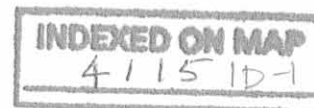


LESLIE H. GEESLIN  
REGISTERED SURVEYOR NO. 5248  
P O. BOX 274  
RUSHSVLVANIA. OHIO 43347



TELEPHONE: (513) 468-2793

LOGAN COUNTY FARM BUREAU SURVEY

March, 1985

The following described real estate situated in the State of Ohio, County of Logan, Township of Lake, City of Bellefontaine, being part of the southeast  $\frac{1}{4}$  of Section 34, Town 4, Range 14, B. M. R. S. and more particularly described as follows:

Beginning at a railroad spike in the west line of Detroit Street at the northeast corner of The Heiby Oil Company's 1.12 acre tract as described in D. B. Vol. 303 Pg. 397, said iron bar being N.  $4^{\circ} 13' 00''$  E. 368.2 feet from the south line of Section 34.

Thence with the north line of said Heiby Oil Company's 1.12 acre tract N.  $86^{\circ} 14' 39''$  W. 362.20 feet to an iron bar.

Thence on a 427.60 foot radius curve to the left, the chord of which measures S.  $26^{\circ} 49' 18''$  W. 135.86 feet, to an iron bar at the northwest corner of the Marathon Oil Company's 1.01 acre tract as described in D. B. Vol. 214 Page 394.

Thence with said Company's west line on a 427.60 foot radius curve to the left, the chord of which measures S.  $11^{\circ} 31' 06''$  W. 91.70 feet, to a 3" steel post in the east line of the old T. & O. C. Railroad ( presently Conrail ).

Thence with said east line on a 2441.12 foot radius curve to the right, the chord of which measures N.  $1^{\circ} 03' 58''$  W. 845.88 feet, to an iron bar at the southwest corner of Grace L. Marker's 1.64 acre tract as described in D. B. Vol. 341 Page 221.

Thence with said Marker's south line N.  $85^{\circ} 43' 30''$  E. 254.00 feet to an iron bar at the northwest corner of Lake Township's 0.59 acre tract as described in D. B. Vol. 313 Page 776.

Thence with said Lake Township's west line S.  $4^{\circ} 03' 30''$  W. 130.30 feet to an iron bar.

Thence with said Lake Township's south line S.  $85^{\circ} 56' 30''$  E. 99.45 feet to an iron bar.

Thence with said Lake Township's south line N.  $4^{\circ} 02' 54''$  E. 45.04 feet to a boat spike.

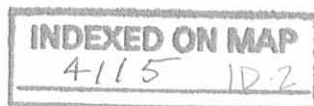
Thence with said Lake Township's south line S.  $85^{\circ} 57' 00''$  E. 153.05 feet to a boat spike in the west line of Detroit Street.

Thence with said Detroit Street S.  $4^{\circ} 13' 00''$  W. 575.97 feet to the place of beginning.

Containing 7.18 acres more or less, of which 3.23 acres are in the Corporation of Bellefontaine and 3.95 acres are in Lake Township.

Bearings were based on angles turned from a magnetic bearing of Detroit Street.

The above discription is based on a field survey of the premises.



*Leslie H. Geeslin*



CONRAIL (OLD T. & O. C.R.R.)

RADIUS = 2441.12'  
RIGHT-OF-WAY LINE

N. 1° 03' 58" W. 845.88'

P 5.11° 31' 06" W. 91.70'  
F RADIUS = 427.6'  
5.26° 49' 18" W. 135.86'

THE MARATHON OIL CO.  
1.01 AC.  
DB VOL. 214 PG. 394

N. 86° 14' 39" W.

THE HEISY OIL CO.  
1.12 AC.  
DB VOL. 303 PG. 397

B

414.42

125.00'

N. 86° 14' 39" W. 362.20'

D

(3.95 AC. IN LAKE TWP.)  
BELLEFONTAINE CORPORATION LINE  
(3.23 AC. IN CORR.) 7.18 AC.

