

Received 7-14-89

OK

LESLIE H. GEESLIN
REGISTERED SURVEYOR NO. 5248
P. O. BOX 274
RUSHSVLVANIA, OHIO 43347

TELEPHONE: (513) 468-2793
HAMM SURVEY

April, 1989



Leslie H. Geeslin

The following described real estate situated in the State of Ohio, County of Logan, Township of Lake, being part of Virginia Military Survey 5245 in the City of Bellefontaine and more particularly described as follows:

Beginning in the centerline of Rush Avenue at the northeast corner of Carl Fullerton's 1.07 acre tract as described in D. B. Vol. 255 Page 443.

Thence with said Fullerton's north line N. 55° 24' 23" W. 394.10 feet to a 0.625 inch iron bar set in the east line of the City of Bellefontaine's 2.75 acre tract as described in D. B. Vol. 247 Page 555, passing a 0.625 inch iron bar set at 37.08 feet.

Thence with said City tract N. 28° 05' 03" E. 51.70 feet to a 1.25 inch iron bar found.

Thence with said City tract N. 17° 44' 47" E. 163.94 feet to a 2.0 inch pipe found at the southwest corner of Joe Buchenroth's 1.52 acre tract as described in D. B. Vol. 399 Page 536.

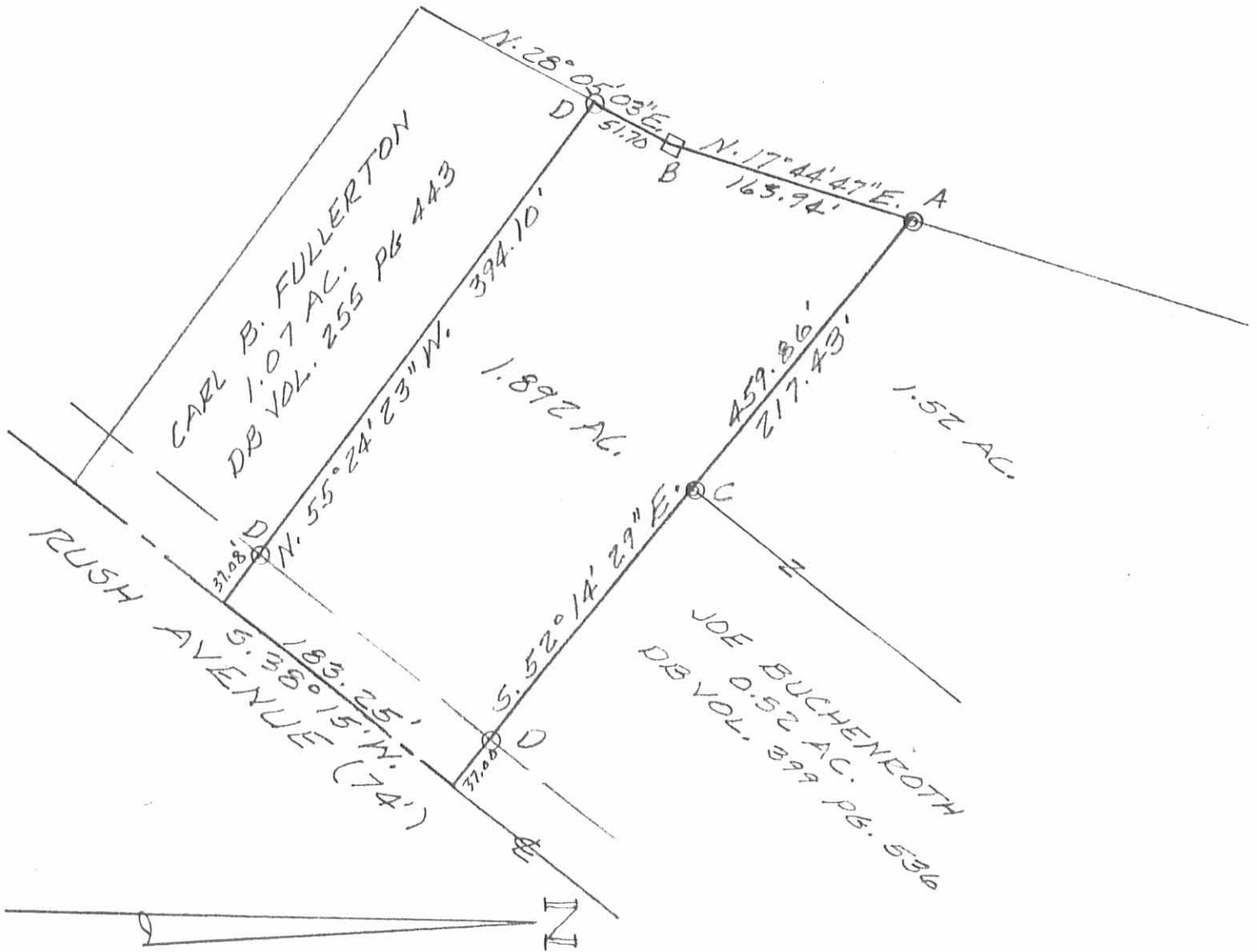
Thence with said Buchenroth's south line and the south line of said Buchenroth's 0.52 acre tract S. 52° 14' 29" E. 459.86 feet to a point in the centerline of Rush Avenue, passing a 0.625 inch iron bar set at 422.86 feet.

