

Received 1-2-96 JCH 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 L. LEE, P.S.

Z & H INVESTMENTS GUNN TOWN ROAD 80 FEET WIDE EASEMENT 0.653 ACRE

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

Being a non-exclusive ingress and egress easement over the Z and H Investments original 48.31 acre tract as deeded and described in Official Record 248, Page 75 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike found at the intersection of the center-line of South Main Street (U.S. Route 68) and the north line of Section 32 and the north line of Liberty Township.

THENCE, with the center-line of South Main Street, S 4°-30'-00" E, a distance of 893.46 feet to a PK nail found.

THENCE, S 86°-34'-19" E, a distance of 40.39 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING. The said point of beginning is, also, the northwest corner of the Frisch's Restaurants, Inc. 1.238 acre tract (O.R. 252, Pg. 773).

THENCE, with the east right-of-way of South Main Street, N 4°-30'-00" W, a distance of 80.77 feet to a concrete right-of-way monument found.

THENCE, with the south line of the State of Ohio 5.00 acre tract (Vol. 206, Pg. 2), S 86°-34'-19" E, a distance of 361.23 feet to a point.

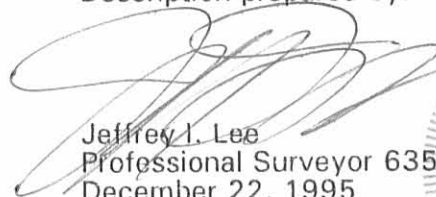
THENCE, S 3°-25'-41" W, a distance of 80.00 feet to a point.

THENCE, N 86°-34'-19" W, a distance of 350.09 feet to the point of beginning, passing a 5/8 inch iron rod set at the northeast corner of the aforementioned 1.238 acre tract at 50.48 feet.

Containing 0.653 acre.

The basis for bearings is the center-line of South Main Street being S 4°-30'-00" E, and all other bearings are from angles and distances measured in field surveys by Lee Surveying and Mapping Company in 1994. This description is for easement use only and is not a boundary survey as defined in O.A.C. 4733-37,

Description prepared by:


Jeffrey L. Lee
Professional Surveyor 6359
December 22, 1995
Rev. January 2, 1996



L 1471

ORIGINAL STAMP IN GREEN

INDEXED ON MAP
8970 120-1

REC'D 1-16-96 SMU OK ✓



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143 EAST COLUMBUS AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-7335

JEFFREY I. LEE, P.S.

Z & H INVESTMENTS 50 FEET WIDE EASEMENT 0.583 ACRE

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

Being a non-exclusive 50.00 feet wide ingress and egress easement over the Z and H Investments original 48.31 acre tract as deeded and described in Official Record 248, Page 75 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike found at the intersection of the center-line of South Main Street (U.S. Route 68) and the north line of Section 32 and the north line of Liberty Township.

THENCE, with the center-line of South Main Street, S 4°-30'-00" E, a distance of 893.46 feet to a PK nail found.

THENCE, with the north line extended and the north line of the Frisch's Restaurants, Inc. 1.238 acre tract (O.R. 252, Pg. 773), S 86°-34'-19" E, a distance of 340.00 feet to a 5/8 inch iron rod set at the northeast corner of the said 1.238 acre tract and the TRUE POINT OF BEGINNING.

THENCE, S 86°-34'-19" E, a distance of 50.48 feet to a point.

THENCE, S 4°-30'-00" E, a distance of 174.78 feet to a point.

THENCE, with a curve to the left having a central angle of 6°-46'-05", a radius of 125.00 feet, an arc length of 14.77 feet, with a chord bearing S 7°-53'-02" E, a distance of 14.76 feet to a point.

THENCE, S 11°-16'-06" E, a distance of 294.35 feet to a point.

THENCE, with a curve to the right having a central angle of 6°-46'-05", a radius of 175.00 feet, an arc length of 20.67 feet, with a chord bearing S 7°-53'-02" E, a distance of 20.66 feet to a point.

THENCE, S 4°-30'-00" E, a distance of 3.53 feet to a point on the north line of a proposed 2.500 acre tract.

THENCE, with the north line of the said proposed 2.500 acre tract, N 86°-28'-23" W, a distance of 50.55 feet to a point.

THENCE, with a curve to the left having a central angle of 5°-08'-55", a radius of 125.00 feet, an arc length of 11.23 feet, with a chord bearing N 8°-41'-37" W, a distance of 11.23 feet to a point.

THENCE, N 11°-16'-06" W, a distance of 294.35 feet to a point.

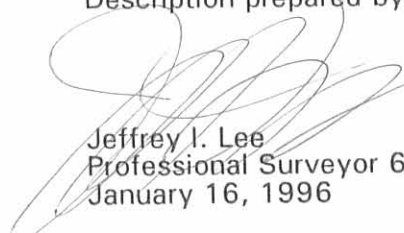
THENCE, with a curve to the right having a central angle of 6°-46'-05", a radius of 175.00 feet, an arc length of 20.67 feet, with a chord bearing N 7°-53'-02" W, a distance of 20.66 feet to a 5/8 inch iron rod set.

THENCE, with the east line of the aforesaid 1.238 acre tract, N 4°-30'-00" W, a distance of 181.74 feet to the point of beginning.

Containing 0.583 acre.

