

REC'D 11-9-07 smyok

### 0.6134 Acre Parcel

Situate in Section 35, Town 4, Range 14, City of Bellefontaine, Lake Township, Logan County, Ohio, being part of Lots 193, 200, and 209 of the Plat of the City of Bellefontaine, Plat Cabinet A, Slide 124, being also all of the land as deeded to AFM 713, Inc., an Ohio corporation, (being all of Parcel 1, all of Parcel 2, and all of Parcel 3) and recorded in Volume 493, Page 659 of the Official Records of Logan County, and being more particularly described as follows:

Beginning at a set 5/8" capped iron pin in East right-of-way line of Madriver Street (U.S. 68 Alt.), and the West line of Lot 193, said point being N 05°29'44" E, a distance of 55.00 feet, from a found 1/2" iron pipe at the Southwest corner of Lot 193;

Thence with the East right-of-way of Madriver Street, and with the West line of Lot 193, N 05° 29' 44" E, a distance of 156.03 feet, to a set 5/8" capped iron pin, said point being the intersection of the East right-of-way of Madriver Street, and the South right-of-way of Sandusky Avenue (St. Rt. 540);

Thence, with the South right-of-way of Sandusky Avenue, and with the North line of the remainder of Lot 193 and said Parcel 1, N 69° 39' 15" E, a distance of 9.24 feet, to a set 5/8" capped iron pin;

Thence, continuing with the South right-of-way line of Sandusky Avenue, and with the North line of the remainders of Lots 193 and 200, and said Parcel 1, S 88° 31' 15" E, a distance of 60.13 feet, to a set 5/8" capped iron pin;

Thence, continuing with the South right-of-way line of Sandusky Avenue, and with the North lines of Lots 200 and 209, S 84° 42' 25" E, a distance of 95.54 feet, to a found 1/2" iron pin, said point being the Northwest corner of Lot 212 of said Plat of City, witness a found 1/2" iron pin at N 12° 14' 09" W, a distance of 1.49 feet;

Thence, leaving the South right-of-way of Sandusky Avenue, with the West line of Lot 212, S 05° 24' 44" W, a distance of 163.99 feet, to a set 5/8" capped iron pin, said point being the Northeast corner of a parcel consisting of part of Lot 209, as deeded to Bellefontaine Federal Savings & Loan Association, and recorded in Book 384, Page 992 of the Deed Records of Logan County;

Thence, with the North line of said Bellefontaine Federal Savings & Loan parcel, and with the North line of part Lots 193 and 200, as deeded to Bellefontaine Federal Savings & Loan Association, and recorded in Book 384, Page 531 of the Deed Records of Logan County, N 84° 43' 16" W, a distance of 164.08 feet, to the Place of Beginning;

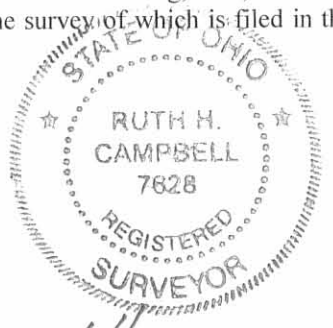
Containing 0.6134 acres and subject to all legal easements, rights-of-way, and restrictions of record.

Bearings based on O.R. 323, Page 703, the North line of lot 193, bearing S 84° 42' 25" E.

The above description is the result of a field survey prepared by WYCO Consulting, Inc., Ruth H. Campbell, Ohio Registered Surveyor No. 7628 dated August 30, 2007, the survey of which is filed in the Logan County Engineer's Record of Land Surveys.

Prior Deed Ref: O.R. 493, Pg. 659

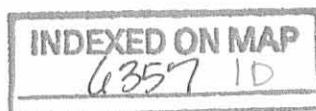
ep\draw\1340\1340-713\docs\legal-d\1340-713\_0.6512 acre parcel.doc



*Ruth H. Campbell* 11-7-2007

Ruth Campbell  
Registered Professional Surveyor  
#7628 State of Ohio

WYCO Consulting, Inc.  
10 Stadia Drive  
Franklin, OH 45005



REV'D 11-9-07 SMJ/OK



# Madriver Shell

Section 35, Town 4, Range 14  
Part of Lots 193, 200 & 209, Plat Cabinet A, Slide 124  
Plat of the City of Bellefontaine  
City of Bellefontaine  
Lake Township, Logan County, Ohio  
0.6134 Acres August, 2007

