

Craig Survey Lot. 6.1
Auburn Ave. Bellefontaine.

Magon Survey Book 403 Page 5

A to B = 527.3

A to B Plat Book 526.5

.8 EXCESS.

INDEXED ON MAP

1246

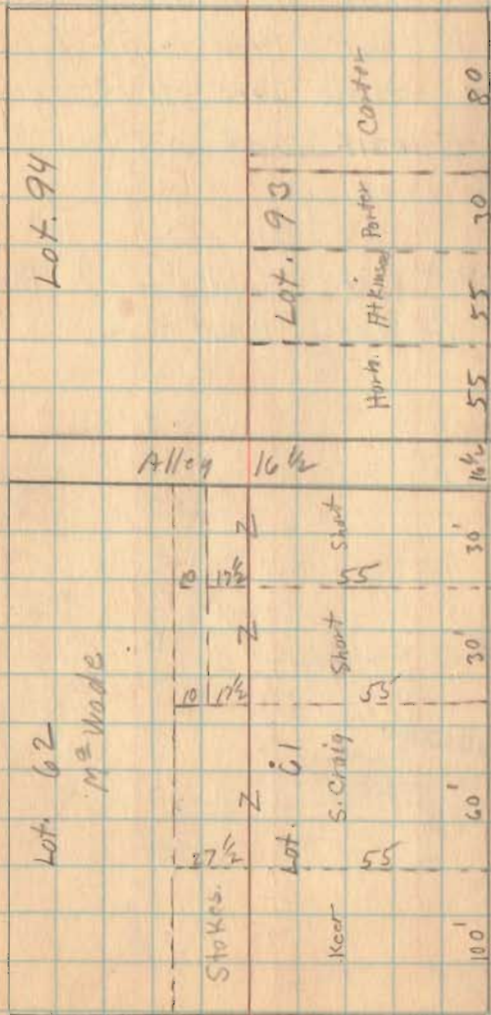
Sept. 26-1931
Cool
Wright
W.R.W.

48

Mount
A

Original Lots 220 x 55 W-E

This Drawing from Plat
and Deeds. See Next page
for survey



Mount
B

Craig Survey (Continued)

A - 3/4" Bolt (Head Down)

B - 3/4" Bolt (Head Down)

Note these were placed against edge of walk and not on true lot line.

C 3/4" Bolt (Head Down) Placed Oct-3-1931

D 3/4" Bolt (Head Down) " " " "

AB = 60'

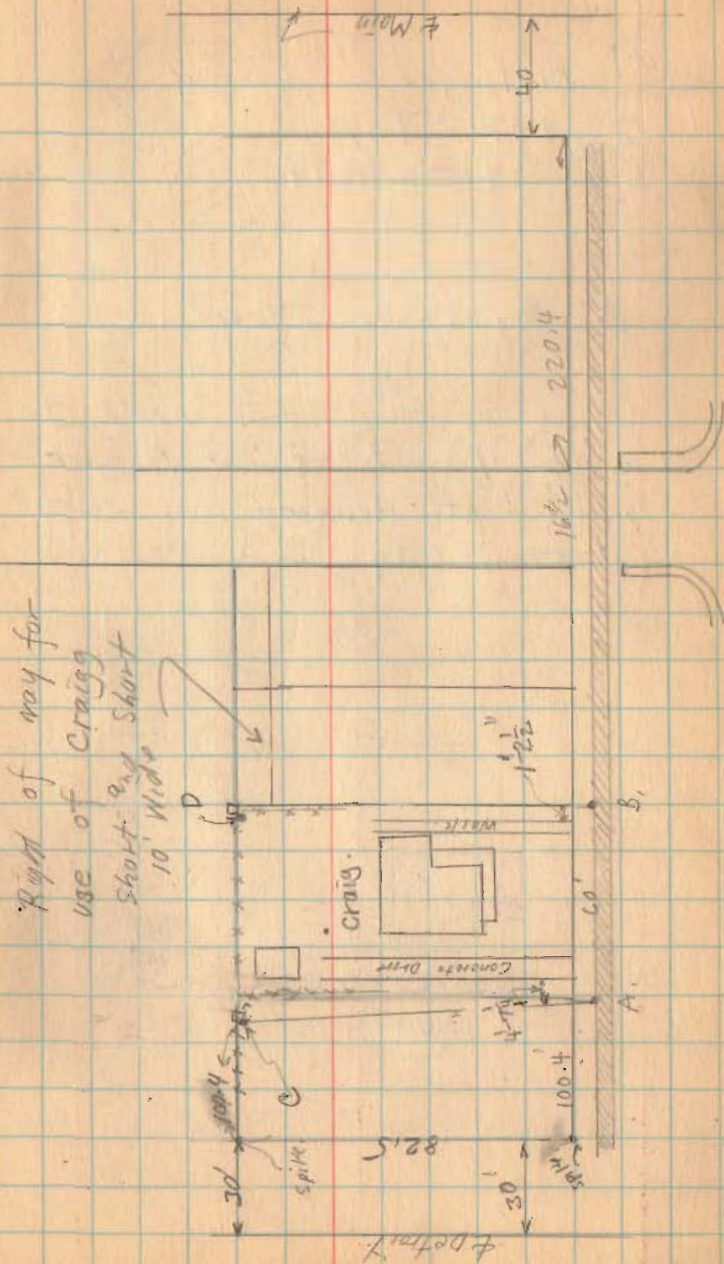
CD = 60'

