



SCALE
1" = 40'

NOTE: NO RECORDS OF
EAST/WEST ALLEY
VACATIONS FOUND.

RETRACEMENT OF LOT 89
D. DEANS NORTH ADDITION
VILLAGE OF WEST MANSFIELD
BOKESCREEK TWP.
LOGAN COUNTY, OHIO



ORIGINAL STAMP IN GREEN

INDEXED ON MAP
8722 IP

LEE SURVEYING & MAPPING CO.
143 East Columbus Avenue
BELLEFONTAINE, OHIO 43311
(513) 593-7335

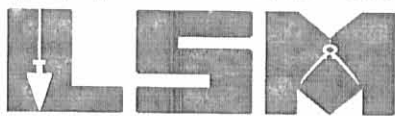
By:
JEFFREY I. LEE
PROF. SURVEYOR #6359
July 30, 1992

L1665-4A

Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



Phone: (937) 593-7335
Fax: (937) 593-7444

DETRICK 0.454 ACRE

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

Being part of Lots 86 and 87 of the Southhard Addition (Plat cabinet A, Slide 187), 16.0 feet wide alley vacated in Ordinance 12-97, O.R. 371, Pg. 421), and the Donald W. Detrick 0.76 acre tract as deeded and described in Official Record 291, Page 932 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 5/8 inch iron rod found on the northwest corner of Lot 86, on the east line of Dean Street, and on the south line of a 16.0 feet wide alley vacated in said ordinance.

THENCE, with the east line of Dean Street, (40 feet wide), N 12°-00'-00" W, a distance of 55.00 feet to a 5/8 inch iron rod set.

THENCE, N 78°-21'-36" E, a distance of 226.64 feet to a 5/8 inch iron rod set.

THENCE, with the west lines of the Walter Eugene Warren, Jr. 0.23 acre tract (O.R. 358, Pg. 294), the Charles Matthew LeVan 0.231 acre tract (O.R. 362, Pg. 960) and the Richard P. Cummings 0.33 acre tract (O.R. 350, Pg. 072), S 11°-50'-53" E, a distance of 110.09 feet to a 5/8 inch iron rod found.

THENCE, with the north lines of the F. Shane Guenther 0.662 acre tract (O.R. 378, Pg. 618), the following two (2) courses:

N 86°-19'-31" W, a distance of 113.93 feet to a 5/8 inch iron rod found on the east line of a 16 feet wide vacated alley.

S 78°-21'-36" W, a distance of 116.65 feet to a 5/8 inch iron rod found.

THENCE, with the east line of Dean Street, N 12°-00'-00" W, a distance of 25.00 feet to the point of beginning.

Containing 0.454 acre of which 0.255 acre is out of the 0.76 acre tract, and 0.199 acre is part of Lot 86 and part of Lot 87.

The basis for bearings is the east line of Dean Street, Being N 12°-00'-00" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on January 9, 2003.

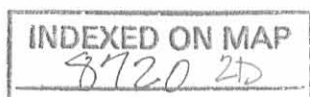
Description prepared by:



