

REID 9-19-08 SAM OK



EDWARDS SURVEYING
110 SOUTH MAIN STREET
URBANA, OHIO 43078
(937) 653-6508



LEGAL DESCRIPTION FOR M & B INVESTMENTS 0.415 ACRE TRACT

Being situate in the State of Ohio, County of Logan, City of Bellefontaine, Lake Township, and being a part of Lots 414 & 415 of Western Bellefontaine and Extension as recorded in Plat Cabinet "A", Slide 3, of the Logan County Plat Records, and being more particularly described as follows:

Beginning at an iron bar set at the Southwest corner of said Lot 415, said iron bar set also being at the intersection of the North line of a 16.5' (foot) wide alley running East and West and the East line of another 16.5' (foot) wide alley running North and South;

thence with the East line of said alley and the West of said Lot 415, N-6°17'00"-E, 243.79' (feet) to a 7/8" diameter iron pipe found on the South line of the Toledo & Ohio Central Railway Company (Deed Volume 95, Page 46B & Deed Volume 95, Page 460, Tract 37 & Tract 29), and on the apparent South line of Railroad Street (original 40' right-of-way);

thence with the South line of said Railway Company and the apparent South line of said Railroad Street S-53°37'00"-E, 95.22' (feet) to an iron bar set;

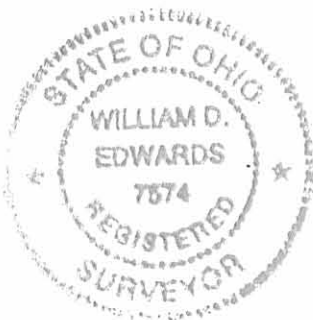
thence S-6°15'04"-W, 194.96' (feet) to an iron bar set on the aforementioned North line of said 16.5' (foot) wide alley;

thence with the North line of said 16.5' (foot) wide alley N-84°27'39"-W, 82.50' (feet) to the place of beginning.

Containing 0.415 acre, but being subject to the rights of all legal highways and all easements of record.

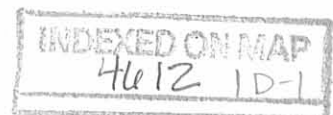
Being a part of the premises conveyed to M & B Investments, LTD, by Deed recorded in Official Record 516, Page 307, of the Logan County Records.

The foregoing description prepared by and in accordance with a Survey by William D. Edwards, Professional Surveyor No. 7574, September 8, 2008. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 4792 PS 7574". The basis of bearings for the herein described tract is the West line of West Street per an assumed bearing of S-6°15'04"-W.



W.D. Edwards

William D. Edwards
Professional Surveyor No. 7574



RECID 9-19-08 SMYOK



EDWARDS SURVEYING
110 SOUTH MAIN STREET
URBANA, OHIO 43078
(937) 653-6508



LEGAL DESCRIPTION FOR M & B INVESTMENTS 0.323 ACRE TRACT

Being situate in the State of Ohio, County of Logan, City of Bellefontaine, Lake Township, and being a part of Lots 413 & 414 of Western Bellefontaine and Extension as recorded in Plat Cabinet "A", Slide 3, of the Logan County Plat Records, and being more particularly described as follows:

Beginning for reference at a 5/8" diameter iron bar found on the West line of West Street (40' right-of-way) at the Southeast corner of Lot 411 of said Western Bellefontaine and Extension, said iron bar found also being on the North line of a 16.5' (foot) wide alley;

thence with the North line of said alley and the South line of Lots 411 & 412, N-84°27'39"-W, 110.00' (feet) to an iron bar set at the **PRINCIPLE PLACE OF BEGINNING** for the tract hereinafter described, said iron bar set being at the Southeast corner of aforementioned Lot 413 and at the Southwest corner of Lot 412;

thence continuing with the North line of said alley and the South line of Lots 413 & 414, N-84°27'39"-W, 82.50' (feet) to an iron bar set, passing for reference a 5/8" diameter iron bar found at the Southwest corner of said Lot 413 at 55.00' (feet);

thence N-6°15'04"-E, 194.96' (feet) to an iron bar set on the South line of the Toledo & Ohio Central Railway Company (Deed Volume 95, Page 468 & Deed Volume 95, Page 460, Tract 29 and Tract 30) and the apparent existing South line of Railroad Street (original 40' right-of-way);

thence with the South line of said Railway Company and the apparent South line of said Railroad Street S-53°37'00"-E, 95.38' (feet) to an iron bar set on the East line of Lot 413, also being on the West line of Lot 412;

thence S-6°15'04"-W, 146.05' (feet) to the place of beginning.

Containing 0.323 acre, but being subject to the rights of all legal highways and all easements of record.

