

DESCRIPTION

LYING IN VIRGINIA MILITARY SURVEY 2873, LAKE TOWNSHIP, LOGAN COUNTY, OHIO.

BEING ALL OF THE DONALD ROPP AND CAROLYN ROPP 3.034 ACRE TRACT AS DEEDED AND DESCRIBED IN OFFICIAL RECORD 576, PAGE 610 OF THE LOGAN COUNTY RECORDS OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD SET OVER A STONE FOUND 82.00 FEET NORTHWESTERLY ALONG THE LUDLOW LINE FROM THE OLD CENTER-LINE STATION 27-55 (LOGAN COUNTY ENGINEER'S FIELD BOOK 600, PAGE 51) OF TOWNSHIP ROAD 217.

THENCE, S 53°-49'-58" E, A DISTANCE OF 107.11 FEET TO A POINT AT STATION 28-22.4 (LOGAN COUNTY ENGINEER'S FIELD BOOK 600, PAGE 51) OF TOWNSHIP ROAD 217.

THENCE, WITH THE OLD CENTER-LINE OF TOWNSHIP ROAD 217, S 45°-14'-45" E A DISTANCE OF 599.69 FEET TO A POINT AT THE TRUE POINT OF BEGINNING.

THENCE, WITH AN EASTERLY LINE OF THE CONRAIL RAILROAD PROPERTY, N 20°-17'-21" E, A DISTANCE OF 781.69 FEET TO A POINT.

THENCE, WITH THE SOUTHERLY LINE OF THE JAMES A. JONES 25.336 ACRE TRACT (O.R. 260, PG. 251), S 70°-07'-34" E, A DISTANCE OF 58.75 FEET TO A POINT.

THENCE, WITH THE WEST LINE OF THE DAYTON POWER AND LIGHT COMPANY 11.604 ACRE TRACT (O.R. 274, PG. 661), THE DAYTON POWER AND LIGHT COMPANY 0.863 ACRE TRACT (VOL. 311, PG. 537) AND THE DAYTON POWER AND LIGHT COMPANY 2.263 ACRE TRACT (VOL. 308, PG. 438), S 7°-09'-04" W, A DISTANCE OF 929.27 FEET TO A POINT WITHIN THE LIMITED ACCESS RIGHT-OF-WAY OF U.S. ROUTE 33, PASSING THE NORTH RIGHT-OF-WAY OF TOWNSHIP ROAD 217 AND THE CORNER OF THE BELLEFONTAINE CORPORATION LINE AT 748.48 FEET.

THENCE, WITH THE OLD CENTER-LINE OF TOWNSHIP ROAD 217, N 45°-14'-45" W, A DISTANCE OF 296.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.034 ACRES OF WHICH 0.003 ACRE IS WITHIN THE LIMITED ACCESS RIGHT-OF-WAY OF U.S. ROUTE 33 AND 0.669 ACRE IS WITHIN THE RIGHT-OF-WAY OF TOWNSHIP ROAD 217.

THE BASIS FOR BEARINGS IS THE OLD CENTER-LINE OF TOWNSHIP ROAD 217 BEING N 45°-14'-45" W, AND ALL OTHER BEARINGS ARE FROM ANGLES AND DISTANCES MEASURED IN A FIELD SURVEY BY LEE SURVEYING AND MAPPING CO., INC. ON MARCH 19, 2001 AND REVISED ON AUGUST 7, 2002.

**CITY OF BELLEFONTAINE
ANNEXATION MAP OF
3.034 ACRES
VIRGINIA MILITARY SURVEY 2873
LAKE TOWNSHIP
LOGAN COUNTY, OHIO**

SURVEYOR'S AFFIDAVIT

THE ABOVE ANNEXATION MAP HAS BEEN PREPARED FROM RECORDS BY LEE SURVEYING AND MAPPING COMPANY. THIS IS NOT A BOUNDARY SURVEY AS DEFINED IN 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

Jeffrey J. Lee
JEFFREY J. LEE
PROFESSIONAL SURVEYOR 6359
AUGUST 13, 2002



LOGAN COUNTY COMMISSIONERS	<i>John Bayless</i>	8/22/02
	<i>Lois Ober</i>	8/22/02
	<i>Paul J. Smith</i>	8-23-02
ENGINEER, LOGAN COUNTY, OHIO	<i>Scott C. Coleman</i>	8-27-02
CHAIRMAN, TOWNSHIP TRUSTEES	<i>James F. West</i>	8-24-02
L.U.C. PLANNING DIRECTOR	<i>James Lee</i>	8-21-02
MAYOR OF BELLEFONTAINE	<i>Robert C. Lutz</i>	08-26-02
PRESIDENT, CITY COUNCIL	<i>William D. Pittman</i>	9/2/02
CLERK, CITY COUNCIL	<i>Trish Graham</i>	8-16-02
PLAT PRE-APPROVED	<i>Jon C. Hines</i>	8-16-02
PLAT CHECKED	<i>Jon C. Hines</i>	12-13-02
CITY ORDINANCE NUMBER	02-06	

TRANSFERRED THIS 18th DAY OF DECEMBER, 20 02

AUDITOR, LOGAN COUNTY *Michael E. Graw*

RECEIVED FOR RECORD AT 2:43 O'CLOCK P.M.

