

THREE STREETS AND ALLEY VACATED BY BELLEFONTAINE CITY ORDINANCE No 3300 DATED JAN. 20, 1969.

I Certify that the foregoing plat was prepared from an actual survey made under my supervision, and shows all boundaries and improvements thereon, that dimensions and locations are correct as shown, and that there are no encroachments neither from nor upon adjoining premises.

REG. SURVEYOR No
CLAYTON LEE

SCALE ~ 1" = 100'

SEC. 35, TOWN 4, RANGE 14
LAKE TOWNSHIP
CITY OF BELLEFONTAINE,
LOGAN COUNTY, OHIO

INDEXED ON MAP
4573 1P

REVISIONS	BY	DATE
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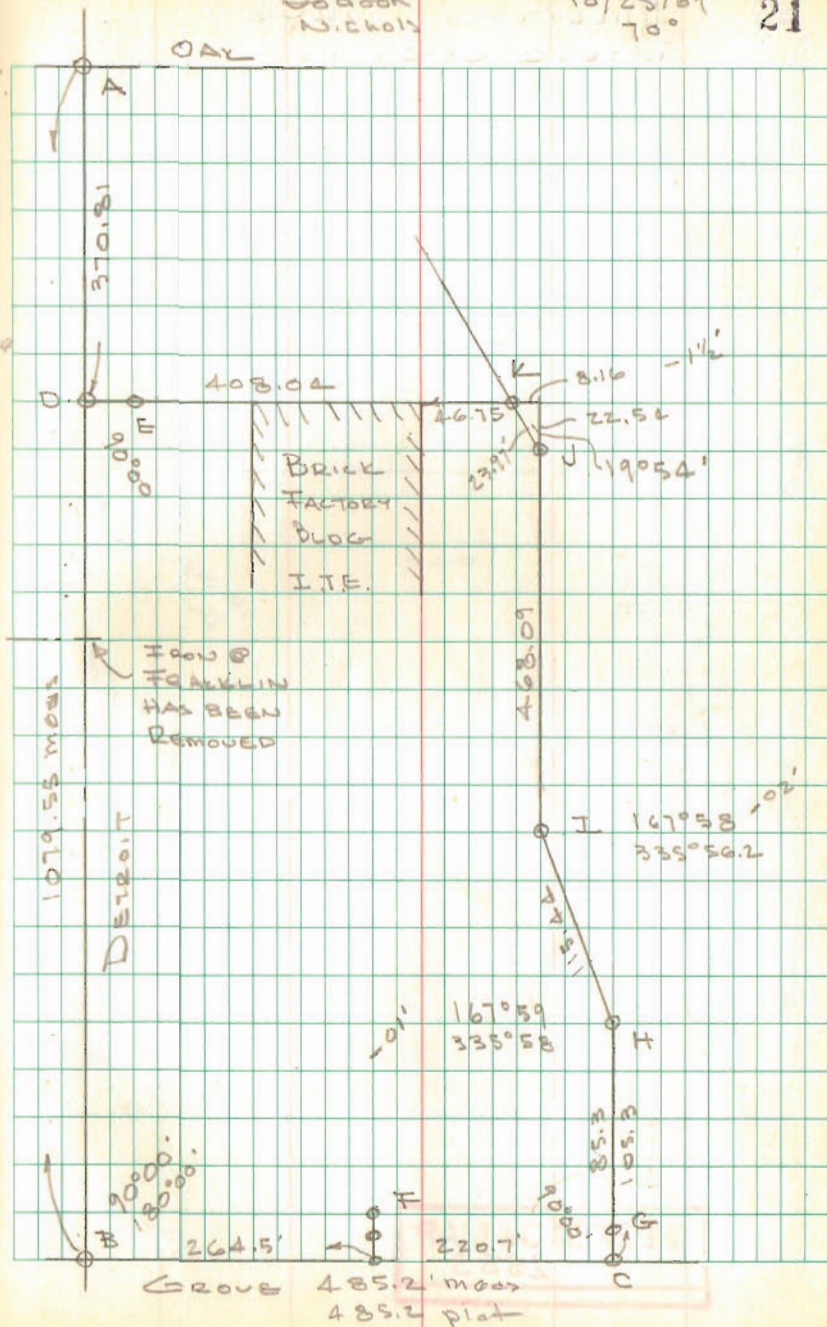
LAND SURVEY	SHEET OF SHEETS
COLUMBIA BUILDING CO. LEASES	
DRAWN BY	DATE 10-13-69
CHECKED BY	DATE
	K-1239-2

SURVEY FOR KNOWLTON
CONSTRUCTION Co.

