

WALTER V. SCOTT, C. E.

OHIO REG. ENGINEER NO. 4311

OHIO REG. SURVEYOR NO. 2000

~~THIRD FLOOR~~
~~621 S. Main Street.~~
BELLEFONTAINE, OHIO

~~PHONE 5701~~
RES. PHONE 9-3051

DESCRIPTION FOR THE KOONS DEVELOPEMENT COMPANY

The following described tract of land situated in the City of ²³
Bellefontaine, Lake Township, Logan County, Ohio and being in Section ³⁴
Town 4, Range 14, bounded and described as follows:-

Beginning at an iron pin at the intersection of the center line of
Lake Avenue and the center of South Detroit Street; thence S. 15° 41' E.
with the center of South Detroit Street 508.14 feet to an iron pin in the
center of Carlisle Street; thence S. 39° 22' W. with the center of Carlisle Street
109 feet to an iron pin; thence N. 79° 30' W. 268 feet to a post in the east
right of way line of the New York Central Railway (formerly the T. & O. C. RR),
thence northwesterly with the right of way of said railroad 697.9 feet to
the center of Lake Avenue; thence S. 86° 44' E. with the center of Lake Avenue
302 feet to the northwest corner of the Logan County Co-operative Power and
Light tract; thence south with their west line 150 feet to an iron pipe;
thence east 44 feet to an iron pipe; thence north 150 feet to the center
of Lake Avenue; thence S. 86° 44' E. 30 feet to the place of beginning.
Containing 4.34 acres.

The above tract surveyed by me April 23, 1951

Walter V. Scott
Registered Surveyor No. 2000

5-1-51
Seed to all Mr. Cornick
to Duff Warehouse, Inc

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Rosander Co

HARRY KOONS DESCRIPTION
(Iron City)

The following described tract of land situated in the City of Bellefontaine, Ohio, Lake Township, Logan County and being in Section 33, Town 4, Range 14, bounded and described as follows:-

Beginning at an iron pipe in the east line of South Detroit Street said iron pipe being S. 15° 47' E. 126.95 feet from an iron pipe at the intersection of the east line of South Detroit Street and the South line of Lake Avenue; thence S. 86° 44' E. 120.46 feet to an iron pipe; thence south 50 feet to an iron pipe; thence N. 86° 44' W. 103.2 feet to an iron pipe in the east line of South Detroit Street; thence N. 15° 47' W. 52.90 feet with the east line of South Detroit Street to the place of beginning. Containing 0.13 of an acre.

The above tract surveyed by me April 7, 1953.

Walter V. Scott
Registered Surveyor No. 2000

*family trust
Vol 195-503*

*2 rods W wash
+
Washburn Wash 1100 carbide stone
Bull an*

*H K
P. C. Koons*

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1177 3D



TRACT I BOUNDARY DESCRIPTION Containing 0.193 Acres

Situated in Section 33, Town 4 East, Range 14 North, M.Rs., in the City of Bellefontaine, Township of Lake, Logan County Ohio, and being part of a 0.15-acre tract and part of a 0.39 acre tract owned by Levan Investments, LLC by Official Record 1131, page 522 Parcel 2 and Parcel 1, and being more particularly described as follows;

Commencing from a found 5/8" iron pin in the southerly right-of-way line of West Lake Avenue (C.R. 11), and the northwest corner of a 1.434-acre tract of land owned by Casey's Marketing Company by Official Record 1334, Page 165;

Thence along the southerly right-of-way of West Lake Avenue North 84°47'11" West a distance of 27.36 feet to a set 5/8" iron pin with CESO cap and the POINT OF BEGINNING for the herein described tract of land.

Thence, leaving said southerly right-of-way, and with a westerly line of a 1.33-acre tract owned by Levan Investments, LLC by Official Record 1131, Page 522, Parcel 3, South 5°09'22" West a distance of 91.48 feet to a set 5/8" iron pin with CESO cap;

Thence with new boundary lines the following two (2) courses:

1. North 85°00'34" West a distance of 91.76 feet to a set 5/8" iron pin with CESO cap;
2. North 5°09'22" East a distance of 91.84 feet to a set 5/8" iron pin with CESO cap in the southerly right-of-way of West Lake Avenue;

Thence with the southerly right-of-way of West Lake Avenue, passing a 3/4" iron pin and cap found at 21.97 feet South 84°47'11" East a distance of 91.76 feet to the POINT OF BEGINNING containing 0.193 acres of land more or less and being subject to all rights-of-way, easements, encumbrances, covenants, restrictions and other matters of record. There are 0.100-acres out of said 0.39-acre Parcel 1 and 0.093-acres out of said 0.15-acre Parcel 2.

North and Bearing system based on the Ohio State Plane North Coordinate System and scaled to ground at Lat 40°20'47", Long 83°45'41" and a height of 1114.49 with a ground scale factor of 1.00003552219273.

