

RECID 8-6-10 GMY OK



**VANATTAENGINEERINGINC**

570 Congress Park Dr • Dayton, OH 45459 • P 937.438.5650 F 937.438.5645

July 7, 2010

**PART  
STOWE-LIMA REAL ESTATE, LLC  
TRACT #2  
1.945 ACRES**

SITUATED IN THE CITY OF BELLEFONTAINE, TOWNSHIP OF LAKE, COUNTY OF LOGAN, STATE OF OHIO, BEING PART OF VIRGINIA MILITARY SURVEY NO. 5245, AND BEING PART OF THAT 2.779 ACRE TRACT AS CONVEYED TO STOWE-LIMA REAL ESTATE, LLC BY VIRTUE OF CERTIFICATE OF REMOVAL OF PROPERTY FROM PROVISIONS OF OHIO CONDOMINIUM LAW AS RECORDED IN O.R. VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING PK NAIL SET IN THE CENTERLINE OF NORTH MAIN STREET (60' WIDE), THAT IS SOUTH 22°24'46" WEST, 138.03 FEET FROM A 1" ROUND IRON BAR FOUND INSIDE A MONUMENT BOX AT THE OLD CORPORATION LINE, SAID POINT BEING A CORNER OF SAID 2.779 ACRE TRACT AND THE SOUTHEAST CORNER OF A 0.240 ACRE TRACT CONVEYED TO KIMBERLY N. SUTTER (O.R. VOLUME 930, PAGE 14);

THENCE WITH THE CENTERLINE OF NORTH MAIN STREET AND THE EAST LINE OF SAID 2.779 ACRE TRACT SOUTH 22°24'46" WEST, 50.00 FEET TO A PK NAIL SET;

THENCE LEAVING THE CENTERLINE OF NORTH MAIN STREET AND THE EAST LINE OF SAID 2.779 ACRE TRACT ON THE FOLLOWING NEW DIVISION LINE NORTH 67°27'34" WEST, PASSING AN EXISTING 5/8" IRON PIN FOUND CAPPED VAN ATTA #7354 AT 30.00 FEET ON THE WEST RIGHT-OF-WAY LINE OF NORTH MAIN STREET, A TOTAL OF 196.60 FEET TO A RAILROAD SPIKE SET AT A POINT OF CURVATURE;

THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 120.00 FEET, INTERNAL ANGLE OF 36°10'16" (LONG CHORD BEARING NORTH 85°32'42" WEST, 74.50 FEET) ALONG THE ARC 75.76 FEET TO A RAILROAD SPIKE SET AT A POINT OF REVERSE CURVATURE;

THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FEET, INTERNAL ANGLE OF 36°10'16" (LONG CHORD BEARING NORTH 85°32'42" WEST, 46.57 FEET) ALONG THE ARC 47.35 FEET TO A RAILROAD SPIKE SET;

THENCE NORTH 67°27'34" WEST, 33.09 FEET TO A RAILROAD SPIKE SET;

THENCE SOUTH 22°32'26" WEST, 108.32 FEET TO A 5/8" IRON PIN SET CAPPED VAN ATTA #7354 ON THE NORTH LINE OF THAT 1.124 ACRE TRACT AS CONVEYED TO EDWIN H. BOY

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AND TODD A. HEYDINGER BY THE DEED RECORDED IN O.R. VOLUME 126, PAGE 683 OF THE DEED RECORDS OF SAID COUNTY AND A SOUTH LINE OF SAID 2.779 ACRE TRACT;

THENCE WITH THE NORTH LINE OF SAID 1.124 ACRE TRACT AND THE SOUTH LINE OF SAID 2.779 ACRE TRACT NORTH 77°41'24" WEST, 224.22 FEET TO A 5/8" IRON PIN FOUND ON THE EAST RIGHT-OF-WAY LINE OF HUNTER PLACE AND THE SOUTHWEST CORNER OF SAID 2.779 ACRE TRACT AND NORTHWEST CORNER OF SAID 1.124 ACRE TRACT;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF HUNTER PLACE AND WITH THE WEST LINE OF SAID 2.779 ACRE TRACT, NORTH 00°34'01" EAST, 167.93 FEET TO A 5/8" IRON PIN FOUND;

THENCE CONTINUING WITH THE EAST RIGHT-OF-WAY LINE OF HUNTER PLACE AND WITH THE WEST LINE OF SAID 2.779 ACRE TRACT, NORTH 01°05'40" EAST, 145.97 FEET TO A 5/8" IRON PIN SET CAPPED VAN ATTA #7354;

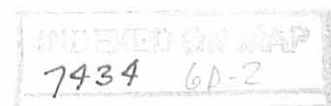
THENCE LEAVING THE EAST RIGHT-OF-WAY LINE OF HUNTER PLACE AND WITH SAID 2.779 ACRE TRACT AND WITH THE LINES OF THE REMAINDER OF BELLEFONTAINE PROFESSIONAL SUITES, LTD. 6.931 ACRE TRACT (O.R. VOLUME 484, PAGE 904) THE FOLLOWING COURSES:

1. SOUTH 87°32'48" EAST, 222.09 FEET TO A 5/8" IRON PIN SET CAPPED VAN ATTA #7354;
2. THENCE SOUTH 22°32'26" WEST, 178.94 TO A 5/8" IRON PIN SET CAPPED VAN ATTA #7354;
3. THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 138.00 FEET INTERNAL ANGLE OF 14°26'19" (LONG CHORD BEARING SOUTH 42°02'12" EAST, 34.68 FEET) ALONG THE ARC 34.78 FEET TO A 5/8" IRON PIN SET CAPPED VAN ATTA #7354;
4. THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 38.00 FEET INTERNAL ANGLE OF 18°12'13" (LONG CHORD BEARING SOUTH 58°21'28" EAST, 12.02 FEET) ALONG THE ARC 12.07 FEET TO A 5/8" IRON PIN SET CAPPED VAN ATTA #7354;
5. THENCE SOUTH 67°27'34" EAST, 126.99 FEET TO A 5/8" IRON PIN SET CAPPED VAN ATTA #7354;
6. THENCE NORTH 78°40'06" EAST, 114.09 FEET TO AN EXISTING CONCRETE MONUMENT FOUND ON THE NORTH LINE OF SAID 2.779 ACRE TRACT AND THE SOUTHWEST CORNER OF THAT 0.240 ACRE TRACT AS CONVEYED TO KIMBERLY N. SUTTER (O.R. VOLUME 930, PAGE 14);

THENCE WITH THE SOUTH LINE OF SAID 0.240 ACRE TRACT AND A LINE OF SAID 2.779 ACRE TRACT, SOUTH 67°27'34" EAST, PASSING A 5/8" IRON PIN FOUND AT 178.03 FEET ON THE WEST RIGHT-OF-WAY LINE OF NORTH MAIN STREET, A TOTAL OF 208.03 FEET TO THE POINT OF BEGINNING CONTAINING 1.945 ACRES MORE OR LESS, SUBJECT HOWEVER TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

NOTE: THERE IS 1.945 ACRES IN VIRGINIA MILITARY SURVEY NO. 5245. THERE IS 0.034 ACRES IN ROAD RIGHT-OF-WAY.

