

ROCKWELL REGISTER CORP. SURVEY
SEC. 35, T. 4, R. 14
LAKE TOWNSHIP
April 7, 1954

The following described real estate situated in the City of Bellefontaine, Lake Township, Logan County, Ohio and being part of Fractional Section 35, T. 4, R. 14 of the Between the Miami River's Survey and more particularly described as follows:

Beginning at an iron pin in the North line of said Section 35 at the Northwest corner of Columbian Height's Addition to the City of Bellefontaine; thence with the West line of said Columbian Height's Addition, being the West line of a 12 foot alley, S. 5°-33' W. 2063.7 feet to an iron pipe in the North line of Lot No. 2345; thence with the North line of said Lot No. 2345 and the North line of Lot No. 2329 N. 84°-25' W. 343.4 feet to an iron pipe in the East right-of-way line of the C. C. C. & St. L. Railroad, passing an iron pipe at the center line of Elm Street at 133.6 feet; thence with said East right-of-way line N. 6°-06' E. 1625.8 feet to an iron pipe at an angle in said right-of-way; thence continuing with said right-of-way line, N. 11°-49' E. 437.6 feet to an iron pipe in the North line of said Section 35; thence with said Section line S. 85°-00' E. 283.2 feet to the place of beginning.

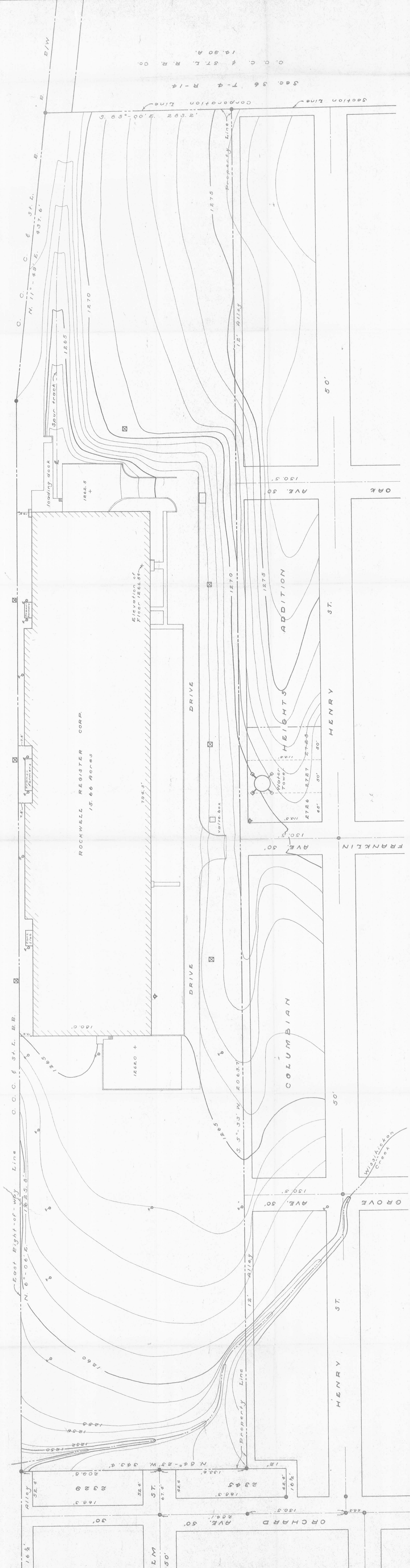
Containing 15.66 acres more or less.