The basis for bearings is the center-line of South Main Street being S 4°-30'-00" E, and all other bearings are from angles and distances measured in field surveys by Lee Surveying and Mapping Company in 1994. This description is for easement use only and is not a boundary survey as defined in O.A.C. 4733-37,

Description prepared by:


Jeffrey I. Lee
Professional Surveyor 6359
January 16, 1996



L 1471

ORIGINAL STAMP IN GREEN

INDEXED ON MAP
8970 12D-2

T.R. 200
ALLEN RD

68

SECTION 33 LAKE TOWNSHIP
SECTION 32 LIBERTY TOWNSHIP

STATE OF OHIO
S. 00 AC.
VOL. 206, PG. 2

PROPOSED GUNN TOWN ROAD 80' EASEMENT (0.653 ACRE)

ZONED B-2

Z AND H INVESTMENTS
ORIG. 48.31 ACRES
O.R. 248, PG. 75

FRISCH'S RESTAURANTS, INC.
1.238 ACRES
O.R. 252, PG. 773

ZONED B-2

Z AND H INVESTMENTS
ORIG. 48.31 ACRES
O.R. 248, PG. 75

ZONED B-2

SOUTH MAIN STREET
BELLEFONTAINE CORPORATION LINE

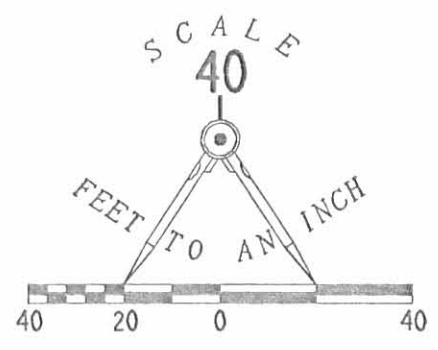
SANITARY VALVE PIT
T/C-1203.20
6" SANITARY FORCE MAIN
SANITARY LIFT STATION
T/C-1203.49
I.E. 8" P.V.C. EAST-1192.00
BOTTOM LIFT STA.-1184.00

20' EASEMENT

10' EASEMENT

PROPOSED RYAN FAMILY STEAKHOUSE SITE
2.500 ACRES
NO BUILDINGS ON SITE

BELLEFONTAINE CORPORATION LINE



- LEGEND**
- 5/8" IRON ROD SET W/ PLASTIC I.D. CAP STAMPED "LEE PS6359"
 - 5/8" IRON ROD W/ O.D.O.T. I.D. CAP FOUND
 - ⊙ P.K. NAIL FOUND
 - ⊙ RAILROAD SPIKE FOUND
 - ⊙ STONE FOUND
 - ⊙ CONCRETE MONUMENT FOUND
 - - - LINE NOT DRAWN TO SCALE
 - ⊙ SANITARY SEWER MANHOLE

- ABBREVIATIONS**
- E/P EDGE OF PAVEMENT
 - R.C.P. REINFORCED CONCRETE PIPE
 - R/W RIGHT-OF-WAY
 - T/C TOP OF CASTING
 - I.E. INVERT ELEVATION
 - U.G. UNDERGROUND
 - O.H. OVERHEAD

REFERENCES
LOGAN COUNTY ENGINEER'S MAP ROOM,
DRAWER "R", FILE INDEX NO. 3414 AND 6802

BUILDING SETBACK REGULATIONS
CITY OF BELLEFONTAINE ZONE B-2
FRONT YARD DEPTH 25 FEET
SIDE YARD NONE EXCEPT WHEN ADJOINING AN R DISTRICT.
REAR YARD NONE EXCEPT WHEN ADJOINING AN R DISTRICT.

Z AND H INVESTMENTS
ORIG. 48.31 ACRES
O.R. 248, PG. 75

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	06°46'05"	125.00'	14.77'	7.39'	14.76'	S 07°53'02"E
C 2	06°46'05"	175.00'	20.67'	10.35'	20.66'	S 07°53'02"E
C 3	05°08'55"	125.00'	11.23'	5.62'	11.23'	N 08°41'37"W
C 4	06°46'05"	175.00'	20.67'	10.35'	20.66'	N 07°53'02"W

LOCATION OF TWO EASEMENTS OVER THE
Z AND H INVESTMENTS ORIGINAL 48.31 ACRE TRACT
OFFICIAL RECORD 248, PAGE 75
SECTION 32, TOWN 4, RANGE 14
CITY OF BELLEFONTAINE
LIBERTY TOWNSHIP
LOGAN COUNTY, OHIO

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

INDEXED ON MAP
8470 12P



JANUARY 11, 1996
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LEE SURVEYING & MAPPING CO., INC.
143 East Columbus Avenue
BELLEFONTAINE, OHIO 43311
(613) 593-7335
D 272 RYANEAS2 L-1471-1

Received 8-24-95 JCH 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.

Z AND H INVESTMENTS 2.500 ACRES

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

Being out of the Z and H Investments 48.31 acre tract as deeded and described in Official Record 248, page 75 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the north line of Section 32, the north line of Liberty Township, and the center-line of South Main Street (U.S. Route 68).

THENCE, with the center-line of South Main Street, S 04°-30'-00" E, a distance of 1625.81 feet to a P.K. nail found on the north line of the L. Dale Elleman, Jr., etal, 48.31 acre tract (O.R. 61, Pg. 437).

THENCE, with the north line of the said L. Dale Elleman, Jr., etal, 48.31 acre tract, S 86°-28'-23" E, a distance of 40.40 feet to a 5/8 inch iron rod set at THE TRUE POINT OF BEGINNING.

THENCE, parallel with and 40.00 feet distant from the center-line of South Main Street, N 04°-30'-00" W, a distance of 232.28 feet to a 5/8 inch iron rod set.

THENCE, S 86°-28'23" E, a distance of 489.70 feet to a 5/8 inch iron rod set.

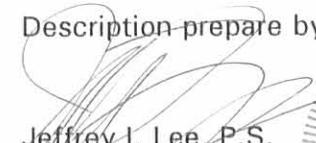
THENCE, S 03°-31'-37" W, a distance of 230.00 feet to a 5/8 inch iron rod set on the aforesaid north line of the L. Dale Elleman, Jr., etal, 48.31 acre tract.

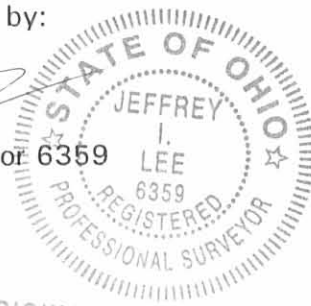
THENCE, with the north line of the said 48.31 acre tract, N 86°-28-23" W, a distance of 457.26 feet to the point of beginning.

Containing 2.500 acres.

The basis for bearing is the center-line of South Main Street being S 04°-30'-00" E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Company on August 2, 1995.

