

DESCRIPTION OF A 4.1758 ACRE TRACT OF LAND SOUTH OF SANDUSKY AVENUE WEST OF LAKEWOOD DRIVE IN BELLEFONTAINE, OHIO

Situated in the State of Ohio, County of Logan, City of Bellefontaine, being in Virginia Military Survey N^o 4399 and containing 4.1758 acres of land, more or less, said 4.1758 acres being all out of that 111.55 acre tract of land (with exceptions) described in a deed to Robert E. Powell of record in Deed Book 320, Page 39, (all references to Deed Books or Plat Books in this description refer to the records of the Recorder's Office, Logan County, Ohio), said 4.1758 acres being more particularly described as follows:

Beginning, for reference, at the intersection of the centerline of Shady Lane Drive with the centerline of Sandusky Avenue; Thence North 75°-21'-33" East, with the centerline of said Sandusky Avenue, a distance of 980.42 feet to a PK nail found; Thence South 7°-26'-00" East, a distance of 256.13 feet to an iron pin found; Thence North 85°-41'-19" East, a distance of 155.29 feet to a corner post found in the westerly right-of-way line of Lakewood Drive (40.00 feet in width); Thence South 6°-09'-06" East, with the westerly right-of-way line of said Lakewood Drive, the same being an easterly line of said 4.55 acre tract, a distance of 554.02 feet to the true point of beginning for the tract of land herein described;

Thence, from said true point of beginning, South 6°-09'-06" East, continuing with the westerly right-of-way line of said Lakewood Drive, a distance of 70.00 feet to an iron pin found at the northeasterly corner of a 4.59 acre tract of land described in a deed to BELLEFONTAINE MANOR, LTD, of record in Deed Book ,Page ;

Thence South 83°-50'-54" West, with a northerly line of said 4.59 acre tract, a distance of 198.41 feet to a wooden stake found;

Thence South 75°-21'-33" West, with a northerly line of said 4.59 acre tract, a distance of 256.00 feet to an iron pin found;

Thence South 4°-24'-17" East, with the westerly line of said 4.59 acre tract, a distance of 369.26 feet to an iron pin found;

Thence North 86°-03'-59" West, a distance of 415.00 feet to a point;

Thence North 3°-56'-01" East, a distance of 501.11 feet to a point;

Thence North 75°-21'-33" East, a distance of 34.92 feet to a point;

Thence South 51°-19'-36" East, a distance of 267.05 feet to a point;

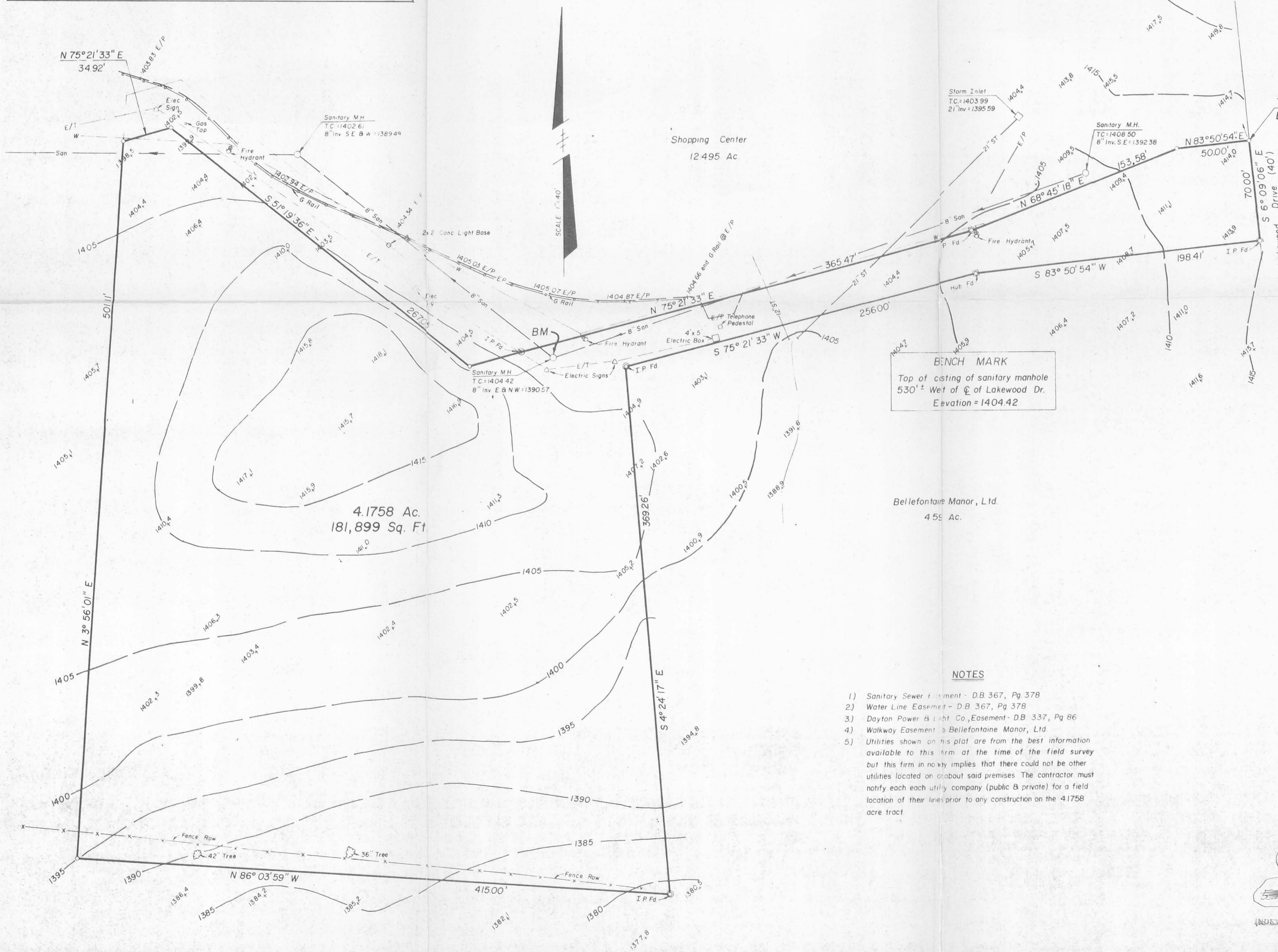
Thence North 75°-21'-33" East, a distance of 365.47 feet to an iron pin found (passing an iron pin found on line at a distance of 37.41 feet);

Thence North 68°-45'-18" East, a distance of 153.58 feet to point;

Thence North 83°-50'-54" East, a distance of 50.00 feet to the true point of beginning and containing 4.1758 acres of land, more or less.

Subject to all easements, restrictions, and rights-of-way of previous record.

Note All bearings in this description refer to the centerline of Sandusky Avenue as being North 75°-21'-33" East.



BENCH MARK
Top of cisting of sanitary manhole
530' ± West of C of Lakewood Dr.
Elevation = 1404.42

Bellefontaine Manor, Ltd.
4.59 Ac.

- NOTES**
- 1) Sanitary Sewer Easement - D.B. 367, Pg. 378
 - 2) Water Line Easement - D.B. 367, Pg. 378
 - 3) Dayton Power & Light Co. Easement - D.B. 337, Pg. 86
 - 4) Walkway Easement - Bellefontaine Manor, Ltd.
 - 5) Utilities shown on this plat are from the best information available to this firm at the time of the field survey but this firm in no way implies that there could not be other utilities located on or about said premises. The contractor must notify each utility company (public & private) for a field location of their lines prior to any construction on the 4.1758 acre tract.

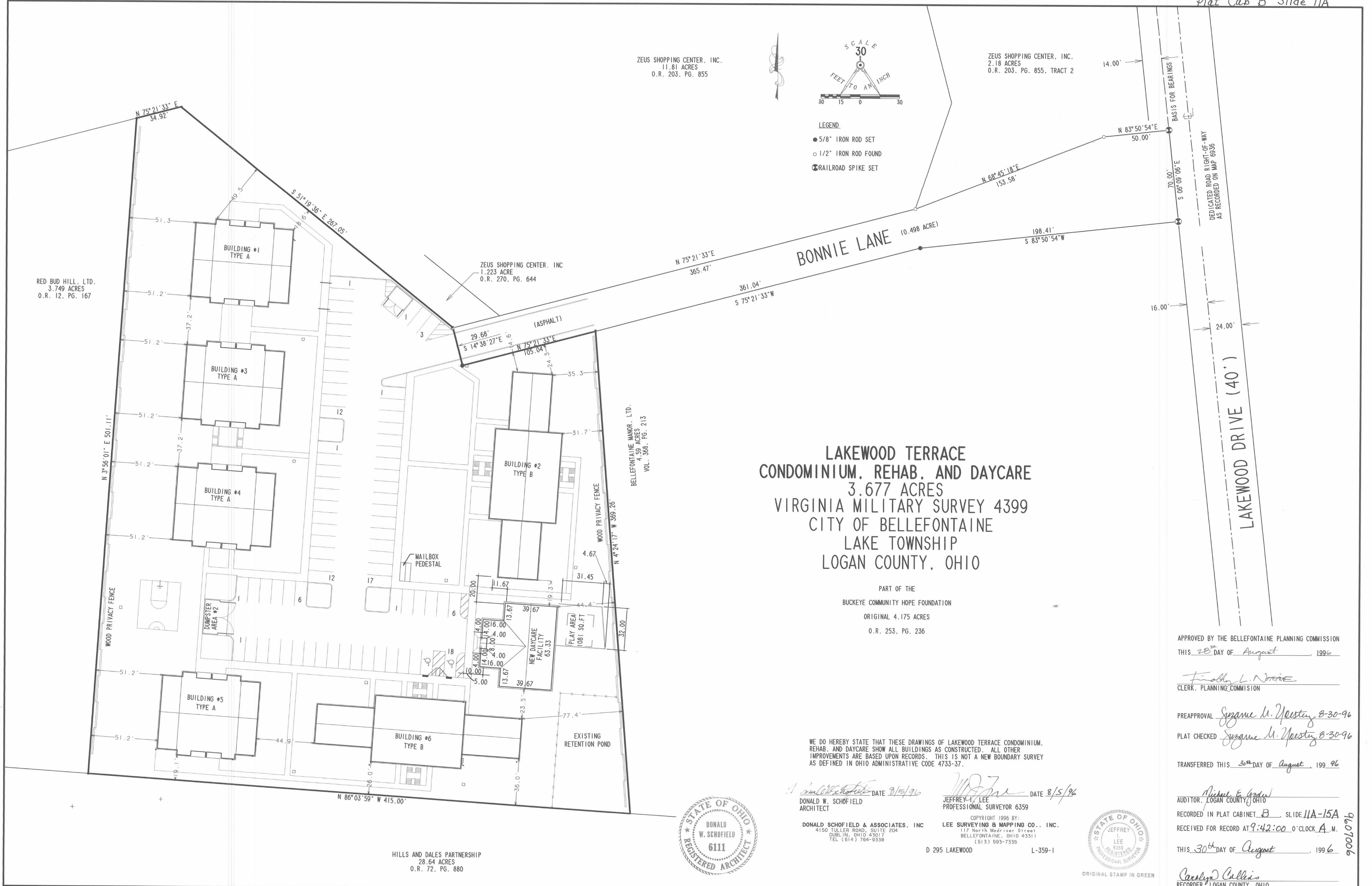
TO ALL PERSONS INTERESTED IN THE TITLE TO THE PREMISES SHOWN ON THIS SURVEY PLAT:

I hereby certify that we personally made an actual survey of the premises shown on this survey plat on the 16th day of December 1976 that the attached print of survey correctly, as of the above date, shows the location of all buildings, structures and other improvements situated on the above premises, and that, except as shown, there are no visible easements or rights-of-way across said premises or any other easements or rights-of-way of which the undersigned has been advised, no party walls, no encroachments on adjoining premises, streets or alleys by any of said buildings, structures, or other improvements, and no encroachments on said premises by buildings, structures or other improvements situated on adjoining premises.