Thence with said centerline S. 38° 15' W. (this bearing is from angles and distances measured in this field survey) 183.25 feet to the place of beginning.

Containing 1.892 acres more or less and being a new survey of the property described in D. B. Vol. 337 Page 606.

INDEXED ON MAP
7900 ID

CITY OF BELLEFONTAINE
 2.75 AC.
 D.B. VOL. 247 PG. 555



SURVEY OF 1.892 AC. TRACT
 IN VIRGINIA MILITARY SURVEY
 5245, LAKE TOWNSHIP, LOGAN
 COUNTY, OHIO IN THE CITY OF
 BELLEFONTAINE.

APRIL, 1989
 SCALE: 1"=100'

LEGEND:

- A = 2" PIPE FD
- B = 1/4" □ IRON BAR FD
- C = 1/4" PIPE FD
- D = 5/8" IRON BAR SET



INDEXED ON MAP
 7900 IP

Leslie H. Geeslin
 LESLIE H. GEESLIN
 RUSHSYLVANIA, OHIO

3-5-19

Lee Surveying and Mapping Co.

Land Surveys • Topography • Subdivisions • Construction Layout



117 N. Madriver St.
Bellefontaine OH 43311
www.lee-surveying.com



Phone: (937) 593-7335
Fax: (937) 593-7444
surveys@lee-surveying.com

LF REALTY INVESTMENT, LTD. 1.082 ACRES

Lying in Virginia Military Survey 5245, City of Bellefontaine, Lake Township, Logan County, Ohio (all records referenced herein refer to the Logan County Records of Deeds).

Being all of the LF Realty Investment, Ltd., 0.11 acre and 0.95 acre tracts as deeded and described in Official Record 514, Page 251, Tract I and Tract II, respectively, and being more particularly described as follows:

BEGINNING at a MAG nail set on the center-line of Rush Avenue (Ohio Route 47) (width varies) at Station 756+25.18 (LOG-47-1416-14.57) Sheet 135 of 141);

THENCE, with said center-line, **S 38°-57'-26" W**, a distance of **44.65** feet to a MAG nail set at the southwest corner of said 0.95 acre tract and the southeast corner of the Edward Lane 0.01 acre tract as deeded and described in Official Record 454, Page 924, Tract Two;

THENCE, with common lines to said 0.95 acre and 0.01 acre tracts, the following two (2) courses:

- 1) **N 54°-46'-29" W**, passing a 3/4 inch iron rod found at a distance of 37.31 feet, a total distance of **137.10** feet to a 2 inch iron pipe found; and
- 2) **S 41°-53'-55" W**, a distance of **4.13** feet to a 2 inch iron pipe found on the northeasterly line of the Edward Lane 23/100 acre tract as deeded and described in Official Record 454, Page 924, Tract One;

THENCE, with southwesterly line of said 0.95 acre tract and northeasterly lines of said 23/100 acre tract and the City of Bellefontaine 2.75 acre tract as deeded and described in Volume 247, Page 555, Tract II, **N 54°-43'-38" W**, a distance of **234.40** feet to a 3 inch steel post found in concrete;

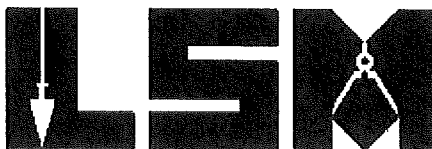
THENCE, with westerly lines of said 0.95 acre and 0.11 acre tracts and an easterly line of said 2.75 acre tract, **N 28°-20'-40" E**, a distance of **122.87** feet to a 5/8 inch iron rod found (I.D. cap stamped "GEESLIN 5248"), at a westerly corner of the MTBKB, LLC, 1.892 acre tract as deeded and described in Official Record 1014, Page 924;

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7900

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surveys@lee-surveying.com

THENCE, with a common line to said 0.11 acre and 1.892 acre tracts, **S 55°-28'-50" E**, passing a 5/8 inch iron rod found (I.D. cap stamped "GEESLIN 5248") at a distance of 357.15 feet, a total distance of **394.15** feet to a MAG nail set on said center-line of Rush Avenue;

THENCE, with said center-line, **S 38°-31'-37" W**, a distance of **78.51** feet to the **POINT OF BEGINNING**.

