

Stout survey
West Mansfield.

A - Iron found 103' N. of B oik with deed.

B - Iron found

C - stake By Mann 165' E. of B

D - short fence 216' E. of B

E - Iron Pipe 231.6' E. of B. Note this would be 232' By deeds. Iron said to be set by Mann

F. Iron pipe 302.7' E. of B.

$100 + 66 + 66 + 56.33 + 15$ would be 300.33

Iron said to be set by Mann.

$302.7 - 231.6 = 71.1$ for start on

feet, $(56.33 + 15.00 = 71.33$ By Deed)

G Iron found 371.5 from B,

(363.33 By deeds)

H - Iron found.

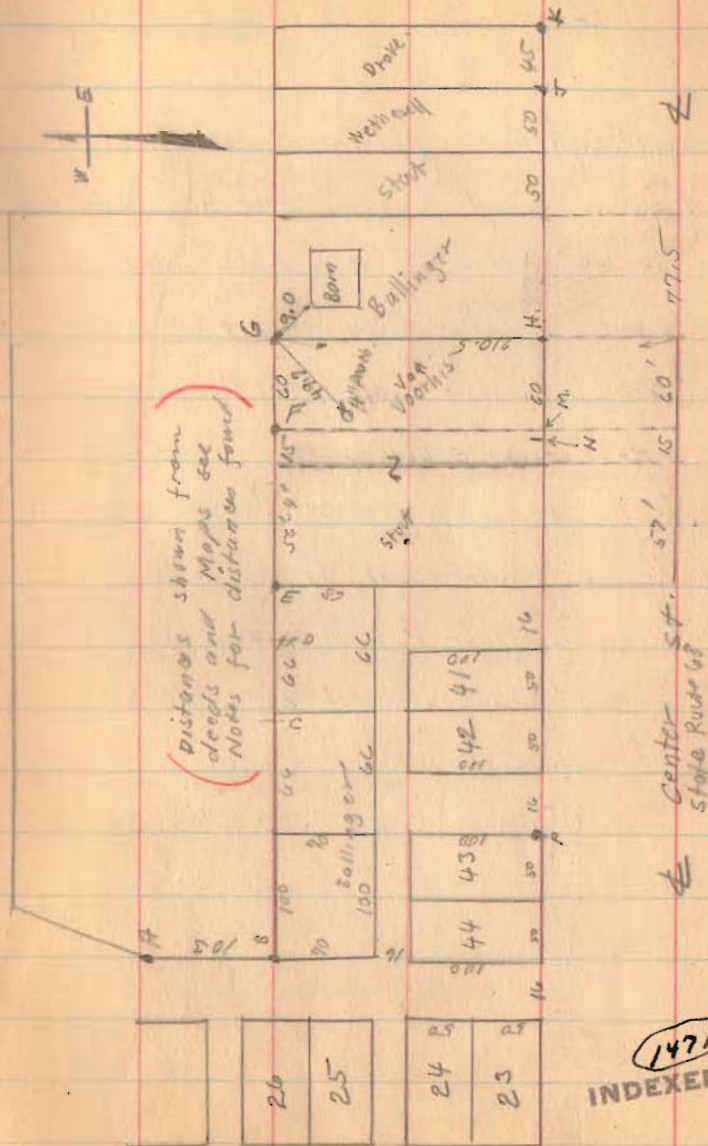
J. - Iron found 177.5' E of H.

K. - Iron found 45' E of J

(see page 18)

April - 10 - 1933
W. A. Montgomery
F. E. Wright

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INDEXED ON MAP

(Over)

Stout survey (continued)

M. Made small line on wall - 60' W of H.

N. Iron found 60.9' W of H. (Note this is 0.9 feet more than dead and if used, would make stout 0.9 feet short).
Used M for stout E. line making