INDEXED ON MAP

2116 10

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 9112
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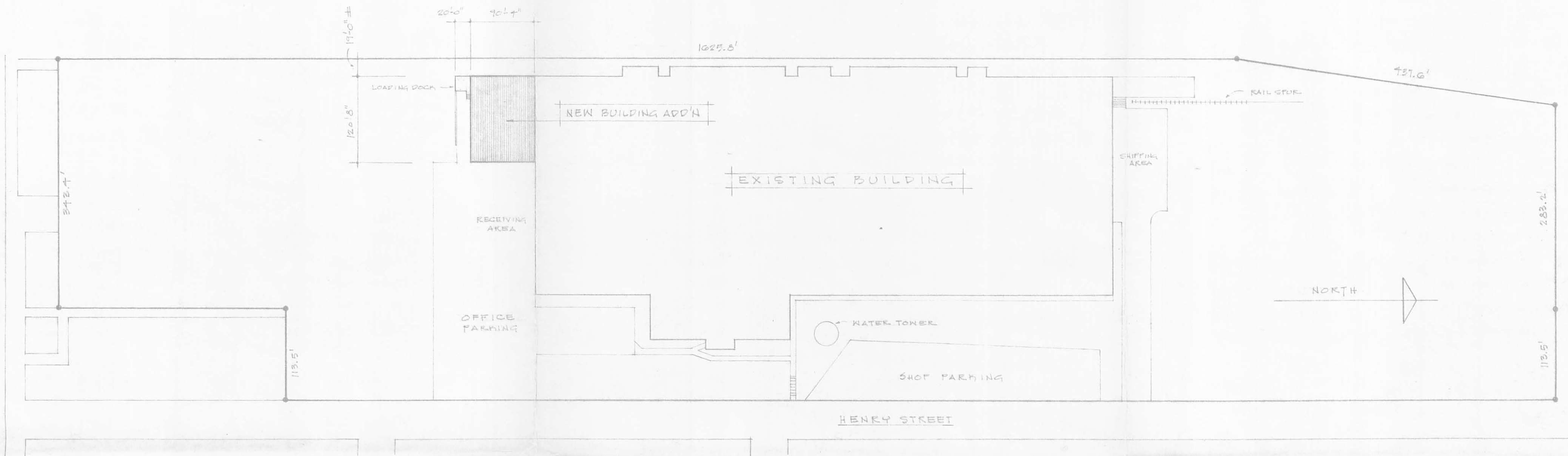
TOPOGRAPHICAL MAP
 OF
ROCKWELL REGISTER CORP.
BELLEFONTAINE MANUFACTURING DIVISION
 BELLEFONTAINE - LOGAN COUNTY, OHIO
 SECTION 35 TOWN 4 RANGE 14
 1954

- LEGEND**
 SCALE 1" = 50'
- Iron Pins Set
 - Iron Pins Found
 - Center Line
 - Electric Light Pole
 - Fire Hydrant
 - Fire Fighting Equipment Shed
- BENCH MARKS**
- DATUM
 - Mean sea level obtained from U.S.S. bench mark
 - B.M., Top of stone E. of Orchard & Elm, Streets Elev. 1254.26
 - B.M., Top of 6" hose outlet of fire hydrant 58' North E. East, of the Section corner 1267.62 Rockwell Building Elevation 1267.62

INDEXED ON MAP
 9116
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Surveyed & Drawn by
 Dan L. Dodson
 Surveyor-in-Training
 Approved by
 E. K. Carr, Reg. Surveyor # 621





SITE PLAN

1" = 100'

GENERAL CONSTRUCTION NOTES

1. THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 88-71 OF THE O.B.C. AND ALL OTHER APPLICABLE CHAPTERS.
2. ALL NEW CONCRETE FOOTINGS SHALL BEAR ON SOIL HAVING A MIN. COMPRESSIVE STRENGTH OF 3,000 P.S.F..
3. ALL MECHANICAL WORK SHALL CONFORM TO THE O.B.C..
4. ALL ELECTRICAL WORK SHALL CONFORM TO THE O.B.C. & N.E.C..
5. ALL PLUMBING WORK SHALL CONFORM TO THE O.B.C..
6. EXIST'G MFG. AREA = 238,000 S.F.
EXIST'G OFFICE AREA = 14,741 S.F.
TOTAL = 252,741 S.F.

PHASE ① AND ② CONSTRUCTION

- ① EXISTING PHASE ① CONSTRUCTION WAS APPROVED UNDER STATE APPROVAL NO. 94015 DATED NOVEMBER 29, 1974 AND WAS CONSTRUCTED BY CONTRACTORS OTHER THAN THOMAS AND MARKER CONSTRUCTION AND CONSISTS OF:
 - A. ALL FOOTINGS AND FOUNDATIONS.
 - B. ALL CONC. PADS AND PIERS FOR BUILDING COLUMNS EXCEPT AS SHOWN HEREIN.
 - C. CONC TRUCK RAMP AND RETAINING WALL & CONC SLABS EXCEPT LOADING DOCK.
- ② PHASE ② CONSISTS OF THE REMAINING CONSTRUCTION AS SHOWN HEREIN.

STATE APPROVAL NO. 96235 DATED MAR. 4, 1975

WAREHOUSE ADDITION ROCKWELL INTERNATIONAL BELLEFONTAINE, OHIO		DATE FEBRUARY 1975
THOMAS AND MARKER CONSTRUCTION CO. BELLEFONTAINE, OHIO		

INDEXED ON MAP
2116 2P

▽ BLDG DIMS CHANGED 3-14-75

DESCRIPTION:

Lying in the City of Bellefontaine, Section 35, T-4, R-14, Lake Township, Logan County, Ohio.

Being that same property as deeded to Discon Services, Incorporated and described in Volume O.R. 13, Page 136, this survey encompassing all tracts as therein described and being more particularly described as follows:

Beginning at a 2 1/2" iron pipe (copper cap) found on the north line of Section 35 at the northwest corner of this survey and being on the east line of the Con-Rail railroad property.

