

# CONDOMINIUM PLAN BELLEFONTAINE PROFESSIONAL SUITES CONDOMINIUM PHASE I

LOCATED IN:  
MILITARY SURVEY #5245  
LAKE TOWNSHIP, CITY OF BELLEFONTAINE  
LOGAN COUNTY, OHIO  
CONTAINING: 2.779 Acres  
DATE: JULY 12, 2002  
PREPARED BY:



THE UNDERSIGNED OWNER SUBMITS THE LANDS HEREIN DESCRIBED AND THEIR INTEREST THEREIN TO THE CONDOMINIUM PLAN KNOWN AS BELLEFONTAINE PROFESSIONAL SUITES CONDOMINIUM (PHASE ONE), AS SET FORTH IN THE DECLARATION OF CONDOMINIUM OWNERSHIP AND THE ARTICLES OF INCORPORATION AND BY-LAWS OF THE UNIT OWNERS' ASSOCIATION FILED UNDER THE CONDOMINIUM STATUTES OF THE STATE OF OHIO.

THE PERCENTAGE OF INTEREST IN THE COMMON AREAS AND FACILITIES WHICH IS OWNED BY EACH UNIT OWNER IS SET FORTH IN THE CONDOMINIUM DECLARATION TO WHICH THE SMALL SCALE COPY OF THIS DRAWING IS ATTACHED.

THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR BELLEFONTAINE PROFESSIONAL SUITES CONDOMINIUM (PHASE ONE) AND BY-LAWS OF THE UNIT OWNERS' ASSOCIATION ARE RECORDED IN THE DEED RECORDS OF LOGAN COUNTY, OHIO IN OFFICIAL RECORD BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ (PHASE ONE)

THE LARGE SCALE CONDOMINIUM DRAWINGS ARE RECORDED IN THE PLAT RECORDS OF LOGAN COUNTY, OHIO IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ (PHASE ONE)

BY: BELLEFONTAINE PROFESSIONAL SUITES, LTD.,  
AN OHIO LIMITED LIABILITY COMPANY

WITNESS: [Signature]  
PRINT: D. A. Stolfo  
WITNESS: [Signature]  
PRINT: Linda Gibney

BY: [Signature]  
TERRY L. McCOY  
IT'S: GENERAL MANAGER

STATE OF OHIO, S.S.

BE IT REMEMBERED THAT ON THIS 15<sup>TH</sup> DAY OF JULY, 2002, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY CAME SAID BELLEFONTAINE PROFESSIONAL SUITES, LTD., AN OHIO LIMITED LIABILITY COMPANY BY TERRY L. McCOY, ITS GENERAL MANAGER, WHO ACKNOWLEDGED THAT HE DID SIGN THE WITHIN CONDOMINIUM DRAWINGS AND THAT THE SAME IS HIS FREE AND VOLUNTARY ACT AS SUCH OFFICER.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

[Signature]  
NOTARY PUBLIC IN AND FOR  
STATE OF OHIO



3/5/03  
MY COMMISSION EXPIRES

TERRY L. McCOY OF BELLEFONTAINE PROFESSIONAL SUITES, LTD., AN OHIO LIMITED LIABILITY COMPANY, BEING DULY SWORN, SAYS THAT TO THE BEST OF HIS KNOWLEDGE, ALL PERSONS OR CORPORATIONS INTERESTED IN THESE LANDS, HAVE UNITED IN THE EXECUTION OF SAID CONDOMINIUM DRAWINGS.

BELLEFONTAINE PROFESSIONAL SUITES, LTD.,  
AN OHIO LIMITED LIABILITY COMPANY

BY: [Signature]  
TERRY L. McCOY  
IT'S: GENERAL MANAGER

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

[Signature]  
NOTARY PUBLIC IN AND FOR  
STATE OF OHIO



3/5/03  
MY COMMISSION EXPIRES

APPROVED BY THE BELLEFONTAINE PLANNING COMMISSION

THIS 22<sup>ND</sup> DAY OF JULY, 2002.

[Signature]  
CLERK, PLANNING COMMISSION

PLAT CHECKED [Signature] 7-25-02

DESCRIPTION CHECKED [Signature] 7-25-02

TRANSFERRED THIS 25<sup>TH</sup> DAY OF JULY, 2002.