- A = 1" ϕ Bar Found
- B = 3/4" Pipe Found
- C = R.R. Spk Found
- D = 5/8" ϕ Bar Set
- E = " " " 45.0' from D - 1.0' W. of Fm
- F = " " " 20' & 25' from ϕ
- G = " " " 20' from ϕ
- H = " " "
- I = " " "
- J = " " "
- K = " " "

D-E-K = N. LINE OF BLOG. ϕ
0.96' S. of N. LINE LOT. 2849 ϕ
2881

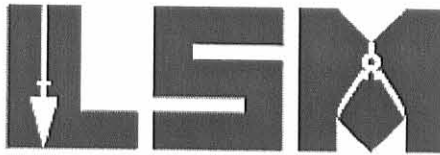
INDEXED ON MAP
4573



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
surveys@lsminc.us

SIEMENS ENERGY & AUTOMATION, INC. 6.630 ACRES

Lying in Fractional Section 35, Town 4, Range 14, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being all of the Siemens Energy & Automation, Inc. tract (including all of Lots 2850 through 2861 and Lots 2872 through 2880 and part of Lots 2881 and 2849 of Columbian Heights Addition as recorded in Plat Cabinet A, Slide 56) as deeded and described in Official Record 439, Page 466 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning on a 5/8 inch iron rod found on the intersection of the north right-of-way of Grove Avenue and the east right-of-way of Detroit Boulevard and being the southwest corner of Lot 2861.

THENCE, with the east right-of-way of Detroit Boulevard (90 feet wide), N 04°-37'-19"E, a distance of 683.56 feet to a 5/8 inch iron rod found.

THENCE, with the south line of the Jachenau Holdings, LLC tract (O.R. 806, Pg. 946), S 85°-23'-57"E, a distance of 408.21 feet to a 5/8 inch iron rod found on the west right-of-way of Lafayette Street.

THENCE, with the west right-of-way of Lafayette Street (40 feet wide), the following three courses:

S 14°-43'-54"E, a distance of 23.74 feet to a MAG nail found.

S 04°-37'-20"W, a distance of 468.04 feet to a 5/8 inch iron rod found.

S 07°-23'-38"E, a distance of 115.50 feet to a MAG nail found.

THENCE, with the west right-of-way of Main Street (80 feet wide), S 04°-41'-58"W, a distance of 85.56 feet to a point on the north right-of-way of Grove Avenue, referenced by a MAG nail found bearing N 49°-40'-23"E, a distance of 0.52 feet.

THENCE, with the rights-of-way of Grove Avenue (40 feet wide and 50 feet wide), the following three courses:

N 85°-20'-38"W, a distance of 220.52 feet to a 5/8 inch iron rod found.

N 06°-49'-47"E, a distance of 5.00 feet to a MAG nail found.

N 85°-20'-38"W, a distance of 219.68 feet to the point of beginning.

Containing 6.630 acres.

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

The basis for bearings is the center-line of Grove Avenue, being N 85°-20'-38"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on August 22, 2011.

Description prepared by:

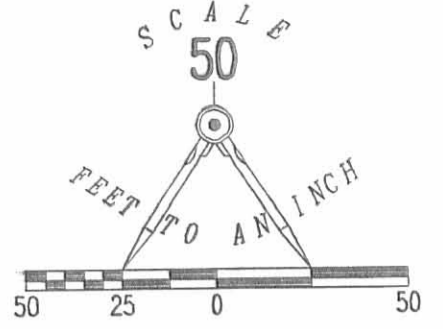
William K. Bruce

William K. Bruce
Professional Surveyor 7437
August 23, 2011



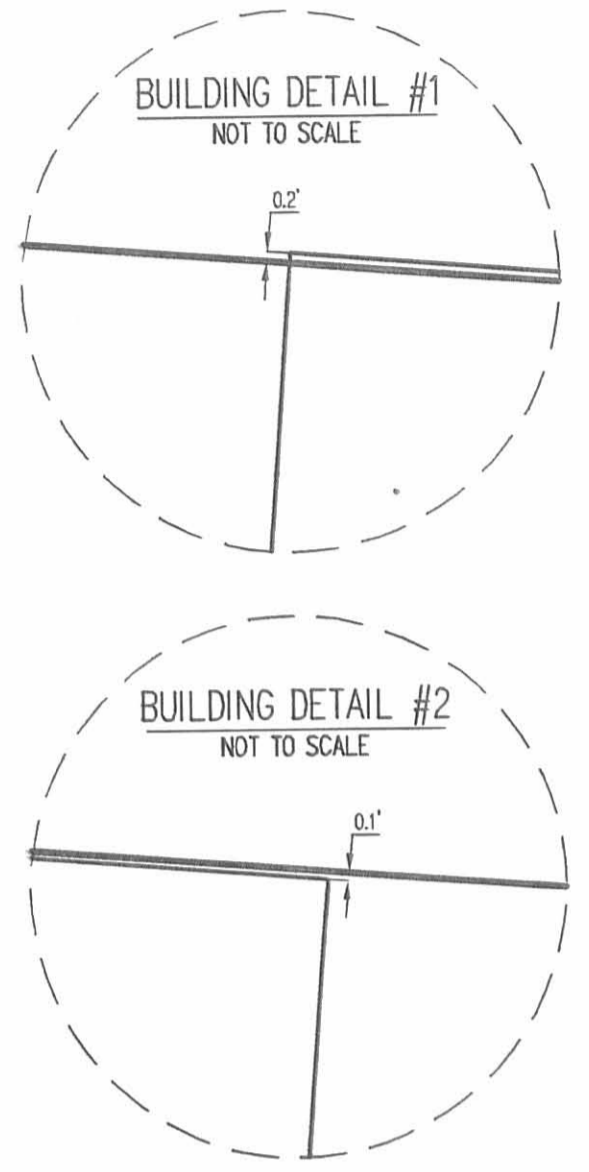
25440811

REC'D 8-26-11 9:11 AM OK



LEGEND:

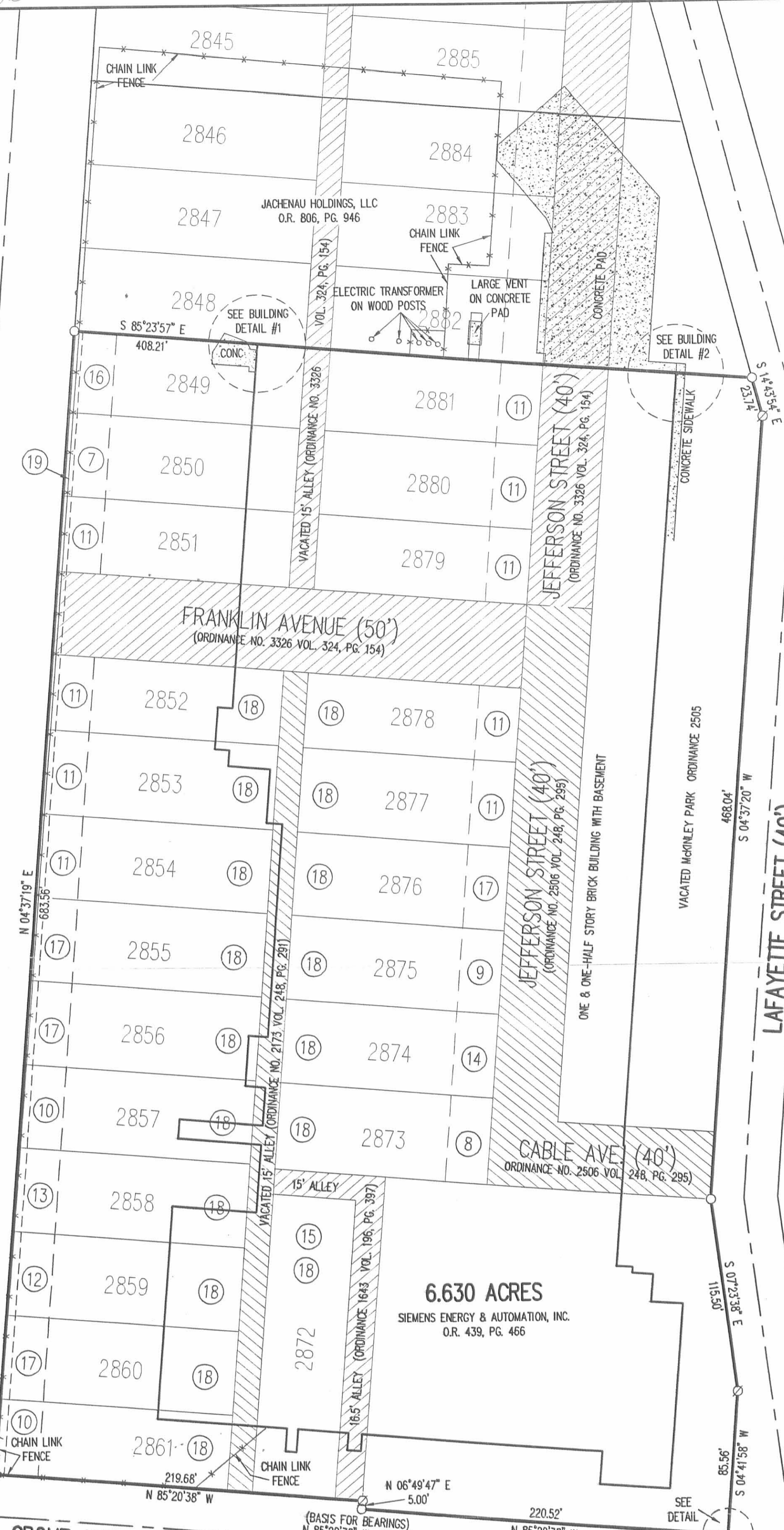
- ⊕ 1 INCH IRON BAR FOUND
- ⊙ 3/4 INCH IRON PIPE FOUND
- ⊗ MAG NAIL FOUND
- 5/8 INCH IRON ROD FOUND



DETROIT BOULEVARD (90')

LAFAYETTE STREET (40')

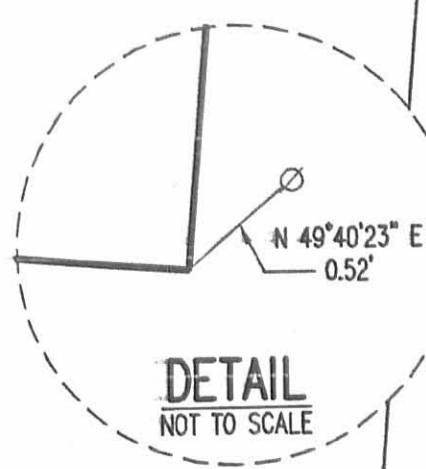
MAIN STREET (80')



**SURVEY OF THE
SIEMENS ENERGY & AUTOMATION, INC.
TRACT
(INCLUDING ALL OF LOTS 2850 THROUGH
2861 AND LOTS 2872 THROUGH 2880
AND PART OF LOTS 2881 AND 2849
COLUMBIAN HEIGHTS ADDITION
PLAT CABINET A, SLIDE 56)
OFFICIAL RECORD 439, PAGE 466
FRACTIONAL SECTION 35, TOWN 4, RANGE 14
CITY OF BELLEFONTAINE
LAKE TOWNSHIP
LOGAN COUNTY, OHIO**

GROVE AVENUE (50')
SCHEDULE B EXCEPTIONS:
GROVE AVENUE (40')