THIS 18 DAY OF December 20 02

RECORDER, LOGAN COUNTY *Linda Hanson*

RECORDED IN PLAT CABINET B SLIDE 80B

D 2002013703 CAB.B SLIDE 80B

S-342

Received 8-1-94 OK JCH

Midwest Livestock, Inc.
to
Art Drumm Survey

The following described real estate situated in the Township of Lake, County of Logan, State of Ohio and being a part of Virginia Military Survey No. 2873 and being that tract in the name of Midwest Livestock, Inc. as recorded in Deed Volume No. 334 Page 382 (3-25-1971) and being more particularly DESCRIBED AS FOLLOWS:

Beginning at a R. R. Spike set at Station No. 34+24.00 of the centerline stationing of T. R. No. 217 (Stockyard Road) as recorded in Logan County Engineers Field Book No. 524 Page 60 and being the southwest corner to said tract and in the east right of way line of the C.C.C.& St. L. RR. Co. (now ConRail);

Thence with the east right of way line of said railroad, N. 20°03'32" E. 780.61 feet to a 6 inch square concrete corner post found in the south line of James E. Ryhal's present 11.480 Acre tract as recorded in Official Record No. 161 Page 393 (4-30-1992), passing through a 5/8" x 30" Rebar set at 70.00 feet, (being the north right of way line of T. R. No. 217 as shown on Plan No. L-56 Sheet No. 11);

Thence with Ryhal's south line, S. 72°25'01" E. 58.30 feet to a 6 inch square concrete corner post found at the southeast corner to Ryhal's tract and in the west line of Miami Valley Development Co.'s present 11.604 Acre tract as recorded in Deed Volume No. 306 Page 197 (1-21-1966) and now being a corner to the Corporation Line of Bellefontaine, Ohio;

Thence with the west line of said Miami Valley Development Co.'s tract and the Corporation Line, S. 7°22'20" W. 927.25 feet to a point within the right of way of U.S.R. No. 33 as shown on Plan No. L-56, Sheet No. 10, Logan County Engineers Office, passing through a 5/8" x 30" Rebar set at 752.63 feet and being the north right of way line of T. R. No. 217 and a point of angle in the Corporation Line, passing through a R. R. Spike set in the centerline of T. R. No. 217 at 837.56 feet and a 5/8" x 30" Rebar found at the Limited Access Line of U.S.R. No. 33 at 917.56 feet, (said point being on the old centerline of T. R. No. 217);

Thence with the old centerline of T. R. No. 217, N. 45°03'30" W. 288.69 feet to the place of beginning, passing through a 5/8" x 30" Rebar set at the Limited Access Line of U.S.R. No. 33 at 19.04 feet, containing a Total of 128,820.025 square feet or 2.957 Acres, more or less. (Note: The east right of way line of said railroad being the Basis of Bearing for this survey - N. 20°03'32" E.).

Of the above described tract, there is 73.69 square feet or 0.0017 Acres in the Limited Access Area of U.S.R. No. 33 and 26,526.355 square feet or 0.6083 Acres in the right of way of T. R. No. 217.

I hereby certify that this description is the result of a field survey made by me on July 26, 1994.



Daniel E. Gilbert

DANIEL E. GILBERT, P.S.
REG. SUR. NO. 5402
400 N. PARK ST.
BELLEFONTAINE, OHIO 43311
TELEPHONE: 1 (513) 593-1428

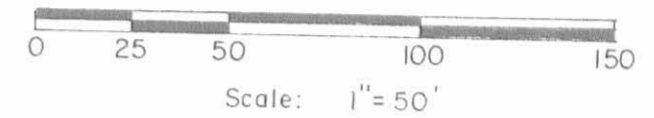
INDEXED ON MAP
8936 ID

James E. Ryhal
O.R. No. 161 P. 393 (4-30-1992)
16-077-00-00-083.000

11.480 Acres

Miami Valley Development Co.
Vol. No. 306 P. 197 (1-21-1966)
16-077-00-00-018.000

11.604 Acres



C.C.C. & St. L. RR.
ConRail
See Plan No. R-46

Jennie Horn et al
C.C.C. & St. L. RR. Co.
Vol. No. 118 P. 447 (6-15-1917)
18.07 Acres