Description prepare by:


Jeffrey I. Lee, P.S.
Professional Surveyor 6359
August 2, 1995



ORIGINAL STAMP IN GREEN

INDEXED ON MAP
8970 13D

NOTES

- LEE SURVEYING AND MAPPING COMPANY OHIO UTILITIES PROTECTION SERVICE REFERENCE NUMBERS FOR THIS PROJECT ARE 628 014 020 AND 628 014 021.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THE PREMISES SHOWN HEREON ARE IN FLOOD ZONE "C". (AREA OF MINIMAL FLOODING), PER THE NATIONAL FLOOD INSURANCE RATE MAPS 390772 0115 C AND 390772 0185 C, DATED MAY 15, 1985.
- SITE BENCH MARK: TOP OF 3/8" IRON ROD SET AT THE SOUTHWEST CORNER OF 2.500 ACRE TRACT, ELEVATION = 1203.52.
- DUE TO MANHOLES AND LIFT STATION BEING FULL OF WATER THE SANITARY SEWER INVERT ELEVATIONS ON THIS MAP WERE TAKEN FROM THE FRISCH'S AND O.D.O.T. SEWER & WATER PLANS DATED 1995.
- THIS PROPERTY IS ZONED B-2 (DOWNTOWN BUSINESS DISTRICT). PRINCIPAL USES PERMITTED INCLUDES EATING AND DRINKING PLACES; BARS, RESTAURANTS, COCKTAIL LOUNGES.

MINIMUM YARD DIMENSIONS

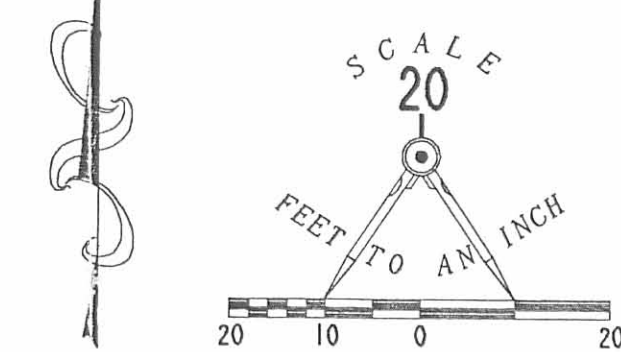
FRONT YARD DEPTH 25 FEET
 SIDE YARD WIDTH EACH NONE, EXCEPT WHEN ADJOINING R DISTRICT - THEN NOT LESS THAN 10 FEET.
 REAR YARD DEPTH NONE, EXCEPT WHEN ADJOINING R DISTRICT - THEN NOT LESS THAN 10 FEET.

PARKING SETBACK NONE PER THE BELLEFONTAINE CITY ENGINEER'S OFFICE BY TELEPHONE WITH GINGER BEASLEY ON AUGUST 14, 1995.
 7. PER A GEOENVIRONMENTAL CONSULTANTS, INC. LEVEL I ENVIRONMENTAL SITE ASSESSMENT REPORT DATED JANUARY 9, 1995, AND A FOLLOW-UP PHONE CONVERSATION ON JULY 7, 1995 WITH A MS. JANICE M. GARTNER, AN ENVIRONMENTAL SPECIALIST EMPLOYED BY SAID COMPANY, THERE ARE NO WETLANDS LOCATED ON THE SUBJECT 2.500 ACRE SITE.

REFERENCES

- LOGAN COUNTY ENGINEER'S MAP ROOM, DRAWER "R", FILE NUMBERS 844 AND 6802.
- SURVEY OF A 9.392 ACRE TRACT AND A 1.037 ACRE TRACT BY LEE SURVEYING AND MAPPING COMPANY DATED JUNE 12, 1995 FILE NUMBER L-435-1 AND A SURVEY OF A 1.405 ACRE TRACT DATED DECEMBER 29, 1994, FILE NUMBER L-1371-1.

VICINITY MAP



LEGEND

- 5/8" IRON ROD SET W/ PLASTIC I.D. CAP STAMPED "LEE P5659"
- P.K. NAIL FOUND
- RAILROAD SPIKE FOUND
- STONE FOUND
- UTILITY POLE
- LIGHT POLE
- GAS METER
- UNDERGROUND GAS LINE WARNING MARKER
- STORM SEWER CATCH BASIN
- SANITARY SEWER MANHOLE
- TREE
- SIGN
- CORPORATION LIMIT SIGN
- WOOD FENCE
- LINE NOT DRAWN TO SCALE

ABBREVIATIONS

- E/P EDGE OF PAVEMENT
- R.C.P. REINFORCED CONCRETE PIPE
- R/W RIGHT-OF-WAY
- T/C TOP OF CASTING
- I.E. INVERT ELEVATION
- U.G. UNDERGROUND
- O.H. OVERHEAD
- PL PROPERTY LINE

LEGAL DESCRIPTION
2.500 ACRES

LYING IN SECTION 32, TOWN 4, RANGE 14, CITY OF BELLEFONTAINE, LIBERTY TOWNSHIP, LOGAN COUNTY, OHIO.

BEING OUT OF THE Z AND H INVESTMENTS 48.31 ACRE TRACT AS DEEDED AND DESCRIBED IN OFFICIAL RECORD 248, PAGE 75 OF THE LOGAN COUNTY RECORDS OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT A RAILROAD SPIKE FOUND AT THE INTERSECTION OF THE NORTH LINE OF SECTION 32, THE NORTH LINE OF LIBERTY TOWNSHIP, AND THE CENTER-LINE OF SOUTH MAIN STREET (U.S. ROUTE 68)

THENCE, WITH THE CENTER-LINE OF SOUTH MAIN STREET, S 04°-30'-00" E, A DISTANCE OF 1695.81 FEET TO A P.K. NAIL FOUND ON THE NORTH LINE OF THE L. DALE ELLEMAN, JR., ETAL 48.31 ACRE TRACT (O.R. 61, PG. 4371).

THENCE, WITH THE NORTH LINE OF THE SAID L. DALE ELLEMAN, JR., 48.31 ACRE TRACT, S 86°-28'-23" E, A DISTANCE OF 40.40 FEET TO A 5/8 INCH IRON ROD SET AT THE TRUE POINT OF BEGINNING.

THENCE, PARALLEL WITH AND 40.00 FEET DISTANT FROM THE CENTER-LINE OF SOUTH MAIN STREET, N 04°-30'-00" W, A DISTANCE OF 232.28 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, S 86°-28'-23" E, A DISTANCE OF 489.70 FEET TO A 5/8 INCH IRON ROD SET.

