

HENRY TO GRAHAM
(July, 1964)

Being situated in Section 33, Town 4, Range 14, Lake Township, Logan County, Ohio.

Beginning at an iron at the northeast corner of the Baptist Church's 2.00 acre tract.

Thence with the east line of the Baptist Church's 2.00 acre tract S 3⁰-48'W 258.4 feet to an iron.

Thence with the south line of the Baptist Church's 2.00 acre tract N86⁰-12'W 335.3 feet to the center of State Route #68 passing through a concrete monument at 305.0 feet.

Thence with the center of State Route #68 S 4⁰-04'E 700.0 feet.

Thence S86⁰-12'E 530.3 feet to an iron, passing through an iron at 30.3 feet.

Thence N 6⁰-14'W 966.9 feet to an iron in the south corporation line of the City of Bellefontaine, Ohio.

Thence with the south corporation line of the City of Bellefontaine, Ohio N86⁰-31'W 122.3 feet to the place of beginning.

Containing 9.09 acres more or less.

Surveyed from a 75.79 acre tract.

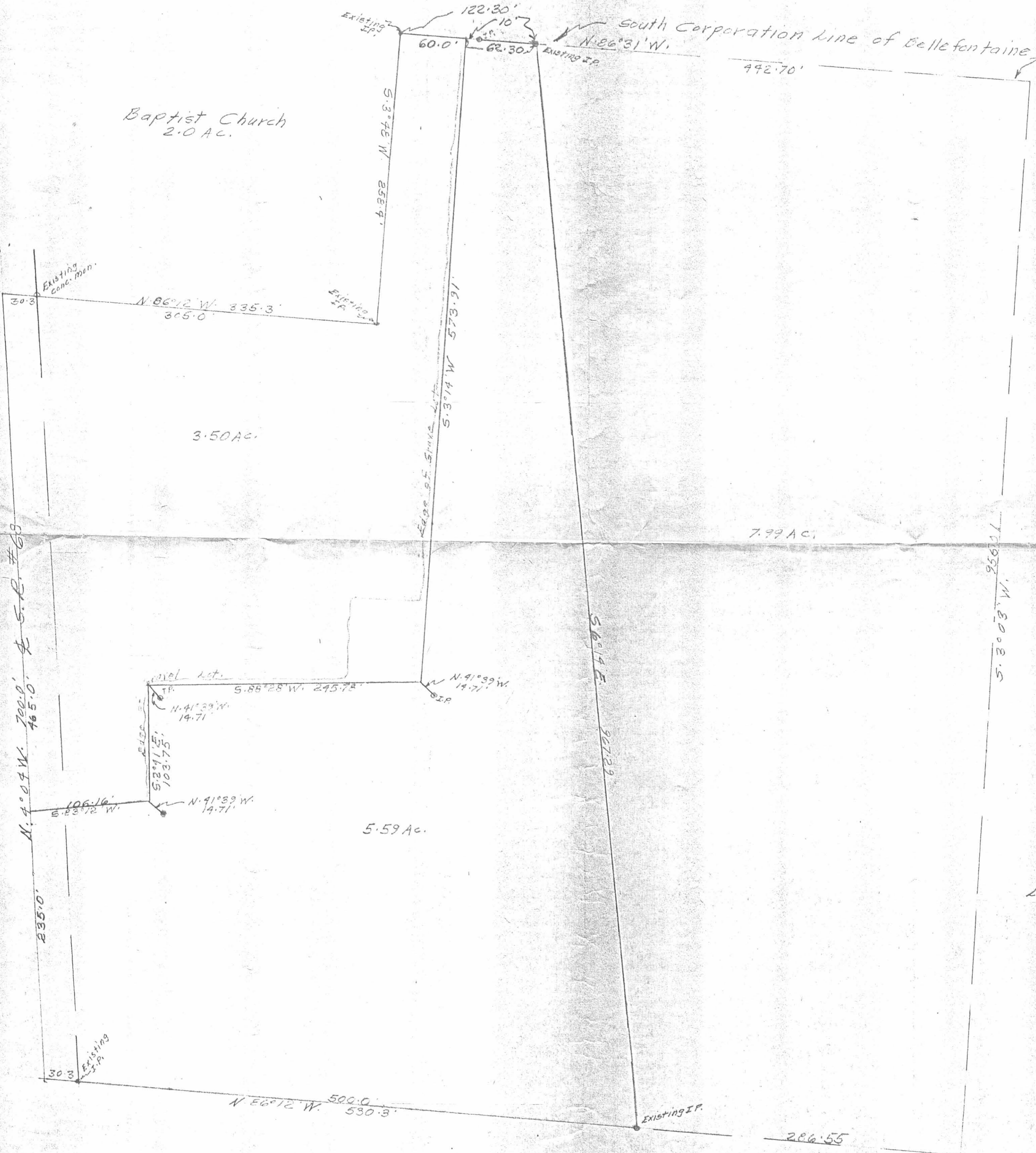
INDEXED ON MAP

3691 11D

Owen K. Shirk
Surveyor #4271



1" = 60'



Baptist Church
2.0 AC.

