

Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



Phone: (937) 593-7335
Fax: (937) 593-7444

MCKEON 1.152 ACRES

Lying in Virginia Military Survey 3317, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being out of the Michael J. McKeon 1.57 and 1.20 acre tracts as deeded and described in Official Record 348, Page 566, Parcels I and II of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 5/8 inch iron rod set at the intersection of the west limited access right-of-way of U.S. Route 68 and the north limited access right-of-way of U.S. Route 33.

THENCE, with the north limited access right-of-way of U.S. Route 33, N 75°-23'-00" W, a distance of 219.04 feet to a 5/8 inch iron rod set on the west line of Virginia Military Survey 3317.

THENCE, with the west line of Virginia Military Survey 3317, N 4°-53'-37" W, a distance of 180.38 feet to a 5/8 inch iron rod set.

THENCE, S 75°-23'-00" E, a distance of 126.76 feet to a 5/8 inch iron rod set.

THENCE, N 13°-10'-00" E, a distance of 246.09 feet to a railroad spike set, passing a 5/8 inch iron rod set at 204.31 feet.

THENCE, with the center-line of Township Road 217 a curve to the right having a central angle of 1°-48'-46", a radius of 954.93 feet, an arc length of 30.21 feet and a chord bearing S 83°-36'-16" E, a distance of 30.21 feet to a railroad spike set.

THENCE, S 13°-10'-00" W, a distance of 250.41 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 40.74 feet.

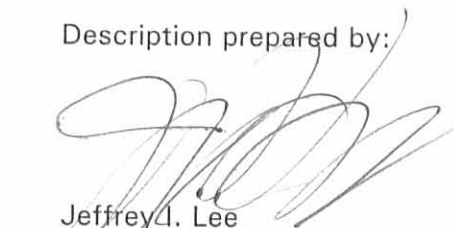
THENCE, S 75°-23'-00" E, a distance of 126.76 feet to a 5/8 inch iron rod set.

THENCE, with the west limited access right-of-way of U.S. Route 68, S 16°-03'-00" W, a distance of 170.08 feet to the point of beginning.

Containing 1.152 acres, of which 0.052 acre is in the highway right-of-way.

The basis for bearings is the north limited access right-of-way of U.S. Route 33, being N 75°-23'-00" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on April 7, 2000.

Description prepared by:


Jeffrey I. Lee
Professional Surveyor 6359
April 14, 2000



ORIGINAL STAMP IN GREEN

L-2587



Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



Phone: (937) 593-7335
Fax: (937) 593-7444

MCKEON 0.773 ACRES

Lying in Virginia Military Survey 3317, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being out of the Michael J. McKeon 1.57 and 1.20 acre tracts as deeded and described in Official Record 348, Page 566, Parcels I and II of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 5/8 inch iron rod set at the intersection of the west limited access right-of-way of U.S. Route 68 and the north limited access right-of-way of U.S. Route 33.

THENCE, with the west limited access right-of-way of U.S. Route 68 being a 1.35 acre easement (Vol. 304, Pg. 598, Parcel No. 44) and a 0.85 acre tract (Vol. 304, Pg. 145, Parcel No. 37WL), N 16°-03'-00" E, a distance of 170.08 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING.

THENCE, N 75°-23'-00" W, a distance of 126.76 feet to a 5/8 inch iron rod set.

THENCE, N 13°-10'-00" E, a distance of 250.41 feet to a railroad spike set, passing a 5/8 inch iron rod set at 209.67 feet.

THENCE, with the center-line of Township Road 217 a curve to the right having a central angle of 0°-18'-18", a radius of 954.93 feet, an arc length of 5.08 feet and having a chord bearing S 82°-32'-55" E, a distance of 5.08 feet to a P.K. nail found at S.C. Station 3+45.91 (Ohio Department of Transportation map of U.S. Route 33).

THENCE, continuing with the said center-line of Township Road 217, being a spiral to the right, S 76°-29'-17" E, a distance of 134.43 feet to a railroad spike set.

THENCE, with the west limited access right-of-way of U.S. Route 68, S 16°-03'-00" W, a distance of 253.64 feet to the point of beginning, passing a 5/8 inch iron rod set at 40.04 feet.

Containing 0.773 acre of which 0.253 acre is in the highway right-of-way.

The basis for bearings is the north limited access right-of-way of U.S. Route 33, being N 75°-23'-00" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on April 7, 2000.

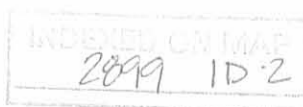
Description prepared by:

Jeffrey I. Lee
Professional Surveyor 6359
April 14, 2000



ORIGINAL STAMP IN GREEN

L-2587



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Land Surveys • Topography • Subdivisions • Construction Layout

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MCKEON 0.829 ACRES

Lying in Virginia Military Survey 3317, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being out of the Michael J. McKeon 1.57 and 1.20 acre tracts as deeded and described in Official Record 348, Page 566, Parcels I and II of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 5/8 inch iron rod set at the intersection of the north limited access right-of-way of U.S. Route 33 and the west line of Virginia Military Survey 3317.

