

TENNESSEE & ASSOCIATES VII HIGHPOINT VILLAGE BELLEFONTAINE, OHIO

APRIL 21, 1989

TOTAL TRACT
LEGAL DESCRIPTION
(SEE NOTE THIS SHEET)

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE STATE OF OHIO, COUNTY OF LOGAN, TOWNSHIPS OF LAKE AND LIBERTY, BEING PART OF SECTIONS 33 AND 32, TOWN 4, RANGE 14, B.M.R.S. IN THE CITY OF BELLEFONTAINE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A P.K. NAIL IN THE CENTERLINE OF U.S.R. 68 AT THE SOUTHWEST CORNER OF BLANCH I. LEVAN'S 3.07 ACRE TRACT AS DESCRIBED IN O. R. VOL. 43 PAGE 787.

THENCE WITH SAID LEVAN'S SOUTH LINE S. 86° 28' 59" E. 40.36 FEET TO THE PLACE OF BEGINNING FOR THIS DESCRIPTION.

THENCE WITH SAID LEVAN'S SOUTH LINE AND SAID LINE PROJECTED S. 86° 28' 59" E. 1159.98 FEET TO A 0.625 INCH IRON BAR.

THENCE S. 2° 11' 31" W. 902.90 FEET TO A 0.625 INCH IRON BAR IN THE NORTH LINE OF THE STATE OF OHIO'S 2.289 ACRE TRACT AS DESCRIBED IN D.B. VOL. 399 PAGE 249.

THENCE WITH SAID NORTH LINE AND THE NORTH LINE OF THE STATE OF OHIO'S 5.00 ACRE TRACT N. 86° 14' 40" W. 1059.86 FEET TO A POINT.

THENCE N. 4° 10' W. 193.48 FEET TO A 0.625 INCH IRON BAR.

THENCE S. 86° 28' 59" E. 54.91 FEET TO A 0.625 INCH IRON BAR.

THENCE N. 3° 31' 01" E. 90.00 FEET TO A 0.625 INCH IRON BAR.

THENCE N. 46° 24' 25" E. 49.14 FEET TO A 0.625 INCH IRON BAR.

THENCE N. 3° 31' 01" E. 135.00 FEET TO A 0.625 INCH IRON BAR.

THENCE ON A 48.08 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH MEASURES N. 45° 19' 30" W. 72.40 FEET TO A 0.625 INCH IRON BAR.

THENCE S. 85° 50' W. 42.81 FEET TO A 0.625 INCH IRON BAR.

THENCE ON A 40.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH MEASURES S. 59° 16' 06" W. 35.78 FEET, TO A 0.625 INCH IRON BAR.

THENCE N. 4° 10' W. 91.99 FEET TO A 0.625 INCH IRON BAR.

THENCE ON A 40.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH MEASURES S. 67° 35' 06" E. 35.78 FEET TO A 0.625 INCH IRON BAR.

THENCE N. 85° 50' E. 65.91 FEET TO A 0.625 INCH IRON BAR.

THENCE ON A CURVE TO THE LEFT, THE CHORD OF WHICH MEASURES N. 44° 40' 31" E. 60.23 FEET, TO A 0.625 INCH IRON BAR.

THENCE N. 3° 31' 01" E. 162.09 FEET TO A CAP AND NAIL.

THENCE ON A 48.11 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH MEASURES N. 45° 18' 30" W. 72.42 FEET, TO A CAP AND NAIL.

THENCE S. 85° 52' W. 85.17 FEET TO A 0.625 INCH IRON BAR.

THENCE ON A 40.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH MEASURES S. 59° 18' 06" W. 35.78 FEET, TO A 0.625 INCH IRON BAR.

THENCE N. 4° 08' W. 122.63 FEET TO THE PLACE OF BEGINNING.

CONTAINING 21.397 ACRES MORE OR LESS OF WHICH 10.28 ACRES ARE IN SECTION 33 IN LAKE TOWNSHIP AND 11.117 ACRES ARE IN SECTION 32 IN LIBERTY TOWNSHIP.

RIGHT-OF-WAY TO BE DEDICATED TO
CITY OF BELLEFONTAINE
(SEE NOTE THIS SHEET)

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE STATE OF OHIO, COUNTY OF LOGAN, TOWNSHIPS OF LAKE AND LIBERTY BEING PART OF SECTIONS 33 AND 32, TOWN 4, RANGE 14, B.M.R.S. IN THE CITY OF BELLEFONTAINE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE FOUND IN THE CENTERLINE OF U.S.R. 68 IN THE SOUTH LINE OF SECTION 33.

THENCE WITH SAID CENTERLINE N. 4° 10' 00" W. (THIS BEARING IS ASSUMED AND ALL OTHER BEARINGS ARE FROM ANGLES AND DISTANCES MEASURED IN THIS FIELD SURVEY). 100.00 FEET TO A P.K. NAIL.

THENCE WITH SAID CENTERLINE N. 4° 08' W. 293.38 FEET TO A P.K. NAIL AT THE SOUTHWEST CORNER OF BLANCH I. LEVAN'S 3.07 ACRE TRACT AS DESCRIBED IN O. R. VOL. 43 PAGE 787.

THENCE WITH SAID LEVAN'S SOUTH LINE S. 86° 28' 59" E. 40.36 FEET TO A POINT.

THENCE S. 4° 08' E. 287.99 FEET TO A 0.625 INCH IRON BAR.

THENCE S. 4° 10' E. 618.35 FEET TO A POINT IN THE NORTH LINE OF THE STATE OF OHIO'S 5.00 ACRE TRACT AS DESCRIBED IN D.B. VOL. 206 PAGE 2.

THENCE WITH SAID NORTH LINE N. 86° 14' 40" W. 15.14 FEET TO A POINT.

THENCE N. 4° 10' W. 512.75 FEET TO A POINT IN THE NORTH LINE OF SECTION 32, LIBERTY TOWNSHIP.

THENCE WITH SAID NORTH LINE N. 86° 08' 50" W. 25.25 FEET TO THE PLACE OF BEGINNING.

CONTAINING 23430 SQUARE FEET OR 0.538 ACRE MORE OR LESS, OF WHICH 0.177 ACRE IS LIBERTY TOWNSHIP AND 0.361 ACRE IS IN LAKE TOWNSHIP.

