

# Lee Surveying and Mapping Co.



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

855 East Sandusky Avenue  
Bellefontaine, Ohio 43311  
Phone 593-5780



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

## LEASE

WAMMES TO LAMB

Lying in the City of Bellefontaine, Lake Township, Logan County, Ohio.

Being property embracing all of that tract deeded and described in Volume 331, Page 14 (0.29 acre); all of that tract in Volume 336, Page 43 (0.13 acre) and the south part of that tract in Volume 374, Page 297, more particularly described as follows:

Beginning at a point lying on the north line of Moore's 0.60 acre tract (Volume 206, Page 88), being on the east line of Hayes Street; marking the southwest corner of the said 0.13 acre tract and being a distance of 279.36 feet southerly along the east line of Hayes Street from the center-line of East Sandusky Avenue.

THENCE, with the east line of Hayes Street, the following 3 bearings and distances:

N 5°-10' E, a distance of 60.00 feet.

N 88°-34' E, a distance of 7.00 feet.

N 8°-39' E, a distance of 61.53 feet to the southwest corner of Gas America Service, Incorporated 0.51 acre tract (Volume 403, Page 91).

THENCE, with the line between grantor's said 0.29 acre tract and said 0.51 acre tract, and continuing across grantor's east tract (Volume 374, Page 297), N 89°-09' E, a distance of 183.95 feet to the east line of said east tract.

THENCE, with said east line, S 5°-28' E, a distance of 119.17 feet to the aforementioned north line of the Moore 0.60 acre tract.

THENCE, with said north line, S 88°-34' W, a distance of 194.28 feet to the point of beginning. Containing 0.52 acre.

Prepared by:

*Clayton M. Lee*

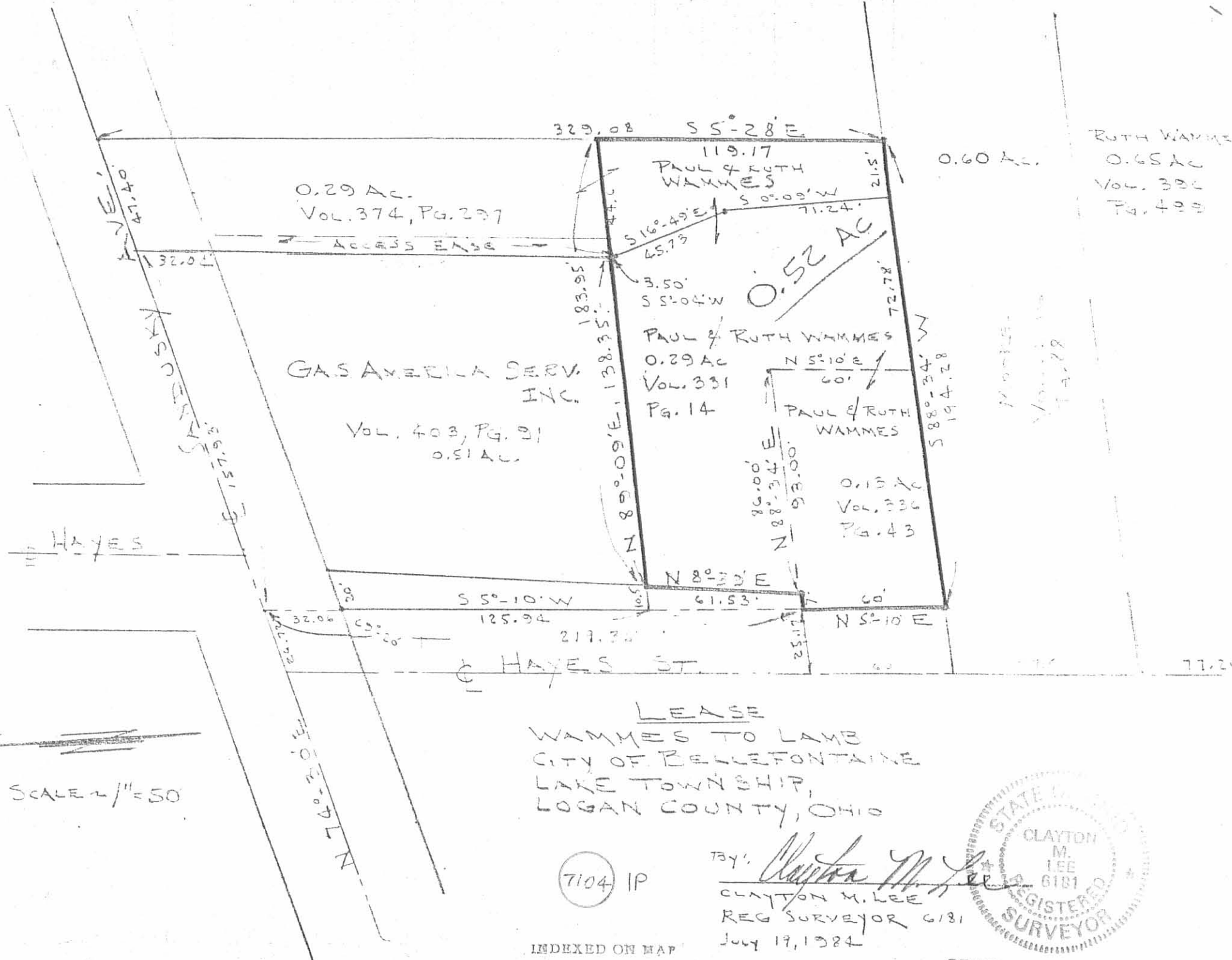
Clayton M. Lee  
Registered Surveyor No. 6181  
July 20, 1984



