

0x9CH

Surveyor's Description
Of A 51.4029 Acre Tract Of Land
For Roger Mannasmith

Situate in the State of Ohio, County of Logan, Township of Perry, and bounded and described as follows:

Being a part of Virginia Military Survey Numbers 7288 and 5875 and being part of a 50.90 acre tract of land (by deed) as conveyed to Clyde G. Waters by deed of record in Deed Book 395, page 70, all references to the Recorder's Office, Logan County, Ohio, and being more particularly described as follows:

Commencing at an iron pipe found (3/4" I.D.) at the centerline intersection of State Route 292 (formerly East Liberty-Walnut Grove Pike) (60' R/W) and Township Road 141, said pipe also being in the easterly line of a 63.42 acre tract of land now or formerly owned by Robert G. Ackley and Kathleen A. Ackley by deed of record in Official Record Volume 6, page 488; thence, South 34°32'00" East a distance of 655.17 feet with the centerline of said State Route 292 and the easterly line of said 63.42 acre Ackley tract to a railroad spike found in the southeast corner of said Ackley tract; thence, South 34°32'00" East continuing along the centerline of said State Route 292 a distance of 100.00 feet to a p.k. nail set, said nail being the true point of beginning of the parcel herein described:

thence, South 34°32'00" East continuing with the centerline of said State Route 292 a distance of 20.08 feet to a railroad spike set in the northeast corner of a 70.0 acre tract of land now or formerly owned by Carol J. Miller by deed of record in Official Record Volume 1, page 357;

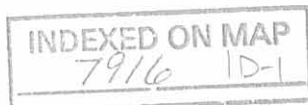
thence, South 57°20'51" West along the northerly line of said 70.0 acre Miller tract passing through an iron pin found (5/8" re-bar) at 30.06 feet for a total distance of 1326.78 feet to an iron pin set (5/8" re-bar);

thence, South 55°11'28" West continuing along said northerly line of the Miller tract a distance of 1622.60 feet to an iron pin set (5/8" re-bar) in the southeast corner of a tract of land now or formerly owned by Halley E. Ackley and Blanche Ackley by deed of record in Deed Book 326, page 591;

thence, North 34°09'32" West along the easterly line of said Halley Ackley tract passing through an iron pin set (5/8" re-bar) at 1760.13 feet for a total distance of 1770.13 feet to a 40" oak tree, said tree also being in the southerly line of a 157.27 acre tract of land now or formerly owned by Janice Elaine Eley, Steven Walter Zink, Judith Lynn Hill, and Jo Ann Carol Renner by deed of record in Official Record Volume 75, page 440;

thence, North 56°02'58" East along the southerly line of said 157.27 acre tract of land passing through an iron pin set (5/8" re-bar) at 10.00 feet for a total distance of 982.01 feet to an iron pin found (5/8" re-bar) in the northwest corner of said 63.42 acre Ackley tract;

thence, along the westerly and southerly lines of said 63.42 acre Ackley tract the following five (5) courses and distances;



1. thence, South $28^{\circ}45'55''$ East a distance of 791.70 feet to an iron pin found (5/8" re-bar);

2. thence, North $54^{\circ}59'10''$ East a distance of 304.75 feet to an iron pin found (5/8" re-bar);

3. thence, South $82^{\circ}56'22''$ East a distance of 193.20 feet to an iron pin found (5/8" re-bar);

4. thence, South $54^{\circ}06'51''$ East a distance of 774.13 feet to a steel post found;

5. thence, North $56^{\circ}53'35''$ East a distance of 376.43 feet to an iron pin set (5/8" re-bar);

thence, South $34^{\circ}32'00''$ East along a new divisional line across said Waters tract a distance of 100.00 feet to an iron pin set (5/8" re-bar);

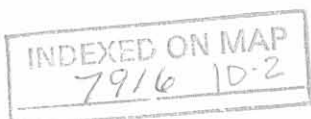
thence, North $56^{\circ}53'35''$ East continuing along a new divisional line across said Waters tract a distance of 950.00 feet to the point of beginning.

It is understood that the tract of land described above contains 51.4029 acres, more or less, approximately 2.34 acres in V.M.S. No. 7288 and 49.0629 acres in V.M.S. No. 5875, being subject to all legal highways and easements of record.

The basis of bearings are to the centerline of State Route 292 being South $34^{\circ}32'00''$ East as recorded in Official Record Volume 6, page 488, Recorder's Office, Logan County, Ohio.