3.50 AC.

5.59 AC.

7.99 AC.

9.09 ACRES
SECTION NO. 33
LAKE TOWNSHIP
LOGAN COUNTY, OHIO

INDEXED ON MAP
3691 2P

John R. Marshall
Registered Surveyor No. 5300
718 South St.
Zanesville, Ohio
Sept. 20, 1968



6900 Tylersville Road, Suite A
Mason, Ohio 45040
P 513.336.6600
F 513.336.9365
www.bayerbecker.com



DESCRIPTION

August 25, 2008

LOCATION

0.665 Acre Tract

City of Bellefontaine
Logan County, OH

Situated in Section 33, Town 4, Range 14, Lake Township, City of Bellefontaine, Logan County, Ohio and being 0.180 acres out of Tract Three (5.728 acres) and 0.485 acres out of Tract One (1.512 acres) for a total of 0.665 acres of land in part of the lands of F&S Associates, LLC., as recorded in Official Record 885, Page 964 of the Logan County Ohio records and being further described as follows:

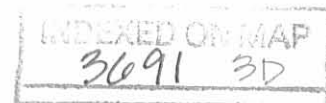
Beginning at a point found by measuring from a found capped (Lee) 5/8" iron pin at the northwest corner of said 5.728 acre tract and the northeast corner of a 0.683 acre tract as conveyed to the City of Bellefontaine, Ohio as recorded in Official Record 900, Page 315 of the Logan County Ohio records, said point being on the easterly line of South Main Street right of way; thence along the easterly line of said 0.683 acre tract and said right of way, South 04°04'00 East, 221.19 feet to a found capped (Lee) 5/8" iron pin and the true point of beginning;

- thence from the point of beginning thus found, leaving the easterly line of said 0.683 acre tract and said right of way, South 86°09'13" East, 194.22 feet to a set mag nail;
- thence South 06°11'27" East, 149.37 feet to a set 5/8" iron pin;
- thence North 86°09'13" West, 199.81 feet to a set mag nail in the aforementioned easterly line of said 0.683 acre tract and South Main Street right of way;
- thence along the easterly line of said 0.683 acre tract and said right of way, North 04°04'00" West, 148.50 feet to the point of beginning containing 28,978.14 square feet or 0.665 acres of land and being subject to all restrictions, easements and right-of-ways of record.

The above description was prepared from a field survey dated August 25, 2008 under the direction of Todd K. Turner, Registered Surveyor #7684 in the State of Ohio.

Basis of bearings: North line of Tract Three (5.728 Ac.), Exhibit "A" of Official Record 885, Page 964, Bearing South 86°09'22" E.

Prior Instrument Reference: Official Record 885, Page 964.



REV'D 8-27-08 S.M. OR

NOTES

1. Basis of Bearing: North line of Tract Three (5.728 Ac.) Exhibit "A" as recorded in O.R. 885, PG. 964, Bearing S86°09'22"E.
2. Prior Deed Reference: O.R. 885, PG. 964
3. Lines of occupation where they exist generally agree with boundary lines unless otherwise shown.
4. All monumentation in good condition unless otherwise shown.
5. All documents used as shown.