NOTE BASIS OF BEARINGS: THE EAST RIGHT-OF-WAY LINE OF HUNTER PLACE AS RECORDED ON O.R. VOLUME 427, PAGE 353. (NORTH 01°05'40" EAST)



NOTE: THE ABOVE DESCRIBED DESCRIPTION IS A RESULT OF A FIELD SURVEY DATED SEPTEMBER, 2000 BY VAN ATTA ENGINEERING, INC. UNDER THE SUPERVISION OF JEFFREY A. VAN ATTA PS #7354.

NOTE: LINES OF OCCUPATION AGREE IN GENERAL WITH MONUMENTATION FOUND.



*Jeffrey A. Van Atta*  
JEFFREY A. VAN ATTA PS #7354  
7/7/10  
DATE

INDEXED ON MAP  
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**VANATTAENGINEERINGINC**

570 Congress Park Dr • Dayton, OH 45459 • P 937.438.5650 F 937.438.5645

July 7, 2010

**BELLEFONTAINE PROFESSIONAL SUITES TRACT #1  
0.834 ACRES**

SITUATED IN THE CITY OF BELLEFONTAINE, TOWNSHIP OF LAKE, COUNTY OF LOGAN, STATE OF OHIO, BEING PART OF VIRGINIA MILITARY SURVEY NO. 5245, AND BEING PART OF THAT 2.779 ACRE TRACT AS CONVEYED TO STOWE-LIMA REAL ESTATE, LLC BY VIRTUE OF CERTIFICATE OF REMOVAL OF PROPERTY FROM PROVISIONS OF OHIO CONDOMINIUM LAW AS RECORDED IN O.R. VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT A 1" ROUND IRON BAR FOUND INSIDE A MONUMENT BOX AT THE OLD CORPORATION LINE, IN THE CENTERLINE OF NORTH MAIN STREET (60' WIDE), SAID IRON BAR BEING NORTH 22°24'46" EAST, 138.03 FEET FROM THE SOUTHEAST CORNER OF A 0.240 ACRE TRACT CONVEYED TO KIMBERLY N. SUTTER (O.R. VOLUME 930, PAGE 14);

THENCE WITH THE CENTERLINE OF NORTH MAIN STREET SOUTH 22°24'46" WEST, 188.03 FEET TO A PK NAIL SET AND THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, PASSING A PK NAIL FOUND AT 138.03 FEET;

THENCE CONTINUING WITH THE CENTERLINE OF NORTH MAIN STREET AND THE EAST LINE OF SAID 2.779 ACRE TRACT SOUTH 22°24'46" WEST, 29.93 FEET TO A PK NAIL SET;

THENCE CONTINUING WITH THE CENTERLINE OF NORTH MAIN STREET SOUTH 22°41'09" WEST, 53.76 FEET TO A PK NAIL SET AT THE SOUTHEAST CORNER OF SAID 2.779 ACRE TRACT AND THE NORTHEAST CORNER OF LARRY N. WUESCHER 0.483 ACRE TRACT (O.R. VOLUME 994, PAGE 969);

THENCE LEAVING THE CENTERLINE OF NORTH MAIN STREET, WITH THE SOUTH LINE OF SAID 2.779 ACRE TRACT AND THE NORTH LINE OF SAID 0.483 ACRE TRACT AND ITS EXTENSION BEING THE NORTH LINE OF EDWIN H. BOY ETAL 1.124 ACRE TRACT (O.R. VOLUME 126, PAGE 683) NORTH 77°41'24" WEST, PASSING AN EXISTING ¾" IRON PIPE FOUND AT 30.50 FEET, A TOTAL OF 350.27 FEET TO A 5/8" IRON PIN SET CAPPED VAN ATTA #7354;

THENCE LEAVING THE SOUTH LINE OF SAID 2.779 ACRE TRACT AND THE NORTH LINE OF SAID 1.124 ACRE TRACT ON THE FOLLOWING NEW DIVISION LINES NORTH 22°32'26" EAST, 108.32 FEET TO A RAILROAD SPIKE SET;

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THENCE SOUTH 67°27'34" EAST, 33.09 TO A RAILROAD SPIKE SET AND A POINT OF CURVATURE;

THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 75.00 FEET, INTERNAL ANGLE OF 36°10'16" (LONG CHORD BEARING SOUTH 85°32'42" EAST, 46.57 FEET) ALONG THE ARC 47.35 FEET TO A RAILROAD SPIKE SET AND A POINT OF REVERSE CURVATURE;

THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 120.00 FEET, INTERNAL ANGLE OF 36°10'16" (LONG CHORD BEARING SOUTH 85°32'42" EAST, 74.50 FEET) ALONG THE ARC 75.76 FEET TO A RAILROAD SPIKE SET;

THENCE SOUTH 67°27'34" EAST, PASSING AN EXISTING 5/8" IRON PIN FOUND CAPPED VAN ATTA #7354 AT 166.60 FEET ON THE WEST RIGHT-OF-WAY LINE OF NORTH MAIN STREET, A TOTAL OF 196.60 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 0.834 ACRES MORE OR LESS, SUBJECT HOWEVER TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

NOTE: THERE IS 0.834 ACRES IN VIRGINIA MILITARY SURVEY NO. 5245. THERE IS 0.060 ACRES IN ROAD RIGHT-OF-WAY.

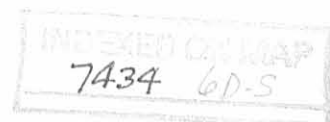
NOTE BASIS OF BEARINGS: THE EAST RIGHT-OF-WAY LINE OF HUNTER PLACE AS RECORDED ON O.R. VOLUME 427, PAGE 353. (NORTH 01°05'40" EAST)

NOTE: THE ABOVE DESCRIBED DESCRIPTION IS A RESULT OF A FIELD SURVEY DATED SEPTEMBER, 2000 BY VAN ATTA ENGINEERING, INC. UNDER THE SUPERVISION OF JEFFREY A. VAN ATTA PS #7354.

NOTE: LINES OF OCCUPATION AGREE IN GENERAL WITH MONUMENTATION FOUND.

