

Miller Remaining Description

The following described real estate situated in the City of Bellefontaine, Township of Jefferson, County of Logan, State of Ohio and being a part of Virginia Military Survey No. 3683 and being more particularly described as follows:

Beginning at a P. K. Nail in the centerline of State Route No. 540 at the southeast corner to the Hi-Point Church of Christ's present 4.115 Acre tract;

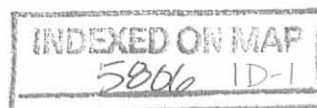
Thence with the centerline of State Route No. 540, N. 62° 31' E. 248.50 feet to a point; a corner to Joseph R. Wilgus's 12.97 Acre tract;

Thence with Wilgus's line the following three courses and distances, N. 10° 10' W. 350.60 feet to an iron bar, passing through an iron bar at the north side of S. R. No. 540 at 30.10 feet; N. 46° 22' W. 165.00 feet to an iron bar and N. 86° 31' W. 97.06 feet to an iron pipe at the northeast corner to said Church's property;

Thence with the east line of said Church's property, S. 5° 41' E. 582.34 feet to the place of beginning, passing through an iron pipe at the north side of S. R. No. 540 at 550.03 feet, containing 2.435 Acres, more or less.

I hereby certify that this is a true and accurate description of a survey made by me on August 17, 1979.

Daniel E. Gilbert
Daniel E. Gilbert, P.S.
Reg. Sur. No. 5402
1041 N. Main St.
Bellefontaine, Ohio 43311



9-23-2022



**LEGAL DESCRIPTION
CONTAINING – 6.6957 TOTAL ACRES**

Situate in Virginia Military Survey 3683, Jefferson Township, City of Bellefontaine, Logan County, Ohio and being part of a 9.644-acre parcel of land conveyed to of 3-D Development, LLC by Official Record 1338, Page 702;

Beginning at a 5/8" iron pin with an ODOT cap found at station 1072+00 (60 feet left) on the north right of way of Ohio Route 540 (variable width) per LOG-33-15.77 sheet 184 of 191;

Thence along the said northerly right of way line, **North 61°51'31" East**, a distance of **100.02 feet** to a 5/8" set iron pin on the southeast corner of a 1.0000 acre tract conveyed to Tokio Investments, LLC, as recorded in Official Record 1390, page 4741, and being the **True Point of Beginning**;

Thence along the line of said 1.0000 acre tract conveyed to Tokio Investments, LLC, the following two courses;

1. **North 26°36'51" West**, a distance of **289.48 feet** to a set iron pin;
2. **South 61°51'31" West**, a distance of **158.92 feet** to a set iron pin, said iron pin being on the variable width northeasterly right of way line of Township Road 183;

Thence along said northeasterly right of way line the following three courses;

1. **North 46°53'08" West**, a distance of **150.22 feet** to a found 5/8" iron pin with an ODOT cap;
2. **North 88°02'30" West**, a distance of **102.13 feet** to a found 5/8" iron pin with an LSM cap;
3. **North 65°04'41" West**, a distance of **76.79 feet** to a set iron pin;

Thence along a line through aforesaid 3-D Development Lands, **North 06°04'11" West**, a distance of **454.06 feet** to a set iron pin in the southerly line of a 2.256 acre parcel owned by Tokio Investments, LLC as recorded in Official Record 1313, Page 677;

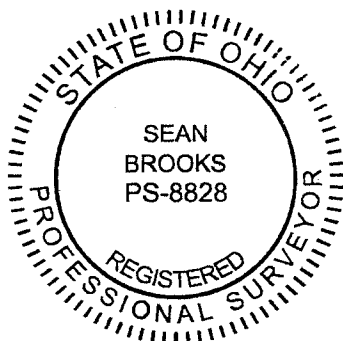
Thence along said southerly line of aforesaid Tokio Investments, LLC parcel, and a 24.78 acre parcel also owned by Tokio Investments, LLC as recorded in Official Record 1313, Page 684, **North 84°18'45" East**, a distance of **498.68 feet** to a found 5/8" iron pin, being the northwest corner of 3-D Development, LLC 5.947 acre parcel as recorded in Official Record 1392, Page 187;

Thence along the westerly line of aforesaid 3-D Development, LLC 5.947 acre parcel, **South 07°44'13" East**, a distance of **826.40 feet** to a found 5/8" iron pin with an LSM cap, said point being on the northerly right of way line of Ohio Route 540;

Thence along said northerly right of way line, **South 61°51'31" West**, a distance of **9.40 feet** to the **True Point of Beginning**.

Containing **6.6957 Acres of Land** (291,664 sq ft) and being subject to all rights-of-way, easements, encumbrances, covenants, restrictions and other matters of record.