INDEXED ON MAP

1246

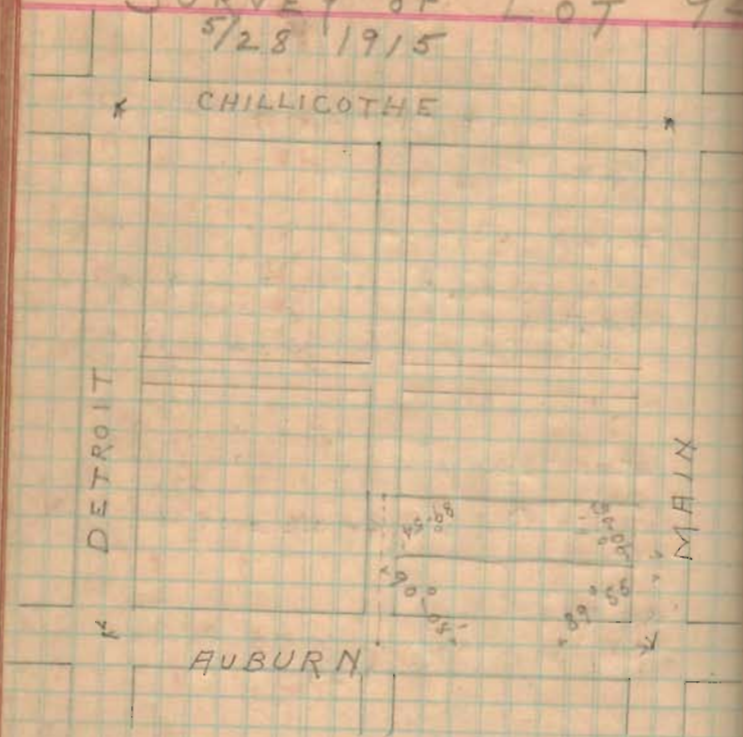
9-20-31

49



SURVEY OF LOT 9 - FOR D.W. HASKREN.

5/28 1915



AUBURN

1240

MAIN 80 FT.
 CHILLICOTHE 60 FT.
 AUBURN 60 FT.
 DETROIT 60 FT.

(527.77)

DISTANCES	PLAT	MEAS.
ON MAIN	516.50	516.14
" CHILLICOTHE	526.50	528.16
" AUBURN	526.50	527.35
" DETROIT	516.50	516.48

ON MAIN dist meas. by C.F.I. as given

Shortage on Main = $.36 \div 8 = .045$
 $30 + 54.95 \frac{1}{2} = 84.95 \frac{1}{2} + 54.95 \frac{1}{2} = 139.91$

On auburn set nail at 200. from Main
 " " marked at 36 " "

On chillicothe surplus = 1.66
 $1.66 \div 2 = .83 + 40. + 220. = 260.83$
 $260.83 + 5.0 = 265.83$ to mark set on
 line 5.0 ft. w. of E. line of alley

528.16 -

265.83

262.33 from Mon. at Detroit
 on chillicothe

ASKREN

On Auburn Surplus = .85

$$.85 \div 2 = .42\frac{1}{2} + .40' + 220 = 260.42$$

On Alley between Main and
Detroit $\frac{1}{2}$ sft. W. of E. line of Alley
Distance from E. of Auburn to
E. Chilliote = 516.31 (calc.)

$$\text{Shortage} = .19 \div 8 = .02\frac{3}{8}$$

$$30 + 54.97\frac{5}{8} = \text{S. Line Lot.} = 84.97\frac{5}{8}$$

$$84.97\frac{5}{8} + 54.97\frac{5}{8} = \text{N. Line Lot.}$$

$$54.97\frac{5}{8}$$

$$139.95\frac{1}{4}$$

On 36' offset line $\frac{1}{2}$ street +
Lot width

$$= 84.95\frac{1}{2} + .023 = 84.98 \quad 84.97$$

$$84.98 + 54.98 = 139.96 \quad 139.94$$

Cut + in Berca walk at 84.97 and
at 139.94 from E. Auburn and 36' offset
from E. Main

On Line 8'ft N. of N. Line of Lot
94 set pin at 112.35 from 5' offset
in Alley

Set stake on N.E. corner to grade.

$$\text{Elev.} = 62.55$$

also stake at S.E. " Elev. = 62.55

" " " N.W. " Elev. = 62.55

Drove nail in W. side Tel. pole near

$$\text{S.W. } \perp \text{ Elev.} = 62.55$$

LOT No 94

$$.34$$

$$\frac{.34}{209}$$

$$209$$

$$102$$

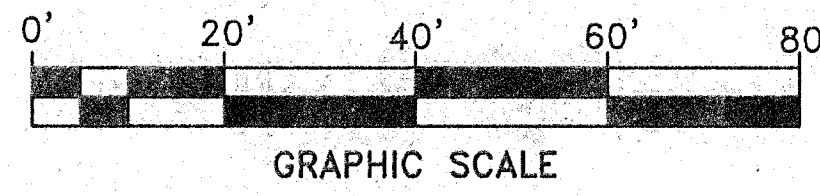
$$527 \overline{) 12.24}$$

$$23$$

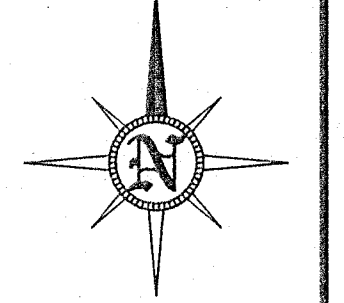
$$1700$$

(1023)

1244



AS-BUILT SURVEY OF 1.112 ACRES IN BELLEFONTAINE, OHIO FOR RITE AID OF OHIO, INC.



