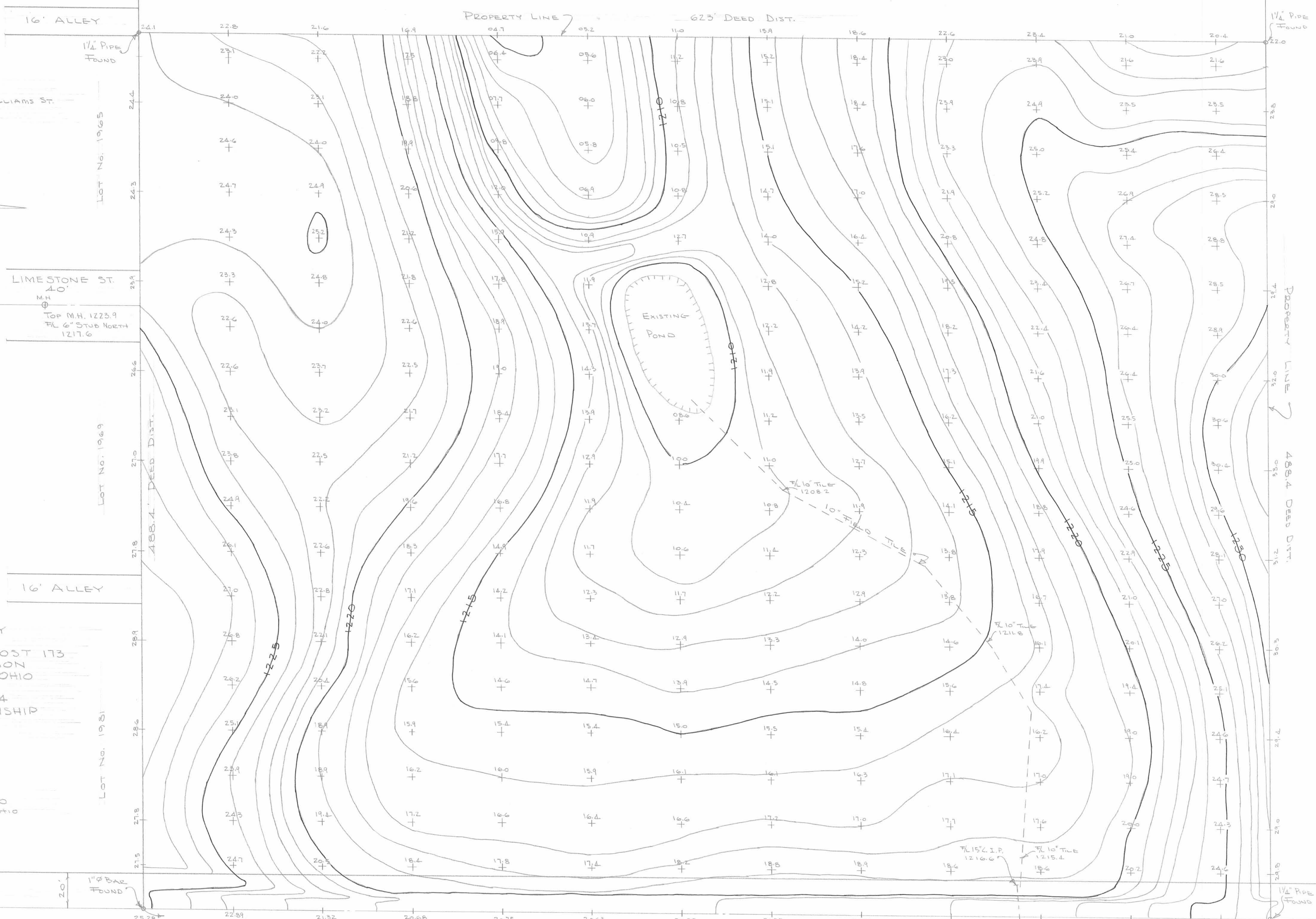


BENCH MARK
CITY BM TT-4-63
CORNER OF TROY RD. & WILLIAMS ST.
ELEV. 1224.96



TOPO SURVEY
FOR
HAROLD KERR POST 173
AMERICAN LEGION
BELLEFONTAINE OHIO

SEC. 5 T-3 R-14
HARRISON TOWNSHIP
APRIL 1976
SCALE 1" = 25'

DAN L. DODSON
REG. SURVEYOR 4270
BELLEFONTAINE, OHIO

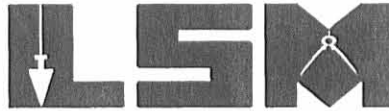
TROY ROAD

REV'D 9-22-06 SJY/ale

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

1975-2005 - 30 YEARS OF EXCELLENCE

**JOHNS
4.487 ACRES**

Lying in Section 5, Town 3, Range 14, City of Bellefontaine, Harrison Township, Logan County, Ohio.