Iron pins set are 5/8-inch diameter by 30-inch long with "CESO" cap. Bearings are based on Ohio state plan coordinate zone established from utilizing the Ohio Virtual Reference Station provided by the Ohio Department of Transportation, coordinates taken to ground at latitude N40 22' 16.05360", longitude W83 43' 26.71255", project height 1383.977', ground scale factor 1.00005367456752.



Sean T. Brooks 9-22-2022

Sean T. Brooks, PS
Registered Surveyor No. 8828

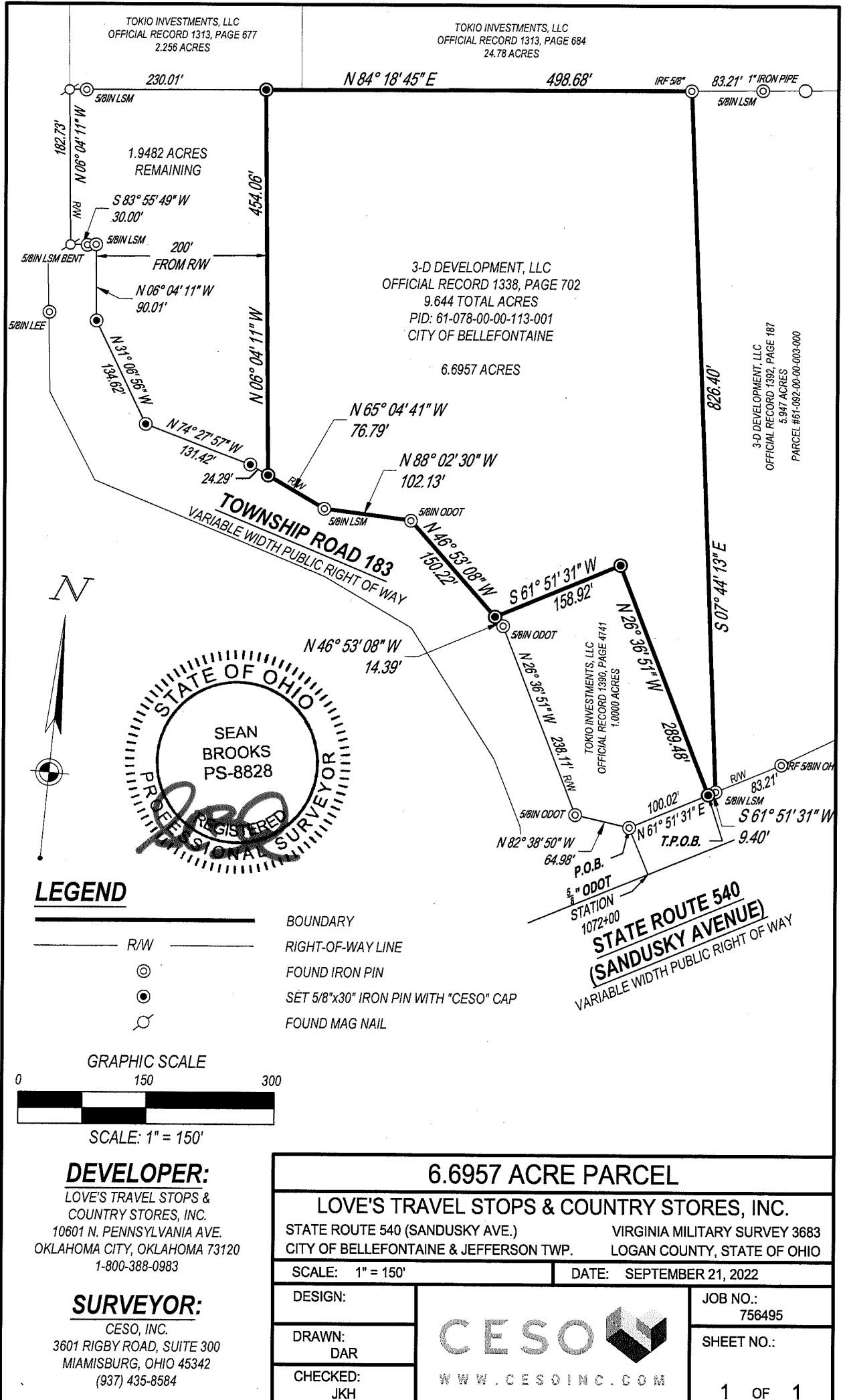
Date



9/21/2022



9-23-2022



INDEXED ON MAP
59006

Miller to Hi-Point Church of Christ

The following described real estate situated in the City of Bellefontaine, Township of Jefferson, County of Logan, State of Ohio and being a part of Virginia Military Survey No. 3683 and being more particularly described as follows:

Beginning at the point of intersection of the east line of Township Road No. 183 and the centerline of State Route No. 540, said point also being a corner to the new Corporation Line to the City of Bellefontaine (7-23-1979) and the southwest corner to Mildred A. Miller's present 6.58 Acre tract;

Thence with the east line of T. R. No. 183 and the new Corporation Line, N. $5^{\circ} 41'$ W. 736.10 feet to a corner post, Mildred A. Miller's northwest corner and a corner to the new Corporation Line;

Thence with the north line of Mildred A. Miller's tract and the new Corporation Line, S. $86^{\circ} 31'$ E. 277.44 feet to an iron pipe;

Thence S. $5^{\circ} 41'$ E. 582.34 feet to a point in the centerline of S. R. No. 540, passing through an iron pipe at the north right of way line of S. R. No. 540 at 550.03 feet;

Thence with the centerline of S. R. No. 540, S. $62^{\circ} 31'$ W. 295.00 feet to the place of beginning, containing 4.145 Acres, more or less.