MF Stout's E. Line

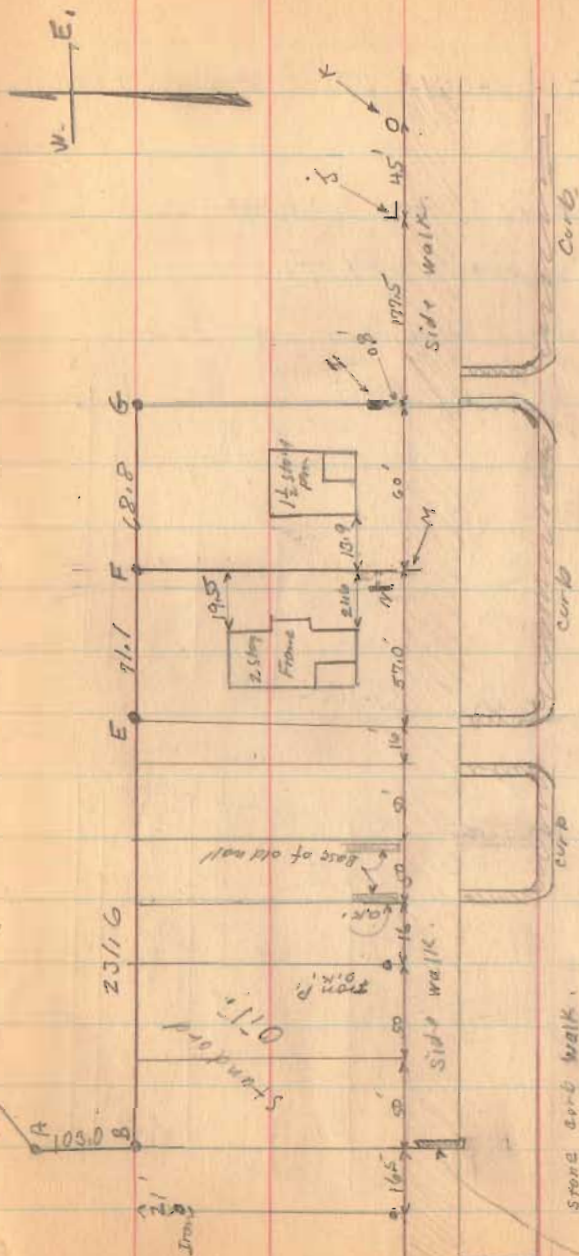
Deeds E.E. Reatar Vol. 129 Page 86

Ralph Stout Vol. 128 Page 339

B.C. Ballinger Vol. 235 Page 28

J. Van Voorhis

? Vol. 107 Page 339



Center St. 60'