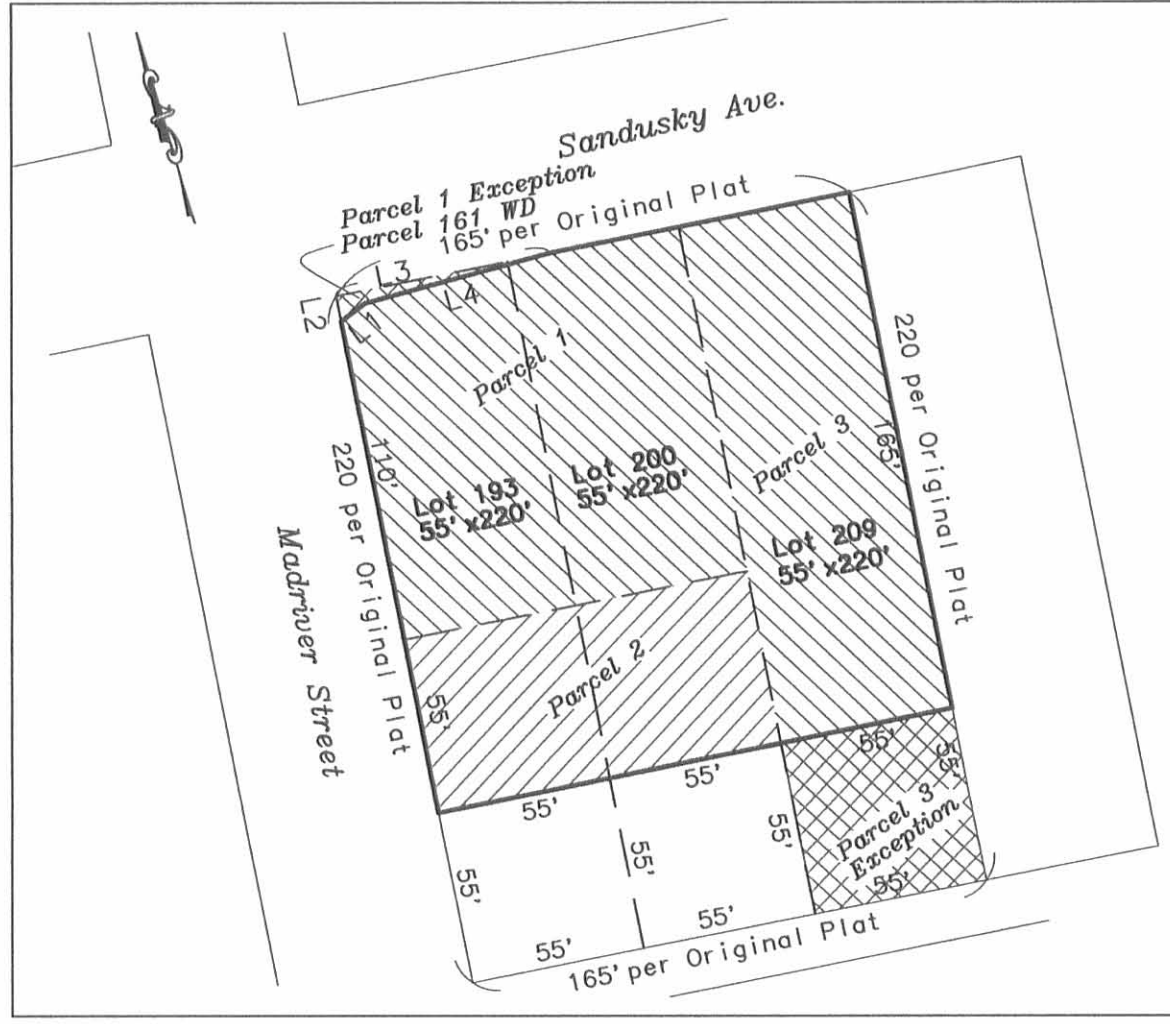
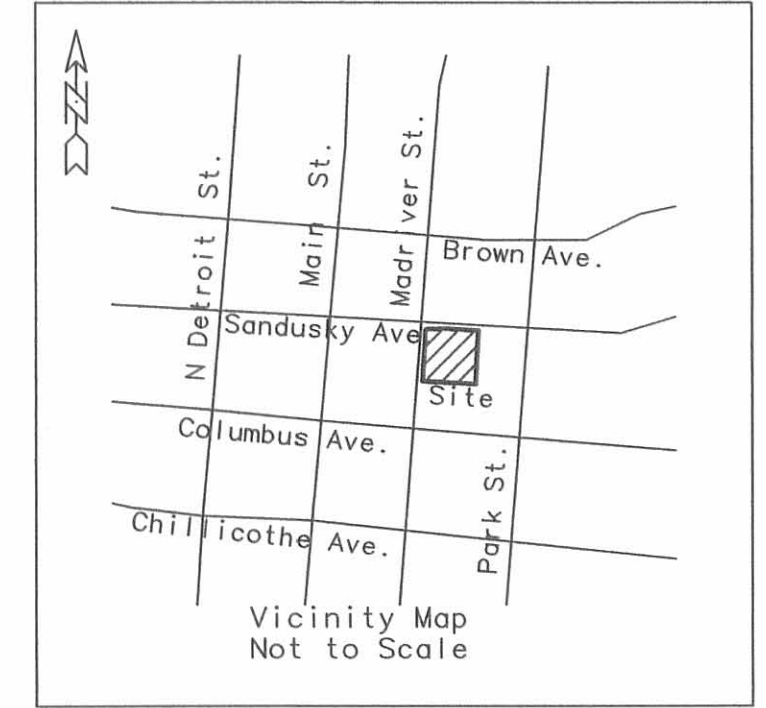
Basis of Bearing - O.R. 323, P. 703,  
North line of Lot 193 bearing S 84°42'25" E.