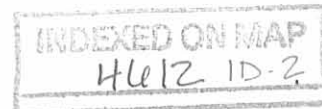
Being a part of the premises conveyed to M & B Investments, LTD, by Deed recorded in Official Record 516, Page 307, of the Logan County Records.

The foregoing description prepared by and in accordance with a Survey by William D. Edwards, Professional Surveyor No. 7574, September 9, 2008. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 4792 PS 7574". The basis of bearings for the herein described tract is the West line of West Street per an assumed bearing of S-6°15'04"-W.



William D. Edwards

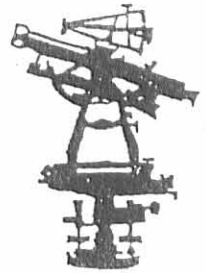
William D. Edwards
Professional Surveyor No. 7574



REC'D 9-19-08 SAM OK



EDWARDS SURVEYING
110 SOUTH MAIN STREET
URBANA, OHIO 43078
(937) 653-6508



LEGAL DESCRIPTION FOR M & B INVESTMENTS 0.286 ACRE TRACT

Being situate in the State of Ohio, County of Logan, City of Bellefontaine, Lake Township, and being a part of Lots 411 & 412 of Western Bellefontaine and Extension as recorded in Plat Cabinet "A", Slide 3, of the Logan County Plat Records, and being more particularly described as follows:

Beginning at a 5/8" diameter iron bar found on the West line of West Street (40' right-of-way) at the Southeast corner of said Lot 411, said iron bar found also being on the North line of a 16.5' (foot) wide alley;

thence with the North line of said alley and with the South line of Lots 411 & 412, N-84°27'39"-W, 110.00' (feet) to an iron bar set at the Southwest corner of said Lot 412;

thence with the West line of Lot 412 and the East line of Lot 413 of said Western Bellefontaine and Extension, N-6°15'04"-E, 146.05' (feet) to an iron bar set on the South line of the Toledo & Ohio Central Railway Company (Deed Volume 95, Page 468 & Deed Volume 95, Page 460, Tract 35 & Tract 38) and the apparent South line of Railroad Street (original 40' right-of-way);

thence with the South line of said Railway Company and the apparent South line of said Railroad Street S-53°37'00"-E, 127.18' (feet) to an iron bar set on the aforementioned West line of West Street;

thence with the West line of said West Street and the East line of Lot 411, S-6°15'04"-W, 80.84' (feet) to the place of beginning.

Containing 0.286 acre, but being subject to the rights of all legal highways and all easements of record.

Being a part of the premises conveyed to M & B Investments, LTD, by Deed recorded in Official Record 516, Page 307, of the Logan County Records.

The foregoing description prepared by and in accordance with a Survey by William D. Edwards, Professional Surveyor No. 7574, September 9, 2008. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 4792 PS 7574". The basis of bearings for the herein described tract is the West line of West Street per an assumed bearing of S-6°15'04"-W.



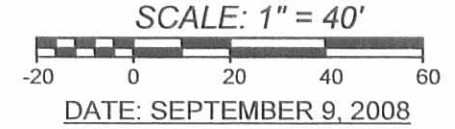
William D. Edwards
William D. Edwards
Professional Surveyor No. 7574