[Signature]  
AUDITOR, LOGAN COUNTY, OHIO

RECORDED IN PLAT CABINET B, SLIDE 74A-75A  
2002.007922

RECEIVED FOR RECORD AT 10:31, O'CLOCK A. M.

THIS 25<sup>TH</sup> DAY OF JULY, 2002.

[Signature]  
RECORDER, LOGAN COUNTY, OHIO

COVENANTS, CONDITIONS AND RESTRICTIONS:  
THE UNITS AND LANDS SHOWN HEREON ARE SUBJECT TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR BELLEFONTAINE PROFESSIONAL SUITES CONDOMINIUM (PHASE ONE), RECORDED AT MF#

THE UNDERSIGNED LIENHOLDER HEREBY CONSENTS TO THE EXECUTION AND RECORDATION OF THIS PLAT OF LAND TO BE KNOWN AS BELLEFONTAINE PROFESSIONAL SUITES CONDOMINIUM (PHASE ONE)

MORTGAGEE:  
THE FIFTH THIRD BANK  
BY: [Signature]  
NAME: DANIEL E. Bockhorst  
TITLE: Vice President  
WITNESS: [Signature]  
PRINT: Sonya A. Stolfo  
WITNESS: [Signature]  
PRINT: Susan E. Wood

STATE OF Ohio, S.S.

BE IT REMEMBERED THAT ON THIS 12 DAY OF July, 2002, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY CAME THE FIFTH THIRD BANK BY Daniel E. Bockhorst, ITS Vice President WHO ACKNOWLEDGED THAT HE DID SIGN THE WITHIN CONDOMINIUM DRAWINGS AND THAT THE SAME IS HIS FREE AND VOLUNTARY ACT AS SUCH OFFICER.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

[Signature]  
NOTARY PUBLIC IN AND FOR  
STATE OF Ohio

November 30 2003  
MY COMMISSION EXPIRES



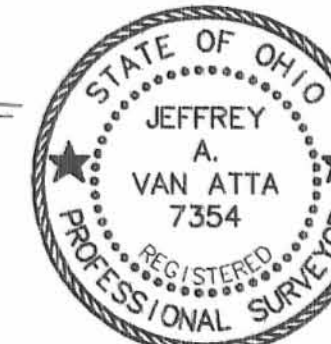
SONJA A. STOLFO  
Notary Public  
In and for the State of Ohio  
My Commission Expires  
November 30, 2003

### CERTIFICATION:

THESE DRAWINGS SHOW GRAPHICALLY, IN SO FAR AS IS POSSIBLE, ALL THE PARTICULARS OF THE LAND, BUILDINGS, AND OTHER IMPROVEMENTS INCLUDED IN THIS CONDOMINIUM, INCLUDING THE LAYOUT, LOCATION, DESIGNATION AND DIMENSION OF EACH UNIT AND OF THE COMMON AREA, AND ALSO THE LOCATION AND DIMENSION OF ALL APPURTENANT EASEMENTS. THESE DRAWINGS ACCURATELY SHOW THE BUILDINGS AS ACTUALLY CONSTRUCTED AT THIS DATE.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND MONUMENTS SHALL BE SET AS SHOWN.

BY: [Signature] 7/12/02  
JEFFREY A. VAN ATTA P.L.S. (SURVEYOR) DATE  
OHIO REGISTERED SURVEYOR No. 7354  
(FOR BUILDING AND PROPERTY)



BY: [Signature] 7/12/02  
JEFFREY A. VAN ATTA P.E. (ENGINEER) DATE  
OHIO REGISTERED ENGINEER No. 53389  
(FOR FLOOR PLANS/UNIT DIMENSIONS)