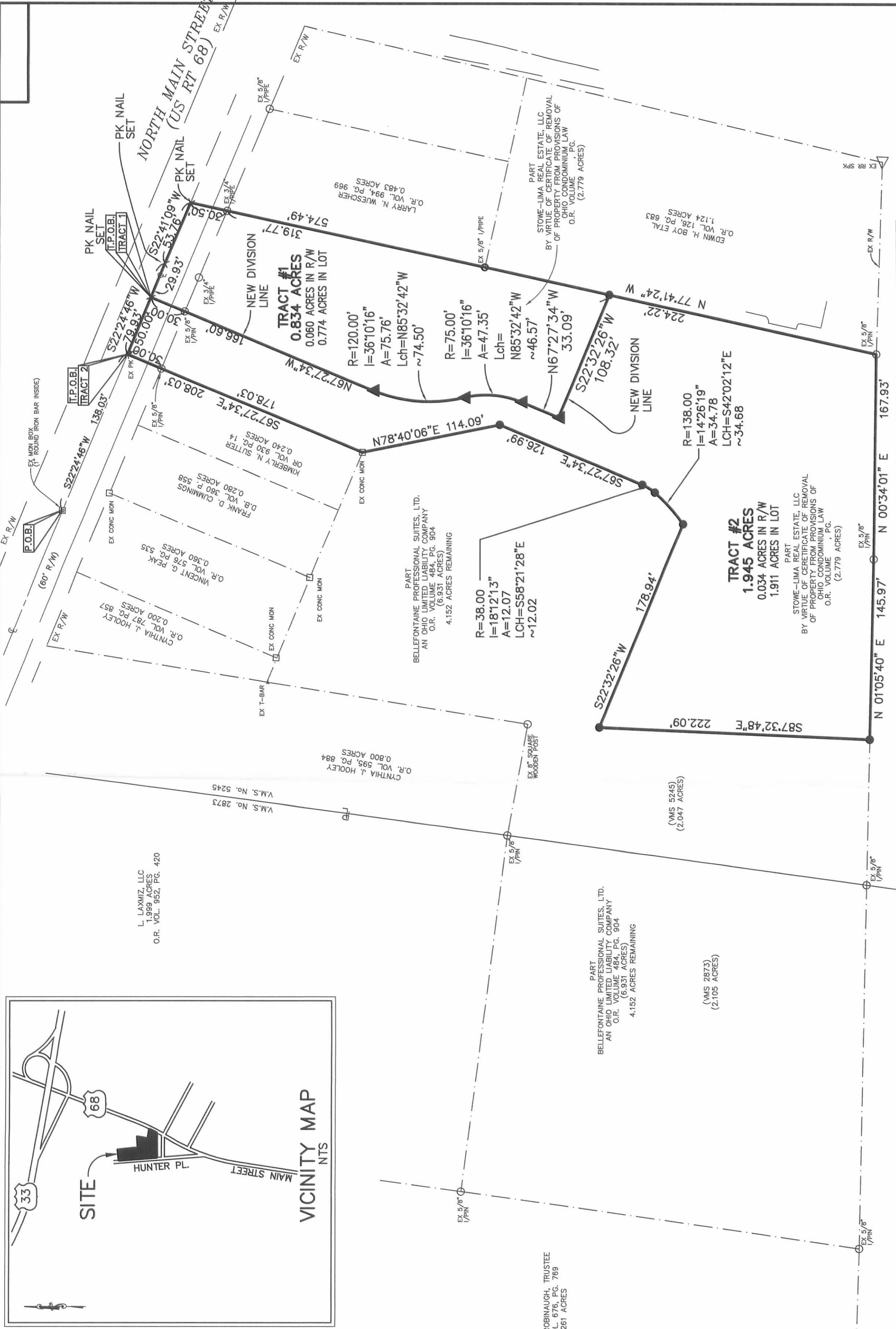
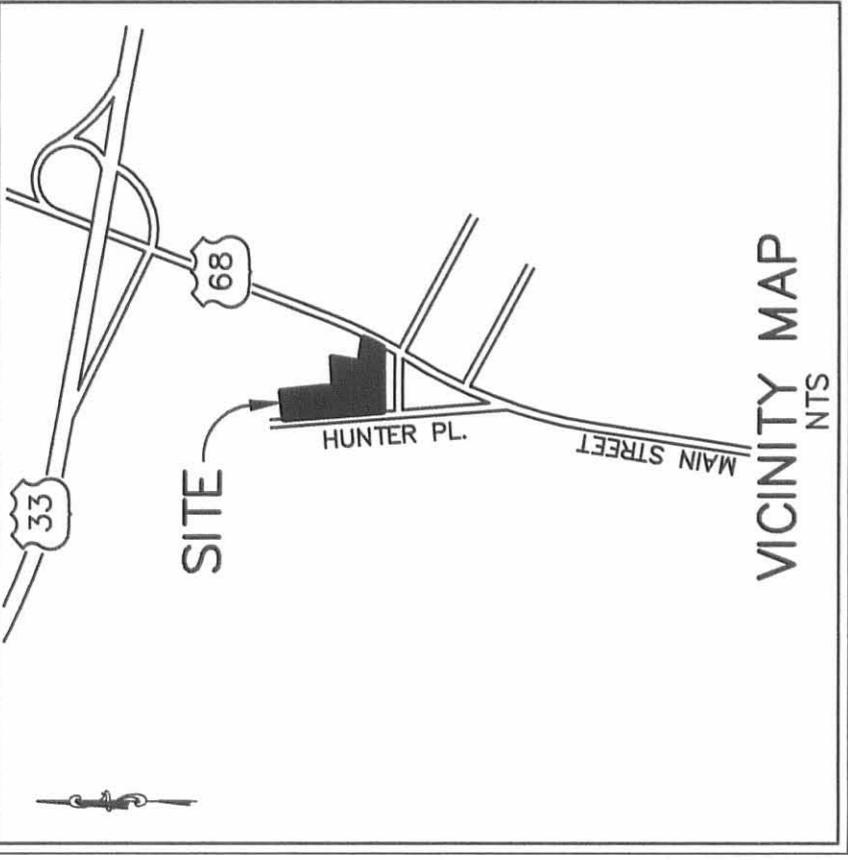


*Jeffrey A. Van Atta*  
JEFFREY A. VAN ATTA PS #7354  
7/7/10  
DATE



REV'D 8-10-10 STW/BK

- SURVEY SYMBOLS LEGEND:**
- EX CROSS NOTCH FOUND
  - EX 5/8" IRON PIN FOUND
  - EX 3/4" 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
  - RAILROAD SPIKE TO BE SET



**CERTIFICATION:**

I HEREBY CERTIFY THAT THIS REPRESENTS A FIELD SURVEY PERFORMED UNDER MY SUPERVISION AND THAT ALL DISTANCES ARE CORRECT AS SHOWN. ALL CURVE DISTANCES ARE MEASURED ON THE ARC.

*Jeffrey A. Van Atta*  
JEFFREY A. VAN ATTA  
PROFESSIONAL OHIO REGISTERED SURVEYOR #7354

DATE  
7/7/10

**PREPARED BY:**  
**ME**  
VANATTA ENGINEERING  
VANATTA ENGINEERING INC.  
570 Congress Blvd. Dr. - Dayton, OH 45459  
Phone: 937.436.5559  
Fax: 937.436.5965

**BELLEFONTAINE BUSINESS PARK**  
V.M.S. No. 2873 & 5245  
CITY OF BELLEFONTAINE, LAKE TOWNSHIP  
LOGAN COUNTY, OHIO

APPROVED BY:  
SCALE: 1"=60'  
DATE: JULY 2010

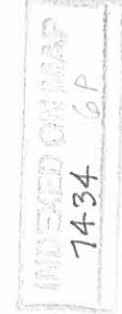
DRAWN BY: M.A.A.