INDEXED ON MAP
4612 ID-3

REC'D 9-23-08 SMM OK

PLAT OF SURVEY

PT. LOTS 411 thru 415, WESTERN BELLEFONTAINE AND EXTENSION
CITY OF BELLEFONTAINE
LAKE TOWNSHIP, LOGAN COUNTY, OHIO

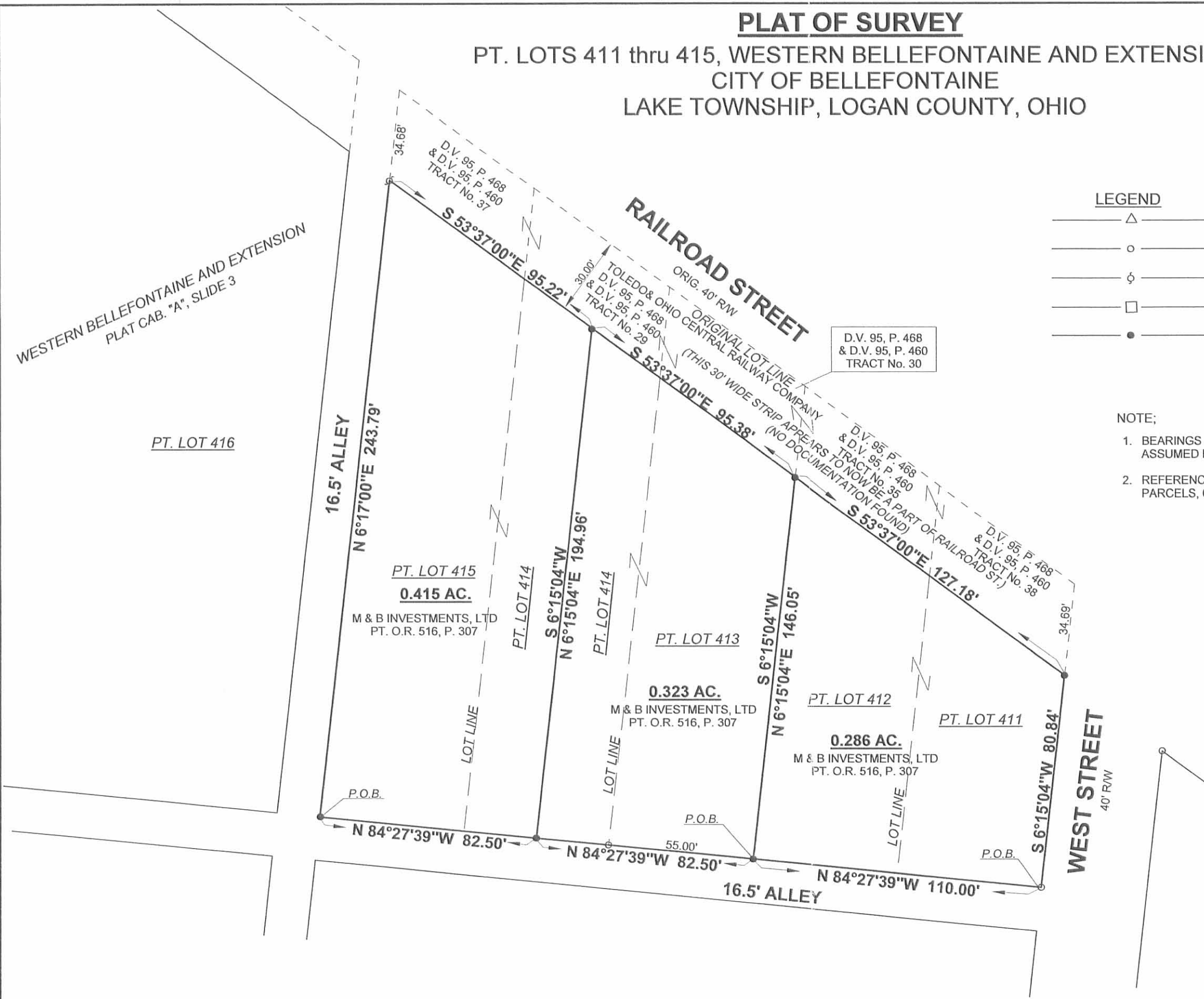


LEGEND

- △— = RAILROAD SPIKE.....FOUND
- = 5/8" DIA. IRON BAR.....FOUND
- φ— = 7/8" DIA. IRON PIPE.....FOUND
- = MAG NAIL.....FOUND
- = 5/8"x30" IRON RE-BAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS PS 4792 PS 7574".....SET at grade

NOTE;

1. BEARINGS ARE BASED ON THE WEST LINE OF WEST STREET PER AN ASSUMED BEARING OF S-6°15'04"-W.
2. REFERENCES USED; DEED OF SUBJECT PREMISES, DEEDS OF ADJOINING PARCELS, COUNTY TAX MAPS, PLATS OF SURVEYS IN THE VICINITY.



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
4612 IP

We, the undersigned, CITY OF BELLEFONTAINE, OHIO, owners of the property shown and described hereon, do hereby assent to and adopt this subdivision of the same, and acknowledge that the same was made at our request and do hereby accept for dedication to public use a strip of land twenty five feet in width parallel with and adjacent to the west line of lots #416 and #417 in WESTERN BELLEFONTAINE ADDITION as recorded in PLAT BOOK 1, PAGE 4, of the Logan County Recorder's Records for the purpose of widening NORTH TROY ROAD as designated in graphic symbols on this plat. This dedication contains 0.188 acres out of Lot 416 and 0.126 acres out of Lot 417, said Lots being that land conveyed to the CITY OF BELLEFONTAINE, OHIO as recorded in DEED BOOK Vol. 323, PAGE 636, Recorder's Office, Logan County, Ohio.

