



JESSIE M. SICKLES  
 2.50 AC. TRACT

MARY J. JACOBS  
 0.80 AC.

BERNARD D. WHALEY ET UX  
 0.20 AC.

DONNA M. SASSER  
 0.28 AC.

U.S.R. No. 68

N. MAIN ST.

GILBERT SURVEY  
 V. M. S. No. 5245  
 0.382 ACRE TRACT  
 CITY OF BELLEFONTAINE  
 LAKE TOWNSHIP  
 LOGAN COUNTY, OHIO

SCALE: 1" = 10'

SURVEYED: APRIL 15, 1972.  
 PLATTED: MAY 3, 1972.  
 DANIEL E. GILBERT, P.S.  
 REG. SUR. No. 5402.  
 1041 N. MAIN ST.  
 BELLEFONTAINE, OHIO 43311.

RECID 1-31-01 SMY OK ✓



Van Atta  
Engineering  
Inc.

*Engineering & Surveying*

245 W. Elmwood Drive Suite 202  
Centerville, Ohio 45459  
Phone: (937) 438-5650  
Fax: (937) 438-5645

January 26, 2001

**CONSOLIDATION PLAT  
6.931 ACRES**

SITUATED IN THE CITY OF BELLEFONTAINE, TOWNSHIP OF LAKE, COUNTY OF LOGAN, STATE OF OHIO, BEING PART OF VIRGINIA MILITARY SURVEY NO. 2873 AND 5245, AND BEING ALL OF THE ROBIN E. OSBORN, ETAL'S 1.500 ACRE TRACT AS DESCRIBED IN O.R. VOLUME 427, PAGE 350 AND ALL OF THE ROBIN E. OSBORN, ETAL'S 5.464 ACRE TRACT AS DESCRIBED IN O.R. 427, PAGE 352 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL SET IN THE CENTERLINE OF NORTH MAIN STREET (60' WIDE), THAT IS SOUTH 22°24'46" WEST, 138.03 FEET FROM A 1" ROUND IRON BAR FOUND INSIDE A MONUMENT BOX AT THE OLD CORPORATION LINE, SAID POINT BEING A CORNER OF SAID 5.464 ACRE TRACT;

THENCE CONTINUING WITH THE CENTERLINE OF NORTH MAIN STREET AND THE EAST LINE OF SAID 5.464 ACRE TRACT, SOUTH 22°24'46" WEST, 79.92 FEET TO A PK NAIL SET AT THE SOUTHEAST CORNER OF SAID 5.464 ACRE TRACT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID 1.500 ACRE TRACT;

THENCE CONTINUING WITH THE CENTERLINE OF NORTH MAIN STREET AND THE EAST LINE OF SAID 1.500 ACRE TRACT, SOUTH 22°41'09" WEST, 53.77 FEET TO A PK NAIL SET AT THE SOUTHEAST CORNER OF SAID 1.500 ACRE TRACT;

THENCE LEAVING THE CENTERLINE OF NORTH MAIN STREET, FOLLOWING THE SOUTH LINE OF SAID 1.500 ACRE TRACT, ALSO BEING THE NORTH LINE OF THE FREDRICK D. REYNOLDS' 0.483 ACRE TRACT (O.R. VOLUME 151, PAGE 798) AND THE NORTH LINE OF THE EDWIN H. BOY, ETAL'S 1.124 ACRE TRACT (O.R. VOLUME 126, PAGE 683), NORTH 77°41'24" WEST, A DISTANCE OF 543.84 FEET TO A 5/8" IRON PIN FOUND, PASSING A 3/4" IRON PIPE FOUND ON THE WEST RIGHT-OF-WAY LINE OF NORTH MAIN STREET AT 30.50 FEET;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF HUNTER PLACE AND WITH THE WEST LINE OF SAID 1.500 ACRE TRACT, NORTH 00°34'01" EAST, 167.93 FEET TO A 5/8" IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID 1.500 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 5.464 ACRE TRACT;

THENCE CONTINUING WITH THE EAST RIGHT-OF-WAY LINE OF HUNTER PLACE AND WITH THE WEST LINE OF SAID 5.464 ACRE TRACT, NORTH 01°05'40" EAST, 560.23 FEET (PASSING A 5/8" IRON PIN FOUND AT 265.41 FEET ON THE DIVISION LINE BETWEEN VIRGINIA MILITARY SURVEY NUMBER 2873 AND VIRGINIA MILITARY SURVEY NUMBER 5245) TO A 5/8" IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID 5.464 ACRE TRACT, SAID POINT ALSO LYING ON THE SOUTH LINE OF THE THOMAS AND MARKER CONSTRUCTION COMPANY 1.261 ACRE TRACT (O.R. VOLUME 455, PAGE 819);

INDEXED ON MAP  
7434 1D-1

THENCE WITH THE NORTH LINE OF SAID 5.464 ACRE TRACT AND THE SOUTH LINE OF SAID 1.261 ACRE TRACT, SOUTH 82°03'58" EAST, 329.78 FEET TO A 5/8" IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID 5.464 ACRE TRACT;

THENCE WITH THE EAST LINE OF SAID 5.464 ACRE TRACT AND THE WEST LINE OF THE N & M ENTERPRISES, INC. 0.567 ACRE TRACT (O.R. VOLUME 394, PAGE 660, TRACT I) SOUTH 07°19'40" WEST, 291.91 FEET TO A 5/8" IRON PIN FOUND ON THE DIVISION LINE BETWEEN VIRGINIA MILITARY SURVEY NUMBER 2873 AND VIRGINIA MILITARY SURVEY NUMBER 5245, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE LURA M. DOWNING, TRUSTEE'S 0.800 ACRE TACT (O.R. VOLUME 447, PAGE 219);

THENCE WITH THE WEST LINE OF SAID 0.800 ACRE TRACT AND THE EAST LINE OF SAID 5.464 ACRE TRACT, SOUTH 10°15'08" WEST, 92.65 FEET TO AN 8" SQUARE WOODEN FENCE POST FOUND AT THE SOUTHWEST CORNER OF SAID 0.800 ACRE TRACT;