JEFFREY A. VAN ATTA  
PROFESSIONAL OHIO REGISTERED SURVEYOR #7354



**GRAPHIC SCALE**  
( IN FEET )  
1 inch = 60 ft.

BASIS OF BEARINGS:  
WEST LINE OF THE 6.931 ACRE TRACT  
O.R. VOLUME 484, PG. 904  
(N 01°05'40" E)



REC'D 2-22-11 SMY/ML



**VANATTAENGINEERINGINC**

570 Congress Park Dr • Dayton, OH 45459 • P 937.438.5650 F 937.438.5645

February 22, 2011

**INGRESS/EGRESS EASEMENT  
BELLEFONTAINE PROFESSIONAL SUITES**

SITUATED IN THE CITY OF BELLEFONTAINE, TOWNSHIP OF LAKE, COUNTY OF LOGAN, STATE OF OHIO, BEING PART OF VIRGINIA MILITARY SURVEY NO. 5245, AND BEING AN INGRESS/EGRESS EASEMENT OVER PART OF THAT 6.097 ACRE TRACT AS CONVEYED TO BELLEFONTAINE PROFESSIONAL SUITES, LTD., AN OHIO LIMITED LIABILITY COMPANY BY THE DEED RECORDED IN OR VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ OF THE DEED RECORDS OF SAID COUNTY, SAID INGRESS/EGRESS EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT A 1" ROUND IRON BAR FOUND INSIDE A MONUMENT BOX AT THE OLD CORPORATION LINE, AND THE CENTERLINE OF NORTH MAIN STREET (60' WIDE), SAID IRON BAR BEING NORTH 22°24'46" EAST, 138.03 FEET FROM THE SOUTHEAST CORNER OF A 0.240 ACRE TRACT CONVEYED TO KIMBERLY N. SUTTER BY THE DEED RECORDED IN OR VOLUME 930, PAGE 14 OF THE DEED RECORDS OF SAID COUNTY;

THENCE WITH THE CENTERLINE OF NORTH MAIN STREET SOUTH 22°24'46" WEST, PASSING A NORTHEAST CORNER OF SAID 6.097 ACRE TRACT AT A 138.03 FEET, A TOTAL OF 151.21 FEET TO A POINT AT THE TRUE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED;

THENCE CONTINUING WITH THE CENTERLINE OF NORTH MAIN STREET AND THE EAST LINE OF SAID 6.097 ACRE TRACT SOUTH 22°24'36" WEST, 36.82 FEET TO A POINT;

THENCE WITH THE SOUTH LINE OF SAID 6.097 ACRE TRACT AND THE NORTH LINE OF A 0.834 ACRE TRACT OWNED BY STOWE-LIMA REAL ESTATE LLC BY THE DEED RECORDED IN OR VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ OF THE DEED RECORDS OF SAID COUNTY THE FOLLOWING 4 COURSES:

1. NORTH 67°27'34" WEST, 196.60 FEET TO A POINT OF CURVATURE PASSING AN EXISTING 5/8" IRON PIN FOUND AT 30.00 FEET;

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2. THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 120.00 FEET, INTERNAL ANGLE OF 36°10'16" (LONG CHORD BEARING NORTH 85°32'42" WEST, 74.50 FEET) ALONG THE ARC 75.76 FEET TO A POINT OF REVERSE CURVATURE;
3. THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FEET, INTERNAL ANGLE OF 36°10'16" (LONG CHORD BEARING NORTH 85°32'42" WEST, 46.57 FEET) ALONG THE ARC 47.35 FEET TO A POINT;
4. THENCE NORTH 67°27'34" WEST, 33.09 FEET TO A POINT;

THENCE LEAVING SAID COMMON LINE ON THE FOLLOWING 6 COURSES:

1. THENCE NORTH 22°32'26" EAST, 24.00 FEET TO A POINT;
2. THENCE SOUTH 67°27'34" EAST, 41.91 FEET TO A POINT;
3. THENCE NORTH 78°40'06" EAST, 63.18 FEET TO A POINT;
4. THENCE SOUTH 67°27'34" EAST, 44.19 FEET TO A POINT;
5. THENCE SOUTH 87°29'09" EAST, 44.36 FEET TO A POINT;
6. THENCE SOUTH 67°27'34" EAST, 164.45 FEET TO THE TRUE POINT OF BEGINNING AND THERE TERMINATE.