This description is based upon an actual field survey made by David C. Haigh, Registered Surveyor No. 6750 on March 18, 1989.

by David C. Haigh
David C. Haigh
Registered Surveyor No. 6750



Surveyor's Description
Of A 2.181 Acre Tract Of Land
For Roger Mannasmith

Situate in the State of Ohio, County of Logan, Township of Perry, and bounded and described as follows:

Being a part of Virginia Military Survey Number 7288 and being part of a 50.90 acre tract of land (by deed) as conveyed to Clyde G. Waters by deed of record in Deed Book 395, page 70, all references to the Recorder's Office, Logan County, Ohio, and being more particularly described as follows:

Commencing at an iron pipe found (3/4" I.D.) at the centerline intersection of State Route 292 (formerly East Liberty-Walnut Grove Pike) (60' R/W) and Township Road 141, said pipe also being in the easterly line of a 63.42 acre tract of land now or formerly owned by Robert G. Ackley and Kathleen A. Ackley by deed of record in Official Record Volume 6, page 488; thence, South 34°32'00" East a distance of 655.17 feet with the centerline of said State Route 292 and the easterly line of said 63.42 acre Ackley tract to a railroad spike found in the southeast corner of said Ackley tract, said spike being the true point of beginning of the parcel herein described:

thence, South 34°32'00" East continuing along the centerline of said State Route 292 a distance of 100.00 feet to a p.k. nail set;

thence, across said Waters tract along a new divisional line the following two (2) courses and distances;

1. thence, South 56°53'35" West a distance of 950.00 feet to an iron pin set (5/8" re-bar);

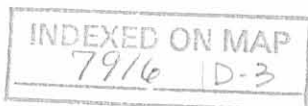
2. thence, North 34°32'00" West a distance of 100.00 feet to an iron pin set (5/8" re-bar) in the southerly line of said 63.42 acre Ackley tract;

thence, North 56°53'35" East along the southerly line of said 63.42 acre Ackley tract a distance of 950.00 feet to the point of beginning.

It is understood that the tract of land described above contains 2.181 acres, more or less, being subject to all legal highways and easements of record.

The basis of bearings are to the centerline of State Route 292 being South 34°32'00" East as recorded in Official Record Volume 6, page 488, Recorder's Office, Logan County, Ohio.

This description is based upon an actual field survey made by David C. Haigh, Registered Surveyor No. 6750 on March 18, 1989.



by David C. Haigh
David C. Haigh
Registered Surveyor No. 6750

JANICE ELAINE ELEY, et al.
O.R. Vol 75, Pg. 440

THE BASIS OF BEARINGS ARE TO THE CENTERLINE
OF STATE ROUTE 292 OF RECORD IN O.R. 6,
PAGE 488, RECORDER'S OFFICE, LOGAN CO., OHIO
AND SHOWN BELOW AS S 34° 32' 00" E

**SURVEY OF A 51.4029 ACRE TRACT
FOR
ROGER MANNASMITH**

BEING IN VIRGINIA MILITARY SURVEY NUMBERS
7288 AND 5875 TOWNSHIP OF PERRY,
COUNTY OF LOGAN, STATE OF OHIO

SCALE 1"=200'

MARCH 18, 1989



I HEREBY CERTIFY THAT THIS PLAT IS CORRECT TO THE BEST
OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL
FIELD SURVEY ON THE PREMISES

BY: *David C. Haigh*
DAVID C. HAIGH
REGISTERED SURVEYOR NO. 6750



LEGEND

- ▲ RAILROAD SPIKE FOUND
- △ RAILROAD SPIKE SET
- ⊙ IRON PIPE FOUND 3/4" I.D.
- IRON PIN FOUND 5/8" Re-bar
- IRON PIN SET 5/8" Re-bar
- ⊙ STEEL POST FOUND
- ⌘ P.K. NAIL SET