Being out of the Alice K. Johns 6.66 acre tract as deeded and described in Official Record 679, Page 468 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a 2 inch iron pipe found on the intersection of the center-lines of Florence Street and North Troy Street.

THENCE, with the centerline of North Troy Street (40 feet wide) and the east line of Harrison Township, S 5°-30'-00"W, a distance of 38.52 feet to a 1 inch iron rod found at the TRUE POINT OF BEGINNING.

THENCE, with the centerline of North Troy Street and the east line of Harrison Township, S 5°-30'-00"W, a distance of 316.19 feet to a MAG nail set.

THENCE, N 86°-16'-17"W, a distance of 616.56 feet to a 5/8 inch iron rod set, passing a 5/8 inch iron rod set at 20.01 feet.

THENCE, with the east line of the James D. Holycross 7.00 acre tract (O.R. 134, Pg. 268), N 5°-14'-40"E, a distance of 317.35 feet to a 3/4 inch iron rod found on the north line of the Bellefontaine Corporation Line.

THENCE, with the north line of the Bellefontaine Corporation Line and the south lines of the Pearl Albert 4.01 acre tract (Vol. 384, Pg. 783) and the George A. Coleman 10 acre tract (O.R. 464, Pg. 907), S 86°-09'-35"E, a distance of 617.94 feet to the point of beginning, passing a 1/2 inch iron rod found at 597.93 feet.

Containing 4.487 acres, of which 0.145 acre is within the highway right-of-way.

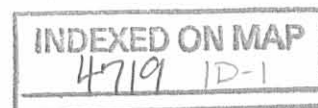
The basis for bearings is the center-line of North Troy Street, being S 5°-30'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on September 7, 2006.



ORIGINAL STAMP IN GREEN

Description prepared by:

Jeffrey I. Lee
Professional Surveyor 6359
September 7, 2006



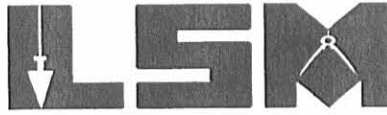
4308086

REC'D 9-22-06 SMY OK

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

1975-2006 - 30 YEARS OF EXCELLENCE

**JOHNS
2.301 ACRES**

Lying in Section 5, Town 3, Range 14, City of Bellefontaine, Harrison Township, Logan County, Ohio.

Being out of the Alice K. Johns 6.66 acre tract as deeded and described in Official Record 679, Page 468 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a 2 inch iron pipe found on the intersection of the center-lines of Florence Street and North Troy Street.

THENCE, with the centerline of North Troy Street (40 feet wide) and the east line of Harrison Township, S 5°-30'-00"W, a distance of 354.71 feet to a Mag nail set at the TRUE POINT OF BEGINNING, passing a 1 inch iron rod found at 38.52 feet.

THENCE, with the centerline of North Troy Street and the east line of Harrison Township, S 5°-30'-00"W, a distance of 162.77 feet to a 1-1/4 inch iron rod found.

THENCE, with the north lines of the William C. Armstrong 7.00 acre tract (O.R. 752, Pg. 717) and BP Oil Company 5.76 acre tract (O.R. 119, Pg. 359), N 86°-16'-17"W, a distance of 615.84 feet to a 1 inch iron rod found, passing a 5/8 inch iron rod found at 20.01 feet.

THENCE, with the east line of the James D. Holycross 7.00 acre tract (O.R. 134, Pg. 268), N 5°-14'-40"E, a distance of 162.75 feet to a 5/8 inch iron rod set.

THENCE, S 86°-16'-17"E, a distance of 616.56 feet to the point of beginning, passing a 5/8 inch iron rod found at 596.55 feet.

Containing 2.301 acres, of which 0.075 acre is within the highway right-of-way.

The basis for bearings is the center-line of North Troy Street, being S 5°-30'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on September 7, 2006.