KOSANCHICK & ASSOCIATES, INC.
Consulting Engineers & Surveyors
By Richard S. Grashel 1/10/77
Richard G. Grashel
Registered Surveyor N^o 6002 DATE

KOSANCHICK & ASSOCIATES, INC. CONSULTING ENGINEERS & SURVEYORS 2101 SOUTH HAMILTON ROAD COLUMBUS, OHIO 43227 PHONE 614/861-7211	SURVEYED: C.S.
	DATE: JAN. 10, 1977
BOUNDARY & TOPO SURVEY V.M.S. 4399 BELLEFONTAINE, OHIO	DRAWN: M.A.H.
	CHECKED: R.G.G.
FILE NO: 476-76	SHEET: 1 OF 1





ZEUS SHOPPING CENTER, INC.
11.81 ACRES
O.R. 203, PG. 855

ZEUS SHOPPING CENTER, INC.
2.18 ACRES
O.R. 203, PG. 855, TRACT 2

RED BUD HILL, LTD.
3.749 ACRES
O.R. 12, PG. 167

ZEUS SHOPPING CENTER, INC.
1.223 ACRE
O.R. 270, PG. 644

BELLEFONTAINE MANOR, LTD.
4.59 ACRES
VOL. 368, PG. 213

HILLS AND DALES PARTNERSHIP
28.64 ACRES
O.R. 72, PG. 880

**LAKWOOD TERRACE
CONDOMINIUM, REHAB. AND DAYCARE**
3.677 ACRES
VIRGINIA MILITARY SURVEY 4399
CITY OF BELLEFONTAINE
LAKE TOWNSHIP
LOGAN COUNTY, OHIO

PART OF THE
BUCKEYE COMMUNITY HOPE FOUNDATION
ORIGINAL 4.175 ACRES
O.R. 253, PG. 236

WE DO HEREBY STATE THAT THESE DRAWINGS OF LAKWOOD TERRACE CONDOMINIUM, REHAB. AND DAYCARE SHOW ALL BUILDINGS AS CONSTRUCTED. ALL OTHER IMPROVEMENTS ARE BASED UPON RECORDS. THIS IS NOT A NEW BOUNDARY SURVEY AS DEFINED IN OHIO ADMINISTRATIVE CODE 4733-37.



11/15/96 DATE 8/15/96
DONALD W. SCHOFIELD
ARCHITECT

JEFFREY I. LEE
PROFESSIONAL SURVEYOR 6359

DONALD SCHOFIELD & ASSOCIATES, INC.
4150 TULLER ROAD, SUITE 204
DUBLIN, OHIO 43017
TEL (614) 764-9338

COPYRIGHT 1996 BY:
LEE SURVEYING & MAPPING CO., INC.
117 North Madriver Street
BELLEFONTAINE, OHIO 43311
(513) 593-7335

D 295 LAKWOOD L-359-1



APPROVED BY THE BELLEFONTAINE PLANNING COMMISSION
THIS 28TH DAY OF August 1996

Frank L. Norene
CLERK, PLANNING COMMISSION

PREAPPROVAL *Suzanne M. Yeasty 8-30-96*

PLAT CHECKED *Suzanne M. Yeasty 8-30-96*

TRANSFERRED THIS 30TH DAY OF August 1996

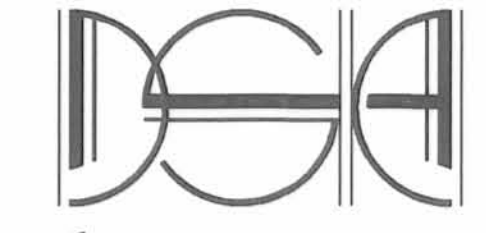
Nickie E. Godwin
AUDITOR, LOGAN COUNTY, OHIO

RECORDED IN PLAT CABINET B SLIDE 11A-15A
RECEIVED FOR RECORD AT 9:42:00 O'CLOCK A.M.

THIS 30TH DAY OF August 1996

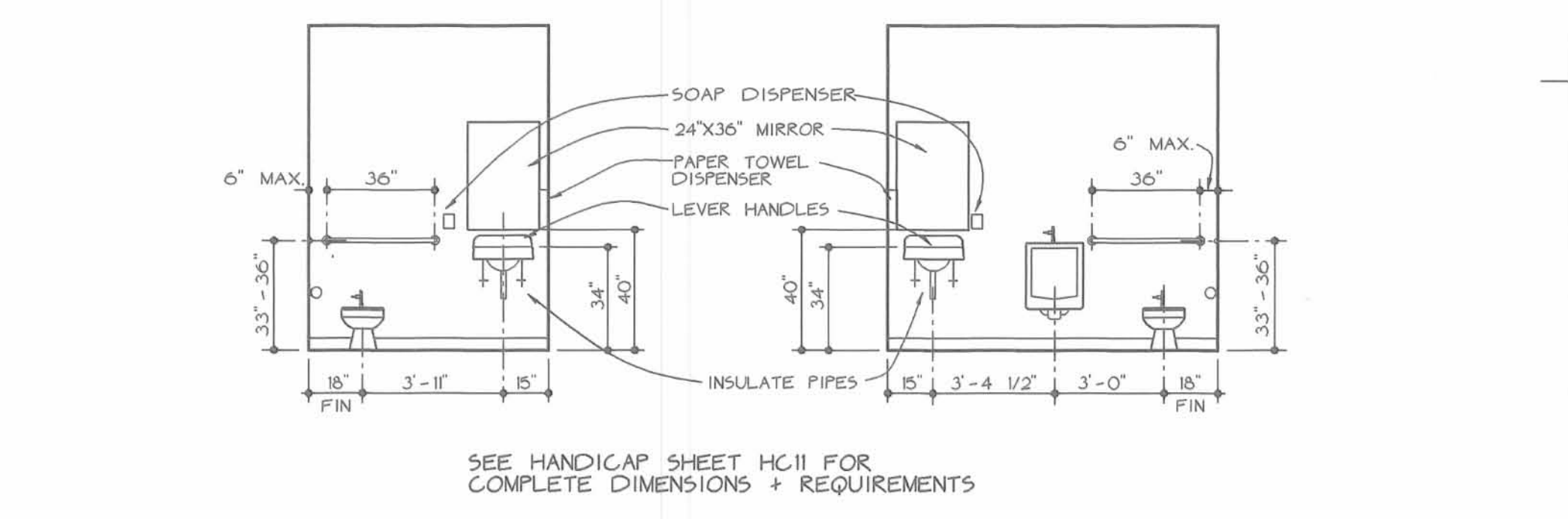
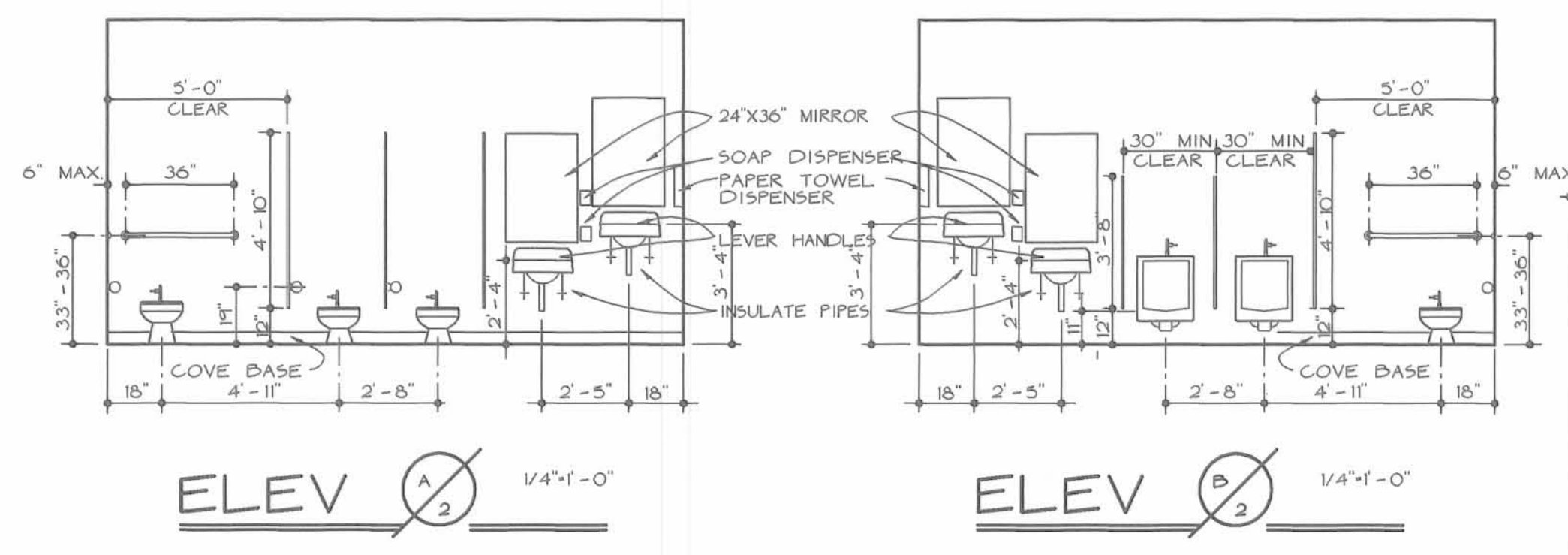
Carolyn Callis
RECORDER, LOGAN COUNTY, OHIO