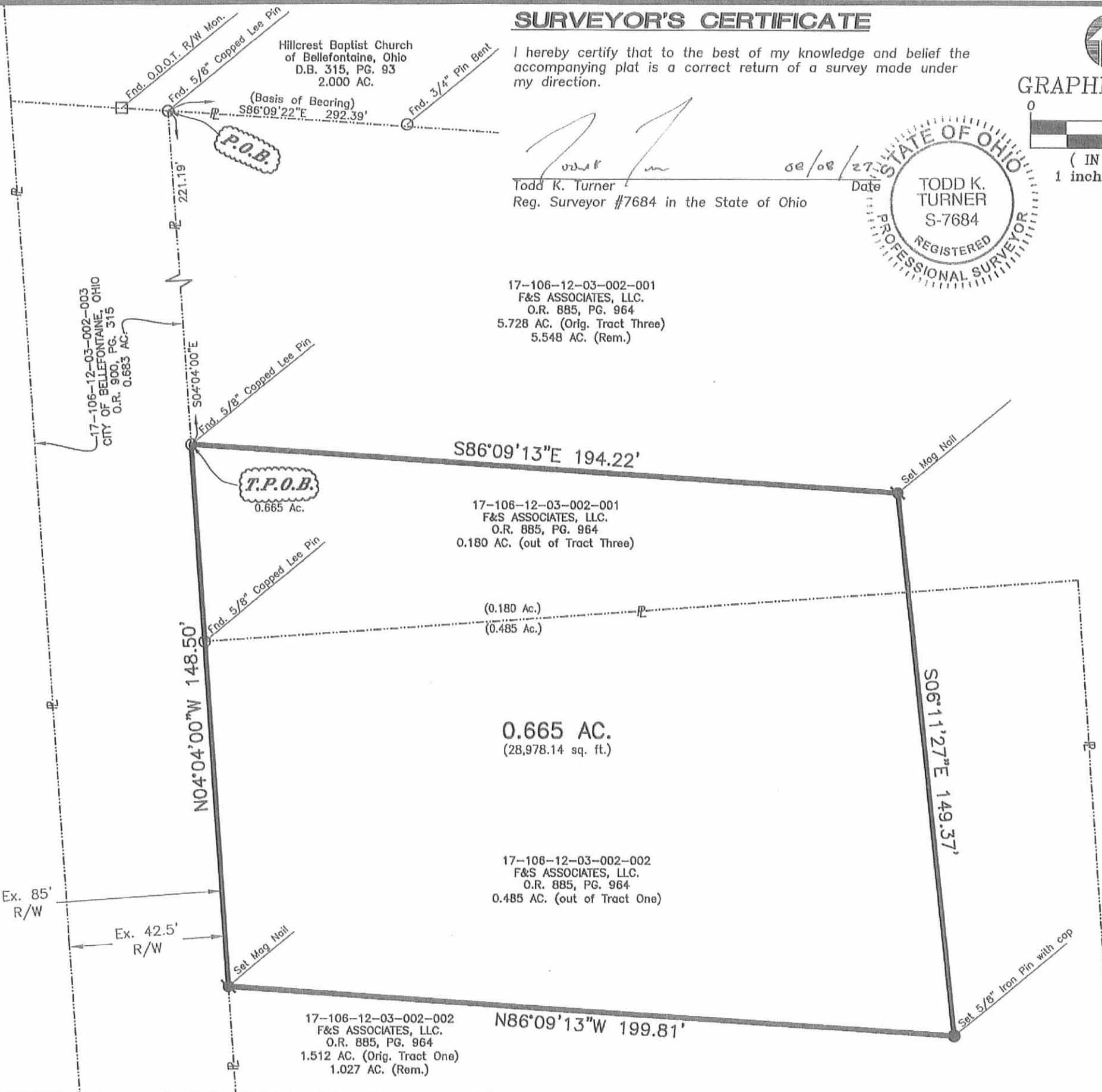
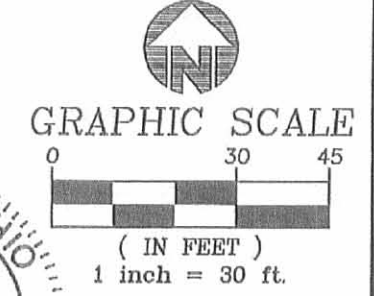
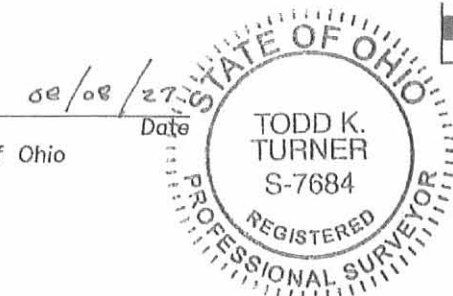
LEGEND

- Set 5/8" Iron Pin with cap
- ⊙ Set Mag Nail
- Found 5/8" Iron Pin
- Found Concrete Monument

SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief the accompanying plat is a correct return of a survey made under my direction.

Todd K. Turner
 Todd K. Turner
 Reg. Surveyor #7684 in the State of Ohio



SOUTH MAIN STREET

INDEXED ON MAP
 3691 3P

bayer becker
 6900 Tylersville Road, Suite A
 Mason, OH 45040 - 513.336.6600

O'REILLY AUTO PARTS
0.665 ACRE TRACT
 SECTION 33, TOWN 4, RANGE 14
 LAKE TOWNSHIP,
 CITY OF BELLEFONTAINE,
 LOGAN COUNTY OHIO
PLAT OF SURVEY

Drawing:	08F051-000 SP
Scale:	1" = 30'
Drawn by:	S.R.R.
Checked By:	
Issue Date:	08-25-08

Received 5-3-89

5-9-89 C.R.

Lee Surveying and Mapping Co.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

855 EAST SANDUSKY AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.
JEFFREY I. LEE, P.S.

GRAHAM CHEVROLET (0.748 ACRES)

Lying in the City of Bellefontaine, Section 33, T-4, R-14, Lake Township, Bellefontaine, Ohio.

Being off the northwest part of that 9.09 acre tract in the name of Graham as deeded and described in Volume O.R. 33, Page 113 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 'PK' nail found on the center-line of U.S. Route 68, (South Main Street) marking the northwest corner of the said 9.09 acre tract and also being the southwest corner of the Hillcrest Baptist Church 2 acre tract (Volume 315, Page 93).

