

DESCRIPTION OF TRACT TO BE TRANSFERRED FROM

THELMA REAMS TO WILSON B. EVANS ET UX

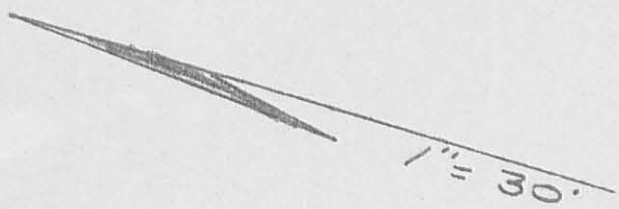
The following described real estate situated in O.V.M.S. #775, Bokescreek Township, Logan County, Ohio, and being in the village of West Mansfield.

Commencing at an iron pin at the point of intersection of the center line of State Highway No. 236 (Route 47) and County Highway No. 142, Main Street. Thence with the center of County Highway #142, Main Street N. $14^{\circ}-30'$ W. 133.00 feet to the point of beginning of this description; thence continuing with the center of Main Street N. $14^{\circ}-30'$ W. 73.46 feet, thence S. $78^{\circ}-41'$ E. 195.99 feet (passing an iron pin in the east line of Main Street at 39.99 feet) to an iron pin; thence S. $79^{\circ}-28'$ W. 177.29 feet (passing an iron pin in the east line of Main Street at 140.60 feet) to the place of beginning containing 0.15 acres.

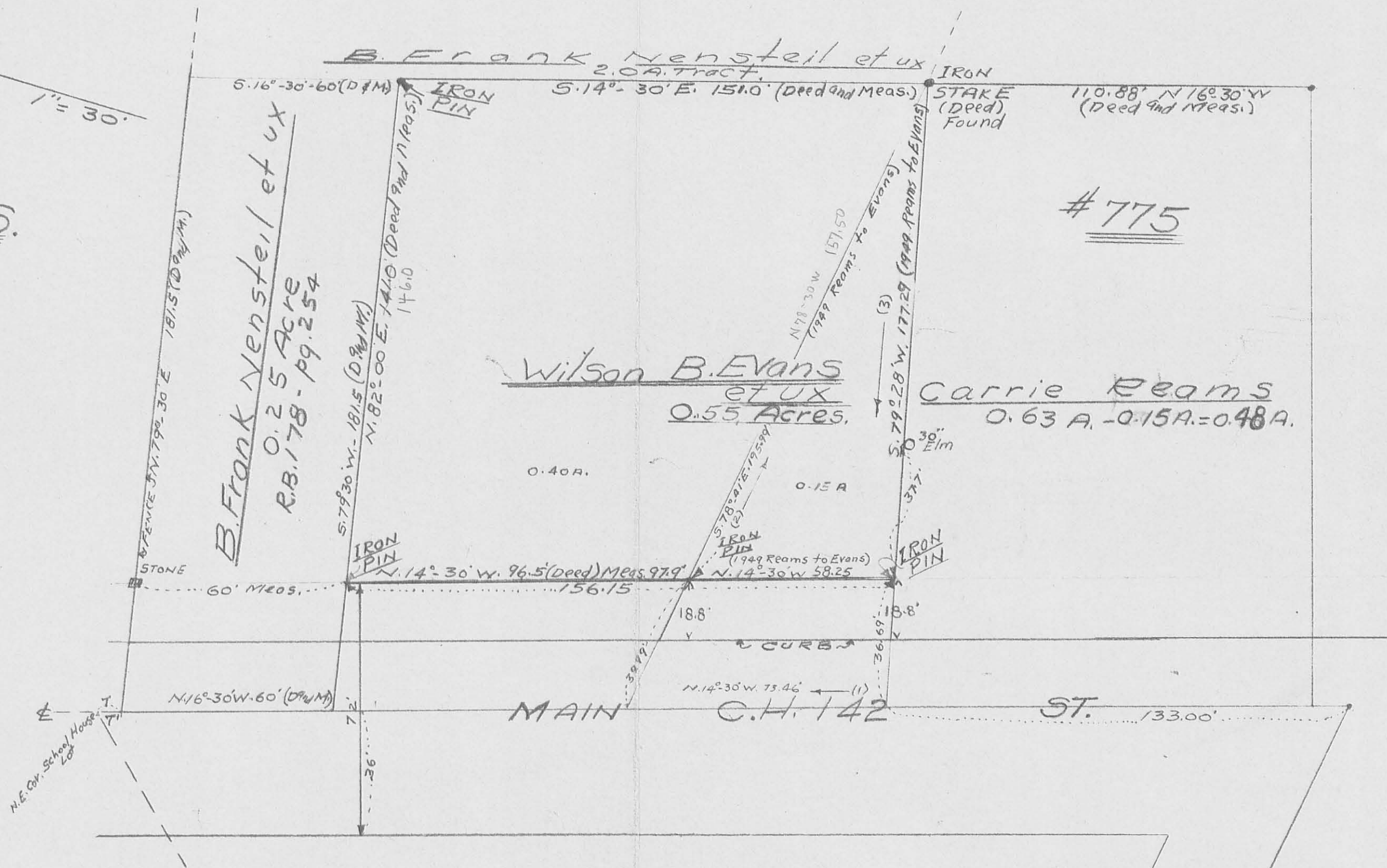
The above described tract is taken from Thelma Reams 0.63 acre tract.