9107006

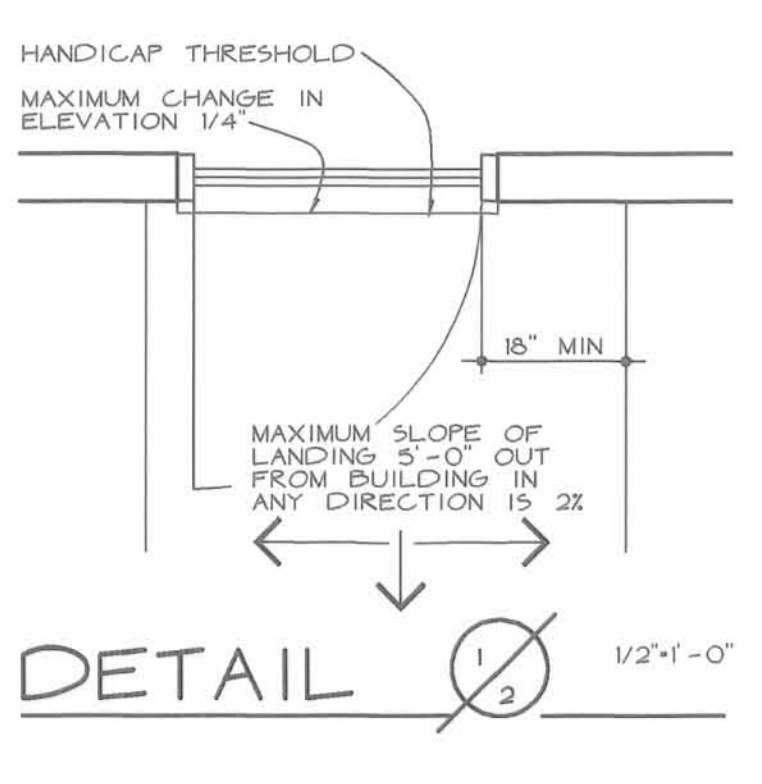
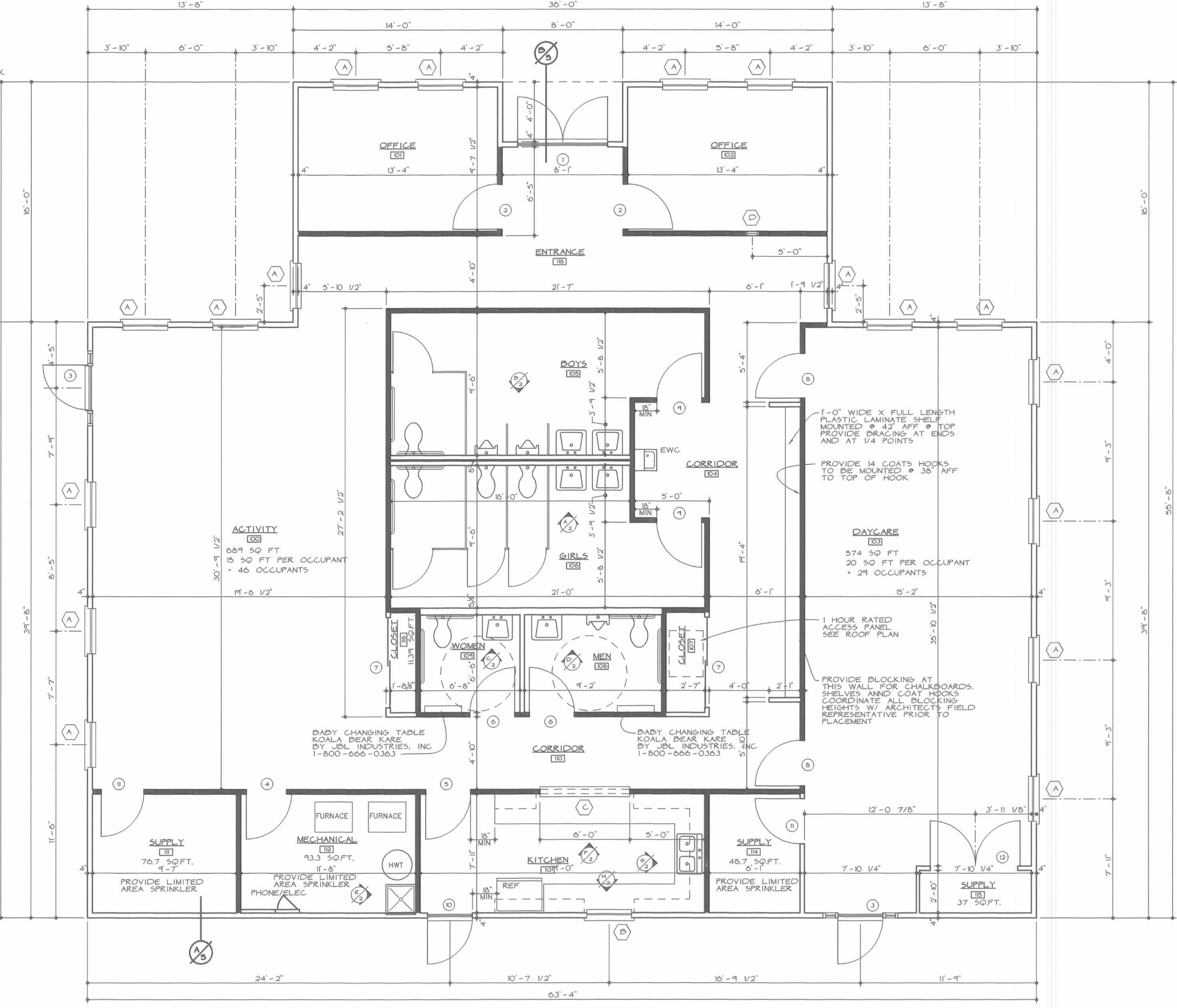
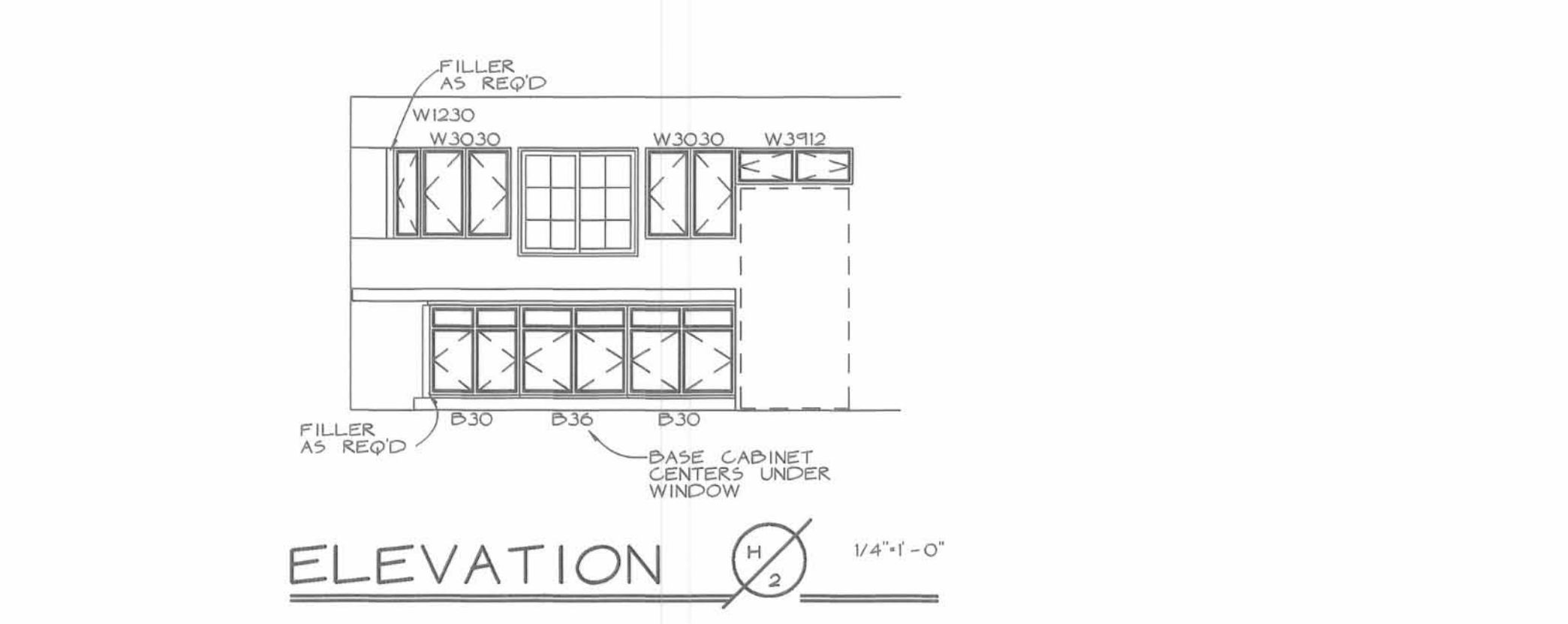
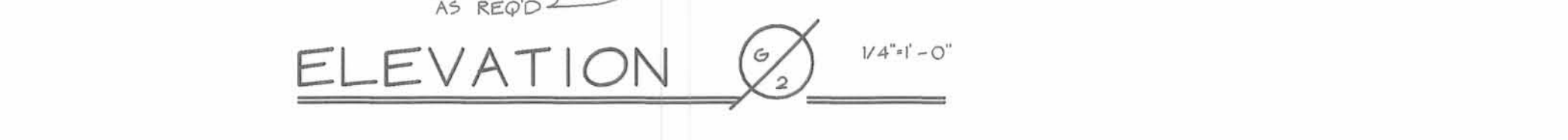
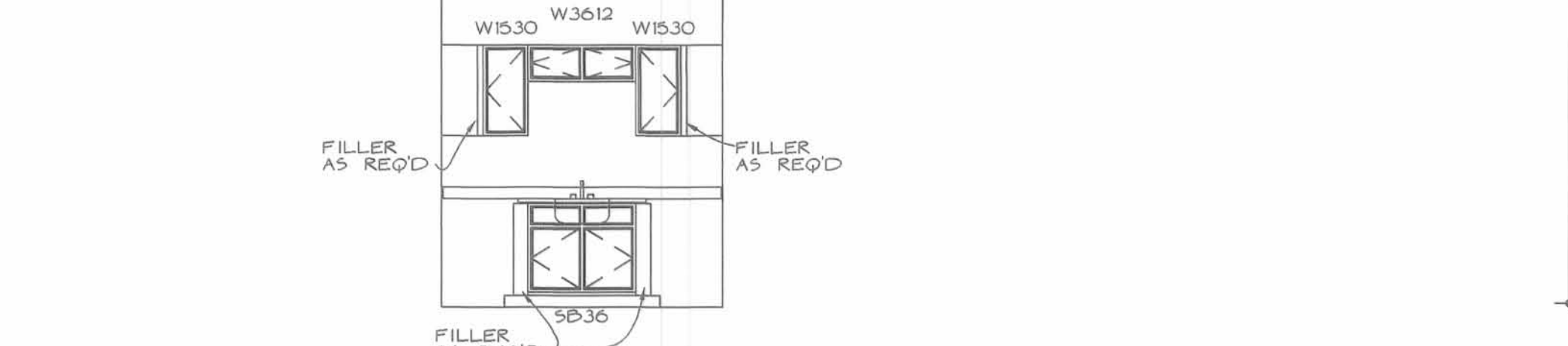
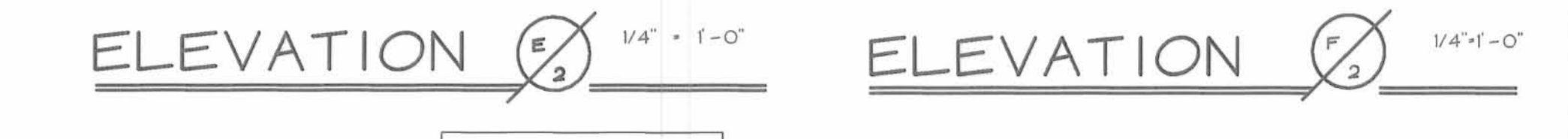
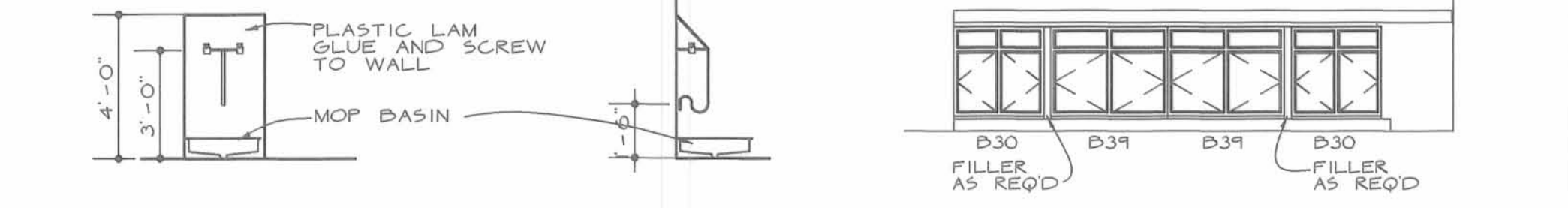


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REVISIONS
 11/17/95
 ADDENDUM #1



SEE HANDICAP SHEET H211 FOR COMPLETE DIMENSIONS + REQUIREMENTS



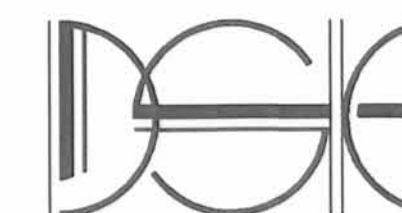
- WALL LEGEND**
- ===== TYPICAL INTERIOR WALL
2x4 @ 16" O.C. W/ 5/8" DRYWALL BOTH SIDES
 - ===== ONE HOUR FIREWALL DESIGN
TO CONFORM TO U.L. DESIGN #1305 W/ 2x4 @ 16" O.C. W/ 5/8" FIRECODE DRYWALL BOTH SIDES
 - ===== TYPICAL EXTERIOR WALL
2x4 @ 16" O.C. W/ DATA INSULATION + VAPOR BARRIER 1/2" MIN EXTERIOR SHEATHING W/ 5/8" DRYWALL ON INTERIOR

LAKWOOD TERRACE
 DAYCARE FACILITY
 LAKEWOOD DRIVE
 BELLEFONTAINE, OHIO

DONALD SCHOFIELD + ASSOCIATES, INC.
 4150 TULLER ROAD, SUITE 204
 DUBLIN, OHIO 43017
 TEL (614) 764-9338
 FAX (614) 764-4731