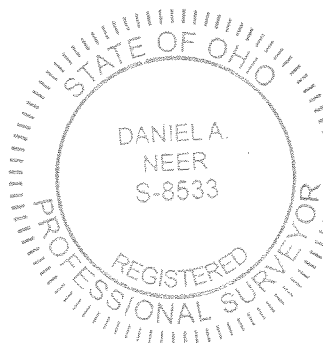
Containing **1.082 acres**, more or less, of which 0.104 acre is within the highway right-of-way.

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 center-line of Rush Avenue (Ohio Route 47), having a bearing of **S 38°-31'-37" W**. Distances are expressed in U.S. Survey Feet. All other measurements are from angles and distances measured in a field survey by Lee Surveying and Mapping Co. on February 28, 2019.

Description prepared by:



D. A. Neer
Daniel A. Neer
Professional Surveyor No. 8533
March 1, 2019

19060219

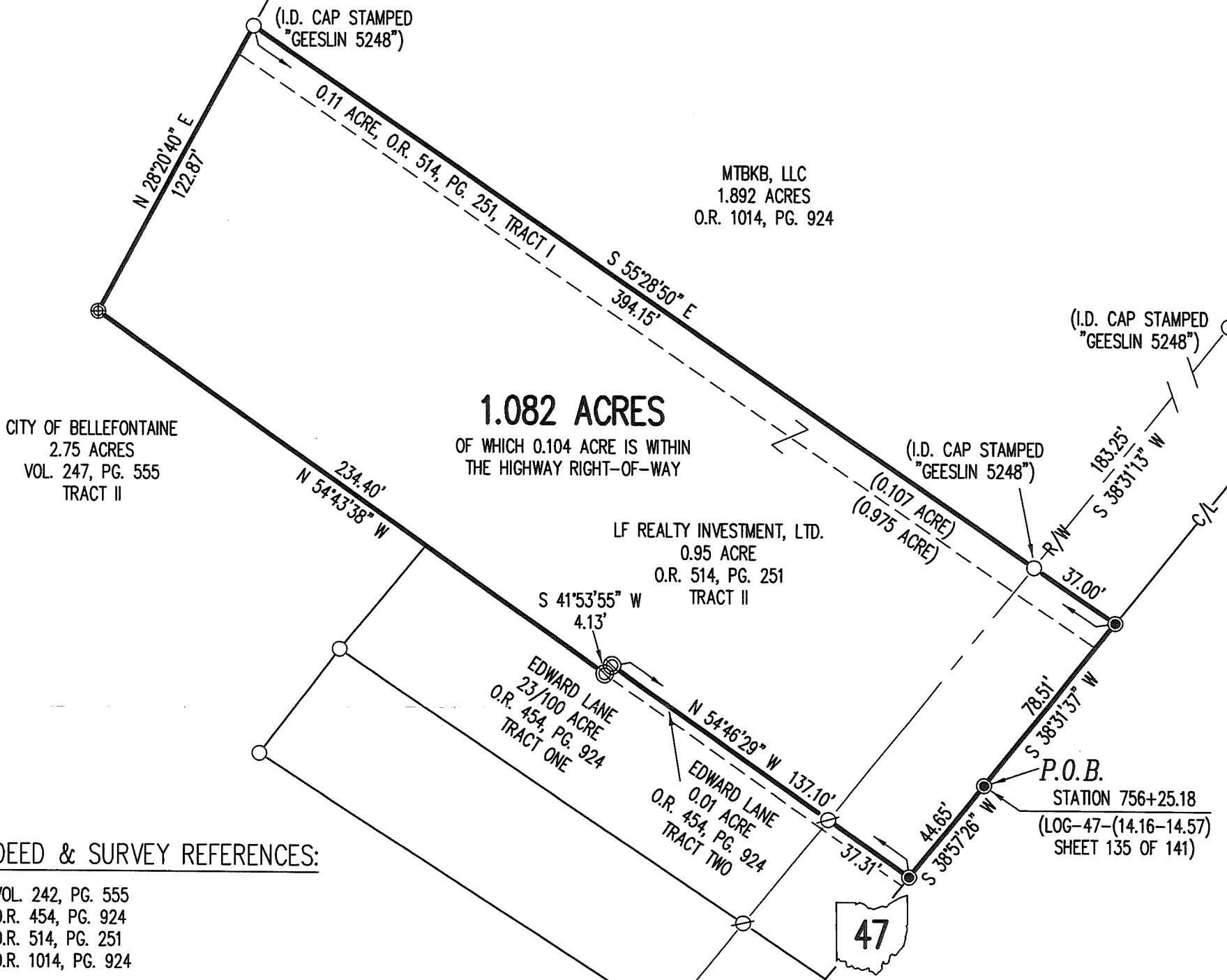
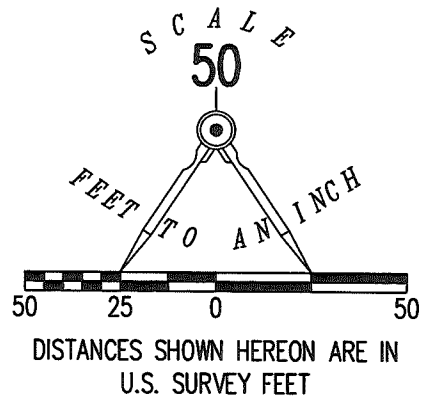