7104 ID

ORIGINAL STAMP IN GREEN

INDEXED ON MAP



SCALE 2" = 50'

LEASE  
WAMMES TO LAMB  
CITY OF BELLEFONTAINE  
LAKE TOWNSHIP,  
LOGAN COUNTY, OHIO

7104 IP

INDEXED ON MAP

BY: Clayton M. Lee  
CLAYTON M. LEE  
REG SURVEYOR 6181  
JULY 19, 1984



ORIGINAL STAMP IN GREEN

THE STANDARD OIL CO. SURVEY  
GRANDI TRACT  
BELLEFONTAINE, OHIO

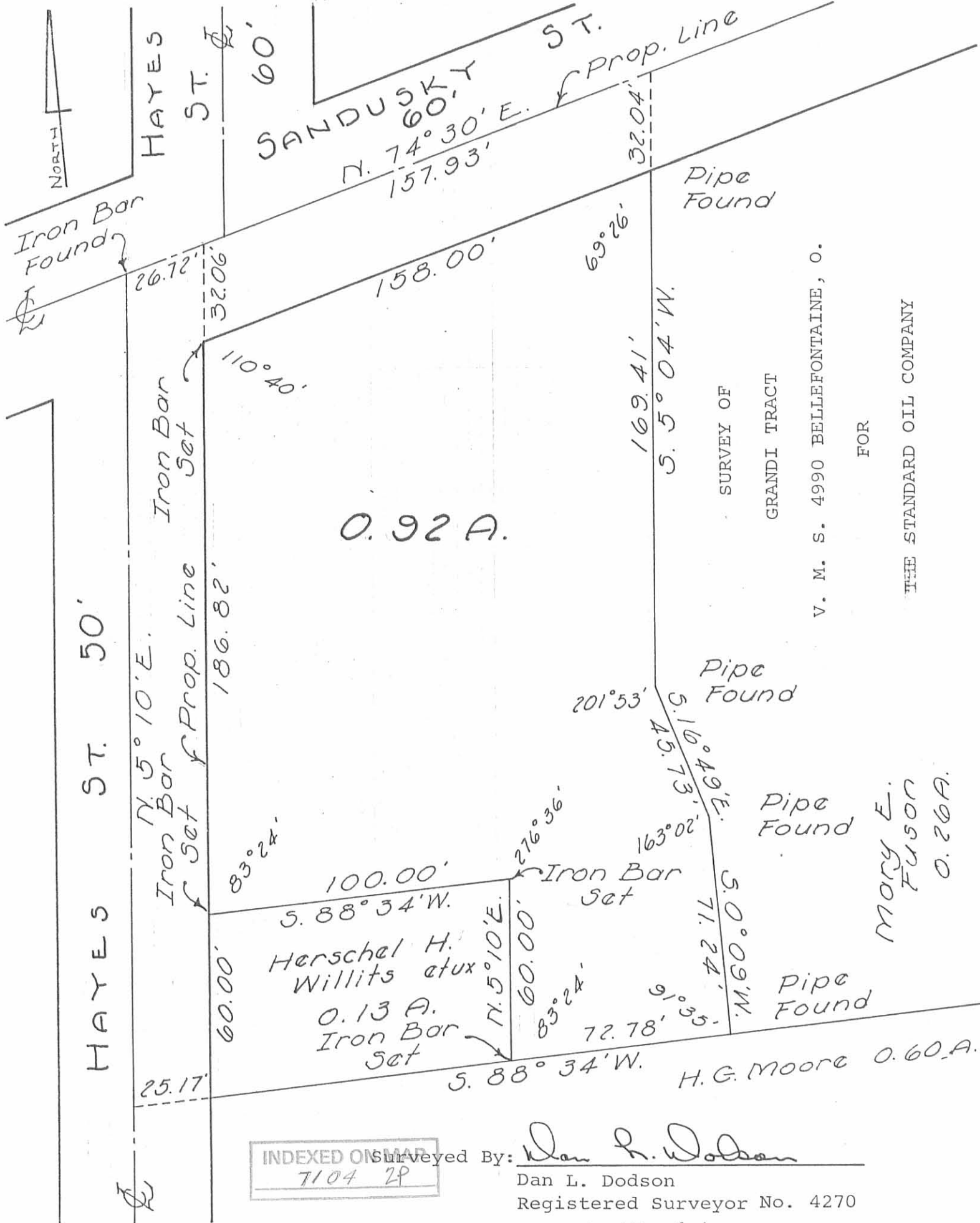
June 17, 1961

The following described real estate situated in the City of Bellefontaine, Lake Township, Logan County, Ohio and being part of Virginia Military Survey 4990 and more particularly described as follows:

Beginning at a point in the center line of Sandusky Street at the intersection of said centerline and the east line of Hayes Street produced, said point being 26.72 feet, N. 74°-30' E. of an iron pin at the intersection of said centerline and the centerline of said Hayes Street; thence with the centerline of said Sandusky Street N. 74°-30' E. 157.93 feet to the northwest corner of Mary E. Fuson's 0.26 acre tract; thence with said Fuson's west line S. 5°-04' W. 201.45 feet to an iron pipe, passing a pipe in the south line of Sandusky Street at 32.04 feet; thence S. 16°-49' E. 45.73 feet to an iron pipe; thence S. 0°-09' W. 71.24 feet to an iron pipe at the southwest corner of said 0.26 acre tract and in the north line of Hiram G. Moore's 0.60 acre tract; thence with said Moores north line S. 88°-34' W. 72.78 feet to an iron pin at the southeast corner of Herschel H. Willits' 0.13 acre tract; thence with said Willits' east line N. 5°-10' E. 60.00 feet to an iron pin at the northeast corner of said tract; thence with said Willits' north line S. 88°-34' W. 100.00 feet to an iron pin at the northwest corner of said tract and in the east line of Hayes Street, said iron pin being 25.17 feet N. 88°-34' E. of the centerline of said Hayes Street; thence with the east line of said Hayes Street N. 5°-10' E. 218.88 feet to the place of beginning, passing an iron pin in the south line of Sandusky Street at 186.82 feet.

Containing 0.92 of an acre more or less.

INDEXED ON MAP  
7104 2D



0.92 A.

Herschel H.  
Willits et ux  
0.13 A.  
Iron Bar  
Set

H.G. Moore 0.60 A.

Mary E.  
Fuson  
0.26 A.

SURVEY OF  
GRANDI TRACT  
V. M. S. 4990 BELLEFONTAINE, O.  
FOR  
THE STANDARD OIL COMPANY

INDEXED ON MAP  
7104 2P

Surveyed By: Dan L. Dodson

Dan L. Dodson  
Registered Surveyor No. 4270

STANDARD OIL Co. SURVEY  
 V.M.S. 4990  
 BELLEFONTAINE, OHIO

- A = Iron Pin @ E Hayes & Sandusky - Mon. Cover
- B = Pipe @ E Sandusky & Linden - Mon. Cover
- C = Iron @ E Hayes & Columbus - Mon. Cover
- D = 5/8" Bar Set - 1/2" pipe found @ 21.38' from E Hayes. F.F.W. Survey (608)
- E 1/2" pipe found
- F Pipe Found
- G " "
- H " "
- I " "
- J Pipe Found Set 1" Bar
- K 1" Bar Set
- L Hub Found @ 20' from E Hayes

Line E-F-G-H-I is brushy - ran random line from Hayes St. opp. "D" to "J" turned angles to points F-G-H-I 6 times and Angls. - Calc. all dist. & angles on prop. line - check OK