Usable Area
102,219.98^{sq} ft
or
2.347 Acres

128,820.025^{sq} ft
or 2.957 Acres

15-077-00-00-017.000
(3.740 Acres)
Midwest Livestock, Inc.
Vol. No. 334 P. 382 (3-25-1971)

D.P. & L. Co.
Vol. No. 311 P. 537 (11-29-1966)

0.883 Acres

D.P. & L. Co.
Vol. No. 308 P. 439 (7-14-1966)

2.283 Acres

BELLEFONTAINE

BELLEFONTAINE CORPORATION

T.R. No. 217

Plan No. L-56
Sheet No. 11

Plan No. L-56
Sheet No. 10

U.S.R. No. 33

INDEXED ON MAP
8936 IP

- SYMBOLS:
- o - R.R. Spikes Set.
 - - 5/8" x 30" Rebar Fd.
 - - 5/8" x 30" Rebars Set.
 - - 6" Concrete Posts Fd.

Midwest Livestock, Inc. to Art Drumm Survey
V.M.S. No. 2873, Lake Township,
Logan County, Ohio.

Scale: 1" = 50'
Date: 7-26-1994

Drawn by: DEG

Daniel E. Gilbert
Daniel E. Gilbert, P.S.
Reg. Sur. No. 5402

Drawing No:
094-043



REC'D 4-4-01 S.M.Y. ALV

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

ROBINSON INVESTMENTS, LTD. 3.034 ACRES

Lying in Virginia Military Survey 2873, Lake Township, Logan County, Ohio.

Being all of the Robinson Investments, Ltd. 2.957 acre tract as deeded and described in Official Record 483, Page 195 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a 5/8 inch iron rod set over a stone found 82.00 feet northwesterly along the Ludlow Line from the old center-line Station 27 + 55 (Logan County Engineer's Field Book 600, Page 51) of Township Road 217.

THENCE, S 53°-49'-58" E, a distance of 107.11 feet to a 5/8 inch iron rod set at Station 28 + 22.4 (Logan County Engineer's Field Book 600, Page 51) of Township Road 217.

THENCE, with the old center-line of Township Road 217, S 45°-14'-45" E a distance of 599.69 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE, with an easterly line of the Conrail Railroad property, N 20°-17'-21" E a distance of 781.69 feet to a 6 inch concrete post found, passing a railroad spike set in a tree root at 87.96 feet.

THENCE, with the southerly line of the James A. Jones 25.336 acre tract (O.R. 260, Pg. 251), S 70°-07'-34" E, a distance of 58.75 feet to a 6 inch concrete post found.

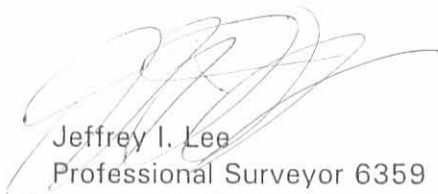
THENCE, with the west line of the Dayton Power and Light Company 11.604 acre tract (O.R. 274, Pg. 661), the Dayton Power and Light Company 0.883 acre tract (Vol. 311, Pg. 537) and the Dayton Power and Light Company 2.283 acre tract (Vol. 308, Pg. 438), S 7°-09'-04" W, a distance of 929.27 feet to a 5/8 inch iron rod set within the limited access right-of-way of U.S. Route 33, passing a 5/8 inch iron rod set on the north right-of-way of Township Road 217 and the corner of the Bellefontaine Corporation line at 748.48 feet.

THENCE, with the old center-line of Township Road 217, N 45°-14'-45" W, a distance of 296.60 feet to the point of beginning.

Containing 3.034 acres of which 0.003 acre is within the limited access right-of-way of U.S. Route 33 and 0.669 acre is within the right-of-way of Township Road 217.

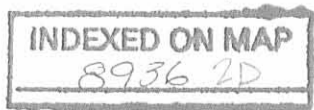
The basis for bearings is the old center-line of Township Road 217 being N 45°-14'-45" W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on March 19, 2001.

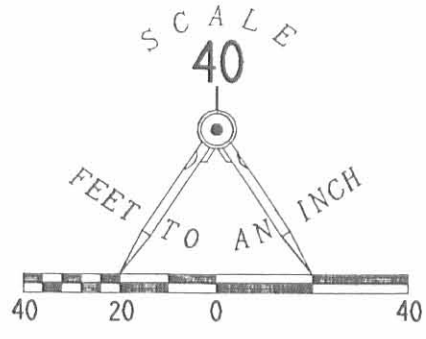
Description prepared by:


Jeffrey I. Lee
Professional Surveyor 6359
March 23, 2001



ORIGINAL STAMP IN GREEN L-3096





LEGEND:

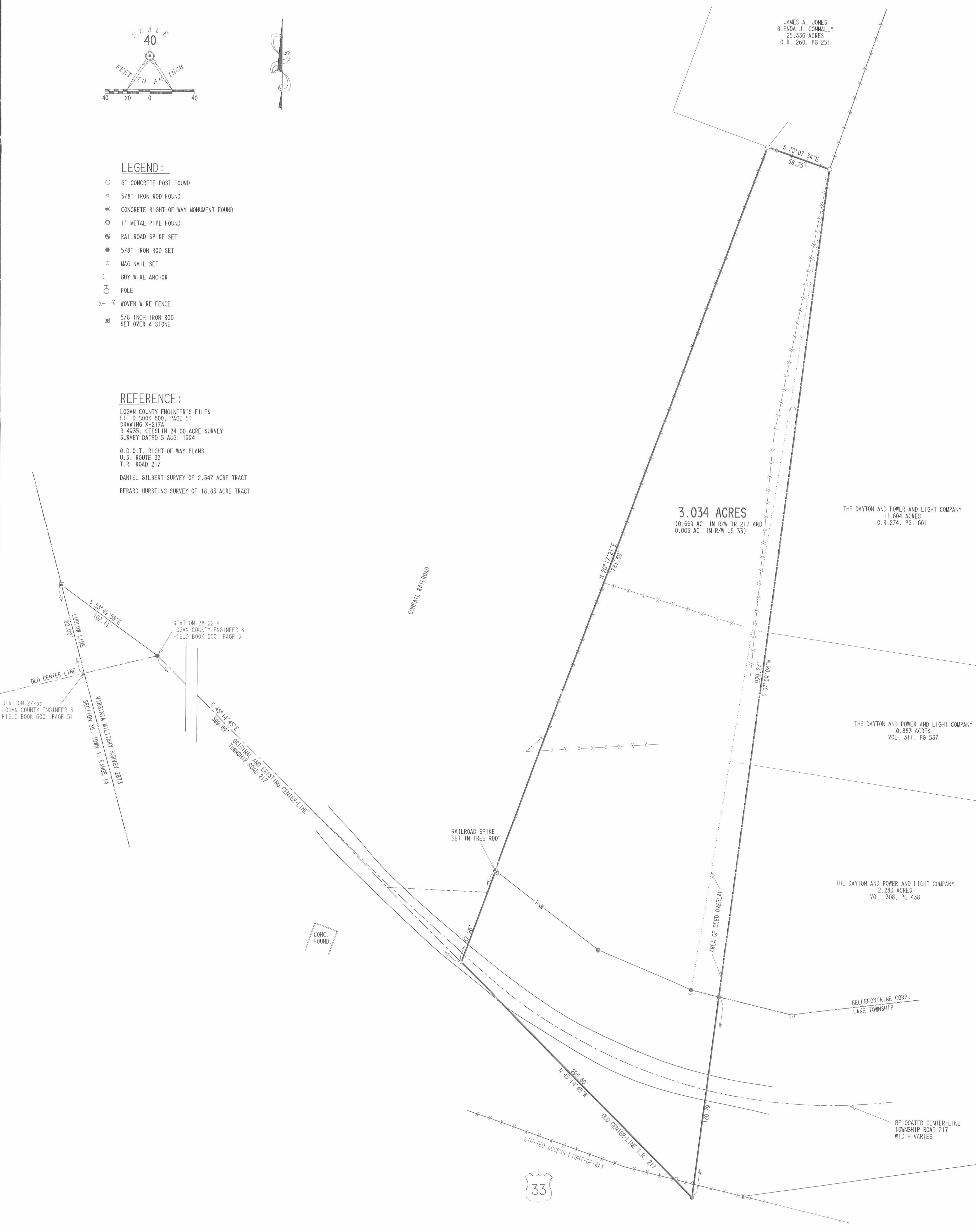
- 6" CONCRETE POST FOUND
- 5/8" IRON ROD FOUND
- CONCRETE RIGHT-OF-WAY MONUMENT FOUND
- 1" METAL PIPE FOUND
- ⊕ RAILROAD SPIKE SET
- 5/8" IRON ROD SET
- ⊕ WAG NAIL SET
- GUY WIRE ANCHOR
- POLE
- X—X— WOVEN WIRE FENCE
- ⊕ 5/8 INCH IRON ROD SET OVER A STONE

REFERENCE:

LOGAN COUNTY ENGINEER'S FILES
 FIELD BOOK 600, PAGE 51
 DRAWING X-217A
 R-4935 - GEESLIN 24.00 ACRE SURVEY
 SURVEY DATED 5 AUG. 1994