PART OF LOT #93
PARCEL VI
SITUATE IN THE CITY OF BELLEFONTAINE, IN THE COUNTY OF LOGAN, TOWNSHIP OF LAKE, AND STATE OF OHIO, BOUNDED AND DESCRIBED AS FOLLOWS: BEING 55 FEET OFF OF THE WEST END OF LOT # 93 AS THE SAME IS KNOWN AND DESIGNATED ON THE RECORDED PLAT OF SAID CITY.

PART OF LOT #93
PARCEL IV
SITUATE IN THE COUNTY OF LOGAN, TOWNSHIP OF LAKE, STATE OF OHIO AND CITY OF BELLEFONTAINE AND BEING FIFTY-FIVE (55) FEET OFF THE EAST END OF THE WEST HALF OF LOT NUMBER NINETY-THREE (93), AS THE SAME IS KNOWN AND DESIGNATED ON THE RECORDED PLAT OF SAID CITY.

PART OF LOT #93
PARCEL II
SITUATE IN THE CITY OF BELLEFONTAINE, COUNTY OF LOGAN, TOWNSHIP OF LAKE, AND STATE OF OHIO AND DESCRIBED AS FOLLOWS: BEING THIRTY (30) FEET OFF THE WEST END OF THE EAST ONE HUNDRED AND TEN (110) FEET OF LOT NUMBER NINETY-THREE (93) AS THE SAME IS KNOWN AND DESIGNATED OF THE RECORDED PLAT OF SAID CITY.

PART OF LOT #93
PARCEL III (A)
SITUATE IN THE COUNTY OF LOGAN, TOWNSHIP OF LAKE, IN THE STATE OF OHIO, AND IN THE CITY OF BELLEFONTAINE, AND BOUNDED AND DESCRIBED AS FOLLOWS: BEING LOT NUMBER NINETY-FOUR (94) AS THE SAME IS KNOWN AND DESIGNATED ON THE RECORDED PLAT THEREOF.

LOT #95
PARCEL V
SITUATE IN THE COUNTY OF LOGAN, TOWNSHIP OF LAKE, IN THE STATE OF OHIO, AND IN THE CITY OF BELLEFONTAINE, COUNTY OF LOGAN, TOWNSHIP OF LAKE, IN THE STATE OF OHIO, AND BEING LOT NUMBER NINETY-FIVE (95) AS THE SAME IS KNOWN AND DESIGNATED ON THE RECORDED PLAT OF SAID CITY.

LOT #96
PARCEL VIII
BEING LOT NUMBER NINETY-SIX (96) AS THE SAME IS KNOWN AND DESIGNATED ON THE RECORDED PLAT OF THE CITY OF BELLEFONTAINE.

DATE	BY	REVISIONS
11-7-97	JWW	PER SHELDON, BUTLER, LEWIS & DYE CO.
05/07/08	JWW	REVISE COMPOSITE DESCRIPTION PER COUNTY
10/21/97	JWW	
	JWW	
	DRM	
	R/W	

COMPOSITE DESCRIPTION

SITUATED in the State of Ohio, County of Logan, Township of Lake, City of Bellefontaine, being all of Lot No. 93, parts conveyed to RP, Ohio, LLC, in Official Record (OR) 313, pg. 291, Parcels II, IV, VI, VII, all of Lot No. 94, all of Lot No. 95, and all of Lot No. 96, conveyed to RP, Ohio, LLC, in OR 313, pg. 291 Parcels III (A), V and VIII, as said Lots are shown on the plat of the City of Bellefontaine, found in Plat Cabinet A, Slide 1, Logan County Recorders Office;

All records referred to are recorded in the Logan County Recorders Office;

BEGINNING at a set railroad spike at the intersection of the west line of Main St. (80 feet wide, US 68) and the north line of Auburn St. (60 feet wide), being the southeast corner of said Lot 93;

THENCE WEST, a distance of 220.54 feet, along the south line of the said Lot No. 93 and the north line of the said Auburn St., to a set 1/2" drill hole, being the southwest corner of the said Lot No. 93, and the intersection of the north line of the said Auburn St. and the west line of a 16.5 foot alley;

THENCE North 0 degrees 09 minutes 04 seconds West, a distance of 219.61 feet, along the east line of the said alley and the west lines of Lot No's. 93, 94, 95, and 96, to a found 3/8" iron pipe (ø grade, fair condition), being the northwest corner of the said Lot No. 95 and the intersection of the east line of the said alley and the south line of a second 16.5 foot alley;

THENCE EAST, a distance of 220.54 feet, along the north line of the said Lot No. 96 and the south line of the said second alley, to a set 1/2" drill hole, being the northeast corner of the said Lot No. 96, and the intersection of the west line of the said Main St. and the south line of the said second alley;

