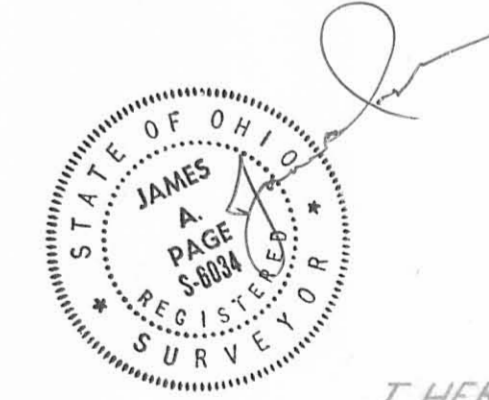


- REVISED JUNE 29, 1978
- 1) BEARINGS REVERSED TO COUNTER-CLOCKWISE.
  - 2) BUILDING SETBACK LINE ADDED
  - 3) DITCH FLOW LINES ADDED
  - 4) RECENT PARKING LOT PAVEMENT ELEVATIONS ADDED ~, PAVEMENT ELEVATIONS SHOWN THUS [ ]
- REVISED OCT. 12, 1978
- 1) SANITARY SEWER EASEMENT ADDED

I HEREBY CERTIFY TO FRANCHISE REALTY INTERSTATE CORPORATION AND CHICAGO TITLE INSURANCE CORPORATION THAT THIS PLAN HAS BEEN COMPILED FROM A SURVEY ACTUALLY MADE ON THE GROUND UNDER MY SUPERVISION ON 5-10-78 AND COMPLIES WITH THE REQUIREMENTS PROVIDED BY THE PURCHASER. DATE JUNE 14, 1978

JAMES A. PAGE P.S. 6034

- NOTES:**
- 1) IRON PIN OR RAILROAD SPIKE FOUND
  - 2) IRON PIPE OR RAILROAD SPIKE SET
  - 3) IRON PIPE SET ARE 3/4" x 30" GALV. PIPE
  - 4) CONTOURS DEVELOPED FROM FIELD GRID SOME SPOT ELEVATIONS SHOWN
  - 5) BEARINGS FROM RECORD PLAT OF SHOPPING CENTER
  - 6) BENCH MARKS SET FROM U.S.G.S. DATUM, SET PER LOGAN CO. ENGINEERS OFFICE.



ISSUED  
OCT 18-1978  
FLEMING, PAGE, STOLTE, INC.

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND THAT MONUMENTS WERE PLACED AS INDICATED.  
JAMES A. PAGE P.S.  
S-6034 JUNE 14, 1978

SCALE	1"=20'	
DRAWN	R.S.	
REVISED	5/29/78	10/12/78
BY	fleming, page, stoltz, inc.	consulting engineers marysville ohio
APPROVED	JAMES A. PAGE	DATE 6-29-78 NUMBER 363

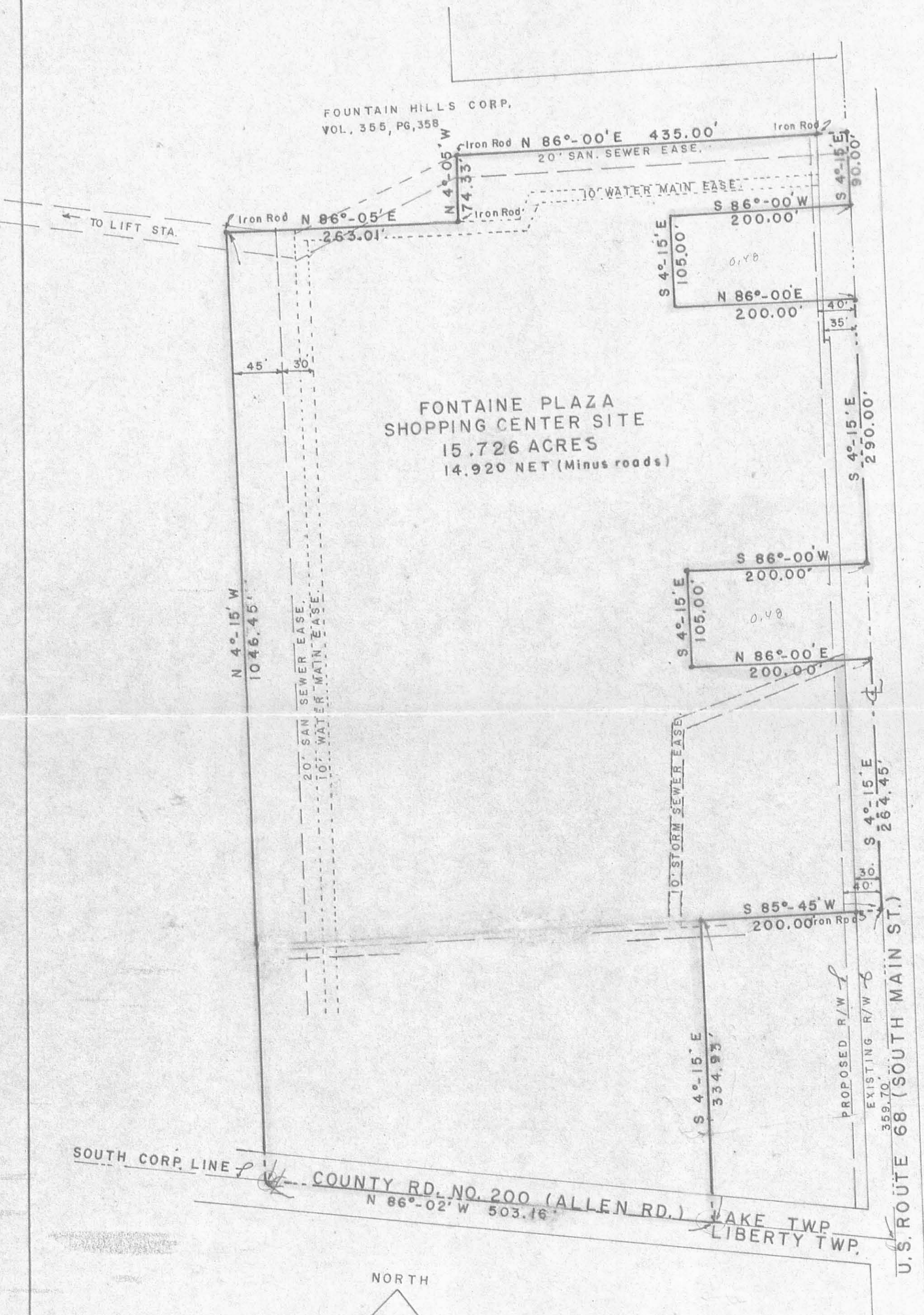
BENCH MARK 'B' RAILROAD SPIKE SET IN FIRST POWER POLE EAST OF RAILROAD TRACKS AND ON THE NORTH SIDE OF ALLEN RD. (C.R. 200)  
ELEVATION 1197.01