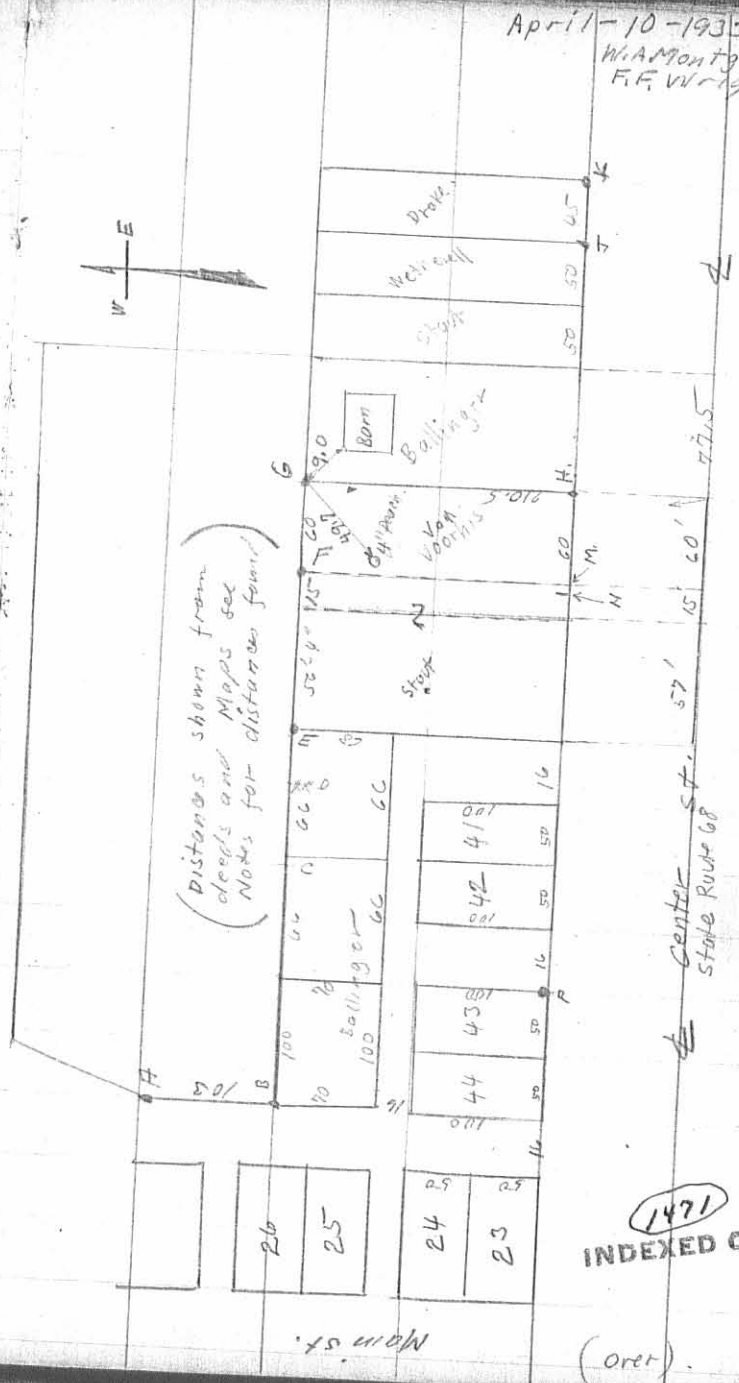
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INDEXED ON MAP

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(see Page 18)