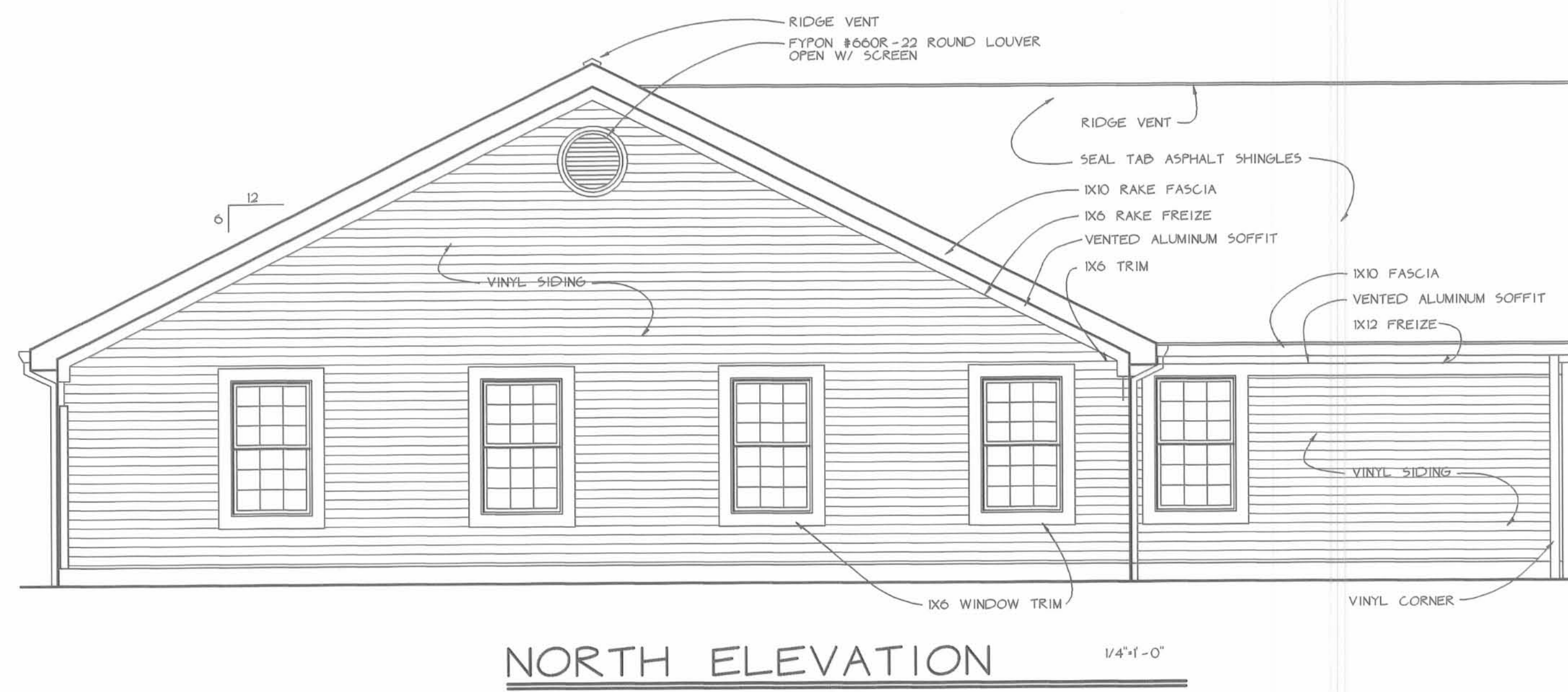
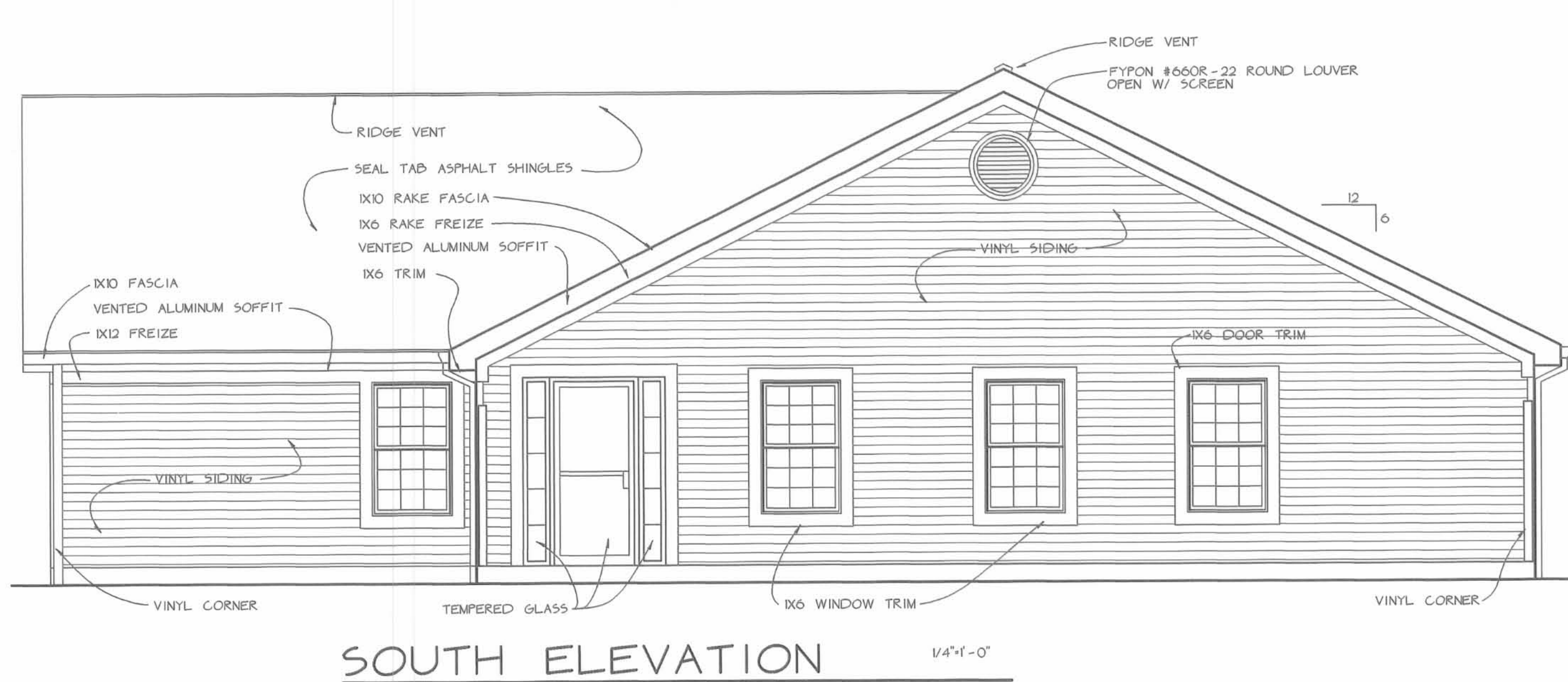
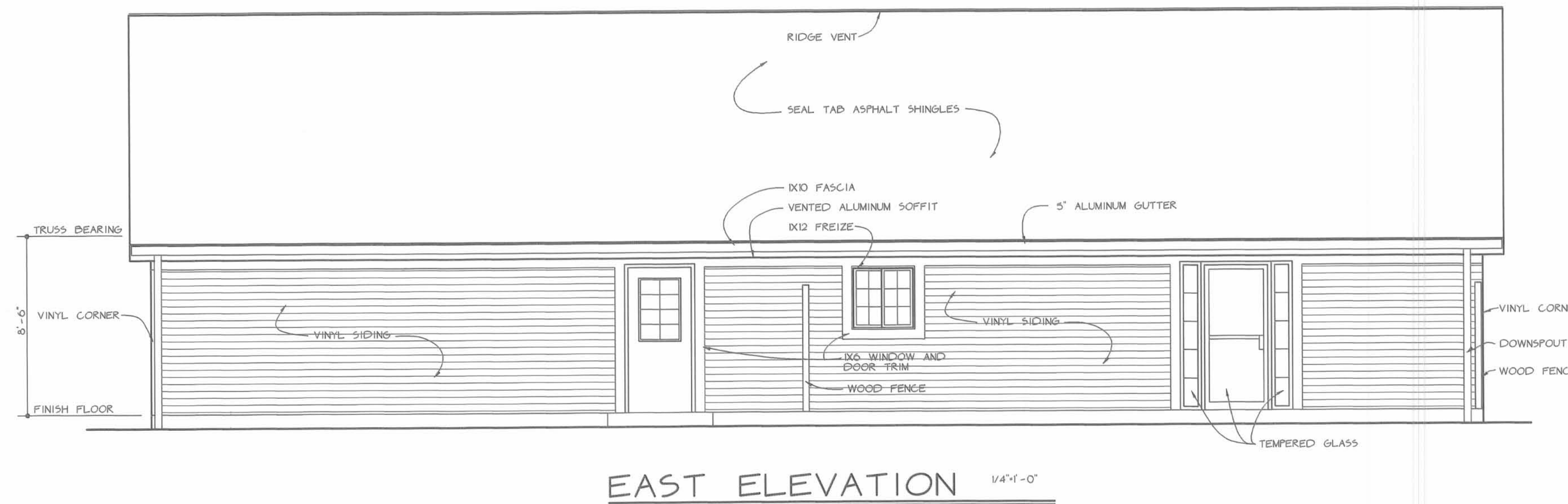
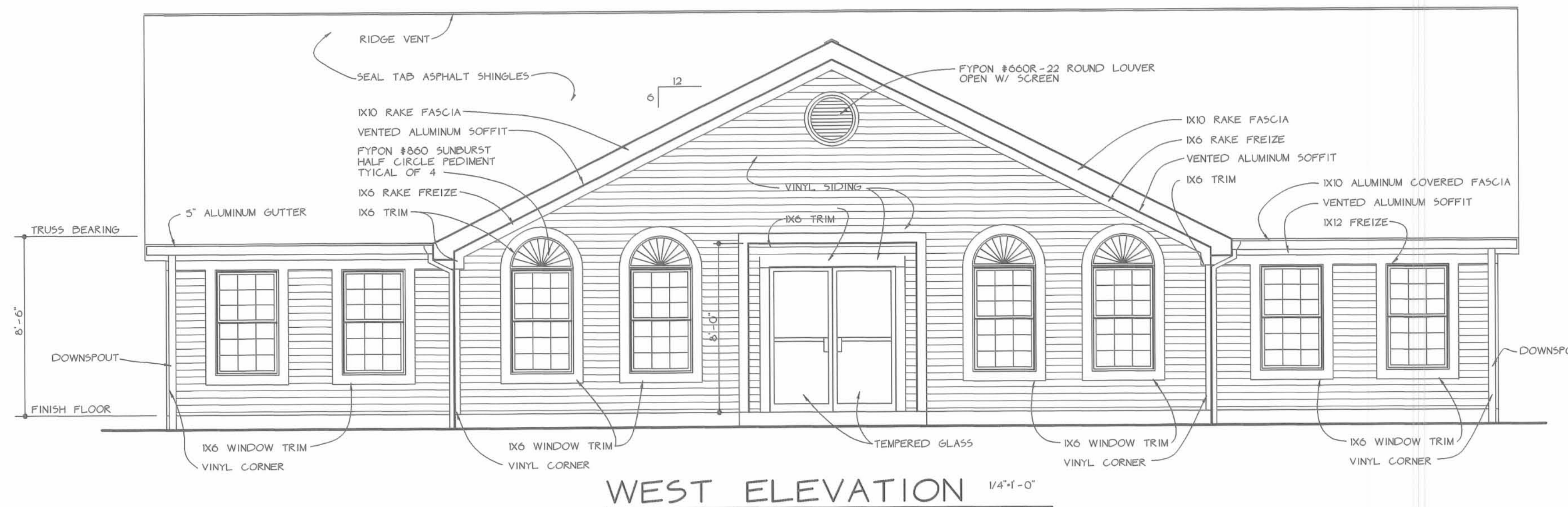
DWG. TYPE	SHEET NO.
DC	2
CONTR. NO.	DATE
931612	11/10/95

FLOOR PLAN 1/4"=1'-0"



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REVISIONS
11/17/95
ADDENDUM #1

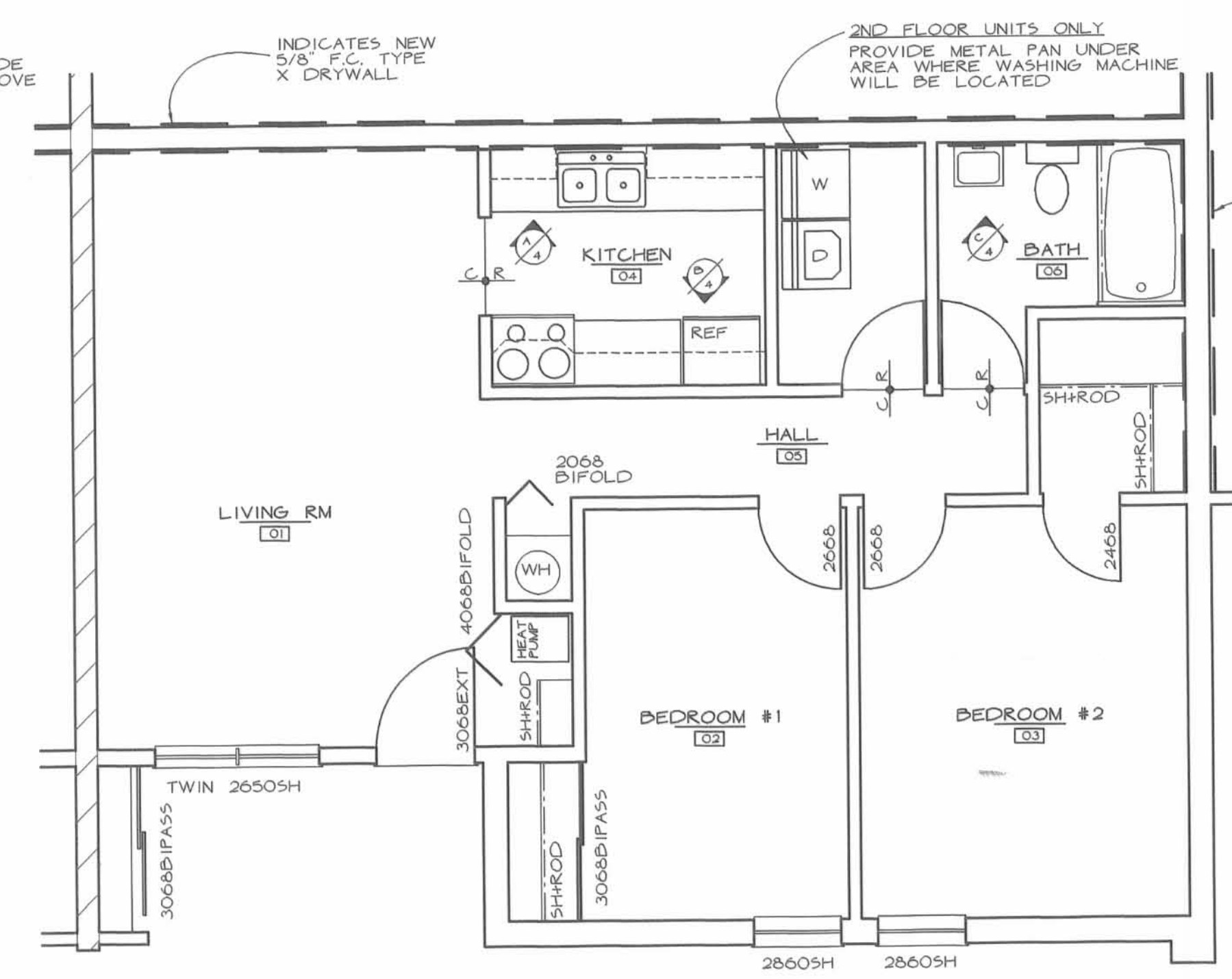


LAKEWOOD TERRACE
DAYCARE FACILITY
LAKEWOOD DRIVE
BELLEFONTAINE, OHIO

DONALD SCHOFIELD + ASSOCIATES, INC.
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FAX (614) 764-4731
4150 TULLER ROAD, SUITE 204
DUBLIN, OHIO 43017