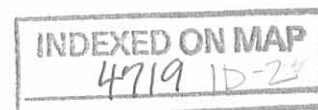


ORIGINAL STAMP IN GREEN

Description prepared by:

A handwritten signature in black ink, appearing to read 'Jeffrey I. Lee'.

Jeffrey I. Lee
Professional Surveyor 6359
September 7, 2006



4308086

REC'D 9-22-06 SMY BK

LEGEND:

- ⊕ 2 INCH IRON PIPE FOUND
- ⊙ 1 INCH IRON ROD FOUND
- ⊙ 1-1/4 INCH IRON ROD FOUND
- ⊙ 1/2 INCH IRON ROD FOUND
- 5/8 INCH IRON ROD FOUND
- 5/8 INCH IRON ROD SET
- ⊙ MAG NAIL SET
- 3/4 INCH IRON ROD FOUND

PEARL ALBERT
4.01 ACRE
VOL. 384, PG. 783

GEORGE A. COLEMAN
10 ACRES
O.R. 464, PG. 907

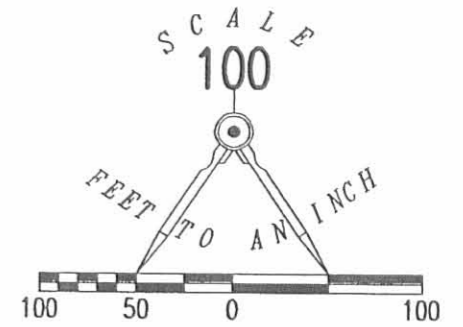
JAMES D. HOLYCROSS
7.00 ACRES
O.R. 134, PG. 268

BP OIL COMPANY
5.76 ACRES
O.R. 119, PG. 359

WILLIAM C. ARMSTRONG
7.00 ACRES
O.R. 752, PG. 717

4.487 ACRES
OF WHICH 0.145 ACRE IS WITHIN
THE HIGHWAY RIGHT-OF-WAY

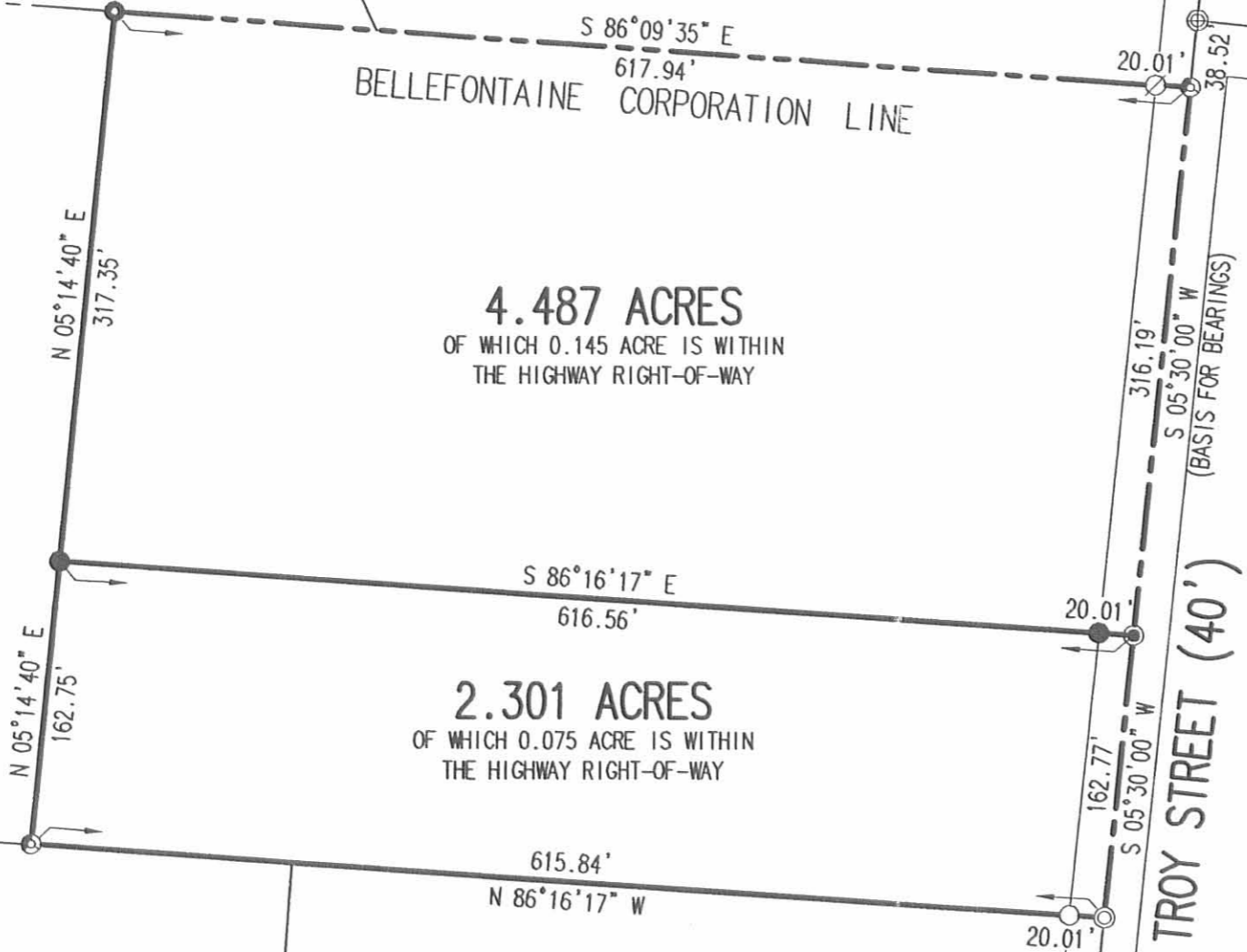
2.301 ACRES
OF WHICH 0.075 ACRE IS WITHIN
THE HIGHWAY RIGHT-OF-WAY