THENCE, with the west line of Virginia Military Survey 3317, N 4°-53'-37" W, a distance of 180.38 feet to a 5/8 inch iron rod set at the TRUE POINT OF BEGINNING.

THENCE, with the west line of Virginia Military Survey 3317, N 4°-53'-37" W, a distance of 203.14 feet to a P.K. nail found, passing a 5/8 inch iron rod set at 163.14 feet.

THENCE, with the center-line of Township Road 217, a spiral to the right, N 85°-44'-45" E, a distance of 126.32 feet to a P.K. nail found at C.S. Station 4 + 51.46 (Ohio Department of Transportation map of U.S. Route 33).

THENCE, with the center-line of Township Road 217, a curve to the right having a central angle of 4°-12'-44", a radius of 954.93 feet, an arc length of 70.21 feet and having a chord bearing S 86°-37'-01" E, a distance of 70.19 feet to a railroad spike set.

THENCE, S 13°-10'-00" W, a distance of 246.09 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 41.78 feet.

THENCE, N 75°-23'-00" W, a distance of 126.76 feet to the point of beginning.

Containing 0.829 acre of which 0.302 acre is in the highway right-of-way.

The basis for bearings is the north limited access right-of-way of U.S. Route 33, being N 75°-23'-00" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on April 7, 2000.

Description prepared by:

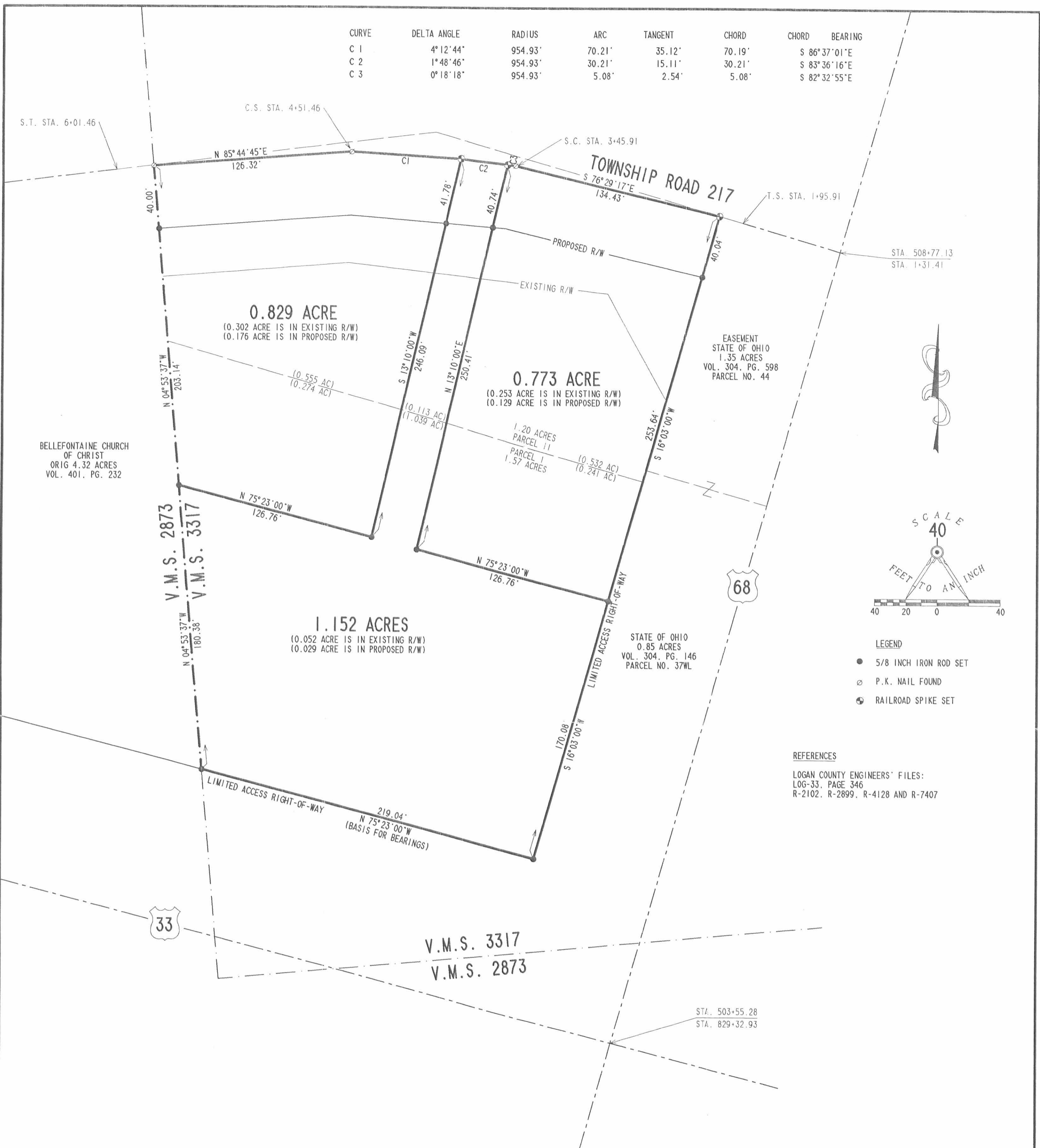
Jeffrey I. Lee
Professional Surveyor 6359
April 14, 2000