DWG. TYPE	SHEET NO.
DC	3
CONTRACT NO.	DATE
931512	11/10/95

PLEASE NOTE
 GENERAL CONTRACTOR TO
 INSURE THAT SEPERATION
 WALLS EXTEND TO UNDERSIDE
 OF ROOF DECK/FRAMING ABOVE



INDICATES NEW
 5/8" F.C. TYPE
 X DRYWALL

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REVISIONS

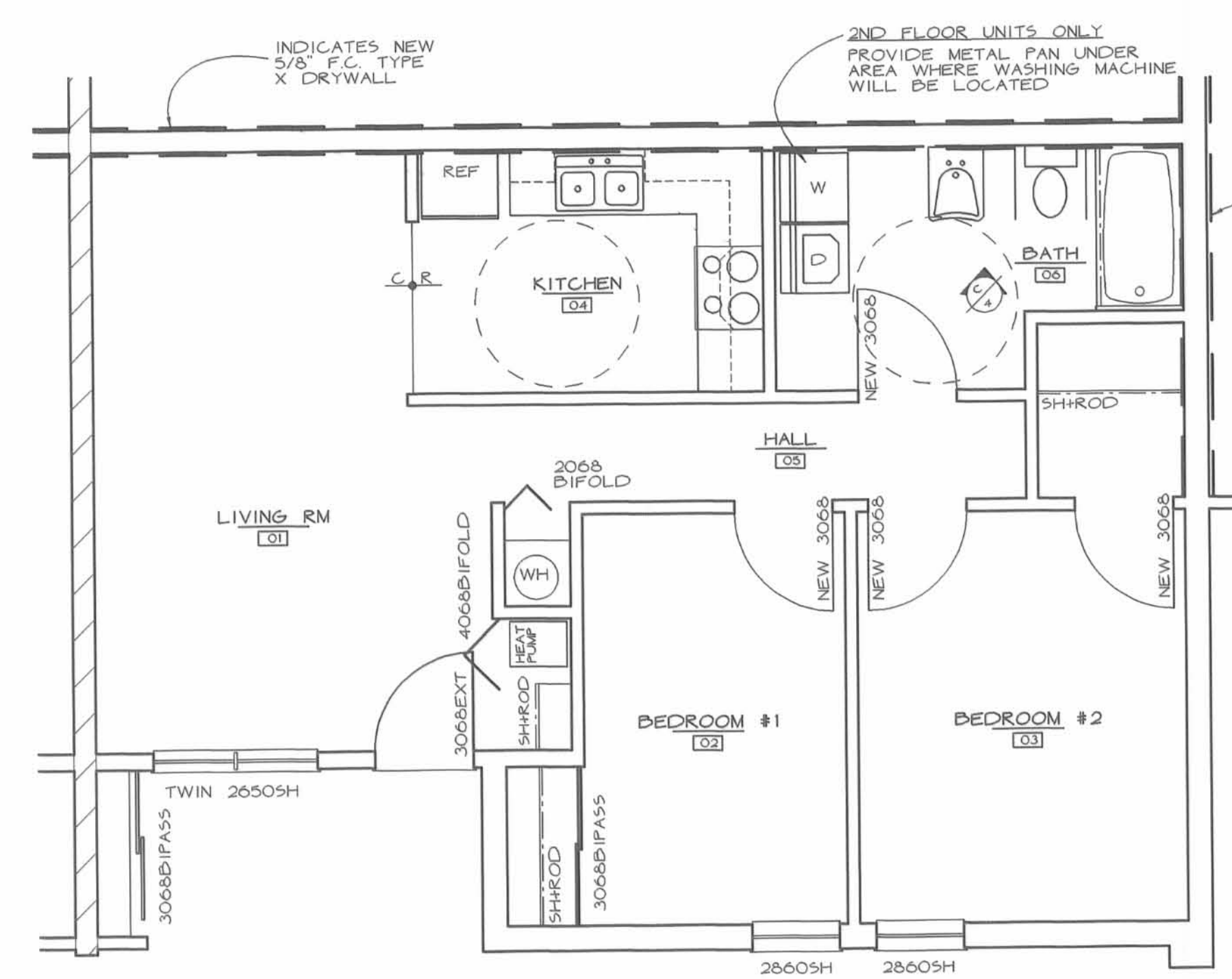
1	11/17/95	ADDENDUM #1
2	2/8/96	ADDENDUM #2

TWO BEDROOM

1/4" = 0"

UNITS 18, 19, 20, 21, 23, 24
 25, 26, 28, 29, 30, 31
 33, 34, 35 + 36

LAKWOOD TERRACE
 CONDOMINIUM REHAB
 LAKEWOOD DRIVE
 BELLEFONTAINE, OHIO



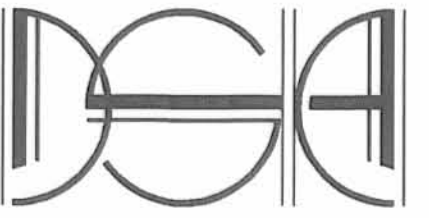
INDICATES NEW
 5/8" F.C. TYPE
 X DRYWALL

**HANDICAP
 TWO BEDROOM**

1/4" = 0"

DONALD SCHOFIELD + ASSOCIATES, INC.
 ARCHITECTS
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 DUBLIN, OHIO 43017
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 FAX (614) 764-4731

DWG. TYPE	SHEET NO.
A	4
COMA NO.	DATE
9311	11/01/95



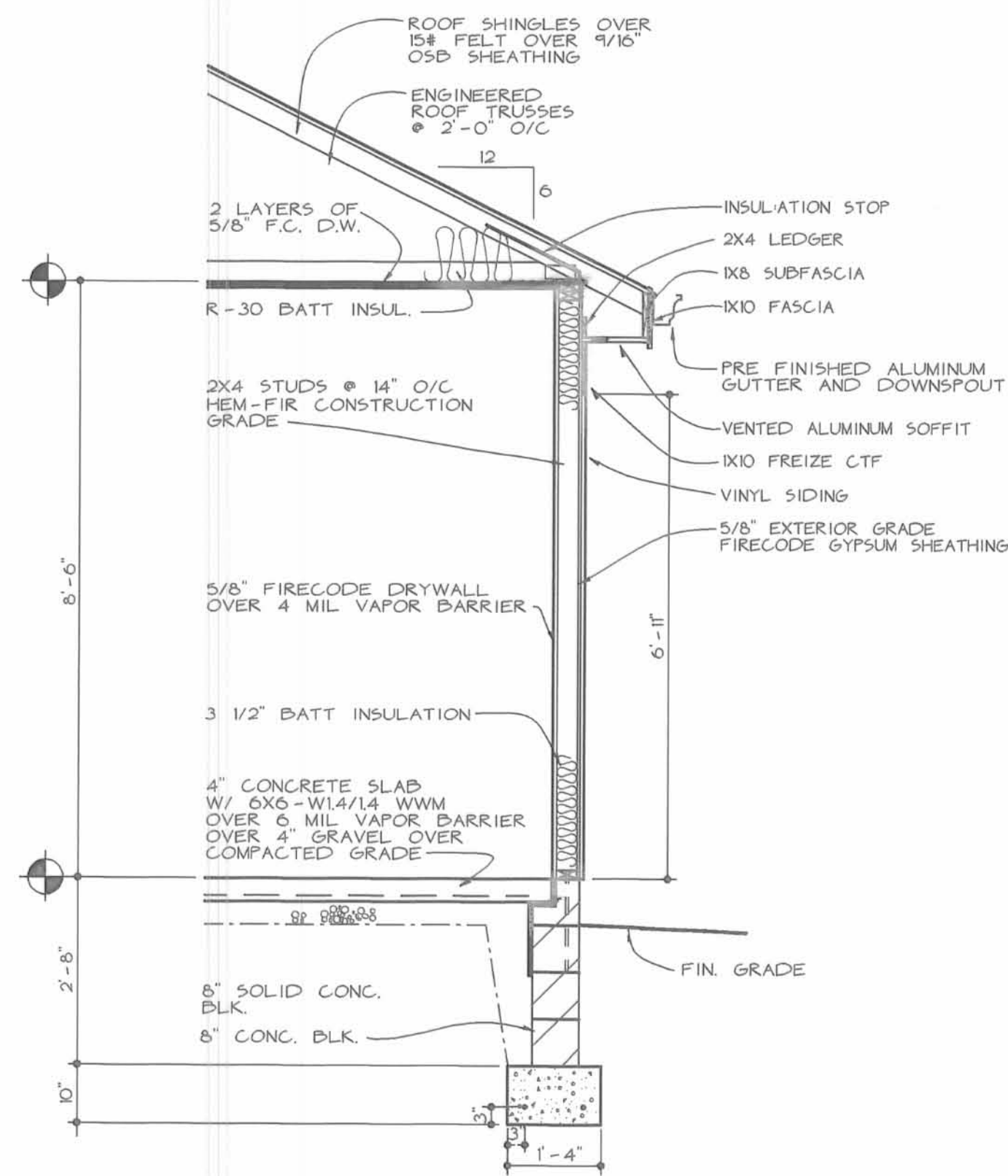
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REVISIONS

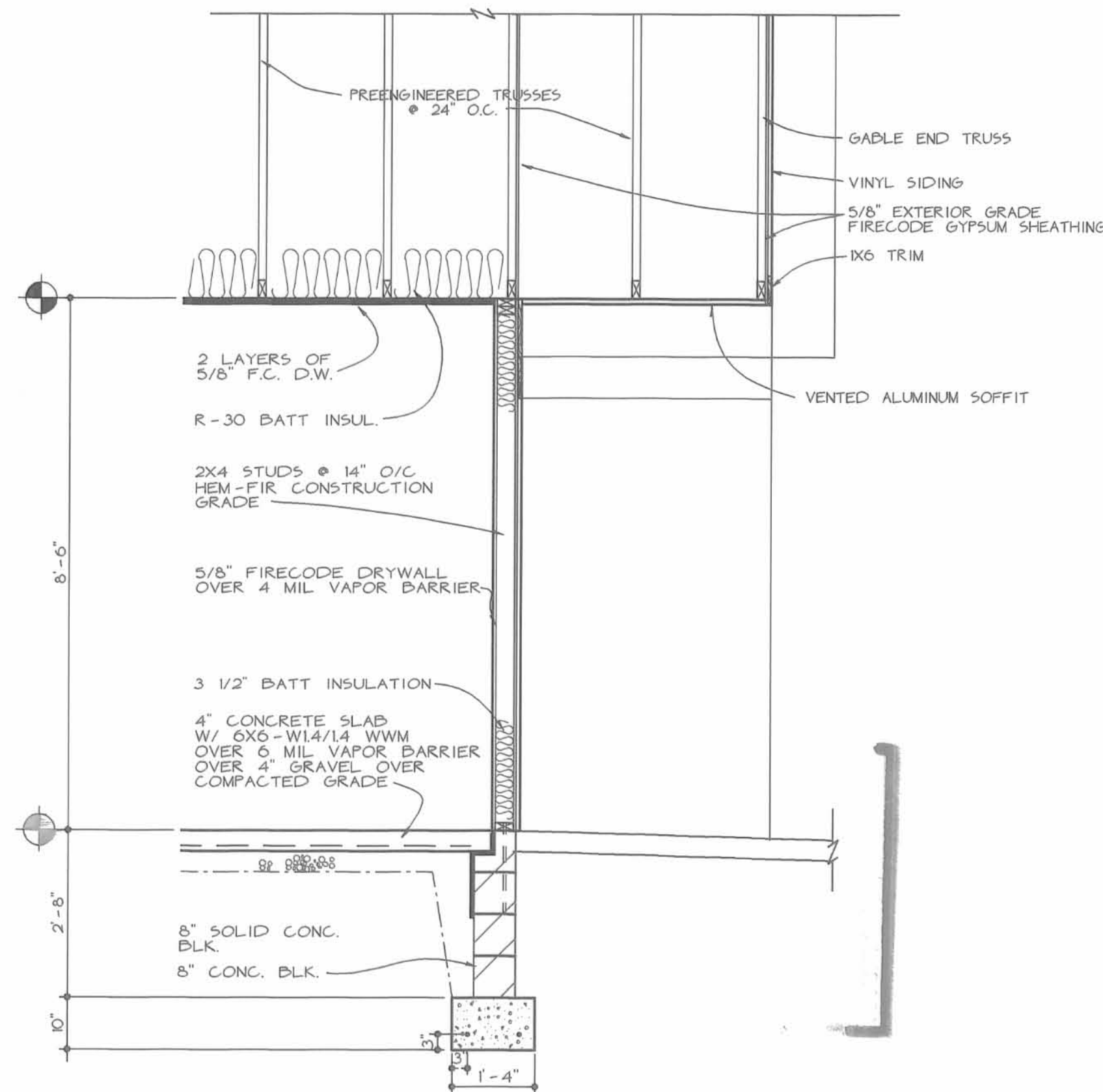
LAKWOOD TERRACE
 DAYCARE FACILITY
 LAKEWOOD DRIVE
 BELLEFONTAINE, OHIO

DONALD SCHOFIELD + ASSOCIATES, INC.