THENCE, with the line between the 2 above mentioned properties, S 86°-12' E, a distance of 108.19 feet to a 5/8" iron rod (set), passing through a right-of-way monument at 30.29 feet.

THENCE, S 4°-45' W, running 5 feet west of and parallel to a concrete walk in front of a metal sales and service building, a distance of 267.00 feet to a railroad spike set in a parking lot.

THENCE, continuing in said parking lot, S 2°-34'-40" W, a distance of 157.68 feet to a railroad spike (set).

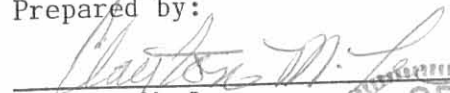
THENCE, S 85°-56' W, a distance of 48.00 feet to a 'PK' nail set on the center-line of U.S. Route 68 (South Main Street), passing through a 5/8" iron rod set at 18.00 feet.

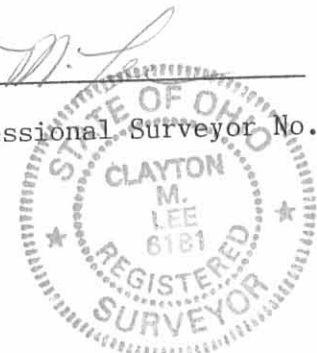
THENCE, with said center-line, N 4°-04' W, a distance of 435.28 feet to the point of beginning.

Containing 0.748 acre, of which 0.298 acre lies within the highway right-of-way, leaving 0.450 acre of usable land.

This description prepared from an actual field survey.
Basis for bearings: Center-line of U.S. Route 68 = N 4°-04' W.

Prepared by:


Clayton M. Lee
Registered Professional Surveyor No. 6181
May 2, 1989



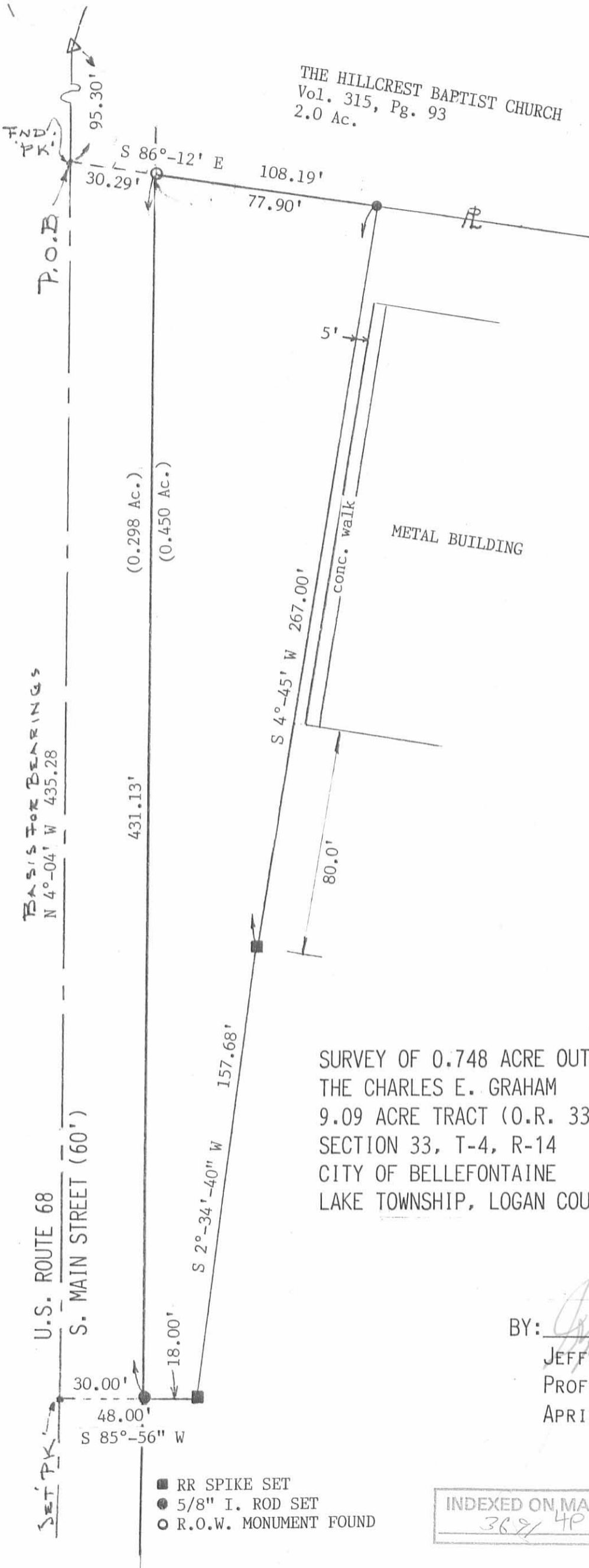
INDEXED ON MAP
369/40

ORIGINAL SET IN GREEN
L-1734

THE HILLCREST BAPTIST CHURCH
 Vol. 315, Pg. 93
 2.0 Ac.