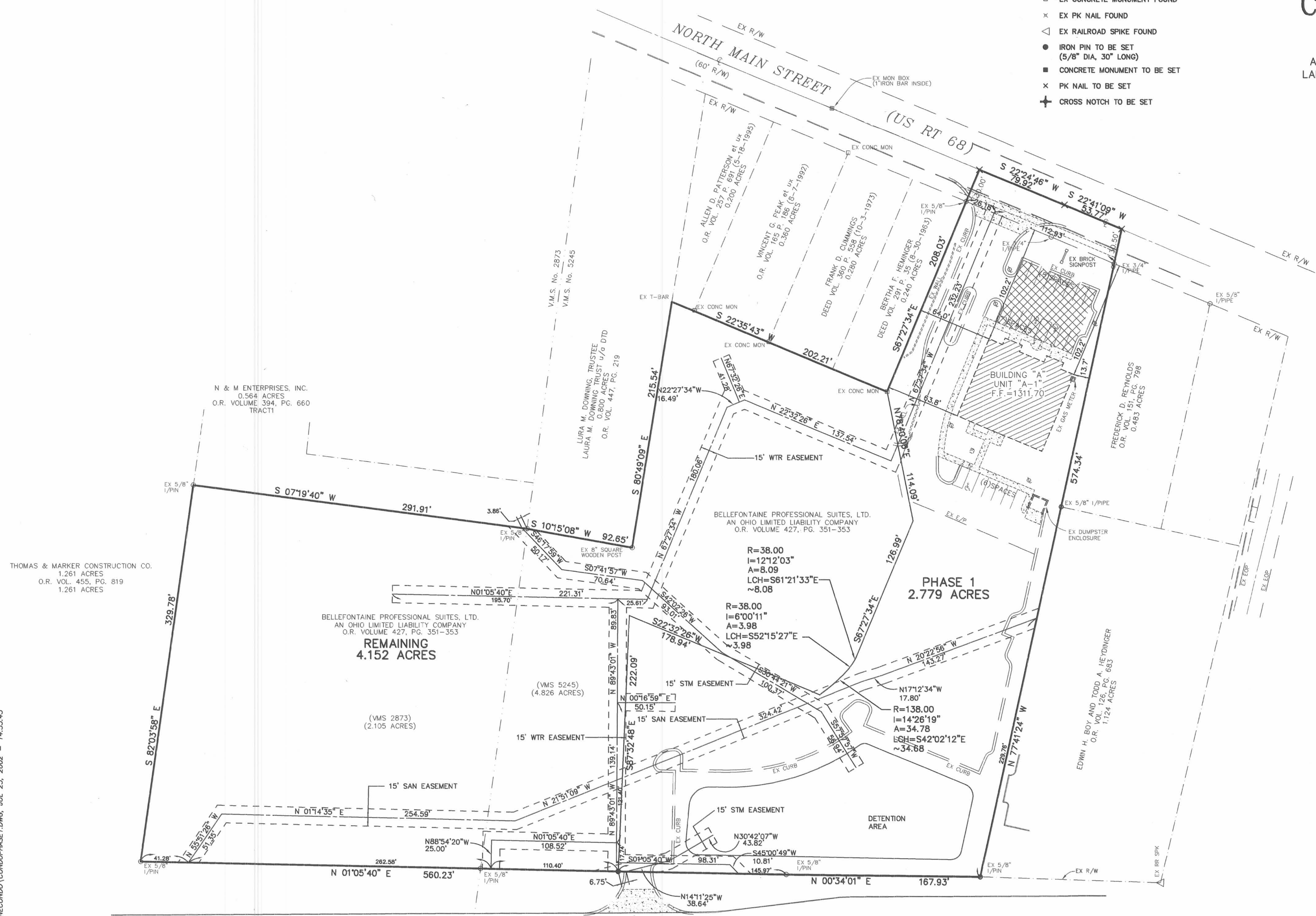


# CONDOMINIUM PLAN BELLEFONTAINE PROFESSIONAL SUITES CONDOMINIUM

LOCATED IN:  
VIRGINIA MILITARY SURVEY #5245  
AND VIRGINIA MILITARY SURVEY #2873  
LAKE TOWNSHIP, CITY OF BELLEFONTAINE  
LOGAN COUNTY, OHIO  
CONTAINING: 2.779 Acres  
DATE: JULY 12, 2002  
PREPARED BY:

**Van Atta Engineering Inc.**  
Engineering & Surveying  
245 W. Elmwood Drive Suite 202  
Centerville, Ohio 45460  
Phone: (937) 438-5650  
Fax: (937) 438-5645

- SURVEY SYMBOLS LEGEND:**
- ⊕ EX CROSS NOTCH FOUND
  - EX IRON PIN FOUND
  - EX IRON PIPE FOUND
  - EX CONCRETE MONUMENT FOUND
  - × EX PK NAIL FOUND
  - △ EX RAILROAD SPIKE FOUND
  - IRON PIN TO BE SET (5/8" DIA, 30" LONG)
  - CONCRETE MONUMENT TO BE SET
  - × PK NAIL TO BE SET
  - ⊕ CROSS NOTCH TO BE SET