BENCH MARK 'A' RAILROAD SPIKE SET IN POWER POLE LOCATED 37' NORTH OF THE E OF ALLEN RD. AND 31' WEST OF THE E OF U.S. 68.  
ELEVATION 1212.62

4155 9P  
INDEXED ON MAP

FOUNTAIN HILLS CORP.  
VOL. 355, PG. 358

FONTAINE PLAZA  
SHOPPING CENTER SITE  
15.726 ACRES  
14.920 NET (Minus roads)



SOUTH CORP. LINE  
COUNTY RD. NO. 200 (ALLEN RD.)  
N 86°-02' W 503.16'



SCALE 1"=100'

REVISIONS:  
8-16-77 - Add 3.42 Acres to site at SW corner C.M.L.

DESCRIPTION OF SHOPPING CENTER SITE

Located in the southeast quarter of Section 33, T-4, R-14, M.R.S. in the City of Bellefontaine, Lake Township, Logan County, Ohio and being out of that 26.325 acres deeded and described in Volume 371, Page 141 of the Logan County Records of Deeds and more particularly described as follows:

Beginning at a point in the center-line of U.S. Route No. 68. Said point lying N 4°-15' W, a distance of 359.70 feet from the intersection of the center-line of County Road No. 200 (Allen Road).

THENCE, at right angles to said Route 68, S 85°-45' W, a distance of 200.00 feet to an iron rod, passing an iron rod at 30.00 feet.

THENCE, parallel to said Route 68, S 4°-15' E, a distance of 374.93 feet to a spike in the center-line of Allen Road.

THENCE, with said center-line of Allen Road, N 86°-02' W, a distance of 503.16 feet to a spike.

THENCE, parallel to said Route 68, N 4°-15' W, a distance of 1046.45 feet to an iron rod in the north line of the said 26.325 acres.

THENCE, with said north line, N 86°-05' E, a distance of 263.01 feet, to an iron rod.

THENCE, continuing with said north line, N 4°-05' W, a distance of 74.33 feet, to an iron rod.

THENCE, still continuing with said north line, N 86°-00' E, a distance of 435.00 feet to a point in the center-line of aforementioned U.S. Route 68, passing an iron rod at 400.00 feet.

THENCE, with the center-line of U.S. Route 68, S 4°-15' E, a distance of 90.00 feet.

THENCE, S 86°-00' W, a distance of 200.00 feet.

THENCE, S 4°-15' E, a distance of 105.00 feet.

THENCE, N 86°-00' E, a distance of 200.00 feet to the center-line of U.S. Route 68.

THENCE, with said center-line, S 4°-15' E, a distance of 290.00 feet.

THENCE, S 86°-00' W, a distance of 200.00 feet.

THENCE, S 4°-15' E, a distance of 105.00 feet.

THENCE, N 86°-00' E, a distance of 200.00 feet to the center-line of U.S. Route 68.

THENCE, with said center-line, S 4°-15' E, a distance of 264.45 feet to the point of beginning. Containing 15.726 acres. NET (Minus roads)= 14.920 Acres.

Last previous deed reference: Volume 371, Page 141.



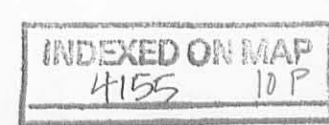
Surveyed by Clayton M. Lee  
Clayton M. Lee  
Reg. Surveyor No. 6181  
7-19-77

SURVEY OF SHOPPING CENTER SITE (12.306 ACRES)  
OUT OF THE DONALD L. LEATHERY 26.325 ACRES (VOL. 371, PG. 141)  
SEC. 33, T-4, R-14, M.R.S., CITY OF BELLEFONTAINE,  
LAKE TOWNSHIP, LOGAN COUNTY, OHIO.

I hereby certify that the foregoing plat was prepared from an actual survey of the premises and that the plat shows the location of the boundaries and all improvements within; that there are no encroachments from nor upon subject premises.

Clayton M. Lee  
Clayton M. Lee  
Ohio Reg. Surveyor 6181

7-19-77



Lee Surveying & Mapping Co.  
855 E. Sandusky Ave.  
BELLEFONTAINE, OHIO 43311  
(513) 593-5780

# Lee Surveying and Mapping Co.



Farm Surveys ● Lot Surveys ● Descriptions ● Subdivisions

855 EAST SANDUSKY AVENUE  
BELLEFONTAINE, OHIO 43311

CLAYTON M. LEE, P. S.  
(513) 593-5780

## FOUNTAIN HILLS TO PLAZA PROPERTIES COMPANY

Situated in the State of Ohio, County of Logan, City of Bellefontaine, SE quarter of Section 33, T-4, R-14 of Between the Miami Survey and being out of that 43.89 acre tract as described in Volume 355, Page 358 of the Logan County Records of Deeds and more particularly described as follows:

Beginning at an iron rod set at the intersection of the north 30 foot right-of-way of County Highway No. 200 (Allen Road) with the west 30 foot right-of-way of U.S. Route 68 (South Main Street).

THENCE, with the said west right-of-way line of U.S. Route 68, N  $4^{\circ}$ -15' W, a distance of 962.82 feet to a point set at the east end of a 5 foot offset in said right-of-way.

THENCE, with said offset, S  $85^{\circ}$ -45' W, a distance of 5.00 feet to an iron rod.

THENCE, again parallel to South Main Street, N  $4^{\circ}$ -15' W, a distance of 221.06 feet to an iron rod set for the southeast corner of an 80 foot wide strip retained by Fountain Hills Corporation.

THENCE, along the south line of said 80 foot strip, (80 feet south of and parallel to the south line of that 2.75 acres described in Volume 348, Page 831), S  $86^{\circ}$ -00' W, a distance of 400.00 feet to an iron rod set in the east line of a 6.517 acre tract also retained by Fountain Hills Corporation.

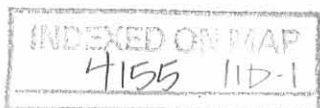
THENCE, with the east line of said 6.517 acre tract, S  $4^{\circ}$ -03' E, a distance of 74.33 feet to the southeast corner of said tract.