ORIGINAL STAMP IN GREEN L-2587

LEE SURV MAP
2899 1D-3

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	4° 12' 44"	954.93'	70.21'	35.12'	70.19'	S 86° 37' 01" E
C 2	1° 48' 46"	954.93'	30.21'	15.11'	30.21'	S 83° 36' 16" E
C 3	0° 18' 18"	954.93'	5.08'	2.54'	5.08'	S 82° 32' 55" E



BELLEFONTAINE CHURCH OF CHRIST
 ORIG 4.32 ACRES
 VOL. 401, PG. 232

V.M.S. 2873
 V.M.S. 3317

0.829 ACRE
 (0.302 ACRE IS IN EXISTING R/W)
 (0.176 ACRE IS IN PROPOSED R/W)

0.773 ACRE
 (0.253 ACRE IS IN EXISTING R/W)
 (0.129 ACRE IS IN PROPOSED R/W)

1.152 ACRES
 (0.052 ACRE IS IN EXISTING R/W)
 (0.029 ACRE IS IN PROPOSED R/W)

EASEMENT
 STATE OF OHIO
 1.35 ACRES
 VOL. 304, PG. 598
 PARCEL NO. 44

STATE OF OHIO
 0.85 ACRES
 VOL. 304, PG. 146
 PARCEL NO. 37WL

V.M.S. 3317
 V.M.S. 2873

SURVEY OF THREE TRACTS OUT OF
 THE MICHAEL J. MCKEON
 1.57 ACRE AND 1.20 ACRE TRACT
 OFFICIAL RECORD 348, PAGE 566
 PARCELS I AND II
 VIRGINIA MILITARY SURVEY 3317
 CITY OF BELLEFONTAINE
 LAKE TOWNSHIP
 LOGAN COUNTY, OHIO



SURVEYED BY:
 JEFFREY I. LEE
 PROFESSIONAL SURVEYOR 6359
 APRIL 7, 2000

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 LEE SURVEYING & MAPPING CO., INC.
 117 North Madriver Street
 BELLEFONTAINE, OHIO 43311
 (937) 593-7335
 D 372 MCKEON (MCKEON.DAT)

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

INDEXED ON MAP
 28991 1P

ORIGINAL STAMP IN GREEN

L-2587-2

Brackney Survey Lake Township

Sept. 1955

2.42 Acres

The following described land in Lake Township, Logan County Ohio and being in V.M.S. 33I7

Beginning in the center of State Highway Number 226 also known as U.S. Route Number 68 and in the center of County Road Number 2I7 also known as the stockyard road thence with the center of said State Highway Number 226 N. 15 - 56 E. 291.6 feet the last described line passing midway between two concrete right of way posts at 208.6 feet thence N. 74 - 04 W. ^{396.6}~~365.0~~ feet to an iron pipe in the east line of Carl S. Crone's 28.26 acre tract the last described line passing an iron pipe at the west side of the State Highway at 30.0 feet thence with the east side of said Crone tract which is ^{also}~~also~~ the west line of V.M.S. 33I7 S. 4 - 45 E. 354.5 feet to an iron in the center of said road number 2I7 thence with the center of said road number 2I7 S. 82 - 28 E. 274.4 feet to the place of beginning said tract containing 2.42 acres.

cc
Logan County Engineer

971 Blat
10/8/55

INDEXED ON MAP

2899 20

Brackney Survey Lake Township June 1961 17.04 Acres

The following described land in Lake Township, Logan County, Ohio and being in V.M.S. 3317

Beginning in the center of U.S. Route Number 68 also known as the Bellefontaine - Northwood Pike and the center of County Road Number 217 also known as the Stockyard Road.

Thence with the center line of said State Highway (U.S.Route Number 68) N. 15 - 56 E. 291.60 feet to a small iron for the true beginning point of this survey. Said beginning point being the N.E. corner of J.L.Garvin's 2.42 acre tract.

Thence with the north side of said Garvin's 2.42 acre tract N. 74 - 04 W. 396.00 feet to an iron in the east line of Carl S. Crone's 28.26 acre tract, and also being in the west line of V.M.S. 3317. The last described line passing an iron at the west side of the Highway at 30.00 feet. Thence with the east line of said Crone tract and with the west line of V.M.S. 3317 N. 5 - 10 W. 1292.00 feet to an iron.

Thence S. 72 - 23 E. 852.00 feet to a small iron in the center of the said State Highway. The last described line passing an iron at the west side of the Highway at 822.00 feet.

Thence with the center of said Highway S. 15 - 21 W. 963.30 feet to a small iron.

Thence again with the center line of the said State Highway S. 15 - 56 W. 217.00 feet to the place of beginning.