THENCE WITH THE SOUTH LINE OF SAID 0.800 ACRE TRACT AND A LINE OF SAID 5.464 ACRE TRACT, SOUTH 80°49'09" EAST, 215.54 FEET TO AN EXISTING T-BAR FOUND AT THE NORTHWEST CORNER OF THE ALLEN D. PATTERSON, ETUX'S 0.200 ACRE TRACT (O.R. VOLUME 257, PAGE 691);

THENCE WITH AN EAST LINE OF SAID 5.464 ACRE TRACT, ALSO THE WEST LINE OF THE SAID 0.200 ACRE TRACT, THE VINCENT G. PEAK, ETUX'S 0.360 ACRE TRACT (O.R. 165, PAGE 186), THE FRANK D. CUMMINGS' 0.280 ACRE TRACT (DEED BOOK VOLUME 360, PAGE 558) AND THE BERTHA F. HEMINGER 0.240 ACRE TRACT (DEED BOOK VOLUME 291, PAGE 35) SOUTH 22°35'43" WEST, 202.21 FEET TO AN EXISTING CONCRETE MONUMENT FOUND;

THENCE WITH THE SOUTH LINE OF SAID 0.240 ACRE TRACT AND A LINE OF SAID 5.464 ACRE TRACT, SOUTH 67°27'34" EAST, 208.03 FEET (PASSING A 5/8" IRON PIN FOUND ON THE WEST RIGHT-OF-WAY LINE OF NORTH MAIN STREET AT 178.03 FEET) TO THE TRUE POINT OF BEGINNING.

CONTAINING 6.931 ACRES MORE OR LESS, SUBJECT HOWEVER TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

NOTE: THERE IS 2.105 ACRES IN VIRGINIA MILITARY SURVEY NO. 2873 AND 4.826 ACRES IN VIRGINIA MILITARY SURVEY NO. 5245.

NOTE: THERE IS 0.094 ACRES LYING IN THE RIGHT-OF-WAY OF NORTH MAIN STREET.

NOTE BASIS OF BEARINGS: THE EAST RIGHT-OF-WAY LINE OF HUNTER PLACE AS RECORDED ON O.R. VOLUME 427, PAGE 353. (NORTH 01°05'40" EAST)

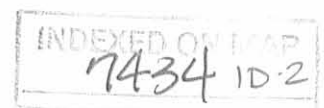
NOTE: THE ABOVE DESCRIBED DESCRIPTION IS A RESULT OF A FIELD SURVEY BY VAN ATTA ENGINEERING, INC. UNDER THE SUPERVISION OF JEFFREY A. VAN ATTA PS #7354.

NOTE: LINES OF OCCUPATION AGREE IN GENERAL WITH MONUMENTATION FOUND.



Jeffrey A. Van Atta  
JEFFREY A. VAN ATTA, P.S. #7354

1/29/01  
DATE





REC'D 11-13-96 SMy ok ✓ Map Room  
**HELEN SICKLES SURVEY**  
**Tract No. A**

The following described real estate situated in the City of Bellefontaine, Township of Lake, County of Logan, State of Ohio and being a part of Virginia Military Survey No. 2873 and being out of a 2.58 Acre tract in the name of Helen M. Sickles designated as Tract No. III in Official Record No. 187 Pages 529-530 (4-21-1993) and now being more particularly described as follows:

Beginning at a 5/8" x 30" Rebar set at the line between Virginia Military Survey No. 2873 and 5245 and in the east line of Hunter Place (formerly the east right of way line of the Old C. & L. E. RR.) and being the southwest corner to said 2.58 Acre tract;

Thence with the east line of said Hunter Place and the west line of said 2.58 Acre tract, N. 1°05'40" E. 295.00 feet to a 5/8" Rebar found in the south line of a 1.261 Acre tract in the name of Jerry L. Reed et al as described in Official Record No. 148 Page 198 (2-7-1992) and being the northwest corner to said 2.58 Acre tract, (Note: This line is the Basis of Bearing for this survey - N. 1°05'40" E.);

Thence with the south line of said Reed's tract, S. 82°07'58" E. 329.59 feet to a 5/8" x 30" Rebar set;

Thence S. 7°19'40" W. 291.91 feet to a 5/8" x 30" Rebar set in the line between Virginia Military Survey No. 2873 and 5245 and also being the south line of said 2.58 Acre tract and the north line of an original 2.50 Acre tract in the name of Helen M. Sickles as designated as Tract No. II in Official Record No. 187 Pages 529-530 (4-21-1993);

Thence with said V.M.S. Line, N. 82°20'20" W. 298.16 feet to the place of beginning, containing 91,793.925 square feet or 2.107 Acres, more or less.

I hereby certify that this description is the result of a field survey made by me on November 12, 1996.



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

INDEXED ON MAP  
2434 2D-1

Received 11-13-96 OK ✓

**HELEN SICKLES SURVEY**  
**Tract No. B**

The following described real estate situated in the City of Bellefontaine, Township of Lake, County of Logan, State of Ohio and being a part of Virginia Military Survey No. 2873 and being out of a 2.58 Acre tract in the name of Helen M. Sickles designated as Tract No. III in Official Record No. 187 Pages 529-530 (4-21-1993) and now being more particularly described as follows:

Beginning for reference at a 5/8" x 30" Rebar set at the line between Virginia Military Survey No. 2873 and 5245 and in the east line of Hunter Place (formerly the east line of the Old C. & L.E. RR.) and being the southwest corner to said 2.58 Acre tract;

Thence with the east line of Hunter Place and the west line of said 2.58 Acre tract, N. 1°05'40" E. 295.00 feet to a 5/8" Rebar found in the south line of a 1.261 Acre tract in the name of Jerry L. Reed et al as described in Official Record No. 148 Page 198 (2-7-1992) and being the northwest corner to said 2.58 Acre tract, (Note: This line is the Basis of Bearing for this survey - N. 1°05'40" E.);

Thence with the south line of Reed's tract, S. 82°07'58" E. 329.59 feet to a 5/8" x 30" Rebar set for the true place of beginning;