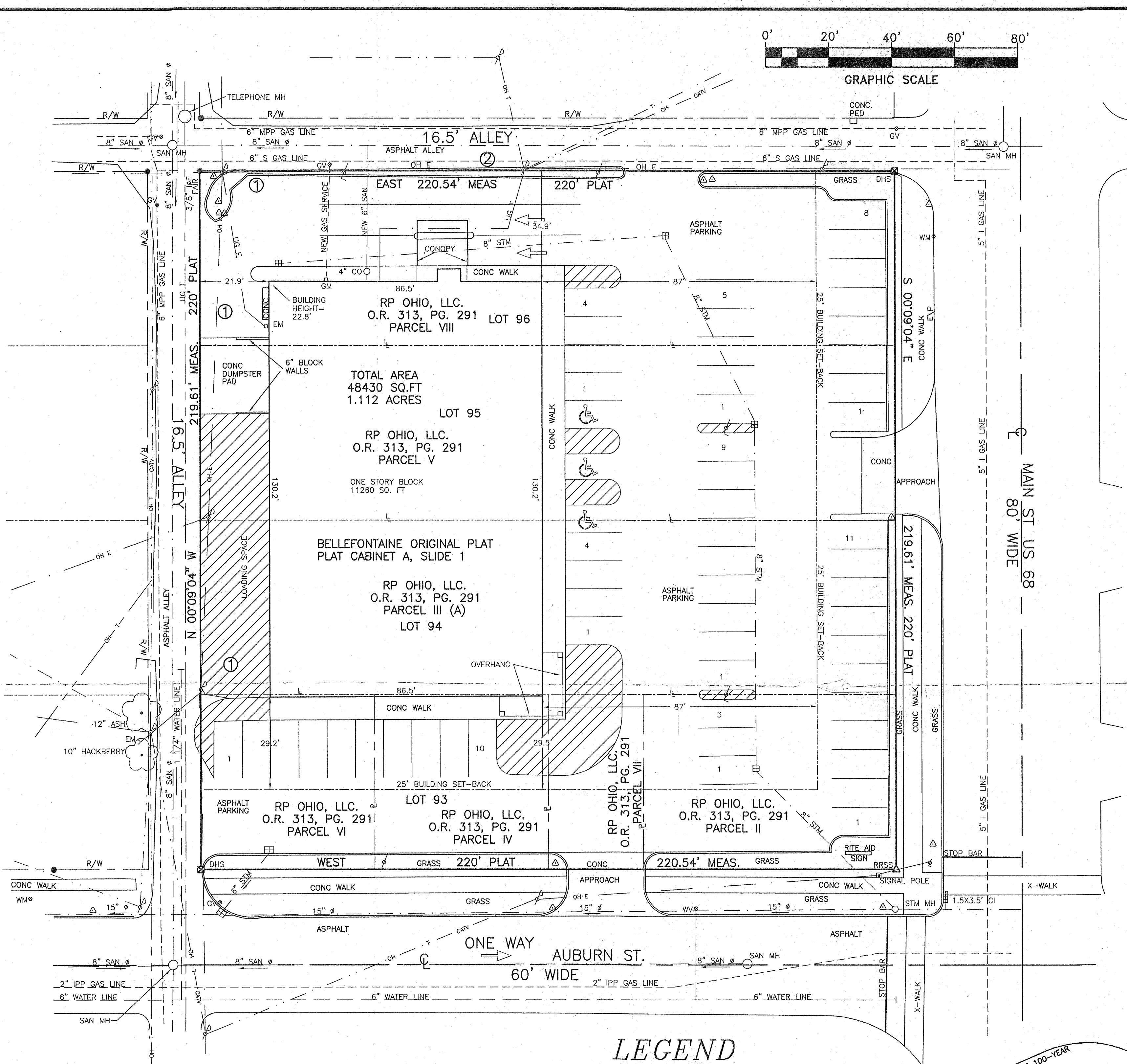
THENCE South 0 degrees 09 minutes 04 seconds East, a distance of 219.61 feet, along the west line of the said Main St. and the east line of the said Lot No's. 96, 95, 94, and 93, to the PLACE OF BEGINNING containing 48430 square feet or 1.112 acres, and being all of Lots 93, 94, 95 and 96, according to a survey on October 10, 1997 under the supervision of John W. Wetherill, P.S. 7811;

The basis of bearings for this survey is the south line of Lot No. 93 as being WEST, assumed, and is used to denote angles only.

**AS-BUILT SURVEY OF 1.112 ACRES
IN BELLEFONTAINE, OHIO
FOR RITE AID OF OHIO, INC.**

THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE BY J & J SURVEYING SERVICES ON OCTOBER 10, 1997, AND REPRESENTS THE PREMISES SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE.

John W. Wetherill
JOHN W. WETHERILL REG. SURV. 7811 DATE 5/7/08



LEGEND

- | | | |
|---------------------------|------|------------------|
| LOT 104 Lot Numbers | DV | Deed Volume |
| --- Lot Lines | OR | Official Record |
| --- Property Lines | SAN. | Sanitary |
| --- Water Line | MH | Man Hole |
| --- Gas Line | CATV | Cable Television |
| --- SAN | CO | Clean Out |
| --- STM | ORN | Ornamental |
| --- E | 234 | Pole Numbers |
| --- T | St. | Steel |
| --- UC | EM | Electric Meter |
| --- OH | CV | Gas Valve |
| ○ Manhole | WV | Water Valve |
| ⊕ Storm Inlet | | 5" St. Pole |
| ⊙ Fire Hydrant | | Deciduous Tree |
| ⊙ Utility Pole | | Evergreen Tree |
| ⊙ Guy Wire | | Light Pole |
| --- Fence | | 6" Concrete Curb |
| △ Sign | | Gas Line Marker |
| CV ⊕ Valve Box | | |
| ⊕ Concrete Light Pole | | |
| ⊕ Steel Gate | | |
| DHS ⊕ 1/2" Drill Hole Set | | |
| IPF ⊕ Iron Pin Found | | |
| IPFO ⊕ Iron Pipe Found | | |
| RRSS ⊕ Railroad Spike Set | | |
| IPF ⊕ Iron Pipe Found | | |