THENCE, S 03°-31'-37" W, A DISTANCE OF 230.00 FEET TO A 5/8 INCH IRON ROD SET ON THE AFORESAID NORTH LINE OF THE L. DALE ELLEMAN, JR., 48.31 ACRE TRACT.

THENCE, WITH THE NORTH LINE OF THE SAID 48.31 ACRE TRACT, N 86°-28'-23" W, A DISTANCE OF 457.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.500 ACRES.

THE BASIS FOR BEARINGS IS THE CENTER-LINE OF SOUTH MAIN STREET BEING S 04°-30'-00" E, AND ALL OTHER BEARINGS ARE FROM ANGLES AND DISTANCES MEASURED IN A FIELD SURVEY BY LEE SURVEYING AND MAPPING COMPANY ON AUGUST 2, 1995.

ALTA/ACSM LAND TITLE SURVEY
OF 2.500 ACRES OUT OF THE
Z AND H INVESTMENTS 48.31 ACRE TRACT
OFFICIAL RECORD 248, PG. 75
SECTION 32, TOWN 4, RANGE 14
CITY OF BELLEFONTAINE
LIBERTY TOWNSHIP
LOGAN COUNTY, OHIO

TO: RYAN'S FAMILY STEAKHOUSE INC. AND STATE WIDE TITLE INC.

I HEREBY STATE THAT THIS SURVEY, MADE UNDER MY SUPERVISION ON AUGUST 2, 1995, ACCURATELY AND CORRECTLY INDICATES AND SHOWS THE LOCATION OF THE BUILDING, OTHER STRUCTURES AND WETLANDS, IF ANY, IN RELATION TO THE BOUNDARY LINES OF THE REAL PROPERTY INDICATED AND DESCRIBED BY METES AND BOUNDS HEREON, AND THAT THERE ARE NO ENCROACHMENTS OR OVERLAPS OF THE BOUNDARY LINES ONTO ADJOINING REAL PROPERTY, AND THAT THERE ARE NO ENCROACHMENTS OF ADJOINING BUILDINGS OR STRUCTURES ONTO SAID REAL PROPERTY, EXCEPT AS SHOWN, NOTED AND DESCRIBED ON THIS SURVEY.

THIS IS TO STATE THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL" REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS - JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 8, 10 AND 11 OF TABLE A THEREOF, AND PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS STATEMENT) OF AN URBAN SURVEY.

SURVEYED BY:

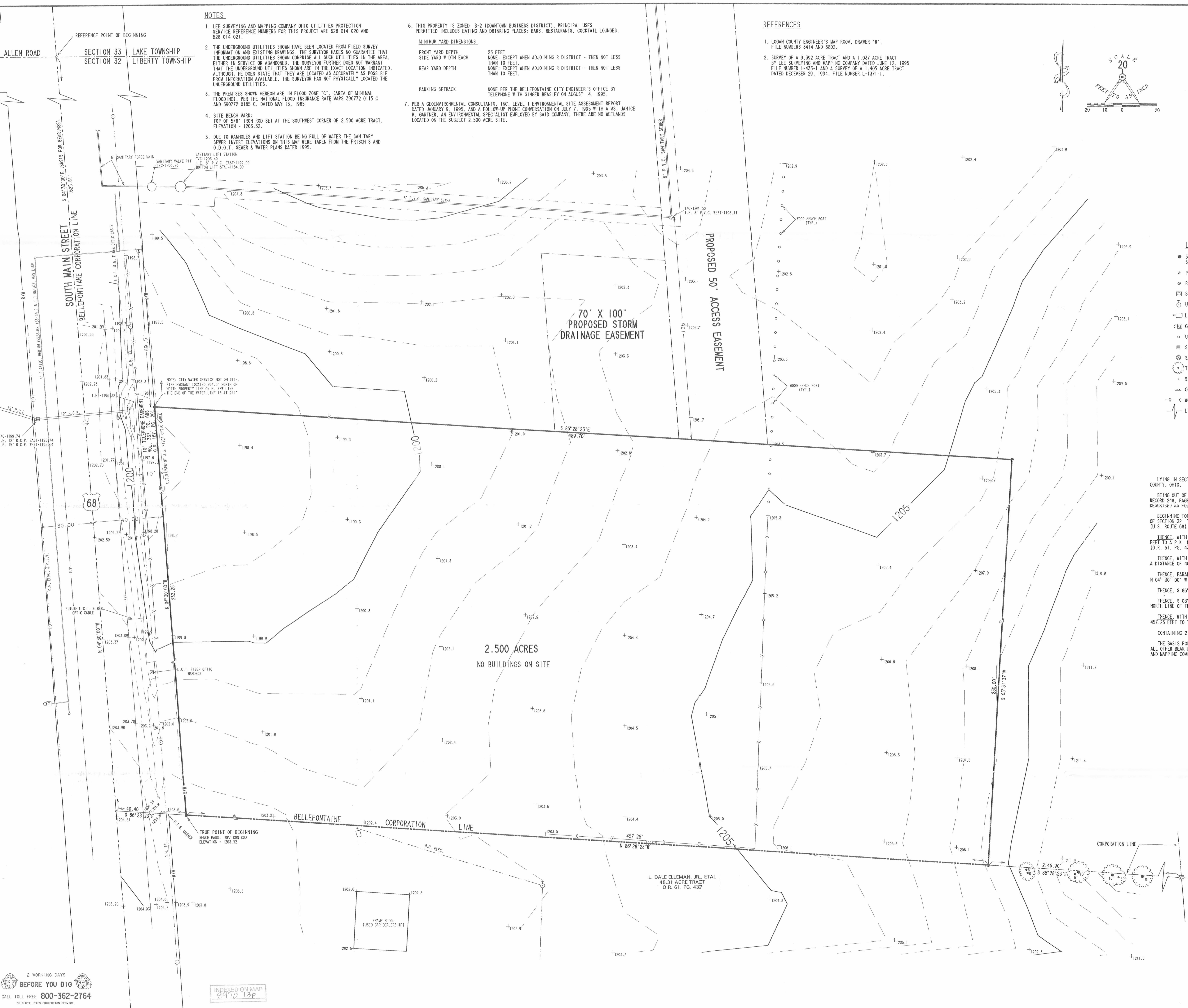
JEFFREY L. LEE
 PROFESSIONAL SURVEYOR 6359
 AUGUST 2, 1995
 REVISED AUGUST 15, 1995



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 143 East Columbus Avenue
 BELLEFONTAINE, OHIO 43311
 (615) 595-7355

ORIGINAL STAMP IN GREEN

D 262 ZAH-RYAN L-1371-6



2 WORKING DAYS
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 OHIO UTILITIES PROTECTION SERVICE

INDEXED ON MAP
 20970 13P



Lee Surveying and Mapping Co., Inc.