Thence continuing with said south line, S. 82°07'58" E. 182.17 feet to a one inch Round Iron Bar found at the southeast corner to Reed's 1.261 Acre tract and the northeast corner to said 2.58 Acre tract and being in the west line of a 0.700 Acre tract in the name of Trio Properties as described in Official Record No. 118 Page 990 (11-23-1990)

Thence with the east line of said 2.58 Acre tract and the west line of said Trio Properties tract and the west line of a 0.500 Acre tract in the name of Josip Terebuh et ux as described in Deed Volume No. 332 Page 416 (10-16-1970), S. 7°29'02" W. 88.40 feet to a 5/8" Rebar found at a southeast corner to said 2.58 Acre tract and in the north line of an original 2.00 Acre tract (now 1.426 Acres) in the name of Ruth V. Weldon as described in Deed Volume No. 182 Page 466 (10-22-1946) and being the southwest corner to said Terebuh's tract;

Thence with the line between Sickles and Weldon, N. 84°11'44" W. 141.99 feet to a 5/8" Rebar found at the northwest corner to Weldon's tract and a corner to Sickles;

Thence with the west line of Weldon's tract and the east line of Sickles' tract, S. 7°08'45" W. 198.24 feet to a 5/8" Rebar found at the southwest corner to Weldon's tract and a southeast corner to Sickles' tract and being in the north line of an original 0.80 Acre tract in the name of Lura M. Downing as described in Deed Volume No. 384 Page 320 (8-3-1979) and being in the line between Virginia Military Survey No. 2873 and 5245;

Thence with the north line of Downing's tract and said V.M.S. Line, N. 82°20'20" W. 40.00 feet to a 5/8" x 30" Rebar set at the northwest corner to Downing's tract;

Thence N, 7°19'40" E. 291.91 feet to the true place of beginning, containing 24,561.965 square feet or 0.564 Acres, more or less.

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(2)

I hereby certify that this description is the result of a field survey made by me on November 12, 1996.



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

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7434 2D-3

OK ✓

**HELEN SICKLES SURVEY**  
**Tract No. C**

The following described real estate situated in the City of Bellefontaine, Township of Lake, County of Logan, State of Ohio and being a part of Virginia Military Survey No. 5245 and being out of an original 2.50 Acre tract in the name of Helen M. Sickles designated as Tract No. II in Official Record No. 187 Pages 529-530 (4-21-1993) and now being more particularly described as follows:

Beginning at a 5/8" x 30" Rebar set at the line between Virginia Military Survey No. 2873 and 5245 and in the east line of Hunter Place (formerly the east right of way line of the Old C. & L. E. RR.) and being the northwest corner to said 2.50 Acre tract;

Thence with the line between said V.M.S. No. 2873 and 5245 and the north line of said 2.50 Acre tract and the south line of Helen M. Sickles' original 2.58 Acre tract designated as Tract No. III in Official Record No. 187 Pages 529-530 (4-21-1993), S. 82°20'20" E. 298.16 feet to a 5/8" x 30" Rebar set at the northwest corner to an original 0.800 Acre tract in the name of Lura M. Downing as described in Deed Volume No. 384 Page 320 (8-3-1979);

Thence with Downing's west line, S. 10°15'08" W. 92.65 feet to a eight inch Square Wood Corner Post found at the southwest corner to Downing's tract;

Thence S. 7°19'40" W. 241.82 feet to a 5/8" x 30" Rebar set in the north line of a 1.50 Acre tract in the name of William Russell Myers et ux as described in Official Record No. 186 Page 914 (3-19-1993) and being the south line of said Sickles' tract;

Thence with the line between Sickles' and Myers', N. 67°27'13" W. 274.19 feet to a 5/8" x 30" Rebar set in the east line of Hunter Place, passing through a 5/8" Rebar found at 122.26 feet; said 5/8" x 30" Rebar set being the southwest corner to said 2.50 Acre tract and the northwest corner to Myers' 1.50 Acre tract;

Thence with the east line of Hunter Place and the west line of Sickles' 2.50 Acre tract, N. 1°05'40" E. 265.68 feet to the place of beginning, (Note: This line is the Basis of Bearing for this survey - N. 1°05'40" E.), containing 83, 176.350 square feet or 1.909 Acres, more or less.

I hereby certify that this description is the result of a field survey made by me on November 12, 1996.



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

INDEXED ON MAP  
7434 204



OK ✓

HELEN SICKLES SURVEY  
Tract No. D

The following described real estate situated in the City of Bellefontaine, Township of Lake, County of Logan, State of Ohio and being a part of Virginia Military survey No. 5245 and being all of a 0.38 Acre tract designated as Tract No. I and a part of an original 2.50 Acre tract designated as Tract No. II in the name of Helen M. Sickles as described in Official Record No. 187 Page 529-530 (4-21-1993) and being more particularly described as follows:

Beginning at a P. K. Nail set in the centerline of North Main Street (60 feet wide), that is S.  $22^{\circ}25'40''$  W. 138.00 feet from a One Inch Round Iron Bar in a Monument Box found at the Old Corporation Line, said P. K. Nail being the northeast corner to Sickles' 0.38 Acre tract and the southeast corner to a 0.24 Acre tract in the name of Bertha M. Heminger as described in Deed Volume No. 291 Page 35 (8-30-1963);

Thence continuing with the centerline of North Main Street, S.  $22^{\circ}25'40''$  W. 80.00 feet to a P. K. Nail set at the southeast corner to Sickles' tract and the northeast corner to a 1.50 Acre tract in the name of William Russell Myers et ux as described in Official Record No. 186 Page 914 (3-19-1993), (Note: The centerline of North Main Street is the Basis of Bearing for this survey - S.  $22^{\circ}25'40''$  W.);

Thence with the line between Sickles and Myers, N.  $67^{\circ}30'23''$  W. 208.74 feet to a 5/8" Rebar found, passing thorough a 5/8" Rebar found at 30.00 feet;

Thence continuing with the line between Sickles and Myers, N.  $67^{\circ}27'13''$  W. 151.20 feet to a 5/8" x 30" Rebar set;

