

Elliott Survey Bokescreek Township July 1962 101.14 Acres

The following described land in Bokescreek Township, Logan County, Ohio and being in V.M.S. 9893

Beginning at an iron in the center of County Road Number 26 known as the Greenville Treaty Road and the center of County Road Number 124. Thence with the center of said Road Number 26 S. 84 - 23 W. 656.00 feet to a small iron at the S.E. corner of Herman C. Bates 87.44 acre tract.

Thence with the east side of said Herman C. Bates 87.44 acre tract, the east side of George E. Benedict 22.80 acre tract and the east side of J. Wilbur Bates 29.52 acre tract N. 5 - 40 W. 2823.00 feet to a wood post at the S.W. corner of E.L. Grose 195.24 acre tract. The last described line passing the N.E. corner of the Herman C. Bates 87.44 acre tract and the S.E. corner of the George E. Benedict 22.80 acre tract at 1642.00 feet. Also passing the N.E. corner of the George E. Benedict 22.80 acre tract and the S.E. corner of the J. Wilbur Bates 29.52 acre tract at 2315.00 feet.

Thence with the south side of the E.L. Grose 195.24 acre tract N. 83 - 54 E. 1751.00 feet to the north side of a thirty inch ash at the N.W. corner of Wilson B. Evans 13.62 acre tract.

Thence with the west side of said Evans 13.62 acre tract the following two courses and distances : S. 3 - 39 E. 948.00 feet and S. 6 - 31 E. 159.00 feet to a large round wood post.

Thence with the south side of said Evans 13.62 acre tract S. 55 - 28 E. 442.50 feet to a nail in the bridge floor over Bokescreek Creek, and in the center of Logan County Road Number 124 and also being in the east line of Logan County and the west line of Union County.

Thence with the center line of said County Road Number 124 ~~124~~ S. 38 - 30 W. 2014.00 feet to the place of beginning.

The above described tract containing 101.14 acres and being the same tract as now shown as a 105.15 acre tract (A 102.70 acres and a 2.45 acres)

INDEXED ON MAP

3269 ID

cc

Logan County Engineer



Dr. Plat B. L.
D. C. G.



Legal Description
484.945 acres

The following described tract of land is situated in the State of Ohio, Union and Logan County, Washington and Bokes Creek Township, VMS 9893, VMS 9894, being part of Donna M. and Dana A. Smith, Trustees' 74.30 acre tract and all of their 1.65 acre, 6.90 acre, 50 acre, 100 acre, 52.20 acre, 20 acre, 31.50 acre and 155.15 acre tracts described in Union County Official Record 710, page 739 and 743, 748, 753, and Logan County Official Record 853, page 893 and 902 (Tracts I, II, III IV, V, VI, VII) and part of Donna M. Smith's 18.10 acre and 18.10 acre tracts described in Union County O.R. 21, page 528, and being more particularly described as follows:

Beginning at a 1" iron pipe found in a monument box at the intersection of the centerline of Logan County Road #124 (60') with the centerline of Logan County Road #26 (60') and at the southwest corner of said 155.15 acre tract and at the southeast corner of Joe P. and Rae Nita Elliot, Trustees' 101.14 acre tract described in Official Record 987, page 393;

Thence North 37°15'25" East 2014.00 feet, following the centerline of C.R. #124, the west line of said 155.15 acre tract and the east line of said 101.14 acre tract, passing at 2006.10 feet the center of the bridge over Bokes Creek, to a MAG nail set at the southeast corner of said 31.50 acre tract;

Thence North 56°38'44" West 443.24 feet, following the south line of said 31.50 acre tract and a north line of said 101.14 acre tract, to iron pin set in the remains of a large wood post found;

Thence North 06°48'48" West 159.97 feet, following the west line of said 31.50 acre tract and the east line of said 101.14 acre tract, to a point in Bokes Creek;