All iron pins called as set are 5/8" x 30" rebar with yellow cap stamped "CESO".



CESO, Inc.

Michael J. Wilson 12/13/2019
 Michael J. Wilson, PS Date
 Registered Surveyor No. 8281



TRACT II
BOUNDARY DESCRIPTION
Containing 0.317 Acres

Situated in Section 33, Town 4 East, Range 14 North, M.Rs., in the City of Bellefontaine, Township of Lake, Logan County Ohio, and being part of a 0.15-acre tract and part of a 0.39 acre tract owned by Levan Investments, LLC by Official Record 1131, page 522 Parcel 2 and Parcel 1 and being more particularly described as follows;

Commencing from a found 5/8" iron pin in the southerly right-of-way line of West Lake Avenue (C.R. 11), and the northwest corner of a 1.434-acre tract of land owned by Casey's Marketing Company by Official Record 1334, Page 165;

Thence along the southerly right-of-way of West Lake Avenue North 84°7'11" West a distance of 119.12 feet to a set 5/8" iron pin with CESO cap and the POINT OF BEGINNING for the herein described tract of land.

Thence leaving the southerly right-of-way, with new boundary lines the following two (2) courses:

1. South 5°09'22" West a distance of 91.84 feet to a set 5/8" iron pin with CESO cap;
2. South 85°00'34" East a distance of 91.76 feet to a set 5/8" iron pin with CESO cap;

Thence with a westerly line of a 1.33-acre tract owned by Levan Investments, LLC by Official Record 1131, Page 522, Parcel 3, South 5°09'22" West a distance of 28.52 feet to a set 5/8" iron pin with CESO cap;

Thence with a northerly line of said 1.33-acre tract, North 84°46'20" West a distance of 164.50 feet to a set 5/8" iron pin with CESO cap in the easterly right-of-way of South Detroit Street;

Thence along the easterly right-of-way North 13°53'40" West a distance of 126.95 feet to a found 1" pipe at the intersection of the easterly right-of-way of North Detroit Street and the southerly right-of-way of West Lake Avenue;

Thence along the southerly right-of-way of West Lake Avenue South 84°47'11" East a distance of 114.18 feet to the POINT OF BEGINNING containing 0.317-acres of land more or less and being subject to encumbrances, covenants, restrictions and other matters of record. There are 0.288-acres out of said 0.39-acre Parcel 1, and 0.029-acres out of said 0.15-acre Parcel 2.

North and Bearing system based on the Ohio State Plane North Coordinate System and scaled to ground at Lat 40°20'47", Long 83°45'41" @ a height of 1114.49 with a ground scale factor of 1.00003552219273.

All iron pins called as set are 5/8" x 30" rebar with yellow cap stamped "CESO".