PASSED: March 26, 1969

ATTEST: Paul E. Watkins
CLERK OF COUNCIL

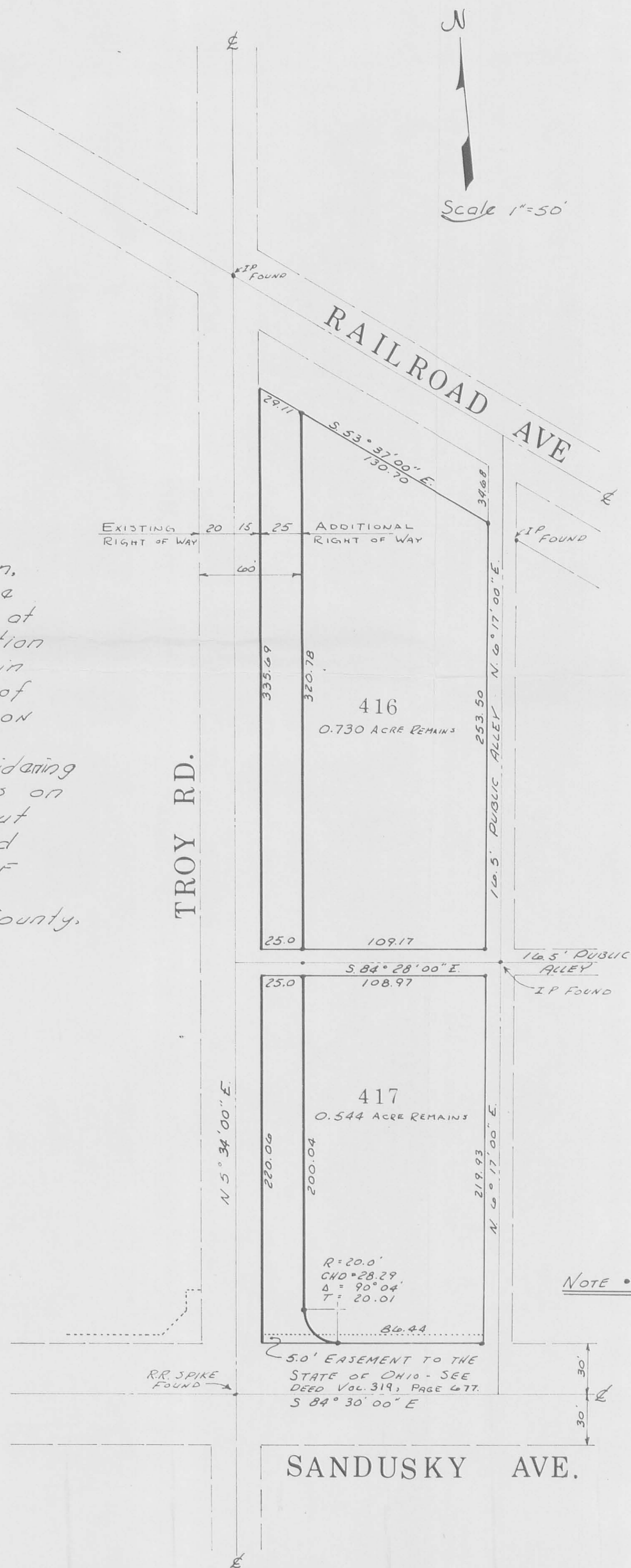
Lawrence R. Reddy
PRESIDENT OF COUNCIL
J.M. Weeks
MAYOR
Harry E. Westerman
SARTY SERVICE DIRECTOR
[Signature]
SOLICITOR

Lloyd E. Peames
E.M. Sprankell
Russell C. Welch
COUNCIL COMMITTEE

I hereby certify that I have prepared this survey and plat of a minor subdivision of the WESTERN BELLEFONTAINE ADDITION and that the same is correct and accurate.

March 25, 1969

Bernard B. Hurst
BERNARD B. HURST, REG. SURVEYOR
OHIO SERIAL No. 4868



Subdivision of lots #416 and #417 in the WESTERN BELLEFONTAINE ADDITION approved this 24 day of March 1969.

Lang Bone
ZONING INSPECTOR
BELLEFONTAINE, O.

This minor subdivision of lots #416 and #417 in the WESTERN BELLEFONTAINE ADDITION and dedication of land to public use for the purpose of widening NORTH TROY ROAD has been approved by the PLANNING COMMISSION of the municipality of Bellefontaine, Ohio this 25th day of March 1969.

Paul H. Long Jr
CHAIRMAN PLANNING COMMISSION
BELLEFONTAINE, OHIO

The within lots transferred this 25 day of APRIL 1969.

Chas H. Chamblain
AUDITOR, LOGAN COUNTY, OHIO

174575

Received for record at 3:55 o'clock P.M., on the 25th day of April 1969.