I hereby certify that this is a true and accurate description as prepared by me on August 17, 1979.



Daniel E. Gilbert, P.S.
Reg. Sur. No. 5402
1041 N. Main St.
Bellefontaine, Ohio 43311

5806 10-2

JOSEPH R. WILGUS
12.97 AC.



Post

BELLEFONTAINE
S. 86° 31' E. 277.44'

IRON PIPE SET

97.06' IRON

S. 46° 22' E.
165.00'

IRON

S. 10° 10' E.
CORPORATION

350.6'

HI-POINT
CHURCH OF CHRIST

4.145 ACRES

MILDRED A.
MILLER

2.435 ACRES

N. 5° 41' W.
BELLEFONTAINE T. R. No. 183 CORPORATION

736.10'

IRON PIPE SET

582.34'

S. 62° 31' W.
P.R. NAIL

248.50'
POINT

295.00'
S. R. No. 540

S. 62° 31' W.
P.K. NAIL

MILLER TO HI-POINT CHURCH OF CHRIST
V.M.S. No. 3683
CITY OF BELLEFONTAINE
JEFFERSON TOWNSHIP
LOGAN COUNTY, OHIO
AUGUST 17, 1979

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

5806 1P
INDEXED ON MAP

SCALE: 1" = 100'

Wilgus Survey

September 1975

Being situated in Jefferson Township, Logan County, Ohio; and being a part of V.M.S. 3683.

Beginning at the point of intersection of the east line of Township Road 183 and the centerline of State Route 540.

Thence with the east line of Township Road 183 N $5^{\circ}-41'$ W 736.1 feet to a corner post.

Thence S $86^{\circ}-31'$ E 374.5 feet to an iron.

Thence S $46^{\circ}-22'$ E 165.0 feet to an iron.

Thence S $10^{\circ}-10'$ E 350.6 feet to a point in the center of State Route 540; passing thru an iron at 318.9 feet.

Thence with the center of State Route 540 S $62^{\circ}-31'$ W 543.5 feet to the place of beginning.

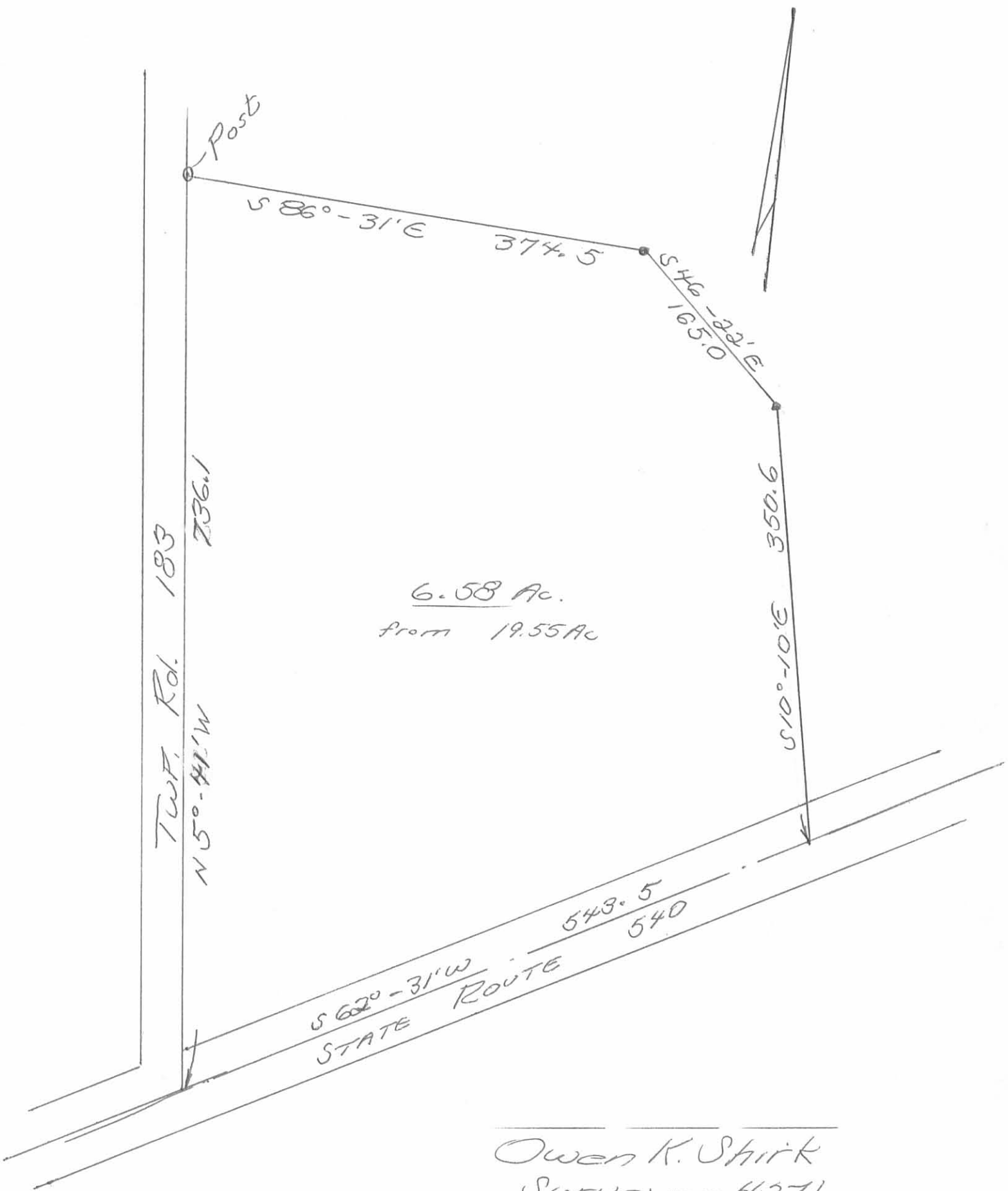
Containing 6.58 acres more or less. Being surveyed from a 19.55 acre tract.