*Jeffrey A. Van Atta*  
 JEFFREY A. VAN ATTA, PS #7354

2 | 22 | 2011  
 DATE

INDEXED ON MAP  
 7434 7D-2



# EXHIBIT INGRESS/EGRESS EASEMENT

LOCATED IN V.M.S. No. 5245  
CITY OF BELLEFONTAINE, LAKE TOWNSHIP  
LOGAN COUNTY, OHIO  
FEBRUARY 22, 2011



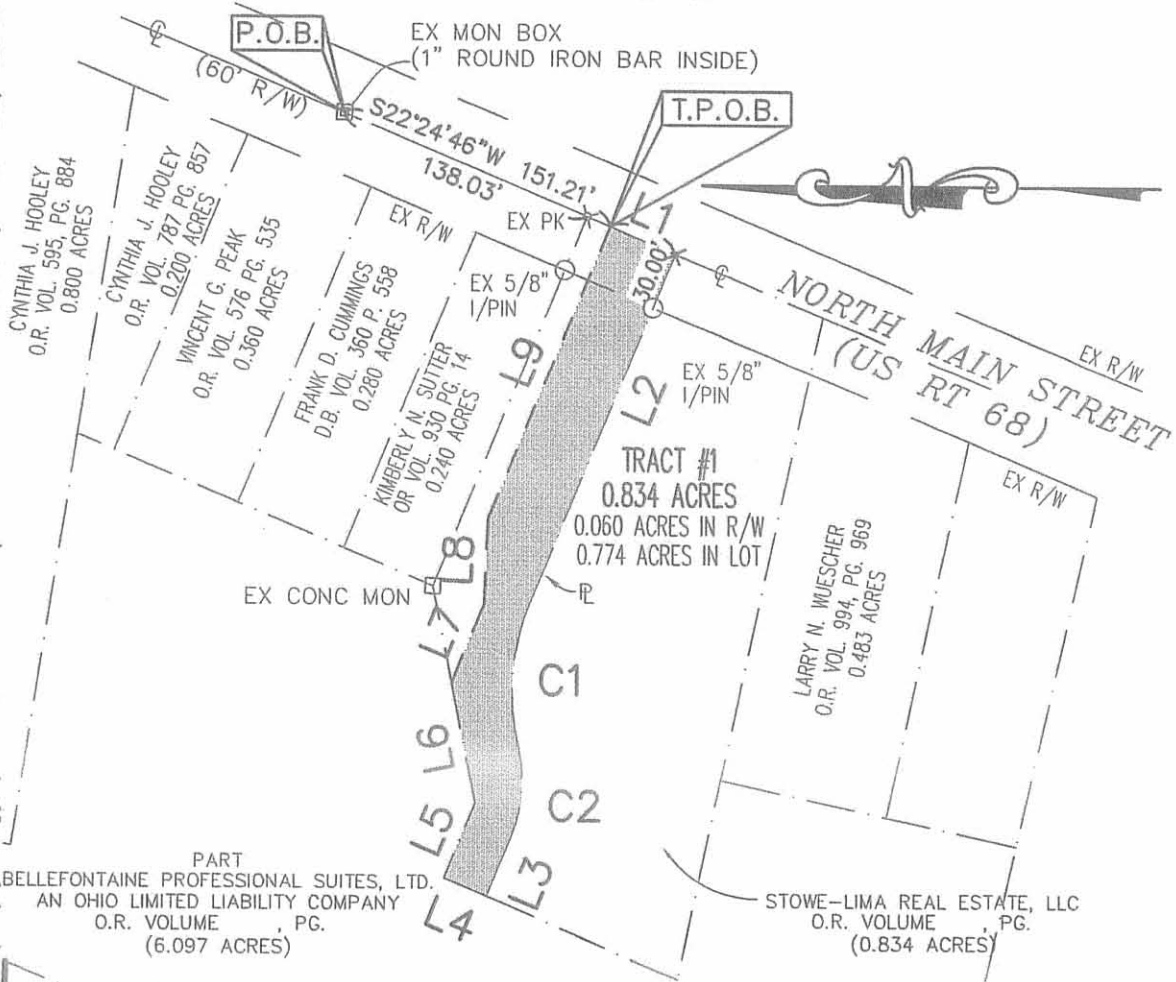
**VANATTA ENGINEERING INC**  
570 Congress Park Dr • Dayton, OH 45459  
Phone: 937.438.5650  
Fax: 937.438.5645

## GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

G:\P\Synergy\Bellefontaine\EASEMENT\EXHIBIT.DWG, FEB 22, 2011 - 09:57:06



INDEXED ON MAP  
7434 7P-1

EXHIBIT  
**INGRESS / EGRESS  
 EASEMENT**

LOCATED IN V.M.S. No. 5245  
 CITY OF BELLEFONTAINE, LAKE TOWNSHIP  
 LOGAN COUNTY, OHIO  
 FEBRUARY 22, 2011  
 PREPARED BY:



**VANATTAENGINEERINGINC**  
 570 Congress Park Dr - Dayton, OH 45459  
 Phone: 937.438.5650  
 Fax: 937.438.5645

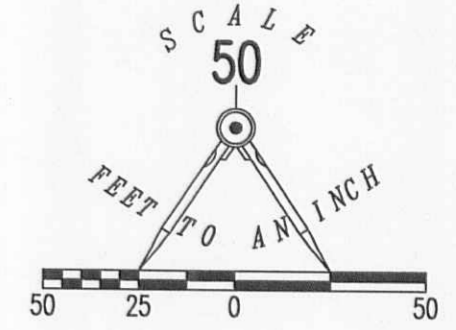
G:\P\Synergy\BELLEFONTAINE\EASEMENTEXHIBIT.DWG, FEB 22, 2011 - 09:57:06

LINE TABLE		
LINE	LENGTH	BEARING
L1	36.82	S22°24'46"W
L2	196.60	N67°27'34"W
L3	33.09	N67°27'34"W
L4	24.00	N22°32'26"E
L5	41.91	S67°27'34"E
L6	63.18	N78°40'06"E
L7	44.19	S67°27'34"E
L8	44.36	S87°29'09"E
L9	164.45	S67°27'34"E

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHD BRG & DIST
C1	120.00'	36°10'16"	75.76'	39.19'	N85°32'42"W~74.50'
C2	75.00'	36°10'16"	47.35'	24.49'	N85°32'42"W~46.57'