51.4029 ACRE TRACT

49.0629 ACRES IN V.M.S. 5875

2.181 ACRE TRACT

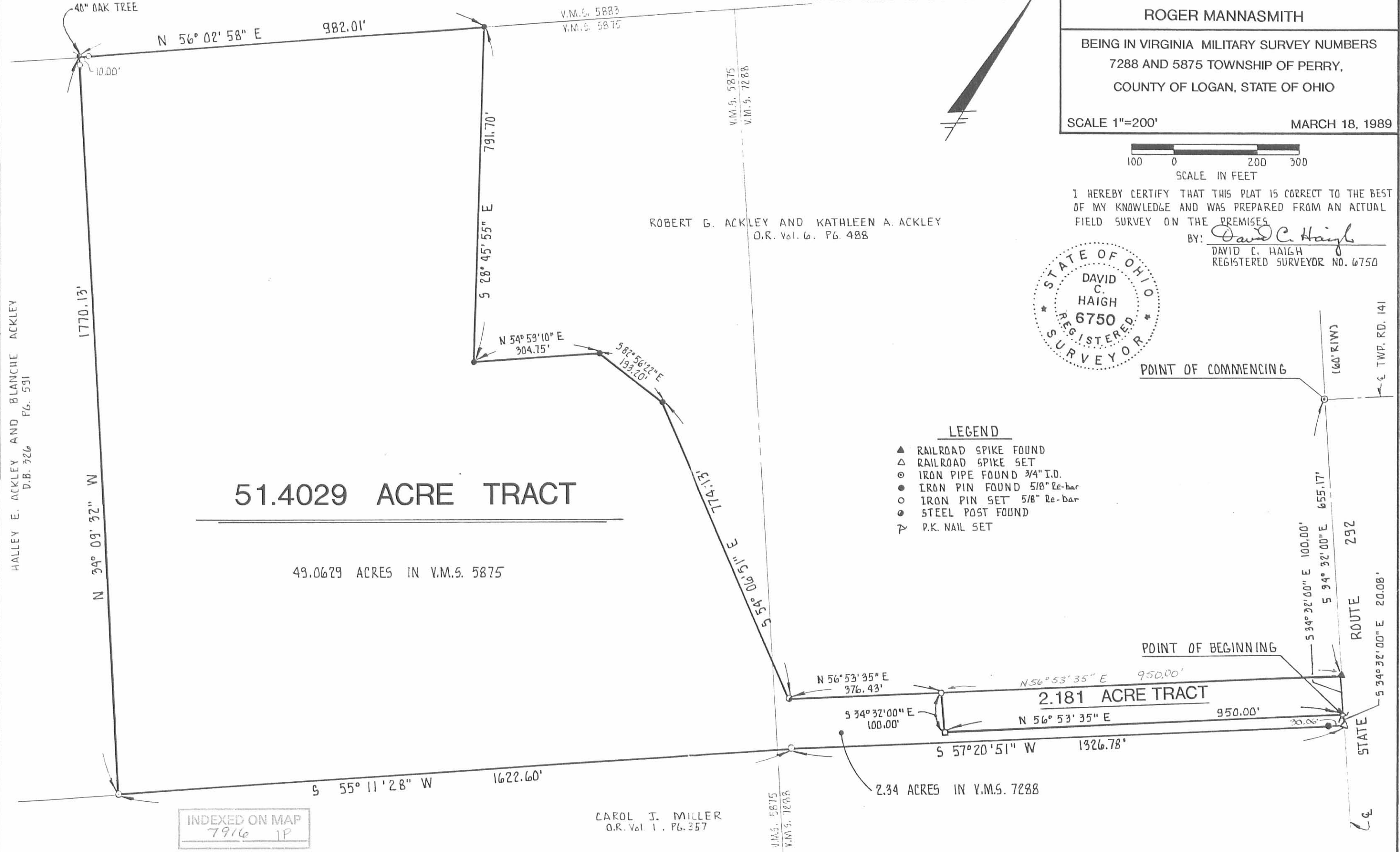
2.34 ACRES IN V.M.S. 7288

INDEXED ON MAP
7916 1P

CAROL J. MILLER
O.R. Vol 1, Pg. 357

HALLEY E. ACKLEY AND BLANCHE ACKLEY
D.B. 726 Pg. 591

ROBERT G. ACKLEY AND KATHLEEN A. ACKLEY
O.R. Vol. 6, Pg. 488





**SURVEY FOR GWENDOLYN R. HOMAN,
ELIZABETH G. MANNASMITH AND DALE J. MANNASMITH**
Description of Ingress/Egress Easement
July 22, 2016

The following described ingress/egress easement is situated in the State of Ohio, County of Logan, Township of Perry, V.M.S. 7288, and is over part of Gwendolyn R. Homan, Elizabeth G. Mannasmith, and Dale J. Mannasmith's 2.181 acre Tract I and 51.4029 acre Tract II described in Official Record 1087, page 597, and said ingress/egress easement being more particularly described as follows:

Beginning for reference at $\frac{3}{4}$ inch iron pipe found at the intersection of the centerline of State Route 292 (60 feet wide) with the western terminus point of the centerline of Township Road 141;