FLORENCE STREET

NORTH TROY STREET (40')

BELLEFONTAINE CORPORATION LINE



SURVEY OF TWO TRACTS OUT OF THE
ALICE K. JOHNS
6.66 ACRE TRACT
OFFICIAL RECORD 679, PAGE 468
SECTION 5, TOWN 3, RANGE 14
CITY OF BELLEFONTAINE
HARRISON TOWNSHIP
LOGAN COUNTY, OHIO

SURVEYED BY:

Jeffrey I. Lee
JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
SEPTEMBER 7, 2006



ORIGINAL STAMP IN GREEN

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(937) 593-7335
KSR D0906 4308086 L-4308-3

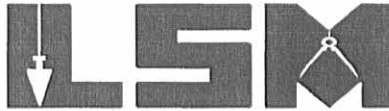
2 WORKING DAYS
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CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE.

INDEXED ON MAP
4719 IP

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Bellefontaine OH 43311



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

LAMB H.P., INC.
6.983 ACRES

Lying in Section 5, Town 3, Range 14, City of Bellefontaine, Harrison Township, Logan County, Ohio.

Being all of the Lamb H.P., Inc., 7.00 acre tract as deeded and described in Official Record 696, Page 864 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a PK nail found on the intersection of center-lines of Williams Avenue (40 feet wide) and Troy Street (40 feet wide).

THENCE, with the center-line of Troy Street, N 4°-59'-20"E, a distance of 234.72 feet to a 1-1/4 inch iron bar found at the TRUE POINT OF BEGINNING.

THENCE, with the north line of Angel Addition (Plat Cabinet A, Slide 31), N 85°-49'-49"W, a distance of 488.57 feet to a 1-1/4 inch iron pipe found, passing a 5/8 inch iron rod set at 20.00 feet.

THENCE, with the east line of the BP Oil Company, 5.76 acre tract (O.R. 119, Pg. 359), N 5°-06'-26"E, a distance of 619.06 feet to a 1-1/4 inch iron pipe found.

THENCE, with the south line of Alice K. Johns, 6.66 acre tract (O.R. 679, Pg. 468), S 86°-51'-40"E, a distance of 487.61 feet to a 1-1/4 inch iron pipe found on the center-line of Troy Street, passing a 5/8 inch iron rod set at 467.60 feet.

THENCE, with the center-line of Troy Street, S 5°-00'-00"W, a distance of 627.82 feet to the point of beginning.

Containing 6.983 acres, of which 0.288 acre is within the highway right-of-way.

The basis for bearings is the center-line of Troy Street, being N 5°-00'-00"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on February 10, 2004.