THENCE, with the said section line, (also the north corporation line of the City of Bellefontaine), S 85°-15'-30" E, 282.49 feet to a 5/8" iron rod set at the west terminus of a 12 foot-wide alley.

THENCE, with said west terminus, S 5°-00' W, 12.00 feet to a 5/8" iron rod set at the northwest corner of a vacated 12 foot north-south alley. (see vacation record in D.V. 253, Page 471). Ordinance No. 2565.

THENCE, with the north line of said vacated alley and the north line of Lot No. 2746 of the Columbian Heights Subdivision, S 85°-00' E, 125.5 feet to a 5/8" iron rod set on the west line of, Henry Street.

THENCE, with the said west line of Henry Street, S 5°-33' W, 532.15 feet to a 5/8" iron rod set on the north line of Oak Street at the southeast corner of Lot No. 2736.

THENCE, with the boundary of the west stub of Oak Street, the following 3 bearings and distances:

N 84°-27' W, 113.5 feet to a railroad spike.

S 5°-33' W, 50.0 feet to a 5/8" iron rod set.

S 84°-27' E, 113.5 feet to a 5/8" iron rod set on the west line of Henry Street at the northeast corner of Lot No. 2735.

THENCE, with the said west line of Henry Street, S 5°-33' W, 1029.51 feet to a railroad spike set on the north line of Grove Street at the southeast corner of Lot No. 2716.

THENCE, with the west stub of Grove Street, the following 3 bearings and distances:

N 84°-27' W, 125.5 feet to a 5/8" iron rod.

S 5°-33' W, 50.0 feet to a 5/8" iron rod.

S 84°-27' E, 125.5 feet to a railroad spike set on the west line of Henry Street.

THENCE, with the west line of Henry Street, S 5°-33' W, 95.95 feet to a drill hole in a concrete monument at the southeast corner of Lot 2714.

THENCE, with the south line of Lot 2714, N 84°-27' W, a distance of 125.5 feet to a 5/8" iron rod set on the west line of a 12 foot wide vacated alley (City ordinance No. 3250).

THENCE, S 5°-33' W, 295.31 feet to a concrete monument found on the north line of Lot 2345 of Sunny Side Addition, a distance of 67.4 feet, northerly at right angles, from the center-line of Orchard Avenue.

THENCE, with the north line of Lots 2345 and 2329 and parallel to Orchard Avenue, N 84°-24'-30" W, a distance of 343.40 feet to a 5/8" iron rod set on the east line of the Con-Rail railroad property.

THENCE, with the said east railroad property line, the following 2 bearings and distances:

N 6°-01'-35" E, 1624.54 feet to a 1 1/2" iron pipe (copper cap) found.

N 11°-45'-30" E, 437.57 feet to the point of beginning.

Containing 20.4143 acres (889,246 square feet)

Prepared by: Clayton M. Lee
Registered Professional Surveyor No. 6181.

REMARKS:

CITY UTILITY MAPS:
SAN. SEWER - PG. 23 & PLAN PD-3
WATER - PG. 300-A & PD-3
306
311-22-2-A

FLOOD INSURANCE DATA.
DATE MAP ISSUED

2116 3P

NOT:

NO RECORDS OF EASEMENTS FOUND IN OR THROUGH SURVEYED PROPERTY.

ALL U.G. UTILITIES SHOWN ARE FROM RECORDS SUPPLIED BY CITY ENGR. TO CITY OF MONTGOMERY. NO ADDITIONAL FOUND AUG. 1988

SURVEYOR CERTIFICATION

I hereby state to: BANCOHIO NATIONAL BANK; CHICAGO TITLE INSURANCE AGENCY; DISCON SERVICES, INCORPORATED; and any other concerned parties: that the survey prepared by me and delineated hereon was actually made upon the ground and that it and the information, courses and distances shown thereon are correct, that the title lines and lines of actual possession are the same; that the size, location and type of buildings and improvements are as shown and are all within the boundary lines of the property, and that there are no easements, encroachments or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon. This survey is made in accordance with the "Minimum Standard Requirements for Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1987.

Clayton M. Lee
Registered Professional Surveyor No. 6181
July 1, 1986

AUG. 25, 1989 - REVISED / UP-DATED

BOUNDARY SURVEY & IMPROVEMENTS LOCATION OF PROPERTY LOCATED AT 901 HENRY STREET CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO

20.4143 ACRES (889,246 SQ.FT.)

TOLERANCES (EXCEPT AS NOTED)	REVISIONS			DRAWN BY	SCALE 1"=100'	MATERIAL
	NO.	DATE	BY			
DECIMAL	1			CHK'D TRACED	DATE JULY 1, 1986	DRAWING NO. L-1426-2
±	2					
FRACTIONAL	3					
±	4					
ANGULAR	5					