NOTES:
ZONING
THE SUBJECT PROPERTIES ARE ZONED B-2, DOWNTOWN BUSINESS DISTRICT, WHICH INCLUDES RETAIL STORES. THE BUILDING SET-BACKS ARE 25' IN FRONT AND NONE FOR REAR AND SIDE, EXCEPTING WHERE ADJOINING RESIDENTIAL, WHICH IS A MINIMUM OF 10'. THE HEIGHT REGULATION IS THREE STORIES OR FORTY FEET FOR PRINCIPAL STRUCTURES. THE CITY REQUIRES 1 PARKING SPACE FOR EVERY 150 SQ. FT. OF BUILDING, (RETAIL SPACE) WITH ADDITIONAL SPACES FOR EMPLOYEES AND AT LEAST ONE HANDICAPPED SPACE. ACCORDING TO THE CITY ENGINEER'S OFFICE, THE SITE IS IN COMPLIANCE WITH CURRENT ZONING.

FIRM MAP
THE SUBJECT PROPERTIES ARE NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE, AS SHOWN ON COMMUNITY-PANEL NUMBER 39034 0001, DATED JULY 16, 1984, FOR THE CITY OF BELLEFONTAINE.

THE LIMITS OF THE 100-YEAR FLOOD ZONE APPEAR TO AN ELEVATION OF 1227.5± AT THE SOUTHWEST CORNER OF THE INTERSECTION OF AUBURN ST. AND MAIN ST., THE ELEVATION OF THE FINISHED FLOOR OF THE NEW BUILDING IS 1232.50 (AS SHOWN ON CONSTRUCTION PLANS FOR NEW BUILDING), THE ELEVATION OF THE CLOSEST CORNER OF THE PROPERTY TO THE 100-YEAR FLOOD ZONE (SOUTHWEST CORNER) IS 1229.60 (AS SHOWN ON CONSTRUCTION PLANS FOR NEW BUILDING).

ENCROACHMENTS
DENOTED THIS (O) AND ARE AS SHOWN
○ OVERHEAD ELECTRIC LINES CROSSING AND UTILITY POLES LOCATED ON THE WEST AND NORTH LINES OF SUBJECT PROPERTIES ALONG 16.5' ALLEYS.
⊕ CONCRETE CURB ALONG NORTH LINE ONTO 16.5' ALLEY

UTILITY COMPANIES:
GAS AND ELECTRIC
DAYTON POWER & LIGHT
1495 NORTH MAIN ST.
BELLEFONTAINE, OH. 43311
513/599/4923

TELEPHONE
UNITED TELEPHONE
135 N. DETROIT ST.
BELLEFONTAINE, OH. 43311
513/599/9378

WATER & SEWER
135 N. DETROIT ST.
BELLEFONTAINE, OH. 43311
513/593/0417

CABLE TELEVISION
PO BOX 10
BELLEFONTAINE, OH 43311
513/599/6121

The locations of underground utilities as shown hereon are based on above-ground structures and record drawings provided the surveyor. Locations of underground utilities structures may vary from locations shown hereon. Additional buried utilities structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities structures. Before excavations are begun, the Ohio Utility Protection Service should be contacted for verification of utility type and for field locations.

INDEXED ON MAP
1246 IP

J. & J. SURVEYING SERVICES, INC.
6515 E. LIVINGSTON AVENUE
REYNOLDSBURG, OHIO 43068
PH# (614) 866-9158
FAX# (614) 866-9132
E-Mail: John7811@ameritech.net
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6-19-18



EDWARDS SURVEYING

110 South Main Street
Urbana, Ohio 43078
(937) 653-6508



APPROVED

LEGAL DESCRIPTION FOR STRAYER'S 0.684 ACRE TRACT

Being situate in the State of Ohio, County of Logan, City of Bellefontaine, Lake Township, and being all of Lots 64, 63, and a part of Lot 62, of the Bellefontaine – Original Plat, as recorded in Plat Cabinet "A", Slide 1, of the Logan County Plat Records, and being more particularly described as follows:

BEGINNING at a 1" diameter iron pipe found on the East line of Detroit Street (60' right-of-way) at the Northwest corner of said Lot 64;

thence with the South line of a 16.5' wide Alley, S-84°23'18"-E, 220.60'(feet) to a 7/8" diameter iron bar found at the Northeast corner of Lot 64;

thence with the West line of a 16.5' wide Alley, the East line of Lots 64, 63, and 62, S-5°23'47"-W, 137.50'(feet) to an iron bar set at the Northeast corner of that portion of Lots 62 and 61, conveyed to Glenn R. & Freda M. Quay by deed recorded in Official Record 511, Page 755, Tract II;

thence with the North line of said Quay's portion of Lots 61 & 62, the North line of another portion of Lots 61 & 62 also conveyed to Glenn R. & Freda M. Quay by deed recorded in Official Record 511, Page 755, Tract I, and with the North line of that portion of Lots 61 & 62 conveyed to Donald Trent II by deed recorded in Official Record 781, Page 165, N-84°23'18"-W, 90.60'(feet) to a 1" diameter iron pipe found at a Southeast corner of that portion of Lot 62 conveyed to Robert B. Shoots by deed recorded in Deed Volume 402, Page 185, Tract II;

thence with the bounds of Shoots portion of Lot 62 the following two (2) courses:

1. N-5°23'47"-E, 4.00'(feet) to a 1" diameter iron pipe found;
2. N-84°23'18"-W, 130.00'(feet) to a 1" diameter iron pipe found on the East line of aforementioned Detroit Street;

thence with the East line of Detroit Street and the West line of Lots 62, 63, and 64, N-5°23'47"-E, 133.50'(feet) to the place of beginning, passing for reference a 1" diameter iron pipe found at 68.50'(feet).