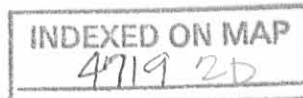
Description prepared by:



ORIGINAL STAMP IN GREEN

Jeffrey I. Lee
Jeffrey I. Lee
Professional Surveyor 6359
February 10, 2004

L-1890



REC'D 2-18-04 SMJ & C

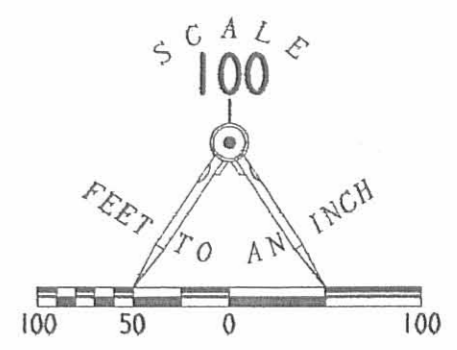
LEGEND:

- ⊙ 1 1/4 INCH IRON BAR FOUND
- 1 1/4 INCH IRON PIPE FOUND
- 5/8 INCH IRON ROD SET
- ⊘ PK NAIL FOUND

BP OIL COMPANY
5.76 ACRES
O.R. 119, PG. 359

6.983 ACRES
OF WHICH 0.288 ACRE IS
WITHIN THE HIGHWAY RIGHT-OF-WAY

LAMB H. P., INC.
7.00 ACRES
O.R. 696, PG. 864



**RETRACEMENT SURVEY OF THE
LAMB H. P., INC.
7.00 ACRE TRACT
OFFICIAL RECORD 696, PAGE 864
SECTION 5, TOWN 3, RANGE 14
CITY OF BELLEFONTAINE
HARRISON TOWNSHIP
LOGAN COUNTY, OHIO**



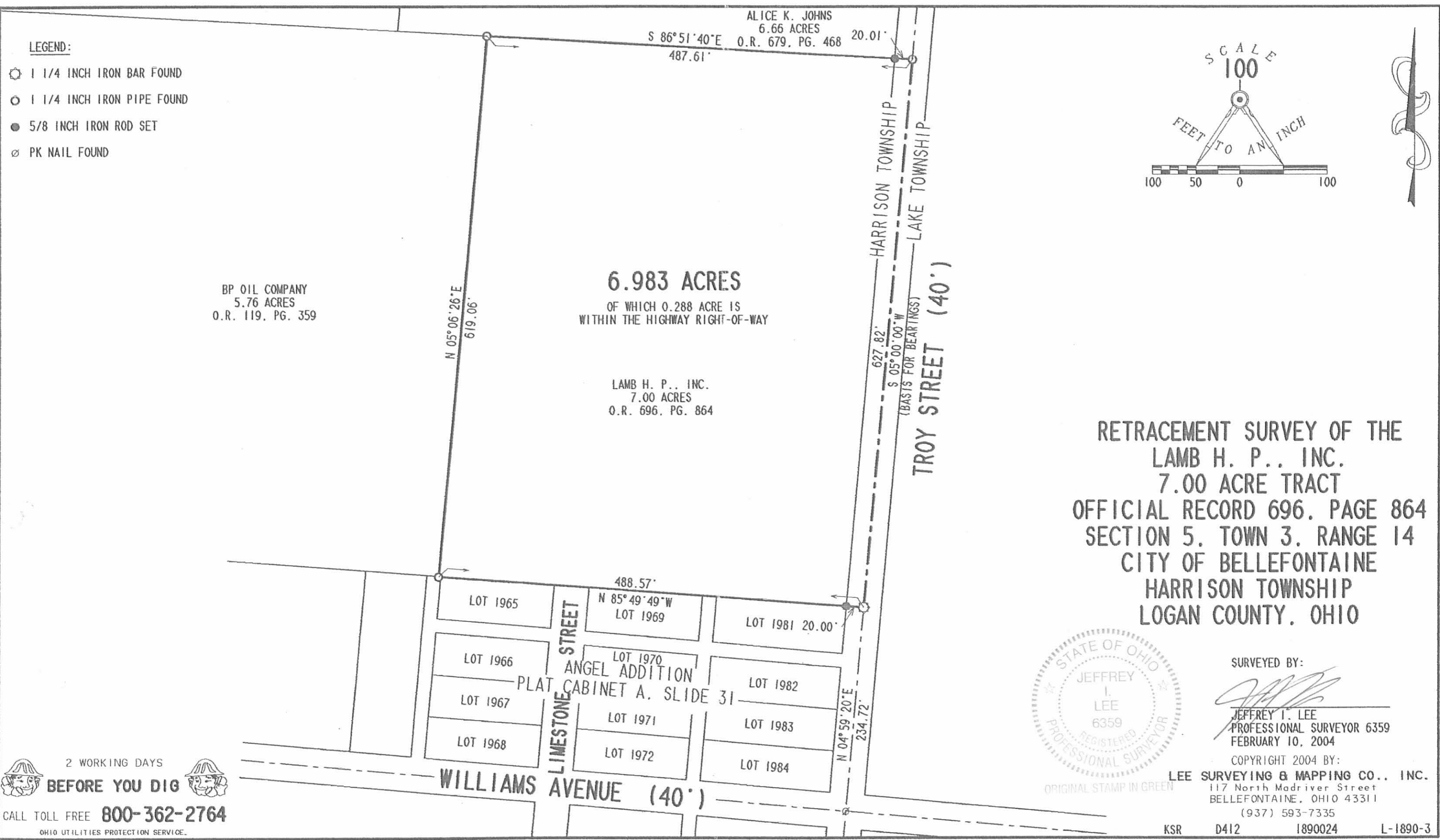
SURVEYED BY:
[Signature]
JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359
FEBRUARY 10, 2004