LEGEND:
○ = LIGHT POLE
C/C = CONCRETE CURB
W.V. = WATER VALVE
⊙ = 2" TREE

BENCH MARKS
USC & GS DATUM

BM 1	CHISLED CROSS ON CONCRETE CURB	ELEVATION 1208.16
BM 2	POINT OF ARROW ON FIRE HYDRANT	ELEVATION 1217.39
BM 3	POINT OF ARROW ON FIRE HYDRANT	ELEVATION 1228.08
BM 4	POINT OF ARROW ON FIRE HYDRANT	ELEVATION 1225.29
BM 5	POINT OF ARROW ON FIRE HYDRANT	ELEVATION 1227.68
BM 6	POINT OF ARROW ON FIRE HYDRANT	ELEVATION 1223.06
BM 7	POINT OF ARROW ON FIRE HYDRANT	ELEVATION 1223.49
BM 8	POINT OF ARROW ON FIRE HYDRANT	ELEVATION 1227.75

(SEE NOTE THIS SHEET)
WAL-MART TAX PLAT

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE STATE OF OHIO, COUNTY OF LOGAN, TOWNSHIPS OF LAKE AND LIBERTY, BEING PART OF SECTIONS 32 AND 33, TOWN 4, RANGE 14, B. M. R. S. IN THE CITY OF BELLEFONTAINE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF BLANCH LEVAN'S 3.07 ACRE TRACT AS DESCRIBED IN O. R. VOL. 43 PAGE 787 THAT IS S. 86° 28' 59" E. 40.36 FEET FROM A P. K. NAIL AT SAID LEVAN'S SOUTHWEST CORNER IN THE CENTER OF USR 68.

THENCE WITH SAID LEVAN'S SOUTH LINE AND SAID LINE PROJECTED S. 86° 28' 59" E. 1159.98 FEET TO A 0.625 INCH IRON BAR.

THENCE S. 2° 11' 31" W. 482.38 FEET TO A POINT.

THENCE WITH THE SOUTH LINE OF THE WAL-MART BUILDING AND SAID LINE PROJECTED N. 86° 27' 29" W. 714.30 FEET TO A POINT.

THENCE N. 3° 31' 01" E. 395.02 FEET TO A POINT.

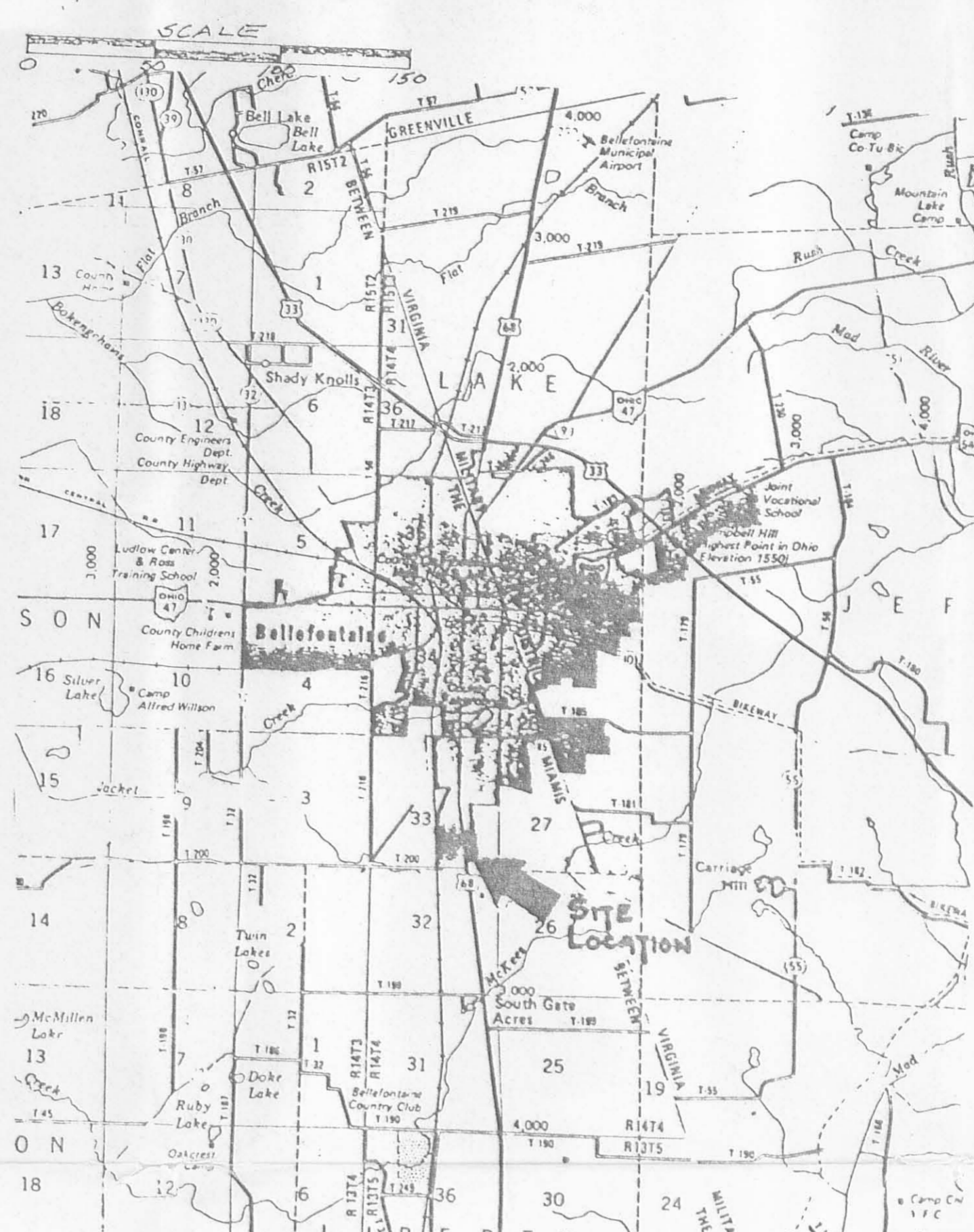
THENCE N. 86° 28' 59" W. 302.88 FEET TO A POINT.

THENCE S. 85° 52' 00" W. 141.02 FEET TO A POINT IN THE EAST RIGHT OF WAY OF USR 68.

THENCE WITH SAID RIGHT OF WAY LINE N. 4° 08' 00" W. 106.63 FEET TO THE PLACE OF BEGINNING.