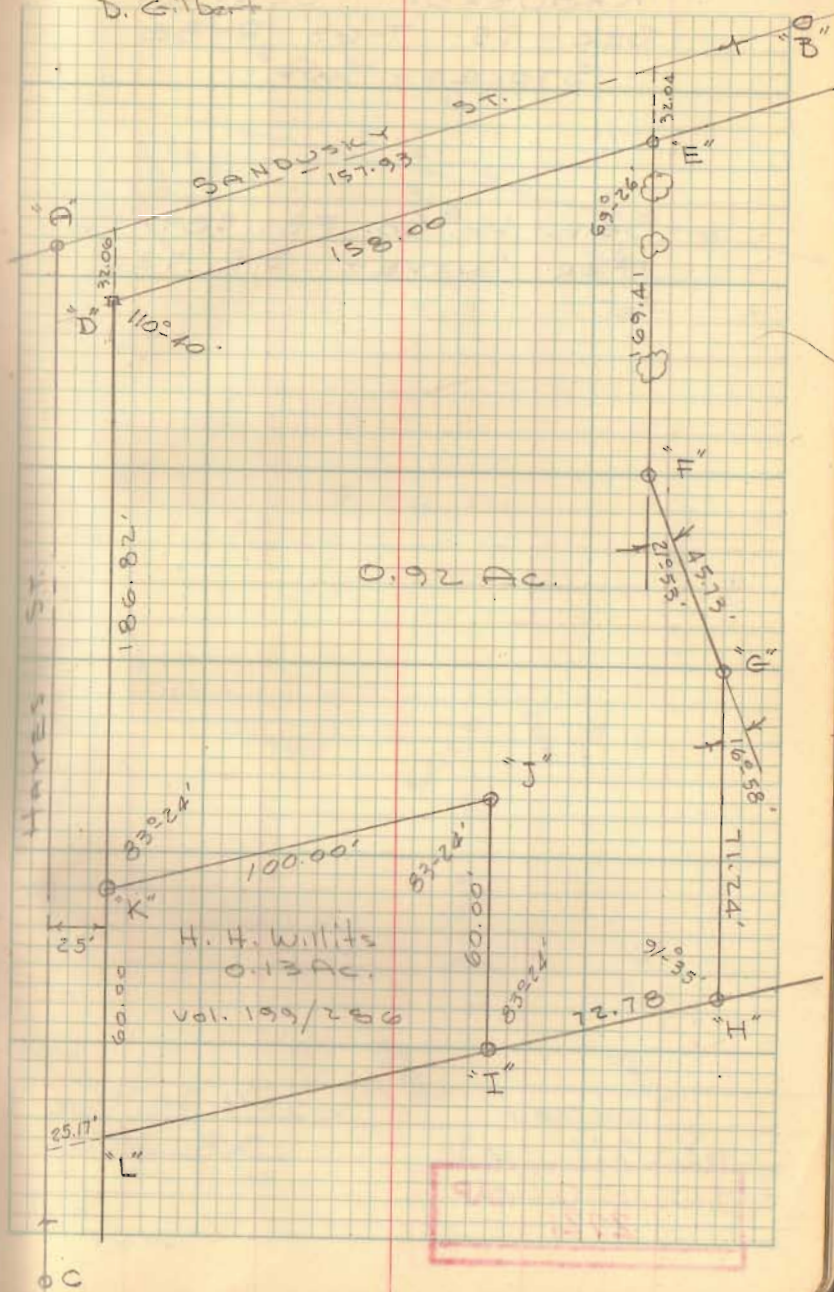
See City Index No. 608

INDEXED ON MAP  
 7104

Dodson  
 G. Geeslin  
 D. Gilbert

6-17-01  
 75°

6



INDEXED ON MAP  
 7104

Standard Oil Co. Survey  
So. East Cor. Hayes & Sandusky

BL 4 / C

1:06878

Sec. 20-40 x 25

Sec. 20-40 x 30

Angle	1	2	3	Avg
JAC	4°45'20"	9°31'00"	14°16'40"	4°45'33"
CAD	31°15'30"	62°30'40"	93°46'20"	31°15'27"
DAB	73°05'10"	146°10'40"	219°16'	73°05'20"
JAD	36°01'	72°01'40"	108°05'	36°01'00"
JAB	109°06'20"	218°12'30"	327°18'40"	109°06'13" 109°06'20"

AD	211.46		
CA	244.12	2	360
AB	183.07		68
DH	78.64		426
DG	68.78		
DF	88.94		
DE	60.09		

ADH	74°30'20"	149°00'	223°30'20"	74°30'01"
HDG	35°20'40"	70°41'20"	106°02'	35°20'40"
GDF	51°47'20"	103°34'40"	155°22'	51°48'
FDE	55°00'40"	110°01'	165°01'20"	55°00'27"
ADE	143°21'	286°41'20"	430°02'40"	143°20'41"
HDE	142°08'40"	284°18'	426°27'20"	142°08'40"

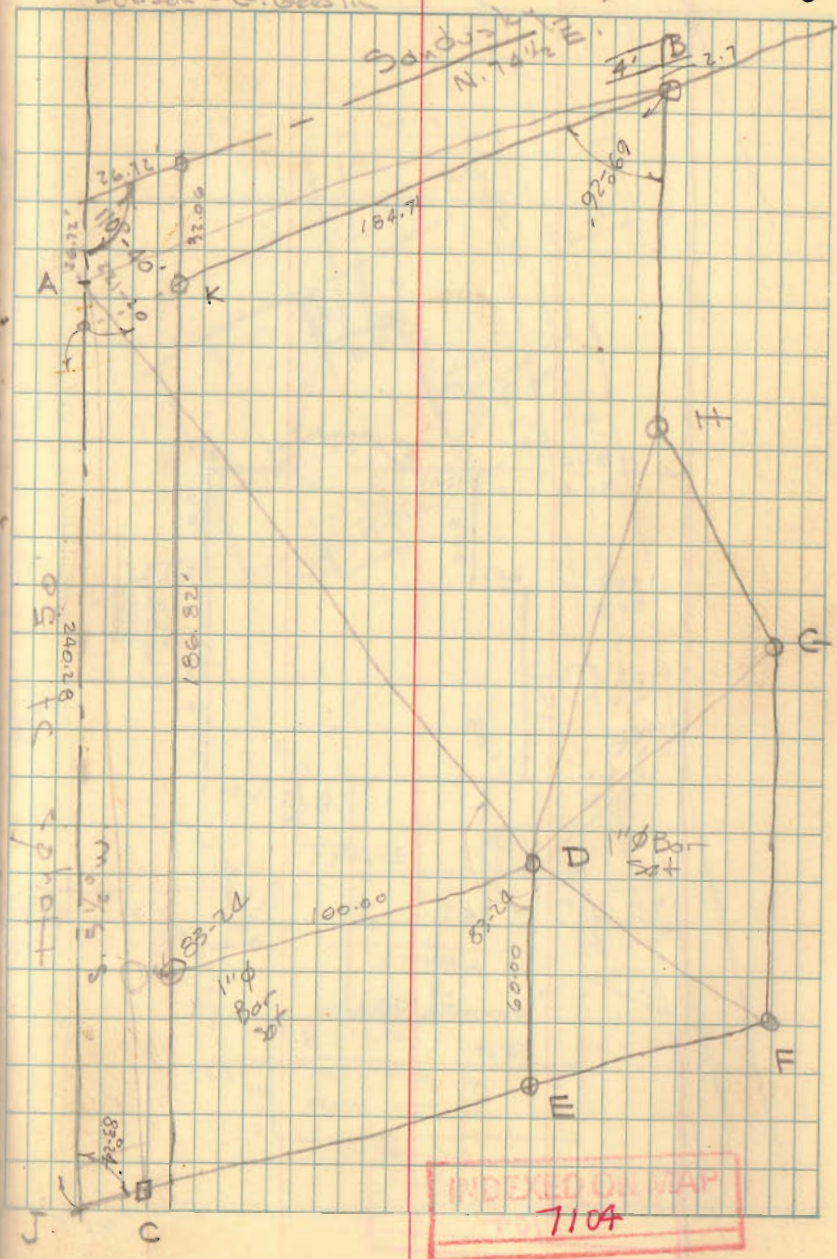
6-17-61

750

Dodson - G. Gealin

54 60'