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117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335

KSR D412 1890024 L-1890-3

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OHIO UTILITIES PROTECTION SERVICE.

INDEXED ON MAP
4719 2P



American Legion Topo
Bellefontaine

- A = 1"Ø Bar Found 12" Deep
- B = 1"Ø Pipe Found 12" Deep
- C = 1"Ø Pipe Found
- D = 1"Ø Pipe Found @ S. side of wood cor post

179 60
90 51

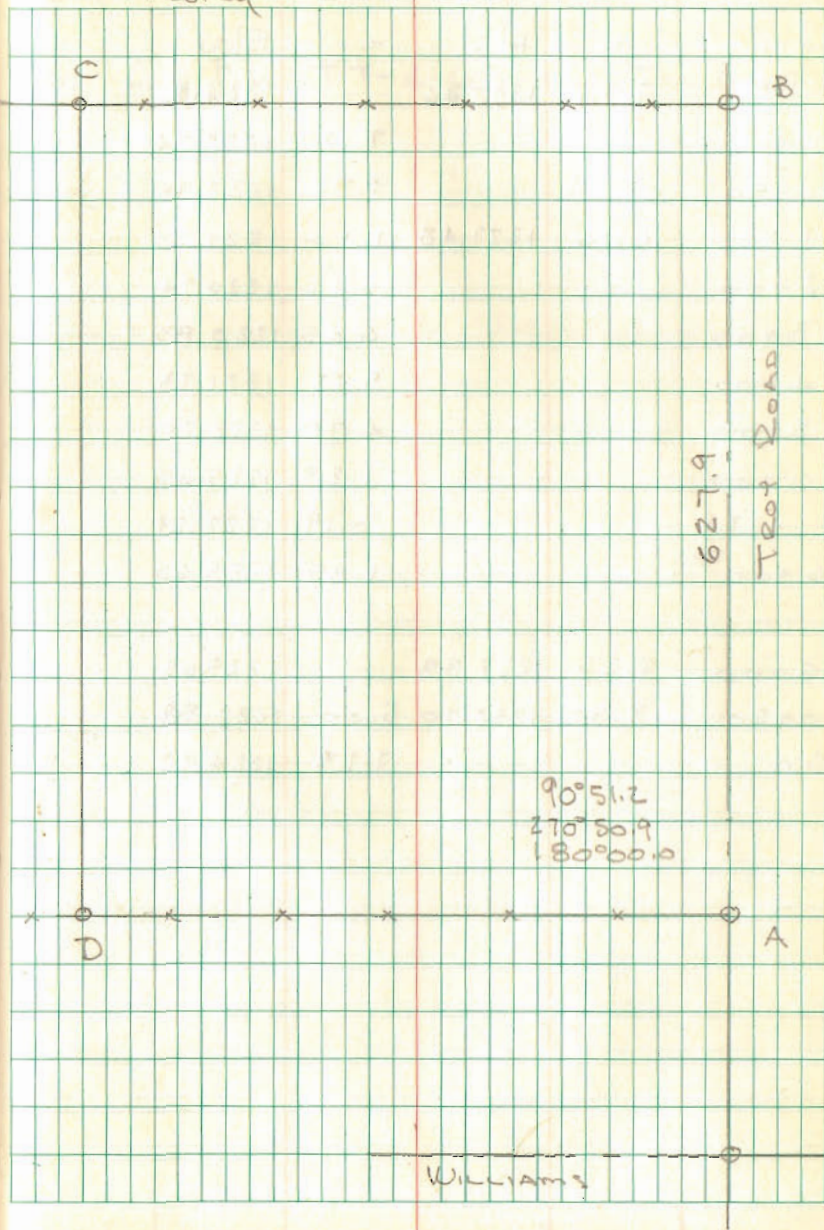
89 09

INDEXED ON MAP
4719

Dodson
Artis
McLurdy

4/10/76

28



7-16-2024

APPROVED

Subject to City
split approval
(Both tracts)

LEGAL DEED DESCRIPTION
MARK D. JOHNS
0.832 ACRE

Real estate situated in the City of Bellefontaine; Section 5; Town 3; range 14; Harrison Township of Logan County, Ohio; being part of the 4.487 acre tract of Mark D. Johns (Official Record 847, page 19); and being further bounded and described as follows:

Beginning for reference at a 2 inch iron pipe found on the east line of said Harrison Township at the centerline intersection of Florence Avenue and North Troy Street (variable width R/W).

Thence South 05 deg.-30'-32" West, 38.50 feet along said centerline of North Troy Street to a 1 inch iron rod found at the southeast corner of the 10 acre tract of Scott C. Coleman and Holly S. Coleman Tipple (Official Record 1059, page 474), being the TRUE POINT OF BEGINNING.

Thence South 05 deg.-30'-32" West, 168.00 feet continuing along said centerline of North Troy Street to a mag nail set.

Thence North 86 deg.-09'-01" West, 215.84 feet (passing over an iron rod set at 20.01 feet) to an iron rod set.

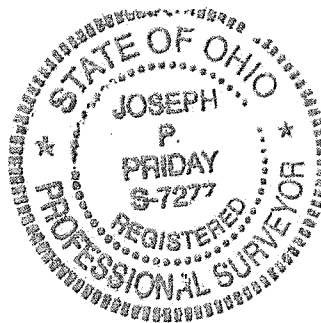
Thence North 05 deg.-30'-32" East, 168.00 feet to an iron rod set on a north line of said Bellefontaine Corporation limit and the south line of said 10 acre tract.