The above described land being 17.04 acres and being off of the south end of Forest L.Brackney's present 37.65 acre tract.

cc
Logan County Engineer

on Plat Book

963.30
217.00
1180.30

INDEXED ON MAP

2899 3D

Federal Land Bank - Brackney Survey Lake Township Oct. 1961 1.25 Acres

The following described land in Lake Township, Logan County, Ohio and being in V.M.S. 3317

Beginning at an iron in the center of U.S. Route Number 68 known as the Bellefontaine - Kenton Road at the S.E. corner of Chas. W. Karg's 12.88 acre tract and also being Station 40 plus 29.60 of said road as shown on Logan County Engineer's Paln. L - 18

Thence with the south side of said Karg 12.88 acre tract S. 82. - 46 W. 195.75 feet to an iron. The last described line passing an iron at the west side of the road at 32.63 feet (Being 30.00 feet from the center line when measured at right angles.)

Thence S. 15. - 56 W. 263.10 feet to an iron.

Thence S. 74 - 04 E. 180.00 feet to an iron in the center of said U.S. route Number 68. The last described line passing an iron at the west side of the road at 150.00 feet.

Thence with the center of said U.S. Route Number 68 N. 15 - 56 E. 340.10 feet to the place of beginning. The last described line passing mid way between two concrete right of way posts at 10.50 feet.

The above described tract contains 1.25 acres and being out of the N.E. corner of Forest L. Brackney's present 20.61 acre tract.

cc
Logan County Engineer.

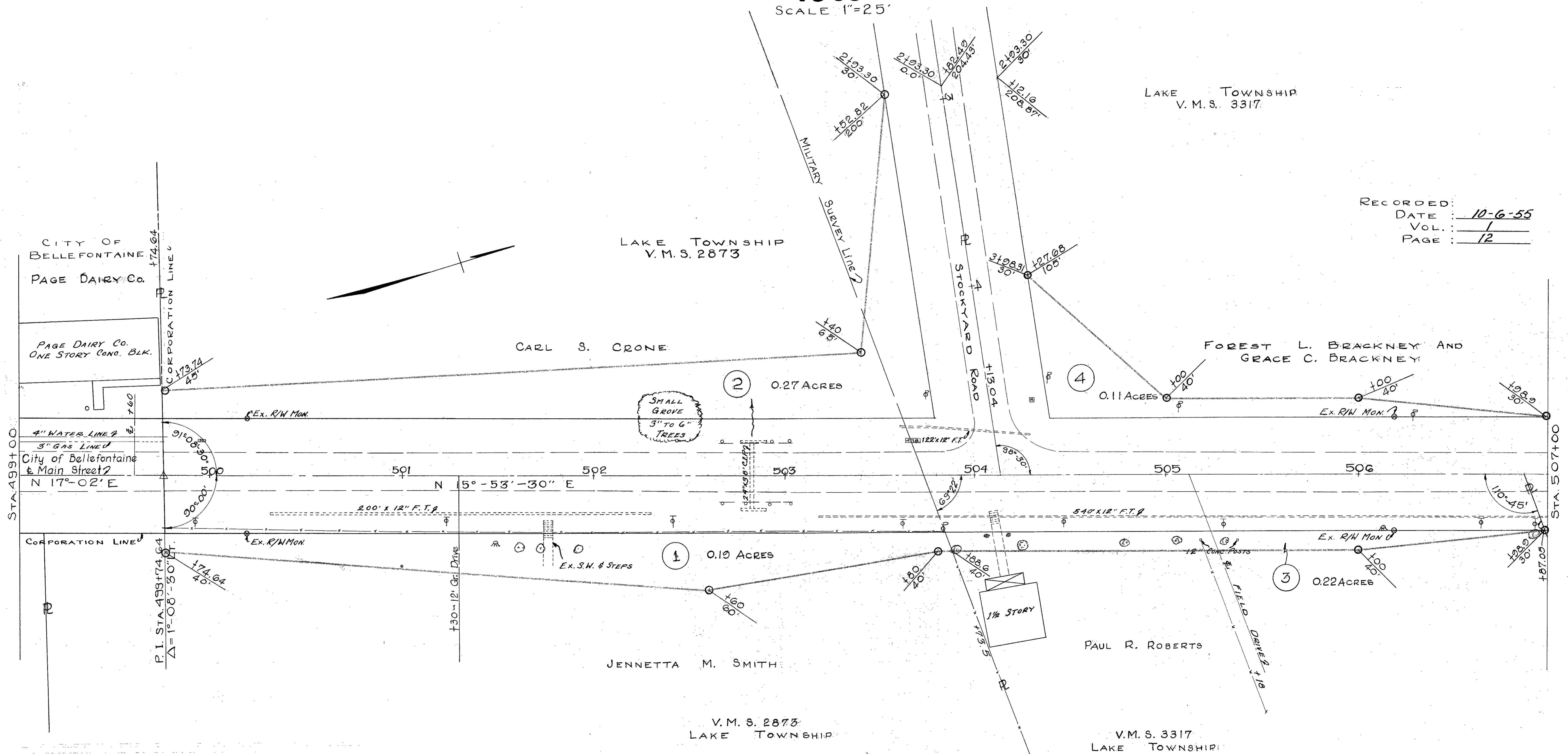
INDEXED ON MAP
on plat Book
(2899) 40

LOCATION & RIGHT OF WAY PLAN UNITED STATES ROUTE 68 BELLEFONTAINE-KENTON ROAD

1955
SCALE 1"=25'

FED. RD. DIVISION	STATE	PROJECT	
2	OHIO		

LOGAN COUNTY
LOG. 68 9.27-9.46
R/W PLANS



LAKE TOWNSHIP
V. M. S. 3317.