SCALE 1" = 40'



BASIS FOR BEARINGS
 N 4°-04' W 435.28

U.S. ROUTE 68

S. MAIN STREET (60')

(0.298 Ac.)

(0.450 Ac.)

SURVEY OF 0.748 ACRE OUT OF
 THE CHARLES E. GRAHAM
 9.09 ACRE TRACT (O.R. 33, PG. 113)
 SECTION 33, T-4, R-14
 CITY OF BELLEFONTAINE
 LAKE TOWNSHIP, LOGAN COUNTY, OHIO

BY:

JEFFREY I. LEE
 PROFESSIONAL SURVEYOR 6359
 APRIL 12, 1989



ORIGINAL STAMP IN GREEN

- RR SPIKE SET
- 5/8" I. ROD SET
- R.O.W. MONUMENT FOUND

INDEXED ON MAP
 368/4P

L-1734-4

REC'D 12-22-94 smy ok ✓



Lee Surveying and Mapping Co.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

143 EAST COLUMBUS AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-7335

JEFFREY I. LEE, P.S.

CHARLES E. GRAHAM 3.282 ACRES

Lying in Section 33, Town 4, Range 14, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being out of the Charles E. Graham 9.09 acre tract as deeded and described in Official Record 33, Page 113 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at 5/8 inch iron rod set at the southwest corner of City Lot 4650 of Jado Ville as filed in Plat Cabinet "A", Slide 713 of the Logan County Records of Plats.

THENCE, with the north line of Kent Drive (60 feet wide), N 86°-12'-00" W, a distance of 530.30 feet to a point on the center-line of South Main Street (U.S. Route 68), passing a 5/8 inch iron rod found at 489.92.

THENCE, with the center-line of South Main Street (60 feet wide), N 4°-04'-00" W, a distance of 239.29 feet to a point.

THENCE, N 85°-56'-00" E, a distance of 513.74 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set for reference at 40.00 feet.

THENCE, with the west line of the aforementioned Jado Ville, S 6°-11'-33" E, a distance of 312.08 feet to the point of beginning.

Containing 3.282 acres of which 0.166 acre is within the right-of-way of South Main Street.

The basis for bearings is based upon the center-line of South Main Street being N 4°-04'-00" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Company on December 20, 1994.

Description prepared by:

Jeffrey I. Lee
Professional Surveyor 6359
December 21, 1994



L 1734

ORIGINAL STAMP IN GREEN

INDEXED ON MAP
3691 512

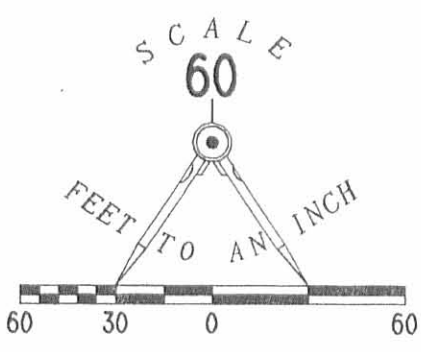


CHARLES E. GRAHAM
 9.09 AC.
 O.R. 33. PG. 113

3.282 ACRES
 OF WHICH 0.166 ACRE IS WITHIN
 THE HIGHWAY RIGHT-OF-WAY

LOT 4652
 JADO VILLE
 LOT 4651
 PLAT CABINET "A" SLIDE 713
 LOT 4650

**SURVEY OF 3.282 ACRES OUT OF THE
 CHARLES E. GRAHAM 9.09 ACRE TRACT
 OFFICIAL RECORD 33, PAGE 113
 SECTION 33, TOWN 4, RANGE 14
 CITY OF BELLEFONTAINE
 LAKE TOWNSHIP
 LOGAN COUNTY, OHIO**



LEGEND

- ⊗ RAILROAD SPIKE FOUND
- 5/8" IRON ROD FOUND
- 5/8" IRON ROD SET

REFERENCES

LEE SURVEYING AND MAPPING COMPANY SURVEY NUMBER L 1734-4.

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

INDEXED ON MAP
 3691 5P



ORIGINAL STAMP IN GREEN

SURVEYED BY:

 JEFFREY I. LEE
 PROFESSIONAL SURVEYOR 6359
 DECEMBER 20, 1994

LEE SURVEYING & MAPPING CO.
 143 East Columbus Avenue
 BELLEFONTAINE, OHIO 43311
 (513) 593-7335
 D 251 CGRAHAM L 1734-3

SURVEYOR'S AFFIDAVIT

STATE OF OHIO

RECEIVED _____

TIME _____

RECORDED _____

OFFICIAL RECORD _____ PAGE _____

COUNTY RECORDER ss:

Todd K. Turner, being first duly sworn, deposes and say that he is a Registered Professional Surveyor under the laws of the State of Ohio, being Professional Surveyor No. 7684 and that he is making this affidavit for the purposes of correcting the description to certain real estate situated in Section 33, Town 4, Range 14, Lake Township, City of Bellefontaine, Logan County Ohio, presently owned by O'Reilly Automotive Inc. by virtue of Warranty Deed as recorded in Official Record 932 Page 535 of the Logan County Records of Deeds

Affiant further states that the purpose of this correction is due to a prior recording of the adjacent property. The property herein described was researched in July 23, 2008 and a plat was recorded and filed but not transferred until October 30, 2008. In that time period the adjacent property had been surveyed and monumentation set. The corrected description being as follows with corrections underlined:

Situated in Section 33, Town 4, Range 14, Lake Township, City of Bellefontaine, Logan County, Ohio and being 0.180 acres out of Tract Three (5.728 acres) and 0.485 acres out of Tract One (1.512 acres) for a total of 0.665 acres of land in part of the lands of F&S Associates, LLC., as recorded in Official Record 885, Page 964 of the Logan County Ohio records and being further described as follows:

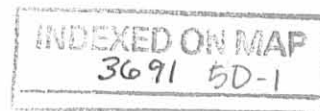
Beginning at a point found by measuring from a found capped (Lee) 5/8" iron pin at the northwest corner of said 5.728 acre tract and the northeast corner of a 0.683 acre tract as conveyed to the City of Bellefontaine, Ohio as recorded in Official Record 900, Page 315 of the Logan County Ohio records, said point being on the easterly line of South Main Street right of way; thence along the easterly line of said 0.683 acre tract and said right of way, South 04°04'00 East, 221.19 feet to a found capped (Lee) 5/8" iron pin and the true point of beginning;

- thence from the point of beginning thus found, leaving the easterly line of said 0.683 acre tract and right of way, South 86°08'18" East, 194.22 feet to a set mag nail;
- thence South 06°08'00" East, 149.46 feet to a found capped (Lee) 5/8" iron pin;
- thence North 86°06'16" West, 199.68 feet to a set mag nail in the aforementioned easterly line of said 0.683 acre tract and South Main Street right of way;
- thence along the easterly line of said 0.683 acre tract and said right of way, North 04°04'00" West, 148.50 feet to the point of beginning containing 28,978.95 square feet or 0.665 acres of land and being subject to all restrictions, easements and right-of-ways of record.

The above description was prepared from a field survey dated August 25, 2008 under the direction of Todd K. Turner, Registered Surveyor #7684 in the State of Ohio.

Basis of bearings: North line of Tract Three (5.728 Ac.), Exhibit "A" of Official Record 885, Page 964, Bearing South 86°09'22" E.

Prior Instrument Reference: Official Record 885, Page 964.



This affidavit is made in compliance with Revised Code of Ohio Sec. 5301.252 and particularly to show an affidavit of a professional surveyor to reconcile conflicts and ambiguities in descriptions of land in recorded instruments as stated in paragraph B (5) of Section 5301.252. Under Sec. 5301.252 (C) the County Recorder shall receive and cause such affidavit to be recorded as deeds are recorded.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Bifor

Todd K. Turner

Todd K. Turner
Professional Surveyor No. 7684



Debra Schumacher

STATE OF OHIO,
BUTLER COUNTY, SS:

BE IT REMEMBERED, that on this 9th day of January, 2009, before me, the subscriber, a Notary Public in and for said County and State, personally came the above named Todd K. Turner the maker of the foregoing Affidavit, and acknowledged the signing of the same to be his voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal, on the day and year last aforesaid.

Debra Schumacher
Notary Public,



DEBRA A. SCHUMACHER
Notary Public, State of Ohio
My Comm. Expires July 5, 2012

RECORDER:

Please cross reference to Official Record 932, Page 535 in the Abstract of the Deed Records of Logan County, Ohio

This instrument was prepared by Todd K. Turner.

INDEXED ON MAP
3691 5D-2

7-23-19



APPROVED

ENGINEERING ♦ SURVEYING ♦ GPS/GIS CONSULTING
Findlay, OH • 3200 N. Main Street • 419.423.5630
Charlotte, NC • P.O. Box 621524 • 704.604.4124

LEGAL DESCRIPTION

Pt. of the Section 33, T4, R14,
City of Bellefontaine, Lake Township, Logan County
State of Ohio
0.896 Acres

PARCEL A

Situated in the City of Bellefontaine, Lake Township, County of Logan, State of Ohio, and being a part of Section 33, Township 4, Range 14, and being part of an Original Tract of Land of 1.512 acres previously conveyed in the name of F & S Associates LLC, OR Volume 885, Page 964 Tract One of the Logan County Records, being more particularly described as follows:

Commencing at a Mag Nail Set marking the centerline intersection of Kent Drive (60' R/W) and South Main Street (a.k.a. U.S. Route No. 68, 85' R/W);