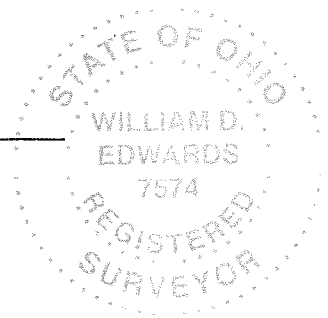
Containing 0.684 acre but being subject to the rights of all legal highways and all easements of record.

Being all of that portion of Lots 62, 63 & 64 conveyed to Keith Strayer by deed recorded in Official Record 981, Page 815, Parcel I, Parcel III(B), and Parcel IX, of the Logan County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, June 11, 2018. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on the East line of Detroit Street per an assumed bearing of N-5°23'47"-E.

William D. Edwards, P.S. 7574

INDEXED ON MAP
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6-19-18
APPROVED

PLAT OF SURVEY

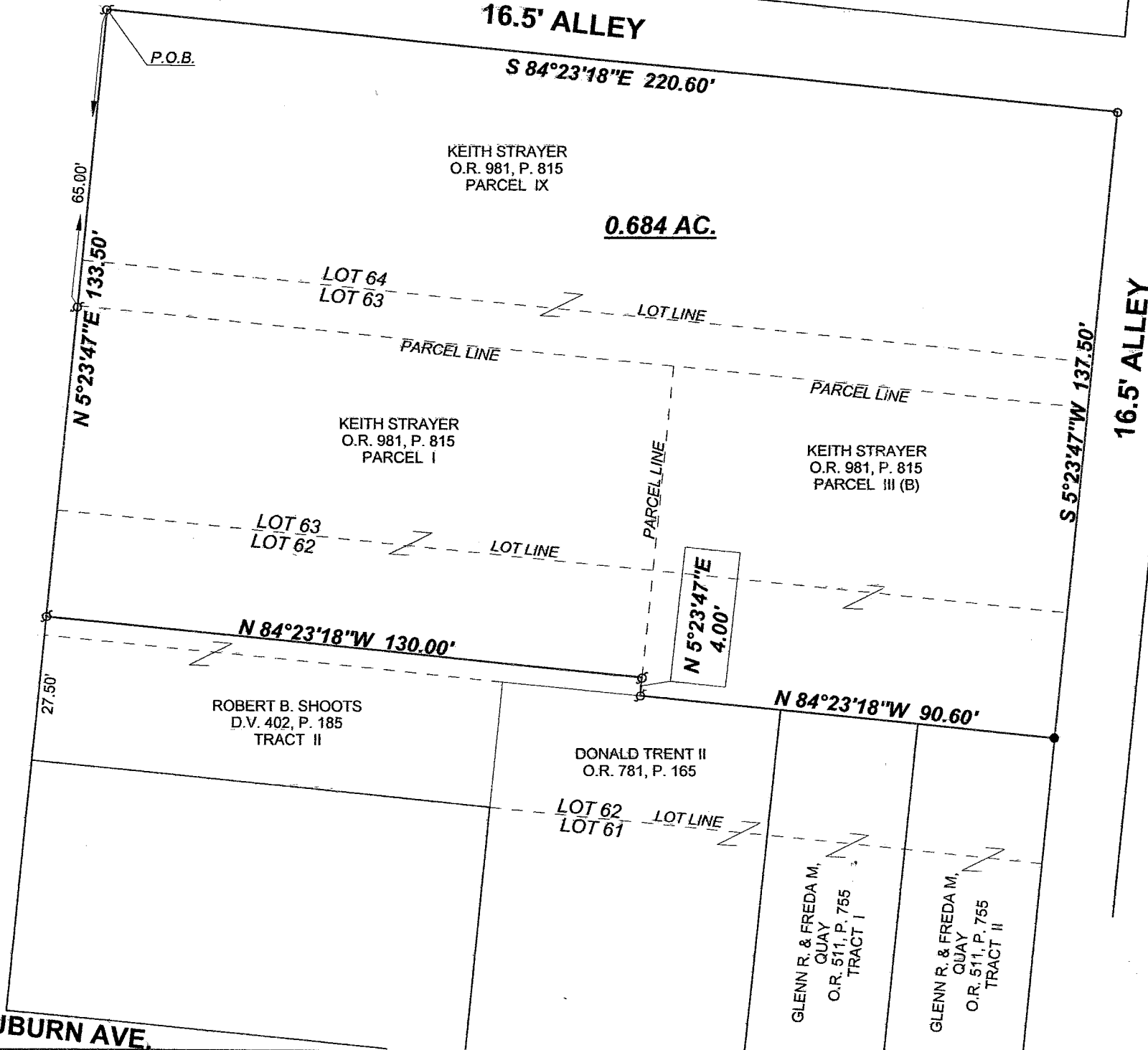
LOTS 63, 64, & PT. LOT 62, ORIGINAL PLAT

