

P & L Systems, Ltd.
Surveyors • Engineers
Planners

4970 Cleveland Avenue
Columbus, Ohio 43231
Phone: (614) 891-4970
Fax: (614) 891-4984

**1.118 ACRE
PROPERTY DESCRIPTION
CVS CORPORATION
BELLEFONTAINE, OH**

Situated in the State of Ohio, County of Logan, Township of Lake, City of Bellefontaine and Section 35, Township 4, Range 14, Between the Miami's, and being all of Lot Numbers 165, 170, 179 and 180 of the Original Plat of Bellefontaine, of record in Plat Cabinet A, Slide 1, and also being the parcels conveyed to Roger D. and Connie L. Kennard by deeds of record in Official Records Volume 27, Page 104 (Part of Lot 179), Official Records Volume 27, Page 107 (Part of Lot 179, Part of Lot 170), Official Records Volume 80, Page 669 (Part of Lot 180), Official Records Volume 121, Page 679 (Lot 165, Part of Lot 170), Official Records Volume 309, Page 259 (Part of Lot 179, Part of Lot 180) and Official Records Volume 434, Page 923 (Part of Lot 179, Part of Lot 180), all references herein cited being to records of the Logan County Recorder's Office, Bellefontaine, Ohio, and being more particularly bounded and described as follows:

Beginning for reference at a 1 inch iron pin found in a monument box at the intersection of the centerline of East Sandusky Avenue, a 60' right-of-way by said plat, and the centerline of North Madriver Street, a 60' right-of-way by said plat;

Thence N 84° 29'55" W, along said centerline of East Sandusky Avenue, a distance of 30.14 feet to a point;

Thence N 05° 26'50" E, leaving said centerline of East Sandusky Avenue, a distance of 30.00 feet to a drill hole set in a concrete sidewalk at the intersection of the original northerly right-of-way line of said East Sandusky Avenue and the original westerly right-of-way line of said North Madriver Street, said drill hole being at the southeasterly corner of said Lot 180 and a 0.003 acre perpetual easement and right-of-way granted to the State of Ohio in Deed Volume 324, Page 984, and said drill hole set being the true point of beginning of the parcel herein described;

Thence N 84° 29'55" W, along said original northerly right-of-way line of East Sandusky Avenue, the southerly lines of said Lots 180, 179, 170 and 165, and the southerly line of said 0.003 acre perpetual easement and right-of-way granted in Deed Volume 324, Page 984 and the perpetual easements and rights-of-way granted to the State of Ohio in Deed Volume 324, Page 978 (0.002 Ac.), Deed Volume 324, Page 320 (0.003 Ac.) and Deed Volume 323, Page 940 (0.003 Ac.), a distance of 220.60 feet to a drill hole set in a concrete sidewalk at the intersection of said original northerly right-of-way line of East Sandusky Avenue and the easterly right-of-way line of North Opera Street, a 16.5 foot right-of-way by said plat, and said drill hole set being at the southwesterly corner of said Lot 165 and the 0.003 acre perpetual easement and right-of-way granted in Deed Volume 323, Page 940;

Thence N 05°24'38" E, along said easterly right-of-way line of North Opera Street, the westerly lines of said Lot 165 and the 0.003 acre perpetual easement and right-of-way granted in Deed Volume 323, Page 940, and passing a drill hole set in concrete at the northwesterly corner of said 0.003 acre perpetual easement and right-of-way at 2.00 feet, a total distance of 220.63 feet to a railroad spike set at the intersection of said easterly right-of-way line of North Opera Street and the southerly right-of-way line of an unnamed alley, a 16.5 foot right-of-way by said plat, and at the northwesterly corner of said Lot 165;

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PAGE 2 – 1.118 ACRE PROPERTY DESCRIPTION