**INDEXED ON MAP**  
 7434 TP-2

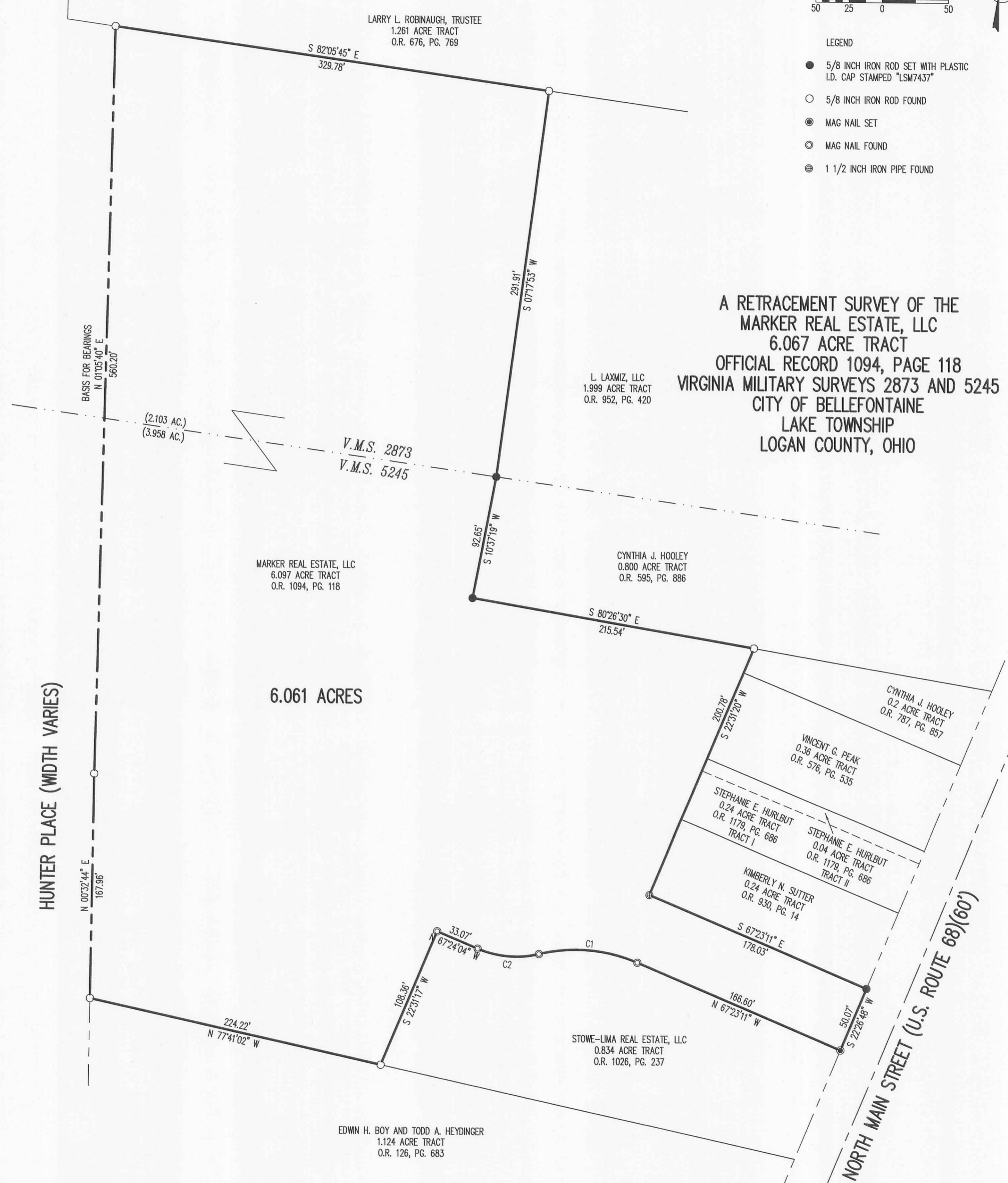
APPROVED



LEGEND

- 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM7437"
- 5/8 INCH IRON ROD FOUND
- ⊙ MAG NAIL SET
- ⊙ MAG NAIL FOUND
- ⊕ 1 1/2 INCH IRON PIPE FOUND

A RETRACEMENT SURVEY OF THE  
 MARKER REAL ESTATE, LLC  
 6.067 ACRE TRACT  
 OFFICIAL RECORD 1094, PAGE 118  
 VIRGINIA MILITARY SURVEYS 2873 AND 5245  
 CITY OF BELLEFONTAINE  
 LAKE TOWNSHIP  
 LOGAN COUNTY, OHIO



HUNTER PLACE (WIDTH VARIES)

6.061 ACRES

NORTH MAIN STREET (U.S. ROUTE 68(60'))

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	36°10'31"	120.00'	75.77'	74.51'	N 85°32'34" W
C2	36°12'56"	75.00'	47.41'	46.62'	N 85°34'04" W

INDEXED ON MAP  
7434 BP

THIS SURVEY WAS PREPARED IN THE ABSENCE OF A COMPLETE AND ACCURATE TITLE SEARCH AND DOES NOT GUARANTEE TITLE.

2 WORKING DAYS  
**BEFORE YOU DIG**

CALL TOLL FREE **800-362-2764**

OHIO UTILITIES PROTECTION SERVICE

SURVEYED BY:

*William K. Bruce*

WILLIAM K. BRUCE  
 PROFESSIONAL SURVEYOR 7437  
 JUNE 1, 2016



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**LEE SURVEYING & MAPPING CO.**  
 117 North Madriver Street, INC.  
 BELLEFONTAINE, OHIO 43311  
 (937) 593-7335  
 WWW.LSMINC.US  
 surveys@lsminc.us  
 ADW D0516 61040516 L-6104-2

# 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:

**VAE** Van Atta  
Engineering  
Inc.  
Engineering & Surveying  
245 W. Elmwood Drive Suite 202  
Centerville, Ohio 45469  
Phone: (937) 438-5660  
Fax: (937) 438-5645

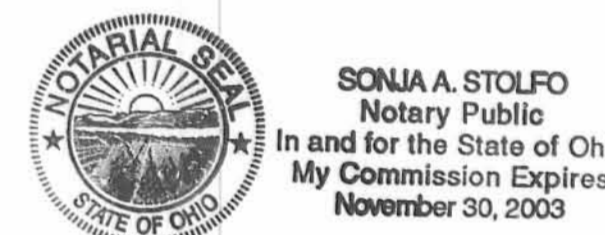
COVENANTS, CONDITIONS AND RESTRICTIONS:  
THE UNITS AND LANDS SHOWN HEREON ARE SUBJECT TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR BELLEFONTAINE PROFESSIONAL SUITES CONDOMINIUM (PHASE ONE), RECORDED AT MF#

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: Daniel E. Bockhorst  
NAME: Daniel E. Bockhorst  
TITLE: Vice President  
WITNESS: Sonia A. Stolfo  
PRINT: Sonia A. Stolfo  
WITNESS: Susan E. Wood  
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.  
Sonia A. Stolfo  
NOTARY PUBLIC IN AND FOR  
STATE OF Ohio  
November 30, 2003  
MY COMMISSION EXPIRES



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)

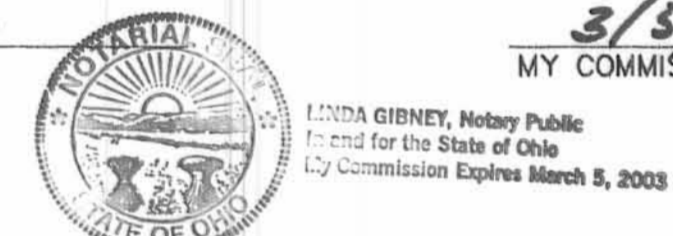
BY: BELLEFONTAINE PROFESSIONAL SUITES, LTD.,  
AN OHIO LIMITED LIABILITY COMPANY

WITNESS: D.S. Stolfo  
PRINT: D.S. Stolfo  
BY: Terry L. McCoy  
TERRY L. McCOY  
IT'S: GENERAL MANAGER

WITNESS: Linda Gibney  
PRINT: Linda Gibney  
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.  
Linda Gibney  
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: Terry L. McCoy  
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.  
Linda Gibney  
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.  
Terry L. Nix  
CLERK, PLANNING COMMISSION

PLAT CHECKED Janice Z. B... 7-25-02  
DESCRIPTION CHECKED Janice Z. B... 7-25-02

TRANSFERRED THIS 25<sup>th</sup> DAY OF July, 2002.  
Michael E. Kodw  
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.  
Linda Hanson  
RECORDER, LOGAN COUNTY, OHIO

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: Jeffrey A. Van Atta 7/12/02  
JEFFREY A. VAN ATTA P.L.S. (SURVEYOR) DATE  
OHIO REGISTERED SURVEYOR No. 7354  
(FOR BUILDING AND PROPERTY)



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



C:\P\MILLS\BELLPARK\CONDOPHASE1.DWG, JULY 12, 2002 - 16:36:4

# 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:

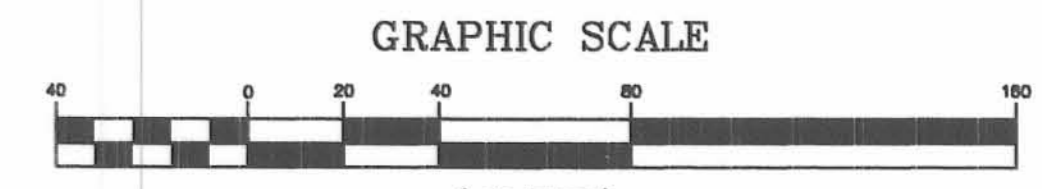
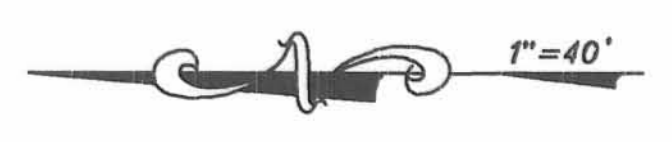
**Van Atta Engineering Inc.**  
Engineering & Surveying  
245 W. Elmwood Drive Suite 202  
Centerville, Ohio 45460  
Phone: (937) 438-5650  
Fax: (937) 438-5645