ORIGINAL STAMP IN GREEN

Jeffrey I. Lee
Jeffrey I. Lee
Professional Surveyor 6359
July 10, 1998

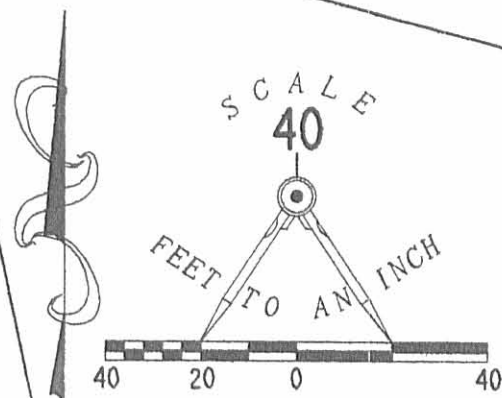
L-1665



47

LEGEND

- 5/8" IRON ROD SET
- 5/8" IRON ROD FOUND



LOT 90

LOT 89

LOT 88

LOT 88

LOT 87

LOT 87

LOT 87

LOT 86

LOT 86

LOT 85

LOT 85

LOT 85

VACATED 16' ALLEY

VACATED 16' ALLEY

DONALD W. DETRICK
0.76 ACRE
O.R. 291, PG. 932

WALTER EUGENE WARREN, JR.
0.23 ACRE
O.R. 358, PG. 294

CHARLES MATTHEW LEVAN
0.231 AC.
O.R. 362, PG. 960

RICHARD P. CUMMINGS
0.33 AC.
O.R. 350, PG. 072

F. SHANE GUENTHER
0.662 ACRE
O.R. 378, PG. 618

0.454 ACRE
0.199 ACRE IS OUT OF LOTS
0.255 ACRE IS OUT OF 0.76 ACRE TRACT

N 78° 21' 36" E
226.64'

113.93'
N 86° 19' 31" W

116.65'
S 78° 21' 36" W

N 12° 00' 00" W
80.00'
25.00'
BASIS FOR BEARINGS

DEAN STREET (40')

LOT 85

SURVEY OF 0.454 ACRE OUT OF
THE DONALD W. DETRICK
LOTS AND 0.76 ACRE TRACT
INCLUDING PART OF VACATED ALLEY
OFFICIAL RECORD 291, PAGE 932

SOUTHARD ADDITION

PLAT CABINET A, SLIDE 187

VIRGINIA MILITARY SURVEY 775-6155

BOKESCREEK TOWNSHIP

VILLAGE OF WEST MANSFIELD

LOGAN COUNTY, OHIO



ORIGINAL STAMP IN GREEN

SURVEYED BY:

JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
JANUARY 9, 2003

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LEE SURVEYING & MAPPING CO., INC.

117 North Madriver Street
BELLEFONTAINE, OHIO 43311

(937) 593-7335

D 407 L-1665.GCD

L-1665-3



2 WORKING DAYS

BEFORE YOU DIG



CALL TOLL FREE 800-362-2764

OHIO UTILITIES PROTECTION SERVICE.

INDEXED ON MAP

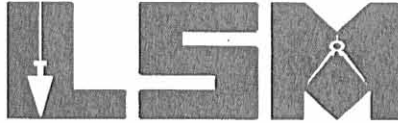
8720 2P

Received 4-12-04 JAL OK

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117 N. Madriver St.
Bellefontaine OH 43311



Phone: (937) 593-7335
Fax: (937) 593-7444

0.013 ACRE TRACT

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

Being the east half of a 16 feet wide alley of the Southard Addition as plated in Plat Cabinet A, Slide 187 of the Logan County Records of Plat 5 and being more particularly described as follows:

Beginning at a railroad spike set on the east right-of-way of Dean Street (60 feet wide) on the center-line of 16 feet wide east-west alley between Lot 90 and Lot 91.

THENCE, with the center-line of the said 16 feet wide alley, N 77°-40'-24"E, a distance of 109.78 feet to a 5/8 inch iron rod set at the intersection of center-lines of the said east-west alley and a north-south 16 feet wide alley at THE TRUE POINT OF BEGINNING.

THENCE, N 77°-40'-24"E, a distance of 8.27 feet to a 5/8 inch iron rod set.

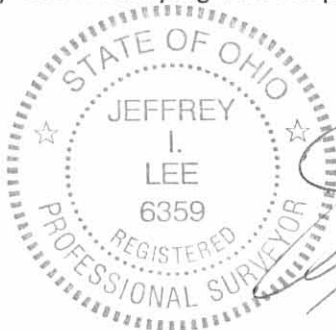
THENCE, with the west line of the Steven T. Loffing and Andra R. Loffing 0.33 acre tract (O.R. 691, Pg. 606), S 11°-59'-42"E, a distance of 68.00 feet to a 5/8 inch iron rod set.