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

143 EAST COLUMBUS AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-7335
FAX (513) 593-7444

Z AND H INVESTMENTS 44.475 ACRES

Lying in Sections 26 and 32, Town 4, Range 14, City of Bellefontaine, Liberty Township, Logan County, Ohio.

Being out of the Z and H Investments original 48.31 acre tract as deeded and described in Official Record 248, Page 75 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike found at the intersection of the north line of Section 32 and the center-line of South Main Street (U.S. Route 68.)

THENCE, with the center-line of South Main Street, S 4°-30'-00" E, a distance of 893.46 feet to a PK nail found.

THENCE, with the south line of the State of Ohio 5.00 acre tract (Vol. 206, Pg. 2), S 86°-34'-19" E, a distance of 40.39 feet to a concrete monument found at the TRUE POINT OF BEGINNING.

THENCE, with the south line of the said 5.00 acre tract and The State of Ohio 2.289 acre tract (Vol. 399, Pg. 249), S 86°-34'-19" E, a distance of 1037.59 feet to a 5/8 inch iron rod found.

THENCE, with the south line of the John Ziessler 41.031 acre tract (O.R. 57, Pg. 985), S 86°-27'-01" E, a distance of 1566.41 feet to a 5/8 inch iron rod set.

THENCE, with the west line of the Richard and Phillip Kimball 48.65 acre tract (Vol. 394, Pg. 217), S 4°-30'-00" E, a distance of 814.38 feet to a stone found.

THENCE, with the north line of the L. Dale Elleman, Jr., etal. 48.31 acre tract (O.R. 61, Pg. 437), N 86°-28'-22" W, a distance of 2146.90 feet to a 5/8 inch iron rod set.

THENCE, with the lines of the Ryan's Family Steak Houses, Inc. 2.500 acre tract (O.R. 279, Pg. 187) the following two courses:

N 3°-31'-37" E, a distance of 230.00 feet to a 5/8 inch iron rod set.

N 86°-28'-23" W, a distance of 489.70 feet to a 5/8 inch iron rod set.

THENCE, with the east line of the City of Bellefontaine 0.747 acre tract (O.R. 276, Pg. 448) and the proposed east right-of-way of South Main Street, N 4°-30'-00" W, a distance of 318.40 feet to a 5/8 inch iron rod set.

THENCE, with the lines of the Frisch's Restaurants 1.238 acre tract (O.R. 252, Pg. 773) the following three courses:

S 86°-34'-19" E, a distance of 299.61 feet to a 5/8 inch iron rod set.

N 4°-30'-00" W, a distance of 181.74 feet to a 5/8 inch iron rod set.

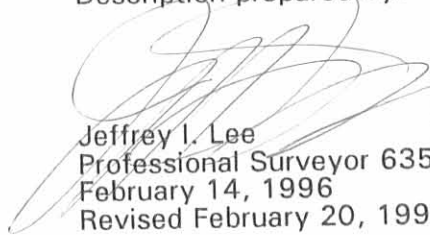
N 86°-34'-19" W, a distance of 299.61 feet to a 5/8 inch iron rod set.

THENCE, with the east line of the aforesaid 0.747 acre tract and proposed South Main Street right-of-way, N 4°-30'-00" W, a distance of 80.77 feet to the point of beginning.

Containing 44.475 acres of which 16.511 acres are in Section 32 and 27.964 acres are in Section 26.

The basis for bearings is the center-line of South Main Street being S 4°-30'-00' E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on January 30, 1996.

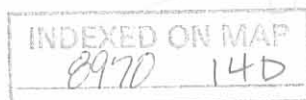
Description prepared by:

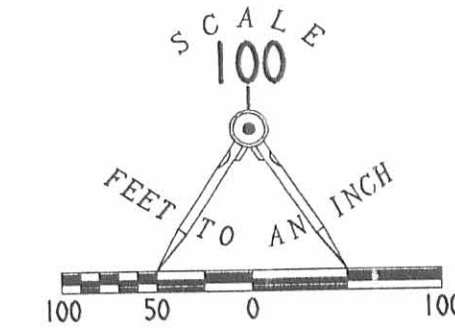

Jeffrey I. Lee
Professional Surveyor 6359
February 14, 1996
Revised February 20, 1996