Thence North 04°54'10" West 948.00 feet, following the west line of said 31.50 acre tract and the east line of said 101.14 acre tract, passing at 89.80 feet and 938.00 feet iron pins set for reference, to the center of a 30" hollow White Ash tree in the south line of Creviston Farms, Ltd's 256.52 acre tract described in Logan County Official Record 437, page 825 and Union County official Record 217, page 319;

Thence North 82°38'50" East 1682.44 feet, following the north line of said 31.50 acre tract, the south line of said 256.52 acre tract, entering Union County at 589 feet, passing at 12.00 feet an iron pin set for reference and passing at 1640.13 feet an iron pin set, to a railroad spike found in the centerline of West Mansfield – Mt. Victory Road (C.R.#351)(60');

Thence North 37°31'20" East 979.39 feet, following the centerline of West Mansfield – Mt. Victory Road and the east line of said 256.52 acre tract, to a railroad spike found in the north line of said 50 acre tract and at the southwest corner of James F. and Paige R. Bayer's 13.42 acre tract described in Official Record 441, page 34;

Thence North 82°26'42" East 1077.80 feet, following the north line of said 50 acre tract, the south line of said 13.42 acre tract, passing at 42.89 feet an iron pin set, to an iron pin set in the west line of VMS 9894, at the northwest corner of said 100 acre tract and at the southwest corner of J & K Farms, and Ohio General Partnership's 100 acre tract described in Deed Volume 291, page 424;

INDEXED ON MAP
 3269 3D-1

Thence North 81°53'58" East 3160.55 feet, following the north line of said Smith's 100 acre tract and the south line of said J & K Farms' 100 acre tract, to an iron pin set in the west line of Eastman Eight, Ltd., LLC's 130.613 acre tract described in Official Record 597, page 408;

Thence South 07°21'16" East 1907.60 feet, following the east line of said Smith's 100 acre tract and 74.30 acre tracts, the west line of said 130.613 acre tract and the west line of Thomas H. and Lori A. Eastman's 100 acre tract described in Official Record 854, page 937, to a stone found at the northwest corner of Mark D. and Julia L. Smith's 46.75 acre tract described in Official Record 137, page 312, passing at 652.72 feet a 5/8" iron pin found at the southwest corner of said 130.613 acre tract;

Thence South 07°32'56" East 1747.80 feet, following the east line of said 74.30 acre tract and the west line of said 46.75 acre tract, passing at 1717.80 feet an iron pin set, to a MAG nail set in the centerline of Treaty Line Road (C.R.#311)(60');

Thence South 83°20'56" West 452.48 feet, following the centerline of Treaty Line Road and the south line of said 74.30 acre tract, to an "+" cut in deck of the bridge over Bokes Creek being North 83°20'56" East 449.95 feet from the intersection of the centerline of January Road (C.R.#292) and being the southeast corner of Mark D. and Julia L. Smith's 36.158 acre tract described in Official Record 360, page 541;

Thence following the centerline of Bokes Creek and the east and north lines of said 36.158 acre tract the following courses:

North 22°00'34" West 648.95 feet, to a point;

North 54°54'22" West 179.12 feet, to a point;

North 70°34'51" West 273.71 feet, to a point;

North 67°15'45" West 475.37 feet, to a point;

North 70°10'57" West 782.76 feet, to a point;

Thence South 07°16'37" East 1233.87 feet, following the west line of said 36.158 acre tract, passing at 60.00 feet a 5/8" iron pin found, to a 5/8" iron pin found at the northeast corner of Mark D. and Julia L. Smith's 1.548 acre tract described in Official Record 708, page 479;

Thence South 83°01'18" West 625.60 feet, following the north line of said 1.548 acre tract and the north line of Robert Daniel and Sherry Ellen Snider's 3.05 acre tract described in Official Record 271, page 31, to an iron pin set;

Thence South 06°17'35" East 209.69 feet, following the west line of said 3.05 acre tract, passing at 179.69 feet an iron pin set, to an iron pin found in the centerline of Treaty Line Road;