LAKE TOWNSHIP
V. M. S. 2873

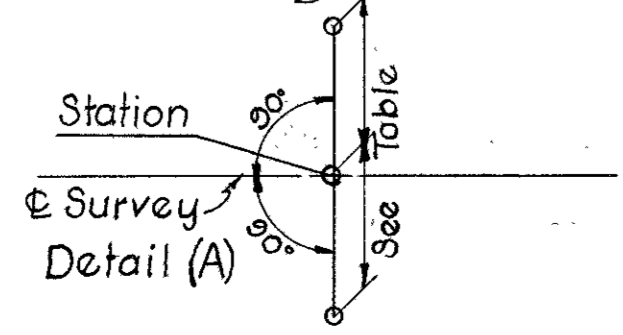
RECORDED:
DATE: 10-6-55
VOL.: 1
PAGE: 12

STA. 499+00

STA. 507+00

REFERENCE POINTS TO BE SET AFTER CONSTRUCTION
Completed 12-17 1956 By Theodore Craig

STATION	DISTANCE FROM	
	RF	LT
500+00	25'	25'
505+00	20'	20'
See Detail (A)		



APPROVED BY *Geo. M. Bowen*
DATE 9 Sept. 1955
RIGHT OF WAY ENGINEER FOR DIV. NO. 7
REGISTERED SURVEYOR NO. 3128
monuments Pasted

1-31-14



APPROVED

Lee Surveying and Mapping Co., Inc.

Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



Phone: (937) 593-7335
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surveys@lsminc.us

PROPOSED ROAD VACATION 0.196 ACRE

Lying in Virginia Military Survey 3317, Lake Township, City of Bellefontaine, Logan County, Ohio.

Being a proposed road vacation out of Township Road 217 (widths vary) and being more particularly described as follows:

Commencing at a 5/8 inch iron rod found at the intersection of the north limited access right-of-way of U.S. Route 33 and the west line of Virginia Military Survey 3317.

THENCE, with the west line of Virginia Military Survey 3317, N 04°-53'-37"W, a distance of 312.96 feet to a 5/8 inch iron rod set, at the TRUE POINT OF BEGINNING.

THENCE, with the west line of Virginia Military Survey 3317, N 04°-53'-37"W, a distance of 30.56 feet to a 5/8 inch iron rod found.

THENCE, N 85°-44'-44"E, a distance of 122.83 feet to a 5/8 inch iron rod set.

THENCE, S 85°-33'-30"E, a distance of 99.24 feet to a 5/8 inch iron rod set.

THENCE, S 76°-29'-15"E, a distance of 50.90 feet to a 5/8 inch iron rod set.

THENCE, S 28°-57'-01"E, a distance of 33.22 feet to a 5/8 inch iron rod set.

THENCE, with the north line of the Far From Famous, LLC 1.20 acre tract (O.R. 887, Pg. 965, Parcel II), and the south right-of-way of Township Road 217 the following two courses:

N 83°-32'-40"W, a distance of 167.07 feet to a MAG nail set.

S 85°-19'-02"W, a distance of 118.79 feet to the point of beginning.

Containing 0.196 acre.

Property is subject to any and all previous easements and rights-of-way of record.

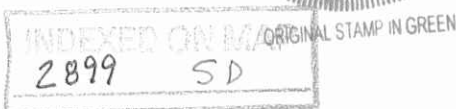
The basis for bearings is the west line of Virginia Military Survey 3317, being N 04°-53'-37"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on January 10, 2014.

Description prepared by:

William K. Bruce
Professional Surveyor 7437
January 10, 2014
Revised January 23, 2014

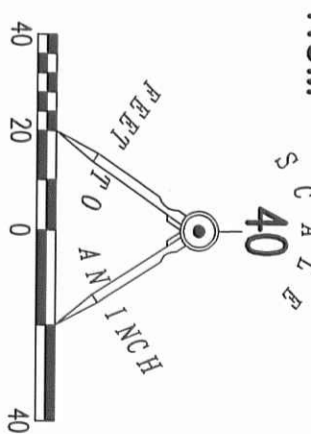


L-5652





**PROPOSED VACATION OF 0.196 ACRE FROM
TOWNSHIP ROAD 217
VIRGINIA MILITARY SURVEY 3317
CITY OF BELLEFONTAINE
LAKE TOWNSHIP
LOGAN COUNTY, OHIO**



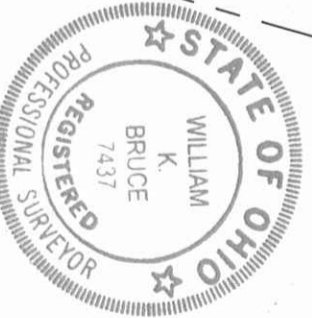
- LEGEND**
- 5/8 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "LSM7437"
 - 5/8 INCH IRON ROD FOUND
 - MAG NAIL SET