Recorded in Plat Book 6 Volume F Page 31

Ruth Royce
RECORDER, LOGAN COUNTY, OHIO

TROY ROAD WIDENING 1969

BELLEFONTAINE OHIO

INDEXED ON MAP
4612 2P

9-8-11



APPROVED

LOT 416 REMAINDER SURVEY

Being situated in the City of Bellefontaine, Township of Lake, County of Logan and State of Ohio and being located in Section 35, Town 4, Range 14 of the Between the Miami Rivers Surveys and being part of lot 416 of the Aylsworth/Western Bellefontaine Extended Addition as is recorded in Plat Cabinet A, Slide 3 of the Logan County Recorder's Office.

Beginning at a 5/8" iron bar found at the southeast corner of said lot 416, said iron bar being at the intersection of the west line of a north-south 16.5' alley and the north line of east-west 16.5 foot alley;

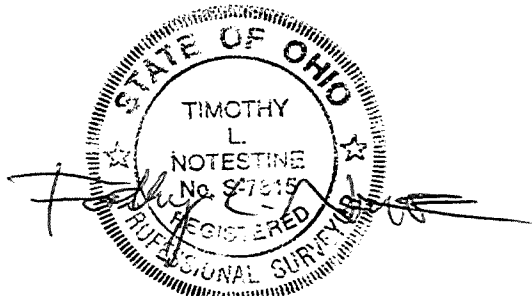
Thence with the north line of said east-west alley N. 84° 33' 16" W. 109.28 feet to a 5/8" iron bar found in the east line of Troy Road this iron bar being 40' east of the west Lake Township line and the west line of Section 35, Town 4 and Range 14 of the Between the Miami Rivers Survey,

Thence with the east line of Troy Road N. 5° 28' 30" E. (this bearing is assumed and all other bearings and distances are as were measured in this survey performed 9/6/17) 320.38 feet to a 5/8" iron bar previously observed and reset in the south line of Toledo & Ohio Central Railway Company's 30' wide Tract 34 as is recorded in D.B. Vol. 95, Page 468 & D.B. Vol. 95, Page 460;

Thence with the south line of said Railway lot S. 53° 43' 31" E. 130.75 feet to a 5/8" iron bar previously observed and reset in the east line of said lot 416,

Thence with the east line of said lot 416 and the west line of said north-south alley S. 6° 09' 37" W. 253.40 feet to the place of beginning.

Containing 0.731 acres and being a part of said lot 416 as deeded to The City of Bellefontaine, Ohio and described in D.B. Vol 323, Page 636.



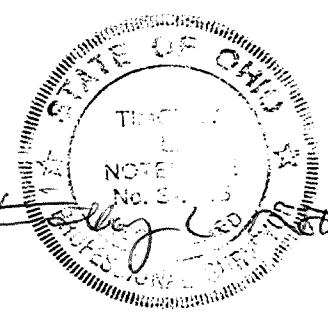
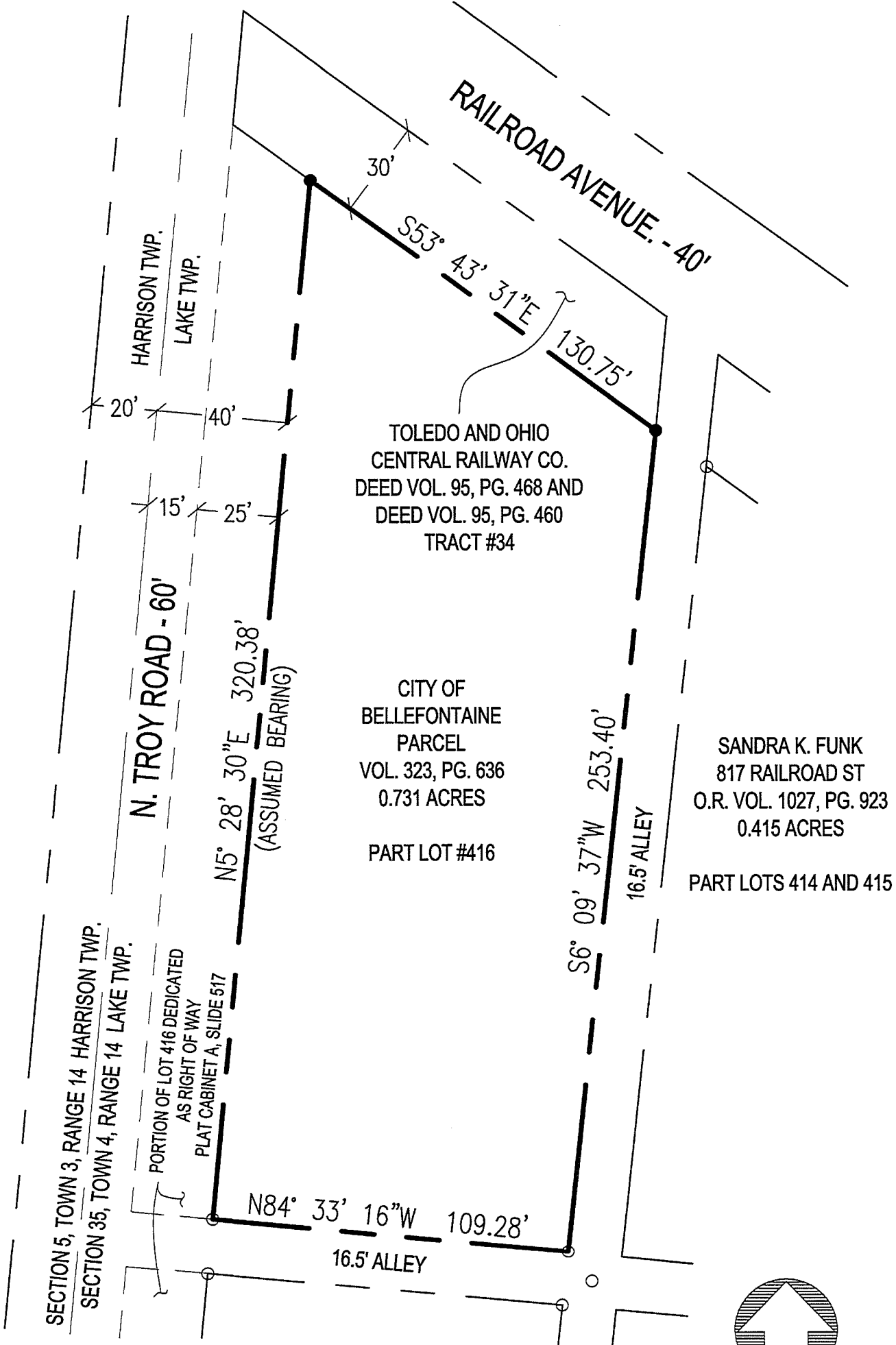
Timothy L. Notestine, P.E., P.S.
135 North Detroit Street
Bellefontaine, OH 43311