THE ABOVE DESCRIBED TRACT HAVING 1.433 ACRES IN SECTION 32, LIBERTY TOWNSHIP AND 7.341 ACRES IN SECTION 33, LAKE TOWNSHIP.

THE NORTHWESTERLY PORTION OF THE ABOVE DESCRIBED TAX PLAT INCLUDES A PORTION OF THE 42 FOOT WIDE ACCESS AND UTILITY EASEMENT WHICH SERVES AS ACCESS TO THE TOTAL TRACT, THE WAL-MART TAX PLAT AND OTHER PROPERTY. THE INCLUSION OF THAT EASEMENT IN THE TAX PLAT DESCRIPTION IS INTENDED TO PROVIDE ACCESS TO THE WAL-MART PROPERTY, AND SHALL IN NO WAY BE CONSTRUED AS LIMITING ACCESS TO ANY OTHER PROPERTY.



(SEE NOTE THIS SHEET)
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE STATE OF OHIO, COUNTY OF LOGAN, TOWNSHIP OF LIBERTY, BEING PART OF SECTION 32, TOWN 4, RANGE 14, B.M.R.S. IN THE CITY OF BELLEFONTAINE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTERLINE OF U. S. R. 68 THAT IS S. 4° 10' E. 134.87 FEET FROM A RAILROAD SPIKE AT THE INTERSECTION OF SAID CENTERLINE WITH THE NORTH LINE OF SECTION 32.

THENCE N. 85° 50' E. 40.00 FEET TO A 0.625 INCH IRON BAR IN THE NEW RIGHT-OF-WAY LINE FOR THE PLACE OF BEGINNING FOR THIS DESCRIPTION.

THENCE N. 04° 10' 00" W. 285.35 FEET TO A 0.625 INCH IRON BAR IN SAID RIGHT OF WAY LINE.

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, BEING SUBTENDED BY A CHORD OF N. 59° 16' 06" E. 35.78 FEET TO A 0.625 INCH IRON BAR.

THENCE N. 85° 50' 00" E. 42.81 FEET TO A 0.625 INCH IRON BAR.

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 48.08 FEET AND AN ARC LENGTH OF 81.97 FEET, THE CHORD OF WHICH MEASURES S. 45° 19' 30" E. 72.40 FEET, TO A 0.625 INCH IRON BAR.

THENCE S. 03° 31' 01" W. 135.00 FEET TO A 0.625 INCH IRON BAR.

THENCE S. 46° 24' 25" W. 49.14 FEET TO A 0.625 INCH IRON BAR.

THENCE S. 03° 31' 01" W. 90.00 FEET TO A 0.625 INCH IRON BAR.

THENCE N. 86° 28' 59" W. 54.91 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH AND SUBJECT TO ALL COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD.

SAID PROPERTY CONTAINS 0.668 ACRE MORE OR LESS.

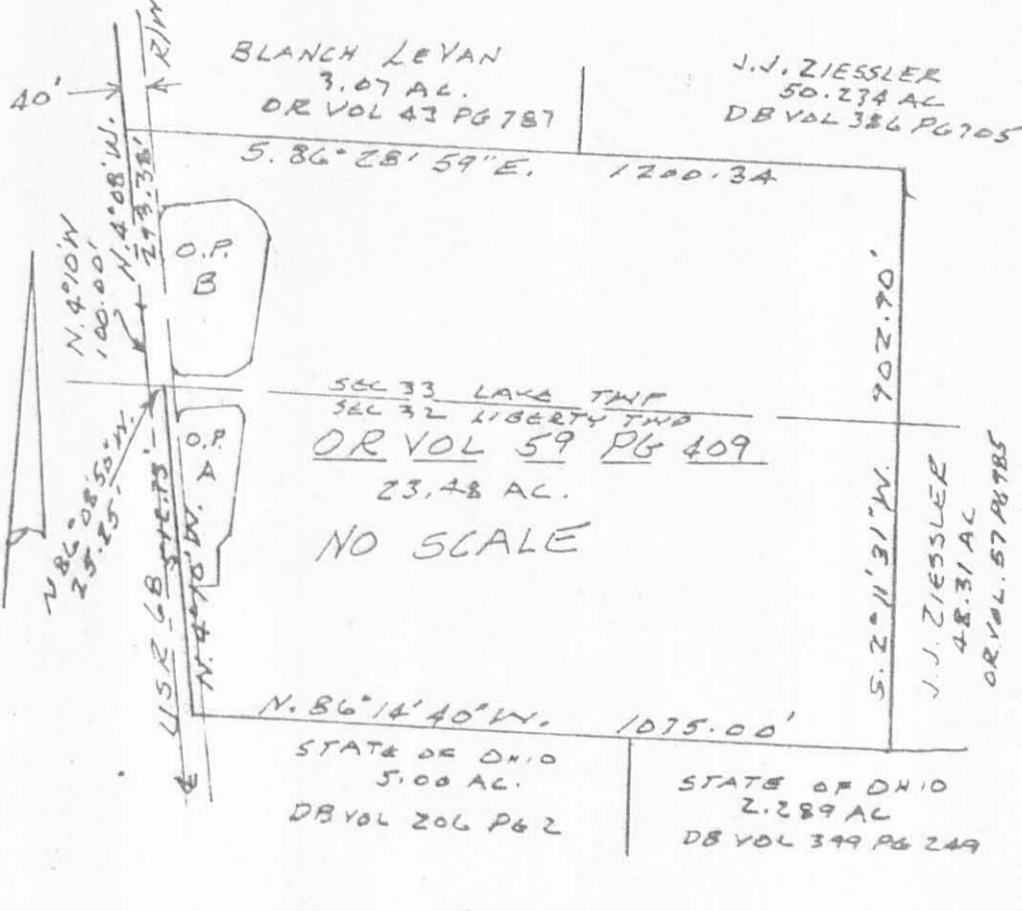
DEDICATION

WE THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND DO HEREBY DEDICATE THAT PORTION OF THE PROPERTY DESCRIBED AS "THE RIGHT-OF-WAY" TO BE DEDICATED TO CITY OF BELLEFONTAINE SHOWN ON THE PLAT TO THE PUBLIC USE FOREVER. THE UNDERSIGNED DO HEREBY FURTHER GRANT TO THE CITY OF BELLEFONTAINE A PERMANENT NON-EXCLUSIVE EASEMENT FOR SANITARY SEWER PURPOSES 20 FEET IN WIDTH (10 FEET ON EITHER SIDE OF THE EXISTING WATER LINE EASEMENT 20 FEET IN WIDTH (10 FEET ON EITHER SIDE OF THE EXISTING WATER LINE AS SHOWN ON THE PLAT) AND A PERMANENT NON-EXCLUSIVE WATER EASEMENT 20 FEET IN WIDTH (10 FEET ON EITHER SIDE OF THE OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER AND SANITARY SEWER LINES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTION TO THE FREE USE OF THE CITY FOR SAID PURPOSES AND FOR PROVIDING OF INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES.