6



INDEXED ON MAP

7104

REC'D 5-3-12 SMY DL

**LEGAL DESCRIPTION OF RECORD:**

Situated in the City of Bellefontaine, Township of Lake, County of Logan and State of Ohio:

And being part of the Virginia Military Survey 4990 and more particularly described as follows:

Beginning at a point in the centerline of Sandusky Street at the intersection of said centerline and the East line of Hayes Street produced, said point being 26.72 feet, North 74 deg. 30' East of an iron pin at the intersection of said centerline and the centerline of said Hayes Street;

Thence with the centerline of said Sandusky Street North 74 deg. 30' East 157.93 feet to the Northwest corner of Mary E. Fuson's 0.26 acre tract;

Thence with said Fuson's West line South 5 deg. 04' West, 201.45 feet to an iron pipe, passing a pipe in the South line of Sandusky Street at 32.04 feet;

Thence South 16 deg. 49' East 45.73 feet to an iron pipe;

Thence South 0 deg. 09' West 71.24 feet to an iron, pipe at the Southwest corner of said 0.26 acre tract and in the North line of Hiram G. Moore's 0.60 acre tract;

Thence with said Moores North line South 88 deg. 34' West 72.78 feet to an iron pin at the Southeast corner of Herschel H. Willits 0.13 acre tract;

Thence with said Willits' East line North 5 deg. 10' East 60.00 feet to an iron pin at the Northeast corner of said tract;

Thence with said Willits' North line South 88 deg. 34' West 100.00 feet to an iron pin at the Northwest corner of said tract and in the East line of Hayes Street, said iron pin being 25.17 feet North 88 deg. 34' East of the centerline of said Hayes Street;

Thence with the East line of said Hayes Street North 5 deg. 10' East 218.88 feet to the place of beginning, passing an iron pin in the South line of Sandusky Street at 186.82 feet.

Containing 0.92 of an acre more or less, according to Survey of Dan L. Dodson, Registered Surveyor No. 4270, dated June 17, 1961;

LESS AND EXCEPT THE FOLLOWING TWO PORTIONS THEREOF PREVIOUSLY CONVEYED:

**Parcel I:**

Situated in the City of Bellefontaine, County of Logan and State of Ohio, and more particularly described as follows:

Commencing at an iron pin in the intersection of the centerline of Sandusky Street (60 feet wide), with the centerline of Hayes Street (50 feet wide);

Thence North 74 deg. 30' East along the centerline of said Sandusky Street 26.72 feet to a point, said point being the extended Easterly right-of-way line of said Hayes Street;

Thence South 5 deg. 10' West along said extended right-of-way line, 32.06 feet to the intersection of the Southerly right-of-way line of said Sandusky Street with the Easterly right-of-way line of said Hayes Street, also being the true place of beginning;

Thence continuing along the Easterly right-of-way line of said Hayes Street, South 5 deg. 10' West 186.82 feet to an iron bar, said iron bar being 25.17 feet from the centerline of Hayes Street;

Thence North 88 deg. 34' East, 7.0 feet to a point;

Thence in a Northeasterly direction to the Southerly right-of-way line of said Sandusky Street, 20 feet Northeasterly from the Easterly right-of-way line of said Hayes Street;

Thence along the Southerly right-of-way line of Sandusky Street, South 74 deg. 30' West 20 feet to the true place of beginning. Being 0.18 acres more or less.

**Parcel II:**

Situated in the City of Bellefontaine, County of Logan and State of Ohio:

And known as being part of Virginia Military Survey 4990 and more particularly described as follows:

Commencing at the intersection of the centerline of Sandusky Street and the East right-of-way line of Hayes Street, said point being 26.72 feet North 74 deg. 30' East of an iron pin at the intersection of said centerline of Sandusky Street and the centerline of Hayes Street;

Thence with the East right-of-way lines of Hayes Street, South 5 deg. 10' West a distance of 218.88 feet to an iron pin;

Thence North 88 deg. 34' East a distance of 7.00 feet to the point of beginning. Thence North 88 deg. 34' East a distance of 93.00 feet to an iron bar;

Thence South 5 deg. 10' West a distance of 60.00 feet to an iron bar;

Thence North 88 deg. 34' East a distance of 72.78 feet to an iron pipe;

Thence North 0 deg. 09' East a distance of 71.24 feet to an iron pipe;

Thence North 16 deg. 49' West a distance of 45.73 feet to an iron pipe;

Thence North 5 deg. 04' East a distance of 3.50 feet;

Thence South 89 deg. 09' West a distance of 138.36 feet;

Thence South 8 deg. 39' West a distance of 61.53 feet to the point of beginning.

Containing 0.29 acre, more or less, and being out of a 0.74 acre tract in the name of The Standard Oil Company.

Leaving .51 acres, more or less and shown on the Tax Duplicate as .45 acres.