INDEXED ON MAP
4612-2

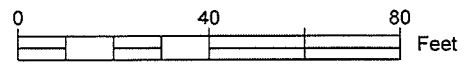
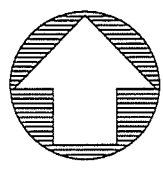
APPROVED

LOT 416 REMAINDER SURVEY

AYLSWORTH/WESTERN BELLEFONTAINE EXTENDED ADDITION,
PLAT CABINET A, SLIDE 3
CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY OHIO



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LEGEND:

- 5/8" IRON BAR PREVIOUSLY OBSERVED AND RESET
- 5/8" IRON BAR FOUND

ORDINANCE NO. 17-65

AN ORDINANCE VACATING THAT CERTAIN ALLEY BETWEEN LOTS 416 AND 417 AND THAT CERTAIN UNSUED 10 FOOT RIGHT OF WAY IN THE CITY OF BELLEFONTAINE, OHIO, AND FURTHER CHANGING THE ZONING CLASSIFICATION OF SAID LOTS 416 AND 417 FROM M-1 AND R-2, RESPECTIVELY, TO B-1 AND DECLARING AN EMERGENCY IN THE CITY OF BELLEFONTAINE, OHIO.

WHEREAS, a petition by Lutheran Community Services, Inc. ("LCS") owning lots in the immediate vicinity of the hereinafter described alley and right of way was duly presented to Council praying that said alley and right of way, or portion thereof, be vacated; and

WHEREAS, notice of said proposed alley and right of way vacation has been given according to law; and

WHEREAS, this Council, upon hearing in accordance with Ohio Revised Code Section 723.04, is satisfied that there is good cause for such vacation; that such vacation will not be detrimental to the general interest of the City; and, therefore, ought to be made;

WHEREAS, the City Planning Commission did after conducting public hearings thereon, make certain recommendations in writing to City Council that the zoning classification for the lands hereinafter described in the City of Bellefontaine, Ohio, be changed from M-1 and R-2, Light Manufacturing District and One and Two Family Residence District, respectively, to B-1, Neighborhood Business District; and

WHEREAS, Council did after proper notice, conduct a public hearing on the question of the change of zoning classification for such lands;

NOW, THEREFORE, BE IT ORDAINED, by the Council of the City of Bellefontaine, Ohio:

SECTION I: That a certain 16.5 foot wide by 146.85 foot long east-west alley between Lots 416 and Lots 417 in the City of Bellefontaine, Ohio, is hereby vacated, subject to the City of Bellefontaine retaining and reserving an easement for municipal utility purposes.