Thence N.  $7^{\circ}19'40''$  E. 241.82 feet to a eight inch Square Wood Corner Post found at the southwest corner to an original 0.80 Acre tract in the name of Lura M. Downing as described in Deed Volume No. 384 Page 320 (8-3-1979);

Thence with the line between Sickles and Downing, S.  $80^{\circ}17'09''$  E. 215.37 feet to a 5/8" Rebar found at the northwest corner to a 0.20 Acre tract in the name of Allen D. Patterson et ux as described in Official Record No. 257 Page 691 (5-18-1995);

Thence with the west lines of said Patterson's 0.20 Acre tract, Vincent G. Peak's present 0.360 Acre tract as described in Official Record No. 165 Page 186 (8-7-1992). Frank D. Cummings' present 0.280 Acre tract as described in Deed Volume No. 360 Page 558 (10-3-1973). and Bertha F. Heminger's present 0.240 Acre tract as described in Deed Volume No. 291 Page 35 (8-30-1963), S.  $22^{\circ}31'41''$  W. 201.05 feet to a One Inch Iron Pipe found at Heminger's southwest corner and being the northwest corner to Sickles' 0.380 Acre tract, passing through a 5/8" Rebar found at 21.05 feet;

(2)

Thence with the line between Sickles and Heminger, S. 67°28'20" E. 208.20 feet to the place of beginning, passing through a One Inch Round Iron Bar found at 178.20 feet, containing 63,302.695 square feet or 1.454 Acres, more or less.

Of the above described tract, there is 2,400.00 square feet or 0.055 Acres in the right of way of North Main Street.

I hereby certify that this description is a result of a field survey made by me on November 12, 1996.



*Daniel E. Gilbert*

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

7434 2D-6

PLACE

HUNTER

(Note: This is the Old C. & L.E. RR. R/W.)

V.M.S. No. 2873  
V.M.S. No. 5245

V.M.S. No. 2873  
V.M.S. No. 5245

U.S.R. No. 68

Jerry L. Reed et al  
O.R. No. 148 P. 198 (2-7-1992)  
17-077-00-00-021.001

1.261 Acres

Trio Properties  
O.R. No. 118 P. 990 (11-23-1990)  
17-077-20-04-005.000  
0.700 Acres

Tract No. A  
91,793.925<sup>sq ft</sup>  
or  
2.107 Acres

Tract No. B  
24,561.965<sup>sq ft</sup>  
or  
0.564 Acres

Josip Terebuh et ux  
Vol. No. 332 P. 416 (10-16-1970)  
17-077-20-04-006.000  
0.500 Acres

Ruth V. Weldon  
Vol. No. 182 P. 466 (10-22-1946)  
17-077-20-04-009.000 (1.226 Acres)  
17-077-20-04-009.001 (0.200 Acres)  
Original 2.000 Acres

Lura M. Downing  
Vol. No. 384 P. 320 (8-3-1979)  
17-077-20-04-012.000 (0.680 Acres)  
17-077-20-04-013.000 (0.120 Acres)  
Original 0.800 Acres

Tract No. C  
83,176.350<sup>sq ft</sup>  
or  
1.909 Acres

Tract No. D  
63,302.695<sup>sq ft</sup>  
or  
1.454 Acres

Allen D. Patterson et ux  
O.R. No. 257 P. 621 (5-18-1995)  
17-077-20-04-015.000  
0.200 Acres

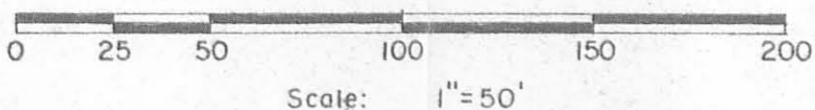
Vincent G. Peak et ux  
O.R. No. 165 P. 186 (8-7-1992)  
17-077-20-04-016.000  
0.360 Acres

Frank D. Cummings  
Vol. No. 360 P. 558 (10-3-1973)  
17-077-20-04-017.000  
0.280 Acres

Bertha F. Heminger  
Vol. No. 291 P. 35 (8-30-1963)  
17-077-20-04-018.000  
0.240 Acres

William Russell Myers et ux  
O.R. No. 186 P. 914 (3-19-1993)  
17-077-20-04-020.000  
1.500 Acres

16,677.600<sup>sq ft</sup>  
or  
0.383 Acres



- Symbols:
- - 1/2" Nails Set.
  - - 5/8" Rebars Fd.
  - - 5/8" x 30" Rebars Set.
  - ⊗ - 1" Round Iron Bars Fd.
  - ⊠ - 6" Square Wood Post Fd.
  - ⊙ - 1" Iron Pipe Fd.

Deed of Reference:

Jack E. Sickles (Dec'd)  
to  
Helen M. Sickles O.R. No. 187 Pages 529-530 (4-21-1993)

V.M.S. No. 5245.

Tract No. I - 0.38 Acres.  
Tract No. II - 2.50 Acres.

Per. Par. No. 17-077-20-04-019.000 (2.04 Acres).  
Per. Par. No. 17-077-20-04-014.000 (0.84 Acres).

V.M.S. No. 2873.

Tract No. III - 2.58 Acres.

Per. Par. No. 17-077-20-04-008.000 (2.47 Acres).  
Per. Par. No. 17-077-20-04-007.000 (0.11 Acres).

The above tracts now containing 3.363 Acres in V.M.S. No. 5245 and 2.671 Acres in V.M.S. No. 2873. Making a total of 6.034 Acres by this survey.

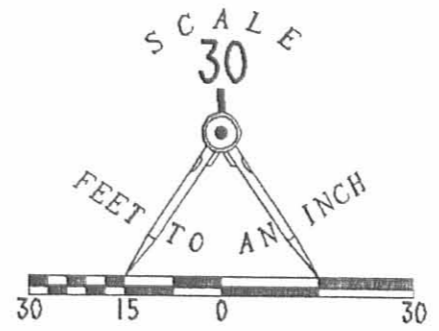
INDEXED ON MAP  
7434 2P

HELEN SICKLES SURVEY-V.M.S. No. 2873 & 5245,  
City of Bellefontaine, Logan County, Ohio.