Thence S 84° 32'12" E, along said southerly right-of-way line of the unnamed alley and the northerly lines of said Lots 165, 170, 179 and 180, passing a 5/8 inch iron pin found at the northwesterly corner of that part of Lot 179 conveyed in Official Records Volume 434, Page 923 at 115.55 feet, a total distance of 220.74 feet to an iron pin set at the intersection of said southerly right-of-way line of the unnamed alley and the westerly right-of-way line of North Madriver Street, and at the northeasterly corner of said Lot 180;

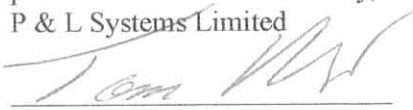
Thence S 05° 26'50" W, along said westerly right-of-way line of North Madriver Street and the easterly line of said Lot 180, passing a 5/8 inch iron pin with cap found at the southeasterly corner of that part of Lot 180 conveyed in Official Records Volume 434, Page 923 at 44.03 feet and a 3/4 inch iron pin found at the southeasterly corner of that part of Lot 180 conveyed in Official Records Volume 309, Page 259 at 96.71 feet, and passing an iron pin set at the northeasterly corner of said 0.003 acre perpetual easement and right-of-way granted in Deed Volume 324, Page 984 at 212.77 feet, a total distance of 220.77 feet to the true point of beginning of the parcel herein described, containing a total of 1.118 acres, more or less, with 0.011 acres out of the total acreage being perpetual easement and right-of-way granted to the State of Ohio;

The basis of bearings for this description is the southerly line of Lot 180 of the Original Plat of Bellefontaine, Plat Cabinet A, Slide 1, being N 84° 29'55" W, as indicated in the description of Easement for Highway Purposes granted to the State of Ohio in Deed Volume 324, Page 984, and all other bearings are calculated from angles and distances measured in the field between existing monumentation.

The "iron pins set" are 3/4 inch inside diameter, hollow iron pipes, 30 inches in length, with a plastic yellow cap stamped "P & L Syst. P.S. 6841".

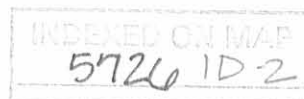
This description was prepared by Thomas E. Rybski, Registered Surveyor No. 6841 of P & L Systems, Limited in September of 2000 from record information, including County Deed Records, County and City Plat Records, County Tax Maps, Survey of Part of Lots #170 and 179 by Morgan Hand II, 1950 and Survey of Lots 179-180 by Daniel E. Gilbert, September 13, 1991, and an actual field survey of the premises conducted in January, March and September of 2000.

P & L Systems Limited



Thomas E. Rybski
Ohio Registered Surveyor Number 6841

11-7-00
Date



NOTES

1. THIS BOUNDARY SURVEY IS BASED UPON THE RECORDS OF THE LOGAN COUNTY RECORDER'S OFFICE, LOGAN COUNTY ADJOINER'S OFFICE, LOGAN COUNTY ENGINEER'S OFFICE AND THE CITY OF BELLEFONTAINE ENGINEER'S OFFICE...

2. THE BASIS OF BEARINGS FOR THIS PLAT IS THE SOUTHERLY LINE OF LOT 180 OF THE ORIGINAL PLAT OF BELLEFONTAINE, PLAT CABINET A, SLIDE 1...

3. THE IRON PINS SET ARE 3/4 INCH INSIDE DIAMETER, HOLLOW IRON PIPES, 30 INCHES IN LENGTH, WITH A PLASTIC YELLOW CAP STAMPED 'P & L SYSTEMS'...

1.118 ACRE PROPERTY DESCRIPTION CVS CORPORATION BELLEFONTAINE, OH

SITUATED IN THE STATE OF OHIO, COUNTY OF LOGAN, TOWNSHIP OF LAKE, CITY OF BELLEFONTAINE AND SECTION 35, TOWNSHIP 4, RANGE 14, BETWEEN THE MIAMI'S, AND BEING ALL OF LOT NUMBERS 165, 170, 179 AND 180 OF THE ORIGINAL PLAT OF BELLEFONTAINE...