### Legend

- ⊕ - Found 1/2" Iron Pin
- - Found Capped Pin
- ⊙ - Found 1" Iron Pin
- ⊕ - Found 1/2" Iron Pipe
- - Set 5/8" Capped Iron Pin
- X - Fence

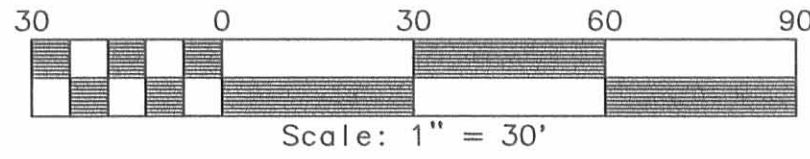
All monumentation straight and in good condition, except as noted.

NUMBER	DIRECTION	DISTANCE	
L1	N 69°39'15" E	9.24'	by Survey
L1	S 20°19'00" W	9.25'	by Deed
L2	N 05°29'44" E	8.00'	by Survey
L2	N 05°31'50" E	8.00'	by Deed
L3	S 84°42'25" E	68.30'	by Survey
L3	S 84°42'25" E	68.30'	by Deed
L4	S 88°31'15" E	60.13'	by Survey
L4	S 88°31'15" E	60.13'	by Deed



### NOTES:

1. Deed Reference: O.R. 493, Pg. 659  
Owner - AFM 713, Inc.  
3955 Alexandria Pike  
Cold Spring, Kentucky 41076
  2. Evidence of occupation is consistent with boundary except as noted hereon.  
Encroachments:  
- Curb is across entire south property line from 0.1' to 0.4'.  
- Guard rail at SE corner crosses south property line by 1.8'.  
- Canopy crosses north property line by 0.4'.
  3. Property Address  
- 200 E. Sandusky Ave.  
- Bellefontaine, OH 43311
  4. Discrepancies between the deed and the field survey are depicted hereon. Found monuments are as shown in the graphic hereon. Original Lots 55' x 220' per Plat Cabinet A, Slide 124.
  5. Sources of data for this survey include O.R. 493, Page 659; O.R. 323, Page 703; and O.R. 703, Page 412. Other sources of data are as noted on the drawing.
- ④ Department of Transportation Easement recorded in O.R. 707, Page 412, Logan County Deed Records.