REFERENCES:
LOGAN COUNTY ENGINEER'S FILES:
LOG-33, PAGE 346
R-2102
R-2899
R-4128
R-7407

SURVEYED BY:

William K. Bruce
WILLIAM K. BRUCE
PROFESSIONAL SURVEYOR 7437
JANUARY 10, 2014

LEE SURVEYING & MAPPING CO., INC.
117 North Modriver Street
BELLEFONTAINE, OHIO 43311
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2829 SP

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NORTH LIMITED ACCESS RIGHT-OF-WAY

FAR FROM FAMOUS, LLC
1.57 ACRES
O.R. 887, PG. 965
PARCEL I

FAR FROM FAMOUS, LLC
1.20 ACRES
O.R. 887, PG. 965
PARCEL II

BELLEFONTAINE CHURCH OF CHRIST
ORIGINAL 4.32 ACRE
VOL. 401, PG. 232

BASIS FOR BEARINGS
N 04°53'37" W 312.96'

0.196 ACRE

TOWNSHIP ROAD 217
(WIDTHS VARY)

V.M.S. 3317
V.M.S. 2873

S.T. STA. 6+01.46

C.S. STA. 4+51.46

P.L. STA. 4+00.70

S.C. STA. 3+45.91

T.S. STA. 1+95.91



LIMITED ACCESS RIGHT-OF-WAY

R/W

N 04°53'37" W 30.56'

N 85°44'44" E 122.83'

S 85°33'30" E 99.24'

S 76°29'15" E 50.90'

S 28°57'07" E 35.22'

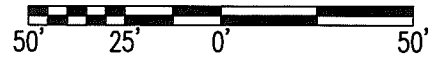
N 83°32'40" W 167.07'

S 85°19'02" W 118.79'

6-11-20
APPROVED

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	00°04'11"	954.93'	1.16'	S 82°23'33" E	1.16'
C2	02°06'51"	954.93'	35.24'	S 83°29'04" E	35.23'

LINE	BEARING	DISTANCE
L1	S 87°48'34" E	37.33'
L2	N 18°04'14" E	106.22'
L3	S 18°04'14" W	138.96'
L4	N 76°33'02" W	40.68'



SCALE: 1" = 50'
DISTANCES SHOWN HEREON
ARE IN U.S. SURVEY FEET



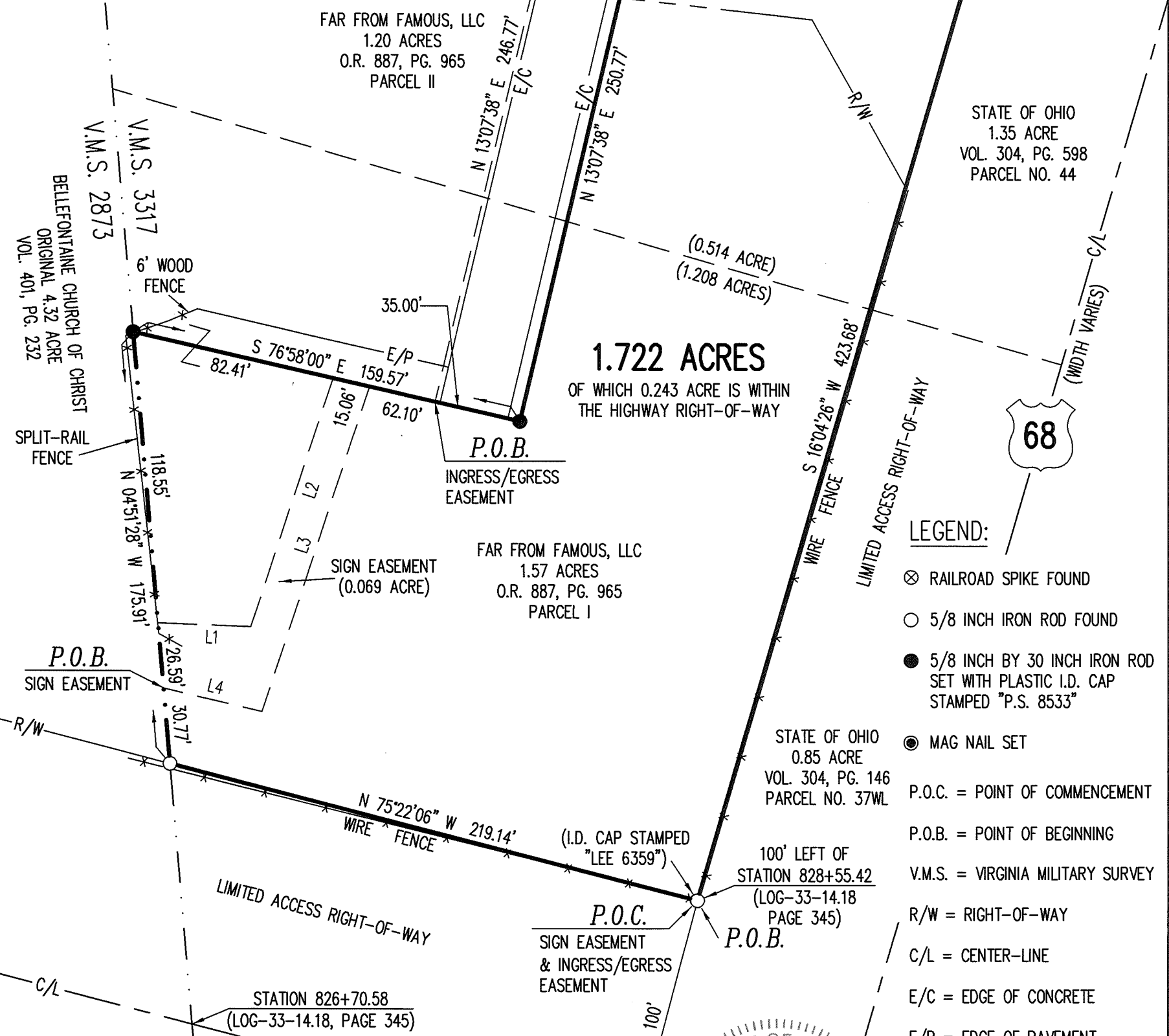
TOWNSHIP ROAD 217
(WIDTH VARIES)