THOMAS & MARKER CONSTRUCTION CO.  
1.261 ACRES  
O.R. VOL. 455, PG. 819  
1.261 ACRES

N & M ENTERPRISES, INC.  
0.564 ACRES  
O.R. VOLUME 394, PG. 660  
TRACT 1

V.M.S. No. 2873  
V.M.S. No. 5245

LURA M. DOWNING, TRUSTEE  
LAURA M. DOWNING TRUST 1/3 DTD  
O.R. VOL. 447, PG. 219

NORTH MAIN STREET  
(60' R/W)  
(US RT 68)

ALLEN D. PATTERSON et ux  
O.R. VOL. 257 P. 691 (5-18-1995)  
0.200 ACRES

VINCENT G. PEAK et ux  
O.R. VOL. 165 P. 786 (6-7-1992)  
0.360 ACRES

FRANK D. CUMMINGS  
DEED VOL. 360 P. 538 (10-3-1973)  
0.280 ACRES

BERTHA F. HEMINGER  
DEED VOL. 291 P. 35 (8-30-1963)  
0.240 ACRES

FREDERICK D. REYNOLDS  
O.R. VOL. 151, PG. 798  
0.483 ACRES

EDWIN H. BOY AND TODD A. HEYDINGER  
O.R. VOL. 126 PG. 683  
1.124 ACRES

BELLEFONTAINE PROFESSIONAL SUITES, LTD.  
AN OHIO LIMITED LIABILITY COMPANY  
O.R. VOLUME 427, PG. 351-353  
**REMAINING  
4.152 ACRES**

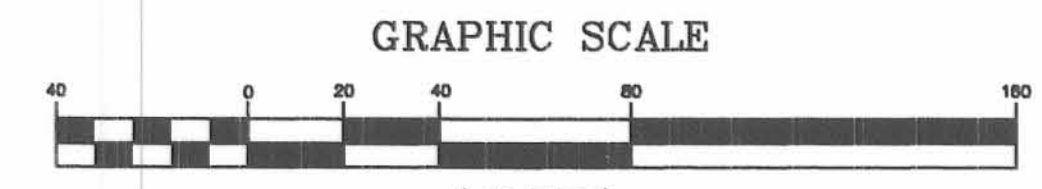
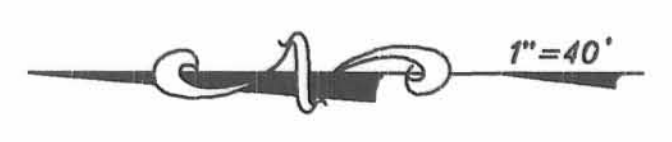
BELLEFONTAINE PROFESSIONAL SUITES, LTD.  
AN OHIO LIMITED LIABILITY COMPANY  
O.R. VOLUME 427, PG. 351-353

