

REID 3-6-07 SWM OK

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

BANCSITES, INC. 0.620 ACRE

Lying in Virginia Military Survey 4399, City of Bellefontaine, Lake Township, Logan County, Ohio.

Being all of the Bancsites, Inc., 0.62 acre tract as deeded and described in Official Record 31, Page 574, Tract II of the Logan County Records of Deeds and being more particularly described as follows:

Commencing on a PK nail found on the intersection of center-lines of Sandusky Avenue (Ohio Route 540) and Newford Drive.

THENCE, with the center-line of Sandusky Avenue (variable widths), S 75°00'-58"W, a distance of 377.40 feet to a MAG nail set at the TRUE POINT OF BEGINNING.

THENCE, with the lines of the Zeus Shopping Center, Inc., 11.865 acre tract (O.R. 203, Pg. 855, Tract 1), the following three courses:

S 15°07'-30"E, a distance of 180.00 feet to a MAG nail set, passing a 5/8 inch iron rod set at 30.00 feet and a 3/8 inch iron bar found at 39.57 feet.

S 75°00'-58"W, a distance of 150.00 feet to a railroad spike found.

N 15°07'-30"W, a distance of 180.00 feet to a railroad spike found on the center-line of Sandusky Avenue, passing a 5/8 inch iron rod found at 150.00 feet.

THENCE, with the center-line of Sandusky Avenue, N 75°00'-58"E, a distance of 150.00 feet to the point of beginning.

Containing 0.620 acre, of which 0.103 acre is within the highway right-of-way.

The basis for bearings is the center-line of Sandusky Avenue, being S 75°00'-58"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on March 5, 2007.



Description prepared by:

William K. Bruce
Professional Surveyor 7437
March 5, 2007

4381037



REC'D 3-6-07 SMY/OK

LEGEND:

- ⊗ RAILROAD SPIKE FOUND
- ⊘ PK NAIL FOUND
- MAG NAIL SET
- ⊙ 3/8 INCH IRON BAR FOUND
- 5/8 INCH IRON ROD FOUND
- 5/8 INCH IRON ROD SET

NEWFORD DRIVE

C.R. 235

SCALE

50

F E E T
T O
A N I N C H



540

LAKWOOD DRIVE

V.M.S. 4399
V.M.S. 3683

SANDUSKY AVENUE (VARIABLE WIDTHS) (BASIS FOR BEARINGS)
S 75°00'58" W
377.40'

N 75°00'58" E
150.00'

0.620 ACRE

OF WHICH 0.103 ACRE IS WITHIN
THE HIGHWAY RIGHT-OF-WAY

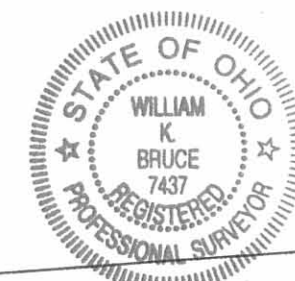
BANCSITES, INC.
0.62 ACRE
O.R. 31, PG. 574
TRACT II



RETRACEMENT SURVEY OF THE
BANCSITES, INC.
0.62 ACRE TRACT
OFFICIAL RECORD 31, PAGE 574
TRACT II
VIRGINIA MILITARY SURVEY 4399
CITY OF BELLEFONTAINE
LAKE TOWNSHIP
LOGAN COUNTY, OHIO

SURVEYED BY:

William K. Bruce
WILLIAM K. BRUCE
PROFESSIONAL SURVEYOR 7437
MARCH 5, 2007



ORIGINAL STAMP IN GREEN

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LEE SURVEYING & MAPPING CO., INC.
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BELLEFONTAINE, OHIO 43311
(937) 593-7335
surveys@lsmcinc.us

KSR D0307 4381037 L-4381-3

ZEUS SHOPPING CENTER, INC.
11.865 ACRES
O.R. 203, PG. 855
TRACT 1

INDEXED ON MAP
5725 1P

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

75 21
14 33
70 60

WARRANTY DEED

THAT ROBERT E. POWELL and MARILYN L. POWELL, husband and wife, the Grantors, who claim title by or through instrument recorded in Volume _____, Page _____, Logan County Recorders Office, for the consideration of One Dollar and other good and valuable consideration, received to their full satisfaction of BANK-BUILDINGS, INC., the Grantee, whose tax mailing address is: American Bancorporation, ~~100 East 7th Street~~, Columbus, Ohio, 43215. JRP 10/3/79
do GIVE, GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, its successors and assigns, the following described premises situated in the City of Bellefontaine, Lake Township, Logan County, Ohio and being part of Virginia Military Survey 4399 and more particularly described as follows:

Commencing at a nail in the center of Sandusky Avenue at the northwest corner of James W. Boyd's 0.87 acre tract; thence with the centerline of said Sandusky Avenue S. 75° 21' 33" W, 192.42 feet to a date nail, said nail being the beginning point of this description; thence continuing with said centerline S 75° 21' 33" W. 150.00 feet to a railroad spike; thence S. 14° 38' 27" E, 180.00 feet to a railroad spike, passing an iron bar at 30.00 feet; thence N/ 75° 21' 33" E, 150.00 feet to a railroad spike; thence N. 14° 38' 27" W. 180.00 feet to the place of beginning, passing an iron bar at 150.00 feet.

Containing 0.62 of an acre more or less.

Dan L. Dodson, Registered Surveyor #4270.

Taxes and assessments shall be pro-rated as of the date of closing this transaction.