Thence South 86 deg.-09'-01" East, 215.84 feet along said north corporation line and said south line (passing over a 1/2 inch iron rod found at 195.83 feet) to the TRUE POINT OF BEGINNING.

Bearings are based on the State Plane Coordinate System, North zone, Nad 1983. The tract as described from an actual field survey performed on or about July 11, 2024, by Registered Surveyor, Joseph P. Priday (S-7277), contains **0.832 acre**, more or less, (of which 0.077 acre is within the street right-of-way), subject to all previous easements and rights-of-way of record. All iron rods set are 5/8" x 30" with plastic I.D. caps stamped "Priday". The plat of survey is on file in the Map Room of the Logan County Engineer.



Joseph P. Priday
Priday Surveying, Inc.
P.O. Box 192
Marysville, Ohio 43040



INDEXED ON MAP
4719

7-16-2024

APPROVED

LEGAL DEED DESCRIPTION
MARK D. JOHNS
3.655 ACRES

Real estate situated in the City of Bellefontaine; Section 5; Town 3; range 14; Harrison Township of Logan County, Ohio; being part of the 4.487 acre tract of Mark D. Johns (Official Record 847, page 19); and being further bounded and described as follows:

Beginning for reference at a 2 inch iron pipe found on the east line of said Harrison Township at the centerline intersection of Florence Avenue and North Troy Street (variable width R/W).

Thence South 05 deg.-30'-32" West, 206.50 feet along said centerline of North Troy Street (passing over a 1 inch iron rod found at 38.50 feet) to a mag nail set at the southeast corner of a 0.832 acre tract (surveyed this date), being the TRUE POINT OF BEGINNING.

Thence South 05 deg.-30'-32" West, 148.18 feet continuing along said centerline of North Troy Street to a mag nail found at the northeast corner of the 2.301 acre tract of David W. Ward and Patricia A. Tully Ward (Official Record 1148, page 559).