CITY OF BELLEFONTAINE, LAKE TOWNSHIP

LOGAN COUNTY, OHIO

BELLEFONTAINE - ORIGINAL PLAT
PLAT CAB. "A", SLIDE 1

DETROIT STREET
60' R/W



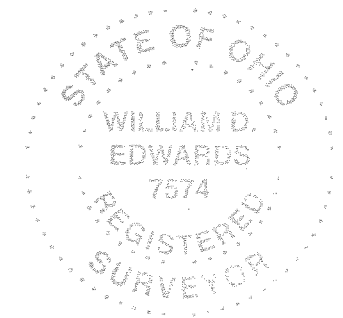
SCALE: 1" = 30'
DATE: JUNE 11, 2018

LEGEND

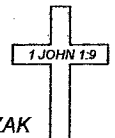
- Δ — = RAILROAD SPIKE.....FOUND
- ○ — = 7/8" DIA. IRON BAR.....FOUND
- ◊ — = 1" DIA. IRON PIPE.....FOUND
- ■ — = MAG NAIL.....SET at grade
- ● — = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 7574".....SET at grade

NOTE:

1. BEARINGS ARE BASED ON THE EAST LINE OF DETROIT STREET PER AN ASSUMED BEARING OF N-5°23'47"-E.
2. REFERENCES USED: DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY, PLAT CAB. "A", SLIDE 1.

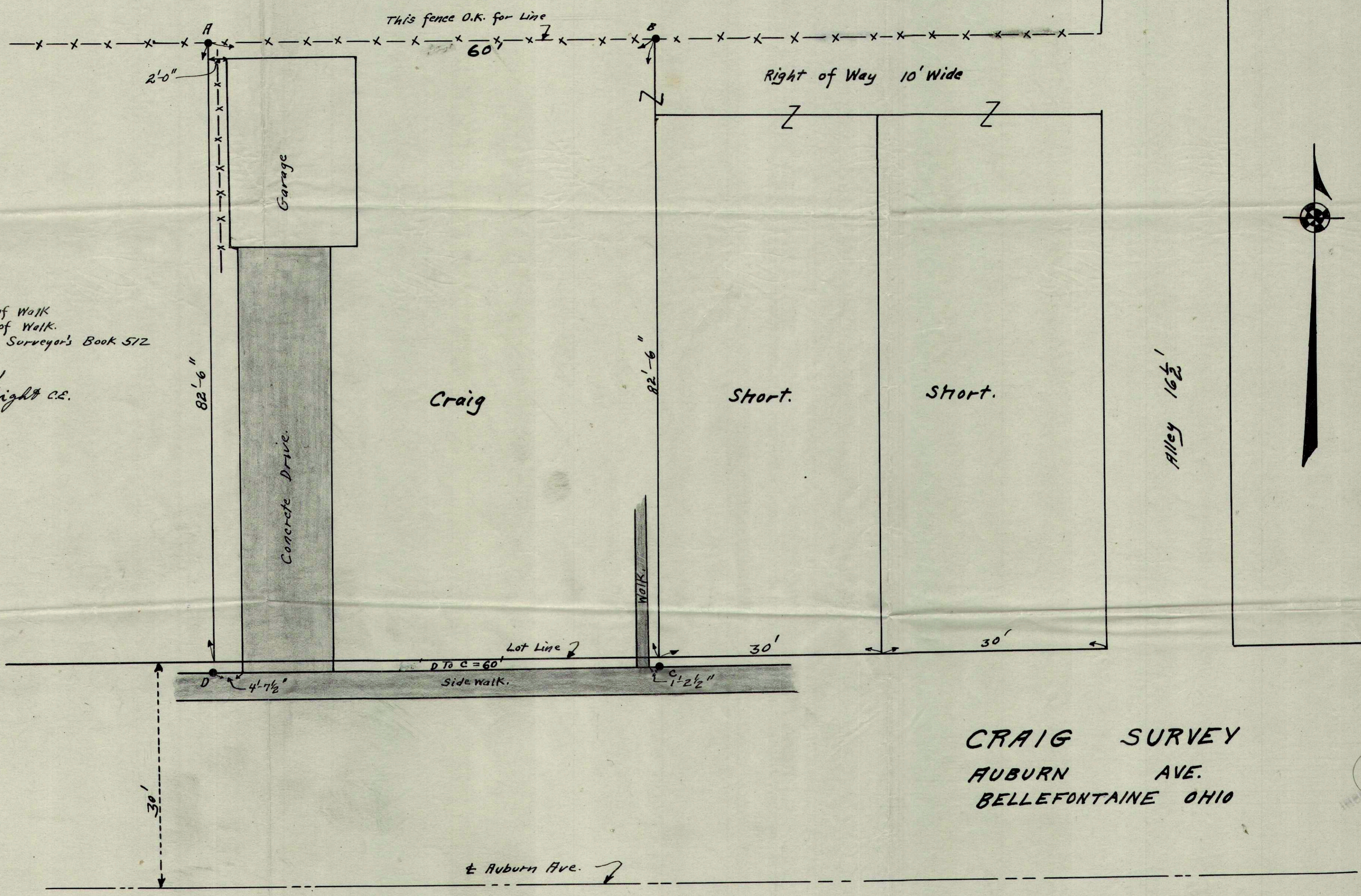


SURVEYED BY: *William D. Edwards*
WILLIAM D. EDWARDS
PROFESSIONAL SURVEYOR No. 7574
110 SOUTH MAIN STREET
URBANA, OHIO 43078
(937)653-6508