S. 4° 13' 00" W. 575.97'

DETROIT STREET (60')

N. 85° 43' 30" E. 254.00'

V

F

GRACE L. MARKER  
1.44 AC.  
DB VOL. 341 PG. 221

E 5.4° 03' 30" N. 130.30'

E

5.85° 56' 30" E. 99.45'

N

N. 4° 02' 54" E. 45.04'

C

5.85° 57' 00" E. 153.05'

D

153.05'

D

153.05'

D

153.05'

D

153.05'

D

153.05'

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153.05'

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153.05'

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153.05'

D

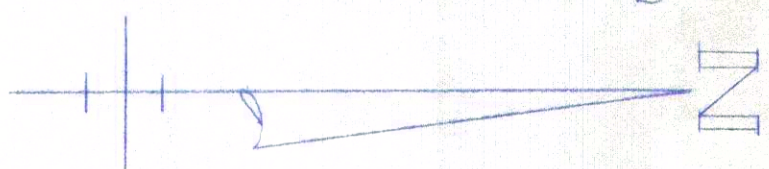
153.05'

D

153.05'

D

LAKE TOWNSHIP TR.  
0.57 AC.  
DB VOL. 513 PG. 776



LEGEND:  
A = 3" STEEL POST FOUND  
B = 3/4" IRON BAR FOUND  
C = BOAT SPIKE FOUND  
D = R.R. SPIKE SET  
E = 5/8" IRON BAR FOUND  
F = 5/8" IRON BAR SET

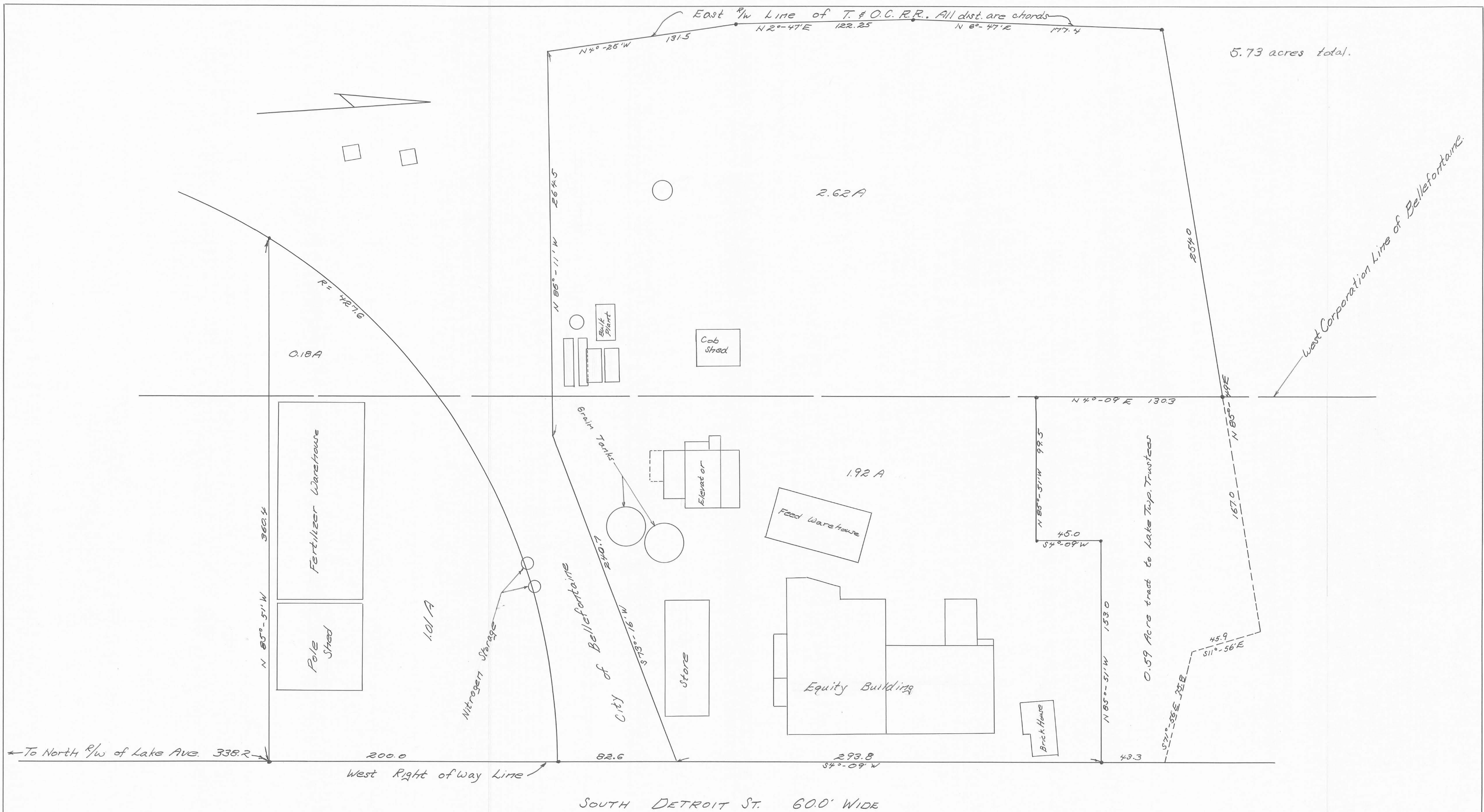
SURVEY OF 7.18 AC. TRACT IN  
SOUTHEAST QUARTER OF SECTION 34,  
TOWN 4 S., RANGE 14 E., 3. M. R. S.,  
CITY OF BELLEFONTAINE AND LAKE  
TOWNSHIP, LOGAN COUNTY, OHIO  
FOR LOGAN COUNTY FARM BUREAU  
MARCH, 1935  
SCALE: 1" = 50'