O.D.O.T. RIGHT-OF-WAY PLANS
 U.S. ROUTE 33
 T.R. ROAD 217

DANIEL GILBERT SURVEY OF 2.347 ACRE TRACT
 BERARD HURSTING SURVEY OF 18.83 ACRE TRACT



BOUNDARY SURVEY OF
 3.034 ACRES AND BEING ALL OF THE
 ROBINSON INVESTMENTS, LTD.
 2.957 ACRES (DEED)
 OFFICIAL RECORD 483, PAGE 195
 VIRGINIA MILITARY SURVEY 2873
 LAKE TOWNSHIP
 LOGAN COUNTY
 OHIO

SURVEYED BY:
 JEFFREY L. LEE
 PROFESSIONAL SURVEYOR 6359
 MARCH 19, 2001



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 LEE SURVEYING & MAPPING CO., INC.
 117 North Madison Street
 BELLEFONTAINE, OHIO 43311
 (937) 593-7335

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

D 393 JRSYDPL.GCD L-3096
 JRSTKYD.DAT

INDEXED ON MAP
 5936 21

2-23-15

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

ROPP VS THE DAYTON POWER AND LIGHT COMPANY 0.221 ACRE

Lying in Virginia Military Survey 2873, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being a deed overlap of a portion of the Donald Ropp and Carolyn Ropp 3.034 acre tract as deeded and described in Official Record 576, Page 610 and a portion of The Dayton Power and Light Company 11.604 acre tract as deeded and described in Official Record 274, Page 661, the 0.883 acre tract as deeded and described in Volume 311, Page 537 and the 2.283 acre tract as deeded and described in Volume 308, Page 438 of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a 5/8 inch iron rod set on the center-line of Township Road 217 at Station 28 + 22.4 (Logan County Engineer's Field Book 600, Page 51).

THENCE, with the original and existing center-line of Township Road 217 and said line extended, S 45°-14'-45"E, a distance of 896.29 feet to a 5/8 inch iron rod set, passing a MAG nail set at 599.69 feet.

THENCE, with the east line of the aforesaid 3.034 acre tract, N 07°-09'-04"E, a distance of 177.72 feet to a point at the TRUE POINT OF BEGINNING.

THENCE, within the said 3.034 acre tract and the south lines of the aforesaid 2.283 acre tract, the following two courses:

N 78°-59'-35"W, a distance of 1.14 feet to a 5/8 inch iron rod found.

N 70°-28'-02"W, a distance of 25.01 feet to a 5/8 inch iron rod found.

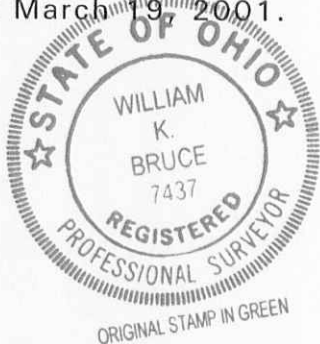
THENCE, within the said 3.034 acre tract and the west lines of the said 2.283 acre tract, the 0.883 acre tract and the 11.604 acre tract, N 09°-06'-49"E, a distance of 746.55 feet to a 6 inch concrete post found.

THENCE, within the said 11.604 acre tract, the 0.883 acre tract and the 2.283 acre tract and the east line of the said 3.034 acre tract, S 07°-09'-04"W, a distance of 751.55 feet to the point of beginning, passing a 5/8 inch iron rod set at 748.48 feet.

Containing 0.221 acre, of which 0.001 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 original and existing center-line of Township Road 217, being S 45°-14'-45"E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on March 19, 2001.

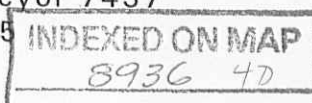


Description prepared by:

William K. Bruce

William K. Bruce
Professional Surveyor 7437

February 11, 2015



30960215

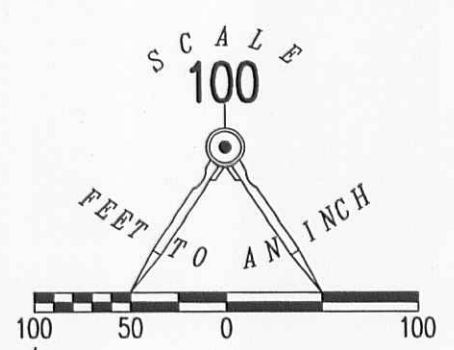
2-23-15

APPROVED

**SURVEY OF THE DEED OVERLAP
PORTION OF THE
DONALD ROPP AND CAROLYN ROPP
3.034 ACRE TRACT
OFFICIAL RECORD 576, PAGE 610
AND**