R=38.00  
I=12°12'03"  
A=8.09  
LCH=S61°21'33"E  
~8.08

R=38.00  
I=6°00'11"  
A=3.98  
LCH=S52°15'27"E  
~3.98

R=138.00  
I=14°26'19"  
A=34.78  
LCH=S42°02'12"E  
~34.68

- LEGEND**
- ▨ INDICATES UNIT A-1
  - ▩ INDICATES LIMITED COMMON AREA FOR UNIT A-1
  - INDICATES COMMON AREA





# CONDOMINIUM PLAN BELLEFONTAINE PROFESSIONAL SUITES CONDOMINIUM

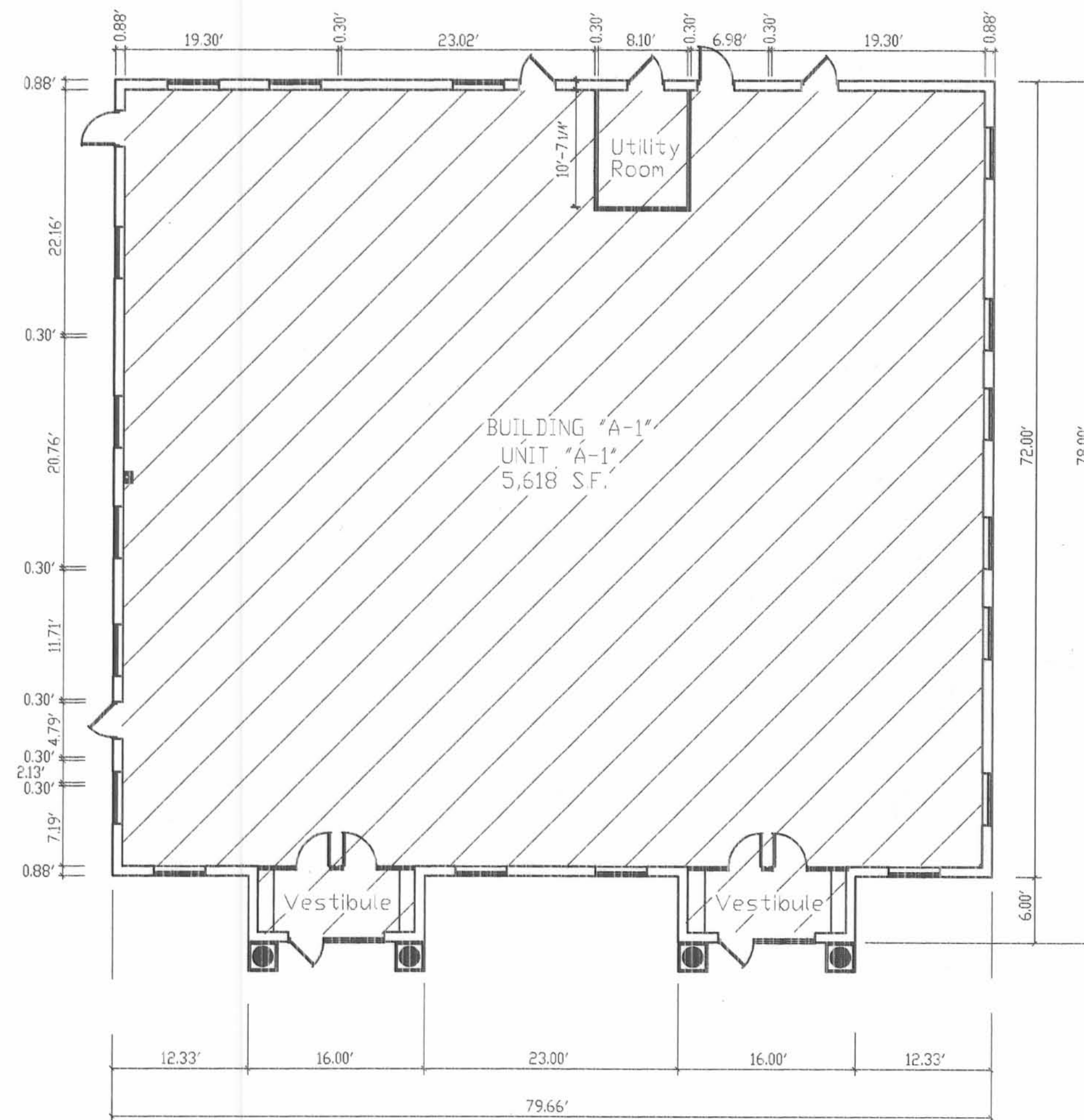
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AND VIRGINIA MILITARY SURVEY #2873  
LAKE TOWNSHIP, CITY OF BELLEFONTAINE  
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CONTAINING: 2.779 Acres  
DATE: JULY 12, 2002  
PREPARED BY:



**Van Atta  
Engineering  
Inc.**

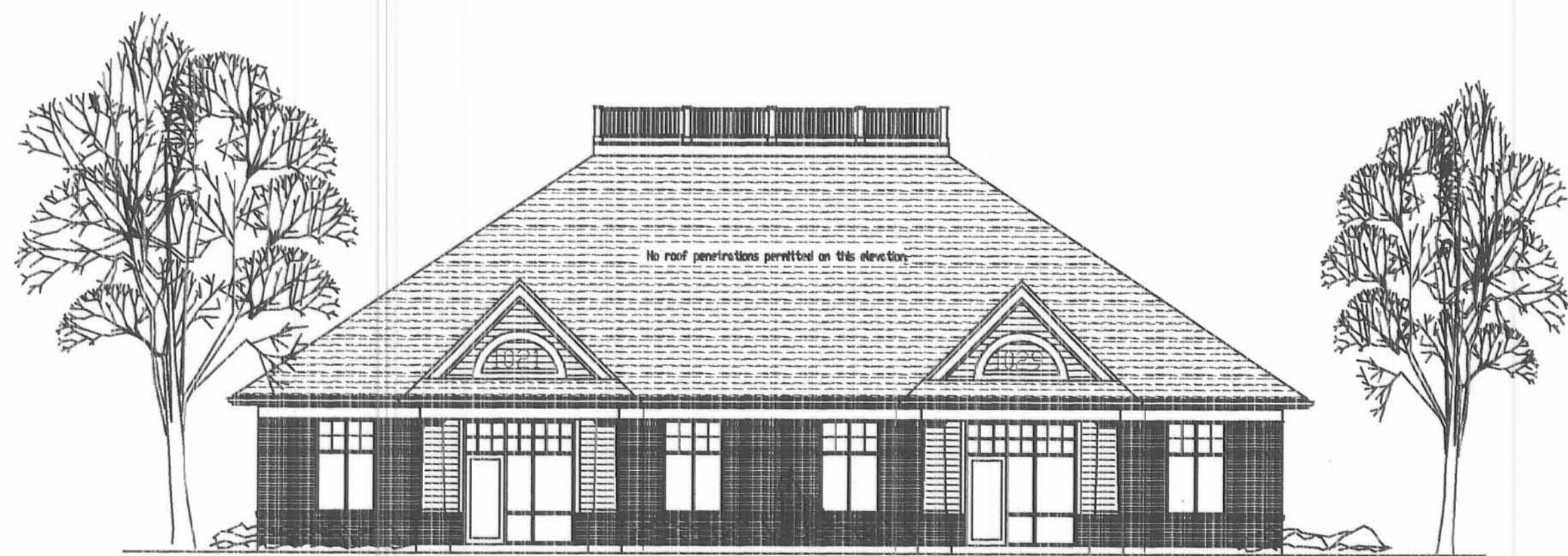
**Engineering & Surveying**  
245 W. Elmwood Drive Suite 202  
Centerville, Ohio 45459  
Phone: (937) 438-5850  
Fax: (937) 438-5645