Thence South $34^{\circ}32'00''$ East (assumed bearing) 655.17 feet, following the centerline of State Route 292, to a railroad spike found at the northeast corner of said 2.181 acre tract and at the southeast corner of Jay R. Ackley, etal and Kristy M. Ackley's 44.80 acre Parcel III described in Official Record 1092, page 495;

Thence South $34^{\circ}32'00''$ East 80.08 feet, continuing with the centerline of State Route 292 and following the east line of said 2.181 acre tract, to a point marking the *place of beginning*;

Thence *South $34^{\circ}32'00''$ East 40.00 feet*, continuing with the centerline of State Route 292 and the east line of said 2.181 acre tract, passing at 19.92 feet a PK nail found at a northeast corner of said 51.4029 acre tract, thereafter following an east line of said 51.4029 acre tract, to a railroad spike found at the northeast corner of Robert L. Neill, Trustee's 70 acre Tract II described in Official Record 310, page 419;

Thence *South $57^{\circ}20'51''$ West 960.22 feet*, following a south line of said 51.4029 acre tract and the north line of said 70 acre tract, to a point;

Thence *North $34^{\circ}32'00''$ West 33.47 feet*, entering said 51.4029 acre tract, to a point;

Thence *North $42^{\circ}21'45''$ East 70.06 feet*, crossing an east line of said 51.4029 acre tract and entering said 2.181 acre tract, to a point;

Thence *North $58^{\circ}00'19''$ East 263.82 feet*, continuing through said 2.181 acre tract, to a point;

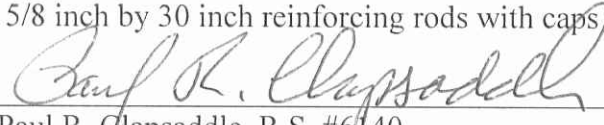
Thence *North $61^{\circ}51'37''$ East 178.94 feet*, continuing through said 2.181 acre tract, to a point;

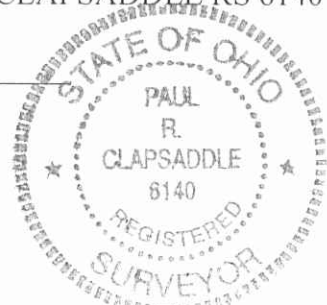
Thence *North $58^{\circ}32'28''$ East 402.21 feet*, continuing through said 2.181 acre tract, to a point;

Thence *North $41^{\circ}12'19''$ East 50.00 feet*, continuing through said 2.181 acre tract, to the *place of beginning*. The above described easement area is 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 2014. Bearings indicated herein are based on an assumed meridian with all others based on angles turned. Iron pins set are $\frac{5}{8}$ inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS 6140".

ATTEST:


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



INDEXED ON MAP

7916 2D

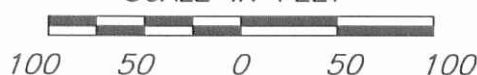
APPROVED

PLAT OF INGRESS/EGRESS EASEMENT SURVEY FOR GWENDOLYN R. HOMAN, ELIZABETH G. MANNASMITH, & DALE J. MANNASMITH

State of Ohio
Logan County
Perry Township
V.M.S. 7288



SCALE IN FEET



NOTES:

Reference deeds are shown hereon

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

LEGEND:

- ⊕ Railroad spike found
- PK nail found
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"
- 5/8 inch iron pin found
- 3/4 inch iron pipe found

Reference Beginning

Gwendolyn R. Homan,
Elizabeth G. Mannasmith,
& Dale J. Mannasmith
2.181 acres, Tract I
O.R. 1087, Pg. 597

S34°32'00"E
80.08'

N41°12'19"E
50.00'

Place of Beginning

S34°32'00"E
40.00'

20.08'

29.87'

existing gravel driveway

Jay R. Ackley et al & Kristy M. Ackley
44.80 acres, Parcel III
O.R. 1092, Pg. 495

N56°53'35"E 950.00'

N58°32'28"E 402.21'

Robert L. Neill Trustee
70 acres, Tract II
O.R. 310, Pg. 419

N61°51'37"E 178.94'

N58°00'19"E 263.82'

N42°21'45"E
70.06'

existing gravel driveway

N34°32'00"W
33.47'

Gwendolyn R. Homan,
Elizabeth G. Mannasmith,
& Dale J. Mannasmith
51.4029 acres, Tract II
O.R. 1087, Pg. 597

V.M.S. 7288
V.M.S. 5875



Date: 7/21/2016
Scale: 1"=100'

Proj: Manna2181ac0616
Dwg: MannaEase0616

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.

INDEXED ON MAP

7916 2P