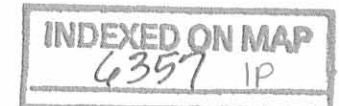
*Ruth H. Campbell*  
Ruth H. Campbell  
Registered Professional Surveyor  
#7628 State of Ohio

## SURVEY RECORD

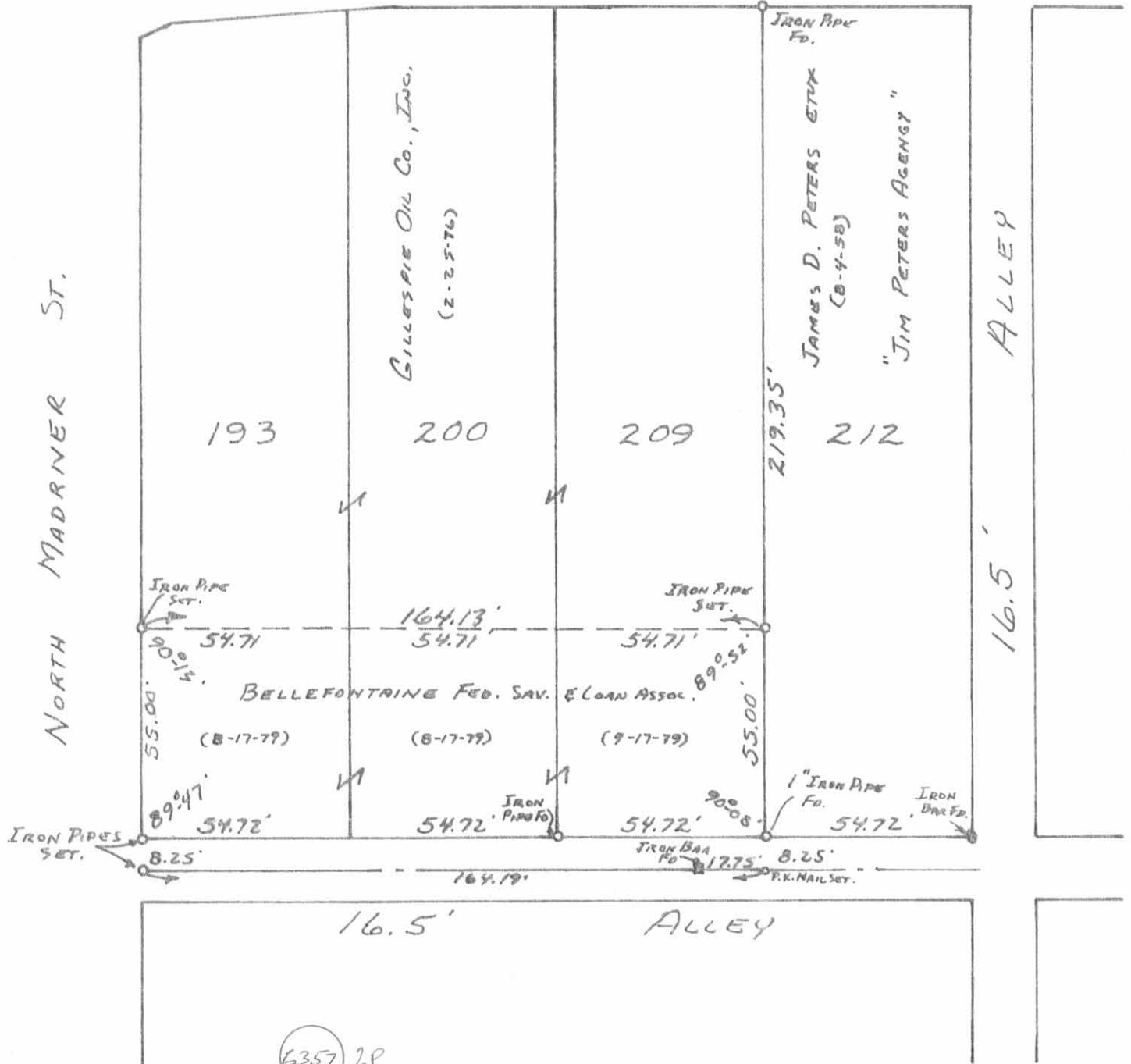
REVISIONS  
10/23/07 per Logan County comments

DESIGNED BY: DC	HORIZ. SCALE: 1" = 30'
DATE: 08/30/07	VERT. SCALE: N/A
DWG. NO.: 1340-713	DWG. 1 of 1

**WYCO CONSULTING, INC.**  
10 Stadia Drive  
Franklin, Ohio 45005  
(937) 743-9926



EAST SANDUSKY AVE.