TENNESSEE & ASSOCIATES-VII
(HIGHPOINT VILLAGE), AN OHIO GENERAL PARTNERSHIP

BY: DAYTON PARTNERS, AN OHIO GENERAL PARTNERSHIP, ITS MANAGING PARTNER

BY: L. KEITH BRUNNER, MANAGING PARTNER



NO SCALE
STATE OF OHIO
J.J. ZIESSLER
48331 AC
OR VOL 386 PG 205

SURVEYOR'S CERTIFICATE

THE WITHIN PLAT IS A SUBDIVISION OF 21.397 ACRES, MORE OR LESS, OF WHICH 11.117 ACRES ARE IN SECTION 32, TOWN 4, RANGE 14, B. M. R. S., LIBERTY TOWNSHIP AND 10.28 ACRES ARE IN SECTION 33, TOWN 4, RANGE 14, B. M. R. S., LAKE TOWNSHIP, BOTH IN THE CITY OF BELLEFONTAINE, COUNTY OF LOGAN AND STATE OF OHIO. SAID REAL ESTATE IS OWNED BY TENNESSEE & ASSOCIATES-VII (HIGHPOINT VILLAGE), AN OHIO GENERAL PARTNERSHIP BY INSTRUMENTS RECORDED IN OFFICIAL RECORDS VOLUME 59 PAGE 409.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND MONUMENTS AND IRON PINS ARE SET AS SHOWN. CURVED DISTANCES ARE MEASURED ON THE ARC.



Leslie H. Geeslin
LESLIE H. GEESLIN
RUSHSVLVANIA, OHIO

ORIGINAL PLAT
(MPLANS) AT CITY
ENGINEERS OFFICE
5/17/04

INDEXED ON MAP
7947 1P-1

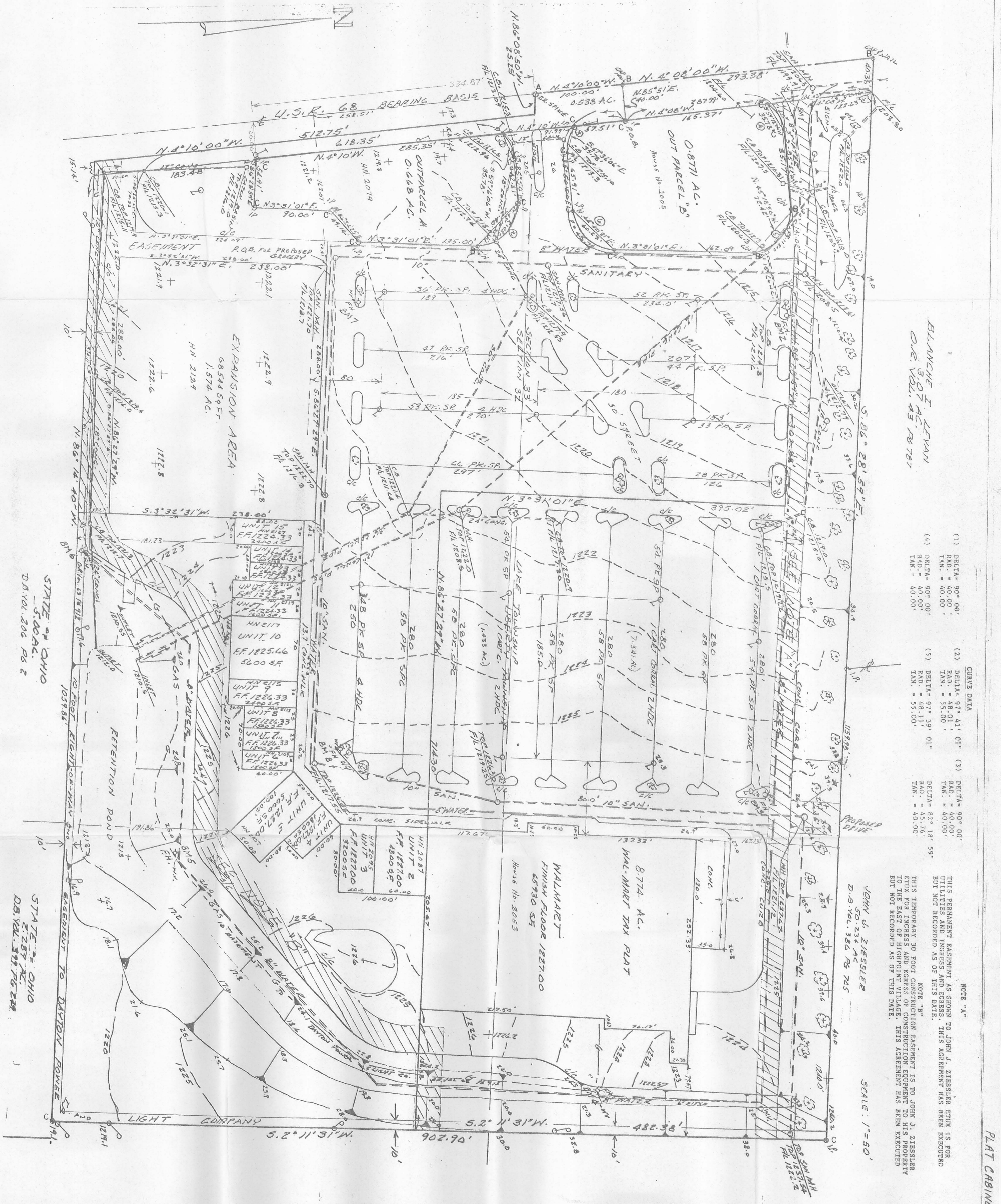


NOTARY PUBLIC
JAMES E. BUCK, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date
Section 147.03 O. R. C.