DATE 11-12-1996  
SCALE 1" = 50'  
DRAWN BY DEG  
APPROVED BY Daniel E. Gilbert, P.S.  
Reg. Sur. No. 5402

DRAWING NUMBER  
096-054

RETRACEMENT SURVEY OF THE  
 BERNARD WHALEY 0.20 ACRE TRACT  
 VOLUME 258. PAGE 488  
 V.M.S. 5245  
 CITY OF BELLEFONTAINE  
 LAKE TOWNSHIP  
 LOGAN COUNTY. OHIO

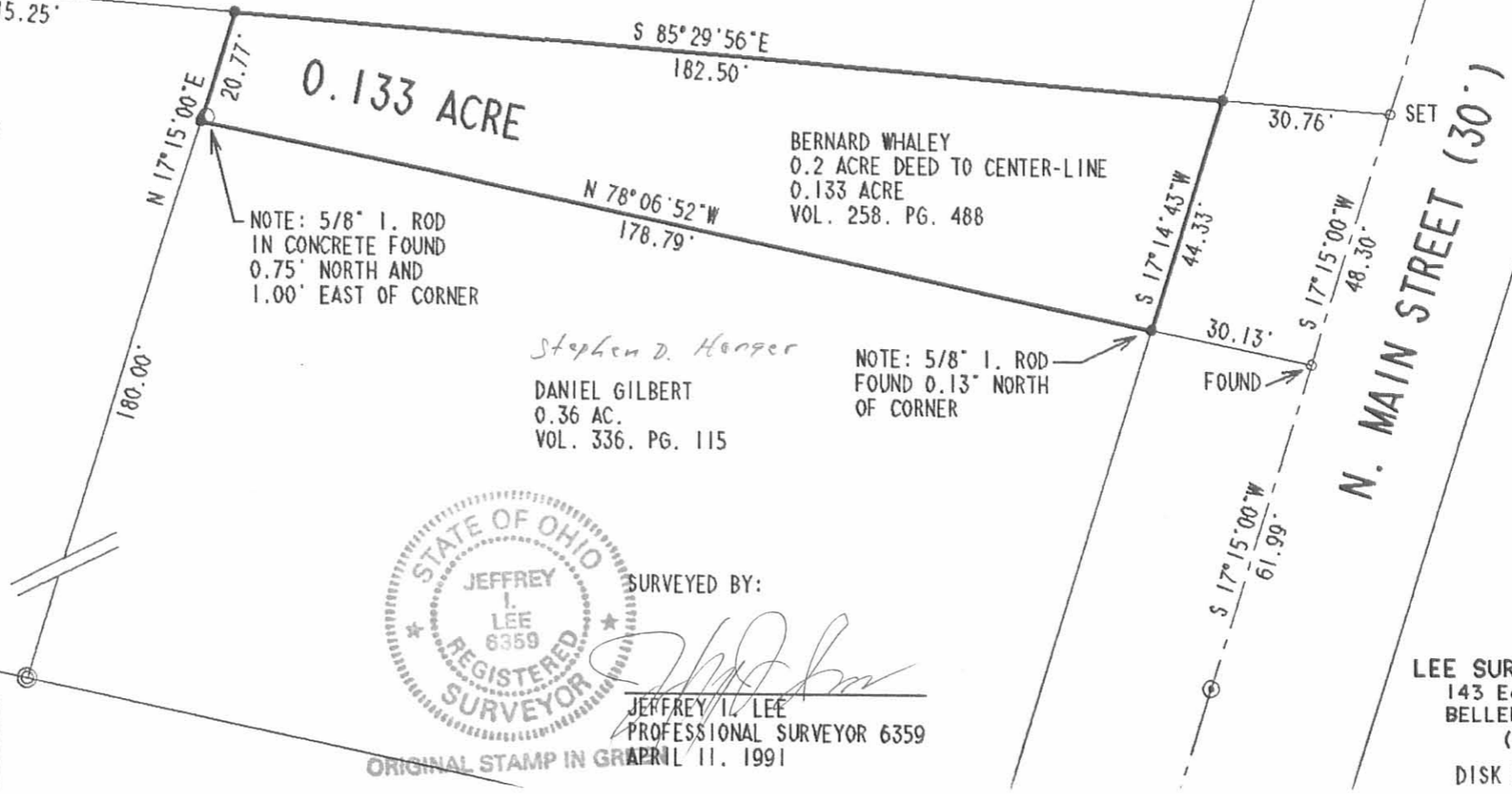


LURA M. DOWNING  
 0.8 AC.  
 VOL 384. PG. 320

JACK SICKLES  
 2.50 AX.  
 VOL. 362. PG. 380

LEGEND

- ⊙ CITY MONUMENT BOX
- ⊙ 2" PIPE FOUND
- 3/4" I. ROD SET
- 5/8" I. ROD FOUND
- PK NAIL
- ⊙ OLD FENCE POST



BERNARD WHALEY  
 0.2 ACRE DEED TO CENTER-LINE  
 0.133 ACRE  
 VOL. 258. PG. 488

*Stephen D. Harper*  
 DANIEL GILBERT  
 0.36 AC.  
 VOL. 336. PG. 115



SURVEYED BY:  
*Jeffrey I. Lee*  
 JEFFREY I. LEE  
 PROFESSIONAL SURVEYOR 6359  
 APRIL 11, 1991

INDEXED ON MAP  
 7434 3P

LEE SURVEYING & MAPPING CO.  
 143 East Columbus Avenue  
 BELLEFONTAINE, OHIO 43311  
 (513) 593-7335  
 DISK 39 WHALEY L 1903-4

REC'D 9-16-99 S.M.J. AK  
Helen M. Sickles Survey

The following described real estate situated in the City of Bellefontaine, Township of Lake, County of Logan, State of Ohio and being a part of Virginia Military Surveys No. 2873 and 5245 and being all of Tract No. I (0.38 Acres), all of Tract No. II (2.50 Acres) and a part of Tract No. III (2.58 Acres) in the name of Helen M. Sickles as recorded in Official Record No. 187 Pages 529-530 (4-21-1993) and now being more particularly described as follows:

Beginning at a P. K. Nail set in the centerline of North Main Street (60 feet wide), that is S.  $22^{\circ}25'40''$  W. 138.00 feet from a One Inch Round Iron Bar in a Monument Box found at the Old Corporation Line, said P. K. Nail being the northeast corner to Sickles' present 0.38 Acre tract and the southeast corner to a 0.24 Acre tract in the name of Bertha F. Heminger as recorded in Deed Volume No. 291 Page 35 (8-30-1963);

Thence with the centerline of North Main Street, S.  $22^{\circ}25'40''$  W. 80.00 feet to a P. K. Nail set at the southeast corner to said 0.38 Acre tract and the northeast corner to a 1.50 Acre tract in the name of William Russell Myers et ux as recorded in Official Record No. 186 Page 914 (3-19-1993), (Note: The centerline of North Main Street is the Basis of Bearing for this survey - S.  $22^{\circ}25'40''$  W.);

Thence with the line between Myers and Sickles, N.  $67^{\circ}30'23''$  W. 208.74 feet to a 5/8 inch Rebar found, passing through a 5/8 inch Rebar found at 30.00 feet;

Thence continuing with the line between Myers and Sickles, N.  $67^{\circ}25'45''$  W. 419.83 feet to a 5/8" x 30" Rebar set at the southwest corner to Sickles' present 2.50 Acre tract and the northwest corner to Myers' 1.50 Acre tract and being in the east right of way line of Hunter Place (formerly the east right of way line of the Old C. & L.E. RR.), passing through a 5/8" x 30" Rebar set at 151.20 feet and a 5/8 inch Rebar found at 273.46 feet;

Thence with the east right of way line of Hunter Place, N.  $1^{\circ}05'40''$  E. 560.68 feet to a 5/8 inch Rebar found in the south line of a 1.261 Acre tract in the name of Jerry L. Reed et al as recorded in Official Record No. 148 Page 198 (2-7-1992), passing through a 5/8" x 30" Rebar set at the line between V.M.S. No. 2873 and 5245 at 265.68 feet;

Thence with the south line of Reed's tract, S.  $82^{\circ}07'58''$  E. 329.59 feet to a 5/8" x 30" Rebar set;

Thence S.  $7^{\circ}19'40''$  W. 291.91 feet to a 5/8" x 30" Rebar set in the line between V.M.S. No. 2873 and 5245 and being the northwest corner to an original 0.80 Acre tract in the name of Lura M. Downing as recorded in Deed Volume No. 384 Page 320 (8-3-1979);

Thence with Downing's west line, S.  $10^{\circ}15'08''$  W. 92.65 feet to an 8 inch square wood corner post found at the southwest corner to said 0.80 Acre tract;

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Thence with the south line of Downing's 0.80 Acre tract, S. 80°17'09" E. 215.37 feet to a 5/8 inch Rebar found at the northwest corner to a 0.200 Acre tract in the name of Allen D. Patterson et ux as recorded in Official Record No. 257 Page 691 (5-18-1995);

Thence with the west lines of Patterson's 0.20 Acre tract, Vincent G. Peak et ux 0.36 Acre tract as recorded in Official Record No. 165 Page 186 (8-7-1992), Frank D. Cummings 0.28 Acre tract as recorded in Deed Volume No. 360 Page 558 (10-3-1973) and said Bertha F. Heminger's 0.24 Acre tract, S. 22°31'41" W. 201.05 feet to a One Inch Iron Pipe found at the southwest corner to Heminger's tract and the northwest corner to Sickles' original 0.38 Acre tract;

Thence with the line between Heminger and Sickles, S. 67°28'20" E. 208.20 feet to the place of beginning, passing through a One Inch Round Iron Bar found at 178.20 feet, containing a total of 237,991.330 square feet or 5.464 Acres, more or less.

Of the above described tract, there is 91,704.680 square feet or 2.105 Acres in V.M.S. No. 2873 and 146,286.650 square feet or 3.359 Acres in V.M.S. No. 5245.

Also, there is 2,400.00 square feet or 0.055 Acres in the right of way of North Main Street.

I hereby certify that this description is the result of a field survey made by me on November 12, 1996.



*Daniel E. Gilbert, P.S.*  
DANIEL E. GILBERT, P.S.  
REG. SUR. NO. 5402  
400 N. PARK ST.  
BELLEFONTAINE, OHIO 43311  
TELEPHONE: 1 (614) 593-1428  
937

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Jerry L. Reed et al  
O.R. No. 148 P. 198 (2-7-1992)  
17-077-00-00-021.001

1.261 Acres

Trio Properties  
O.R. No. 118 P. 990 (11-23-1990)  
17-077-20-04-005.000  
0.700 Acres

Josip Terebuh et ux  
Vol. No. 332 P. 416 (10-16-1970)  
17-077-20-04-006.000  
0.500 Acres

Tract No. B  
24,561.965<sup>sq ft</sup>  
or  
0.564 Acres

Ruth V. Weldon  
Vol. No. 182 P. 466 (10-22-1946)  
17-077-20-04-009.000 (1.226 Acres)  
17-077-20-04-009.001 (0.200 Acres)  
Original 2.000 Acres

Lura M. Downing  
Vol. No. 384 P. 320 (8-3-1979)  
17-077-20-04-012.000 (0.680 Acres)  
17-077-20-04-013.000 (0.120 Acres)  
Original 0.800 Acres

V.M.S. No. 2873  
V.M.S. No. 5245

Total Tract Acres  
237,991.330<sup>sq ft</sup>  
or  
5.464 Acres

Allen D. Patterson et ux  
O.R. No. 257 P. 691 (5-18-1995)  
17-077-20-04-015.000  
0.200 Acres

Vincent G. Peak et ux  
O.R. No. 165 P. 186 (8-7-1992)  
17-077-20-04-016.000  
0.360 Acres

Frank D. Cummings  
Vol. No. 360 P. 558 (10-3-1973)  
17-077-20-04-017.000  
0.280 Acres

Bertha F. Heminger  
Vol. No. 291 P. 35 (8-30-1963)  
17-077-20-04-018.000  
0.240 Acres

William Russell Myers et ux  
O.R. No. 186 P. 914 (3-19-1993)  
17-077-20-04-020.000  
1.500 Acres

U.S.R. No. 68

N. MAIN ST. - 60'

PLACE

HUNTER

(Note: This is the Old C. & L.E. RR. R/W.)