April - 10 - 1935
W.A. Montgomery
F.F. Wirt

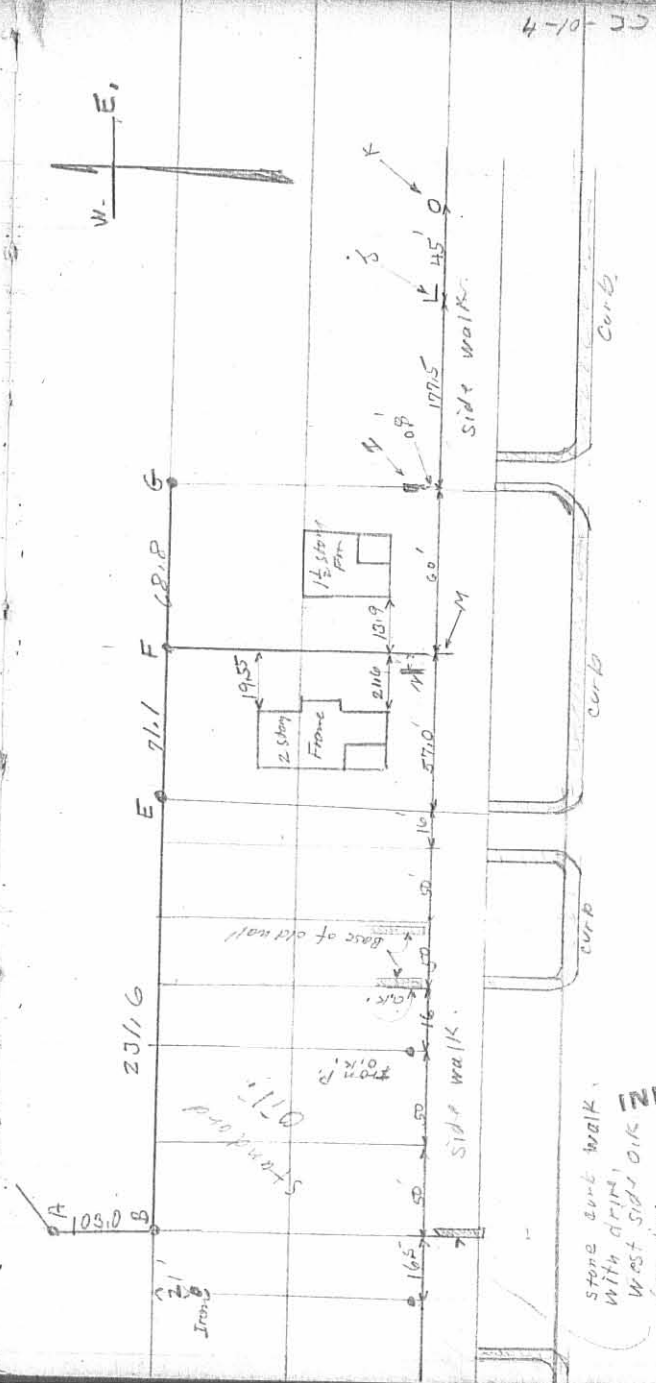
1471 INDEXED ON MAP

(over)

Stout survey (continued)

M. Made small line on walk 60' w of H.
 N. Iron found 60.9' w of H. (Note this is 0.9 feet more than deed and if used, would make stout 0.9 feet short).
 Used M for stout E. line making MF 1. Stout E. Line.

- Deeds
- E.E. Rector Vol. 129 Page 86
 - Ralph Stout Vol. 128 Page 339
 - B.C. Ballinger Vol. 235 Page 28
 - J. Van Voorhis ? Vol. 107 Page 339



4-10-33

Center St. 60'

1477 IP 2 INDEXED ON MAP

stone curb walk with drip, west side, oak for line

11-13-2023



**DESCRIPTION OF SURVEY FOR
TINA K. DILL
0.883 ACRES
November 12, 2023**

The following described 0.883 acre tract of land is situated in the Village of West Mansfield, Virginia Military Survey 775 – 6155, Bokescreek Township, Logan County, Ohio and being part of Tina K. Dill's 1.18 acre tract described in Official Record Volume 1065, page 674, said 0.883 acre tract of land more particularly described as follows:

Beginning for reference at a 5/8 inch iron bar found at the intersection of the north line of East Center Street (60 feet wide) with the east line of a 16 feet wide alley which lies immediately east of Lot 41 as shown on the original plat of the Village of West Mansfield recorded in plat cabinet A, slide 185;

Thence South $11^{\circ}40'35''$ East 30.03 feet, entering the right-of-way of East Center Street, to a point in the centerline of said street;

Thence North $75^{\circ}38'13''$ East 132.22 feet, following the centerline of East Center Street, to a magnetic nail set at the southwest corner of said 1.18 acre tract and at the southeast corner of Nigel R. Derstine's 0.263 acre tract described in Official Record Volume 1392, page 2673;

Thence North $11^{\circ}49'56''$ West 211.01 feet, departing from the centerline of East Center Street, following the east line of said 0.263 acre tract and a west line of said 1.18 acre tract, passing a magnetic nail set at 30.03 feet, to a 1/2 inch iron pipe found and marking the **place of beginning**;

Thence **South $76^{\circ}59'30''$ West 75.00 feet**, following a south line of said 1.18 acre tract, the north line of said 0.263 acre tract and the north line of K & K Center St. Properties, LLC's Exhibit "A" (0.32 acres) described in Official Record Volume 1407, page 5126, to an iron bar set;

Thence **South $76^{\circ}29'57''$ West 36.30 feet**, following a south line of said 1.18 acre tract and the north line of said 0.32 acre tract, to an iron bar set at the southeast corner of Cindy L. Bettinger's (1/3 interest), Stephen W. Oliver's (1/3 interest) and Timothy A. Oliver's (1/3 interest) Exhibit "A", Tract II (1.63 acres) described in Official Record Volume 1413, page 253;

Thence **North $13^{\circ}08'35''$ West 246.00 feet**, departing from the north line of said 0.32 acre tract, following the east line of said 1.63 acre tract and a west line of said 1.18 acre tract, to a 1/2 inch iron pipe found in the south line of Derrick Scott Detrick's and Sharalyn Rose Detrick's 9.029 acre tract described in Official Record Volume 1240, page 75;