THENCE, with the south line of said 6.517 acres, S  $86^{\circ}$ -05' W, a distance of 635.60 feet to the southwest corner of said 6.517 acres. This point being in the east line of a former traction line, now lying in the name of Bellefontaine Enterprises, Inc., containing 4.28 acres and recorded in Volume 326, Page 372.

THENCE, with the east line of said 4.28 acre tract, S  $0^{\circ}$ -41'-40" W, a distance of 956.40 feet to the north line of County Highway 200 (Allen Road).

THENCE, with the said north line of Allen Road, S  $86^{\circ}$ -02' E, a distance of 1134.66 feet, to the point of beginning. Containing 26.325 acres.

Last previous deed reference: Volume 355, Page 358.



Surveyed by

*Clayton M. Lee*

SURVEYOR'S AFFIDAVIT

STATE OF OHIO  
RECEIVED \_\_\_\_\_  
TIME \_\_\_\_\_  
RECORDED \_\_\_\_\_  
VOLUME NO. \_\_\_\_\_ PAGE \_\_\_\_\_  
CAROLYN COLLINS  
LOGAN COUNTY RECORDER

ss:

Clayton M. Lee, being first duly sworn, deposes and says that he is a Registered Professional Surveyor under the laws of the State of Ohio, being Surveyor No. 6181 and that he is making this affidavit for the purpose of correcting the description to certain real estate situated in Lake Township, in the City of Bellefontaine, Logan County, Ohio and in Section 33, T-4, R-14 of M.R.S., presently owned by Donald L. Leathery and Ann Lee Leathery by virtue of a warrenty deed recorded in Volume 368, Page 887 of the Logan County Deed Records.

The corrected description being as follows, with corrections to original being underlined.

Situated in the State of Ohio, County of Logan, City of Bellefontaine, SE quarter of Section 33, T-4, R-14 of Between the Miamis Survey and being out of that 43.89 acre tract as described in Volume 355, Page 358 of the Logan County Records of Deeds and more particularly described as follows:

Beginning at an iron rod set at the intersection of the north 30 foot right-of-way of County Highway 200 (Allen Road) with the west 30 foot right-of-way of U.S. Route 68 (South Main Street).

THENCE, with the said west right-of-way line of U.S. Route 68, N 4°-15' W, a distance of 962.82 feet to a point set at the east end of a 5 foot offset in said right-of-way.

THENCE, with said offset, S 85°-45' W, a distance of 5.00 feet to an iron rod.

THENCE, again parallel to South Main Street, N 4°-15' W, a distance of 221.06 feet to an iron rod set for the southeast corner of an 80 foot wide strip retained by Fountain Hills Corporation.

THENCE, along the south line of said 80 foot strip, (80 feet south of and parallel to the south line of that 2.75 acres described in Volume 343, Page 831), S 86°-00' W, a distance of 400.00 feet to an iron rod set in the east line of a 6.517 acre tract also retained by Fountain Hills Corporation.

THENCE, with the east line of said 6.517 acre tract, S 4°-03' E, a distance of 74.33 feet to the southeast corner of said tract.

THENCE, with the south line of said 6.517 acres, S 86°-05' W, a distance of 635.60 feet to the southwest corner of said 6.517 acres. This point being in the east line of a former traction line, now lying, in the name of Bellefontaine Enterprises, Inc., containing 4.28 acres and recorded in Volume 326, Page 372.

THENCE, with the east line of said 4.28 acre tract, S 0°-41'-40" W, a distance of 956.40 feet to the north line of County Highway 200 (Allen Road).

THENCE, with the said north line of Allen Road, S 86°-02' E, a distance of 1134.66 feet, to the point of beginning. Containing 26.325 acres.

The affiant further says that this new description encompasses the same real estate as previously surveyed by him and merely corrects previous description to show same.

Clayton M. Lee  
Clayton M. Lee  
Reg. Surveyor No. 6181

Sworn to before me and subscribed in my presence this 29 day of June, 1977.

Jean Sigler  
Notary Public

my comm. expires 3-10-1978

To the Recorder: Please index the within Affidavit on the abstract under Section 33, T-4, R-14, from Fountain Hills Corp., Grantor, to Donald L. and Ann Lee Leathery, Grantees, and note the volume and page of this Affidavit on the margin of the deed recorded in Volume 368, Page 887, Logan County Deed Records.

This document prepared by Clayton M. Lee  
Clayton M. Lee, P.S.

INDEXED ON MAP  
4155 11D-2

# Lee Surveying and Mapping Co.



Farm Surveys • Lot Surveys • Descriptions • Subdivisions

855 EAST SANDUSKY AVENUE  
BELLEFONTAINE, OHIO 43311

CLAYTON M. LEE, P. S.  
(513) 593-5780

## PLAZA PROPERTIES COMPANY 20' SANITARY SEWER EASEMENT

Situated in the State of Ohio, County of Logan, City of Bellefontaine, SE quarter of Section 33, T-4, R-14 of Between the Miamis Survey and being out of that 43.89 acre tract as described in Volume 355, Page 358 of the Logan County Records of Deeds and more particularly described as follows:

Being a strip of land 20 feet wide and being 10 feet on each side of an existing sanitary sewer as shown on the City of Bellefontaine drawing No. JJ-135-A (Plan & Profile). The center-line of easement being as follows:

Beginning on the west 35 foot right-of-way of U.S. Route No. 68 at Station 282+08.

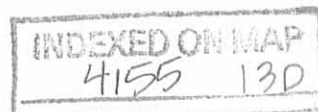
THENCE at right angles to U.S. Route No. 68, S 85°-45' W, a distance of 519.83 feet to the center of an existing man-hole.

THENCE, N 82°-22'-45" W, a distance of 493.17 feet to the center of the existing sanitary sewer lift-station. Passing into Fountain Hills Corporation's 6.517 acre tract at 122 feet.

Surveyed by

*Clayton M. Lee*

Clayton M. Lee  
Reg. Surveyor 6181  
December 1976



# Lee Surveying and Mapping Co.



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855 EAST SANDUSKY AVENUE  
BELLEFONTAINE, OHIO 43311

CLAYTON M. LEE, P. S.  
(513) 593 5780

DONALD LEATHERY PROPERTY

BELLEFONTAINE, OHIO

20 FOOT SANITARY SEWER EASEMENT ACROSS SHOPPING CENTER SITE  
(12.306 ACRES) TO LIFT STATION

Located in the southeast quarter of Section 33, T-4, R-14 M.R.S., in the City of Bellefontaine, Lake Township, Logan County, Ohio and lying in that 12.306 acre shopping center site which is a part of that 26.325 acres deeded and described in Volume 371, Page 141 of the Logan County Records of Deeds and is a 20 foot sanitary sewer easement, the center-line of which is described as follows:

Beginning 10.00 feet southerly from the northeast corner of the said 12.306 acre tract. The same being the northeast corner of the said 26.325 acres.