- ⑥ 25 FEET BUILDING SETBACK. NOT LOCATED ON SUBJECT PROPERTY.
- ⑦ THROUGH ⑰ SUBJECT TO THE FOLLOWING CONDITION THAT SAID GRANTEE HEIRS AND ASSIGNS, SHALL ERRECT NO BUILDING ON DETROIT BOULEVARD OR JEFFERSON AVENUE NEARER THAN TWENTY FIVE FEET FROM THE FRONT LINE, OR ON HENRY STREET, NEARER THAN EIGHTEEN FEET FROM THE FRONT LOT LINE NOR ANY BUILDING ON SAID LOT OR LOTS FOR THE PURPOSE OF TRAFFICING IN LIQUORS OR INTOXICATING BEVERAGES.
- ⑱ 5 FEET WIDE RIGHT-OF-WAY AND EASEMENT TO THE DAYTON POWER AND LIGHT COMPANY.
- ⑳ MEMORANDUM OF LEASE, NOT LOCATED ON SUBJECT PROPERTY.
- ㉑ VACATION OF STREET AND ALLEYS, DOES NOT EFFECT SUBJECT PROPERTY.
- ⑱ THE RIGHT TO DIRECT, LAY AND MAINTAIN UTILITY LINES OVER, ACROSS AND UNDER THE LOTS SERVED BY SAID ALLEY FOR THE INDUSTRIAL SITE LOCATED THEREON, AND THE RIGHT TO ERRECT AND MAINTAIN A GAS REGULATING STATION TO THE EAST OF DETROIT STREET ON LOT OR LOTS IMMEDIATELY TO THE WEST OF SAID ALLEY IS HEREBY RESERVED BY THE CITY OF BELLEFONTAINE.



MAIN STREET (80')

SURVEYED BY:
William K. Bruce
WILLIAM K. BRUCE
PROFESSIONAL SURVEYOR 7437
AUGUST 22, 2011
COPYRIGHT 2011 BY:
LEE SURVEYING & MAPPING CO., INC.
117 North Medriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335
surveys@lsmcinc.us
KSS D0811 25440811 L-2544-2



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

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4573 2P



LEGEND:

- ⊕ 1-1/2 INCH IRON PIPE FOUND
- 1/2 INCH IRON REBAR FOUND
- ◎ MAG NAIL FOUND
- 5/8 INCH BY 30 INCH IRON REBAR SET WITH PLASTIC I.D. CAP STAMPED "DLZ OHIO INC."