Thence **South 78°12'29" East 212.54 feet**, following the south line of said 9.029 acre tract and the north line of said 1.18 acre tract, to a harrow tooth found at the northwest corner of Nicholas D. Hixenbaugh's Exhibit "A", Tract II (0.194 acres) described in Official Record Volume 1343, page 257;

Thence **South 11°46'06" East 156.57 feet**, departing from the south line of said 9.029 acre tract, following the east line of said 1.18 acre tract and the west line of said 0.194 acre tract to an iron bar set;

Thence **South 76°59'30" West 77.68 feet**, departing from the west line of said 0.194 acre tract and crossing said 1.18 acre tract, to the **place of beginning, containing 0.883 acres** more or less and subject to all valid easements and restrictions of record.

The above description was prepared from an actual field survey made by Blackburn Surveying, LLC, George A. Blackburn, Registered Surveyor # 7873, during the month of November 2023. Iron bars set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS # 7873." Bearings indicated herein are based on the centerline of East Center Street (60 feet wide) bearing North 75°38'13" East.

Description prepared by: *George A. Blackburn* 11-12-2023
George A. Blackburn, RS # 7873
6879 State Route 287
West Liberty, Ohio 43357
(937) 465-0424



INDEXED ON MAP
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11-13-2023



DESCRIPTION OF SURVEY FOR
TINA K. DILL
0.374 ACRES
November 12, 2023

The following described 0.374 acre tract of land is situated in the Village of West Mansfield, Virginia Military Survey 775 – 6155, Bokescreek Township, Logan County, Ohio and being part of Tina K. Dill’s 1.18 acre tract described in Official Record Volume 1065, page 674, said 0.374 acre tract of land more particularly described as follows:

Beginning for reference at a 5/8 inch iron bar found at the intersection of the north line of East Center Street (60 feet wide) with the east line of a 16 feet wide alley which lies immediately east of Lot 41 as shown on the original plat of the Village of West Mansfield recorded in plat cabinet A, slide 185;

Thence South 11°40’35” East 30.03 feet, entering the right-of-way of East Center Street, to a point in the centerline of said street;

Thence North 75°38’13” East 132.22 feet, following the centerline of East Center Street, to a magnetic nail set at the southwest corner of said 1.18 acre tract and at the southeast corner of Nigel R. Derstine’s 0.263 acre tract described in Official Record Volume 1392, page 2673, said magnetic nail marking the **place of beginning**;

Thence **North 11°49’56” West 211.01 feet**, departing from the centerline of East Center Street, following the east line of said 0.263 acre tract and the west line of said 1.18 acre tract, passing a magnetic nail set at 30.03 feet, to a ½ inch iron pipe found;

Thence **North 76°59’30” East 77.68 feet**, crossing said 1.18 acre tract, to an iron bar set in the west line of Nicholas D. Hixenbaugh’s Exhibit “A”, Tract II (0.194 acres) described in Official Record Volume 1343, page 257;

Thence **South 11°46’06” East 209.18 feet**, following the east line of said 1.18 acre tract, the west line of said 0.194 acre tract and the west line of Nicholas D. Hixenbaugh’s Exhibit “A”, Tract I (0.21 acres) described in Official Record Volume 1343, page 257, passing an iron bar set at 179.15 feet, to a magnetic nail set in the centerline of East Center Street;

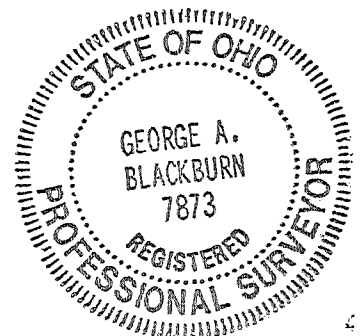
Thence **South 75°38’13” West 77.50 feet**, following the centerline of East Center Street and the south line of said 1.18 acre tract, to the **place of beginning, containing 0.374 acres** more or less and subject to all valid easements and restrictions of record.