**LEGEND**

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND
- ⊙ P.K. NAIL FOUND
- ⊙ MAG NAIL SET
- ⊙ RAILROAD SPIKE FOUND
- ⊙ TRAVERSE POINT
- ⊙ CONIFEROUS SHRUBS
- ⊙ DECIDUOUS TREE
- ⊙ EXISTING UTILITY POLE
- ⊙ EXISTING LIGHT POLE
- ⊙ EXISTING GUY ANCHOR
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING WATER VALVE
- ⊙ EXISTING WATER FAUCET
- ⊙ EXISTING WELL
- ⊙ EXISTING MONITORING WELL
- ⊙ EXISTING WATER MAIN
- ⊙ EXISTING ROUND CATCH BASIN
- ⊙ EXISTING CATCH BASIN
- ⊙ EXISTING STORM MANHOLE
- ⊙ EXISTING STORM
- ⊙ EXISTING DOWNSPOUT
- ⊙ EXISTING SANITARY
- ⊙ EXISTING ELECTRICAL TRANS. PAD
- ⊙ EXISTING ELECTRIC RISER
- ⊙ EXISTING ELECTRIC MANHOLE
- ⊙ EXISTING ELECTRIC METER
- ⊙ EXISTING ELECTRIC LINE
- ⊙ EXISTING OVERHEAD UTILITY LINES
- ⊙ EXISTING TELEPHONE LINE
- ⊙ EXISTING TELEPHONE METER
- ⊙ EXISTING CABLE RISER
- ⊙ EXISTING UG TELEPHONE LINE
- ⊙ EXISTING UG CABLE TV LINE
- ⊙ EXISTING GAS PUMP
- ⊙ EXISTING FILL PORT
- ⊙ EXISTING GAS REGULATOR
- ⊙ EXISTING GAS LINE
- ⊙ EXISTING GAS METER
- ⊙ EXISTING GAS VALVE
- ⊙ EXISTING WOODS
- ⊙ EXISTING FENCE
- ⊙ EXISTING WALL
- ⊙ EXISTING POST
- ⊙ EXISTING ANTENNA
- ⊙ EXISTING AIR CONDITIONING UNIT
- ⊙ EXISTING MAILBOX
- ⊙ EXISTING SIGN
- ⊙ EXISTING SANITARY CLEAN OUT
- ⊙ EXISTING SANITARY MANHOLE

**LEGAL DESCRIPTION PER SURVEY**

BEING A 0.45 ACRE TRACT OF LAND OWNED BY GAS AMERICA SERVICES, INC. AS DESCRIBED IN DEED VOLUME 403, PAGE 91 OF THE LOGAN COUNTY DEED RECORDS, SITUATE IN THE VIRGINIA MILITARY SURVEY 4990, CITY OF BELLEFONTAINE, TOWNSHIP OF LAKE, COUNTY OF LOGAN, STATE OF OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE ON A MAG NAIL SET AT THE INTERSECTION OF CENTERLINES OF SANDUSKY STREET AND HAYES STREET;

THENCE, NORTH 74°-18'-34" EAST, 48.95 FEET, ALONG THE CENTERLINE OF SANDUSKY STREET TO A MAG NAIL SET AND BEING THE PRINCIPAL PLACE OF BEGINNING FOR THE TRACT HEREIN CONVEYED;

THENCE, NORTH 74°-18'-34" EAST, 135.70 FEET, ALONG THE CENTERLINE OF SANDUSKY STREET TO A MAG NAIL SET ON THE NORTHWEST CORNER OF A 0.29 ACRE TRACT OF LAND OWNED BY LOGAN RENTALS LTD. AS DESCRIBED IN OFFICIAL RECORD 789, PAGE 44, TRACT V;

THENCE, SOUTH 04°-58'-15" WEST, 198.25 FEET, ALONG THE WEST PROPERTY LINE OF SAID LOGAN RENTALS LTD. AND THE WEST LINE OF A 0.105 ACRE TRACT OF LAND OWNED BY WAMMES STORAGE & RENTALS, LTD AS DESCRIBED IN OFFICIAL RECORD 795, PAGE 849, TO A MAG NAIL SET ON THE NORTHEAST CORNER OF A 0.29 ACRE TRACT OF LAND OWNED BY WAMMES STORAGE AND RENTALS, LTD AS RECORDED IN OFFICIAL RECORD 789, PAGE 272, TRACT IX, PASSING FOR REFERENCE A 5/8" IRON PIN SET ON THE RIGHT-OF-WAY LINE AT 32.06 FEET;