PLAT CABINET 'A' SLIDE 685-A

TENNESSEE & ASSOCIATES VII
 HIGHPOINT VILLAGE
 BELLEFONTAINE, OHIO
 APRIL 21, 1989

LEGEND: A= R.R. SPIKE FOUND
 B= P.K. NAIL SET
 C= 5/8" DIA. IRON BAR SET



BLANCHE I. LEVIAN
 D.E. VOL. 43, PG 787

CURVE DATA

(1)	DELTA= 90° 00'	RAD.= 40.00'	TAN.= 40.00'
(2)	DELTA= 97° 41' 01"	RAD.= 40.00'	TAN.= 40.00'
(3)	DELTA= 90° 00'	RAD.= 40.00'	TAN.= 40.00'
(4)	DELTA= 90° 00'	RAD.= 40.00'	TAN.= 40.00'
(5)	DELTA= 97° 39' 01"	RAD.= 48.11'	TAN.= 55.00'
(6)	DELTA= 82° 18' 59"	RAD.= 45.76'	TAN.= 40.00'

NOTE "A"
 THIS PERMANENT EASEMENT AS SHOWN TO JOHN J. ZISSLER ETUX IS FOR UTILITIES AND INGRESS AND EGRESS. THIS AGREEMENT HAS BEEN EXECUTED BUT NOT RECORDED AS OF THIS DATE.
 NOTE "B"
 THIS TEMPORARY 30 FOOT CONSTRUCTION EASEMENT IS TO JOHN J. ZISSLER ETUX FOR INGRESS AND EGRESS OF CONSTRUCTION EQUIPMENT TO HIS PROPERTY TO THE EAST OF HIGHPOINT VILLAGE. THIS AGREEMENT HAS BEEN EXECUTED BUT NOT RECORDED AS OF THIS DATE.

JOHN J. ZISSLER
 D.B. VOL. 386 PG 765

SCALE: 1"=50'

STATE OF OHIO
 D.B. VOL. 206 PG 2

STATE OF OHIO
 D.B. VOL. 317 PG 229

INDEXED ON MAP
 749/ 1F2

PLAT CABINET "A" 685-B
 SLIDE

3
3

TENNESSEE & ASSOCIATES VII
HIGHPOINT VILLAGE
BELLEFONTAINE, OHIO
APRIL 21, 1989

TOTAL PARKING SPACES 877

(SEE NOTE SHEET 1)

LEGAL DESCRIPTION
OUT PARCEL B

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE STATE OF OHIO, COUNTY OF LOGAN, TOWNSHIP OF LAKE, BEING PART OF SECTION 33, TOWN 4, RANGE 14, B. M. R. S. IN THE CITY OF BELLEFONTAINE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A P. K. NAIL IN THE CENTERLINE OF U. S. R. 68 THAT IS N. 4° 10' W. 100.00 FEET FROM A RAILROAD SPIKE AT THE INTERSECTION OF SAID CENTERLINE WITH THE SOUTH LINE OF SECTION 33.
THENCE N. 85° 51' E. 40.00 FEET TO A 0.625 INCH IRON BAR IN THE NEW RIGHT OF WAY LINE FOR THE PLACE OF BEGINNING FOR THIS DESCRIPTION.
THENCE N. 04° 08' 00" E. 165.37 FEET TO A 0.625 INCH IRON BAR IN SAID RIGHT OF WAY LINE.
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET AND AN ARC LENGTH OF 37.09 FEET, BEING SUBTENDED BY A CHORD OF N. 59° 18' 06" E. 35.78 FEET, TO A 0.625 INCH IRON BAR.
THENCE N. 85° 52' 00" E. 85.17 FEET TO A P. K. NAIL.
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 48.11 FEET AND AN ARC LENGTH OF 81.99 FEET, BEING SUBTENDED BY A CHORD OF S. 45° 18' 30" E. 72.42 FEET, TO A P. K. NAIL.
THENCE S. 03° 31' 01" W. 162.09 FEET TO A 0.625 INCH IRON BAR.
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 45.76 FEET AND AN ARC LENGTH OF 65.74 FEET, BEING SUBTENDED BY A CHORD OF S. 44° 40' 31" W. 60.23 FEET TO A 0.625 INCH IRON BAR.
THENCE S. 85° 50' 00" W. 65.91 FEET TO A 0.625 INCH IRON BAR.
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET AND AN ARC LENGTH OF 37.09 FEET, BEING SUBTENDED BY A CHORD OF N. 67° 36' 06" W. 35.78 FEET TO A 0.625 INCH IRON BAR IN THE AFORESAID EASTERLY RIGHT OF WAY LINE.
THENCE N. 04° 10' 00" W. 57.51 FEET TO THE PLACE OF BEGINNING.
TOGETHER WITH AND SUBJECT OF COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD.
SAID PROPERTY CONTAINS 0.8771 ACRE MORE OR LESS.

(SEE NOTE SHEET 1)

NON EXCLUSIVE ACCESS EASEMENT FOR EXPANSION AREA

THE FOLLOWING DESCRIBED EASEMENT SITUATED IN THE STATE OF OHIO, COUNTY OF LOGAN, TOWNSHIP OF LIBERTY, BEING PART OF SECTION 32, TOWN 4, RANGE 14, B.M.R.S. IN THE CITY OF BELLEFONTAINE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTERLINE OF USR 68 THAT IS S. 4° 10' 00" E. 258.51 FEET FROM A RAILROAD SPIKE FOUND AT THE INTERSECTION OF SAID CENTERLINE WITH THE NORTH LINE OF SECTION 32.
THENCE N. 85° 50' 00" E. 162.07 FEET TO THE PLACE OF BEGINNING FOR THIS DESCRIPTION.
THENCE S. 3° 32' 31" W. 238.00 FEET TO A POINT.
THENCE S. 86° 27' 29" E. 288.00 FEET TO A POINT.
THENCE S. 3° 32' 31" W. 37.27 FEET TO A POINT IN THE NORTH LINE OF THE STATE OF OHIO'S 5.00 ACRE TRACT AS DESCRIBED IN D. B. VOL. 206 PAGE 2.
THENCE WITH SAID NORTH LINE N. 86° 14' 40" W. 374.11 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF USR 68.
THENCE WITH SAID R/W LINE N. 4° 10' W. 50.20 FEET TO A POINT.
THENCE S. 86° 28' 59" E. 70.52 FEET TO A POINT.
THENCE N. 3° 31' 01" E. 224.09 FEET TO A POINT.
THENCE S. 86° 17' 29" E. 22.41 FEET TO THE PLACE OF BEGINNING.