THENCE, S 77°-40'-24"E, a distance of 8.27 feet to a 5/8 inch iron rod set on the center of the north-south alley.


THENCE, with the center-line of the north-south 16 feet alley, N 11°-59'-42"W, a distance of 68.00 feet to the point of beginning.

Containing 0.013 acre.

The basis for bearings is the west line of Douglas C. Stewart and Billie J. Stewart 0.33 acre tract being S 11°-59'-42"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on March 30, 2004



Description prepared by:


Jeffrey I. Lee
Professional Surveyor 6359
April 2, 2004



ORIGINAL STAMP IN GREEN

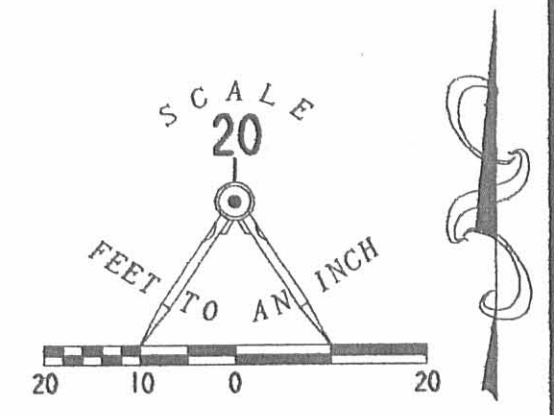
1665034



LEGEND

- 5/8 INCH IRON ROD SET
- 5/8 INCH IRON ROD FOUND
- ⊕ RAILROAD SPIKE SET

STEVEN T. LOFFING AND ANDRA R. LOFFING
 0.33 ACRE TRACT
 O.R. 691, PG. 606



A SURVEY OF A
 0.013 ACRE TRACT
 SOUTHARD ADDITION
 PLAT CABINET A, SLIDE 187
 VIRGINIA MILITARY SURVEY 775-6155
 VILLAGE OF WEST MANSFIELD
 BOKESCREEK TOWNSHIP
 LOGAN COUNTY, OHIO



ORIGINAL STAMP IN GREEN

SURVEYED BY:

Jeffrey I. Lee
 JEFFREY I. LEE
 PROFESSIONAL SURVEYOR 6359
 MARCH 30, 2004

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LEE SURVEYING & MAPPING CO., INC.
 117 North Madriver Street
 BELLEFONTAINE, OHIO 43311
 (937) 593-7335

ADW D412 1665034 1665034-3

2 WORKING DAYS
BEFORE YOU DIG
 CALL TOLL FREE **800-362-2764**
 OHIO UTILITIES PROTECTION SERVICE.

INDEXED ON MAP
 8720 3P



Lot 89 Deans North Addition
0.023 Northern Strip

Situated in the State of Ohio, County of Logan, Township of Bokescreek, being part of V.M.S 775-6155, being part of a Lot 89 of the D. Deans North Addition (part of Southard et al), of the Village of West Mansfield found in Plat Cabinet A, Slide 187, in the name of Donald W. Detrick, recorded in O.R. 121, P.G. 350, located in the Logan County Recorder's Office, and being more particularly described as follows:

Commencing from a 1" Iron Pin found at the south west corner of said Lot 89, also being in the eastern right of way of Dean Street (40' wide);

thence with the western line of said Lot 89 and said right of way, $N14^{\circ}15'54''W$, 40.30 feet to a **5/8" Iron Pin Found**, also being the **TRUE POINT OF BEGINNING**;

thence with the western line of said Lot 89 and said right of way, $N14^{\circ}15'54''W$, (passing an Iron Pin Found (stamped "LEE") in a tree root at a distance of 9.55 feet), a total distance of **10.00 feet** to a point at the north west corner of LOT 89, also being the south west corner of Lot 90 in the name of Marci Faudree & Antonio Vargas, found in O.R. 1419, P.G. 379;

thence with line between said Lot's 89 and 90, of $N76^{\circ}18'39''E$, **100.65 feet**, to an **Iron Pin Found stamped "LEE"**, at the north eastern corner of said Lot 89 and south eastern corner of said Lot 90, in the western line of an alley;


thence with said western line of alley, and eastern line of Lot 89, $S14^{\circ}25'17''E$, **10.05 feet**, to a **5/8" Iron Pin Found**;

thence through said Lot 89, $S76^{\circ}20'13''W$, **100.68 feet**, back to the **TRUE POINT OF BEGINNING**;