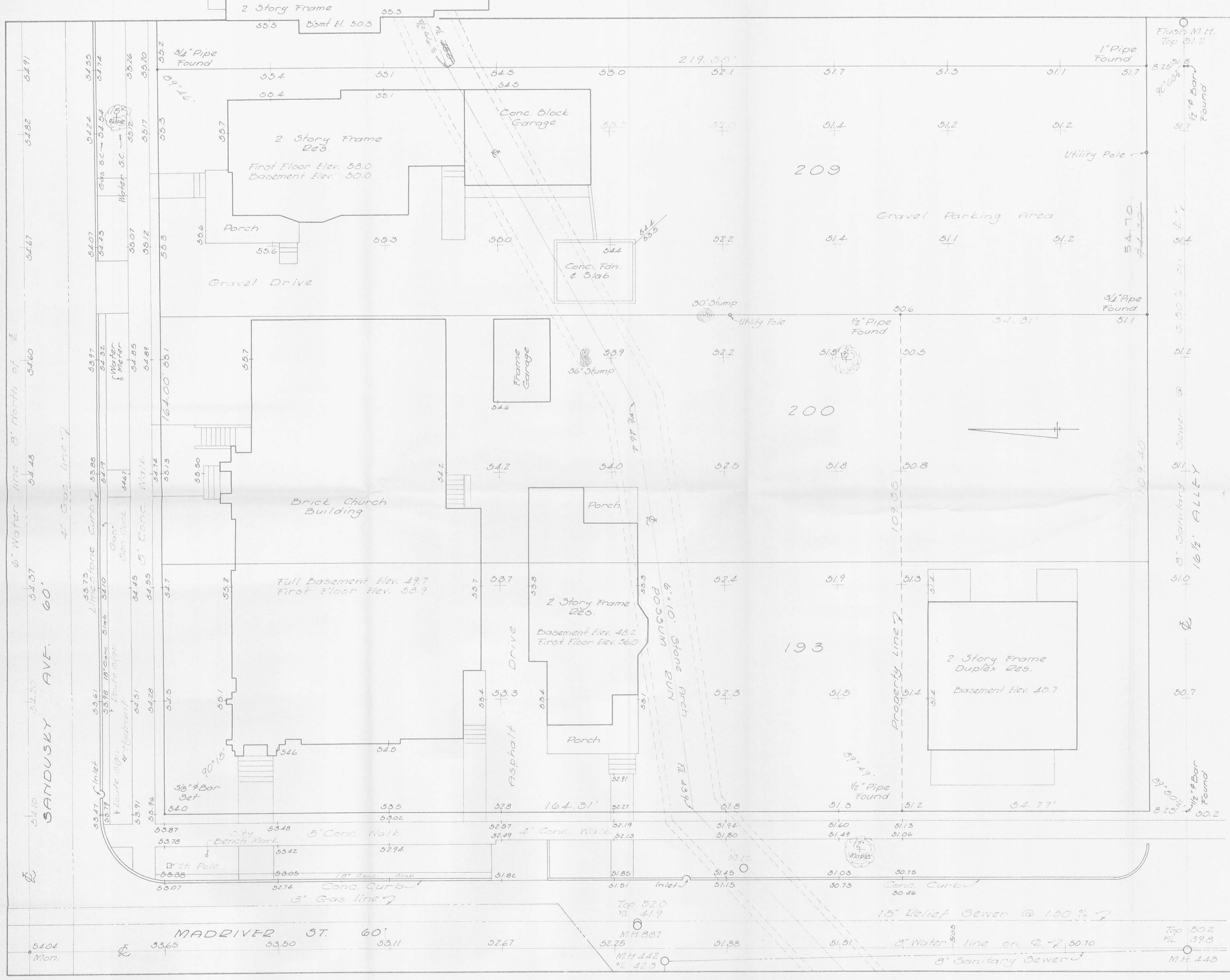
(6357) 2P

REFERENCE:  
 DUND Vol. 384 P. 531  
 Vol. 384 P. 992 INDEXED ON MAP.