(SEE NOTE SHEET 1)

EXPANSION AREA

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE STATE OF OHIO, COUNTY OF LOGAN, TOWNSHIP OF LIBERTY, BEING PART OF SECTION 32, TOWN 4, RANGE 14, B.M.R.S. IN THE CITY OF BELLEFONTAINE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTERLINE OF U. S. R. 68 THAT IS S. 4° 10' 00" E. 258.51 FEET FROM A RAILROAD SPIKE FOUND AT THE INTERSECTION OF SAID CENTERLINE WITH THE NORTH LINE OF SECTION 32.
THENCE N. 85° 50' 00" E. 162.07 FEET TO THE PLACE OF BEGINNING.
THENCE S. 86° 27' 29" E. 288.00 FEET TO A POINT.
THENCE WITH THE PROJECTION OF THE WEST SIDE OF UNIT FIFTEEN (15) AND SAID SIDE PROJECTED S. 3° 32' 31" W. 238.00 FEET TO A POINT.
THENCE N. 86° 27' 29" W. 288.00 FEET TO A POINT.
THENCE N. 3° 32' 31" E. 238.00 FEET TO THE PLACE OF BEGINNING.
CONTAINING 88544 SQ. FT. OR 1.574 ACRES MORE OR LESS.

RESTRICTIONS

THE RETENTION POND SHOWN HEREON AND STORM WATER DRAINAGE SYSTEMS SHALL BE MAINTAINED BY THE OWNER OF THE TOTAL TRACT IN ACCORDANCE WITH THE REGULATIONS AND ORDINANCES OF THE CITY OF BELLEFONTAINE.

(SEE NOTE SHEET 1)

CENTERLINE OF 10 FOOT EASEMENT AND RIGHT-OF-WAY TO DAYTON POWER AND LIGHT COMPANY AS DESCRIBED IN O. R. VOL. 69 PAGE 912.

BEGINNING AT A POINT IN A WESTERLY PROPERTY LINE (WHICH IS ALSO THE EASTERLY LINE OF STATE ROUTE NO. 68) 5 FEET NORTHWARDLY AT RIGHT ANGLES FROM THE SOUTHERLY PROPERTY LINE (WHICH IS ALSO THE NORTHERLY PROPERTY LINE OF THE STATE OF OHIO'S 5.00 ACRE TRACT); THENCE EASTWARDLY PARALLEL TO AND 5 FEET NORTHWARDLY FROM THE AFORESAID SOUTHERLY PROPERTY LINE 1070.55 FEET, MORE OR LESS, TO A POINT, SAID POINT BEING ALSO 5 FEET WESTWARDLY AT RIGHT ANGLES FROM THE EASTERLY PROPERTY LINE (WHICH IS ALSO THE WESTERLY PROPERTY LINE OF J. & D. ZIESSLER'S 28.181 ACRE TRACT). THENCE NORTHWARDLY PARALLEL TO AND 5 FEET FROM THE SAID EASTERLY PROPERTY LINE 897.9 FEET, MORE OR LESS, TO A POINT IN THE NORTHERLY PROPERTY LINE (WHICH IS ALSO A SOUTHERLY PROPERTY LINE OF J. & D. ZIESLER'S 98.494 ACRE TRACT).

O. R. 68 PAGE 915

10 FOOT EASEMENT AND RIGHT-OF-WAY TO DAYTON POWER AND LIGHT COMPANY OVER, UPON, UNDER AND THROUGH THE FOLLOWING PREMISES: SITUATED IN LAKE AND LIBERTY TOWNSHIPS AND CITY OF BELLEFONTAINE, LOGAN COUNTY, STATE OF OHIO.

AND BEING A TRACT OF LAND CONTAINING 23.478 ACRES, MORE OR LESS, BY SURVEY AND 23.480 ACRE MORE OR LESS BY DEED SITUATED IN PART OF SECTIONS 33 AND 32, TOWN 4, RANGE 14, B.M.R.S., AND BEING THE SAME PREMISES CONVEYED IN A WARRANTY DEED RECORDED IN O. R. VOL. 59 PAGE 409 OF THE DEED RECORDS OF LOGAN COUNTY, OHIO.

PARCEL I. D. NO. 14-106-12-03-007
PARCEL I. D. NO. 18-106-00-00-080.002
PARCEL I. D. NO. 17-106-00-00-081.001

APPROVED THIS 16 DAY OF August, 1989

C.M.R.
TAX MAP DRAFTSMAN
LOGAN COUNTY, OHIO

APPROVED THIS 15th DAY OF August, 1989

Finley, Lee Norrie
CITY ENGINEER
BELLEFONTAINE, OHIO

APPROVED THIS 9th DAY OF August, 1989

Joseph A. Heek
CHAIRMAN, BELLEFONTAINE
CITY PLANNING COMMISSION

APPROVED THIS 8th DAY OF August, 1989

Richard J. Vicario
MAYOR
BELLEFONTAINE, OHIO

APPROVED THIS 8th DAY OF August, 1989

Howard Probst
PRESIDENT CITY COUNCIL
BELLEFONTAINE, OHIO

APPROVED THIS 8th DAY OF August, 1989

Andette Presmore
CLERK OF COUNCIL

TRANSFERRED THIS 25th DAY OF August, 1989

Jean Jones
AUDITOR
LOGAN COUNTY, OHIO

FILED FOR RECORD THIS 29th DAY OF AUGUST 1989 AT 9:44 A.M.
RECORDED THIS 29th DAY OF AUGUST, 1989
IN PLAT CABINET A SLIDE 685-A, 685-B, 687-A.

Carolyn Collins
RECORDER
LOGAN COUNTY, OHIO

7037AD
RAM-JAW
7941-2A

INDEXED ON MAP
7941 1P3

PLAT CABINET "A" SLIDE 687-A

REC'D 10-25-94 SWM BK ✓



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.

20 FEET WIDE UTILITY EASEMENT TO THE CITY OF BELLEFONTAINE, OHIO

Lying in Section 32, Town 4, Range 14, City of Bellefontaine, Liberty Township, Logan County, Ohio.