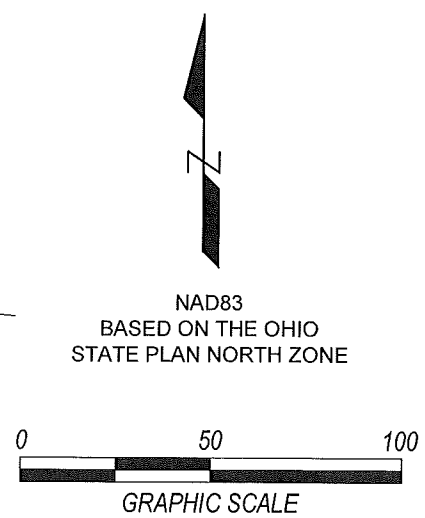
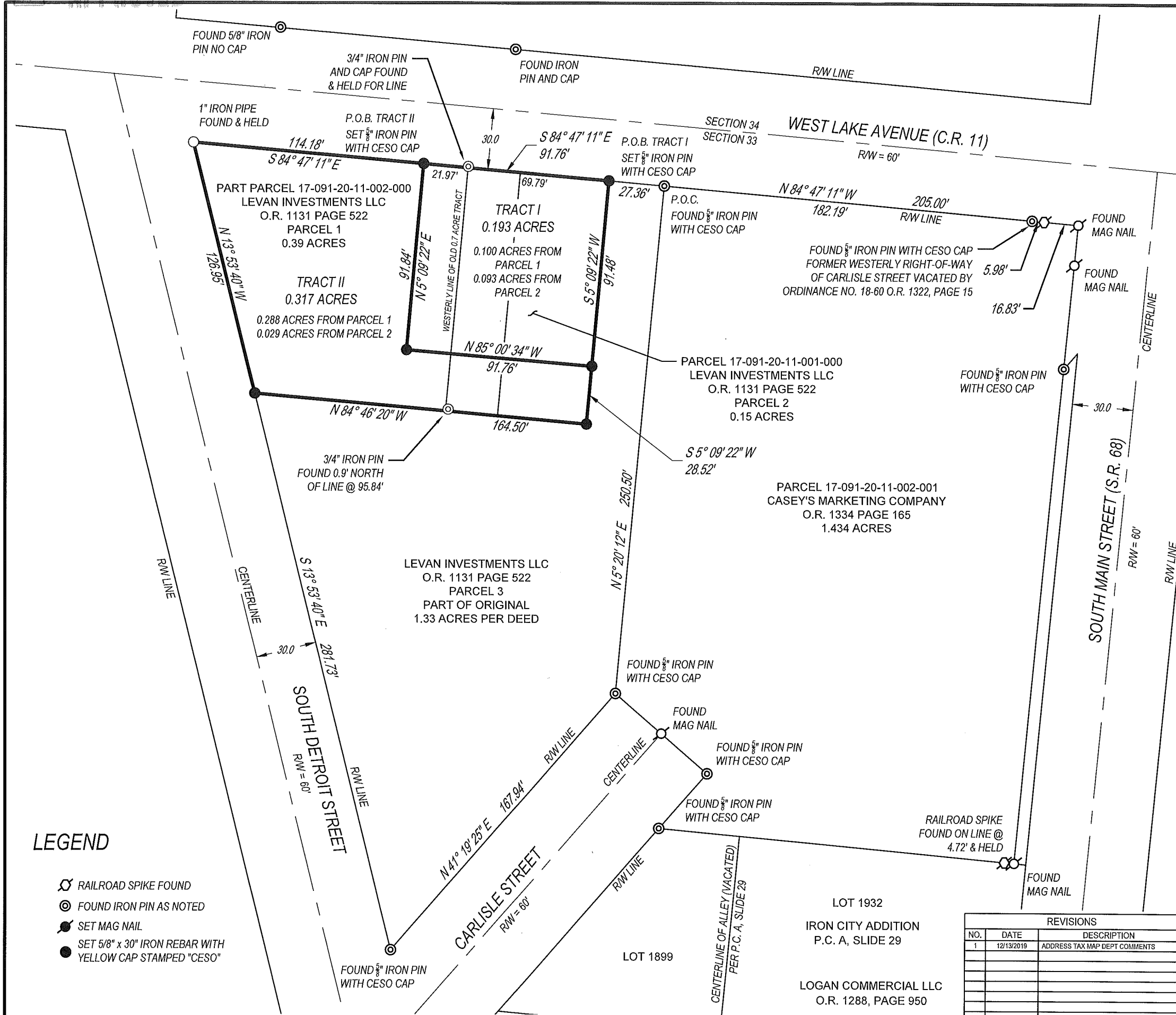
CESO, Inc.

Michael J. Wilson 12/13/2019

Michael J. Wilson, PS Date
Registered Surveyor No. 8281

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SURVEYOR'S NOTES

1. NORTH BEARING SYSTEM BASED UPON THE OHIO STATE PLANE NORTH COORDINATE SYSTEM NAD83 AND SCALED TO GROUND AT LAT 40°20'47", LONG 83°45'41" @ A HEIGHT OF 1114.49 WITH A GROUND SCALE FACTOR OF 1.00003552219273
2. ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE AT THE LOGAN COUNTY RECORDER'S OFFICE LOCATED IN BELLEFONTAINE, OHIO.
3. ALL MONUMENTATION SHOWN HEREON IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.

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SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE IN ACCORDANCE WITH O.A.C. CHAPTER 4733-37 AND O.R.C. CHAPTER 711.01-40 AND IS BASED ON ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION.

Michael J. Wilson 12/13/2019
 SIGNED
 MICHAEL J. WILSON
 OHIO PS #8281
 DATE: 3-5-2019



LEGEND

- ⊗ RAILROAD SPIKE FOUND
- ⊙ FOUND IRON PIN AS NOTED
- SET MAG NAIL
- SET 5/8" x 30" IRON REBAR WITH YELLOW CAP STAMPED "CESO"

PLAT OF SURVEY

LEVAN INVESTMENTS, LLC.
 SW CORNER OF S. MAIN ST. & W. LAKE AVE
 CITY OF BELLEFONTAINE

SEC 33, T4E, R14N, M.Rs.
 LOGAN COUNTY, OHIO

SCALE: 1" = 50' DATE: 12/13/2019

DESIGN:
 DRAWN: MJW
 CHECKED: JKH



JOB NO.: 757249-01
 SHEET NO.: 1 OF 1

REVISIONS		
NO.	DATE	DESCRIPTION
1	12/13/2019	ADDRESS TAX MAP DEPT COMMENTS

LOT 1932
 IRON CITY ADDITION
 P.C. A, SLIDE 29

LOT 1899
 LOGAN COMMERCIAL LLC
 O.R. 1288, PAGE 950