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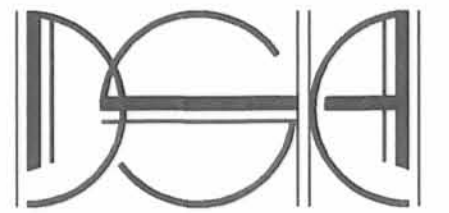


SECTION A 1/2"=1'-0"



SECTION B 1/2"=1'-0"

DWG. TYPE	SHEET NO.
DC	5
CONC. NO.	DATE
931612	11/10/95



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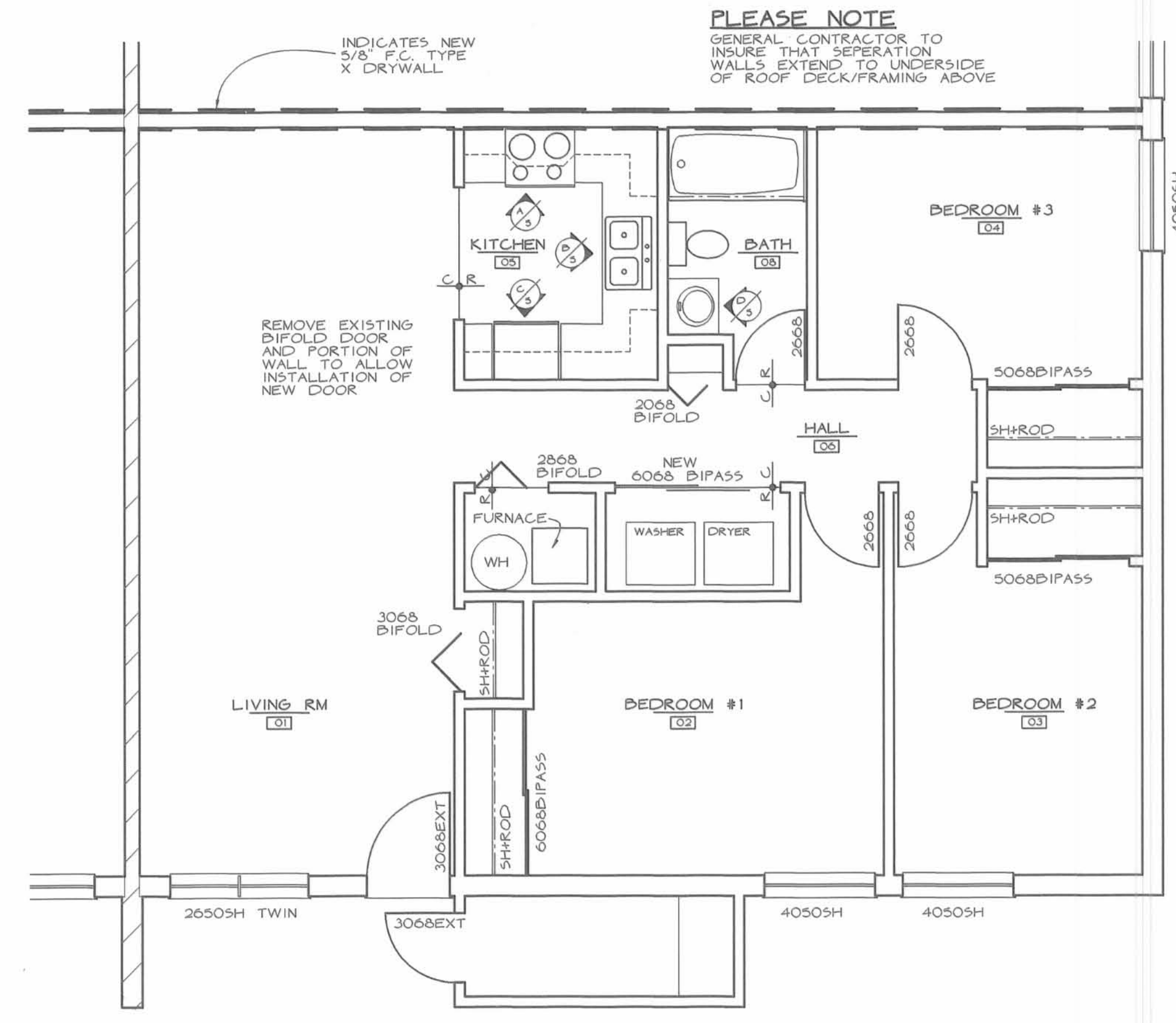
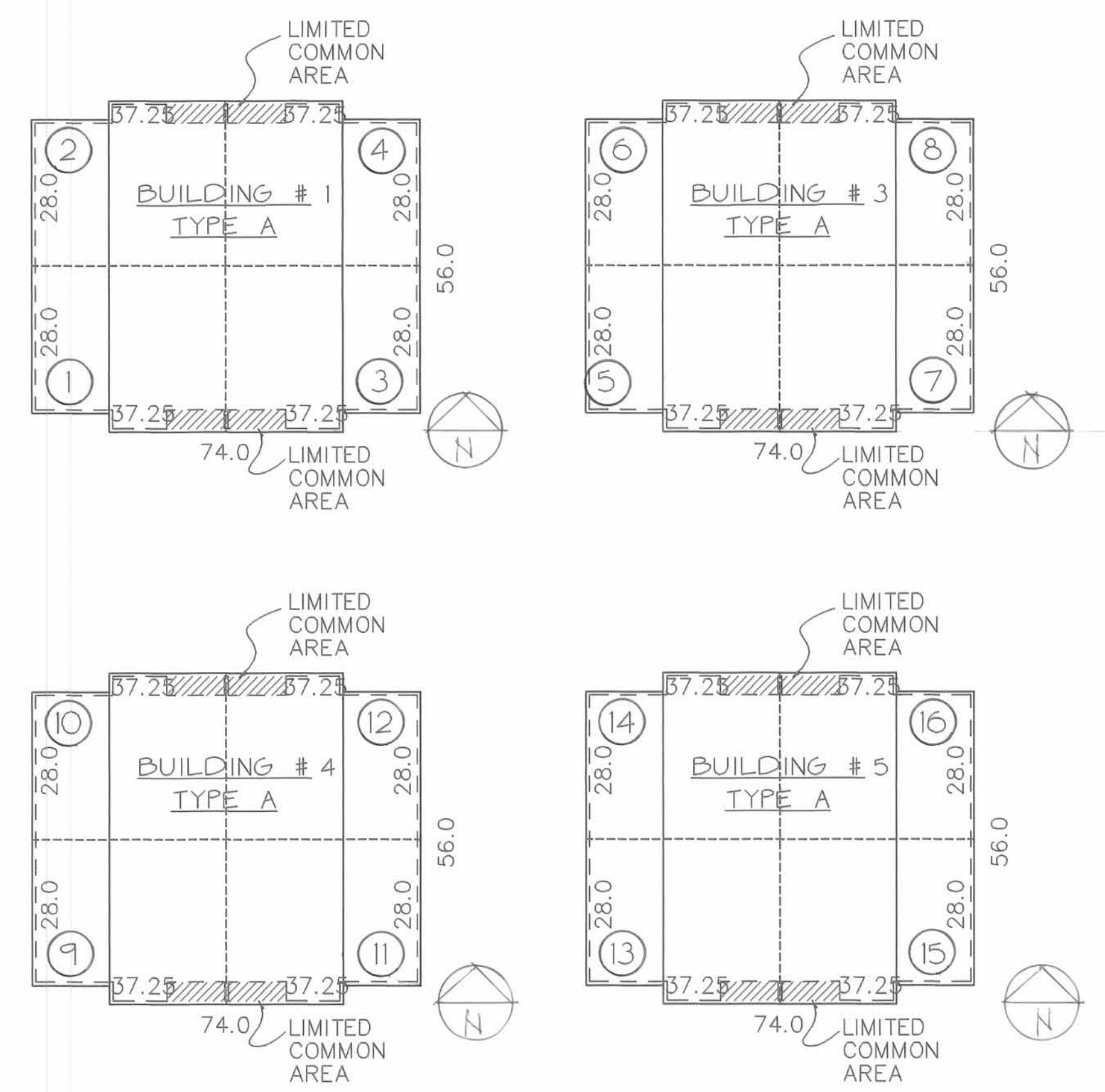
REVISIONS

1	11/17/95	ADDENDUM #1
2	2/8/96	ADDENDUM #2

LAKWOOD TERRACE
 CONDOMINIUM REHAB
 LAKEWOOD DRIVE
 BELLEFONTAINE, OHIO

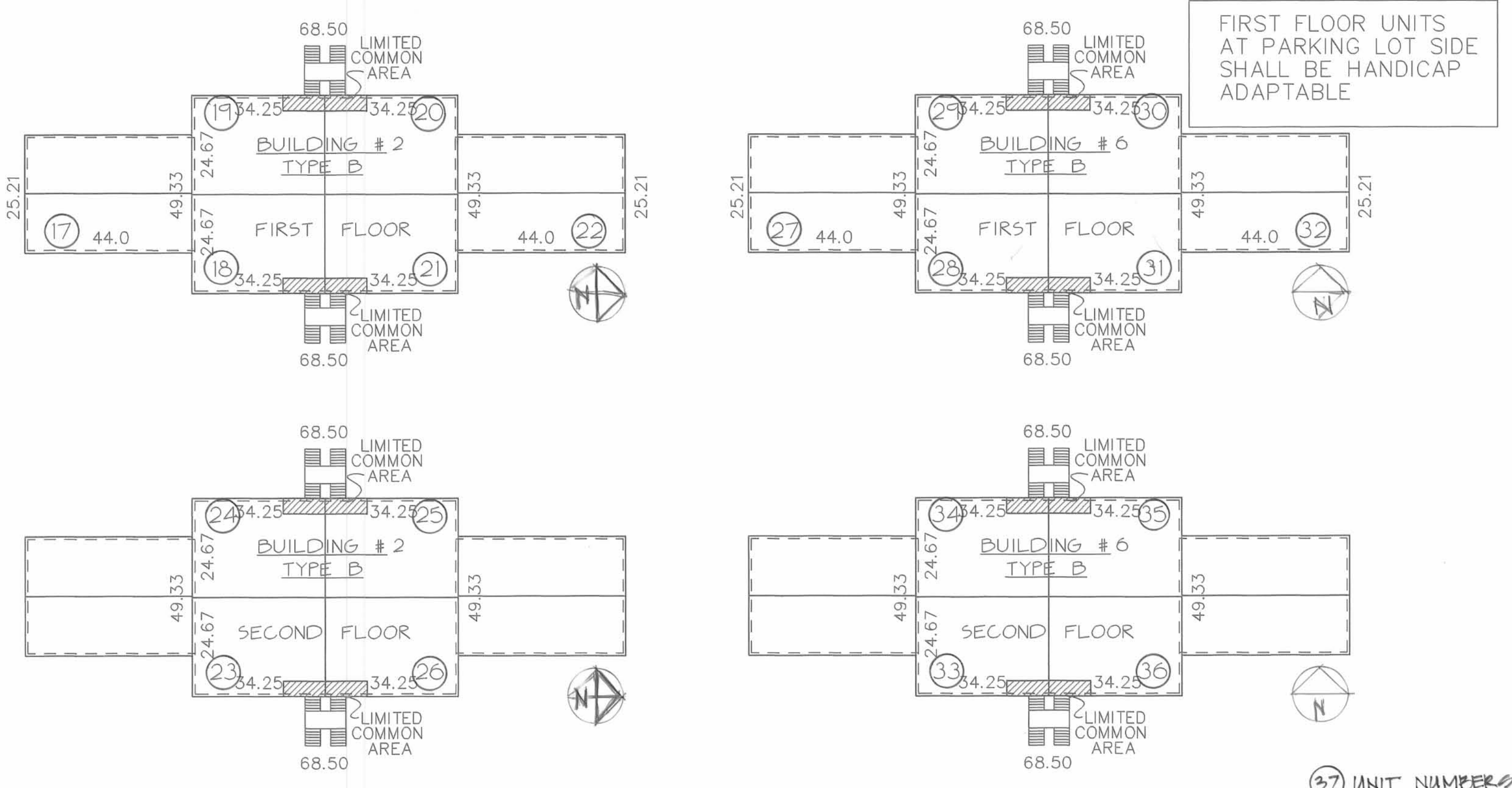
DONALD SCHOFIELD + ASSOCIATES, INC.
 ARCHITECTS
 4150 TULLER ROAD, SUITE 204
 DUBLIN, OHIO 43017
 TEL (614) 764-9338
 FAX (614) 764-4731