Owen K. Shirk
Surveyor 4271



WILGUS SURVEY
 JEFFERSON TWP, LOGAN Co., OHIO
 V.M.S. 3683 - 1" = 100'



Owen K. Shirk
 Surveyor 4271
 9-2-75

(North of U.S.Route # 33)

Vanica-Wilgus Survey Jefferson Township May 1951 44.48 Acres

The following described land in Jefferson Township, Logan County Ohio,
and being in V.M.S. 3683

Beginning at a point in the center of State Highway Number 235 (U.S.Route
Number 33) at the East side of County Road Number 183 thence with the East
side of Road Number 183 N. $5^{\circ} - 41'$ W. 1207.0 feet to an iron pipe at the
West side of a wood post and said iron being the S.W. corner of Frank E.
Beatty's 48.85 acre tract thence with the South side of said Beatty tract
N. $85^{\circ} - 49'$ E. 242.0 feet to a stone and iron thence with the East side of
said Beatty tract N. $3^{\circ} - 45'$ W. 535.0 feet to a stone in the center of a
road now abandoned said Road sometimes being referred to as the Pearce Road
thence with the center of said Road N. $49^{\circ} - 49'$ E. 1410.0 feet to a stone in the
West line of Ralph H. Logan's 89.07 acre tract the last described line being
along the south side of Frank E. Beatty's 26.02 acre tract and also along
the south side of Edna Berndt's 20.00 acre tract thence with the West side
of said Logan 89.07 acre tract S. $4^{\circ} - 19'$ E. 505.0 feet to a post thence
with the West side of Ralph H. Logan's 35.75 acre tract S. $3^{\circ} - 51'$ E.
846.0 feet to a post thence with the North line of Paul Thompson's 13.75
acre tract S. $84^{\circ} - 20'$ W. 547.0 feet to an iron pipe at the west side of
a large wood post thence with the West side of said Thompson's land
S. $5^{\circ} - 01'$ E. 849.5 feet to a point in the center of State Highway Number
235 thence with the center of State Highway Number 235 S. $62^{\circ} - 31'$ W.
891.0 feet to the place of beginning said tract containing 44.48 acres

cc
E.A. Core
Logan County Engineer.

INDEXED ON MAP
5806 3D-1

H. E. Dyser

(South of U.S.Route # 33)

Vanica-Wilgus Survey Jefferson Township May 1951 11.97 Acres

The following described land in Jefferson Township, Logan County Ohio and being in V.M.S. 3683

Beginning at a point in the center of State Highway Number 235 (U.S.Route Number 33) at the East side of County Road Number 183 thence with the center of State Highway Number 235 N. $62^{\circ} - 31'$ E. 891.0 feet thence with the West side of E.A.Burkley's 97.66 acre tract S. $5^{\circ} - 01'$ E. 807.0 feet to an iron pipe at the S.W. side of a large wood ~~thence~~ ^{post} along the North side of said 97.66 acre tract and also along the North side of County Road Number 179 S. $85^{\circ} - 25'$ W. 822.5 feet to an iron pipe at the S.E. corner of John C. Campbell's 1.98 acre tract thence with the East side of said 1.98 acre tract N. $5^{\circ} - 12'$ W. 459.5 feet to the place of beginning said tract containing 11.97 acres.

cc
E.K.Core
Logan County Engineer.