BEGINNING FOR REFERENCE AT A 1 INCH IRON PIN FOUND IN A MONUMENT BOX AT THE INTERSECTION OF THE CENTERLINE OF EAST RIGHT-OF-WAY BY SAID PLAT AND THE SANDUSKY AVENUE, A 60' CENTERLINE OF NORTH MADRIVER STREET, A 60' RIGHT-OF-WAY BY SAID PLAT...

THENCE N 84° 29' 55" W, ALONG SAID CENTERLINE OF EAST SANDUSKY AVENUE, A DISTANCE OF 30.14 FEET TO A POINT.

THENCE N 05° 26' 50" E, LEAVING SAID CENTERLINE OF EAST SANDUSKY AVENUE, A DISTANCE OF 30.00 FEET TO A DRILL HOLE SET IN A CONCRETE SIDEWALK AT THE INTERSECTION OF THE ORIGINAL NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST SANDUSKY AVENUE AND THE ORIGINAL WESTERLY RIGHT-OF-WAY LINE OF SAID NORTH MADRIVER STREET...

THENCE N 84° 29' 55" W, ALONG SAID ORIGINAL NORTHERLY RIGHT-OF-WAY LINE OF EAST SANDUSKY AVENUE, THE SOUTHERLY LINES OF SAID LOTS 180, 179, 170 AND 165, AND THE SOUTHERLY LINE OF SAID 0.003 ACRE PERPETUAL EASEMENT AND RIGHT-OF-WAY GRANTED IN DEED VOLUME 324, PAGE 984...

THENCE N 05° 24' 38" E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF NORTH OPERA STREET, THE WESTERLY LINES OF SAID LOTS 165, 170, 179 AND 180, PASSING A 5/8 INCH IRON PIN FOUND AT THE NORTHWESTERLY CORNER OF SAID 0.003 ACRE PERPETUAL EASEMENT AND RIGHT-OF-WAY AT 2.00 FEET, A TOTAL DISTANCE OF 220.63 FEET TO A RAILROAD SPIKE SET AT THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF NORTH OPERA STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF NORTH MADRIVER STREET...

THENCE S 84° 32' 12" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE UNNAMED ALLEY AND THE NORTHERLY LINES OF SAID LOTS 165, 170, 179 AND 180, PASSING A 5/8 INCH IRON PIN FOUND AT THE NORTHWESTERLY CORNER OF THAT PART OF LOT 179 CONVEYED IN OFFICIAL RECORDS VOLUME 434, PAGE 923 AT 115.55 FEET, A TOTAL DISTANCE OF 220.74 FEET TO AN IRON PIN SET AT THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE UNNAMED ALLEY AND THE WESTERLY RIGHT-OF-WAY LINE OF NORTH MADRIVER STREET...

THENCE S 05° 26' 50" W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF NORTH MADRIVER STREET AND THE EASTERLY LINE OF SAID LOT 180, PASSING A 5/8 INCH IRON PIN WITH CAP FOUND AT THE SOUTHEASTERLY CORNER OF THAT PART OF LOT 180 CONVEYED IN OFFICIAL RECORDS VOLUME 434, PAGE 923 AT 44.03 FEET AND A 3/4 INCH IRON PIN FOUND AT THE SOUTHEASTERLY CORNER OF THAT PART OF LOT 180 CONVEYED IN OFFICIAL RECORDS VOLUME 309, PAGE 259 AT 98.71 FEET...