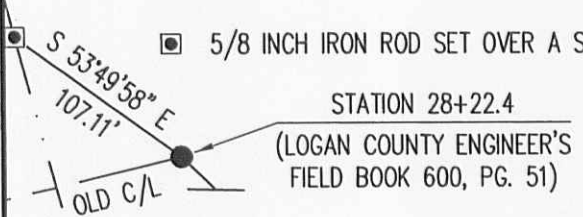
**THE DAYTON POWER AND LIGHT COMPANY
11.604 ACRE TRACT, 0.883 ACRE TRACT
AND 2.283 ACRE TRACT
OFFICIAL RECORD 274, PAGE 661,
VOLUME 311, PAGE 537
VOLUME 308, PAGE 438
VIRGINIA MILITARY SURVEY 2873
CITY OF BELLEFONTAINE
LAKE TOWNSHIP
LOGAN COUNTY, OHIO**

TIFFANY CAUDILL
25.336 ACRES
O.R. 1171, PG. 680

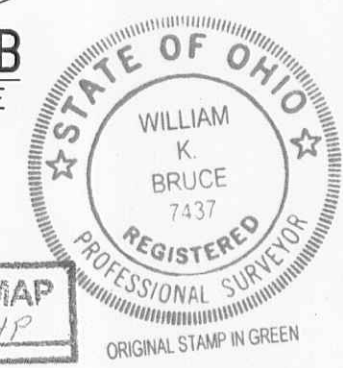
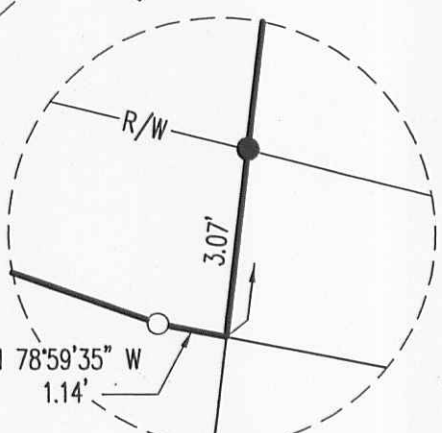
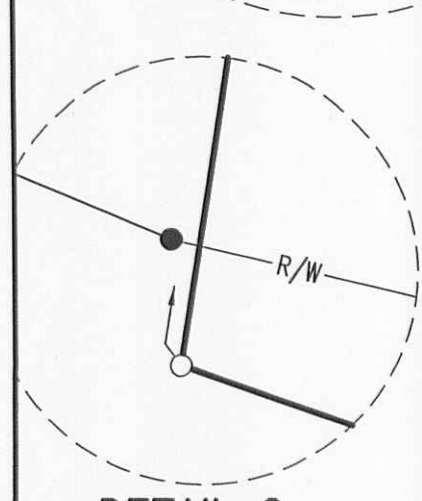
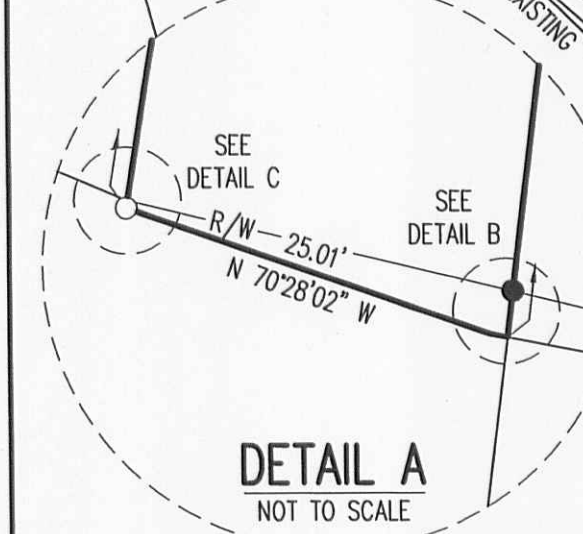
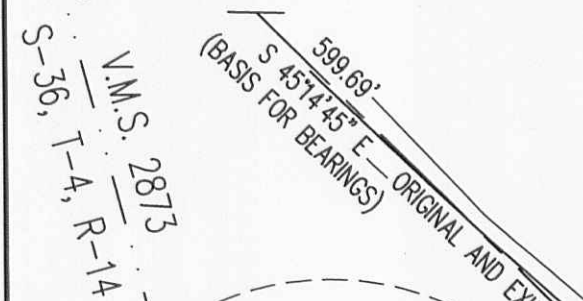


LEGEND:

- ⊕ 6 INCH CONCRETE POST FOUND
- 5/8 INCH IRON ROD FOUND
- 5/8 INCH IRON ROD SET
- ⊙ MAG NAIL SET
- 5/8 INCH IRON ROD SET OVER A STONE