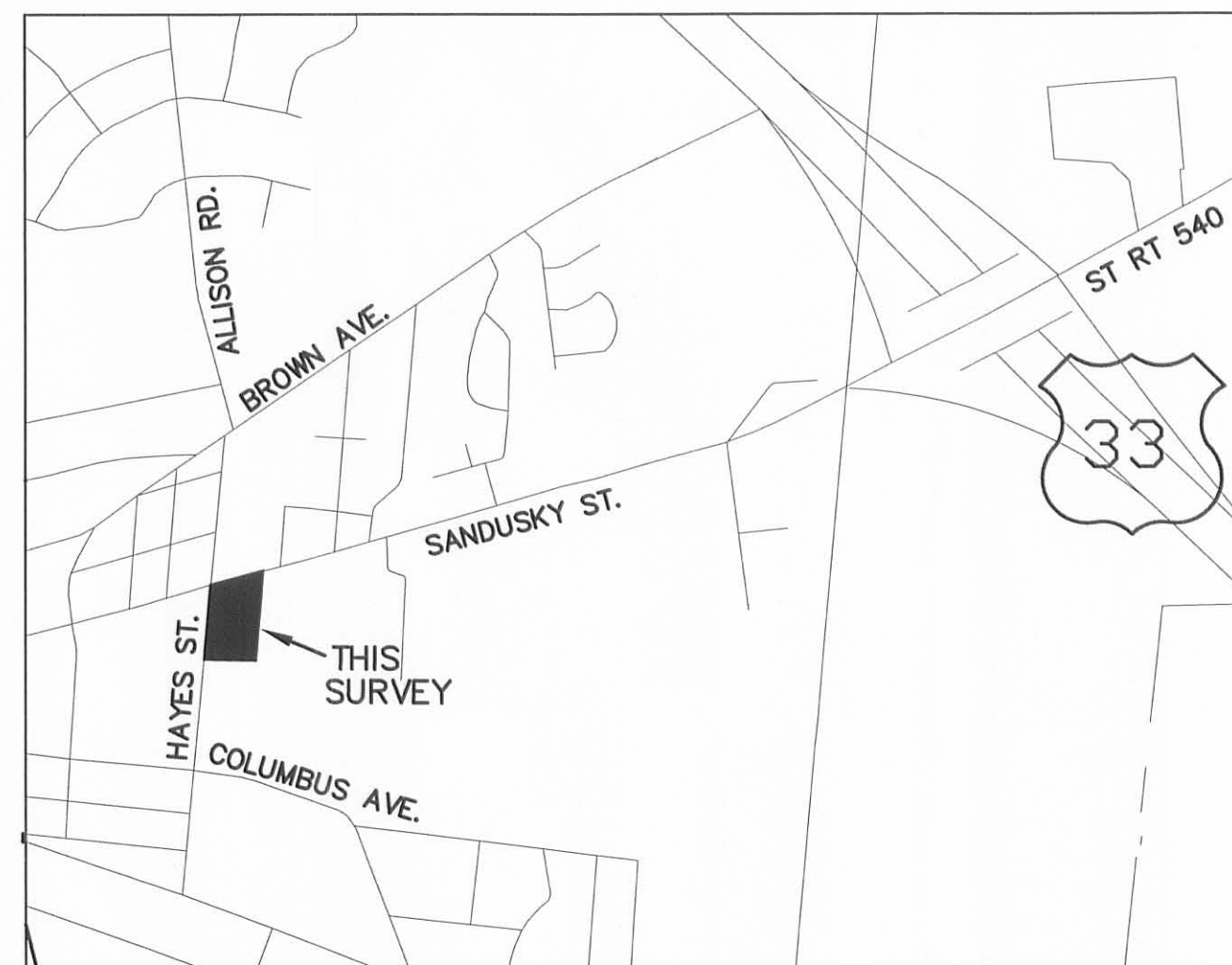
THENCE, SOUTH 89°-00'-02" WEST, 138.60 FEET, ALONG THE NORTH LINE OF SAID WAMMES STORAGE & RENTALS TO A MAG NAIL SET ON THE EASTERLY LINE OF HAYES STREET;

THENCE, NORTH 08°-44'-55" EAST, 165.14 FEET, ALONG THE EASTERLY LINE OF SAID HAYES STREET TO THE PRINCIPAL PLACE OF BEGINNING, PASSING FOR REFERENCE A 5/8 INCH IRON PIN SET AT 132.19 FEET.

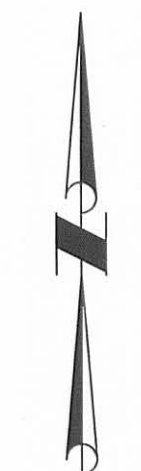
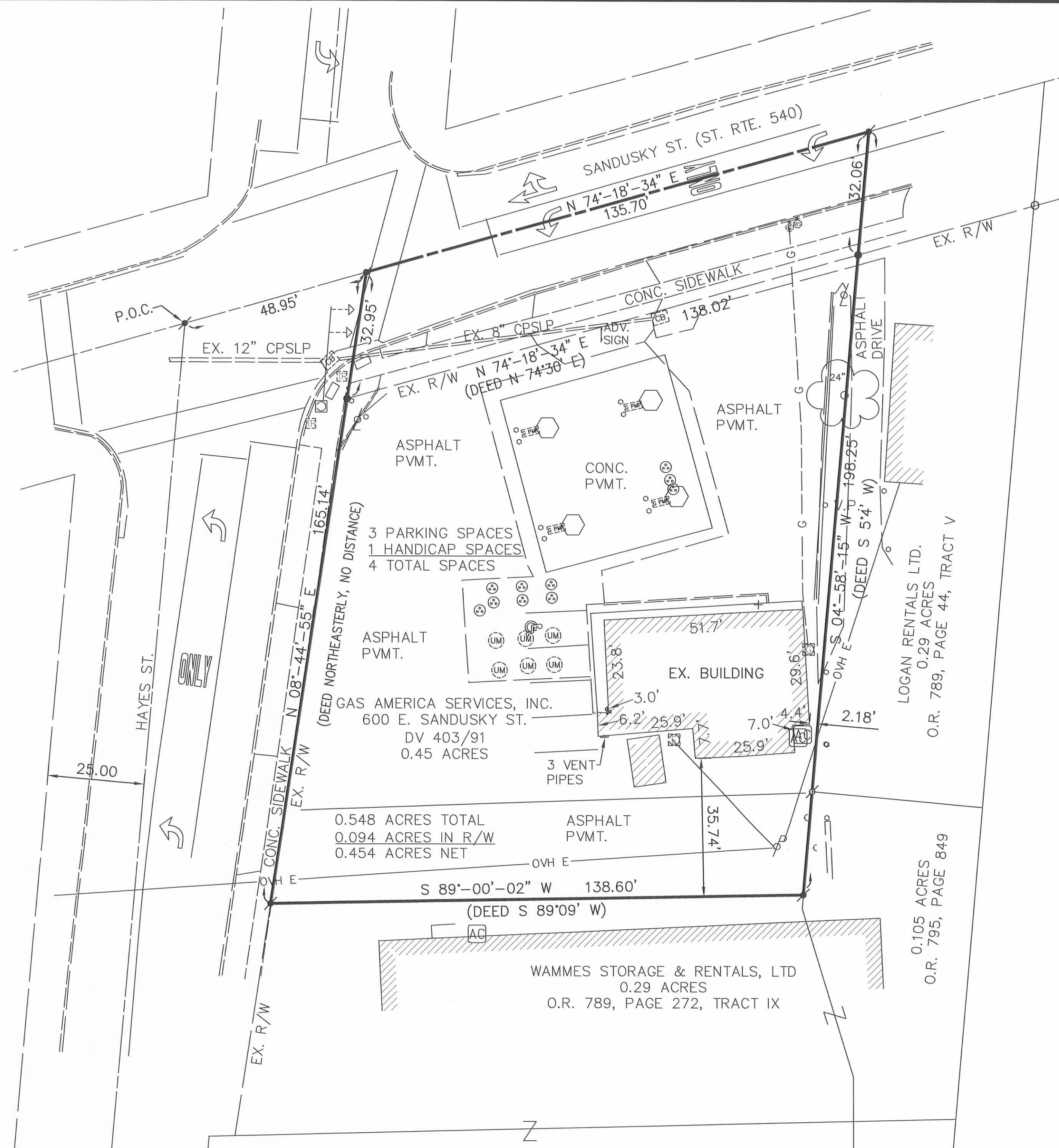
CONTAINING 0.548 ACRES MORE OR LESS WITH 0.094 ACRES BEING WITHIN THE EXISTING ROAD RIGHT-OF-WAY AND ALL BEING SUBJECT TO ANY LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