THENCE, parallel to and 10 feet southerly from the north line of said tract, S 86°-00' W, a distance of 435.00 feet, to the west line of the 12.306 acre tract.

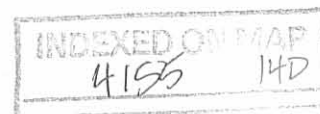
THENCE, leaving said 12.306 acre tract, S 65°-53'-30" W, a distance of 216.19 feet, re-entering the 12.306 acre tract at 127.10 feet.

THENCE, N 85°-33' W, a distance of 438 feet to the existing lift station, leaving the 12.306 acre tract at 60.65 feet.

Prepared by:



Clayton M. Lee  
Clayton M. Lee  
Reg. Surveyor No. 6181  
8-3-77



# Lee Surveying and Mapping Co.



Farm Surveys • Lot Surveys • Descriptions • Subdivisions

855 EAST SANDUSKY AVENUE  
BELLEFONTAINE, OHIO 43311

CLAYTON M. LEE, P. S.  
(513) 593-5780

## COAST TO COAST LEASE

Lying in Section 33, T-4, R-14 in the City of Bellefontaine, Ohio, Lake Township, Logan County and being a part of that 26.325 acres deeded and described in Volume 371, Page 141 of the Logan County Records of Deeds and being also a part of a 15.726 acre shopping center site and more particularly described as follows:

Beginning at a point in the center-line of U.S. Route 68. Said point lying N  $4^{\circ}$ -15' W a distance of 359.70 feet from the intersection of the center-line of County Road 200 (Allen Road).

THENCE, S  $85^{\circ}$ -45' W, a distance of 200.00 feet to The True Point of Beginning.

THENCE, parallel to said U.S. Route 68, S  $4^{\circ}$ -15' E, a distance of 334.93 feet to the center-line of said Allen Road.

THENCE, with the center-line of Allen Road, N  $86^{\circ}$ -02' W, a distance of 503.16 feet to a spike on the southwest corner of the aforementioned 15.726 acre site.

THENCE, with the west line of the said 15.726 acres, N  $4^{\circ}$ -15' W, a distance of 263.01 feet.

THENCE, at right angles, N  $85^{\circ}$ -45' E, a distance of 498.00 feet to the point of beginning. Containing 3.42 acres of which 0.347 acre lies within the road right-of-way of Allen Road, leaving a net of 3.073 acres.

Prepared by:

*Clayton M. Lee*  
Clayton M. Lee  
Reg Surveyor No. 6181  
8-17-77



INDEXED ON MAP

4155 15D

# Lee Surveying and Mapping Co.



Farm Surveys • Lot Surveys • Descriptions • Subdivisions

855 EAST SANDUSKY AVENUE  
BELLEFONTAINE, OHIO 43311

CLAYTON M. LEE, P. S.  
(513) 593-5780

## STORM DRAINAGE EASEMENT

Lying in Section 33, T-4, R-14, in the City of Bellefontaine, Ohio, Lake Township, Logan County and being part of that 26.325 acres divided and described in Volume 371, Page 141 of the Logan County Records of Deeds and being a strip of land 15 feet wide, running westerly from the west line of the 15.726 acre shopping center site, the center-line of said 15 foot wide strip described as follows:

Beginning at a point in the west line of the said 15.726 acre shopping center site. Said point lying N  $4^{\circ}$ -15' W, a distance of 253.0 feet from the center-line of County Road No. 200 (Allen Road).

THENCE, to, through and beyond a storm water retention pit as shown on the storm sewer improvement plans prepared by Hockader and Associates for the construction of Fontaine Plaza and towards the center-line of an existing 30" storm sewer under the railroad to the west, S  $85^{\circ}$ -45' W, a distance of 93.0 feet. THENCE, S  $86^{\circ}$ -01'-05" W, a distance of 348.27 feet to a man-hole on the west line of the said 26.325 acre tract.

Prepared by:

  
Clayton M. Lee

Reg. Surveyor No. 6181

8-23-77

INDEXED ON MAP  
4155 141D



# Lee Surveying and Mapping Co.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

855 EAST SANDUSKY AVENUE  
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.  
JEFFREY I. LEE, P.S.

## FONTAINE PLAZA

### EASEMENT FOR REPAIR AND MAINTENANCE OF RETENTION POND

Lying in the City of Bellefontaine, Lake Township, Logan County, Ohio and being a part of that 26.325 acre tract deeded to Donald Leathery, et ux and recorded in Volume 371, Page 141 of the Logan County Records of Deeds and more particularly described as follows:

Beginning at an iron rod found on the north line of Allen Road marking the southwest corner of said 26.325 acres.

THENCE, with the west line of said 26.325 acres, N 0°-41'-40" E, a distance of 75.0 feet to a point.

THENCE, at right angles, S 89°-18'-20" E, a distance of 33.0 feet to the southwest corner of the retention pond at the contour elevation of 1193.0 feet. THE TRUE POINT OF BEGINNING.

THENCE, following said contour elevation of 1193.0 feet the following 4 (Four) bearings and distances:

- N 0°-41'-40" E, a distance of 335 feet.
- S 89°-18'-20" E, a distance of 335 feet.
- S 0°-41'-40" W, a distance of 335 feet.
- N 89°-18'-20" W, a distance of 335 feet to the point of beginning.

Last previous deed reference: Volume 371, Page 141.

Prepared by:

*Clayton M. Lee*

Clayton M. Lee  
Reg. Surveyor No. 6181  
10-16-79



# Lee Surveying and Mapping Co.



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855 EAST SANDUSKY AVENUE  
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.  
JEFFREY I. LEE, P.S.

ENTIRE TRACT (REVISED)  
(GOODYEAR TRACT PLUS NORTHEAST CORNER)

Lying in the City of Bellefontaine, Logan County, Ohio and being a part of that 26.325 acres (Volume 371, Page 141) and the north part of that 14.920 acres (Volume 372, Page 342) and located at the Fontaine Plaza Shopping Center and more particularly described as follows:

Beginning at an iron rod set at the northeast corner of said 14.920 acres on the west line of South Main Street at 40 feet westerly from its center-line.