2001¹²

Map Showing Portion of
The Village of West Mansfield
Bokes Creek Twp. - Logan County
Ohio.



O.V.M.S.



#775

S.H. 236
 S.E. #47

IP
 2001

Bellefontaine - Logan Co., Ohio
 March - April - 1949.

Morgan Hand, 2nd.
 Professional Engineer -
 Surveyor.

Received 10-5-90

SURVEY FOR MERRIT SKIDMORE
0.557 ACRE
SEPTEMBER 29, 1990

The following described tract of land is situated in the State of Ohio, County of Logan, Township of Bokescreek, Village of West Mansfield, V.M.S. #775 and #6155, being all of Grace Evans' 0.40 acre and 0.15 acre tracts, both described in deed volume 385, page 255 and 256, said tract being more particularly described as follows:

Beginning for reference at a PK nail found at the intersection of the centerline of State Route #47 with the centerline of County Road #142 (Main Street);

thence North $14^{\circ}30'00''$ West (bearing based on an assumed meridian with all other bearings indicated herein based on angles turned) 133.00 feet, following the centerline of County Road #142 to a railroad spike set at the southwest corner of said 0.15 acre tract and at the northwest corner of Carl L. and Doris R. Kerns' 0.48 acre tract described in deed volume 369, page 662, said railroad spike marking the place of beginning;

thence North $14^{\circ}30'00''$ West 72.86 feet, continuing along the centerline of County Road #142 and with the west line of said 0.15 acre tract, to a railroad spike set;

thence South $78^{\circ}40'32''$ East 39.99 feet, following the north line of said 0.15 acre tract, to a $3/4''$ iron pin found at the southwest corner of said 0.40 acre tract and in the east right of way line of County Road #142;

thence North $14^{\circ}30'00''$ West 97.93 feet, following the east right of way line of County Road #142 and west line of said 0.40 acre tract, to a $5/8''$ iron pin with cap marked "GEESLIN, R.S. # 5248" found in the south line of the West Mansfield American Legion Post Number 603's 0.25 acre tract described in deed volume 256, page 599, said pin being North $81^{\circ}29'22''$ East 36.10 feet from a capped PK nail found in the centerline of County Road #142;

thence North $81^{\circ}29'22''$ East 144.97 feet, following the south line of said 0.25 acre tract and north line of said 0.40 acre tract, to 1" iron pipe found at the southeast corner of said 0.25 acre tract and in the west line of Lewis W. and Dorothy C. Tamplin's 2.00 acre tract described in official record 54, page 708;

thence South $13^{\circ}14'00''$ East 151.00 feet, following the west line of said 2.00 acre tract and east line of said 0.40 acre tract, to a $5/8''$ iron pin set at the northeast corner of said 0.48 acre tract, also being the east corner of said 0.15

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acre tract;

thence South $79^{\circ}36'46''$ West 177.29 feet, following the north line of said 0.48 acre tract and south line of said 0.15 acre tract, passing at 141.30 feet a $5/8''$ iron pin set, to the place of beginning, containing 0.557 acre, more or less, and subject to all valid easements and restrictions of record.

The above description was prepared from a field survey completed during the month of August 1990 by Paul R. Clapsaddle, Registered Surveyor #6140. Iron pins set are $5/8''$ by 30" reinforcing rods with caps marked "CLAPSADDLE, R.S. #6140."