L 1371

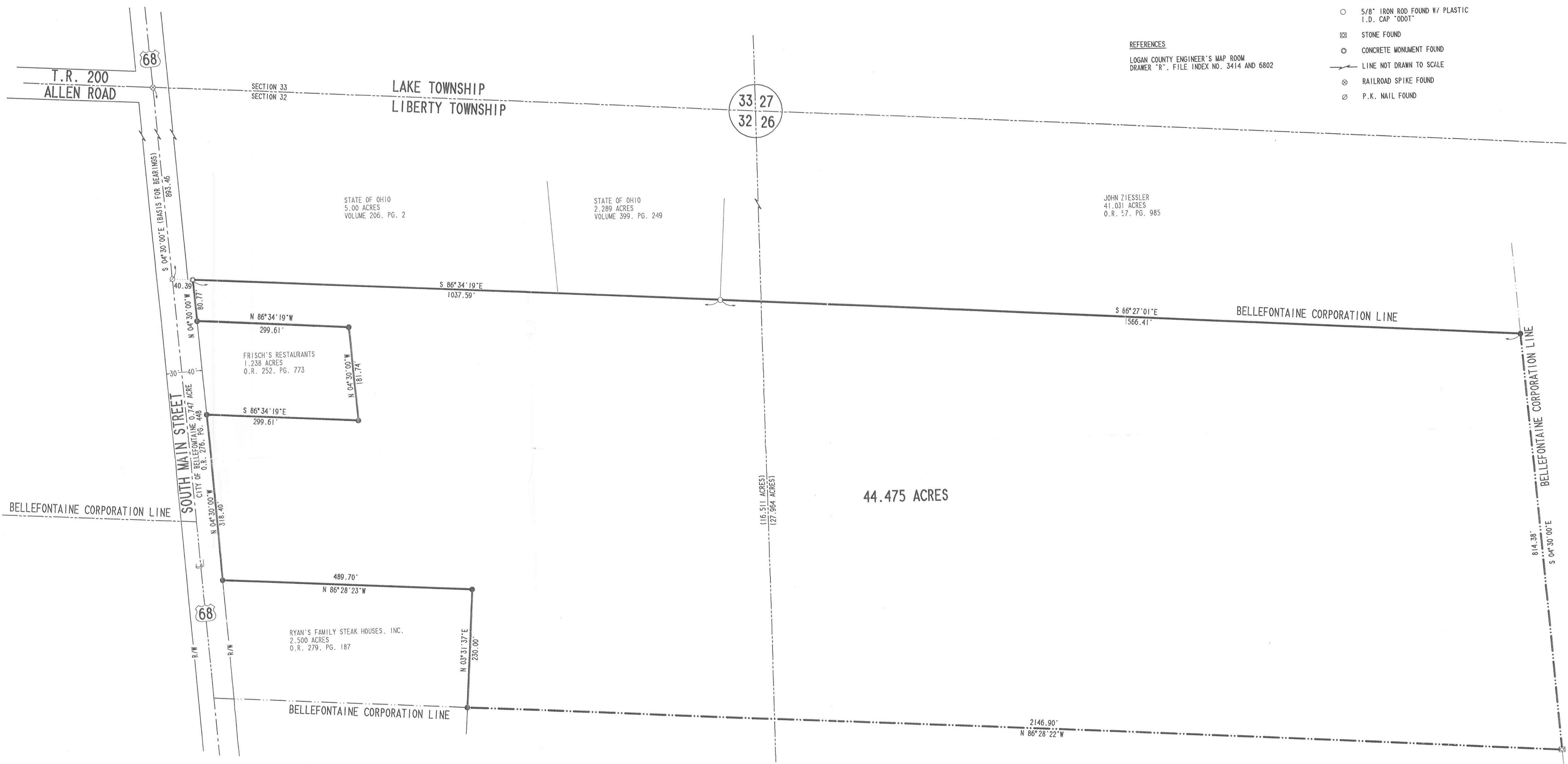
ORIGINAL STAMP IN GREEN





- LEGEND
- 5/8" IRON ROD SET W/ PLASTIC I.D. CAP STAMPED "LEE P6359"
 - 5/8" IRON ROD FOUND W/ PLASTIC I.D. CAP "ODOT"
 - ⊠ STONE FOUND
 - CONCRETE MONUMENT FOUND
 - LINE NOT DRAWN TO SCALE
 - ⊗ RAILROAD SPIKE FOUND
 - ⊙ P.K. NAIL FOUND

REFERENCES
 LOGAN COUNTY ENGINEER'S MAP ROOM
 DRAWER "R", FILE INDEX NO. 3414 AND 6802



SURVEY OF 44.474 ACRES OUT OF THE
 Z AND H INVESTMENTS
 ORIGINAL 48.31 ACRE TRACT
 OFFICIAL RECORD 248, PAGE 75
 SECTIONS 32 AND 26, TOWN 4, RANGE 14,
 CITY OF BELLEFONTAINE,
 LIBERTY TOWNSHIP,
 LOGAN COUNTY, OHIO



SURVEYED BY:
 JEFFREY T. LEE
 PROFESSIONAL SURVEYOR 6359
 JANUARY 30, 1995

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

ORIGINAL STAMP IN GREEN

D 274 ZHREMAIN

L-1371-1

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

INDEXED ON MAP
 8972 14P

REC'D 1-30-96 SLLJ OK ✓



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

143 EAST COLUMBUS AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-7335

JEFFREY I. LEE, P.S.

Z & H INVESTMENTS 25 FEET WIDE STORM SEWER EASEMENT

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

Being a non-exclusive 25 feet wide storm sewer easement through the Z & H Investments original 48.31 acre tract as deeded and described in Official Record 248, Page 75 of the Logan County Records of Deeds and the center-line being more particularly described as follows:

Beginning at a railroad spike found at the intersection of the north line of Section 32 and the center-line of South Main Street (U.S. Route 68).

THENCE, with the center-line of South Main Street, S 4°-30'-00" E, a distance of 893.46 feet to a point.

THENCE, with the north line projected and the north line of Frisch's Restaurants, Inc. 1.238 acre tract (O.R. 252, Pg. 773), S 86°-34'-19" E, a distance of 340.00 feet to a point at the northeast corner of the said 1.238 acre tract.

THENCE, with the east line and the east line projected of the said 1.238 acre tract, S 4°-30'-00" E, a distance of 193.66 feet to the TRUE POINT OF BEGINNING.

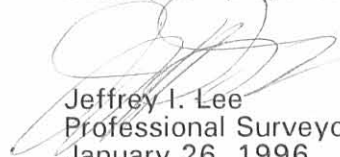
THENCE, N 86°-34'-19" W, a distance of 81.81 feet to a point.

THENCE, S 4°-30'-00" E, a distance of 197.84 feet to a point.

THENCE, N 86°-34'-19" W, a distance of 167.66 feet to the terminus of this easement on the east line of a detention area easement.

The basis for bearings is the center-line of South Main Street being S 4°-30'-00" E, and all other bearings are from angles and distances measured in field surveys by Lee Surveying and Mapping Company in 1995.

Description prepared by:


Jeffrey I. Lee
Professional Surveyor 6359
January 26, 1996



L 1371

ORIGINAL STAMP IN GREEN

INDEXED ON MAP
8970 15D-1

REC'D 1-30-96 8:44 AM ✓



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143 EAST COLUMBUS AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-7335

JEFFREY I. LEE, P.S.