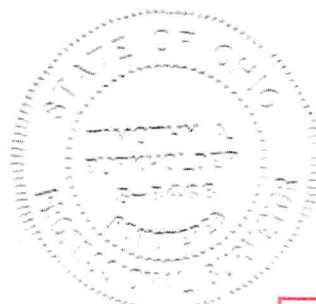
Containing 0.023 acres, more or less, however subject to all legal road right of way and prior easements of record. All Iron Pins Set are 5/8" inch diameter and 30" long with a pink cap stamped "Grand Lake P.S. 8468". This description was written from an actual field survey in September of 2024, by Grand Lake Surveying LLC.

Bearings are based on Ohio State Plane NAD 83 South Zone VRS (2011)
Scaled to the ground at 0,0 with a scale factor of 1.0000407419

GRAND LAKE SURVEYING LLC
15730 MACKLIN RD. MARYSVILLE, OH 43040
PHONE: 614-353-8462
EMAIL: TIM@GRANDLAKESURVEYING.COM
WWW.GRANDLAKESURVEYING.COM

 Date: 9/22/24
TIMOTHY A. BURKHOLDER P.S. 8468

original signature in blue ink



INDEXED ON MAP
8720

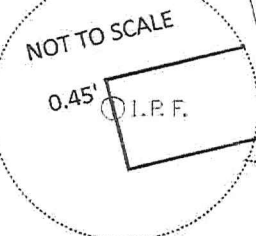
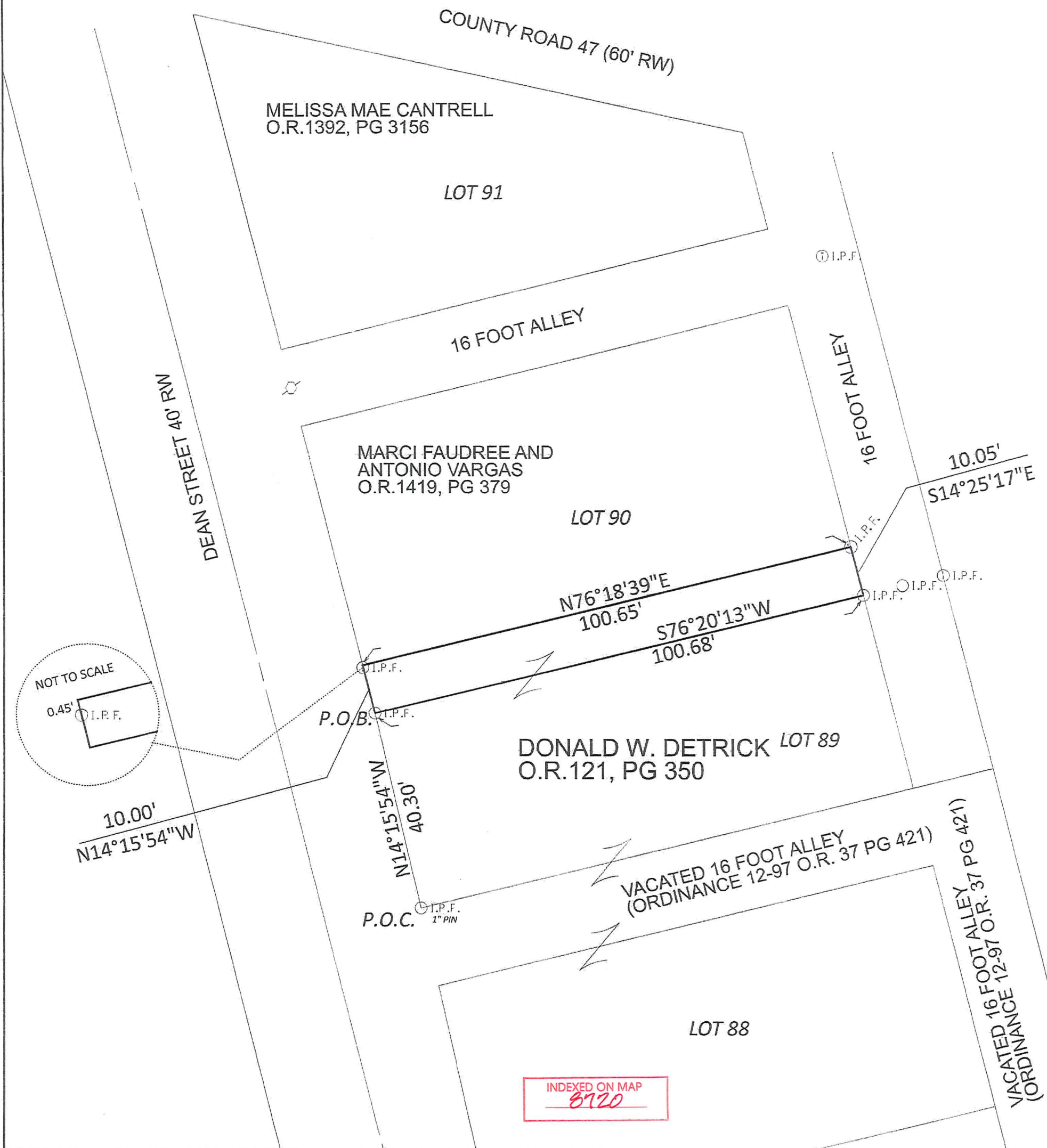
MONUMENT LEGEND