STOCKYARD ROAD
S 76°24'21" E
134.44'

DEED & SURVEY REFERENCES:

VOL. 304, PG. 146 VOL. 304, PG. 598
VOL. 401, PG. 232 O.R. 887, PG. 965

LOGAN COUNTY ENGINEER'S MAP
ROOM FILES: 2102, 2899, 4128, 7407
AND LOG-33-14.18, PAGES 345 & 346



LEGEND:

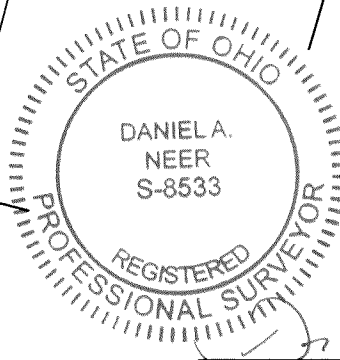
- ⊗ RAILROAD SPIKE FOUND
- 5/8 INCH IRON ROD FOUND
- 5/8 INCH BY 30 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "P.S. 8533"
- ⊙ MAG NAIL SET
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- V.M.S. = VIRGINIA MILITARY SURVEY
- R/W = RIGHT-OF-WAY
- C/L = CENTER-LINE
- E/C = EDGE OF CONCRETE
- E/P = EDGE OF PAVEMENT

BASIS FOR BEARINGS:

BEARINGS AND DISTANCES, SHOWN HEREON, ARE DERIVED FROM GPS OBSERVATIONS BASED ON GRID NORTH, OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011, EPOCH 2010), WITH THE WESTERLY RIGHT-OF-WAY OF U.S. ROUTE 68, HAVING A BEARING OF S 16°04'26" W.

OCCUPATION NOTE:

NO EVIDENCE OF OCCUPATION ALONG BOUNDARY LINES UNLESS OTHERWISE SHOWN.



DANIEL A. NEER
PROFESSIONAL SURVEYOR NO. 8533
JULY 18, 2019

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117 N. Madriver Street • Bellefontaine, OH 43311
(937) 593-7335 • www.dlz.com
Project #1921-2031.00

SURVEY OF 1.722 ACRES
VIRGINIA MILITARY SURVEY 3317
CITY OF BELLEFONTAINE
LAKE TOWNSHIP
LOGAN COUNTY, OHIO

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
KSS			7/23/2019
	CORRECTED DISTANCE	1	8/8/2019
DAN	CORRECTED P.S. # & NW PROP COR. SYMBOL & ADDED EASEMENT	2	6/8/2020



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

FAR FROM FAMOUS, LLC

1.722 ACRES

Lying in Virginia Military Survey 3317, City of Bellefontaine, Lake Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being out of the Far From Famous, LLC, 1.57 acre and 1.20 acre tracts as deeded and described in Official Record 887, Page 965, Parcel I and Parcel II, respectfully, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found (I.D. cap stamped "LEE 6359") at the southeast corner of said 1.57 acre tract and being 100 feet left of Station 828+55.42 (LOG-33-14.18, Page 345), said iron rod found being at the intersection of the northerly right-of-way line of U.S. Route 33 (width varies) and the westerly right-of-way line of U.S. Route 68 (width varies);

THENCE, with the southerly line of said 1.57 acre tract and the northerly right-of-way line of said U.S. Route 33, **N 75°-22'-06" W**, a distance of **219.14 feet** to a 5/8 inch iron rod found on the line common to Virginia Military Surveys 3317 and 2873, being at the southeasterly corner of the Bellefontaine Church of Christ original 4.32 acre tract as deeded and described in Volume 401, Page 232;

THENCE, with the westerly line of said 1.57 acre tract and Virginia Military Survey 3317 and the easterly line of said original 4.32 acre tract and Virginia Military Survey 2873, **N 04°-51'-28" W**, a distance of **175.91 feet** to an iron rod set;