Thence South 83°08'22" West 1447.63 feet, following the centerline of Treaty Line Road and the south line of said 52.20 acre and 155.15 acre tracts, to a railroad spike found;



Thence South 83°15'55" West 2450.05 feet, continuing along the centerline of Treaty Line Road and the south line of said 155.15 acre tract, to a 5/8" iron pin found in the Union and Logan County Line;

Thence South 83°20'57" West 1108.60 feet, entering Logan County, following the centerline of County Road #26 and the south line of said 155.15 acre tract, to the point of beginning, containing **484.945 acres**, more or less. 32.371 acres in Logan County, 452.574 acres in Union County, 222.291 acres in VMS 9894, 262.654 acres in VMS 9893, and 2.198 acres within the road right of way in Logan County. Subject to all valid easements and restrictions of record.

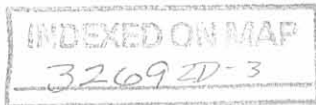
I, Timothy L. Guider, hereby certify that this description was prepared from an actual field survey made by me during the month of January 2011 and that monuments were placed as indicated herein. Iron pins set are 5/8" x 30" reinforcing rods with caps marked "GUIDER S 7752." Basis of Bearing: Centerline of Logan County Road 24 assumed to be N37°15'25" East.



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



Date: 01/22/2011
Job#: 11002



REC'D 2-10-11 SML/OK

Plat of Survey

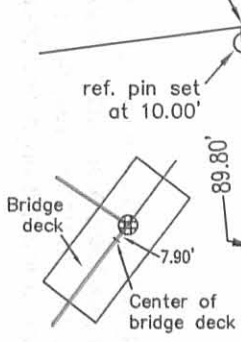
Guider Surveying, Inc.

State of Ohio, Union and Logan County
 Washington and Bokes Creek Townships
 VMS 9893, VMS 9894



Creviston Farms, Ltd.
 256.52 ac., Logan Co. O.R. 437
 pg. 825, Union Co. D.V. 217, pg. 319

Corner falls in
 center of hollow
 30" White Ash



Joe P. & Rae Nita
 Elliot, Trustees 101.14
 ac. O.R. 987,
 pg. 393

Donna M. & Dana A. Smith, Trustees 74.30 ac., 1.65 ac.
 6.90 ac., 50 ac., 100 ac., 52.20 ac., 20 ac., 31.50 ac.
 155.15 ac. Union Co. O.R. 710, pg. 739 & 743, 748, 753, Logan Co.
 O.R. 853, pg. 893 & 902 and Donna M. Smith's 18.10 ac.
 and 18.10 ac. tracts, Union Co. O.R. 21, pg. 528

Basis of Bearing
 centerline of Logan C.R. #124
 assumed to be N37°15'25"E.

Note 1: this area not included in deeds but seems to have been occupied by Smith for many years and is approximately 0.33 ac.
 References: Logan Co., Survey 1792, pg. 80, Union Co. Surveys Vol. 5, pg. 16, Vol. 18, pg. 203, Vol. 4, pg. 345, Vol. 24, pg. 315 Vol. 20, pg. 73, Vol. 5, pg. 15, Vol. 20, pg. 292, Vol. 18, pg. 204. Deeds as shown.

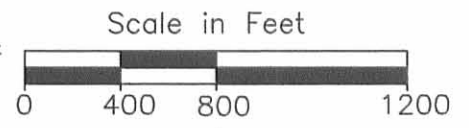
J. & K. Farms, an Ohio General Partnership
 100 ac. D.V. 291, pg. 424

James F. & Paige R. Bayer, 13.42 ac. O.R. 441 pg. 34

Legend

- + - "+" cut in bridge deck
- * - West Mansfield - Mt. Victory Rd. (60' wide)(60' proposed r/w)
- ▲ - Stone found
- - 5/8" by 30" iron pin set with cap marked "GUIDER S 7752"
- - 5/8" iron pin found
- ⊕ - MAG nail set
- ⊗ - Railroad spike found
- ⊙ - 1" iron pipe found in monument box.