The conveyance herein being made is subject to the following restrictions:

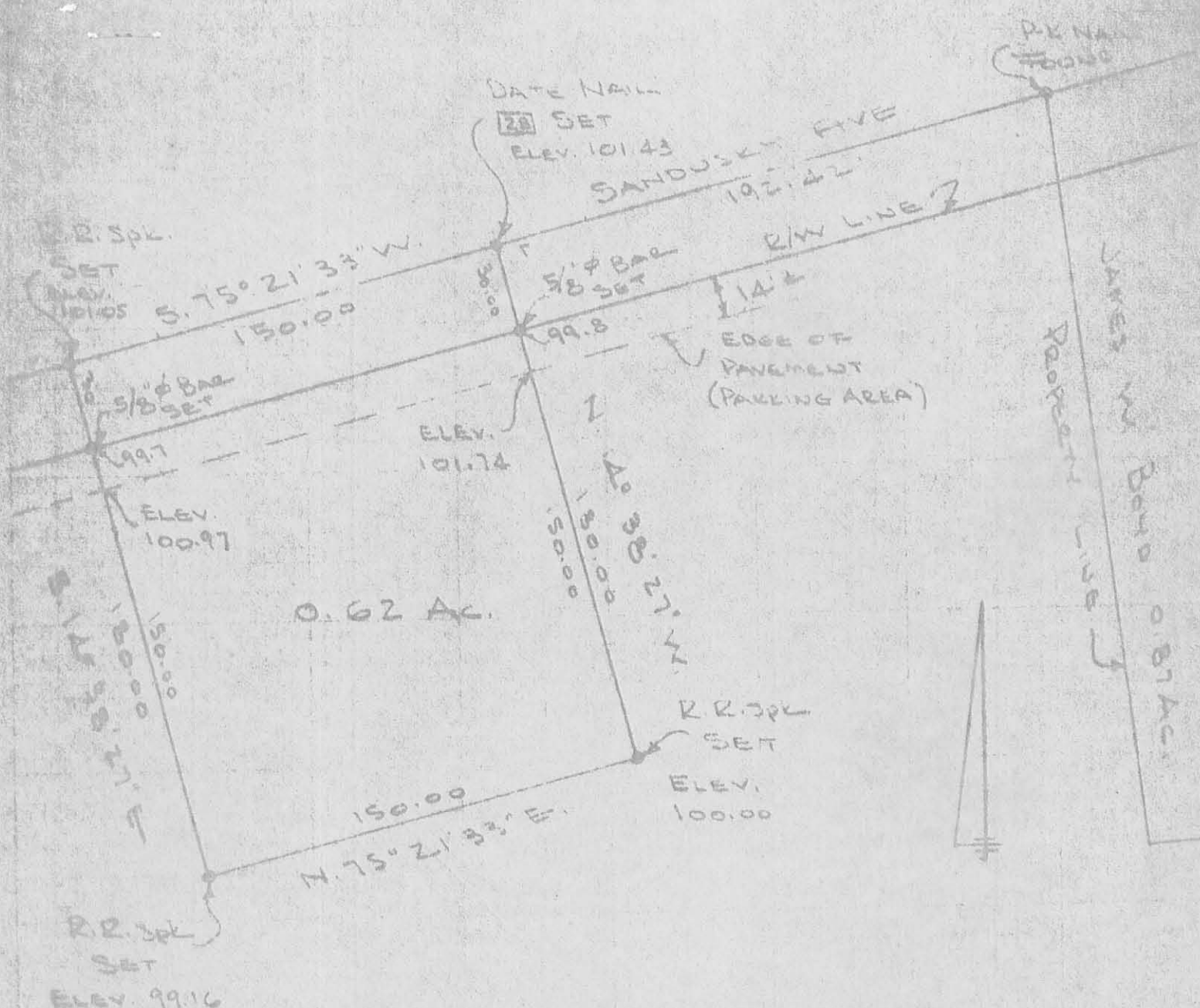
1. Prior to commencement of any building or construction on subject premises, Grantee shall submit the drawings, plans and specifications for any building and/or structure which will occupy said premises to Grantors for Grantors' approval so that any building to be built on subject premises shall be compatible with the general plan of development of the Hyland Hills Shopping Center located contiguous to subject premises and owned by the Grantors herein.
2. Grantee further agrees that in no event will it use subject premises for the conduct of any business which would be in violation of Grantors' existing leases and agreements with the following named tenants of said shopping center:

Rinks Bargain City
Gray Drugs
A&P Tea Company

Grantee further agrees that in no event will it sell, lease, transfer or convey subject premises to any institution whose business use would cause a violation of Grantor's existing leases and agreements with the above named tenants of said shopping center.

LAW OFFICES
OF
ROSENALT, DALEY,
BALVEAT & BALVEAT
130-132 N. ELIZABETH STREET
LIMA, OHIO 45801

INDEXED ON MAP
5725 2D



POWELL SURVEY
 V.M.S. 43 99
 BELLEFONTAINE, OH O
 AUGUST 31, 1974
 SCALE 1" = 50'

DAN L. DOBSON
 REG SURVEYOR 4270
 BELLEFONTAINE, O
 BL 20/70

5725 2P

INDEXED ON MAP

POWELL SURVEY
HYLAND PLAZA
BELL FOUNTAIN

- A = P.K. Found for J. Boyd
 B = " " " D. AIRCRAFT
 C = R.R. spike set
 D = Date Nail 28 set
 E = 5/8" Bar set
 F = R.R. spike set
 G = " " "
 H = 5/8" Bar set

	+	HT	-	Elev
F	6.02			100.00
G			6.88	
PUMT			5.07	@ 43 1/2'
H			6.37	
C			4.99	
D			4.61	
E			6.24	
PUMT			4.30	@ 44'
F			6.04	
A-B	Mean	381.83		

INDEXED ON MAP
5725

Dodson
Area
MCCORMY

8/31/74
Coal
Rms 70

