

Carpenter Survey West Mansfield September 1962 1.70 Acres

The following described land in the Village of West Mansfield, Bokescreek Township, Logan County Ohio and being in V.M.S. 775 6155

Beginning at an iron at the north side of State Street (State Street being 40.00 feet wide) and in the east right of way line of the T.&.O.C. Rail Road. Said iron being at the S,W, side of a square wood post.

Thence with the east side of the T.&.O.C. Rail Road right of way N. 32 - 50 W. 269.30 feet to an iron in the east line of Lewis W. Tamplin's 1.00 acre tract. The last described line being 83.00 feet east of and parallel with the center line of the main tract of the T.&.O.C. Rail Road.

Thence with the east side of said Tamplin's 1.00 acre tract N. 10 - 47 E. 139.00 feet to an iron in the south side of Center Street also known as State Route Number 47. (Center Street being 60.00 feet wide)

Thence with the south side of Center Street S. 79 - 13 E. 244.20 feet to an iron at the N.W. corner of Naomi V. Watson's 0.20 acre tract.

Thence with the west side of said Watson's 0.20 acre tract S. 10 - 47 W. 150.00 feet to an iron.

Thence with the south side of said Watson's 0.20 acre tract S. 79 - 13 E. 55.80 feet to an iron at an interior corner of George T. DeLong's 1.25 acre tract.

Thence with the west side of said DeLong 1.25 acre tract S. 9 - 24 W. 184.00 feet to an iron at the north side of State Street.

Thence with the north side of State Street N. 79 - 00 W. 119.20 feet to the place of beginning.

The above described contains 1.70 acres. (The same land is now shown on the Logan County Auditors Duplicate as five tracts 0.20 acre 0.26 acre 0.20 acre 0.32 acre and 0.65 acre or a total of 1.63 acres.)

cc
Logan County Engineer.



On Plat Book
10/1/62
D.E.G.

3431

ID

INDEXED ON MAP

11-4-15

Lee Surveying and Mapping Co., Inc.



Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



Phone: (937) 593-7335
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REGULA 0.632 ACRE

Lying in Virginia Military Survey 775-6155, Village of West Mansfield, Bokescreek Township, Logan County, Ohio.

Being all of the Jerry Regula one acre tract as deeded and described in Official Record 120, Page 146, Tract VIII of the Logan County Records of Deeds and being more particularly described as follows:

Beginning on a MAG nail set on the intersection of the center-line of Center Street (Ohio Route 47) and the east right-of-way of Conrail railroad.

THENCE, with the center-line of Center Street (60 feet wide), the following two courses:

N 75°-00'-59"E, a distance of 19.24 feet to a MAG nail set.

S 80°-06'-20"E, a distance of 203.59 feet to a MAG nail set, passing a MAG nail found at 19.52 feet.

THENCE, with the west line and west line extended of the Danny Lee Carpenter, Donald Lawrence Carpenter, Diane Sue Hobart, Denise Ann Beech and Dean Alan Carpenter 1.497 acre tract (O.R. 549, Pg. 906), S 09°-44'-22"W, a distance of 241.55 feet to a 5/8 inch iron rod set on the east right-of-way of Conrail railroad, passing a 5/8 inch iron rod set at 30.00 feet, and a 3/4 inch iron pipe found at 168.73 feet.

THENCE, with the east right-of-way of Conrail railroad, N 33°-37'-38"W, a distance of 321.95 feet to the point of beginning, passing a 5/8 inch iron rod set at 290.29 feet.

Containing 0.632 acre, of which 0.145 acre is within the highway right-of-way.

Property is subject to any and all previous easements and rights-of-way of record.

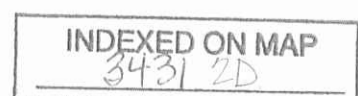
The basis for bearings is the center-line of Center Street, being S 80°-06'-20"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on October 23, 2015.



Description prepared by:

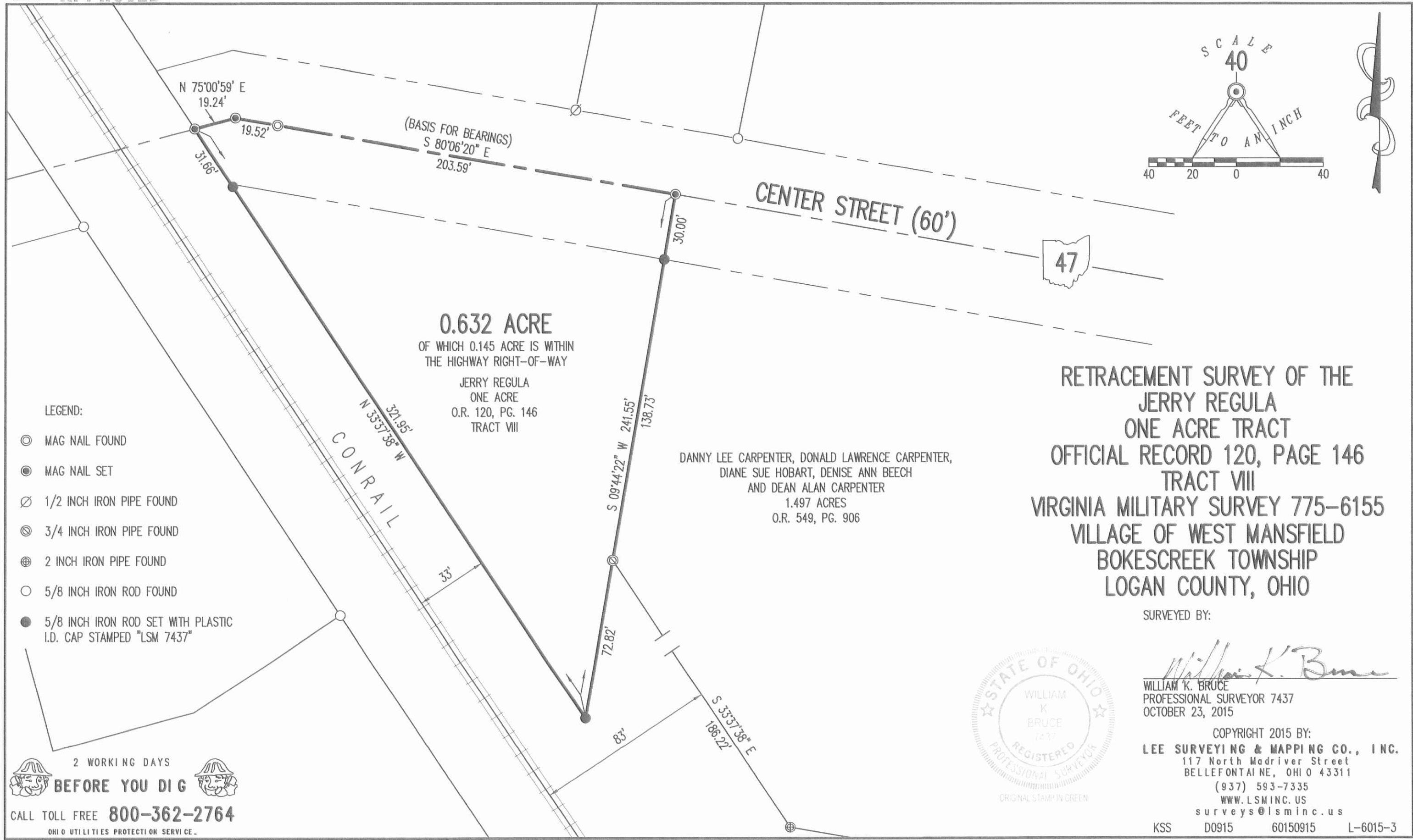
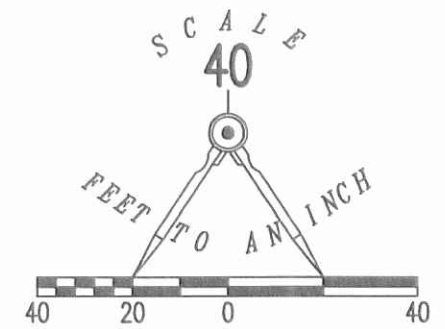
William K. Bruce
Professional Surveyor 7437
October 23, 2015

60150915



11-4-15

APPROVED



LEGEND:

- ⊙ MAG NAIL FOUND
- MAG NAIL SET
- ⊙ 1/2 INCH IRON PIPE FOUND
- ⊙ 3/4 INCH IRON PIPE FOUND
- ⊙ 2 INCH IRON PIPE FOUND
- 5/8 INCH IRON ROD FOUND
- 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM 7437"

**RETRACEMENT SURVEY OF THE
JERRY REGULA
ONE ACRE TRACT
OFFICIAL RECORD 120, PAGE 146
TRACT VIII
VIRGINIA MILITARY SURVEY 775-6155
VILLAGE OF WEST MANSFIELD
BOKESCREEK TOWNSHIP
LOGAN COUNTY, OHIO**

SURVEYED BY:

William K. Bruce
 WILLIAM K. BRUCE
 PROFESSIONAL SURVEYOR 7437
 OCTOBER 23, 2015



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