Thence along the centerline of said South Main Street, N 02°28'36" W, a distance of 44.34 feet to a point;

Thence at right angles to said centerline, N 87°31'24" E, a distance of 42.50 feet to a 2" diameter Aluminum ODOT Monument marked R/W, found on the East Right-of-Way Line of said South Main Street, and being the PRINCIPAL POINT OF BEGINNING of said Parcel to be herein described;

Thence parallel with the centerline of said South Main Street and along said East Right-of-Way Line, N 02°28'36" W, a distance of 132.69 feet to a 2" diameter Aluminum ODOT Monument marked R/W found, marking the southwest corner of a 0.665 acre Parcel of Land previously conveyed in the name of O'Reilly Auto Enterprises LLC, as per OR Volume 1144, Page 915 of the Logan County Deed Records;

Thence along the south line of said 0.665 acre Parcel and the extension thereof, S 84°33'49" E, a distance of 242.31 feet to a 5/8 inch Capped Rebar Set, and passing a 5/8" Rebar found at 199.81 feet;

Thence along the west line of the F & S Associates LLC 5.728 acre Tract, OR 885, Page 964 Tract Three, S 02°28'36" E, a distance of 197.17 feet to a 5/8" Rebar found on the North Right-of-Way Line of said Kent Drive, and marking a non-tangent point of curvature;

Thence along said North Right-of-Way Line, on a curve to the left, having a radial bearing of S 36°19'17" W, a radius of 280.00 feet, a central angle of 29°10'34" along an arc distance of 142.58 feet, the chord of said curve bearing N 68°16'01" W, a chord distance of 141.05 feet, to a 5/8" Rebar found marking a point of tangency of said curve;

Thence continuing along said North Right-of-Way Line, N 82°51'17" W, a distance of 91.84 feet to a 5/8" Rebar found;

(cont.)



VH

VAN HORN

HOOVER

ENGINEERING ♦ SURVEYING ♦ GPS/GIS CONSULTING
 Findlay, OH ♦ 3200 N. Main Street • 419.423.5630
 Charlotte, NC • P.O. Box 621524 • 704.604.4124

LEGAL DESCRIPTION

Pt. of the Section 33, T4, R14,
 City of Bellefontaine, Lake Township, Logan County
 State of Ohio
0.896 Acres

PARCEL A

(cont.)

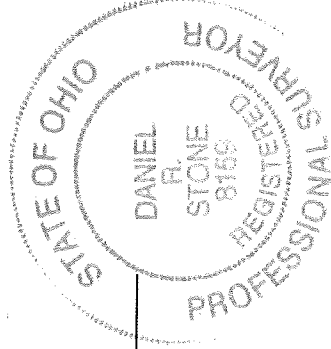
Thence continuing along said Right-of-Way Line, N 42°39'59" W, a distance of 32.25 feet to
 the **PRINCIPAL POINT OF BEGINNING**,

Containing 0.896 Acres of land, more or less, all being subject to any prior easements of
 record or otherwise.

Bearings are based on the Ohio North 3401 State Plane Coordinate System, NAD 83 (2011).
 Distances referenced are ground distances.

Where described above, all 5/8" Capped Rebar Set are 30 inches in length,
 with an orange plastic cap stamped 'VHHA #8159' placed on top.

This description was prepared in accordance with a recent Field Survey prepared by
 Daniel R. Stone, Registered Surveyor #8159, 3200 N. Main Street, Findlay, Ohio, 45840,
 dated July 10, 2019 and filed within the Engineer's Office of Logan County.

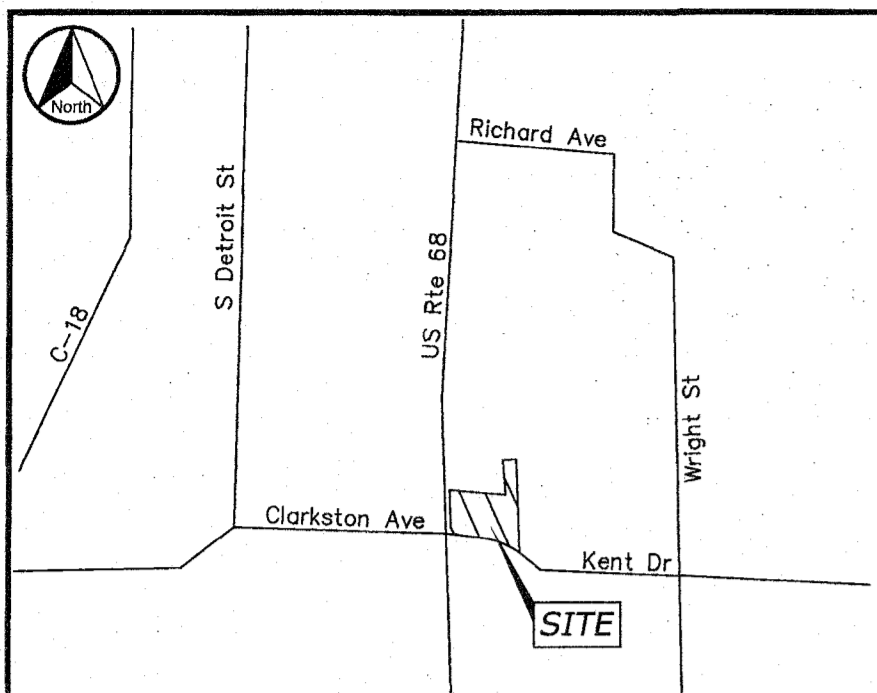
Date: 11 July 2019

Survey and Legal Description by:

Daniel R. Stone
 Daniel R. Stone, P.E., P.S.
 Ohio Registered Surveyor #8159

7.23.19

APPROVED



VICINITY MAP N.T.S.

PARCEL SPLIT / BOUNDARY SURVEY

SITUATED IN THE CITY OF BELLEFONTAINE, TOWNSHIP OF LAKE, COUNTY OF LOGAN, BEING A PART OF SECTION 33, T4, R14, STATE OF OHIO. 0.896 ACRES

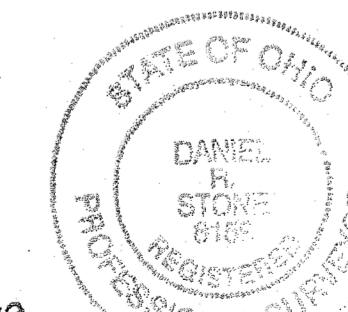


Purpose of Survey:
To create a separate Parcel of Land and resulting Boundary Survey, shown as Parcel A of 0.896 acres, from the division of an existing parcel of Land, Parcel #17-106-12-03-002-002 in the name of F & S Associates, LLC, as recorded in OR Volume 885, Page 964 Tract Three, of the Logan County Deed Records.

- Surveyor's Note:**
- 1) This survey performed using a Trimble 5800 GPS unit, connected to the Ohio VRS/CORS GPS Network, collecting data in the Ohio North 3401 State Plane Coordinate System, NAD 83 (2011) and converted to Ground Coordinates. Distances shown are GROUND DISTANCES.
 - 2) Bearings are based on the Ohio North, 3401 State Plane Coordinate System, NAD 83 (2011).
 - 3) This survey performed without the benefit of a Title Report, and may not show all recorded easements, covenants, restrictions or otherwise, if any.
 - 4) Parcel ID's per the Logan County Auditors website at the time of this survey.

Prior Deeds of Reference:
OR Volume 964, Page 191, Parcel 43-WD per LOG-68-5.92

I certify that on 11 July, 2019
this survey was performed and completed by myself or under my direct supervision.
Daniel R. Stone
Daniel R. Stone, Registered Surveyor #8159
Legal Description has been prepared in accordance with this Survey.



LEGEND

● SET 5/8" X 30" Rebar, marked with Orange Plastic Cap "VHHA 8159"	POC Point of Commencement
▲ SET Mag Nail	PPOB Principal Point of Beginning
○ Found Capped Rebar, RLS #8359	R/W Road Right-of-Way
□ Found 2" Dia. Aluminum ODOT Monument marked "R/W"	CL Centerline
○ Found as described	DL Dimension Leader
	→ Land Hook

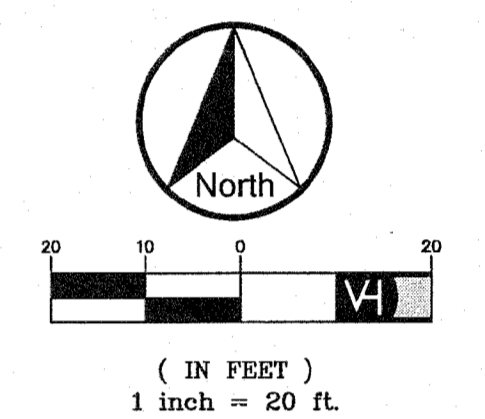


Van Horn Hoover
& Associates, Inc.

- SURVEYING
- CIVIL ENGINEERING
- LAND USE PLANNING
- GPS/GIS CONSULTANTS

3200 N. MAIN ST.
FINDLAY, OH 45840
(419) 423-5630

www.VanHornHoover.com
E-Mail: Info@VanHornHoover.com



PROPERTY LOCATED AT:
1551 S. MAIN ST. (SR 68) & KENT DRIVE
BELLEFONTAINE, OH

PARCEL SPLIT / BOUNDARY SURVEY

REVISIONS

MARK	DATE	DESCRIPTION

PLOTSCALE: 1:1

DRAWN: Jp	CHECKED: DRS
DRAWING SCALE: 1"=20'	
DATE: 07/11/19	
JOB NUMBER: z:\projects\17009	
SHEET NUMBER: 17009-split.dwg	
1 OF 2	

INDEXED ON MAP
3/2/1