Z & H INVESTMENTS DETENTION AREA EASEMENT

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

Being a non-exclusive storm water detention basin easement on the Z & H Investments original 48.31 acre tract as deeded and described in Official Record 248, Page 75 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike found at the intersection of the north line of Section 32 and the center-line of South Main Street (U.S. Route 68).

THENCE, with the center-line of South Main Street, S 4°-30'-00" E, a distance of 893.46 feet to a point.

THENCE, with the north line projected of Frisch's Restaurants, Inc. 1.238 acre tract (O.R. 252, Pg. 773), S 86°-34'-19" E, a distance of 40.39 feet to a point at the northwest corner of the said 1.238 acre tract and the east right-of-way of South Main Street.

THENCE, with the east right-of-way of South Main Street, S 4°-30'-00" E, a distance of 384.65 feet to the TRUE POINT OF BEGINNING.

THENCE, S 86°-34'-19" E, a distance of 33.51 feet to a point.

THENCE, N 3°-25'-41" E, a distance of 5.00 feet to a point.

THENCE, S 86°-34'-19" E, a distance of 15.70 feet to a point.

THENCE, S 4°-30'-00" E, a distance of 120.57 feet to a point.

THENCE, N 86°-34'-19" W, a distance of 50.14 feet to a point.

THENCE, with the said east right-of-way of South Main Street, N 4°-30'-00" W, a distance of 115.52 feet to the point of beginning.

The basis for bearings is the center-line of South Main Street being S 4°-30'-00" E, and all other bearings are from angles and distances measured in field surveys by Lee Surveying and Mapping Company in 1995.

Description prepared by:

Jeffrey I. Lee
Professional Surveyor 6359
January 26, 1996



L 1371

ORIGINAL STAMP IN GREEN

INDEXED ON MAP
8970 15D 2

ADD 1-30-96 SWM OK ✓



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143 EAST COLUMBUS AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-7335

JEFFREY I. LEE, P.S.

Z & H INVESTMENTS 10 FEET WIDE SANITARY SEWER EASEMENT

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

Being a non-exclusive 10 feet wide sanitary sewer easement through the Z & H Investments original 48.31 acre tract as deeded and described in Official Record 248, Page 75 of the Logan County Records of Deeds and the center-line being more particularly described as follows:

Beginning at a railroad spike found at the intersection of the north line of Section 32 and the center-line of South Main Street (U.S. Route 68).

THENCE, with the center-line of South Main Street, S 4°-30'-00" E, a distance of 893.46 feet to a point.

THENCE, with the north line projected and the north line of Frisch's Restaurants, Inc. 1.238 acre tract (O.R. 252, Pg. 773), S 86°-34'-19" E, a distance of 345.05 feet to the TRUE POINT OF BEGINNING.

THENCE, parallel and 5.00 feet distant from the east line of the said 1.238 acre tract, S 4°-30'-00" E, a distance of 374.55 feet to a point.

THENCE, N 86°-34'-19" W, a distance of 269.66 feet to the terminus of this easement.

The basis for bearings is the center-line of South Main Street being S 4°-30'-00" E, and all other bearings are from angles and distances measured in field surveys by Lee Surveying and Mapping Company in 1995.

Description prepared by:

Jeffrey I. Lee
Professional Surveyor 6359
January 26, 1996



ORIGINAL STAMP IN GREEN

INDEXED ON MAP
8970 15D-3

REC'D 1-30-96 SWM OK ✓



Lee Surveying and Mapping Co.



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143 EAST COLUMBUS AVENUE
BELLEFONTAINE, OHIO 43311

(513) 593-7335

JEFFREY I. LEE, P.S.

Z & H INVESTMENTS 20 FEET WIDE SANITARY SEWER EASEMENT

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

Being a non-exclusive 20 feet wide sanitary sewer easement through the Z & H Investments original 48.31 acre tract as deeded and described in Official Record 248, Page 75 of the Logan County Records of Deeds and the center-line being more particularly described as follows:

Beginning at a railroad spike found at the intersection of the north line of Section 32 and the center-line of South Main Street (U.S. Route 68).

THENCE, with the center-line of South Main Street, S 4°-30'-00" E, a distance of 893.46 feet to a point.

THENCE, with the north line projected and the north line of Frisch's Restaurants, Inc. 1.238 acre tract (O.R. 252, Pg. 773), S 86°-34'-19" E, a distance of 345.05 feet to a point.

THENCE, parallel and 5.00 feet distant from the east line of the said 1.238 acre tract, S 4°-30'-00" E, a distance of 374.55 feet to a point.

THENCE, N 86°-34'-19" W, a distance of 269.66 feet to the TRUE POINT OF BEGINNING.

THENCE, N 86°-34'-19" W, a distance of 35.00 feet to the terminus of this easement and the east right-of-way of South Main Street (40.00 feet east of center-line).

The basis for bearings is the center-line of South Main Street being S 4°-30'-00" E, and all other bearings are from angles and distances measured in field surveys by Lee Surveying and Mapping Company in 1995.

Description prepared by:

Jeffrey I. Lee
Professional Surveyor 6359
January 26, 1996



L 1371

ORIGINAL STAMP IN GREEN

INDEXED ON MAP
8970 15D-4

LEGEND

- 5/8" IRON ROD SET W/ PLASTIC I.D. CAP STAMPED "LEE P56359"
- 5/8" IRON ROD W/ O.D.O.T. I.D. CAP FOUND
- ⊙ P.K. NAIL FOUND
- ⊙ RAILROAD SPIKE FOUND
- ⊙ STONE FOUND
- ⊙ CONCRETE MONUMENT FOUND
- LINE NOT DRAWN TO SCALE
- ⊙ SANITARY SEWER MANHOLE