THENCE, with said west line of South Main Street, S 4°-15' E, a distance of 69.00 feet to an iron rod.

THENCE, parallel to the north line of said 14.920 acres, S 86°-00' W, a distance of 395.20 feet to an iron rod set on the most northerly part of the west line of said 14.920 acres.

THENCE, with said west line, N 4°-05' W, a distance of 69.00 feet to a northwest corner of said 14.920 acres.

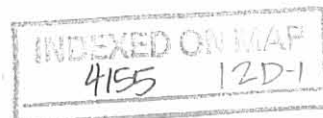
THENCE, with the north line, N 86°-00' E, a distance of 395.00 feet to the point of beginning. Containing 0.626 acre.

Last previous deed references: Volume 371, Page 141.  
Volume 372, Page 342.

Surveyed by:



*Clayton M. Lee*  
Clayton M. Lee  
Reg. Surveyor No. 6181  
8-15-79



# Lee Surveying and Mapping Co.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

855 EAST SANDUSKY AVENUE  
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.  
JEFFREY I. LEE, P.S.

## GOODYEAR TIRE TRACT (REVISED 8-20-79)

Lying in the City of Bellefontaine, Lake Township, Logan County, Ohio and being a part of that 26.325 acres (Volume 371, Page 141) and the northwest corner of that 14.920 acres (Volume 372, Page 342) and located at Fontaine Plaza Shopping Center site and more particularly described as follows:

Beginning at an iron rod found at the most northerly northwest corner of the said 14.920 acres at a distance of 395 feet westerly from the northeast corner of said 14.920 acres.

THENCE, N 86°-00' E, along the north line, a distance of 220.00 feet to an iron rod.

THENCE, parallel to South Main Street, S 4°-15' E, a distance of 69.00 feet to an iron rod.

THENCE, parallel to the north line, S 86°-00' W, a distance of 220.20 feet to an iron rod set on the property line.

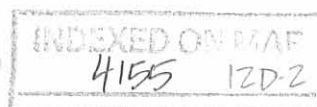
THENCE, with said property line, N 4°-05' W, a distance of 69.00 feet to the point of beginning. Containing 0.349 acre.

Last previous deed references: Volume 371, Page 141.  
Volume 372, Page 342.



Surveyed by:

*Clayton M. Lee*  
Clayton M. Lee  
Reg. Surveyor No. 6181  
8-15-79



# Lee Surveying and Mapping Co.



Farm Surveys • Lot Surveys • Topography • Subdivisions • Construction Layout

885 EAST SANDUSKY AVENUE  
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.  
JEFFREY I. LEE, P.S.

## NORTHEAST CORNER OF FONTAINE PLAZA SHOPPING CENTER

Lying in the City of Bellefontaine, Lake Township, Logan County, Ohio and being a part of that 26.325 acres (Volume 371, Page 141) and the northeast corner of that 14.920 acres (Volume 372, Page 342) and located at the Fontaine Plaza Shopping Center and more particularly described as follows:

Beginning at an iron rod set at the northeast corner of said 14.920 acres on the west line of South Main Street at a distance of 40.00 feet westerly from its center-line.

THENCE, with said north line, S 86°-00' W, a distance of 175.00 feet to an iron rod.

THENCE, S 4°-15' E, a distance of 69.00 feet to an iron rod.

THENCE, parallel to the north line, N 86°-00' E, a distance of 175.00 feet to an iron rod set on the west line of South Main Street 40 feet west of the center-line.

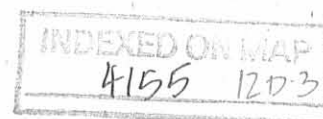
THENCE, with said west line of South Main Street, N 4°-15' W, a distance of 69.00 feet to the point of beginning. Containing 0.277 acre.

Last previous deed references: Volume 371, Page 141.  
Volume 372, Page 342.

Surveyed by:

*Clayton M. Lee*

Clayton M. Lee  
Reg. Surveyor No. 6181  
8-15-79



# Lee Surveying and Mapping Co.



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855 EAST SANDUSKY AVENUE  
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.  
JEFFREY I. LEE, P.S.

## FONTAINE PLAZA SHOPPING CENTER

### RESERVE 'C' (AREA BETWEEN TWP. RD. 200 AND McDONALDS)

Lying in the City of Bellefontaine, Lake Township, Logan County, Ohio and being part of that 26.325 acres (Volume 371, Page 141) and being the southeast corner of that 14.920 acres (Volume 372, Page 342) and located at the northwest corner of the intersection of U.S. Route 68 (South Main Street) and Township Road 200 (Allen Road) and more particularly described as follows:

Beginning at the southeast corner of a 1.079 acre tract (Volume 381, Page 451) this point lying on the west right-of-way of South Main Street a distance of 40 feet measured at right angles from the center-line and lying northerly from the center-line of Allen Road a distance of 118.17 feet.

THENCE, with said west line of South Main Street, S 4°-15' E, a distance of 67.86 feet to a point at an angle in said street dedication line.

THENCE, continuing with the street dedication line, S 44°-51'-30" W, a distance of 26.19 feet to a point on the north line of Allen Road. (30 feet north of the center-line).

THENCE, with said north line, N 86°-02' W, a distance of 141.66 feet.

THENCE, parallel to Main Street, N 4°-15' W, a distance of 64.76 feet to an iron pipe found marking the southwest corner of the 1.079 acre tract.

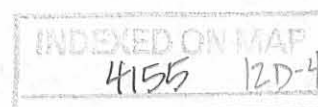
THENCE, with the south line of said 1.079 acres, N 85°-45' E, a distance of 160.00 feet to the point of beginning. Containing 0.276 acre.

Last previous deed references: Volume 371, Page 141.  
Volume 372, Page 342.



Surveyed by:

*Clayton M. Lee*  
Clayton M. Lee  
Reg. Surveyor No. 6181  
9-5-79



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BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.  
JEFFREY I. LEE, P.S.

## 14.167 ACRE SHOPPING CENTER SITE (REVISED 9-18-79)

Lying in the southeast quarter of Section 33, T-4, R-14, M.R.S. in the City of Bellefontaine, Lake Township, Logan County, Ohio and being out of that 26.325 acres deeded and described in Volume 371, Page 141 of the Logan County Records of Deeds and encompassing the major part of that same land (14.92 acres) deeded and described in Volume 372, Page 342 (Less street dedications and 2 small tracts at northeast corner) and more particularly described as follows:

Beginning at an iron rod found in the west line of South Main Street lying 40 feet west of the center-line of said street and 69.00 feet southerly from the north line of said 26.325 acres.