INDEXED ON MAP  
4115 1P

Leslie H. Geeslin  
LESLIE H. GEESLIN  
RUSHSVLVANIA, OHIO





BELLEFONTAINE, OHIO  
 SEC. 34, T-4, R-14; LAKE TWP.  
 LOGAN COUNTY  
**FARM BUREAU**  
 OWEN K. SHIRK, SURVEYOR 4271  
 BELLEFONTAINE, OHIO  
 1" = 30'    AUG., 1967

EQUITY DESCRIPTION  
(July, 1964)

Being situated in Section 34, Town 4, Range 14 of Lake Township, Logan County, Ohio; and a part being within the City of Bellefontaine.

Beginning at a point in the center line of Detroit Street that is  $S 4^{\circ}-06'W$  519.5 feet from the center of Carter Avenue. Thence  $N 71^{\circ}-56'W$  10.8 feet to the place of beginning for this description.

The following three courses follow the south line of the Kidwell tract.

Thence  $N 71^{\circ}-56'W$  86.1 feet to an iron, passing through an iron at 10.8 feet.

Thence  $N 11^{\circ}-56'W$  49.5 feet to an iron.

Thence  $S 85^{\circ}-49'W$  421.0 feet to an iron in the east right of way line of the T.&O.C. R.R.

Thence with the T.&O.C. R.R. east right of way line a chord's distance of  $S 6^{\circ}-47'W$  177.4

Again with the east right of way line of the T.&O.C. R.R. a chord's distance  $S 2^{\circ}-47'W$  122.25 feet to an iron at the northwest corner of the Logan Farm Bureau Co-operative Assn. tract.

Thence with the north line of said Farm Bureau's tract  $S 86^{\circ}-16'E$  519.0 feet to an iron.

Thence  $E 4^{\circ}-09'E$  288.2 feet to the place of beginning.

Containing 3.85 acres more or less.

1.98 acres of this area being within the City of Bellefontaine, Ohio.

Owen K. Shirk  
Surveyor #4271

INDEXED ON MAP

415 3D

EQUITY SURVEY  
 SEC. 34; T-4; R-14  
 LAKE TWP.; LOGAN CO.  
 BELLEFONTAINE, OHIO  
 OWEN K. SHIRK  
 SURVEYOR 4271



12-30-2022



**APPROVED**

P. Allan Investment Realty  
Page 2 of 2  
December 02, 2022

**LEGAL DESCRIPTION**

Being a part of a 7.180 acre tract in the name of Bellefontaine Lodge No. 2563, Loyal Order of Moose (O.R. 1347, Pg. 956) and being a part of the SE ¼ of Section 34, Town 4, Range 14 of the Between the Miami Rivers Survey, City of Bellefontaine, Lake Township, Logan County, Ohio, more particularly described as follows:

Commencing at an #5 Rebar set at the intersection of the N line of Lake Avenue and the W line of Detroit Street and being the SE corner of a 1.01 acre tract in the name of Heiby Oil Company (O.R. 78, Pg. 293, Tract II); thence N 05°-23'-42" E with the E line of said 1.01 acre tract, the E line of a 1.12 acre tract in the name of Heiby Oil Company (D.V. 303, Pg. 397) and the W line of Detroit Street, 338.58' to a point at the POINT OF BEGINNING, as referenced by an existing #5 Rebar at S 84°-46'-25" E, 0.30' and being the NE corner of said 1.12 acre tract and the SE corner of said 7.180 acre tract; thence the following courses:

1. N 84°-46'-25" W with the S line of said 7.180 acre tract and the N line of said 1.12 acre tract, 362.20' to a #5 Rebar set at the NW corner of said 1.12 acre tract and a common corner with said 7.180 acre tract;
2. Southwesterly with the E line of said 7.180 acre tract and the W line of said 1.12 acre tract and a 1.01 acre tract in the name of Heiby Oil Company (O.R. 78, Pg. 293, Tract I) and being a curve to the left having a radius of 427.60', an arc length of 228.94', a delta of 30°-40'-33", a chord bearing of S 21°-38'-41" W and a chord distance of 226.21' to a #5 Rebar set on the E line of said 1.01 acre, the SW corner of said 7.180 acre tract and the E line of the Old T. & O.C. Railroad, passing a set #5 Rebar at an arc length of 136.40';
3. Northeasterly with the W line of said 7.180 acre tract and the E line of the Old T. & O.C. Railroad and being a curve to the right, having a radius of 2441.12', an arc length of 353.77', a delta of 08°-18'-12", a chord bearing of N 05°-45'-44" W and a chord distance of 353.46' to a set #5 Rebar;
4. S 84°-46'-25" E, 493.90' to a #5 Rebar set on the E line of said 7.180 acre tract and the W line of Detroit Street;
5. S 05°-23'-42" W with E line of said 7.180 acre tract and the W line of Detroit Street, 130.00' to the POINT OF BEGINNING.

The above described parcel contains 1.682 acres, more or less, of which 0.755 acres are located in the City of Bellefontaine, subject to all legal highways and easements of record.

The system of bearings for this legal description is based on the Ohio State Plane-North Coordinate System NAD83 (2011). This legal description and accompanying plat represent an actual boundary survey completed under the direct supervision of Kyle J. Binkley, P.S. #8587 on December 02, 2022. All markers called for above are in place.



INDEXED ON MAP  
415

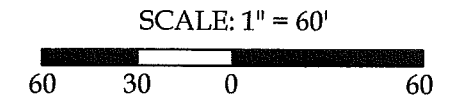


12-30-2022

APPROVED

Survey of a part of Parcels #17-091-20-09-012-000 & 15-091-20-09-011-000 and being located in the SE 1/4 of Section 34, Town 4, Range 14 of the Between the Miami Rivers Survey, City of Bellefontaine, Lake Township, Logan County, Ohio.

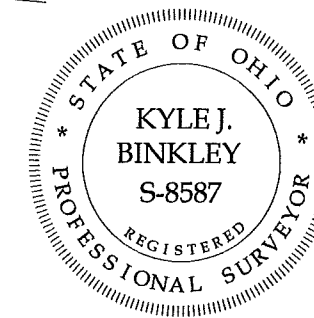
(Prior Deed Referenced in O.R. 1347, Pg. 956)



GRAPHIC SCALE

Legend

- A = #5 Rebar set at the intersection of the N line of Lake Avenue and the W line of Detroit Street
- B = Existing 1" Iron Pipe
- C = Existing #5 Rebar
- D = Set #5 Rebar