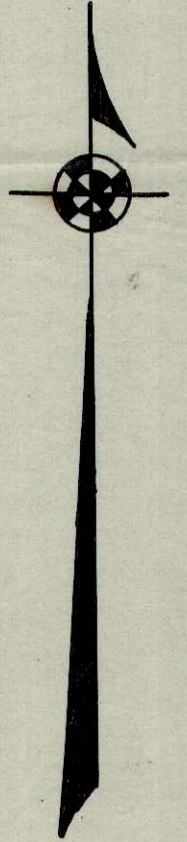


INDEXED ON MAP
1246

6113.ZAK



A - 3/4" Bolt
 B - 3/4" Bolt
 C - 3/4" Bolt At edge of Walk
 D - 3/4" Bolt At edge of Walk.
 Notes in Logan County Surveyor's Book 572
 Page 48 and 49
 Surveyed Sept. 26-1931
 F.F. Wright C.E.

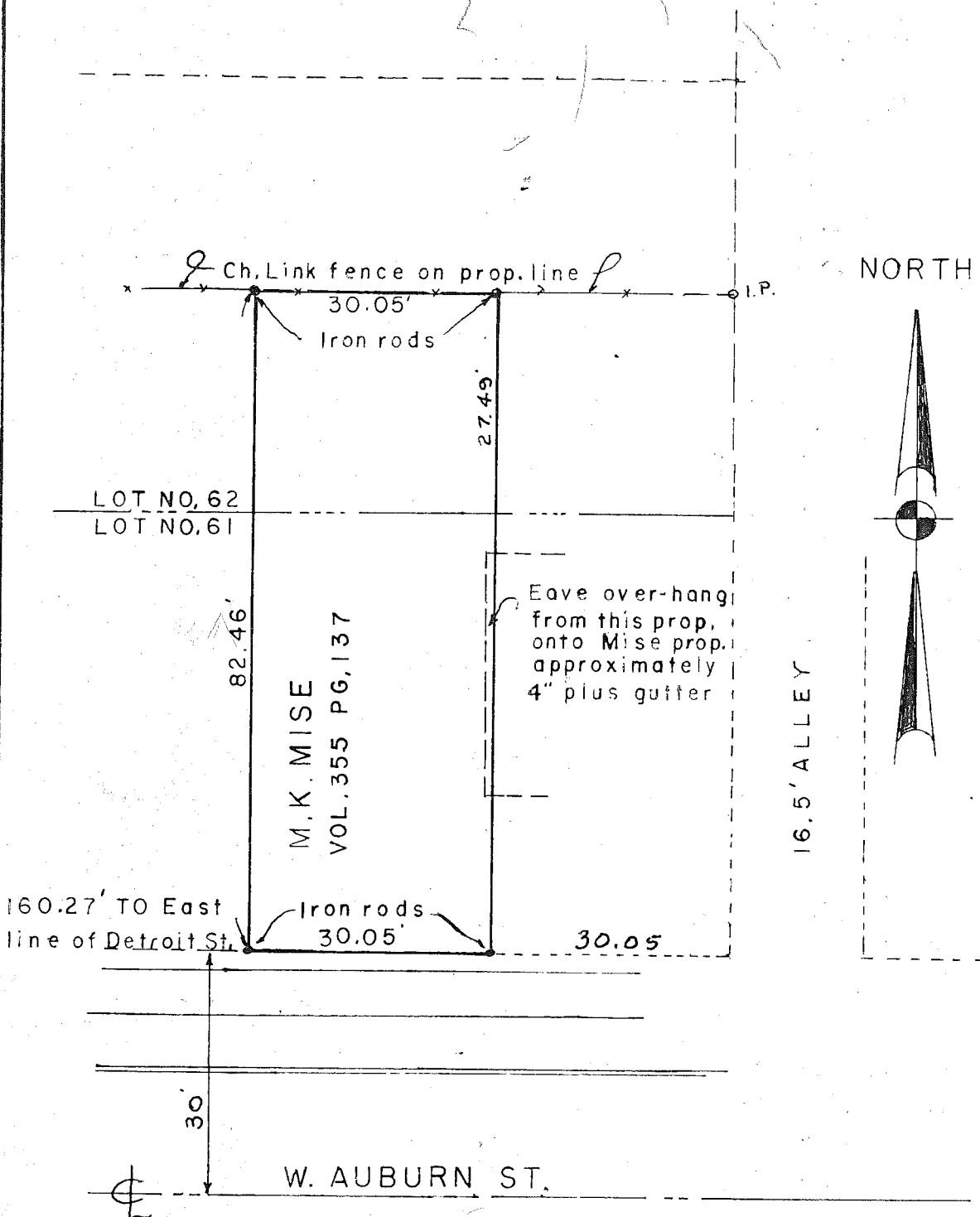


CRAIG SURVEY
 AUBURN AVE.
 BELLEFONTAINE OHIO

1246 3P

PROPERTY SURVEY OF THE
 MARVIN K. MISE LOT AT
 H-8 W. AUBURN STREET
 BELLEFONTAINE, OHIO

SURVEYED BY
 Clayton M. Lee
 Reg. Surveyor 6181
 7-28-76



NORTH



SCALE 1"=20'

1246 2P

INDEXED ON MAP