**DEED OVERLAP
0.221 ACRE**
OF WHICH 0.001 ACRE IS WITHIN
THE HIGHWAY RIGHT-OF-PWAY



THE DAYTON POWER
AND LIGHT COMPANY
11.604 ACRES
O.R. 274, PG. 661

THE DAYTON POWER
AND LIGHT COMPANY
0.883 ACRES
VOL. 311, PG. 537

THE DAYTON POWER
AND LIGHT COMPANY
2.283 ACRES
VOL. 308, PG. 438

REFERENCES:

- LOGAN COUNTY ENGINEER'S FILES:
FIELD BOOK 600, PG. 51
DRAWING X-217A
R-4935, GEESLIN 24.00 ACRE SURVEY
SURVEY DATED 5 AUG. 1994
- O.D.O.T. RIGHT-OF-WAY PLANS:
U.S. ROUTE 33
T.R. 217
- DANIEL GILBERT SURVEY OF 2.347 ACRES
BERARD HURSTING SURVEY OF 18.83 ACRE TRACT

SURVEYED BY:

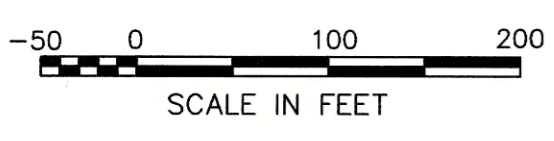
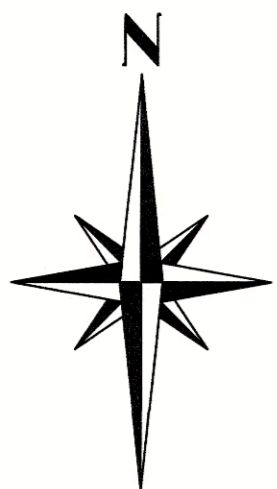
William K. Bruce
WILLIAM K. BRUCE
PROFESSIONAL SURVEYOR 7437
MARCH 19, 2001 (LAST DAY OF FIELD WORK)
REVISED FEBRUARY 11, 2015 (TO UPDATE OUTDATED
INFORMATION)

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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

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CALL TOLL FREE **800-362-2764**
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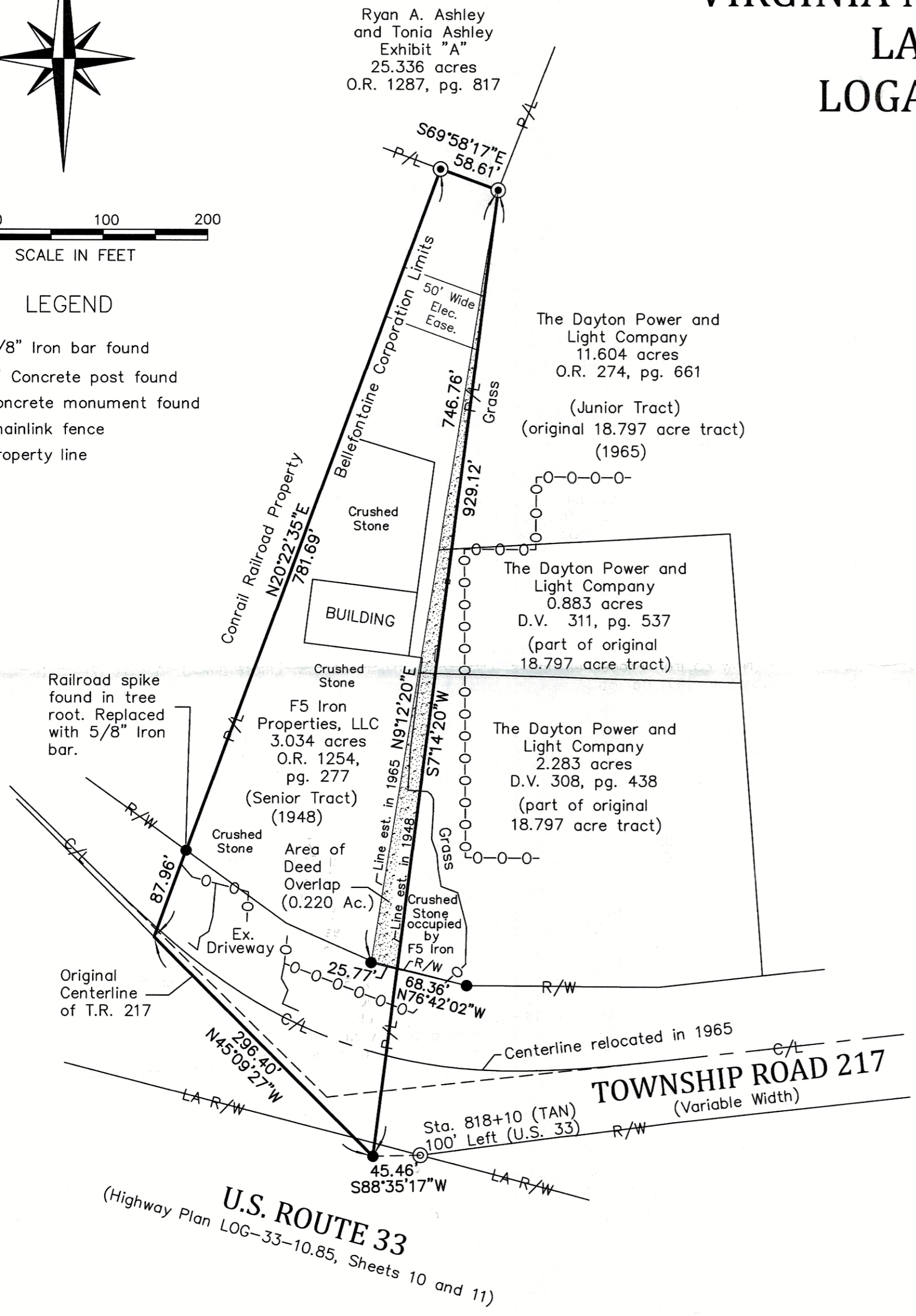
INDEXED ON MAP
8936 4P