V.M.S. No. 2873  
V.M.S. No. 5245



Deed of Reference:

Jack E. Sickles (Dec'd)  
to  
Helen M. Sickles O.R. No. 187 Pages 529-530 (4-21-1993)  
V.M.S. No. 5245.  
Tract No. I - 0.38 Acres.  
Tract No. II - 2.50 Acres.  
Per. Par. No. 17-077-20-04-019.000 (2.04 Acres).  
Per. Par. No. 17-077-20-04-014.000 (0.84 Acres).  
V.M.S. No. 2873.  
Tract No. III - 2.58 Acres.  
Per. Par. No. 17-077-20-04-008.000 (2.47 Acres).  
Per. Par. No. 17-077-20-04-007.000 (0.11 Acres).

The above tracts now containing 3.359 Acres in V.M.S. No. 5245 and 2.669 Acres in V.M.S. No. 2873. Making a total of 6.028 Acres by this survey.

- Symbols:  
- PK, Nails Set.  
o - 5/8" Rebars Fd.  
● - 5/8" x 30" Rebars Set.  
⊗ - 1" Round Iron Bars Fd.  
□ - 6" Square Wood Post Fd.  
⊙ - 1" Iron Pipe Fd.

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HELEN SICKLES SURVEY - V.M.S. No. 2873 & 5245,  
City of Bellefontaine, Logan County, Ohio.  
SCALE 1" = 50'  
DATE 11-12-1996  
DRAWN BY DEG  
APPROVED BY  
Daniel E. Gilbert, P.S.  
Reg. Sur. No. 5402  
DRAWING NUMBER  
096-054  
Revised: 9-15-1999 DEG



**VANATTAENGINEERING INC**

570 Congress Park Dr • Dayton, OH 45459 • P 937.438.5650 F 937.438.5645

July 7, 2010

**BELLEFONTAINE PROFESSIONAL SUITES TRACT #3  
6.097 ACRES**

SITUATED IN THE CITY OF BELLEFONTAINE, TOWNSHIP OF LAKE, COUNTY OF LOGAN, STATE OF OHIO, BEING PART OF VIRGINIA MILITARY SURVEY NO. 2873 AND 5245, AND BEING THE REMAINDER OF THAT 6.931 ACRE TRACT AS CONVEYED TO BELLEFONTAINE PROFESSIONAL SUITES, LTD., AN OHIO LIMITED LIABILITY COMPANY (O.R. VOLUME 484, PAGE 904) AND ALL OF THAT 1.945 ACRE TRACT AS CONVEYED TO BELLEFONTAINE PROFESSIONAL SUITES, LTD., AN OHIO LIMITED LIABILITY COMPANY AS RECORDED IN O.R. VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ OF THE DEED RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT A 1" ROUND IRON BAR FOUND INSIDE A MONUMENT BOX AT THE OLD CORPORATION LINE, IN THE CENTERLINE OF NORTH MAIN STREET (60' WIDE), SAID IRON BAR BEING NORTH 22°24'46" EAST, 138.03 FEET FROM THE SOUTHEAST CORNER OF A 0.240 ACRE TRACT CONVEYED TO KIMBERLY N. SUTTER (O.R. VOLUME 930, PAGE 14);

THENCE WITH THE CENTERLINE OF NORTH MAIN STREET SOUTH 22°24'46" WEST, 138.03 FEET TO A PK NAIL FOUND AT THE NORTHEAST CORNER OF SAID 1.945 ACRE TRACT AND THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE CONTINUING WITH THE CENTERLINE OF NORTH MAIN STREET AND THE EAST LINE OF SAID 1.945 ACRE TRACT SOUTH 22°24'46" WEST, 50.00 FEET TO A PK NAIL SET AT A SOUTHEAST CORNER OF SAID 1.945 ACRE TRACT AND THE NORTHEAST CORNER OF THAT 0.834 ACRE TRACT AS CONVEYED TO STOWE-LIMA REAL ESTATE, LLC AS RECORDED IN O.R. VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ OF THE DEED RECORDS OF SAID COUNTY;

THENCE LEAVING THE CENTERLINE OF NORTH MAIN STREET, WITH THE COMMON LINE BETWEEN SAID 0.834 ACRE TRACT AND SAID 1.945 ACRE TRACT THE FOLLOWING COURSES:

1. NORTH 67°27'34" WEST, PASSING A 5/8" IRON PIN FOUND ON THE WEST RIGHT-OF-WAY LINE OF NORTH MAIN STREET AT 30.00 FEET, A TOTAL OF 196.60 FEET TO A RAILROAD SPIKE SET;
2. THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 120.00 FEET, INTERNAL ANGLE OF 36°10'16" (LONG CHORD BEARING NORTH 85°32'42" WEST, 74.50 FEET)

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ALONG THE ARC 75.76 FEET TO A RAILROAD SPIKE SET AT A POINT OF REVERSE CURVATURE;

3. THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FEET, INTERNAL ANGLE OF  $36^{\circ}10'16''$  (LONG CHORD BEARING NORTH  $85^{\circ}32'42''$  WEST, 46.57 FEET) ALONG THE ARC 47.35 FEET TO A RAILROAD SPIKE SET;

THENCE NORTH  $67^{\circ}27'34''$  WEST, 33.09 FEET TO A RAILROAD SPIKE SET;

THENCE SOUTH  $22^{\circ}32'26''$  WEST, 108.32 FEET TO A  $5/8''$  IRON PIN SET ON THE SOUTHEAST CORNER OF SAID 1.945 ACRE TRACT, THE SOUTHWEST CORNER OF SAID 0.834 ACRE TRACT AND ON A NORTH LINE OF THAT 1.124 ACRE TRACT AS CONVEYED TO EDWIN H. BOY ETAL (O.R. VOLUME 126, PAGE 683);