INDEXED ON MAP
5806 3D-2

Vanica - Otten Survey

Jefferson Township

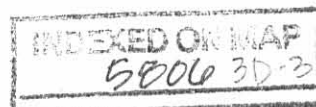
0.60 Acre

March 1955

The following described land in Jefferson Township, Logan County Ohio and being in V.M.S. 3683

Beginning at an iron at the N.E. corner of Norman O. Warren's 1.98 acre tract at the south side of State Highway Number 235 also known as U.S. Route Number 33 and said beginning point being station 35 plus 35.20 of said State Highway as shown on Logan County Engineer's Road Plan M - 42 Page 5 thence with the south side of said State Highway N. 62 - 31 E. 90.00 feet to an iron pipe thence S. 27 - 29 E. 200.00 feet to an iron pipe thence S. 62 - 31 W. 172.00 feet to an ^{iron} ~~iron~~ pipe in the east line of said Warren 1.98 acre tract thence with the east side of said Warren tract N. 5 - 12 W. 216.40 feet to the place of beginning said tract containing 0.60 of one acre.


cc
Logan County Engineer



on plat
6/4/55

10-13-15

Lee Surveying and Mapping Co., Inc.

 **APPROVED** Land Surveys • Topography • Subdivisions • Construction Layout

117 N. Madriver St.
Bellefontaine OH 43311



Phone: (937) 593-7335
Fax: (937) 593-7444
surveys@lsminc.us

ZIESSLER, RENKERT AND KINNEY 9.644 ACRES

Lying in Virginia Military Survey 3683, Jefferson Township, City of Bellefontaine, Logan County, Ohio.

Being all of the remainder of the Kent Ziessler, Kristina Renkert and Kelly Jo Kinney 9.763 acre tract as deeded and described in Official Record 1180, Page 741 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 5/8 inch iron rod found at Station 1072+00 (60 feet left) on the north right-of-way of Ohio Route 540 (variable widths) per LOG-33-15.77 Sheet 185 of 191.

THENCE, with the eastern right-of-way of Township Road 183 (widths vary) the following eight courses:

N 82°-38'-50"W, a distance of 64.98 feet to a 5/8 inch iron rod found.

N 26°-36'-51"W, a distance of 238.11 feet to a 5/8 inch iron rod found.

N 46°-53'-08"W, a distance of 164.61 feet to a 5/8 inch iron rod set.

N 88°-02'-30"W, a distance of 102.13 feet to a 5/8 inch iron rod set.

N 65°-04'-41"W, distance of 101.08 feet to a 5/8 inch iron rod set.

N 74°-27'-57"W, distance of 131.42 feet to a 5/8 inch iron rod set.

N 31°-06'-56"W, a distance of 134.62 feet to a 5/8 inch iron rod set.

N 06°-04'-11"W, distance of 90.01 feet to a 5/8 inch iron rod set.

THENCE, S 83°-55'-49"W, distance of 30.00 feet to a MAG nail set, passing a 5/8 inch iron rod set at 10.00 feet.

THENCE, with the center-line of Township Road 183, N 06°-04'-11"W, distance of 182.73 feet to a MAG nail set.

THENCE, with the south line of the Ziessler Family Investments. LLC 2.256 acre tract (O.R. 1196, Pg. 865, Parcel I) and the south line of the Donald L. Barnett, Trustee and Mildred J. Barnett, Trustee 24.780 acre tract (O.R. 1021, Pg. 910) N 84°-18'-44"E, distance of 728.69 feet to a 5/8 inch iron rod found, passing a 5/8 inch iron rod set at 20.00 feet.

INDEXED ON MAP
5806 40-1

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@lsmc.us

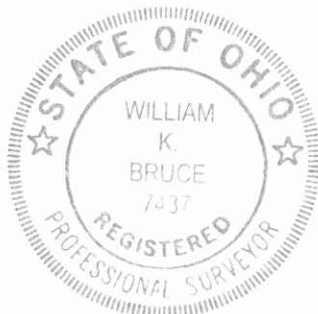
THENCE, with the west line of the James M. Greer and Sharon K. Greer 1.326 acre tract (O.R. 998, Pg. 607), S 07°-44'-13"E, a distance of 826.40 feet to a 5/8 inch iron rod found.

THENCE, with the north right-of-way of Ohio Route 540, S 61°-51'-27"W, distance of 109.43 feet to the point of beginning.

Containing 9.644 acres of which 0.084 acre is within the highway right-of-way.

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

The basis for bearings is the center-line of Township Road 183, being N 06°-04'11"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on October 8, 2015.



ORIGINAL STAMP IN GREEN

Description prepared by:

A handwritten signature in black ink, appearing to read 'William K. Bruce'.