SECTION II: That the eastern 10 foot portion of the unused Troy Road right of way from Sandusky Ave. to Railroad Street in the City of Bellefontaine, Ohio, is hereby vacated, subject to the City of Bellefontaine retaining and reserving an easement for municipal utility purposes.

SECTION III: That the plat accompanying said petition be referred to the Clerk of this Council for filing with the Logan County Auditor and Recorder as provided by Ohio Revised Code Section 711.39 with any accompanying fee.

SECTION IV: That Council hereby determines that in the interest of promoting the public health, safety, convenience, comfort, prosperity and general welfare of the City of Bellefontaine, that the zoning classification of City Lots 416 and 417 located on the north side of the 800 block of West Sandusky Avenue adjacent to and immediately east of Troy Road, should be changed from M-1 and R-2, Light Manufacturing District and One and Two Family

9.23.22
TRANSFER NOT NECESSARY
LOGAN COUNTY AUDITOR
MK

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Residence District, respectively, to B-1, Neighborhood Business District as recommended by the City Planning Commission and that the said real estate as hereinbefore described as said City Lots 416 and 417 in the City of Bellefontaine, Lake Township, Logan County, Ohio shall hereafter be zoned with the zoning classification of B-1, Neighborhood Business District.

SECTION V: That the official zoning map of the City of Bellefontaine be, and the same hereby is, amended to reflect the establishment of the zoning classification for said lands as herein set forth.

SECTION VI: That this Ordinance is hereby declared to be an emergency measure made necessary to protect the health, safety and welfare of said City, provide for its continuous uninterrupted services, and to allow for said zoning change and vacation of said alley and right of way at the earliest possible time; and it shall, therefore, be in force and take effect immediately upon its passage and signature by the Mayor.

Passed: 11-28, 2017

Dani G. Hoque
President of Council

Attest: Bonnie Campbell
Clerk of Council

Approved 11-28, 2017

Ben Gahler
Mayor

[Signature]
Director of Law

STREET COMMITTEE:

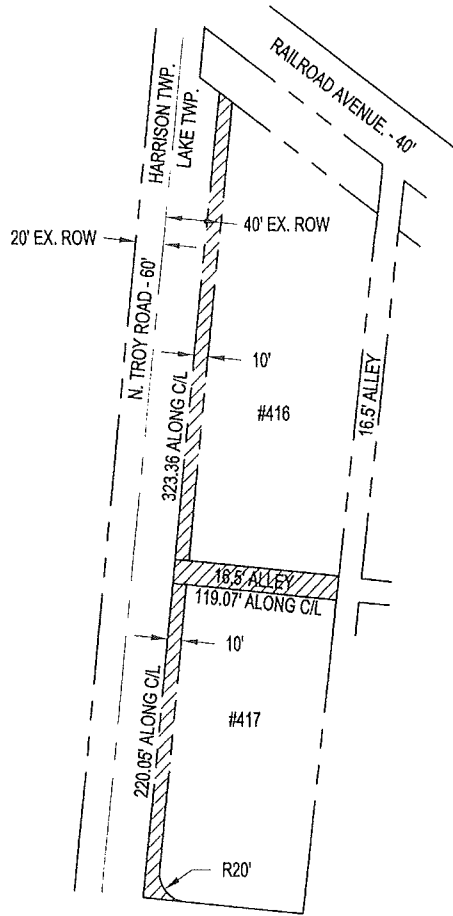
Alle D. Hadley
Wade Lib
[Signature]

V:\Client Documents - C\City Of Bellefontaine\Ordinances\2017\Ord. Auth. Alley Vacation And Zoning Change For Lots 416 & 417 - Lutheran Comm. Serv..Doc

Parcel 17-091-11-15-005-000 (LOT 416)
17-091-11-15-006-000 (LOT 417)

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EXHIBIT A



DESCRIPTION CHECKED
 LOGAN CO. ENGINEER
 BY SMC 9-23-2022

SITUATED IN THE STATE OF OHIO, COUNTY OF LOGAN, TOWNSHIP OF LAKE, CITY OF BELLEFONTAINE AND BEING PART OF THE AYLSWORTH/WESTERN EXTENDED ADDITION TO BELLEFONTAINE (PLAT CABINET A, SLIDE 3) AND ALSO PART OF TROY ROAD WIDENING (PLAT CABINET A, SLIDE 517) SECTION 35, TOWN 4, RANGE 14

PETITION TO VACATE THE ABOVE CROSS HATCHED 323.36 FOOT BY 10 FOOT WIDE NORTH/SOUTH SECTION OF TROY ROAD RUNNING ALONG THE WEST LINE OF LOT 416 AND THE 220.05 FOOT BY 10 FOOT WIDE NORTH/SOUTH SECTION OF TROY ROAD RUNNING ALONG THE WEST LINE OF LOT 417. ALSO, THE 119.07 FOOT BY 16.5 FOOT EAST/WEST ALLEY BOUNDED TO THE NORTH BY LOT 417 AND TO THE SOUTH BY LOT 416.