Being a 20 feet wide easement for the placement of underground utilities across the Brunner Companies Income Properties L.P. III 8.988 acre tract as deeded and described in Official Record 93, Page 484 of the Logan County Records of Deeds and platted with existing easements shown in the Logan County Records of Plats in Cabinet 'A', Slides 685, 686, and 687, with the center-line of the easement being more particularly described as follows:

Beginning at a concrete right-of-way monument found on the north line of the State of Ohio 5.0 acre tract (Vol. 206, Pg. 2) and at a point 40.00 feet at right angles to the center-line of U.S. Route 68 (South Main Street). The said monument is at the southwest corner of the said 8.988 acre tract.

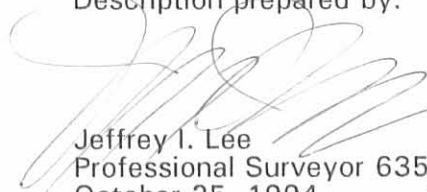
THENCE, parallel with the center-line of U.S. Route 68 and 40.00 feet therefrom, N 4°-10'-00" W, a distance of 20.20 feet to the TRUE POINT OF BEGINNING.

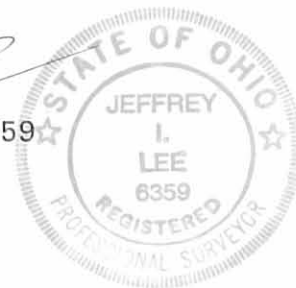
THENCE, parallel with the south line of the said 8.988 acre tract and 20.00 feet therefrom and within an existing non-exclusive driveway easement, S 86°-39'-00" E, a distance of 56.34 feet to a point.

THENCE, parallel and 10.00 feet distant west of an existing north-south driveway easement, N 3°-31'-01" E, a distance of 263.80 feet to a point.

THENCE, S 87°-10'-00" E, a distance of 37.25 feet to the terminus of this easement, passing an existing sanitary sewer manhole (not centered) at 27.25 feet.

Description prepared by:

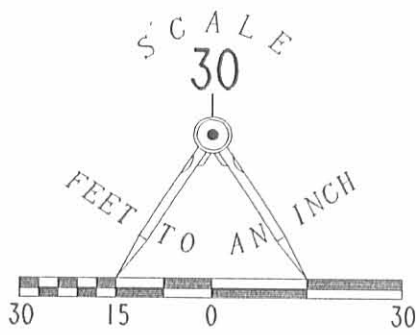

Jeffrey I. Lee
Professional Surveyor 6359
October 25, 1994



L 1371

ORIGINAL STAMP IN GREEN

INDEXED ON MAP
7941 2D



2 WORKING DAYS



BEFORE YOU DIG



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

OHIO UTILITIES PROTECTION SERVICE.

SOUTH MAIN STREET



BRUNNER COMPANIES INCOME
PROPERTIES L.P. III
8.988 ACRES
EASEMENTS PLATTED IN
PLAT CABINET 'A',
SLIDES 685 - 687
AND
O.R. 93. PG. 484

N 03° 31' 01" E
263.80'

S 87° 10' 00" E
37.25'

EXISTING SANITARY
SEWER MANHOLE

20.00'

EXISTING
DRIVEWAY EASEMENT

PREPARED BY:

JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
OCTOBER 25, 1994

20.00'

EXISTING
DRIVEWAY EASEMENT

N 04° 10' 00" W
20.20'

S 86° 39' 00" E
56.34'

20.20'

10.10'



EXISTING
DRIVEWAY EASEMENT

ORIGINAL STAMP IN GREEN

10' DP & L EASEMENT. CAB. 'A'. SLIDE 686

CONC. R/W MONUMENT
FOUND

STATE OF OHIO
5.0 AC.
VOL. 206. PG. 2

**20 FEET WIDE UTILITY EASEMENT TO
THE CITY OF BELLEFONTAINE
SECTION 32. TOWN 4. RANGE 14
LIBERTY TOWNSHIP
LOGAN COUNTY, OHIO**

LEE SURVEYING & MAPPING CO.
143 East Columbus Avenue
BELLEFONTAINE, OHIO 43311
(513) 593-7335

INDEXED ON MAP
7941 EP

EXHIBIT "A"

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Logan, Townships of Lake and Liberty, being part of Sections 32 and 33 in the City of Bellefontaine of which 4.56 acres in the City of Bellefontaine being in Town 4, Range 14 and more particularly described as follows:

Beginning at a railroad spike in the centerline of U.S.R. 68 in the south line of Section 33, Lake Township;

Thence with said centerline N. 4⁰ 10' 00" W. 100.00 feet to a P.K. nail;

Thence with said centerline of 4⁰ 08' 00" W. 293.38 feet to a P.K. nail at the southwest corner of Blanche I. LeVan's 3.07 acre tract as described in O.R. Vol. 43 Page 787;

Thence with said LeVan's south line and said south line projected S. 86⁰ 28' 59" E 1200.34 feet to a 0.625 inch iron bar, passing 0.625 inch iron bars at 30.60 and 674.79 feet;

Thence S. 2⁰ 11' 31" W. 902.90 feet to a 0.625 inch iron bar in the north line of the State of Ohio's 2.289 acre tract as described in D.B. Vol. 399 Page 249;

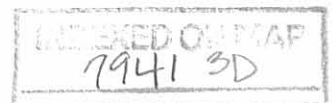
Thence with the north line of said 2.289 acre tract and the north line of the State of Ohio's 5.00 acre tract as described in D.B. Vol. 206 Page 2 N 86⁰ 14' 40" W. 1075.00 feet to a point in the right-of-way of said U.S.R. 68;

Thence parallel with and 25.00 feet from the centerline of U.S.R. 68 N. 4⁰ 10' 00" W. 512.75 feet to a point in the south line of Lake Township;

Thence with said Section line and Township Line N. 86⁰ 08' 50" W. 25.25 feet to the place of beginning.

Containing 23.480 acres more or less.

P.P. 58-106-00-00-080.002 (12.84 Acres)
17-106-00-00-081.001 (4.56 Acres)
17-106-12-03-007 (6.078 Acres)





BLANCHE I. LEVAN
 3.07 AC.
 O.R. VOL. 43 PG 787
 674.45'
 S. 86° 28' 59" E.