THENCE, with the said west street line, S 4°-15' E, a distance of 25.00 feet across an access lane to the shopping center.

THENCE, with the south line of said lane and parallel to the said north line, S 86°-00' W, a distance of 160.00 feet.

THENCE, parallel to Main Street, S 4°-15' E, a distance of 105.00 feet.

THENCE, parallel to the north line, N 86°-00' E, a distance of 160.00 feet to the west line of Main Street.

THENCE, with said west line, S 4°-15' E, a distance of 290.00 feet.

THENCE, S 86°-00' W, a distance of 160.00 feet.

THENCE, parallel to South Main Street, S 4°-15' E, a distance of 105.00 feet.

THENCE, N 86°-00' E, a distance of 160.00 feet to the west line of South Main Street.

THENCE, with said west line, S 4°-15' E, a distance of 264.74 feet to an iron pipe found marking the northeast corner of a 1.079 acre tract (Volume 381, Page 451).

THENCE, with the north line of said 1.079 acres, S 85°-45' W, a distance of 160.00 feet to an iron pipe found marking the northwest corner of said 1.079 acres.

THENCE, with the west line of the 1.079 acre tract, S 4°-15' E, a distance of 299.76 feet to an iron rod on the north street line of Allen Road (Township Road 200). This point lying 30 feet measured at right angles from the center-line of Allen Road.

THENCE, with the north line of Allen Road, N 86°-02' W, a distance of 503.16 feet to an iron rod.

THENCE, parallel to South Main Street, N 4°-15' W, a distance of 1015.52 feet to an iron rod found on the north line of the 26.325 acre tract.

THENCE, with said north line, N 86°-05' E, a distance of 263.01 feet to an iron rod found on the said north line.

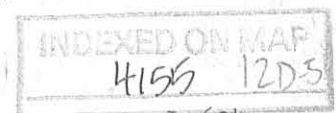
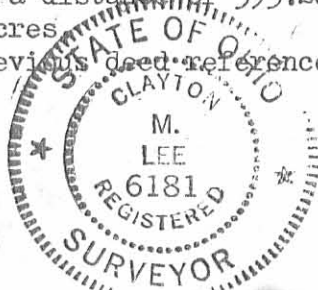
THENCE, N 4°-05' W, a distance of 5.33 feet to an iron rod.

THENCE, N 86°00' E, with the north line of the aforementioned 25 foot access lane, a distance of 395.20 feet to the point of beginning. Containing 14.167 acres.

Last previous deed references: Volume 371, Page 141 and Volume 372, Pg. 342.

Surveyed by:

*Clayton M. Lee*  
Clayton M. Lee  
Reg. Surveyor No. 6181  
9-5-79



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(513) 593-5780

CLAYTON M. LEE, P.S.  
JEFFREY I. LEE, P.S.

## REVISED WATER MAIN EASEMENT AT NORTH END OF SHOPPING CENTER

Lying in the southeast corner of Section 33, T-4, R-14, M.R.S., in the City of Bellefontaine, Lake Township, Logan County, Ohio and being a part of that 26.325 acres deeded and described in Volume 371, Page 141 of the Logan County Records of Deeds and more particularly described as follows:

Being a 10 foot wide water-main easement lying 5 feet each side of the following described center-line:

Beginning at a point in the west property line of South Main Street (40 feet west of center-line) at a point 50 feet from the north line of said 26.325 acres.

THENCE, parallel to the said north line, S 86°-00' W, a distance of 140.00 feet to a 45° angle to the left.

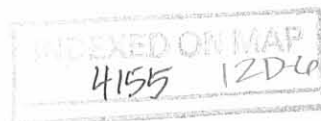
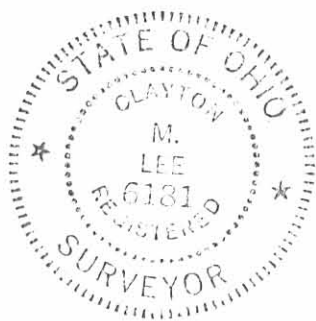
THENCE, S 41°-00' W, a distance of 41.48 feet to 45°-05' angle to the right.

THENCE, S 86°-05' W, a distance of 413.88 feet to the east line of an existing 10 foot water main easement.

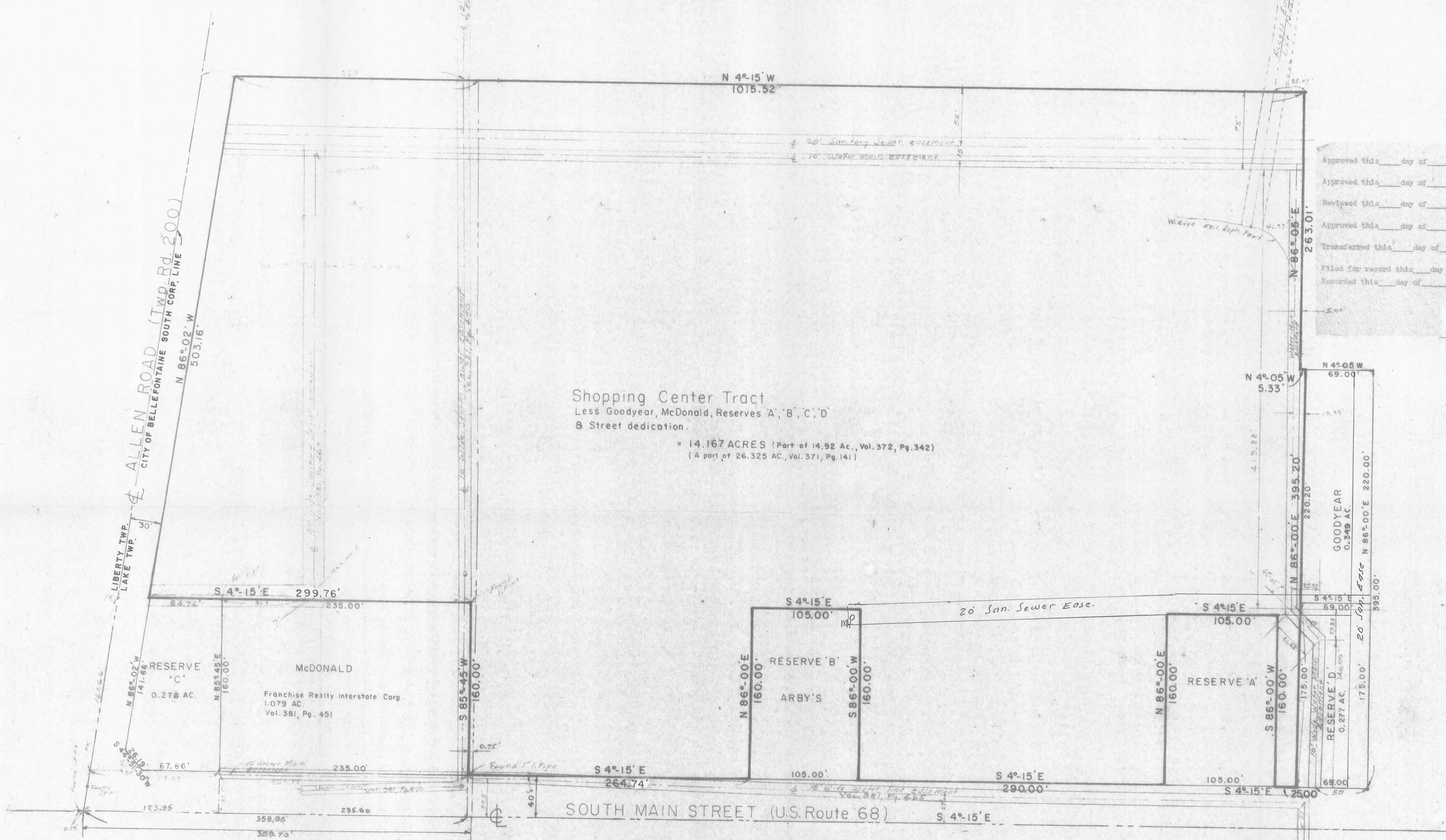
Prepared By:

*Clayton M. Lee*

Clayton M. Lee  
Reg. Surveyor No. 6181  
9-18-79



DATE	SYM.	REVISION RECORD	DR.	CR.



**APPROVALS**

Approved this _____ day of _____, 19____	_____	Bellefontaine City Engineer
Approved this _____ day of _____, 19____	_____	Logan County Health Department
Reviewed this _____ day of _____, 19____	_____	Logan Soil and Water Conservation District
Approved this _____ day of _____, 19____	_____	Chairman, City Planning Commission
Transferred this _____ day of _____, 19____	_____	Logan County Auditor
Filed for record this _____ day of _____, 19____, at _____	_____	Logan County Recorder
Recorded this _____ day of _____, 19____, in Flat Book _____, Page _____	_____	Logan County Recorder

Shopping Center Tract  
Less Goodyear, McDonald, Reserves 'A', 'B', 'C', 'D'  
& Street dedication.  
= 14.167 ACRES (Part of 14.92 Ac., Vol. 372, Pg. 342)  
(A part of 26.325 AC., Vol. 371, Pg. 141)

**PLAT OF PROPERTIES, LEASES AND EASEMENTS  
THE FONTAINE PLAZA SHOPPING CENTER  
SOUTH MAIN STREET  
BELLEFONTAINE, OHIO  
For The Donald L. Leathery Co.**

**SURVEYOR'S CERTIFICATE**  
The accompanying plat represents a subdivision of land in the City of Bellefontaine, Lake Township, Logan County, Ohio. The tract has an area of 0 acres in streets and 14.167 acres in lots, making a total of 14.167 acres. All measurements are in feet and decimals of a foot.  
I hereby certify that the accompanying plat is a correct representation of The Fontaine Plaza Shopping Center as surveyed 9-5-79.

*Clayton M. Lee*  
Clayton M. Lee  
Registered Surveyor No. 6181

**ACCEPTANCE**  
The within easements are hereby approved and accepted for public maintenance by Ordinance (Resolution) No. \_\_\_\_\_ recorded in City Council's record book \_\_\_\_\_ (Logan County Commissioners' Journal) on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Bellefontaine City Council



Prepared by:  
*Clayton M. Lee*  
Clayton M. Lee  
Reg. Surveyor 6181  
9-5-79

**WITNESSES**  
STATE OF OHIO  
LOGAN COUNTY

KNOW ALL MEN BY THESE PRESENTS, That \_\_\_\_\_ and \_\_\_\_\_, Proprietors of the land indicated on the accompanying plat, have authorized the platting thereof and do hereby dedicate the shown easements to the public use forever.

\_\_\_\_\_  
Witnesses

\_\_\_\_\_  
Proprietors

Before me, a Notary Public in and for said County, personally came \_\_\_\_\_ who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Notary Public



INDEXED ON MAP  
1166  
12P

TOLERANCES (EXCEPT AS NOTED)		APPROVED BY		DRAWN BY C.M.L.	
DECIMAL	SCALE: 1" = 50'	DATE: 9-5-77	_____ APPROVED BY	_____ DRAWN BY C.M.L.	_____ DRAWING NUMBER
FRACTIONAL					L-634-1
ANGULAR					

**LEE SURVEYING & MAPPING CO.**  
855 E. Sandusky Ave.  
BELLEFONTAINE, OHIO 43111  
(613) 693-5786



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855 EAST SANDUSKY AVENUE  
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CLAYTON M. LEE, P. S.  
(513) 593-5780

## PLAZA PROPERTIES COMPANY 20' SANITARY SEWER EASEMENT

Situated in the State of Ohio, County of Logan, City of Bellefontaine, SE quarter of Section 33, T-4, R-14 of Between the Miamis Survey and being out of that 43.89 acre tract as described in Volume 355, Page 358 of the Logan County Records of Deeds and more particularly described as follows:

Being a strip of land 20 feet wide and being 10 feet on each side of an existing sanitary sewer as shown on the City of Bellefontaine drawing No. JJ-135-A (Plan & Profile). The center-line of easement being as follows:

Beginning on the west 35 foot right-of-way of U.S. Route No. 68 at Station 282+08.

THENCE at right angles to U.S. Route No. 68, S 85°-45' W, a distance of 519.83 feet to the center of an existing man-hole.

THENCE, N 82°-22'-45" W, a distance of 493.17 feet to the center of the existing sanitary sewer lift-station. Passing into Fountain Hills Corporation's 6.517 acre tract at 122 feet.

Surveyed by Clayton M. Lee  
Clayton M. Lee  
Reg. Surveyor 6181  
December 1976



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# Lee Surveying and Mapping Co.



