, 2005
 Scale: 1"=50'
 FileName: Mannasmithwmmar05
 Project: Mannasmith305

INDEXED ON MAP
 8654 2P