The road right-of-way of East Center Street (60 feet wide) contains 0.053 acres more or less.

The above description was prepared from an actual field survey made by Blackburn Surveying, LLC, George A. Blackburn, Registered Surveyor # 7873, during the month of November 2023. Iron bars set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked “Blackburn RS # 7873.” Bearings indicated herein are based on the centerline of East Center Street (60 feet wide) bearing North 75°38’13” East.

Description prepared by: George A. Blackburn 11-12-2023

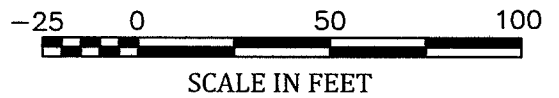
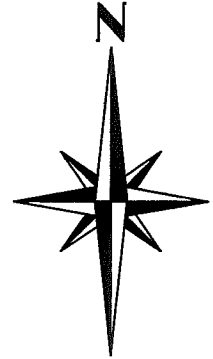
George A. Blackburn, RS # 7873
6879 State Route 287
West Liberty, Ohio 43357
(937) 465-0424



11-13-2023

APPROVED

PLAT OF SURVEY IN THE
 VILLAGE OF WEST MANSFIELD
 VIRGINIA MILITARY SURVEY 775 - 6155
 BOKESCREEK TOWNSHIP
 LOGAN COUNTY, OHIO



Derrick Scott Detrick and
 Sharalyn Rose Detrick
 9.029 acres
 O.R. 1240, pg. 75

Cindy L. Bettinger (1/3 interest),
 Stephen W. Oliver (1/3 interest) and
 Timothy A. Oliver (1/3 interest)
 Exhibit "A", Tract II, 1.63 acres
 O.R. 1413, pg. 253

0.883 Acres

Part of Tina K. Dill's
 1.18 acre tract
 O.R. 1065, pg. 674

This tract is to be attached to
 an adjoining parcel and may not
 be used as a separate or
 independent tract.

Place of Beginning
 for 0.883 acre tract

Nicholas D. Hixenbaugh
 Exhibit "A", Tract II, 0.194 ac.
 O.R. 1343, pg. 257

Nicholas D. Hixenbaugh
 Exhibit "A", Tract I, 0.21 ac.
 O.R. 1343, pg. 257

0.374 Acres

Part of Tina K. Dill's
 1.18 acre tract
 O.R. 1065, pg. 674

Nigel R. Derstine
 0.263 acres
 O.R. 1392, pg. 2673

K & K Center St. Properties, LLC
 Exhibit "A", 0.32 acres
 O.R. 1407, pg. 5126

LEGEND

- MAGNETIC NAIL SET
- 5/8" IRON BAR FOUND
- 5/8" IRON BAR SET
- ⊙ 1/2" IRON PIPE FOUND
- ▣ HARROW TOOTH FOUND
- 1/2" BY 2" IRON BAR FOUND

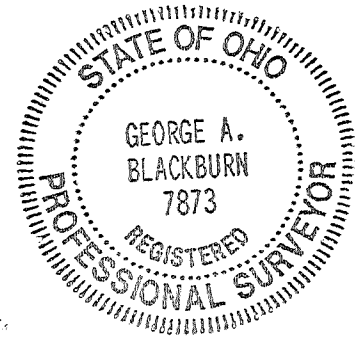
WEST MANSFIELD
 ORIGINAL PLAT
 P.C. A, SLIDE 185
 LOT 41

16 FEET WIDE ALLEY

EAST CENTER STREET (60')

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND THAT MONUMENTS WERE PLACED AS INDICATED HEREON.

George A. Blackburn 11-12-2023
 GEORGE A. BLACKBURN, R.S. 7873



BLACKBURN SURVEYING, LLC
 6879 STATE ROUTE 287
 WEST LIBERTY, OHIO 43357
 (937) 465-0424

DATE: 11/12/2023
 SCALE: 1" = 50'
 FILE: Tina Dill 11-23

PLAT OF SURVEY PREPARED FOR
 TINA K. DILL

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