BELLEFONTAINE FEDERAL  
 SAVINGS AND LOAN ASSOC.  
 SOUTH PART OF LOTS 193, 200, 209  
 CITY OF BELLEFONTAINE  
 LAKE TOWNSHIP  
 LOGAN COUNTY, OHIO  
 NOVEMBER 17, 1979

SURVEYED AND PLATTED BY:  
 DANIEL E. GILBERT, P.S.  
 REG. SUR. NO. 5402  
 1041 N. MAIN ST.  
 BELLEFONTAINE, OHIO 43311

SCALE: 1" = 40'



BENCH MARK - U.S.G.S. DATUM  
 Metal Rivet in Conc. Wall, N.E.  
 Corner Madriver & Sandusky Ave.  
 6' east of Madriver sidewalk & 0.4'  
 N. of South edge of Sandusky Ave  
 sidewalk.  
 ELEV. 1254.36

NOTE:  
 For U.S.G.S Datum add 1200.00'  
 to grid elevations.

DESCRIPTION:  
 Being lots 193, 200 and 209 of  
 the original town of Bellefontaine  
 as shown on the Logan County  
 Recorder's Plat Book F, Volume 1,  
 Page 2; Except the south half  
 of the south half of said lots  
 193 and 200.

BUILDING SETBACK LINES:  
 FRONT - 25' from R/W line to  
 pump island.  
 SIDE - 12' min. with 25' total,  
 both sides.  
 REAR - 50'

I hereby certify that I surveyed  
 this property June, 1967 and that  
 this plot is a correct represen-  
 tation thereof.

*Don L. Dodson*  
 Don L. Dodson  
 Reg. Surveyor 4270  
 228 N. Park St.  
 Bellefontaine, Ohio

TOPO SURVEY  
 OF  
 LOTS 193-200-209  
 BELLEFONTAINE, OHIO  
 FOR  
 SINCLAIR REFINING CO.  
 JUNE, 1967  
 SCALE 1" = 10'  
 INDEXED ON MAP  
 6357 3P

Lot No. 193-200-209  
BELLEFONTAINE, OHIO

For

SINCLAIR OIL Co.

A = Stone - City Men

B " " "

C " " "