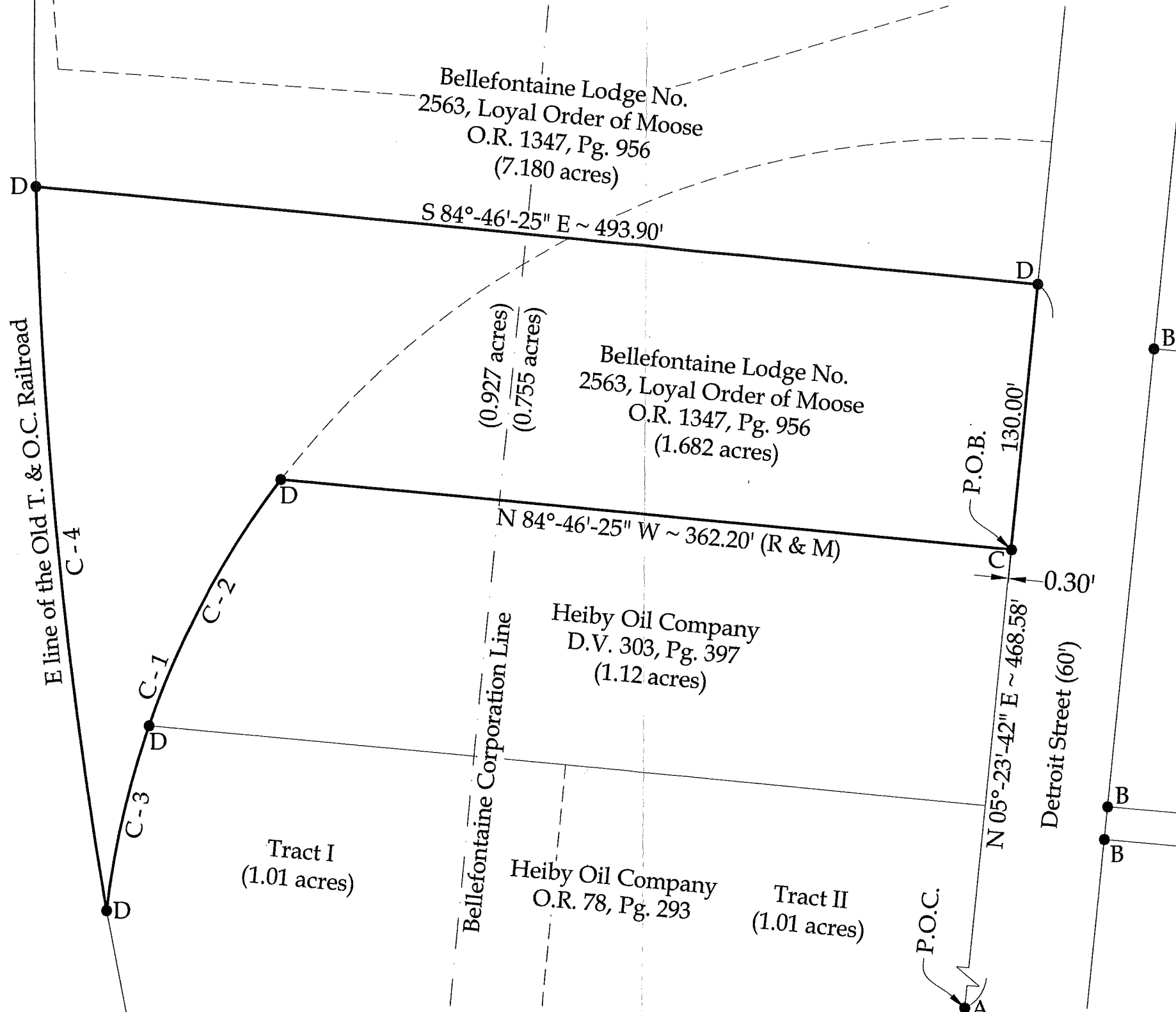
This plat and the accompanying legal descriptions represent an actual boundary survey completed under my direct supervision on December 02, 2022.

Kyle J. Binkley, P.S. #8587

**Binkley**  
LAND SURVEYING, LLC

121 W. Auglaize Street  
Wapakoneta, Ohio 45895  
(419) 236-3768

CLIENT: P. Allan Investment Realty			
SURVEYED BY: T.J.S./T.E.W.	DATE: 12-02-2022	DRAWN BY: K.J.B.	CHECKED BY: K.J.B.
SCALE: 1" = 60'	PAGE 1 OF 2		PAGES 2



- Curve Data
- (C - 1)  
Radius = 427.60'  
Arc Length = 228.94'  
Delta = 30°-40'-33"  
Chord Distance = 226.21'  
Chord Bearing = S 21°-38'-41" W
- (C - 2)  
Radius = 427.60'  
Arc Length = 136.40'  
Delta = 18°-16'-35"  
Chord Distance = 135.82'  
Chord Bearing = S 27°-50'-39" W
- (C - 3)  
Radius = 427.60'  
Arc Length = 92.53'  
Delta = 12°-23'-55"  
Chord Distance = 92.35'  
Chord Bearing = S 12°-30'-23" W
- (C - 4)  
Radius = 2441.12'  
Arc Length = 353.77'  
Delta = 08°-18'-12"  
Chord Distance = 353.46'  
Chord Bearing = N 05°-45'-44" W

NOTE: All distances on this plat are measured unless otherwise noted.

BASIS OF BEARINGS: The system of bearings for this plat and legal description is based on the Ohio State Plane - North Coordinate System NAD 83 (2011).

INDEXED ON MAP  
4115