### 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

### LEGEND

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



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)

S 07°19'40" W 291.91'

S 10°15'08" W 92.65'

S 80°49'09" E 215.54'

S 22°35'43" W 202.21'

S 22°24'46" W 226.18'

S 22°41'09" W 53.77'

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

PHASE 1  
2.779 ACRES

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

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

HUNTER PLACE  
(60' R/W)

# 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:

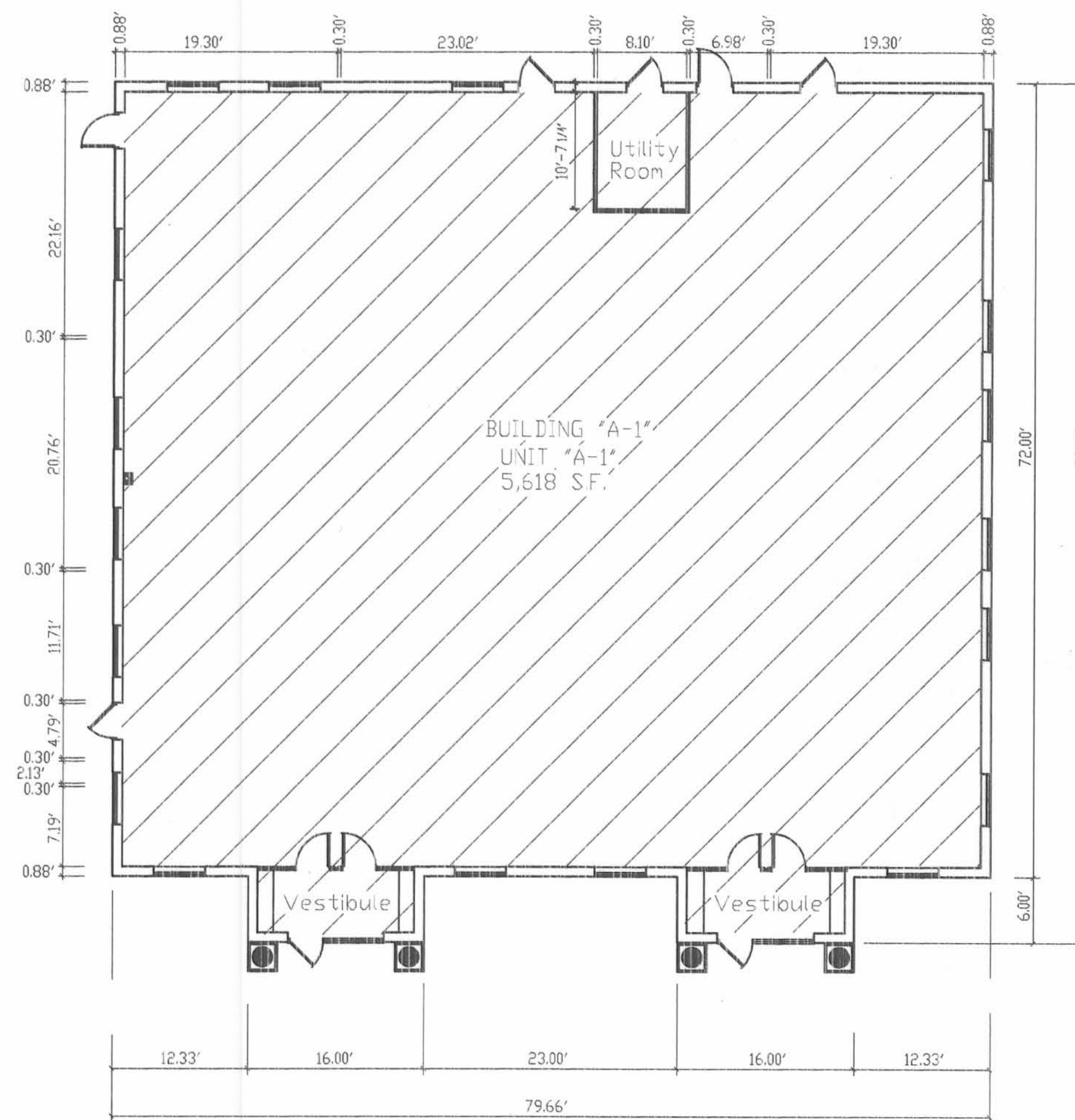


**Van Atta  
Engineering  
Inc.**

*Engineering & Surveying*

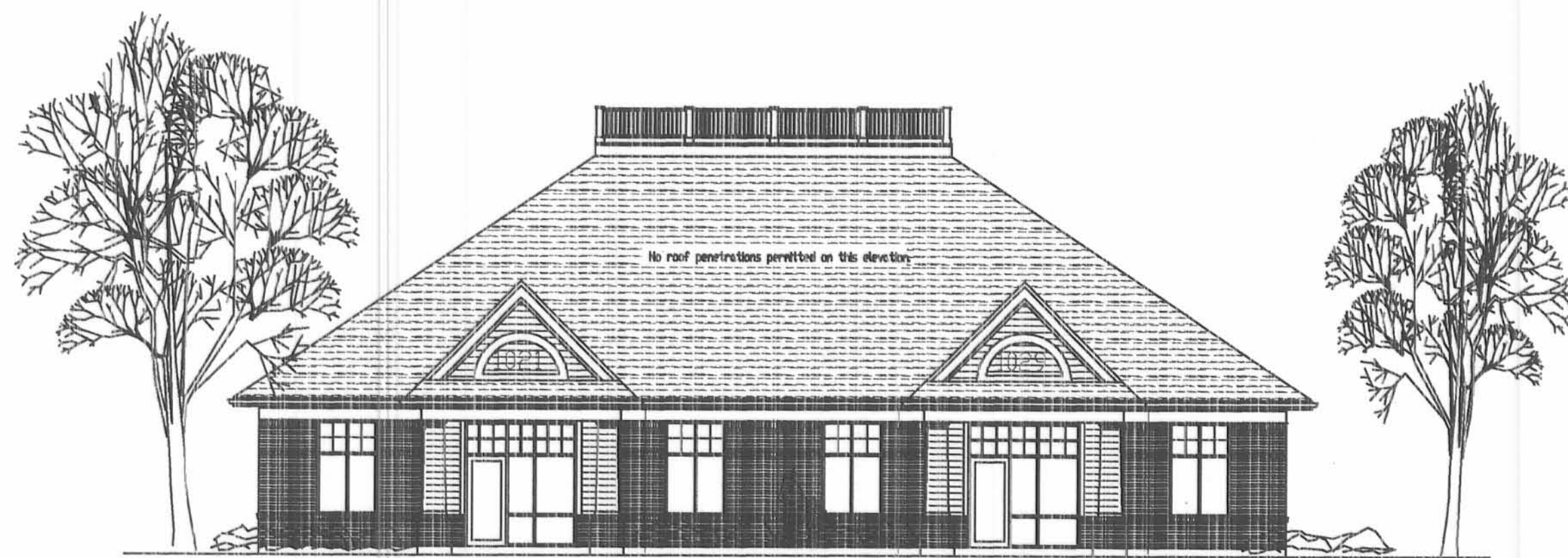
245 W. Elmwood Drive Suite 202  
Centerville, Ohio 45459  
Phone: (937) 438-5850  
Fax: (937) 438-5645