LEGEND	
	INDICATES UNIT A-1
	INDICATES LIMITED COMMON AREA
	INDICATES COMMON AREA



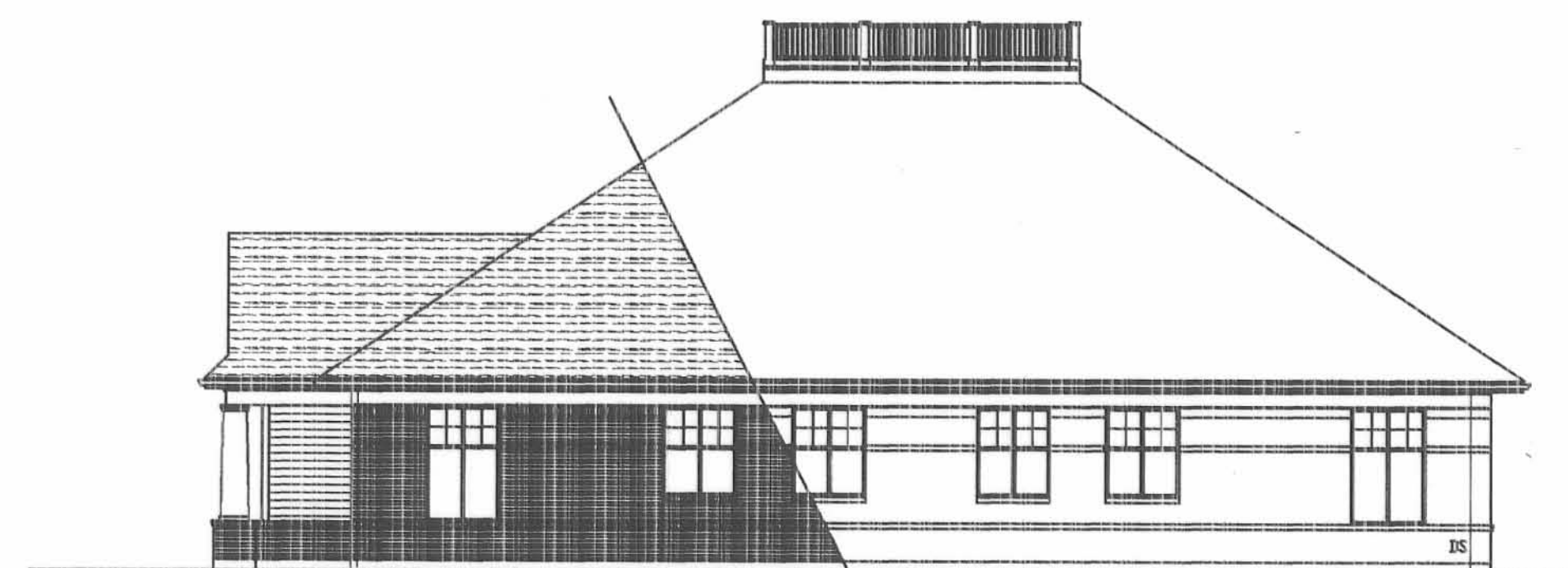
**BUILDING "A" FLOOR PLAN**

SCALE: 1"=10'



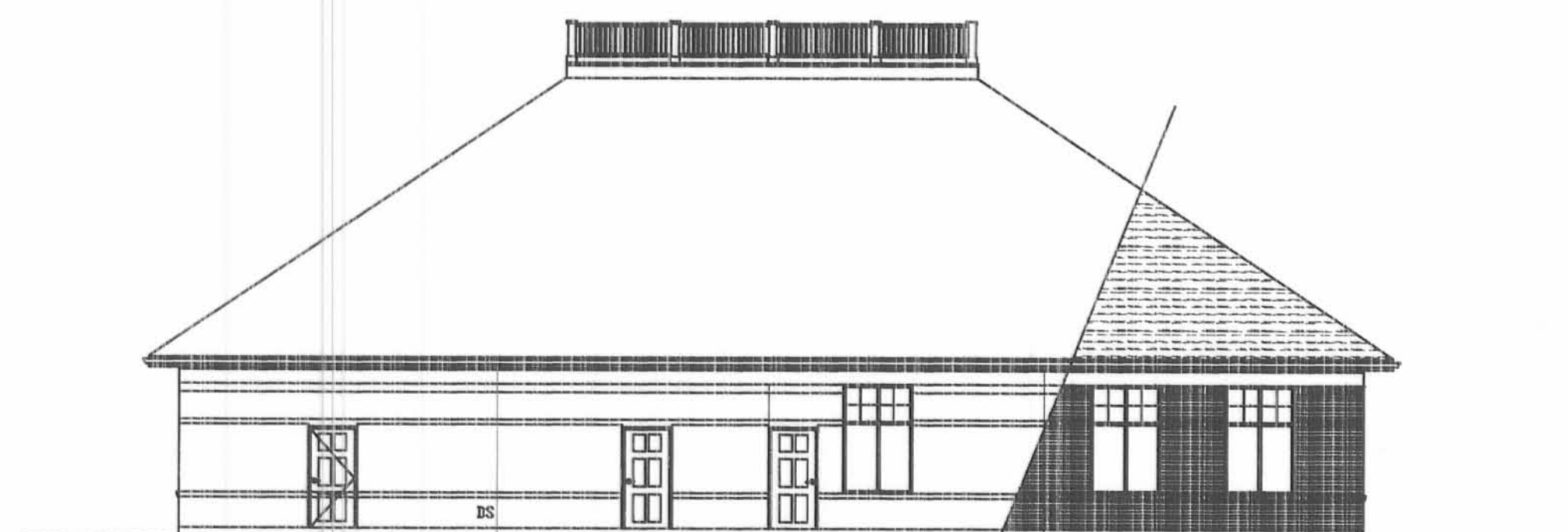
**NORTH MAIN STREET ELEVATION - EAST ELEVATION**

SCALE: 1"=10'



**NORTH ELEVATION**

SCALE: 1"=10'



**WEST ELEVATION**

SCALE: 1"=10'



**SOUTH ELEVATION**

SCALE: 1"=10'