Thence North 86 deg.-15'-45" West, 616.56 feet along the north line of said 2.301 acre tract (passing over an iron rod set at 20.01 feet) to a 5/8 inch iron rod found on the east line of the 7.00 acre tract of James D. and Joni R. Holycross (Official Record 134, page 268).

Thence North 05 deg.-15'-12" East, 317.35 feet along said east line to a 3/4 inch iron rod found on a north line of said Bellefontaine Corporation limit and the south line of the 4.01 acre tract of Vicki C. Jackson (Official Record 850, page 863).

Thence South 86 deg.-09'-01" East, 402.10 feet along said north corporation line, said south line and the south line of the 10 acre tract of Scott C. Coleman and Holly S. Coleman Tipple (Official Record 1059, page 474) to an iron rod set on the northwest corner of said 0.832 acre tract.

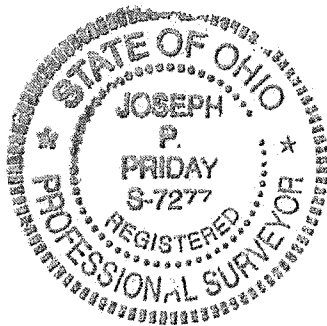
Thence with two consecutive courses of said 0.832 acre tract:

- 1) South 05 deg.-30'-32" West, 168.00 feet to an iron rod set.
- 2) South 86 deg.-09'-01" East, 215.84 feet (passing over an iron rod set at 195.83 feet) to the TRUE POINT OF BEGINNING.

Bearings are based on the State Plane Coordinate System, North zone, Nad 1983. The tract as described from an actual field survey performed on or about July 11, 2024, by Registered Surveyor, Joseph P. Priday (S-7277), contains **3.655 acres**, more or less, (of which 0.068 acre is within the street right-of-way), subject to all previous easements and rights-of-way of record. All iron rods set are 5/8" x 30" with plastic I.D. caps stamped "Priday". The plat of survey is on file in the Map Room of the Logan County Engineer.



Joseph P. Priday
Priday Surveying, Inc.
P.O. Box 192
Marysville, Ohio 43040



INDEXED ON MAP
4719

7-16-2021
APPROVED

VICKI C. JACKSON
 4.01 ACRES
 OFF REC 850, PG 863

SCOTT C. COLEMAN & HOLLY S. COLEMAN TIPPLE
 10 ACRES OFF REC 1059, PG 474

C/L FLORENCE AVENUE

JAMES D. & JONI R. HOLYCROSS
 7.00 ACRES, OFF REC 134, PG 268

3.655 ACRES
 OF WHICH 0.068 AC
 IS WITHIN R/W

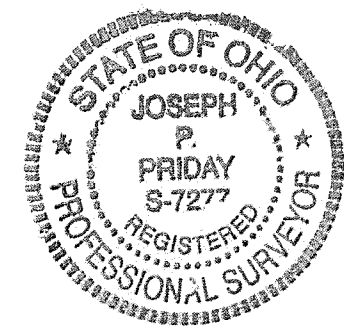
MARK D. JOHNS
 4.487 ACRES
 OFF REC 847, PG 19

DAVID W. WARD & PATRICIA A. TULLY WARD
 2.301 ACRES OFF REC 1148, PG 559

0.832 ACRE
 OF WHICH 0.077 AC
 IS WITHIN R/W

PLAT OF SURVEY FOR:
 MARK D. JOHNS
 CITY OF BELLEFONTAINE
 SECTION 5, TOWN 3, RANGE 14
 HARRISON TOWNSHIP
 LOGAN COUNTY, OHIO

- LEGEND:
- 1) IRON ROD FOUND
 - 2) IRON PIPE FOUND
 - 3) MAG NAIL FOUND
 - 4) MAG NAIL SET
 - 5) 5/8" X 30" IRON ROD WITH PLASTIC I.D. CAP SET STAMPED "PRIDAY"
 - 6) BEARINGS ARE BASED ON THE STATE PLANE COORD SYSTEM, NORTH ZONE, NAD 1983



Joseph P. Priday

JOSEPH P. PRIDAY (S-7277)
 JULY 11, 2024

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND MONUMENTS WERE SET AS INDICATED.

PRIDAY SURVEYING INC
 P.O. BOX 192
 MARYSVILLE, OHIO 43040
 937-642-3400

INDEXED ON MAP
 4719

SCALE 1" = 60'
 100 ft