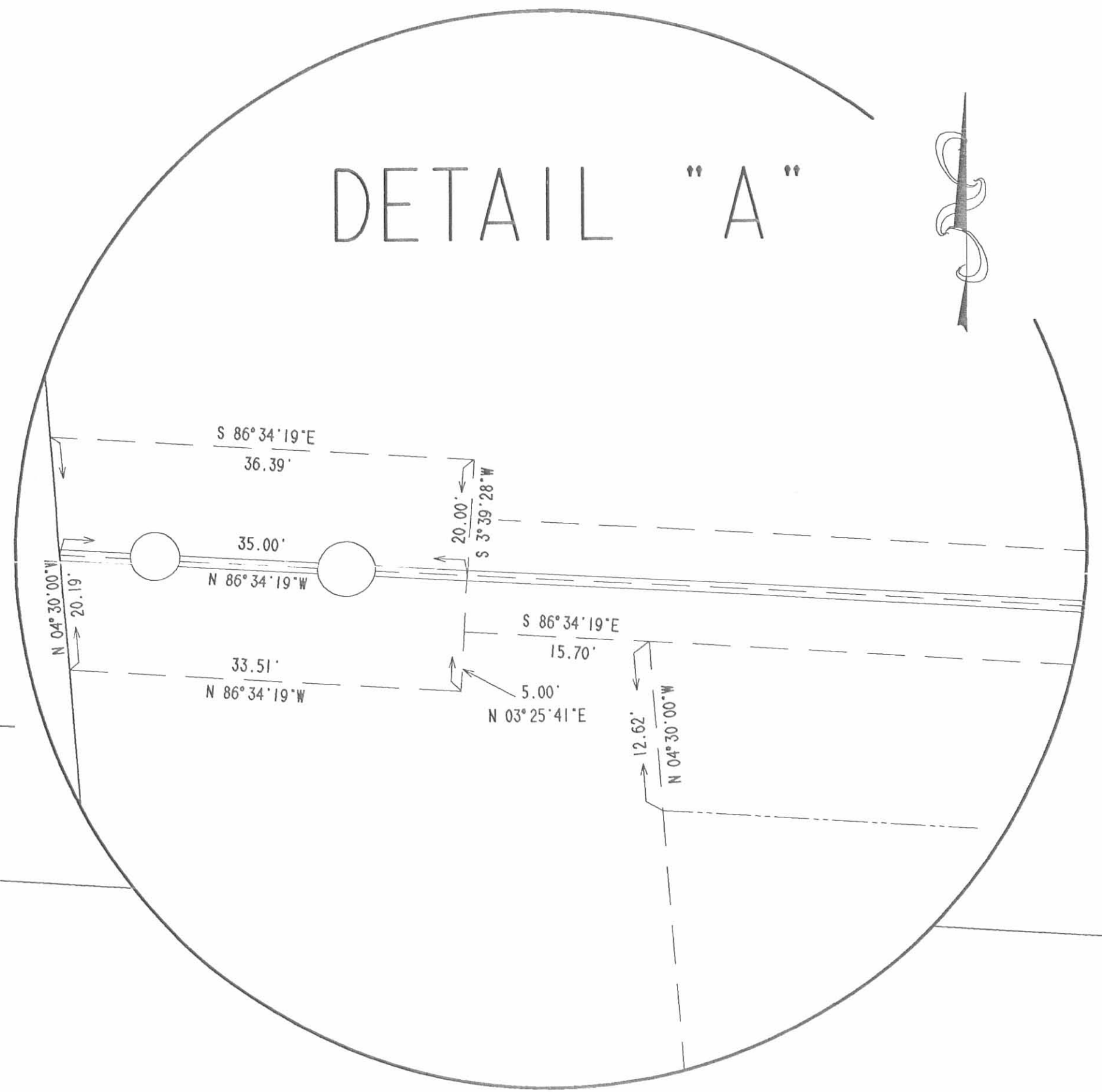
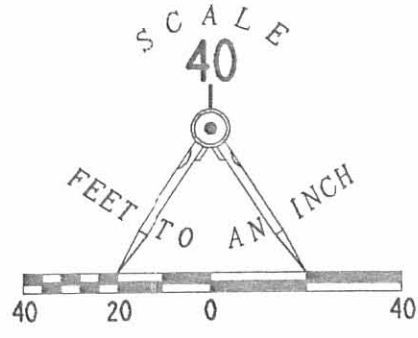
ABBREVIATIONS

- E/P EDGE OF PAVEMENT
- R.C.P. REINFORCED CONCRETE PIPE
- R/W RIGHT-OF-WAY
- T/C TOP OF CASTING
- I.E. INVERT ELEVATION
- U.G. UNDERGROUND
- O.H. OVERHEAD

REFERENCES

LOGAN COUNTY ENGINEER'S MAP ROOM,
DRAWER "R", FILE INDEX NO. 3414 AND 6802

BUILDING SETBACK REGULATIONS
CITY OF BELLEFONTAINE ZONE B-2
FRONT YARD DEPTH 25 FEET
SIDE YARD NONE EXCEPT WHEN ADJOINING AN R DISTRICT.
REAR YARD NONE EXCEPT WHEN ADJOINING AN R DISTRICT.



T.R. 200
ALLEN RD.

SECTION 33 LAKE TOWNSHIP
SECTION 32 LIBERTY TOWNSHIP

STATE OF OHIO
5.00 AC.
VOL. 206, PG. 2

Z AND H INVESTMENTS
ORIG. 48.31 ACRES
O.R. 248, PG. 75

SOUTH MAIN STREET

SITE OF FRISCH'S BIG BOY
1.238 ACRES

ZONED B-2

FRISCH'S RESTAURANTS, INC.
1.238 ACRES
O.R. 252, PG. 773

PROPOSED 50' EASEMENT

Z AND H INVESTMENTS
ORIG. 48.31 ACRES
O.R. 248, PG. 75

Z AND H INVESTMENTS
ORIG. 48.31 ACRES
O.R. 248, PG. 75

BELLEFONTAINE CORPORATION LINE

DETAIL "A"

DETECTION AREA

PROPOSED RYAN FAMILY STEAKHOUSE SITE

2.500 ACRES
NO BUILDINGS ON SITE

BELLEFONTAINE CORPORATION LINE

LOCATION OF FOUR EASEMENTS
Z & H INVESTMENTS ORIGINAL 48.31 ACRE TRACT
OFFICIAL RECORD 248, PAGE 75
SECTION 32, TOWN 4, RANGE 14
CITY OF BELLEFONTAINE
LIBERTY TOWNSHIP
LOGAN COUNTY, OHIO