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855 EAST SANDUSKY AVENUE  
BELLEFONTAINE, OHIO 43311

CLAYTON M. LEE, P. S.  
(513) 593-5780

DONALD LEATHERY PROPERTY

BELLEFONTAINE, OHIO

20 FOOT SANITARY SEWER EASEMENT ACROSS SHOPPING CENTER SITE  
(12.306 ACRES) TO LIFT STATION

Located in the southeast quarter of Section 33, T-4, R-14 M.R.S., in the City of Bellefontaine, Lake Township, Logan County, Ohio and lying in that 12.306 acre shopping center site which is a part of that 26.325 acres deeded and described in Volume 371, Page 141 of the Logan County Records of Deeds and is a 20 foot sanitary sewer easement, the center-line of which is described as follows:

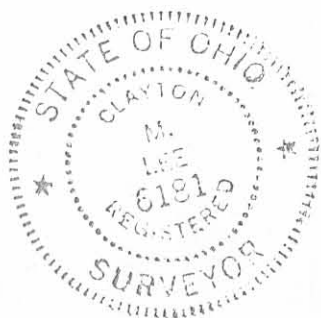
Beginning 10.00 feet southerly from the northeast corner of the said 12.306 acre tract. The same being the northeast corner of the said 26.325 acres.

THENCE, parallel to and 10 feet southerly from the north line of said tract, S 86°-00' W, a distance of 435.00 feet, to the west line of the 12.306 acre tract.

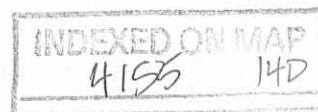
THENCE, leaving said 12.306 acre tract, S 65°-53'-30" W, a distance of 216.19 feet, re-entering the 12.306 acre tract at 127.10 feet.

THENCE, N 85°-33' W, a distance of 438 feet to the existing lift station, leaving the 12.306 acre tract at 60.65 feet.

Prepared by:



Clayton M. Lee  
Clayton M. Lee  
Reg. Surveyor No. 6181  
8-3-77



# Lee Surveying and Mapping Co.



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BELLEFONTAINE, OHIO 43311

CLAYTON M. LEE, P.S.  
(513) 593-5780

## COAST TO COAST LEASE

Lying in Section 33, T-4, R-14 in the City of Bellefontaine, Ohio, Lake Township, Logan County and being a part of that 26.325 acres deeded and described in Volume 371, Page 141 of the Logan County Records of Deeds and being also a part of a 15.726 acre shopping center site and more particularly described as follows:

Beginning at a point in the center-line of U.S. Route 68. Said point lying N  $4^{\circ}$ -15' W a distance of 359.70 feet from the intersection of the center-line of County Road 200 (Allen Road).

THENCE, S  $85^{\circ}$ -45' W, a distance of 200.00 feet to The True Point of Beginning.

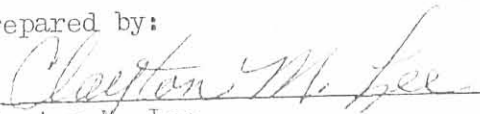
THENCE, parallel to said U.S. Route 68, S  $4^{\circ}$ -15' E, a distance of 334.93 feet to the center-line of said Allen Road.

THENCE, with the center-line of Allen Road, N  $86^{\circ}$ -02' W, a distance of 503.16 feet to a spike on the southwest corner of the aforementioned 15.726 acre site.

THENCE, with the west line of the said 15.726 acres, N  $4^{\circ}$ -15' W, a distance of 263.01 feet.

THENCE, at right angles, N  $85^{\circ}$ -45' E, a distance of 498.00 feet to the point of beginning. Containing 3.42 acres of which 0.347 acre lies within the road right-of-way of Allen Road, leaving a net of 3.073 acres.

Prepared by:

  
Clayton M. Lee  
Reg Surveyor No. 6181  
8-17-77



INDEXED ON MAP  
415B 15D

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855 EAST SANDUSKY AVENUE  
BELLEFONTAINE, OHIO 43111

CLAYTON M. LEE, P. S.  
(513) 593 5790

## STORM DRAINAGE EASEMENT

Lying in Section 33, T-4, R-14, in the City of Bellefontaine, Ohio, Lake Township, Logan County and being part of that 26.325 acres deeded and described in Volume 371, Page 141 of the Logan County Records of Deeds and being a strip of land 15 feet wide, running westerly from the west line of the 15.726 acre shopping center site, the center-line of said 15 foot wide strip described as follows:

Beginning at a point in the west line of the said 15.726 acre shopping center site. Said point lying N 4°-15' W, a distance of 253.0 feet from the center-line of County Road No. 200 (Allen Road).

THENCE, to, through and beyond a storm water retention pit as shown on the storm sewer improvement plans prepared by Hockaden and Associates for the construction of Fontaine Plaza and towards the center-line of an existing 30" storm sewer under the railroad to the west, S 85°-45' W, a distance of 93.0 feet. THENCE, S 86°-01'-05" W, a distance of 348.27 feet to a man-hole on the west line of the said 26.325 acre tract.

Prepared by:

  
Clayton M. Lee

Reg. Surveyor No. 6181

8-23-77

INDEXED ON MAP

4155 14D

# Lee Surveying and Mapping Co.



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855 EAST SANDUSKY AVENUE  
BELLEFONTAINE, OHIO 43311

(513) 593-5780

CLAYTON M. LEE, P.S.  
JEFFREY I. LEE, P.S.

## FONTAINE PLAZA

### EASEMENT FOR REPAIR AND MAINTENANCE OF RETENTION POND

Lying in the City of Bellefontaine, Lake Township, Logan County, Ohio and being a part of that 26.325 acre tract deeded to Donald Leathery, et ux and recorded in Volume 371, Page 141 of the Logan County Records of Deeds and more particularly described as follows:

Beginning at an iron rod found on the north line of Allen Road marking the southwest corner of said 26.325 acres.

THENCE, with the west line of said 26.325 acres, N 0°-41'-40" E, a distance of 75.0 feet to a point.

THENCE, at right angles, S 89°-18'-20" E, a distance of 33.0 feet to the southwest corner of the retention pond at the contour elevation of 1193.0 feet. THE TRUE POINT OF BEGINNING.

THENCE, following said contour elevation of 1193.0 feet the following 4 (Four) bearings and distances:

N 0°-41'-40" E, a distance of 335 feet.

S 89°-18'-20" E, a distance of 335 feet.

S 0°-41'-40" W, a distance of 335 feet.

N 89°-18'-20" W, a distance of 335 feet to the point of beginning.

Last previous deed reference: Volume 371, Page 141.

Prepared by:

*Clayton M. Lee*

Clayton M. Lee  
Reg. Surveyor No. 6181  
10-16-79



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