William K. Bruce
Professional Surveyor 7437
October 8, 2015

L-60221015

INDEXED ON MAP

580 6 472

10-13-15

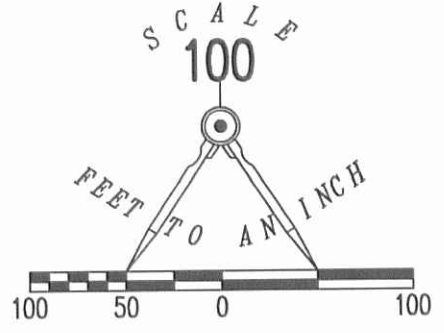


APPROVED

H.R. 183 (WIDTH VARIES)

ZIESSLER FAMILY INVESTMENTS, LLC
2.256 ACRE TRACT
O.R. 1196, PG. 865
PARCEL I

DONALD L. BARNETT, TRUSTEE AND
MILDRED J. BARNETT, TRUSTEE
24.780 ACRE TRACT
O.R. 1021, PG. 910



JAMES M. GREER AND SHARON K. GREER
1.326 ACRE TRACT
O.R. 998, PG. 607

9.644 ACRES
OF WHICH 0.084 ACRE IS WITHIN
THE HIGHWAY RIGHT-OF-WAY.

KENT ZIESSLER, KRISTINA RENKERT
AND KELLY JO KINNEY
9.763 ACRE TRACT
O.R. 1180, PG. 741

182.73'
N 06°04'11" W
20.00'
90.01'
N 06°04'11" W
TOTAL
S 83°55'49" W
30.00'

BASIS FOR BEARINGS

LEGEND

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

RETRACEMENT SURVEY OF THE
KENT ZIESSLER, KRISTINA RENKERT
AND KELLY JO KINNEY
9.763 ACRE TRACT
OFFICIAL RECORD 1180, PAGE 741
VIRGINIA MILITARY SURVEY 3683
CITY OF BELLEFONTAINE
JEFFERSON TOWNSHIP
LOGAN COUNTY, OHIO

S 07°44'13" E
826.40'

STA. 1072+00
60.00' LEFT
64.98'
N 82°38'50" W
109.43'
S 61°51'27" W

540

(VARIABLE WIDTHS)

REFERENCES:
LOG-33-15.77 SHEET 184 OF 191
DEEDS REFERENCED

SURVEYED BY:

William K. Bruce

WILLIAM K. BRUCE
PROFESSIONAL SURVEYOR 7437
OCTOBER 8, 2015

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LEE SURVEYING & MAPPING CO., INC.
117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(937) 593-7335
WWW.LSMINC.US
surveys@lsminc.us