LINE	BEARING	DISTANCE
L1	N56°38'44"W	443.24'
L2	N06°48'48"W	159.97'
L3	N04°54'10"W	948.00'
L4	S83°20'56"W	452.48'
L5	N22°00'34"W	648.95'
L6	N54°54'22"W	179.12'
L7	N70°34'51"W	273.71'
L8	N67°15'45"W	475.37'
L9	N83°20'56"E	449.95'
L10	S06°17'35"E	209.69'
L11	N07°12'50"W	213.70'



Surveyor's Certification

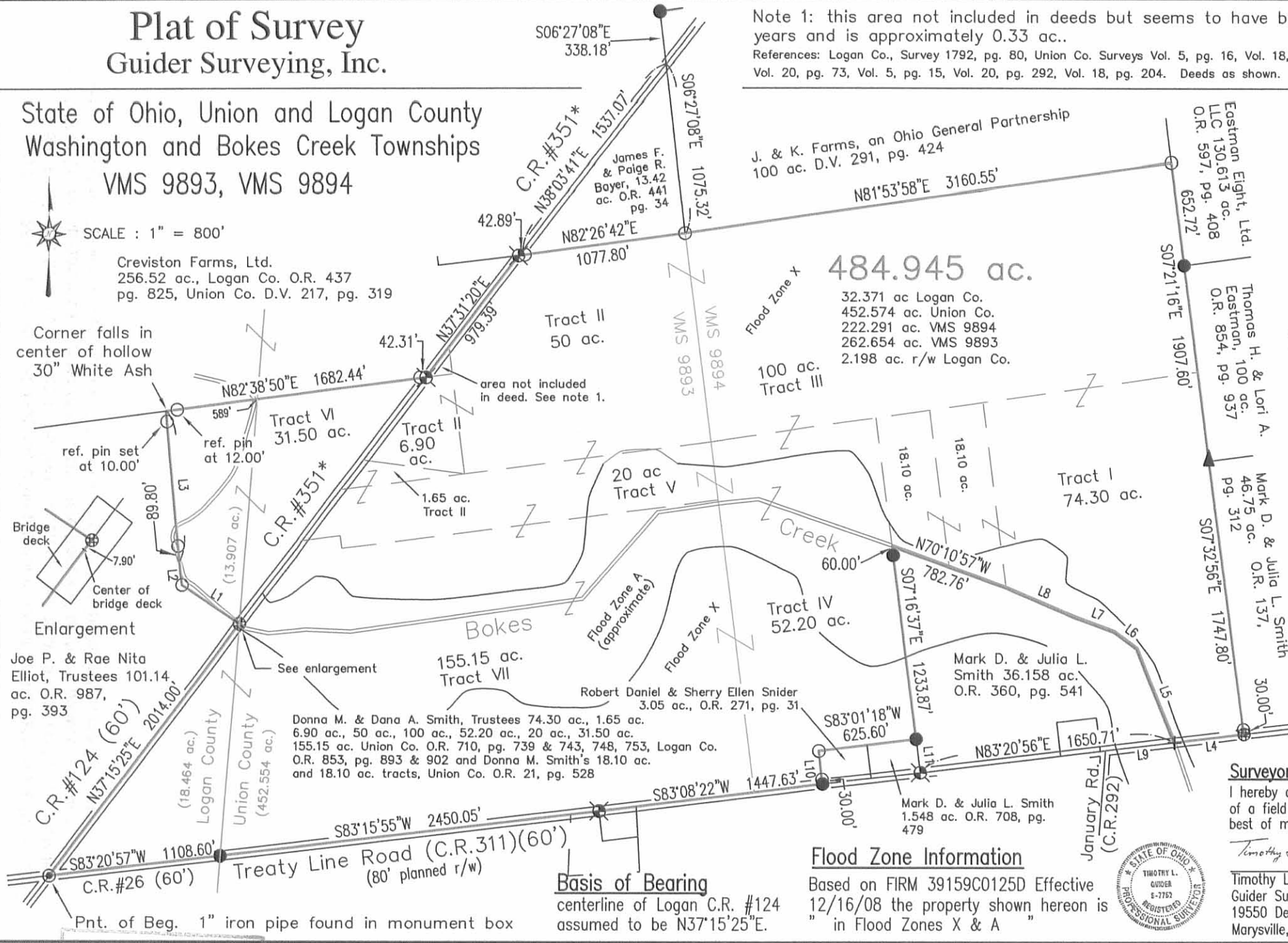
I hereby certify that this plat is an accurate representation of a field survey made by me and is correct to best of my knowledge.