ATTEST:

Paul R. Clapsaddle R.S. #6140

Paul R. Clapsaddle, Registered Surveyor #6140
19019 W. Darby Road
Marysville, Ohio 43404
(513) 747-2599



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SCALE 1" = 40'
DATE 9-29-90

SURVEY FOR MERRIT SKIDMORE

STATE OF OHIO, COUNTY OF LOGAN,
TOWNSHIP OF BOKESCREEK, V.M.S. #775
& V.M.S. #6155, VILLAGE OF
WEST MANSFIELD

BEING ALL OF GRACE EVANS'
0.40 ACRE & 0.15 ACRE TRACTS
DESCRIBED IN D.V. 385, PG. 255

I HEREBY CERTIFY THAT THE HEREON PLATTED
PROPERTY WAS MEASURED TO ACCEPTABLE
SURVEY STANDARDS.

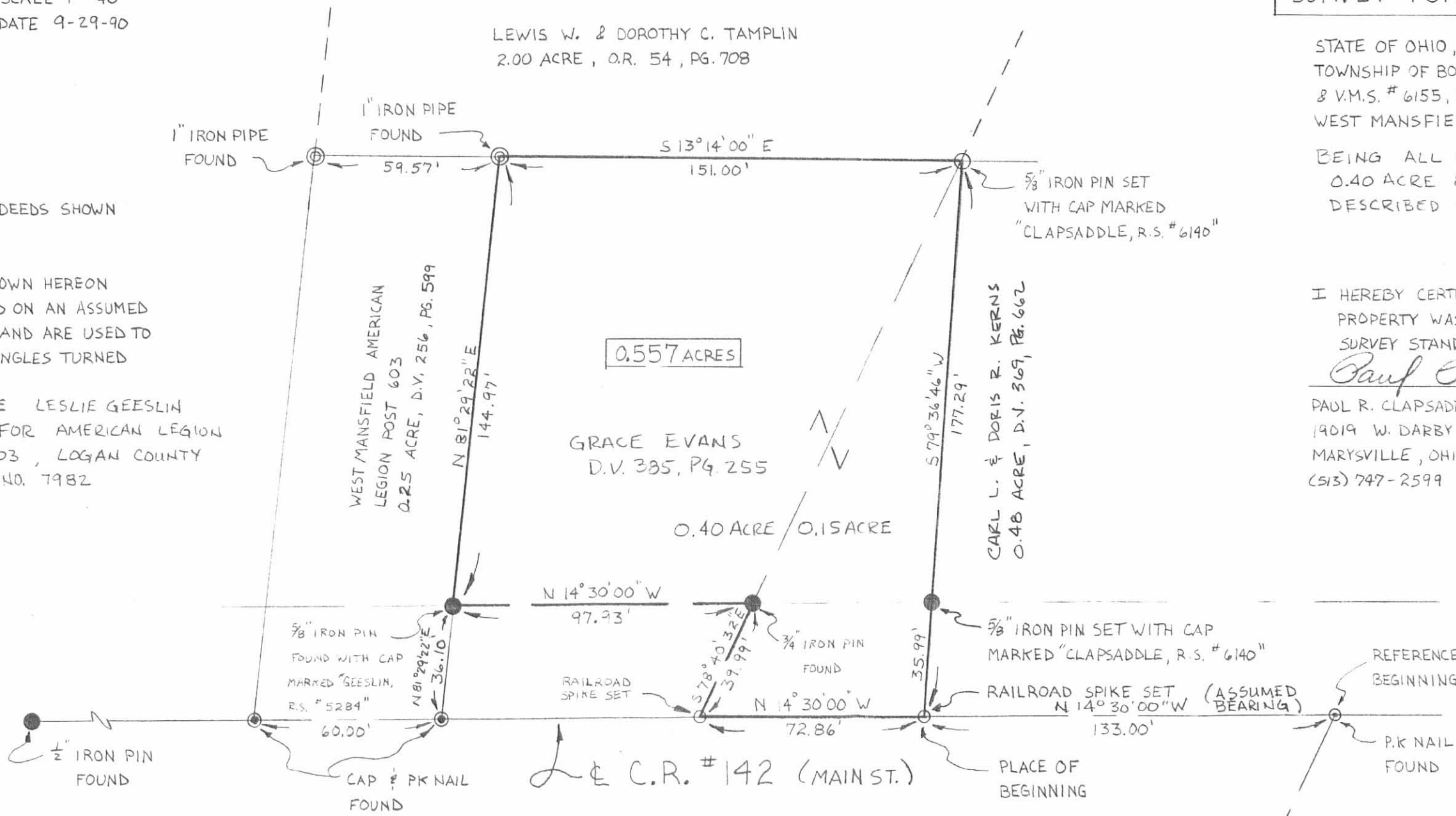
Paul R. Clapsaddle R.S. #6140

PAUL R. CLAPSADDLE, R.S. #6140
19019 W. DARBY RD.
MARYSVILLE, OHIO 43040
(513) 747-2599

REFERENCE DEEDS SHOWN
HEREON

BEARINGS SHOWN HEREON
ARE BASED ON AN ASSUMED
MERIDIAN AND ARE USED TO
DENOTE ANGLES TURNED

REFERENCE LESLIE GEESLIN
SURVEY FOR AMERICAN LEGION
POST 603, LOGAN COUNTY
SURVEY NO. 7982



INDEXED ON MAP
2001 2P

SANITARY SEWER SYSTEM EASEMENT
0.191 ACRE
OCTOBER 9, 1990

The following described sanitary sewer system easement is situated in the State of Ohio, County of Logan, Township of Bokescreek, U.M.S. #775 and 6155, Village of West Mansfield, being more particularly described as follows:

Beginning for reference at a PK nail found at the intersection of the centerline of State Route #47 with the centerline of County Road #142 (Main Street);

thence North $14^{\circ}30'00''$ West (bearing based on an assumed meridian with all other bearings indicated herein based on angles turned) 133.00 feet, following the centerline of County Road #142 to a railroad spike set at the southwest corner of Grace Evans' 0.15 acre tract described in deed volume 385, page 255 and at the northwest corner of Carl L. and Doris R. Kerns' 0.48 acre tract described in deed volume 369, page 662;