THENCE WITH THE NORTH LINE OF SAID 1.124 ACRE TRACT AND THE SOUTH LINE OF SAID 1.945 ACRE TRACT NORTH  $77^{\circ}41'24''$  WEST, 224.22 FEET TO AN EXISTING  $5/8''$  IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID 1.124 ACRE TRACT, THE SOUTHWEST CORNER OF SAID 1.945 ACRE TRACT AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF HUNTER PLACE (60' WIDE);

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF HUNTER PLACE AND WITH THE WEST LINE OF SAID 1.945 ACRE TRACT NORTH  $00^{\circ}34'01''$  EAST, 167.93 FEET TO A  $5/8''$  IRON PIN FOUND;

THENCE CONTINUING WITH THE EAST RIGHT-OF-WAY LINE OF HUNTER PLACE AND WITH THE WEST LINE OF SAID 1.945 ACRE TRACT AND ITS EXTENSION BEING THE WEST LINE OF SAID 6.931 ACRE TRACT NORTH  $01^{\circ}05'40''$  EAST, 560.23 FEET (PASSING A  $5/8''$  IRON PIN FOUND AT 265.40 FEET ON THE DIVISION LINE BETWEEN VIRGINIA MILITARY SURVEY NUMBER 2873 AND VIRGINIA MILITARY SURVEY NUMBER 5245) TO A  $5/8''$  IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID 6.931 ACRE TRACT, SAID POINT ALSO LYING ON THE SOUTH LINE OF THE LARRY L. ROBINAUGH 1.261 ACRE TRACT (O.R. VOLUME 676, PAGE 769);

THENCE WITH THE NORTH LINE OF SAID 6.931 ACRE TRACT AND THE SOUTH LINE OF SAID 1.261 ACRE TRACT, SOUTH  $82^{\circ}03'58''$  EAST, 329.78 FEET TO A  $5/8''$  IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID 6.931 ACRE TRACT;

THENCE WITH THE EAST LINE OF SAID 6.931 ACRE TRACT AND THE WEST LINE OF THE L. LAXMIZ, LLC 1.999 ACRE TRACT (O.R. VOLUME 952, PAGE 420) SOUTH  $07^{\circ}19'40''$  WEST, 291.91 FEET TO A  $5/8''$  IRON PIN FOUND ON THE DIVISION LINE BETWEEN VIRGINIA MILITARY SURVEY NUMBER 2873 AND VIRGINIA MILITARY SURVEY NUMBER 5245, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE CYNTHIA J. HOOLEY 0.800 ACRE TRACT (O.R. VOLUME 595, PAGE 884);

THENCE WITH THE WEST LINE OF SAID 0.800 ACRE TRACT AND THE EAST LINE OF SAID 6.931 ACRE TRACT SOUTH  $10^{\circ}15'08''$  WEST, 92.65 FEET TO AN 8" SQUARE WOODEN FENCE POST FOUND AT THE SOUTHWEST CORNER OF SAID 0.800 ACRE TRACT;

THENCE WITH THE SOUTH LINE OF SAID 0.800 ACRE TRACT AND A LINE OF SAID 6.931 ACRE TRACT SOUTH  $80^{\circ}49'09''$  EAST, 215.54 FEET TO AN EXISTING T-BAR FOUND AT THE

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NORTHWEST CORNER OF THE CYNTHIA J. HOOLEY 0.200 ACRE TRACT (O.R. VOLUME 787, PAGE 857);

THENCE WITH AN EAST LINE OF SAID 6.931 ACRE TRACT, ALSO THE WEST LINE OF THE SAID 0.200 ACRE TRACT, THE VINCENT G. PEAK, ETUX 0.360 ACRE TRACT (O.R. 576, PAGE 535), THE FRANK D. CUMMINGS 0.280 ACRE TRACT (D.B. VOLUME 360, PAGE 558) AND THE KIMBERLY N. SUTTER 0.240 ACRE TRACT (O.R. VOLUME 930, PAGE 14) SOUTH 22°35'43" WEST, PASSING A CONCRETE MONUMENT FOUND AT 21.16 FEET AND ANOTHER CONCRETE MONUMENT FOUND AT 91.21 FEET, A TOTAL OF 202.21 FEET TO AN EXISTING CONCRETE MONUMENT FOUND ON A NORTH LINE OF SAID 1.945 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 0.240 ACRE TRACT;

THENCE WITH THE SOUTH LINE OF SAID 0.240 ACRE TRACT AND A LINE OF SAID 6.931 ACRE TRACT SOUTH 67°27'34" EAST, PASSING A 5/8" IRON PIN FOUND ON THE WEST RIGHT-OF-WAY LINE OF NORTH MAIN STREET AT 178.03 FEET, A TOTAL OF 208.03 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 6.097 ACRES MORE OR LESS, SUBJECT HOWEVER TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

NOTE: THERE IS 2.105 ACRES IN VIRGINIA MILITARY SURVEY NO. 2873 AND 3.992 ACRES IN VIRGINIA MILITARY SURVEY NO. 5245. THERE IS 0.034 ACRES IN ROAD RIGHT-OF-WAY.

NOTE BASIS OF BEARINGS: THE EAST RIGHT-OF-WAY LINE OF HUNTER PLACE AS RECORDED ON O.R. VOLUME 427, PAGE 353. (NORTH 01°05'40" EAST)

NOTE: THE ABOVE DESCRIBED DESCRIPTION IS A RESULT OF A FIELD SURVEY DATED SEPTEMBER, 2000 BY VAN ATTA ENGINEERING, INC. UNDER THE SUPERVISION OF JEFFREY A. VAN ATTA PS #7354.

NOTE: LINES OF OCCUPATION AGREE IN GENERAL WITH MONUMENTATION FOUND.



*Jeffrey A. Van Atta*  
JEFFREY A. VAN ATTA PS #7354

7/7/10  
DATE