Timothy L. Guider
 Timothy L. Guider R.S. #7752 Date 1/22/11
 Guider Surveying, Inc.
 19550 Delaware County Line Rd.
 Marysville, Ohio 43040 (740) 666 8902 Job#11002



Flood Zone Information

Based on FIRM 39159C0125D Effective 12/16/08 the property shown hereon is in Flood Zones X & A



INDEXED ON MAP
 3269 2P



12-11-15
APPROVED

Legal Description
2.273 acres

The following described tract of land is situated in the State of Ohio, Logan County, Bokescreek Township, VMS 9893, being part of Mark D. and Julia L. Smith's 479.94 acre tract described in Logan County Official Record 1032, page 940, Union County Official Record 920, page 533 and being more particularly described as follows:

Commencing at a 1" iron pipe found at the intersection of the centerline of County Road 124 (60') and the centerline of County Road 26 and the southwest corner of said 479.94 acre tract;

thence North 37°15'25" East 1349.27 feet, following the centerline of County Road 124 and the west line said 479.94 acre tract, to a MAG nail set marking the point of beginning;

thence North 37°15'25" East 664.24 feet, continuing along the centerline of County Road 124 and the west line of said 479.94 acre tract, to a MAG nail set in the Logan Union County line;

thence South 04°34'10" West 552.09 feet, following the County Line, passing at 55.20 feet a stone county line monument, to an iron pin set;

thence North 86°32'27" West 358.79 feet, passing at 323.69 feet a 12" x 12" concrete post found, to the **point of beginning**, containing **2.273 acres**, more or less with 0.434 acre 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 December 2015 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: Grid North.

Timothy L. Guider

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



Date: 12/5/15
Job#: 15191

INDEXED ON MAP

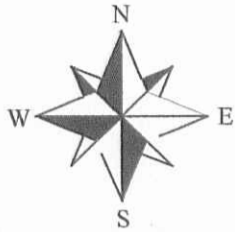
3269 3D



Plat of Survey

Guider Surveying, Inc.

State of Ohio, Logan County
Bokescreek Township, VMS 9893



SCALE : 1" = 200'

Joe P. & Rae Nita Elliot
Trustees, 101.14 acres
O.R. 987, page 393

Legend

- ⊕ - MAG nail set
- ⊗ - MAG nail found
- ⊙ - 1" iron pipe found
- - 5/8" iron pin found
- - 5/8" x 30" iron pin set with cap marked "GUIDER S 7752"
- ⊞ - county line monument
- - 12" x 12" concrete post found

Pnt. of Beg.

2.273 ac.
(0.434 ac. R/W)

N86°32'27"W 358.79'

35.10'

S04°34'10"W 552.09'

Union County

Logan County

N04°34'10"E 926.82'

Mark D. & Julia L. Smith
479.94 acres
Logan Co. O.R. 1032, page 940
Union County O.R. 920, page 533

County Road 124(60')

N37°15'25"E 1349.27'

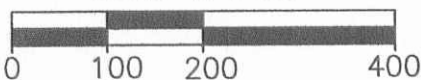
County Road #26

N83°20'57"E 1108.60'

Pnt. of Comm.

Basis of Bearing
Grid North

Scale in Feet



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

12/4/15
Date

Job#15191

INDEXED ON MAP

3269 3P