LEGEND:
 A = R.R. SPIKE FOUND
 B = CAP & NAIL SET
 C = 5/8" IRON BAR SET
 D = 6" CONC. POST
 E = 4" STEEL COR. POST

4.26



SURVEY OF 23.478 AC. TRACT IN
 SECTIONS 32 AND 33, TOWN 4, RANGE
 14, B.M.R.S., LAKE AND LIBERTY TOWNSHIPS,
 LOGAN COUNTY, OHIO.
 DECEMBER, 1987
 SCALE: 1" = 100'

INDEXED ON MAP
 7941 3P



Leslie H. Geeslin
 LESLIE H. GEESLIN
 RUSHSVLVANIA, OHIO

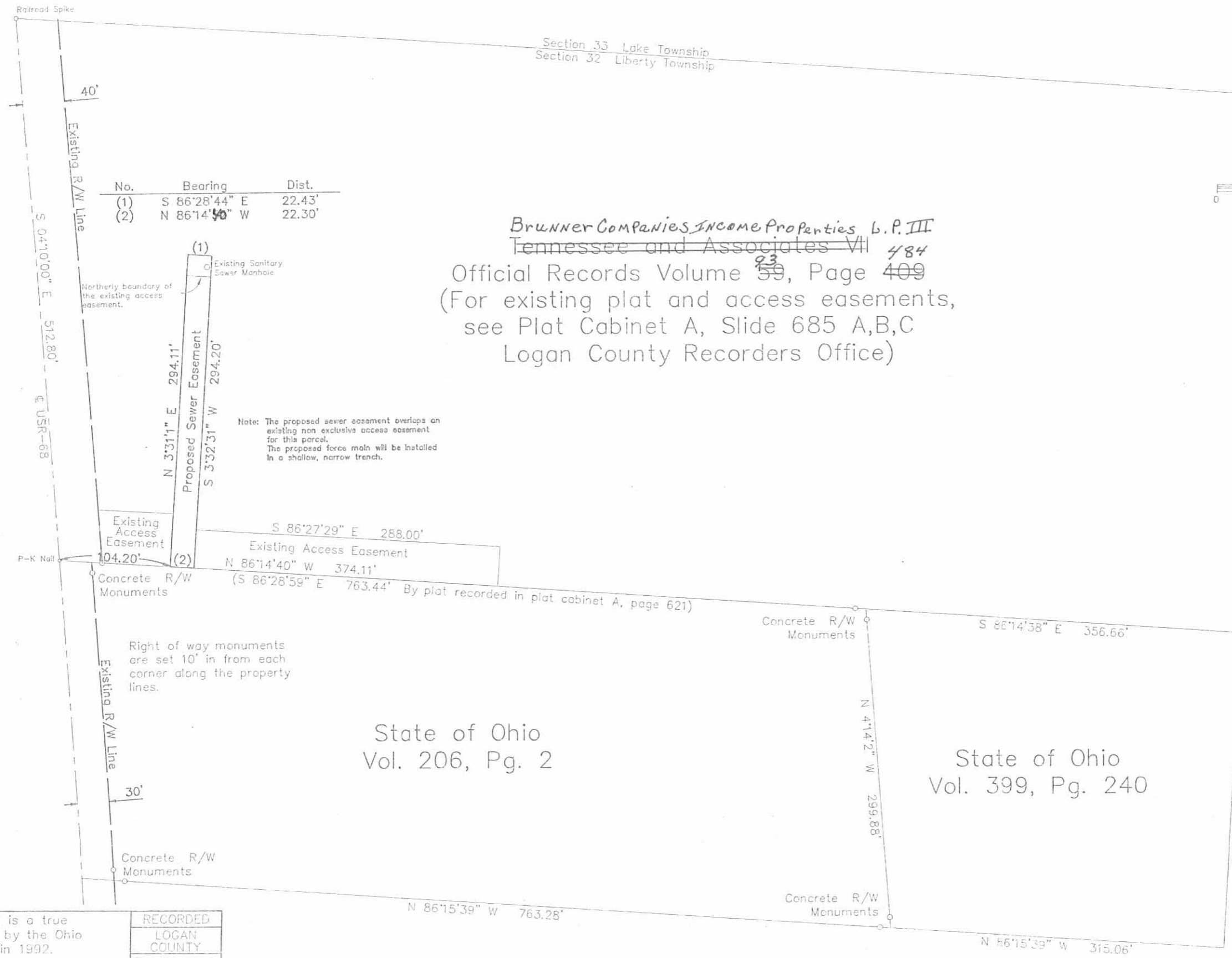
STATE OF OHIO
 5.00 AC.
 D.B. VOL. 206 PAGE 2

STATE OF OHIO
 2.289 AC.
 DB VOL 399 PG. 249

LOGAN COUNTY GARAGE
 Proposed Sewer Easement
 for County Garage
 Bellefontaine, Ohio

FHWA REGION	STATE	PROJECT	1
5	OHIO		1

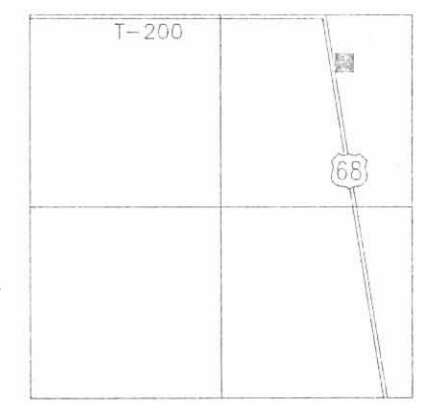
LOGAN COUNTY
 LOG- 68 -9.80



No.	Bearing	Dist.
(1)	S 86°28'44" E	22.43'
(2)	N 86°14'40" W	22.30'

Brunner Companies Income Properties L.P. III
~~Tennessee and Associates VII~~ 484
 Official Records Volume 59, Page 409
 (For existing plat and access easements,
 see Plat Cabinet A, Slide 685 A,B,C
 Logan County Recorders Office)

Note: The proposed sewer easement overlaps an existing non exclusive access easement for this parcel. The proposed force main will be installed in a shallow, narrow trench.



Vicinity Map
 Section 32
 Section 32, T4, R14, BTMRS, Liberty Twp
 Logan County, Ohio

State of Ohio
 Vol. 206, Pg. 2

State of Ohio
 Vol. 399, Pg. 240

I hereby certify that this plat is a true delineation of a survey made by the Ohio Department of Transportation in 1992.
Norbert J. Magato 5-8-92
 Norbert J. Magato - Registered Surveyor #5671

RECORDED
LOGAN COUNTY
Date: _____
Vol. : _____
Page: _____

INDEXED ON MAP
 4P
 1466