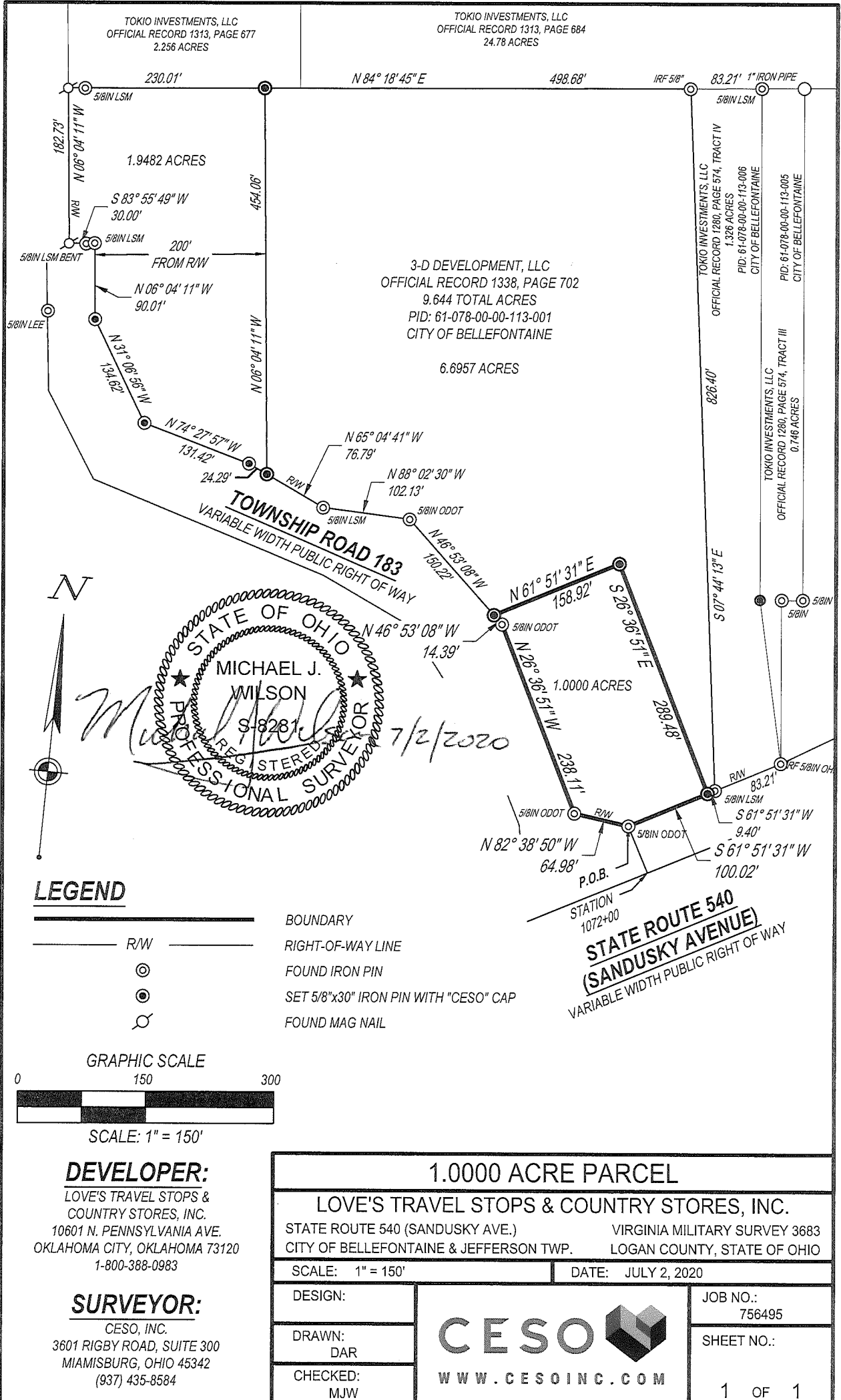
INDEXED ON MAP
5506 HP

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

ADW D1015 60221015 L-6022-3

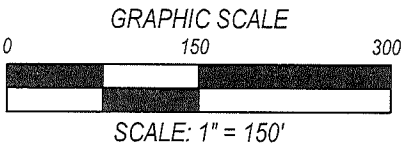
7-0-2020

APPROVED



LEGEND

- BOUNDARY
- RIGHT-OF-WAY LINE
- FOUND IRON PIN
- SET 5/8"x30" IRON PIN WITH "CESO" CAP
- FOUND MAG NAIL



DEVELOPER:
 LOVE'S TRAVEL STOPS &
 COUNTRY STORES, INC.
 10601 N. PENNSYLVANIA AVE.
 OKLAHOMA CITY, OKLAHOMA 73120
 1-800-388-0983

SURVEYOR:
 CESO, INC.
 3601 RIGBY ROAD, SUITE 300
 MIAMISBURG, OHIO 45342
 (937) 435-8584

INDEXED ON MAP
5806

9-23-2022



**LEGAL DESCRIPTION
CONTAINING – 1.9482 TOTAL ACRES**

Situate in Virginia Military Survey 3683, Jefferson Township, City of Bellefontaine, Logan County, Ohio and being part of a 9.644-acre parcel of land conveyed to of 3-D Development, LLC by Official Record 1338, Page 702;

Beginning at a 5/8" iron pin with an ODOT cap found at station 1072+00 (60 feet left) on the north right of way of Ohio Route 540 (variable width) per LOG-33-15.77 sheet 184 of 191;

Thence along the northeasterly right of way line of Township Road 183 the following five (5) courses;

1. **North 82°38'50" West**, a distance of **64.98 feet** to a found 5/8" iron pin (with ODOT cap);
2. **North 26°36'51" West**, a distance of **238.11 feet** to a found 5/8" iron pin (with ODOT cap);
3. **North 46°53'08" West**, a distance of **164.61 feet** to a found 5/8" iron pin (with ODOT cap), (passing a set iron pin at 14.39 feet);
4. **North 88°02'30" West**, a distance of **102.13 feet** to a found 5/8" iron pin (with LSM cap);
5. **North 65°04'41" West**, a distance of **76.79 feet** to set iron pin, being the **True Point of Beginning**;

Thence continuing along the northeasterly right of way line of Township Road 183 the following six (6) courses;

1. **North 65°04'41" West**, a distance of **24.29 feet** to a set iron pin;
2. **North 74°27'57" West**, a distance of **131.42 feet** to a set iron pin;
3. **North 31°06'56" West**, a distance of **134.62 feet** to a set iron pin;
4. **North 06°04'11" West**, a distance of **90.01 feet** to a found 5/8" iron pin (with LSM cap);
5. **South 83°55'49" West**, a distance of **30.00 feet** to a found mag nail, (passing a found bent 5/8" iron pin (with an LSM cap) at 10.15 feet);
6. **North 06°04'11" West**, a distance of **182.73 feet** to a found mag nail in said right-of-way and at the southwest corner of a 2.256 acre parcel owned by Tokio Investments, LLC as recorded in Official Record 1313, Page 677;

Thence along said southerly line of aforesaid Tokio Investments, LLC parcel, **North 84°18'44" East**, a distance of **230.01 feet** to a set iron pin, (passing a found 5/8" iron pin (with an LSM cap) at 19.76 feet);

Thence along a new division line through aforesaid 3-D Development Lands, **South 06°04'11" East**, a distance of **454.06 feet** to the **True Point of Beginning**.