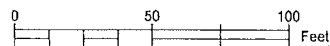
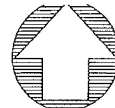
202200006213

CITY OF BELLEFONTAINE

11/28/2021
 DATE



Timothy L. Notestine
 PREPARED AND CERTIFIED BY TIMOTHY L. NOTESTINE, P.E., P.S.
 BELLEFONTAINE CITY ENGINEER



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20220006210 OR 1409 / p3422 - p3423
 DEED
 Filed in Logan County, OH Fees: \$34.00
 Patricia Myers, Recorder 09/23/2022 02:55 PM

9/19/2022
 TRANSFER NOT NECESSARY
 LOGAN COUNTY AUDITOR
 BAA

ORDINANCE NO. 22-57

AN ORDINANCE VACATING THAT CERTAIN PUBLIC NORTH-SOUTH ALLEY BETWEEN LOT 418 ON THE EAST AND 417 ON THE WEST, IN THE CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO, AND DECLARING AN EMERGENCY.

WHEREAS, a petition by Lutheran Community Services, owning lots in the immediate vicinity of the hereinafter described alley was duly presented to Planning Commission and Council praying that the hereinafter described alley be vacated; and

WHEREAS, waivers and consents to the proposed alley vacation have been filed by all abutting lot owners and notice of the intention of this Council to vacate said alley is not required pursuant to Ohio Revised Code Section 723.06; and

WHEREAS, the Planning Commission of the City of Bellefontaine has recommended that Council grant said petition; and

WHEREAS, this Council is satisfied that there is good cause for such vacation; that such vacation will not be detrimental to the general interest of the City; and, therefore, ought to be made.

NOW, THEREFORE, BE IT ORDAINED, by the Council of the City of Bellefontaine, Ohio:

SECTION I: That 16.5 foot wide and approximately 215 foot long North-South public alley, as more particularly outlined on **Exhibit A** attached hereto and incorporated herein, lying between City Lot 418 on the East and City Lot 417 on the West, in the City of Bellefontaine, be, and the same hereby are, vacated; reserving, however, unto the City of Bellefontaine easement rights for any and all municipal purposes. Parcels # 17-091-11-15-007-000 (Lot 418) and Parcels # 17-091-11-15-006-000 (Lot 417).

SECTION II: That the plat accompanying said petition be referred to the Clerk of this Council for filing with the Logan County Auditor and Recorder as provided by Ohio Revised Code Sections 711.39 with any accompanying fee.

SECTION III: That this Ordinance is hereby declared to be an emergency measure made necessary to protect the health, safety and welfare of said City and to allow for said alley vacation at the earliest possible time; and it shall, therefore, be in force and take effect immediately upon its passage and signature by the Mayor.

Passed: 8.9, 2022




 President of Council

Attest: 


 Clerk of Council


Approved , 2022




 Mayor

STREET COMMITTEE:







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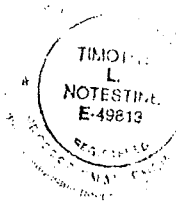
EXHIBIT A



PETITION TO VACATE THE ABOVE CROSS HATCHED 215 FOOT BY 16.5 FOOT WIDE NORTH/SOUTH ALLEY RUNNING ALONG THE EAST LINE OF CITY LOT 417 AND THE WEST LINE OF LOT 418 BY ORDINANCE #22-57.

SITUATED IN THE STATE OF OHIO, COUNTY OF LOGAN, TOWNSHIP OF LAKE, CITY OF BELLEFONTAINE AND BEING PART OF THE AYLSWORTH/WESTERN EXTENDED ADDITION TO BELLEFONTAINE, OHIO. RECORDED IN PLAT CABINET A, SLIDE 3.

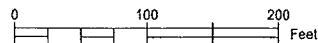
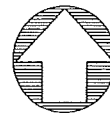
DESCRIPTION CHECKED
 LOGAN CO. ENGINEER
 BY SMC 9-9-2022



September 2, 2022
 DATE

Timothy L. Notestine

PREPARED AND CERTIFIED BY TIMOTHY L. NOTESTINE, P.E., P.S.
 BELLEFONTAINE CITY ENGINEER



20220006210

CITY OF BELLEFONTAINE
 PICKUP

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4612