thence North $79^{\circ}36'46''$ East 177.29 feet, following the south line of said 0.15 acre tract and the north line of said 0.48 acre tract, passing a $5/8''$ iron pin set at 35.99 feet, to a $5/8''$ iron pin set at the east corner of said 0.15 acre tract, at the northeast corner of said 0.48 acre tract, at the southeast corner of Grace Evans 0.40 acre tract also described in deed volume 385, page 255, and in the west line of Lewis W. and Dorothy C. Tamplin's 2.00 acre tract described in official record 54, page 708, said iron pin marking the place of beginning of the herein described easement;

thence North $13^{\circ}14'00''$ West 151.00 feet, following the west line of said 2.00 acre tract and the east line of said 0.40 acre tract to a 1" iron pipe found at the northeast corner of said 0.40 acre tract and at the southeast corner of the West Mansfield American Legion Post 603's 0.25 acre tract described in deed volume 256, page 599;

thence North $76^{\circ}46'00''$ East 55.00 feet, entering said 2.00 acre tract, to point;

thence South $13^{\circ}14'00''$ East 151.00 feet to a point;

thence South $76^{\circ}46'00''$ West 55.00 feet to the place of beginning, containing 0.191 acre, more or less, and subject to all valid easements and restrictions of record.

The above description was prepared from a field survey completed during the month of October of 1990 by Paul R. Clapsaddle Registered Surveyor #6140. Iron pins set are $5/8''$ by 30" reinforcing rods with caps marked "CLAPSADDLE, R.S. #6140.

ATTEST:

Paul R. Clapsaddle

Paul R. Clapsaddle, Registered Surveyor #6140
19019 W. Darby Road
Marysville, Ohio 43404
(513) 747-2599

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2001 3D



LEWIS W. & DOROTHY C. TAMPLIN 2.00 AC. D.R. 54, PG. 708 :