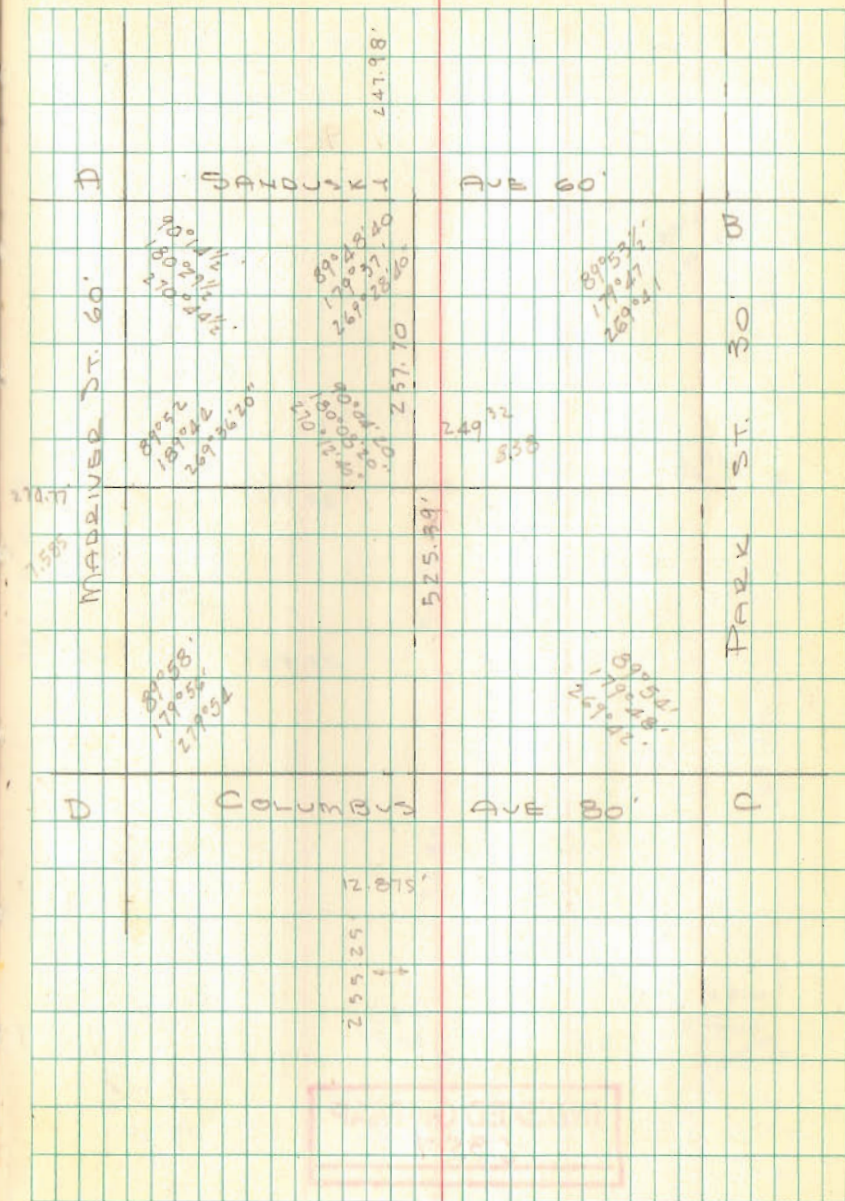
D D-K Nail Found

ON	FROM	TO	PLAT	MEAS
SANDUSKY	MADRIVER PARK		501.50	498.50
MADRIVER	COLUMBUS SANDUSKY		526.50	522.37'
COLUMBUS	MADRIVER PARK		501.50	499.75'
PARK	COLUMBUS SANDUSKY		526.50	526.20'