DWG. TYPE	SHEET NO.
A	5
CONTRACT NO.	DATE
931611	11/10/95



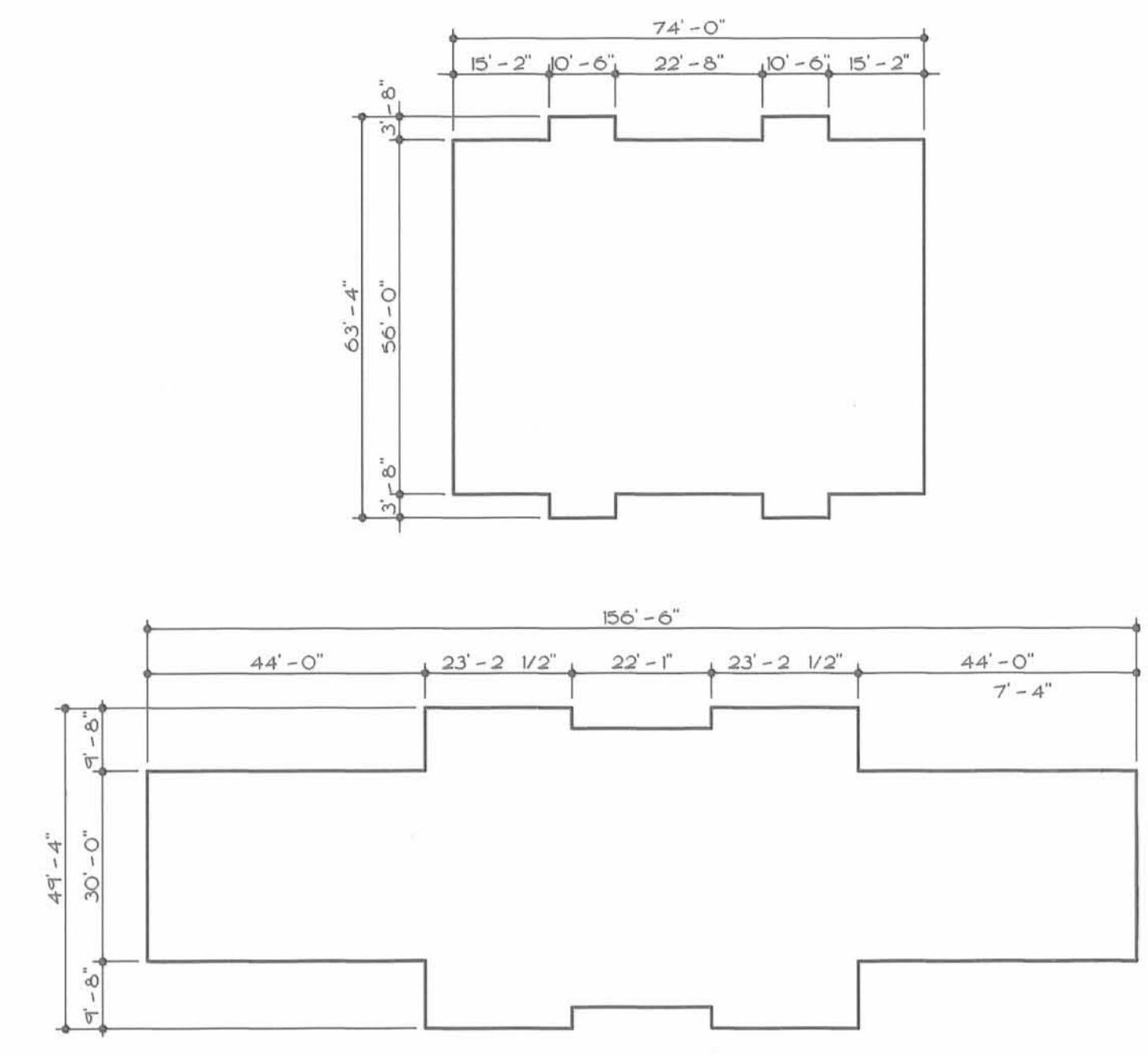
THREE BEDROOM 1/4"=1'-0"

UNITS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 + 16

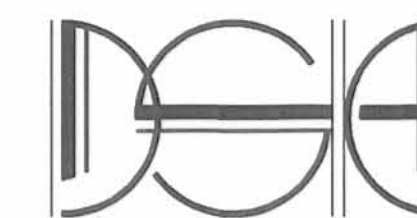


(37) UNIT NUMBERS

UNITS 1 THRU 36 NO SCALE



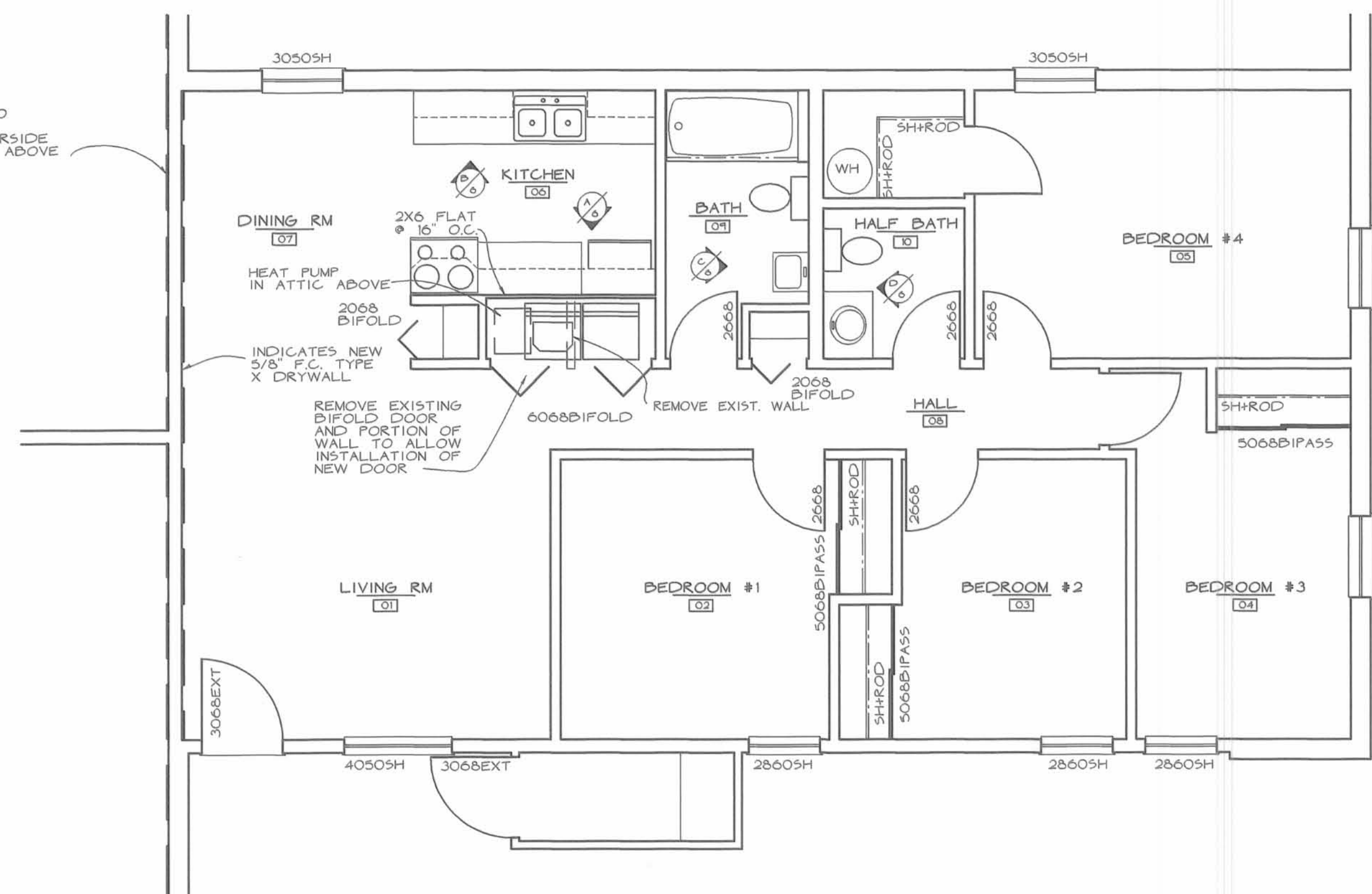
TYP. BLDG. DIMENSIONS NO SCALE



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REVISIONS	
1	11/17/95 ADDENDUM #1
2	2/8/96 ADDENDUM #2

PLEASE NOTE
GENERAL CONTRACTOR TO INSURE THAT SEPERATION WALLS EXTEND TO UNDERSIDE OF ROOF DECK/FRAMING ABOVE



FOUR BEDROOM

1/4"=1'-0"

UNITS 17, 22, 27 + 34

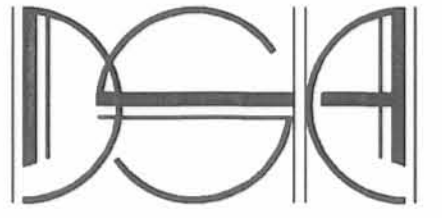
LAKWOOD TERRACE
CONDOMINIUM REHAB
LAKEWOOD DRIVE
BELLEFONTAINE, OHIO

DONALD SCHOFIELD + ASSOCIATES, INC.