THENCE, with a new division line through said 1.57 acre tract, **S 76°-58'-00" E**, a distance of **159.57 feet** to an iron rod set;

THENCE, with a new division line through said 1.57 acre and 1.20 acre tracts, **N 13°-07'38" E**, a distance of **250.77 feet** to a MAG nail set on a point on the arc of a curve on the center-line of Township Road 217 (width varies) (Stockyard Road);

THENCE, with said center-line, the following two (2) courses:

- 1) With a curve to the right, have a central angle of $00^{\circ}-04'-11''$, a radius of 954.93 feet, an arc length of 1.16 feet, a chord bearing and distance of **S $82^{\circ}-23'-33''$ E, 1.16 feet** to a MAG nail set at S.C. Station 3+45.91 (LOG-33-14.18, Page 346); and
- 2) **S $76^{\circ}-24'-21''$ E**, a distance of **134.44** feet to a railroad spike found, being the northeast corner of said 1.20 acre tract and on the westerly right-of-way line of said U.S. Route 68;

THENCE, with said right-of-way line, **S $16^{\circ}-04'-26''$ W**, a distance of **423.68 feet** to the **POINT OF BEGINNING**.

Containing **1.722 acres**, more or less, of which 0.243 acre is within the highway right-of-way of Township Road 217. There are 1.208 acres within Parcel I and 0.514 acre within Parcel II.

Iron rods set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "P.S. 8533".

Property is subject to any and all previous easements and rights-of-way of record.

Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010), with the westerly right-of-way line of U.S. Route 68, having a bearing of S $16^{\circ}-04'26''$ W. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on July 18, 2019.



Description prepared by:

D. Neer
Daniel A. Neer
Professional Surveyor No. 8533
July 23, 2019
Revised June 8, 2020

1921-2031.00

6-11-20
✓ APPROVED



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

FAR FROM FAMOUS, LLC

INGRESS/EGRESS EASEMENT

Lying in Virginia Military Survey 3317, City of Bellefontaine, Lake Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being an ingress/egress easement over a part of the Far From Famous, LLC, 1.57 acre and 1.20 acre tracts as deeded and described in Official Record 887, Page 965, Parcel I and Parcel II, respectively, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found (I.D. cap stamped "LEE 6359") at the southeast corner of said 1.57 acre tract and being 100 feet left of Station 828+55.42 (LOG-33-14.18, Page 345), said iron rod found being at the intersection of the northerly right-of-way line of U.S. Route 33 (width varies) and the westerly right-of-way line of U.S. Route 68 (width varies);

THENCE, with the southerly line of said 1.57 acre tract and the northerly right-of-way line of said U.S. Route 33, N 75°-22'-06" W, a distance of 219.14 feet to a 5/8 inch iron rod found on the line common to Virginia Military Surveys 3317 and 2873, being at the southeasterly corner of the Bellefontaine Church of Christ original 4.32 acre tract as deeded and described in Volume 401, Page 232;

THENCE, with the westerly line of said 1.57 acre tract and Virginia Military Survey 3317 and the easterly line of said original 4.32 acre tract and Virginia Military Survey 2873, N 04°-51'-28" W, a distance of 175.91 feet to a 5/8 inch iron rebar set;

THENCE, across said 1.57 acre tract, S 76°-58'-00" E, a distance of 124.57 to a point at the **TRUE POINT OF BEGINNING**;

THENCE, with a new easement line through said 1.57 acre and 1.20 acre tracts, **N 13°-07'-38" W**, a distance of **246.77 feet** to a point on the arc of a curve on the center-line of Township Road 217 (width varies) (Stockyard Road), said point being referenced by a railroad spike found bearing S 77°-32'-04" E, a distance of 1.19 feet;

THENCE, with the arc of said curve to the right and said centerline, have a central angle of 02°-06'-51", a radius of 954.93 feet, an



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arc length of 35.24 feet, a chord bearing and distance of **S 83°-29'-04" E, feet** to a MAG nail set and passing a railroad spike found at a distance of 31.31 feet;

THENCE, with a new easement line through said 1.20 acre and 1.57 acre tracts, **S 13°-07'-38" W**, a distance of **250.77 feet** to an iron rebar set;

THENCE, with a new easement line through said 1.57 acre tract, **N 76°-58'-00" W**, a distance of **35.00 feet** to the **POINT OF BEGINNING**.

Containing **0.200 acre**, more or less.

Iron rods set, where indicated, are 30 inches in length, 5/8 inch in diameter with a plastic I.D. cap stamped "P.S. 8533".

Property is subject to any and all previous easements and rights-of-way of record.

Bearings and distances, described herein, are derived from GPS observations based on Grid North, Ohio State Plane Coordinate System, North Zone, NAD83 (2011, Epoch 2010), with the westerly right-of-way line of U.S. Route 68, having a bearing of S 16°-04'26" W. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by DLZ on July 18, 2019.



Description prepared by:

Daniel A. Neer
Professional Surveyor No. 8533
June 8, 2020

1921-2031.00