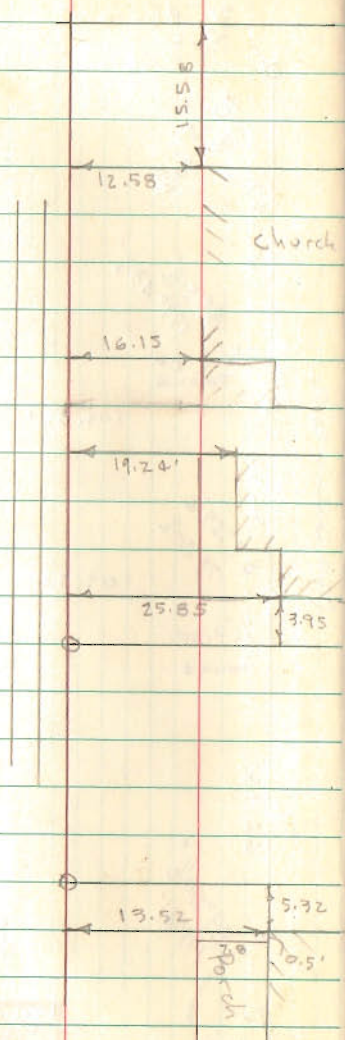
See City F.B. 266/45

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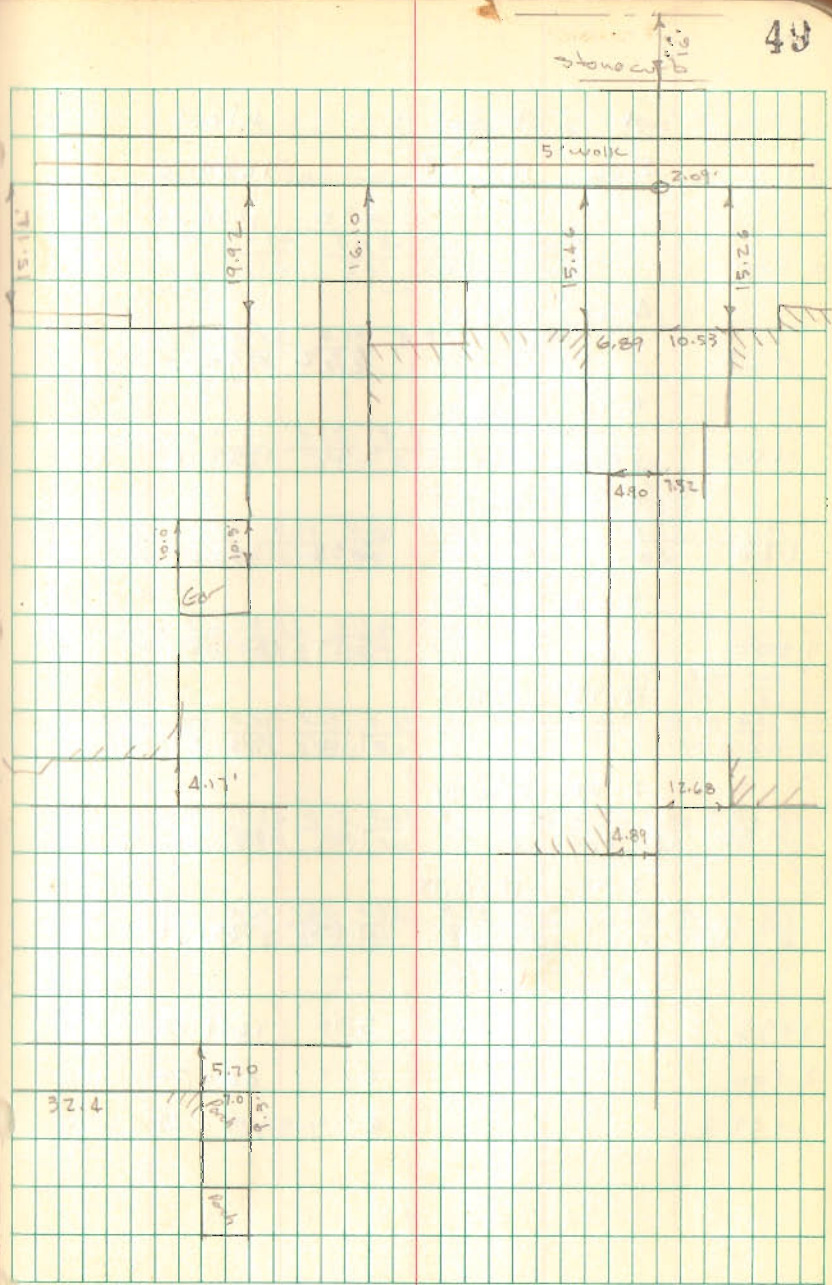
47







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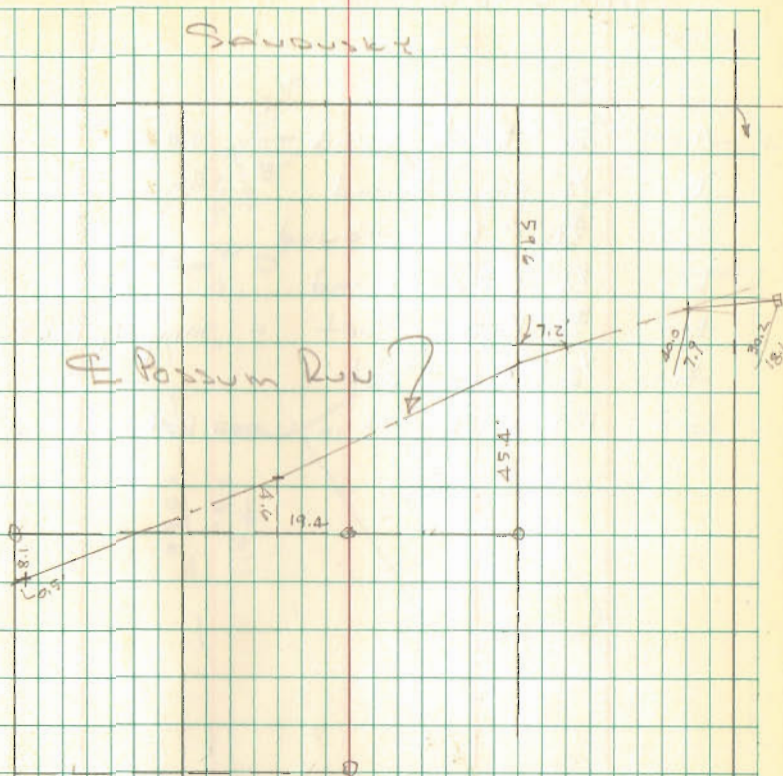


Sinclair Oil Co. Cont'd

52

Sandusky

E. Possum Run



INDEXED ON MAP  
G357