4150 TULLER ROAD, SUITE 204
DUBLIN, OHIO 43017

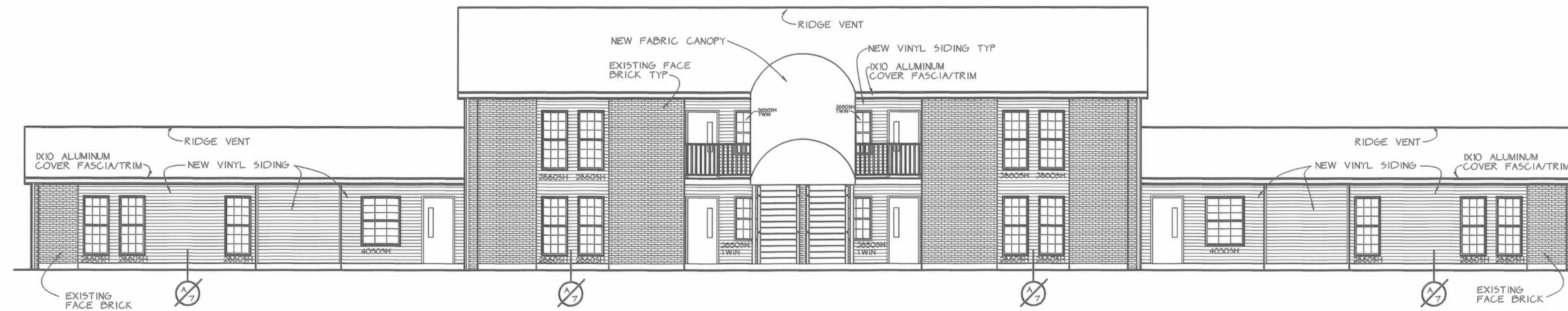
TEL (614) 764-9338
FAX (614) 764-4731

DWG. TYPE	SHEET NO.
A	6
CONC. NO.	DATE
931611	11/10/95

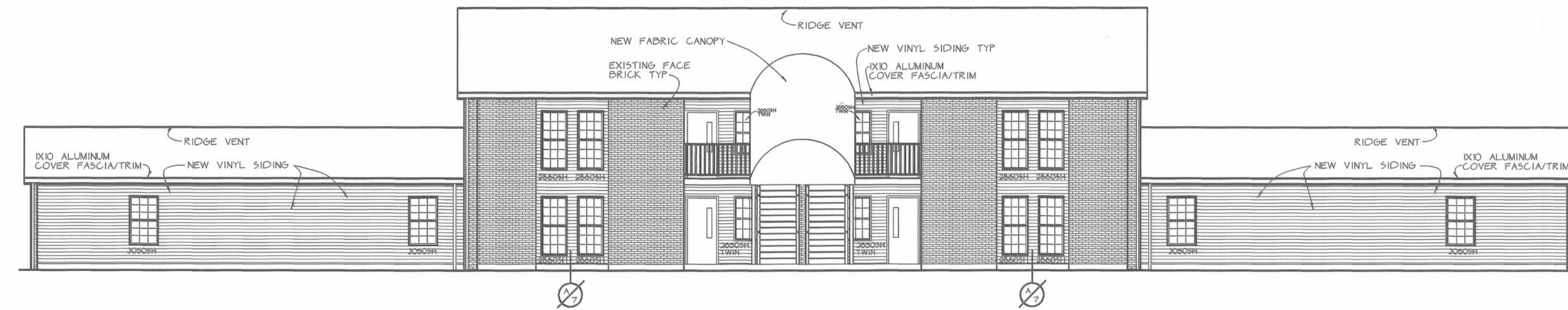


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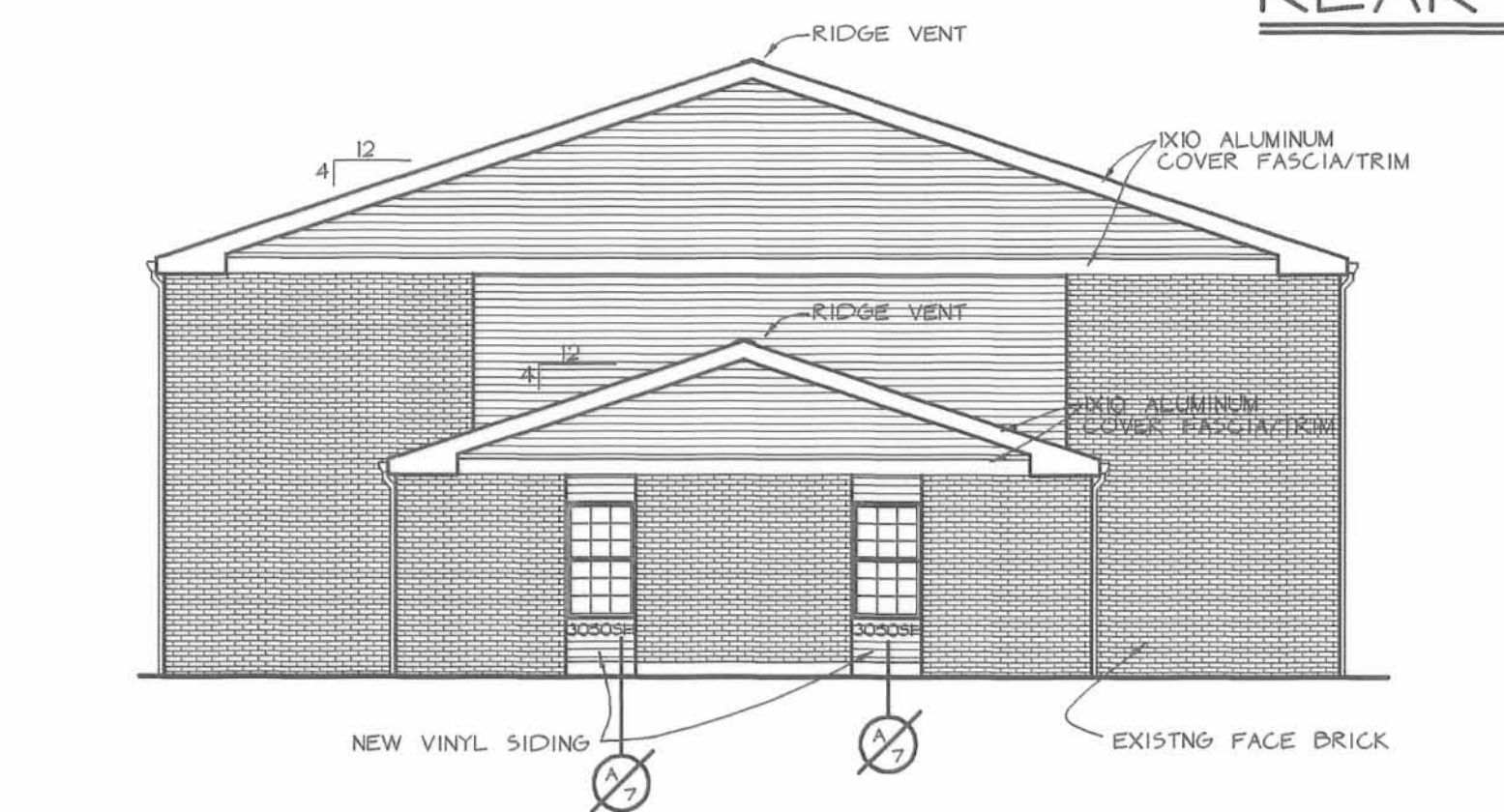
REVISIONS
2 12/10/95



FRONT ELEVATION 1/8"=1'-0"



REAR ELEVATION 1/8"=1'-0"



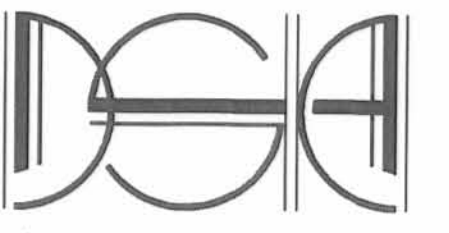
TYPICAL SIDE ELEVATION 1/8"=1'-0"

LAKWOOD TERRACE
CONDOMINIUM REHAB
LAKEWOOD DRIVE
BELLEFONTAINE, OHIO

DONALD SCHOFIELD + ASSOCIATES, INC.
ARCHITECTS
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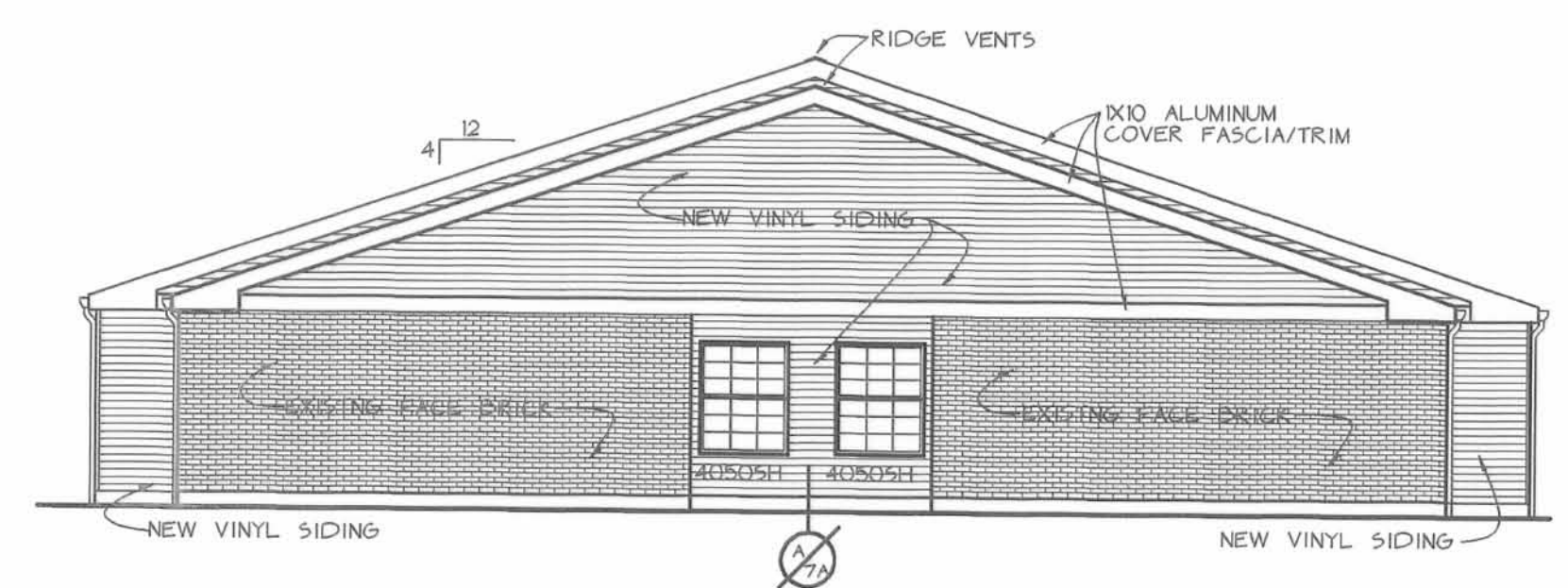
BUILDING TYPE B
TOWNHOUSE EXTERIOR ELEVATIONS

DWG. TYPE	SHEET NO.
A	7
CONTRACT NO.	DATE
931611	11/10/95

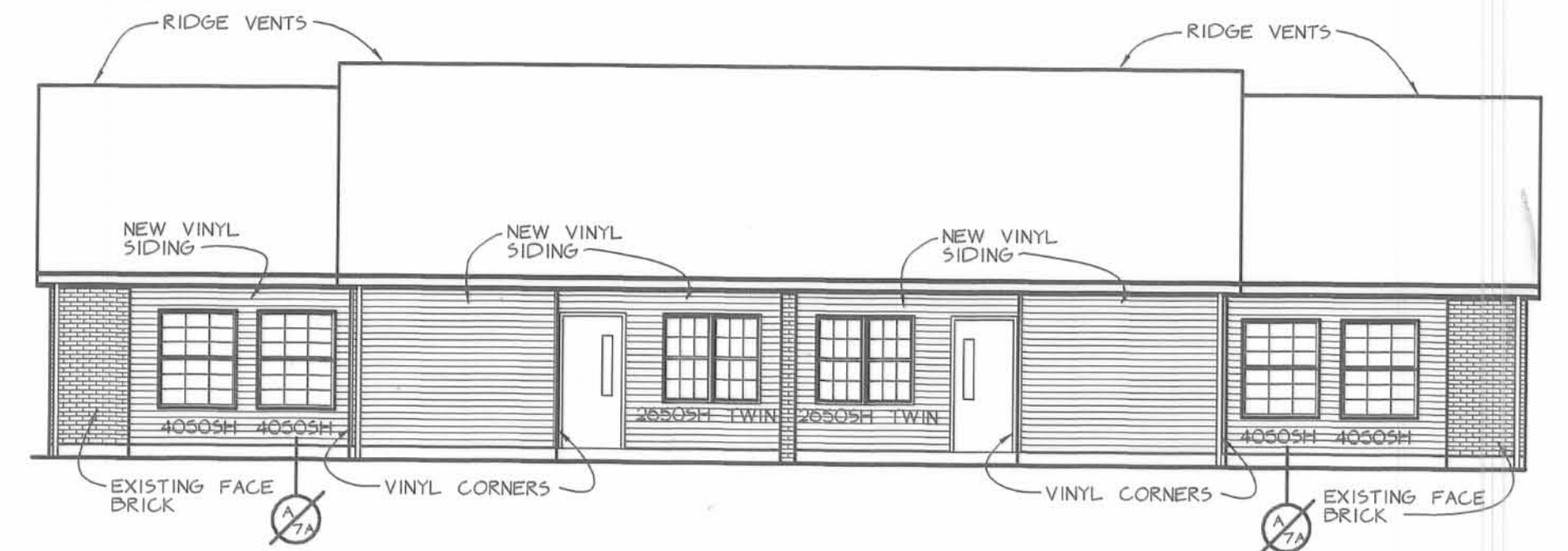


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REVISIONS
 2 2/8/95
 ADDENDUM #2



TYPICAL SIDE ELEVATION 1/8"-1'-0"



FRONT AND REAR ELEVATION 1/8"-1'-0"

LAKWOOD TERRACE
 CONDOMINIUM REHAB
 LAKEWOOD DRIVE
 BELLEFONTAINE, OHIO

DONALD SCHOFIELD + ASSOCIATES, INC.
 4150 TULLER ROAD, SUITE 204
 DUBLIN, OHIO 43017
 TEL (614) 764-9338
 FAX (614) 764-4731

DWG. TYPE	SHEET NO.
A	8
COMM. NO.	DATE
9316.11	11/10/95

BUILDING TYPE A
RANCH EXTERIOR ELEVATIONS