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



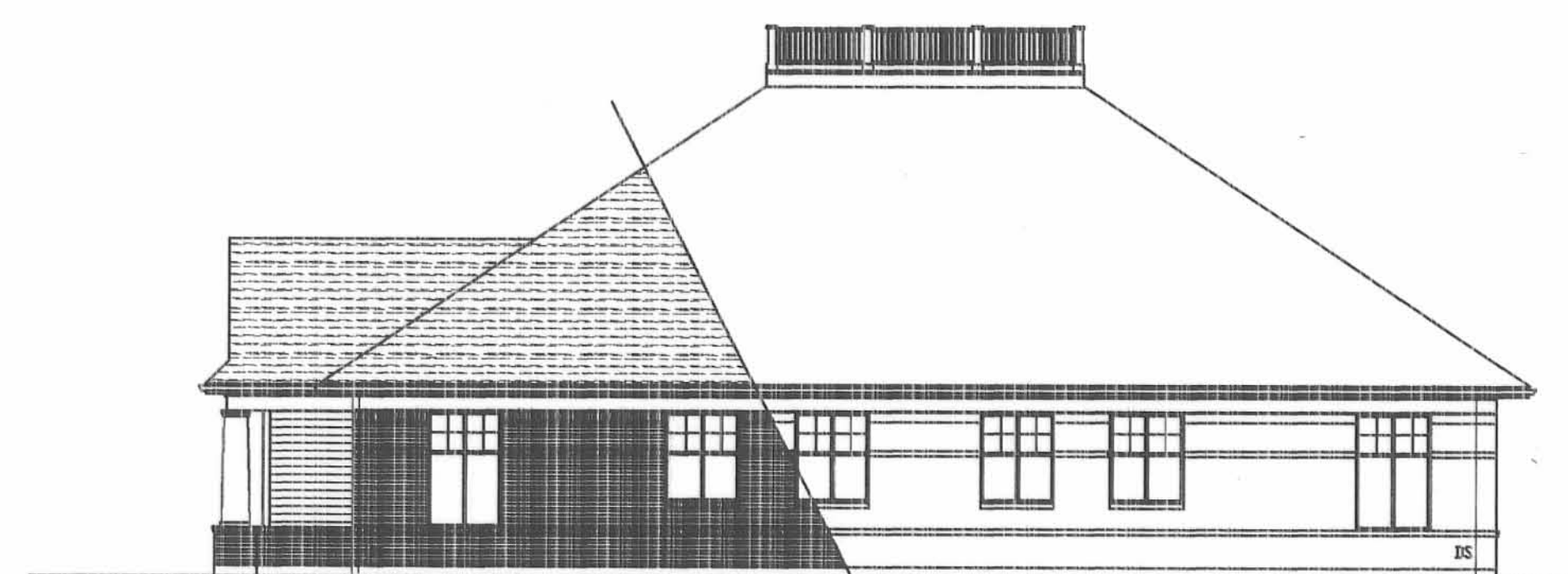
**BUILDING "A" FLOOR PLAN**

SCALE: 1"=10'



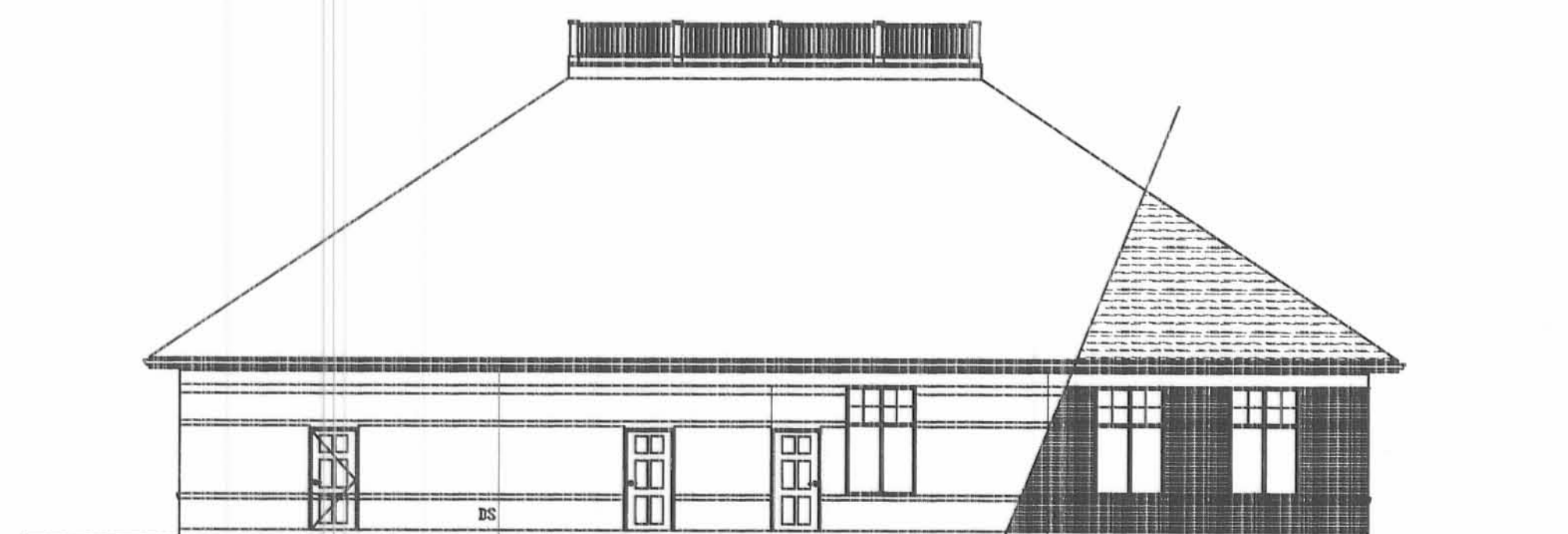
**NORTH MAIN STREET ELEVATION - EAST ELEVATION**

SCALE: 1"=10'



**NORTH ELEVATION**

SCALE: 1"=10'



**WEST ELEVATION**

SCALE: 1"=10'



**SOUTH ELEVATION**

SCALE: 1"=10'

C:\P\BELLEFONTAINE\CONDO-ARCH.DWG, JUL 19, 2002 - 14:29:27