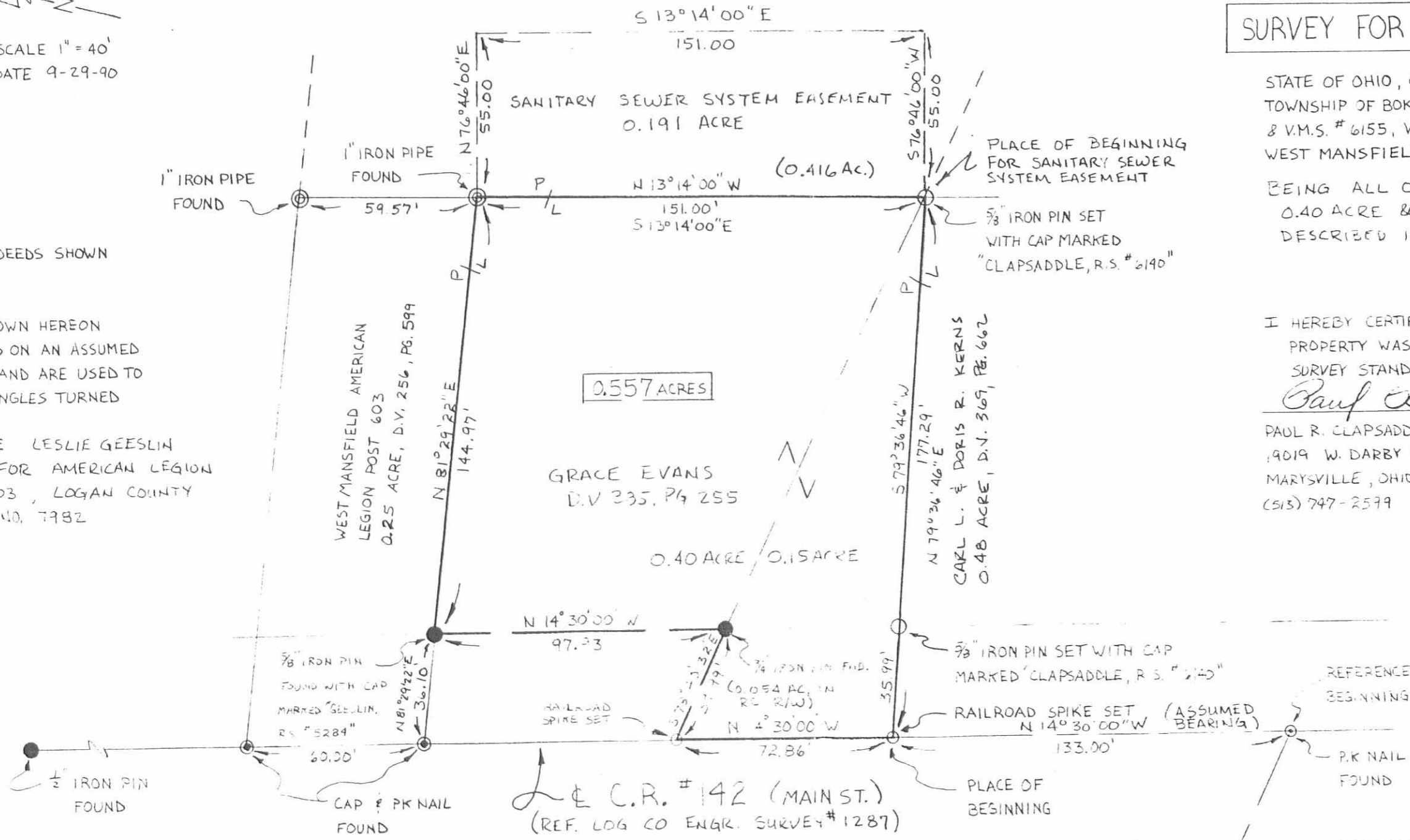
SURVEY FOR MERRIT SKIDMORE

SCALE 1" = 40'
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REFERENCE LESLIE GEESLIN
SURVEY FOR AMERICAN LEGION
POST 603, LOGAN COUNTY
SURVEY 40, 7982



STATE OF OHIO, COUNTY OF LOGAN,
TOWNSHIP OF BOKESCREEK, V.M.S. #775
& V.M.S. #6155, VILLAGE OF
WEST MANSFIELD

BEING ALL OF GRACE EVANS'
0.40 ACRE & 0.15 ACRE TRACTS
DESCRIBED IN D.V. 385, PG. 255

I HEREBY CERTIFY THAT THE HEREON PLATTED
PROPERTY WAS MEASURED TO ACCEPTABLE
SURVEY STANDARDS.

Paul R. Clapsaddle R.S. #6140
PAUL R. CLAPSADDLE, R.S. #6140
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MARYSVILLE, OHIO 43040
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