3-5-19

APPROVED

LEGEND:

- ⊙ 2 INCH IRON PIPE FOUND
- ⊙ 1 INCH IRON PIPE FOUND
- ⊙ 3/4 INCH IRON ROD FOUND
- MAG NAIL SET
- ⊕ 3 INCH STEEL POST FOUND IN CONCRETE
- 5/8 INCH IRON ROD FOUND
- 5/8 INCH BY 1 INCH IRON ROD SET WITH PLASTIC I.D. CAP STAMPED "P.S. 8533"
- P.O.B. = POINT OF BEGINNING
- R/W = RIGHT-OF-WAY
- C/L = CENTER-LINE



CITY OF BELLEFONTAINE
2.75 ACRES
VOL. 247, PG. 555
TRACT II

MTBKB, LLC
1.892 ACRES
O.R. 1014, PG. 924

1.082 ACRES
OF WHICH 0.104 ACRE IS WITHIN
THE HIGHWAY RIGHT-OF-WAY

LF REALTY INVESTMENT, LTD.
0.95 ACRE
O.R. 514, PG. 251
TRACT II

EDWARD LANE
23/100 ACRE
O.R. 454, PG. 924
TRACT ONE

EDWARD LANE
0.01 ACRE
O.R. 454, PG. 924
TRACT TWO

DEED & SURVEY REFERENCES:

VOL. 242, PG. 555
O.R. 454, PG. 924
O.R. 514, PG. 251
O.R. 1014, PG. 924

LOGAN COUNTY ENGINEER'S MAP ROOM
FILES: 7561, 7900, L-22

LOGAN COUNTY ENGINEER'S RIGHT-OF-WAY
PLAN LOG~47da (0.56) LOG~47~(14.16-14.57)

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 RUSH AVENUE (OHIO ROUTE 47), HAVING A BEARING OF S 38°31'37" W.

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

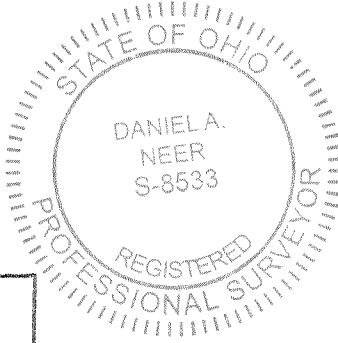
2 WORKING DAYS



CALL TOLL FREE 800-362-2764

OHIO UTILITIES PROTECTION SERVICE

INDEXED ON MAP
7900



Daniel A. Neer
PROFESSIONAL SURVEYOR NO. 8533
FEBRUARY 28, 2019

**RETRACEMENT SURVEY OF THE
LF REALTY INVESTMENT, LTD.
0.11 ACRE TRACT AND
0.95 ACRE TRACT
OFFICIAL RECORD 514, PAGE 251
TRACT I AND TRACT II
VIRGINIA MILITARY SURVEY 5245
CITY OF BELLEFONTAINE
LAKE TOWNSHIP
LOGAN COUNTY, OHIO**

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LEE SURVEYING & MAPPING CO.
117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335
WWW.LEE-SURVEYING.COM
surveys@lee-surveying.com
KSS D0219 19060219 L-1906-3