Containing **1.9482 Acres of Land** (84,864 sq ft) and being subject to all rights-of-way, easements, encumbrances, covenants, restrictions and other matters of record.

Iron pins set are 5/8-inch diameter by 30-inch long with "CESO" cap.
Bearings are based on Ohio state plan coordinate zone established from utilizing the Ohio Virtual Reference Station provided by the Ohio Department of Transportation, coordinates taken to ground at latitude N40 22' 16.05360", longitude W83 43' 26.71255", project height 1383.977', ground scale factor 1.00005367456752.CESO, Inc.



9-22-2022

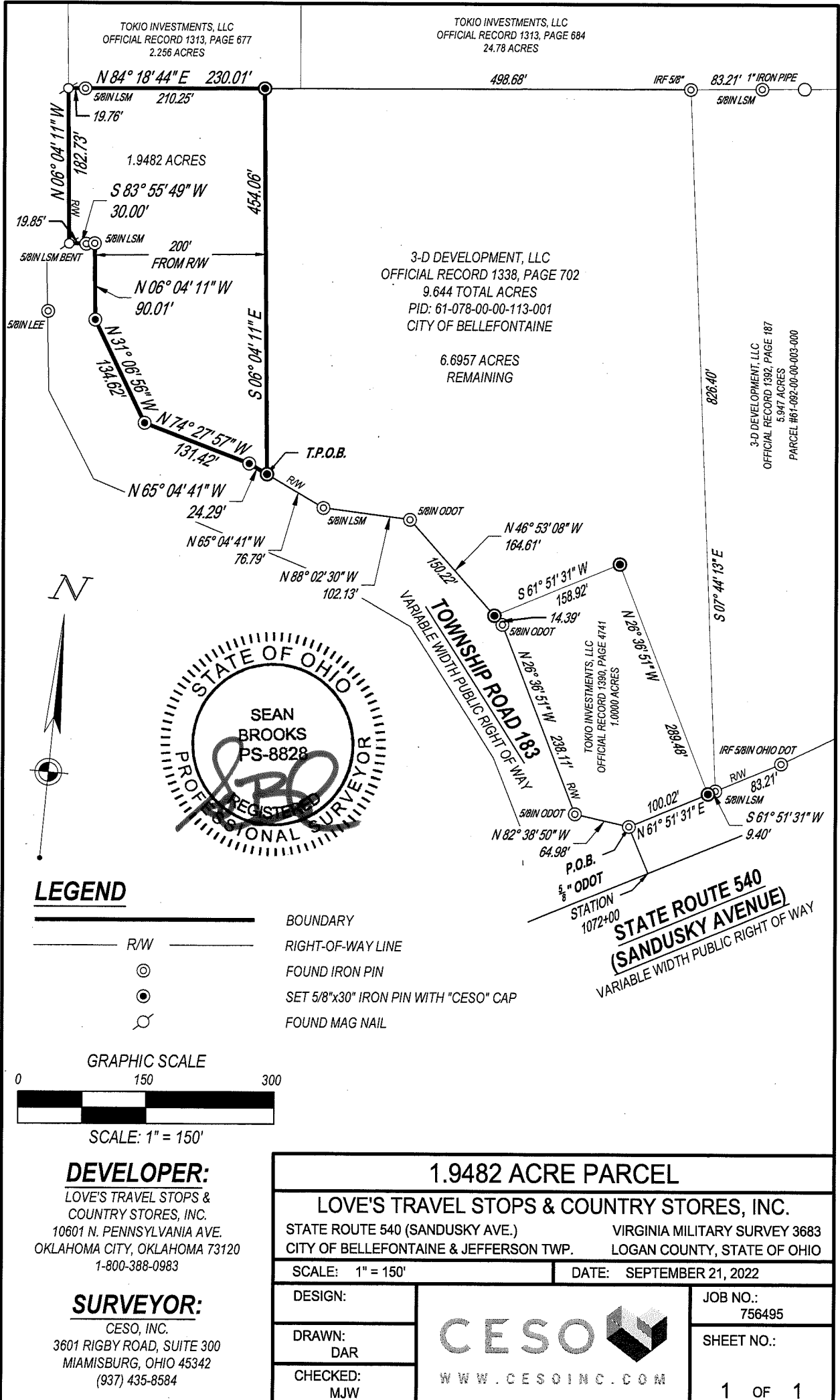
Sean T. Brooks, PS
Registered Surveyor No. 8828

Date



9/21/2022

9-23-2022



INDEXED ON MAP
5206