THE BEARINGS ARE BASED ON NAD 83 CORS 96 ADJUSTMENT, GEOID 2003, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK.

THE ABOVE DESCRIPTION WAS PREPARED BY WESELY D. GOUBEAUX, OHIO PROFESSIONAL SURVEYOR NUMBER 8254, BASED ON A FIELD SURVEY PERFORMED UNDER HIS DIRECT SUPERVISION AND DATED APRIL 13, 2012.

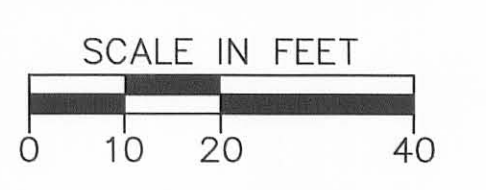


**VICINITY MAP**



THE BASIS OF BEARING WAS BASED ON NAD 83 CORS 96 ADJUSTMENT, GEOID 2003, OHIO NORTH ZONE, ODOT VRS CORS NETWORK

LATITUDE=N40°21'48.79172"  
LONGITUDE=W83°44'53.93602"



FIDELITY NATIONAL TITLE INSURANCE COMPANY  
REFERENCE NO. 12-43598, EFFECTIVE DATE FEBRUARY 22, 2012  
SCHEDULE B-SECTION II

NO SURVEY EXCEPTIONS IN SCHEDULE B, SECTION II THAT EFFECT PROPERTY.

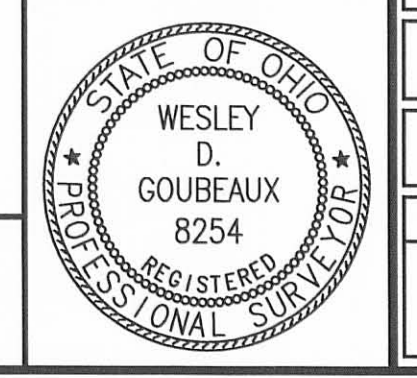
**FLOOD\_ZONE:** C - AREAS OF MINIMAL FLOODING  
PANEL NO. 390340 0001C  
EFFECTIVE DATE: JULY 16, 1984

**SURVEYOR CERTIFICATION**  
TO SPEEDWAY LLC, A DELAWARE LIMITED LIABILITY COMPANY, GASAMERICA SERVICES, INC. AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8, 9, 11a, 13, 17, AND 22 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 6, 2012.

THE PROPERTY HAS ACCESS TO PUBLIC RIGHT-OF-WAY.

*Wesley D. Goubeaux*  
WESLEY D. GOUBEAUX, P.S. #8254  
5-2-2012  
DATE



**ONE CHOICE ENGINEERING**  
440 E. HOEWISHER ROAD  
SIDNEY, OHIO 45385  
(937) 497-0200  
www.choiceengineering.com  
203 N. LOVELAND AVENUE  
LOVELAND, OHIO 45140  
(513) 239-8554

**SPEEDWAY STORE #8022 (GAS AMERICA #101)  
ALTA/ACSM LAND TITLE SURVEY  
CITY OF BELLEFONTAINE, OHIO**

REVISIONS:  
5-2-2012

FILE NAME  
LOGBEL1203ALTA

DRAWN BY  
TJT

CHECKED BY  
WDG

PROJECT No.  
LOGBEL1203

DATE  
4-13-2012

SHEET NUMBER  
1 OF 1

INDEXED ON MAP  
7104 3P