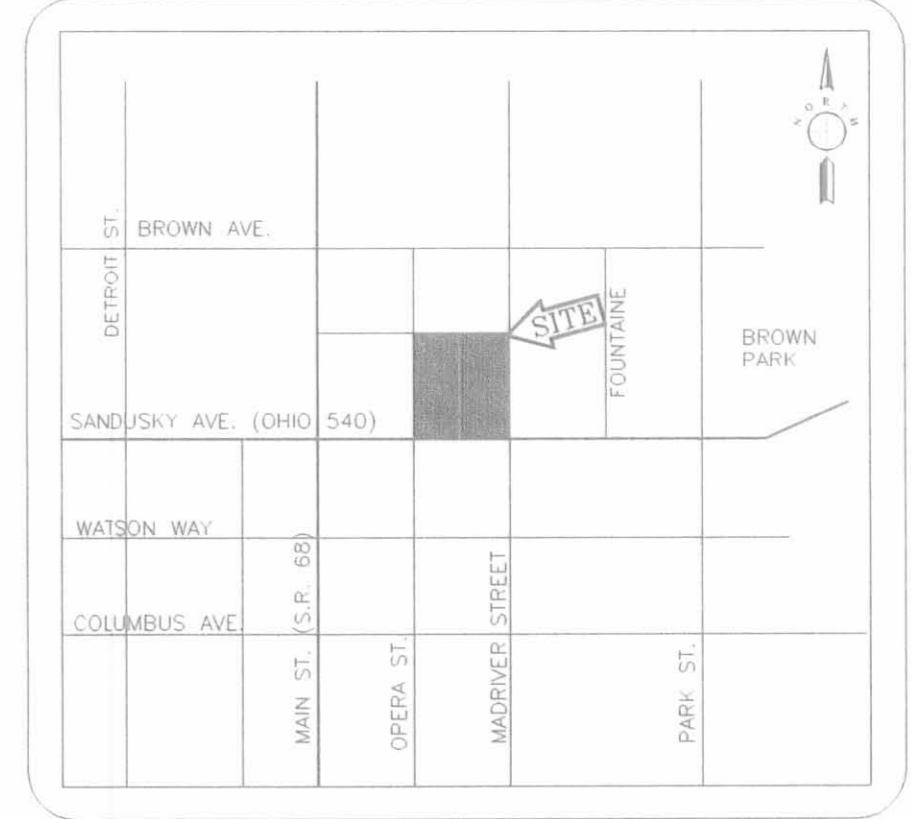
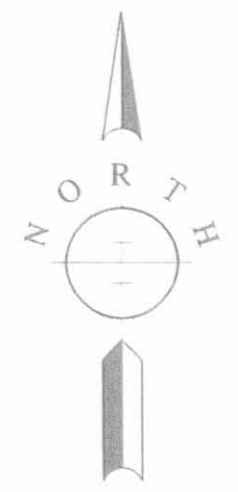
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE SOUTHERLY LINE OF LOT 180 OF THE ORIGINAL PLAT OF BELLEFONTAINE, PLAT CABINET A, SLIDE 1, BEING N 84° 29' 55" W, AS INDICATED IN THE DESCRIPTION OF EASEMENT FOR HIGHWAY PURPOSES GRANTED TO THE STATE OF OHIO IN DEED VOLUME 324, PAGE 984, AND ALL OTHER BEARINGS ARE CALCULATED FROM ANGLES AND DISTANCES MEASURED IN THE FIELD BETWEEN EXISTING MONUMENTATION.

THE IRON PINS SET ARE 3/4 INCH INSIDE DIAMETER, HOLLOW IRON PIPES, 30 INCHES IN LENGTH, WITH A PLASTIC YELLOW CAP STAMPED 'P & L SYSTEMS'...

THIS DESCRIPTION WAS PREPARED BY THOMAS E. RYBSKI, REGISTERED SURVEYOR NO. 6841 OF P & L SYSTEMS, LIMITED IN SEPTEMBER OF 2000 FROM RECORD INFORMATION, INCLUDING COUNTY DEED RECORDS, COUNTY AND CITY PLAT RECORDS, COUNTY TAX MAPS, SURVEY OF PART OF LOTS #170 AND 179 BY MORGAN HAND II, 1950 AND SURVEY OF LOTS #170 AND 179 BY DANIEL E. GILBERT, SEPTEMBER 13, 1991, AND AN ACTUAL FIELD SURVEY OF THE PREMISES CONDUCTED IN JANUARY, MARCH AND SEPTEMBER OF 2000.

DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF LOGAN, TOWNSHIP OF LAKE, CITY OF BELLEFONTAINE AND SECTION 35, TOWNSHIP 4, RANGE 14, BETWEEN THE MIAMI'S, AND BEING ALL OF LOT NUMBERS 165, 170, 179 AND 180 OF THE ORIGINAL PLAT OF BELLEFONTAINE, OF RECORD IN PLAT CABINET A, SLIDE 1, AND ALSO BEING THE PARCELS CONVEYED TO ROGER D. AND CONNIE L. KENNARD BY DEEDS OF RECORD IN OFFICIAL RECORDS VOLUME 27, PAGE 104 (PART OF LOT 179), OFFICIAL RECORDS VOLUME 27, PAGE 107 (PART OF LOT 179, PART OF LOT 170), OFFICIAL RECORDS VOLUME 80, PAGE 669 (PART OF LOT 180), OFFICIAL RECORDS VOLUME 121, PAGE 679 (LOT 165, PART OF LOT 170), OFFICIAL RECORDS VOLUME 309, PAGE 259 (PART OF LOT 179, PART OF LOT 180) AND OFFICIAL RECORDS VOLUME 434, PAGE 923 (PART OF LOT 179, PART OF LOT 180), ALL REFERENCES HEREIN CITED BEING TO RECORDS OF THE LOGAN COUNTY RECORDER'S OFFICE, BELLEFONTAINE, OHIO.



SITE LOCATION MAP

NOT TO SCALE



SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
--- PARCEL LINE
--- ORIGINAL LOT LINE
--- R/W --- RIGHT-OF-WAY LINE
--- CENTERLINE
● IRON PIN FOUND
○ 3/4" IRON PIN SET (UNLESS OTHERWISE NOTED)
▲ RAILROAD SPIKE FOUND
△ RAILROAD SPIKE SET
(R) RECORD
(M) MEASURED

ACREAGE TABLE

1.118 TOTAL COMBINED ACREAGE (LOT NUMBERS 165, 170, 179 & 180)
SUBJECT TO:
0.003 AC. R/W (D.V. 323, PG. 940)
0.003 AC. R/W (D.V. 324, PG. 320)
0.002 AC. R/W (D.V. 324, PG. 978)
0.003 AC. R/W (D.V. 324, PG. 984)
1.107 NET COMBINED ACREAGE

CERTIFICATION

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

P & L SYSTEMS, LTD.

Tom Rybski
THOMAS E. RYBSKI
OHIO REGISTERED SURVEYOR NUMBER 6841

11-7-00
DATE:



(Seal)



EAST SANDUSKY AVE. (60' R/W BY PLAT)

REFERENCE P.O.B.

INDEXED ON MAP 5726

Firm Name and Address: P & L SYSTEMS, LIMITED, SURVEYORS & ENGINEERS, PLANNERS, 4870 CLEVELAND AVE., COLUMBUS, OHIO 43231, PHONE: (614) 861-4870, FAX: (614) 861-4864

Dwg. Title: LOT COMBINATION SURVEY
Date: 20 OCTOBER, 2000
Project Manager: MIKE CASALE
Project Status: CURRENT
Drawn By: CHRIS MILLER
Scale: 1" = 20'
Checked By: DWIGHT TILLIS

Project Name and Address: BOUNDARY SURVEY FOR CVS CORPORATION, E. SANDUSKY AVE. & N. MADRIVER ST., BELLEFONTAINE, OHIO
Developer/Client: SKILKEN PROPERTIES, 910 E. BROAD ST., COLUMBUS, OHIO

REVISIONS:
Table with columns for revision number, description, and date.