R/W = RIGHT-OF-WAY
 C/L = CENTER-LINE
 O.R. = OFFICIAL RECORD
 PG. = PAGE

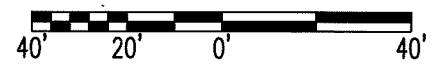
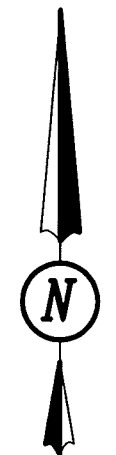
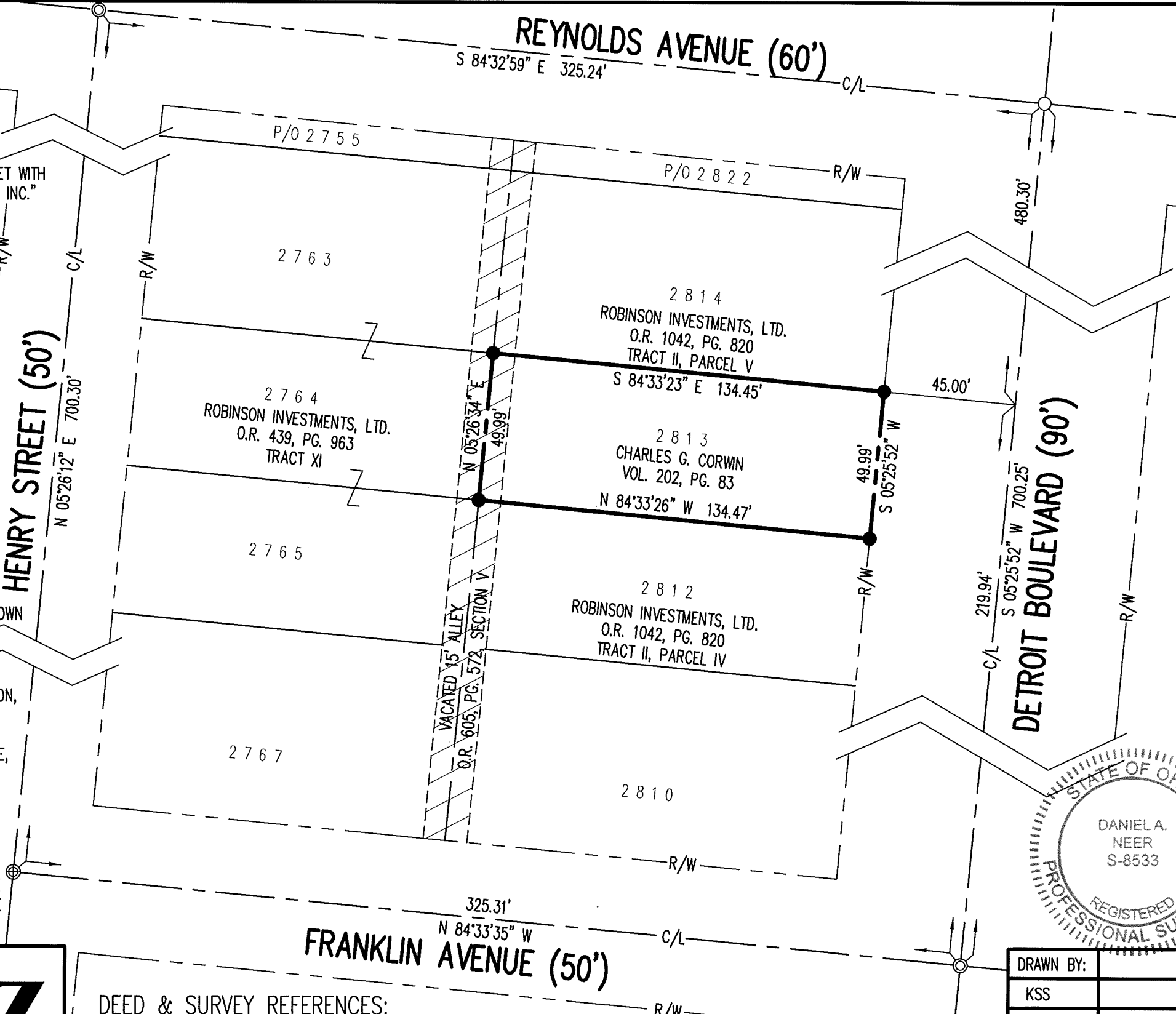
OCCUPATION NOTE:

NO EVIDENCE OF OCCUPATION ALONG BOUNDARY LINES UNLESS OTHERWISE SHOWN

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 CENTER-LINE OF DETROIT BOULEVARD, HAVING A BEARING OF S 05°25'52" W.

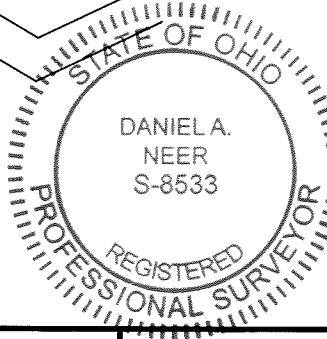
THIS SURVEY WAS PREPARED IN THE ABSENCE OF A COMPLETE AND ACCURATE TITLE SEARCH AND DOES NOT GUARANTEE TITLE.



SCALE: 1" = 40'
 DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET

RETRACEMENT SURVEY

LOT 2813
 COLUMBIAN HEIGHTS ADDITION
 PLAT CABINET A, SLIDE 56
 SECTION 35, TOWN 4, RANGE 14
 BETWEEN THE MAIMI RIVERS SURVEY
 CITY OF BELLEFONTAINE
 LAKE TOWNSHIP
 LOGAN COUNTY, OHIO



DANIEL A. NEER
 PROFESSIONAL SURVEYOR NO. 8533
 FEBRUARY 3, 2021

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117 N. Madriver Street • Bellefontaine, OH 43311
 (937) 593-7335 • www.dlz.com
 Project #2121-2012.00

DEED & SURVEY REFERENCES:

REFERENCE DEEDS ARE SHOWN HEREON
 LOGAN COUNTY ENGINEER'S MAP ROOM
 FILE: 4726, A-51/JJ-23

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
KSS			2/3/2021

INDEXED ON MAP
 4573