- I.P.F. IRON PIN FOUND (5/8" UNLESS NOTED)
- I.P.S. IRON PIN SET W/ ID CAP 5/8" X 30"
- ⊙ I.P.F. IRON PIN FOUND W/ ID CAP, 5/8" LEE
- ⚡ RAILROAD SPIKE FOUND

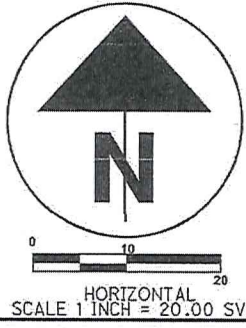
**SUBJECT TO
EASEMENTS AND
RIGHT OF WAYS OF
RECORD**

Bearings are based on Ohio State Plane NAD 83
North Zone VRS (2011)
Scaled to the ground at 0,0
with a scale factor of 1.0000407419

LOGAN CO. SURVEY RECORDS
PLAT CAB. A, SLIDE 187
2492
2784
4918
8720



INDEXED ON MAP
8720

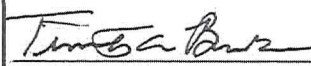


SEAL IS EMBOSSED
SIGNATURE BLUE INK

DONALD DETRICK TO:
MARCI FAUDREE
& ANTONIO VARGAS

STATE OF OHIO, COUNTY OF LOGAN,
TOWNSHIP OF BOKES CREEK
BEING PART OF VMS 775-6155
ALSO BEING PART OF LOT 89 OF
SOUTHARD ETAL ADDITION OF WEST MANSFIELD

GRAND LAKE SURVEYING LLC
15730 MACKLIN RD MARYSVILLE OH
PHONE: 614-353-8462
EMAIL: TIM@GRANDLAKESURVEYING.COM
WWW.GRANDLAKESURVEYING.COM
BASED ON AN ACTUAL FIELD SURVEY


TIMOTHY A. BURKHOLDER

DATE: 9/22/24
P.S. 8468