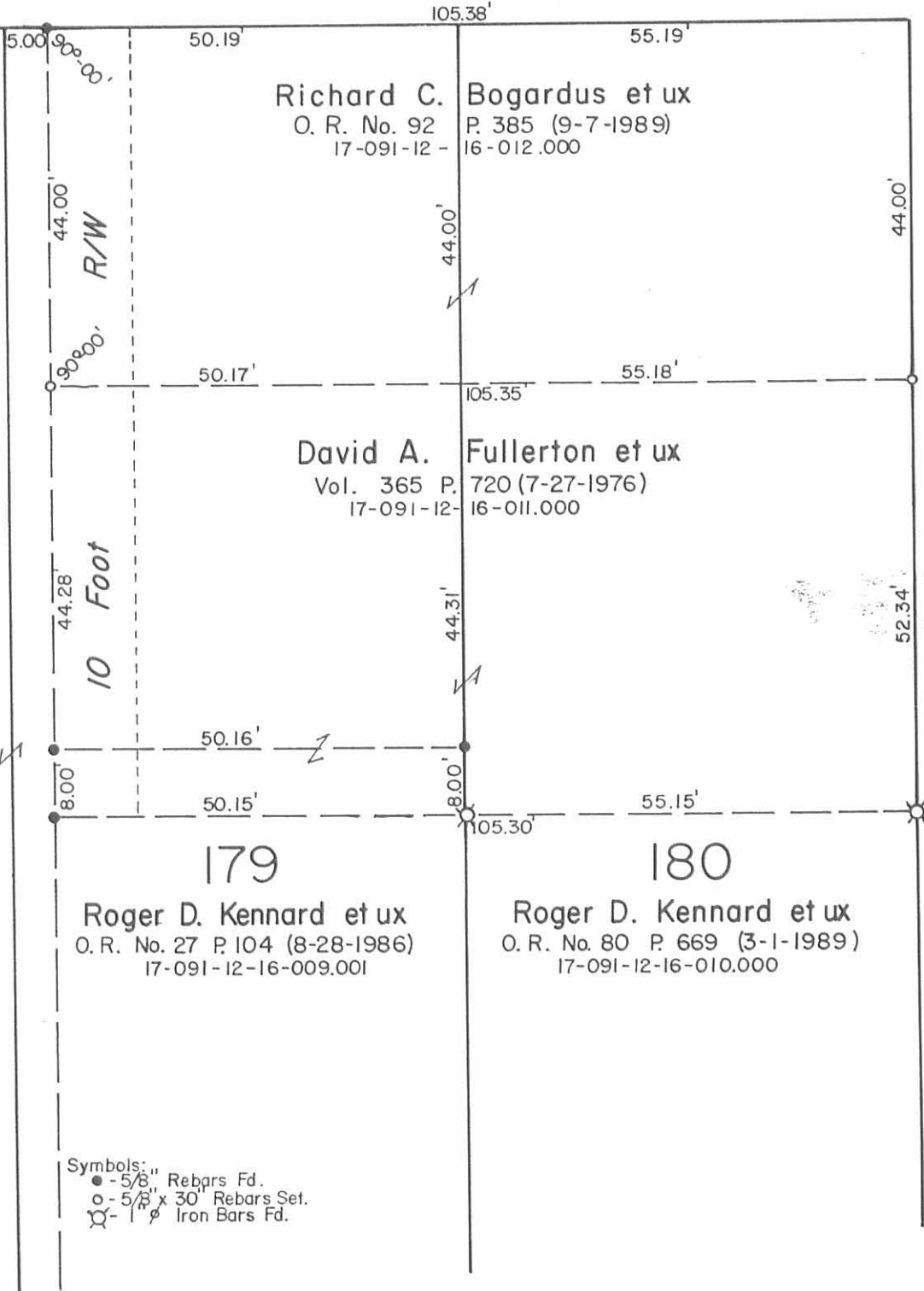
Sheet: T-1

16.50' Alley



170

Roger D. Kennard et ux
O. R. No. 27 P. 107 (8-28-1986)
17-091-12-16-009.000



Symbols:
● - 5/8" Rebars Fd.
○ - 5/8" x 30" Rebars Set.
⊗ - 1" Iron Bars Fd.

N. Madriver St. - 60'

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



BOGARDUS SURVEY
Part of Lots No. 179-180
City of Bellefontaine
Lake Township
Logan County, Ohio
September 13, 1991

INDEXED ON MAP
57262P