PLAT OF SURVEY IN THE CITY OF BELLEFONTAINE VIRGINIA MILITARY SURVEY 2873 LAKE TOWNSHIP LOGAN COUNTY, OHIO



LEGEND

- 5/8" Iron bar found
- ⊙ 6" Concrete post found
- ⊙ Concrete monument found
- O- Chainlink fence
- P/L Property line



NOTES:

Township Road 217 is classified as a local road.
 Minimum driveway spacing is $\geq 250'$.
 Minimum stopping sight distance is $\geq 495'$ (55 MPH).
 New driveway not proposed at time of this survey.

The bearings shown hereon are derived from GPS observations based on Ohio State Plane Coordinate System, North (NAD83), Geoid Model 2018.

Notes regarding location of the property line between F5 Iron Properties, LLC's 3.034 acre tract and The Dayton Power and Light Company's (D/B/A AES Ohio) 11.604 acre tract, 0.883 acre tract and 2.283 acre tract:

All of the F5 Iron Properties, LLC's tract and all of the Dayton Power and Light Company's tracts were part of Carl S. Crones and Dorathea Jean Crones original 32 acre tract described in D.V. 147, pg. 507.

1948 Carl S. Crone and Dorathea Jean Crone convey a 3.74 acre tract (Now F5 Iron Properties, LLC's 3.034-acre tract) to C.K. Elliott and Josephine W. Elliott by D.V. 197, pg. 65.

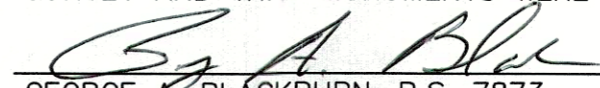
1965 The State of Ohio relocates U.S. Route 33 and Township Road 217. The Highway Plans (LOG-33-10.85, Sheets 10 and 11) clearly show the location of the east property line of C.K. & Josephine Elliott's 3.74 acre tract (Now F5 Iron Properties, LLC 3.034 acre tract).

December 8, 1965 James E. Hudson surveys an 18.797 acre tract out of the remainder of Carl S. Crones and Dorothea Jean Crones original 32 acre tract. Said 18.797 acre tract lying east of and adjoining said Elliott's 3.74 acre tract (Now F5 Iron Properties, LLC's 3.034 acre tract). The description of said 18.797 acre tract clearly calls out the east property line of said Elliott's 3.74 acre tract (Now F5 Iron Properties, LLC's 3.034 acre tract) as being the west line of said 18.797 acre tract. James Hudson's survey of said 18.797 acre tract incorrectly placed the east line of said Elliott's 3.74 acre tract (Now F5 Iron Properties 3.034 acre tract) at Township Road 217 right-of-way Station 14+66.15 (82 feet right) as shown on sheet 11 of U.S. Route 33 Highway Plan (LOG-33-10.85) instead of at right-of-way Station TAN 14+08 (115.4 feet right). Said incorrect location therefore causing the overlap in the deeds of said Elliott's 3.74 acre tract (Now F5 Iron Properties, LLC's 3.034 acre tract) and said 18.797 acre tract (Now Dayton Power and Light Company's 11.604 acre tract, 0.883 acre tract and 2.283 acre tract).

REFERENCES:

- U.S. ROUTE 33 Highway Plan LOG-33-10.85 (Sheets 10 and 11).
- Survey by Daniel E. Gilbert dated 1994.
- Surveys by Lee Surveying and Mapping dated 2001, 2002 and 2015.

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

 3-23-2023
 GEORGE A. BLACKBURN, R.S. 7873

